SCOTT MEADOWS

THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 37 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, BLOCK 2 OF PATTISON ADDITION TO THE CITY OF CENTRAL POINT, JACKSON COUNTY, OREGON

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, STEVEN H. SCOTT AND JOHN A. SCOTT, EACH AS TO AN UNDIVIDED 50% INTEREST AS TENANTS IN COMMON, ARE THE OWNERS OF THE REAL PROPERTY DEPICTED HEREON AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AS SHOWN HEREON AND THE NUMBER OF EACH LOT AND THE COURSE AND LENGTH OF ALL LINES ARE PLAINLY SET FORTH AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE SUBDIVISION AND DO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE 10-FOOT WIDE PUBLIC UTILITY EASEMENTS, AS SHOWN HEREON.

THE DECLARANT DOES HEREBY CREATE MAINTENANCE EASEMENTS TO BENEFIT LOTS 1, 2, 3 AND 4, AS SHOWN HEREON. THE EASEMENT IS TO ALLOW ACCESS TO THE ADJOINING LOT FOR MAINTENANCE AND REPAIR OF THE STRUCTURES AND FOR UTILITY SERVICE RELATED THERETO. THE EASEMENT SHALL PROVIDE FOR CONSTRUCTION AND MAINTENANCE OF THE ADJOINING STRUCTURE, ROOF AND ROOF OVERHANGS WITH ALLOWANCE FOR STORM WATER RUNOFF AND MATTERS GENERALLY ASSOCIATED WITH ZERO LOT LINE CONSTRUCTION.

THE DECLARANT DOES HEREBY CREATE A PARTY WALL EASEMENT SUBJECT TO THE GENERAL RULES OF LAW REGARDING COMMON WALLS ALONG THE COMMON BOUNDARY LINE BETWEEN LOTS 1 & 2, BETWEEN LOTS 2 & 3 AND BETWEEN LOTS 3 & 4, AS SHOWN HEREON. THE EASEMENT SHALL PROVIDE FOR THE CONSTRUCTION AND MAINTENANCE OF THE COMMON WALL (WITH INTERIOR UTILITIES IF ANY), ADJOINING ROOF AND ROOF OVERHANGS WITH

MUTUAL CONSENT OF THE ADJOINING OWNERS AND THE COSTS SHALL BE SHARED EQUALLY. FURTHER, ANY SUCH REPAIRS AND MAINTENANCE SHALL BE AT TO DONE IN A TIMELY MANNER. NO LOT OWNER SHALL UNREASONABLY INTERFERE WITH THE USE OF THIS EASEMENT. ANY DAMAGE CAUSED BY AN ACT OF AN OWNER, HIS AGENTS OR INVITEES SHALL BE REPAIRED BY SUCH OWNER AT HIS SOLE EXPENSE. IN THE EVENT OF LEGAL ACTION OR APPEAL THEREFROM, THE LOSING PARTY OR PARTIES SHALL PAY THE PREVAILING PARTY OR PARTIES REASONABLE ATTORNEY'S FEES.
NOW THEREFORE, THE DECLARANT DECLARES THAT THE PARTY WALL EASEMENTS SHALL BE FOR THE PURPOSE AND CONSIDERATION OF PROTECTING THE VALUE AND DESIRABILITY OF THE REAL PROPERTIES, AS SHOWN HEREON, AND SHALL BE BINDING UPON ALL PARTIES.
WE DO HEREBY DESIGNATE SAID SUBDITISION AS "SCOTT MEADOWS". SHEVEN H. SCOTT JOHN A. SCOTT
STATE OF OREGON) (COUNTY OF JACKSON)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF SETUPOLE , 2006, BY STEVEN H. SCOTT AND ACKNOWLEDGED THIS TO BE HIS VOLUNTARY ACT AND DEED. NOTARY PUBLIC OFFICIAL SEAL
CHRISTINA A GAGE NOTARY PUBLIC - OREGON COMMISSION NO. 400012 MY COMMISSION EXPIRES DECEMBER 2, 2009 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED REFORE ME THIS 19 TAY OF 10 TO
OFFICIAL SEAL CHRISTINA A GAGE NOTARY PUBLIC - OREGON COMMISSION NO. 400012 MY COMMISSION EXPIRES DECEMBER 2, 2009
CITY OF CENTRAL POINT COMMUNITY DEVELOPMENT DIRECTOR DATE
CITY OF CENTRAL POINT PUBLIC WORKS DEPARTMENT DATE
EXAMINED AND APPROVED THIS 19 DAY OF
TAX STATEMENT
ALL FEES, TAXES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF OCHOBER 25 . 2006.
Jamee Clark Deguty TAX COLLECTOR DEPUTY
EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100 THIS 35 Th DAY OF OCTOBUS 2006.
Dan Ross ASSESSOR anda Kirkpatrick
SSESSOR'S MAP No.: 37-2W-02CB TL 300

SURVEYOR'S CERTIFICATE

I, KERRY K. BRADSHAW, A DULY REGISTERED SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH THE PROPER MONUMENTS AS PROVIDED BY LAW THE TRACT OF LAND SHOWN HEREON AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF SAID TRACT AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE BOUNDARY:

BEGINNING AT A % INCH IRON PIN MARKING THE SOUTHEASTERLY CORNER OF LOT 1, BLOCK 2 OF PATTISON ADDITION TO THE CITY OF CENTRAL POINT, JACKSON COUNTY, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN VOLUME 1, PAGE 63 OF PLAT RECORDS, ALSO BEING THE MOST SOUHTERLY—SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN INSTRUMENT NO. 2004—027621 OF THE OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG THE BOUNDARY OF SAID TRACT THE FOLLOWING COURSES: NORTH 35"10"30" WEST 121.30 FEET TO A POINT MARKING THE MOST EASTERLY CORNER OF THE "EXCEPTED AREA" AS DESCRIBED IN INSTRUMENT NO. 67-04257, SAID OFFICIAL RECORDS; THENCE ALONG THE SOUTHERLY LINE OF SAID "EXCEPTED AREA", ALONG THE ARC OF A (NON-TANGENT) 184.35-FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS SOUTH 61"15'08" WEST 75.14 FEET) 75.67 FEET; THENCE SOUTH 77"01'00" WEST 8.19 FEET TO THE WESTERLY LINE OF THE EASTERLY ONE-HALF OF LOT 2 IN SAID BLOCK 2; THENCE, LEAVING SAID "EXCEPTED AREA", SOUTH 35"10"32" EAST, ALONG SAID EASTERLY LINE, 132.75 FEET TO THE SOUTHERLY LINE OF SAID LOT 2; THENCE NORTH 54"51"30" EAST, ALONG THE SOUTHERLY LINE OF SAID LOT 2 AND LOT 1, A DISTANCE OF 82.25 FEET TO THE POINT OF

> REGISTERED **PROFESSIONAL** LAND SURVEYOR OREGON JULY 16, 1967 KERRY K. BRADSHAW 2271 EXP. 12-31-07

RECORDING STATEMENT	
FILED FOR RECORD THIS 25 DAY OF Stober	, 2006 AT 3:20_ O'CLOCK M. AND RECORDED
VOLUME $\frac{32}{}$ OF PLATS AT PAGE $\frac{89}{}$ OF THE RECORDS OF	
Lathleen S. Beckett	armen D. Helman
COUNTY CLERK	DEDUTY

NARRATIVE

FIELD SURVEY CONTROL WORK WAS ACCOMPLISHED USING A NIKON DTM-520 TOTAL STATION WITH CARLSON DATA COLLECTOR. THE OBJECTIVE OF THIS SURVEY WAS TO DETERMINE AND MONUMENT THE BOUNDARY OF THAT TRACT OF LAND DESCRIBED IN INSTRUMENT NO. 2004-027621 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON. THE SUBJECT "BLOCK 2 OF PATTISON ADDITION" BOUNDARIES WERE ESTABLISHED BY MEASUREMENTS TO CENTERLINE MONUMENTS ALONG CHERRY STREET AND HOLDING RECORD DIRECTION AND DISTANCE PER FILED SURVEY NO. 436 ALONG NORTH 8TH STREET AND NORTH 9TH STREET. ESSENTIALLY, SAID SURVEY NO. 436 HAD DEVELOPED THE DATA TO CALCULATE THE ORIGINAL LOTS PER PATTISON ADDITION AND THE PRESENT SURVEY MEASUREMENTS MIRRORED THAT ORIGINAL DATA. THE WESTERLY LINE WAS CALCULATED PER DEED RECORD AS THE WEST LINE OF THE EAST ONE-HALF OF LOT 2. THE NORTH LINE HAD BEEN ADJUSTED, PRESUMABLY TO GIVE ADDED RIGHT-OF-WAY TO THE CITY. THE DESCRIPTIONS THAT DEFINED THAT ADJUSTED (THE EARLIEST FOUND BEING INSTRUMENT NO. 67-04257) LINE HAD A CALL FOR A CURVE TO THE RIGHT, HOWEVER, ALL CITY AND COUNTY TAXING MAPS HAVE BEEN DRAFTED SHOWING THE CURVE WITH A LEFT DIRECTION. THE "CURVE RIGHT" CALL IS SUPPORTED BY THE EXISTING CURB LAYOUT, AS IT IS CONCENTRIC WITH THE "CURVE RIGHT" ALIGNMENT. THE CITY WAS ADVISED OF THIS DISCREPANCY AND AGREED WITH THIS CONCLUSION. THE OUTSIDE BOUNDARY AND INTERIOR LOT CORNERS FOR THE SUBDIVISION WERE PLACED AND THE FINAL SUBDIVISION MAP WAS

AFFIDAVIT OF CONSENT

FOR AFFIDAVIT OF CONSENT FROM SKIP AND JANET MAGEE SEE INSTRUMENT No. 2006- 054107

KE CE	L	BERLINE LAND SUR AND SURVEYING-WAT DSHAW, P.L.S C.W.R.E. 6692	ER RIGHTS	SMITH, P.L.S.	
MYNYN P.	.O. BOX 3064			E: (541) 664-7510 (541) 664-7863	
JOB #: 05-008	PREPARE		· · · · · · · · · · · · · · · · · · ·		_
DATE: 10/17/2006	FOR:	STEVEN & JC	HN SCO	П	
DRAWN BY: KKB		P.O. BOX 1096, MEDFO			
CHECKED BY: KKB	FILE NAME: V	2005/05-008 ScottNinthandHazel/sig	page dwg SHF	ET 1 OF 2	

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