

GRAY COURT

LYING WITHIN
THE NORTHEAST 1/4 SECTION 11, TOWNSHIP 37 SOUTH, RANGE 2 WEST,
WILLAMETTE MERIDIAN, CITY OF CENTRAL POINT, JACKSON COUNTY, OREGON

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT I, JON S. GRAY, AM THE OWNER 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, COMMON AREAS AND STREET AS SHOWN HEREON AND THE NUMBER AND SIZE 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 STREET AND PUBLIC UTILITY EASEMENTS, AS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STORM DRAIN EASEMENTS, AS SHOWN HEREON, AND DO HEREBY DESIGNATE THIS SUBDIVISION AS "GRAY COURT".

THE DECLARANT DOES HEREBY CREATE A MAINTENANCE EASEMENT TO BENEFIT LOTS 1 & 2, 3 & 4, 5 & 6, 7 & 8, 9 & 10, 12 & 13, 14 & 15, 16 & 17, 18 & 19, 20 & 21, 22 & 23, AS SHOWN HEREON. THE EASEMENT IS TO ALLOW ACCESS TO THE ADJOINING PARCEL 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, 3 & 4, 5 & 6, 7 & 8, 9 & 10, 12 & 13, 14 & 15, 16 & 17, 18 & 19, 20 & 21, 22 & 23, 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 ALLOWANCE FOR STORM WATER RUNOFF AND MATTERS GENERALLY ASSOCIATED WITH A PARTY WALL. SUCH REPAIRS AND MAINTENANCE SHALL BE AT THE MUTUAL CONSENT OF THE ADJOINING OWNERS AND THE COSTS SHALL BE SHARED EQUALLY. FURTHER, ANY SUCH REPAIRS AND MAINTENANCE SHALL BE DONE IN A TIMELY MANNER. NO PARCEL 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.

Jon S. Gray
JON S. GRAY

STATE OF OREGON)
) SS
COUNTY OF JACKSON)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF MAY, 2008, BY JON S. GRAY AND ACKNOWLEDGED THIS TO BE HIS VOLUNTARY ACT AND DEED.

Chris Campbell
NOTARY PUBLIC

CHRIS CAMPBELL
PRINTED NAME

38056
COMMISSION NO.

JUNE 29 2008
MY COMMISSION EXPIRES

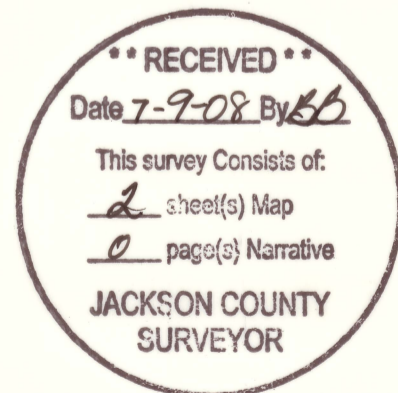
APPROVALS

[Signature] 6-10-08
CITY OF CENTRAL POINT PLANNING DEPARTMENT (RESOLUTION NO. 693) DATE

[Signature] 5-30-08
CITY OF CENTRAL POINT PUBLIC WORKS DEPARTMENT DATE

EXAMINED AND APPROVED THIS 27th DAY OF May, 2008.

[Signature]
JACKSON COUNTY SURVEYOR



[Signature] July 9 2008
APPROVED FOR RECORDING: COUNTY COMMISSIONER/ADMINISTRATOR DATE

TAX STATEMENT

ALL FEES, TAXES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF 7-9- 2008.

Gary Ogden TAX COLLECTOR By [Signature] DEPUTY

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100 THIS 9 DAY OF July, 2008.

Daniel Ross ASSESSOR by [Signature] DEPUTY

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:

COMMENCING AT THE FOUND BRASS CAP MONUMENTING THE SOUTH-SOUTHEAST CORNER OF DONATION LAND CLAIM NO. 56 IN TOWNSHIP 37 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, CITY OF CENTRAL POINT, JACKSON COUNTY, OREGON, SAID SOUTH-SOUTHEAST CORNER ALSO BEING THE SOUTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN INSTRUMENT NO. 2003-56715 OF THE OFFICIAL RECORDS OF SAID COUNTY; THENCE NORTH 00°01'35" EAST, ALONG THE EAST LINE OF SAID CLAIM NO. 56 AND THE EAST BOUNDARY OF SAID PARCEL, 30.00 FEET TO THE NORTH RIGHT-OF-WAY OF HOPKINS ROAD AND THE INITIAL POINT OF BEGINNING; THENCE, LEAVING SAID RIGHT-OF-WAY AND CONTINUING ALONG SAID EAST LINE AND SAID EAST BOUNDARY, NORTH 00°01'35" EAST 577.80 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE, LEAVING SAID EAST LINE OF SAID CLAIM NO. 56, SOUTH 89°59'00" WEST, ALONG THE NORTH BOUNDARY OF SAID PARCEL AND THE NORTH BOUNDARY OF THAT TRACT OF LAND DESCRIBED IN INSTRUMENT NO. 2001-19555 OF SAID RECORDS, 162.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT; THENCE SOUTH 00°01'35" WEST, ALONG THE WEST BOUNDARY OF SAID TRACT, 577.37 FEET TO SAID HOPKINS ROAD NORTH RIGHT-OF-WAY; THENCE, LEAVING SAID WEST BOUNDARY, SOUTH 89°51'56" EAST, ALONG SAID RIGHT-OF-WAY, 162.00 FEET TO THE INITIAL POINT OF BEGINNING.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Kerry K. Bradshaw
OREGON
JULY 16, 1987
KERRY K. BRADSHAW
2271

EXP. 12-31-09

Kerry K. Bradshaw
I CERTIFY THIS TO BE AN EXACT
COPY OF THE ORIGINAL PLAT.

RECORDING STATEMENT

FILED FOR RECORD THIS 9 DAY OF JULY, 2008 AT 2:40 O'CLOCK P M. AND RECORDED IN VOLUME 34 OF PLATS AT PAGE 36 OF THE RECORDS OF JACKSON COUNTY, OREGON.

Christine D Walker
COUNTY CLERK

Barbara J Shaw
DEPUTY

NARRATIVE

PURPOSE:
TO SUBDIVIDE THE REAL PROPERTY DESCRIBED IN INSTRUMENT NUMBERS 2001-19555 AND 2003-56715 AS DIRECTED BY THE CLIENT AND AS APPROVED BY THE CITY OF CENTRAL POINT PLANNING COMMISSION (RESOLUTION NO. 693).

PROCEDURE:
A WILD T-1000 TOTAL STATION AND A NIKON DTM-520 TOTAL STATION WERE USED TO TIE FOUND MONUMENTS FROM FILED SURVEY NUMBERS 7403, 12097, 11649 AND THE SOUTHWEST AND SOUTH-SOUTHEAST CORNERS OF DLC NO. 56 AND THE NORTHWEST CORNER OF DLC NO. 58. SAID FOUND MONUMENTS AND DEED RECORD WERE USED TO ESTABLISH THE EXTERIOR BOUNDARY AS SHOWN HEREON. MONUMENTS WERE SET AS SHOWN HEREON AND THIS PLAT PREPARED.

AFFIDAVIT OF CONSENT

FOR AFFIDAVIT OF CONSENT FROM SCOTT ROSENDAHL SEE INSTRUMENT No. 2008-25406 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

FOR AFFIDAVIT OF CONSENT FROM WASHINGTON MUTUAL BANK SEE INSTRUMENT No. 2008-25405 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

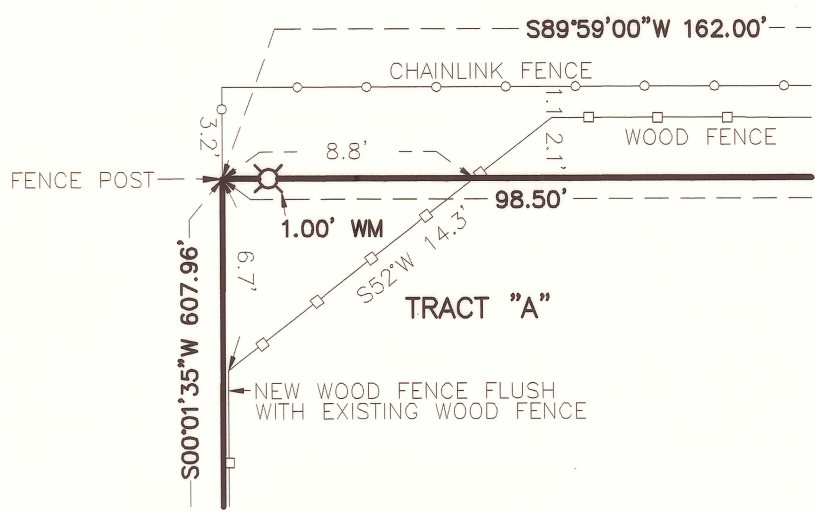
FOR CC & R's and Gray Court
Homeowners, see Doc No. 08-21045
ASSOCIATION

		TIMBERLINE LAND SURVEYING, INC. LAND SURVEYING-WATER RIGHTS KERRY K. BRADSHAW, P.L.S. - C.W.R.E.	
		P.O. BOX 3064 CENTRAL POINT, OREGON 97502	PHONE: (541) 664-2878 FAX: (541) 664-7863
JOB #: 07-011	PREPARED FOR:	JON GRAY 901 PITVIEW COURT CENTRAL POINT, OREGON 97502	
DATE: 4-30-08	DRAWN BY: TEB	CHECKED BY: KKB	
2007/07-011 Gray Easement/orig-CEdwg/final_revised.dwg		SHEET 1 OF 2	

GRAY COURT

LYING WITHIN
THE NORTHEAST 1/4 SECTION 11, TOWNSHIP 37 SOUTH, RANGE 2 WEST,
WILLAMETTE MERIDIAN, CITY OF CENTRAL POINT, JACKSON COUNTY, OREGON

FENCE DETAIL (NO SCALE)



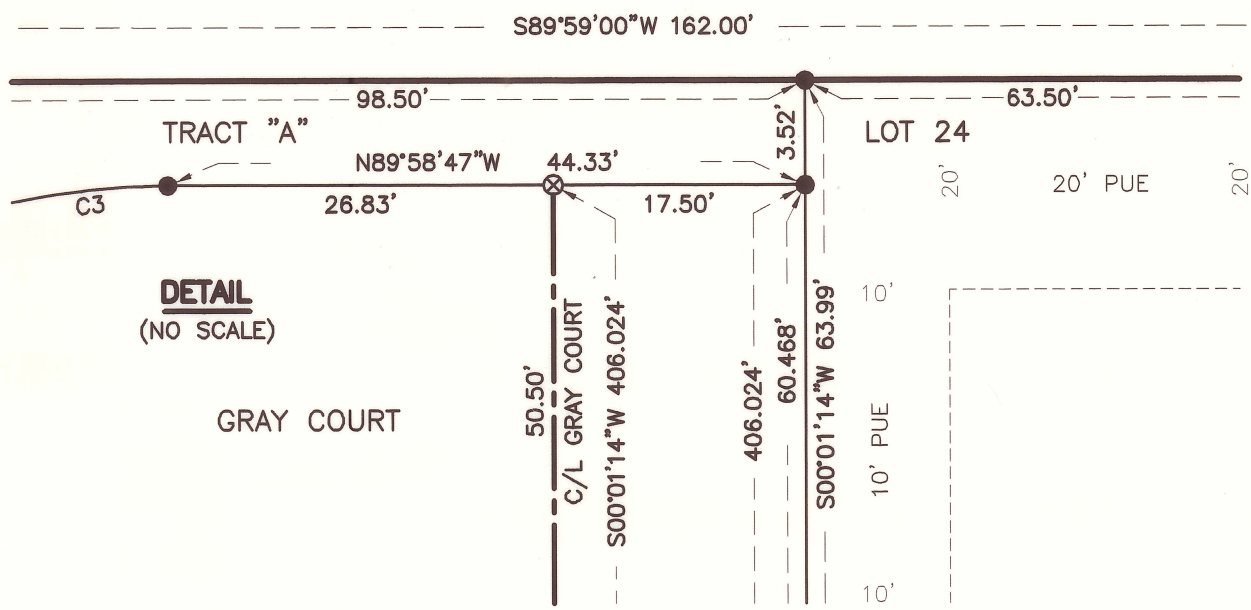
RECEIVED
Date 7-9-08 By KB
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

- - SET 5/8" X 24" REBAR WITH YELLOW PLASTIC CAP STAMPED "BRADSHAW, LS 2271"
- ⊗ - SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP STAMPED "BRADSHAW, LS 2271"
- ⊙ - SET 5/8" X 30" REBAR WITH ALUMINUM CAP STAMPED "BRADSHAW, LS 2271"
- - FOUND MONUMENT AS NOTED
- ⊠ - SET TACK WITH WASHER STAMPED "LS 2271"

FS - FILED SURVEY IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR
 DLC - DONATION LAND CLAIM
 PUE - PUBLIC UTILITY EASEMENT
 WM - WITNESS MONUMENT
 S.D.E. - STORM DRAIN EASEMENT DEDICATED TO THE PUBLIC FOR PUBLIC USE

--- DENOTES LOT LINE SUBJECT TO MAINTENANCE AND PARTY WALL EASEMENT (SEE DECLARATION AND CONCEPTUAL COMMON WALL DETAIL)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	65.00'	54.41'	52.84'	N 23°39'19" E	47°57'40"
C2	65.00'	54.02'	52.48'	S 23°49'41" W	47°36'56"
C3	50.50'	157.74'	101.00'	N 00°32'02" E	178°58'22"
C4	14.50'	11.48'	11.18'	S 66°18'03" E	45°22'12"
C5	47.50'	39.76'	38.61'	N 23°39'19" E	47°57'40"
C6	82.50'	69.06'	67.06'	N 23°39'19" E	47°57'40"
C7	47.50'	39.47'	38.35'	S 23°49'41" W	47°36'56"
C8	82.50'	68.56'	66.61'	S 23°49'41" W	47°36'56"
C9	82.50'	28.78'	28.64'	S 37°38'28" W	19°59'23"
C10	82.50'	33.33'	33.10'	S 16°04'23" W	23°08'46"
C11	82.50'	6.45'	6.45'	S 02°15'37" W	04°28'47"
C12	47.50'	22.11'	21.92'	S 13°21'30" W	26°40'32"
C13	47.50'	17.36'	17.26'	S 37°09'58" W	20°56'23"



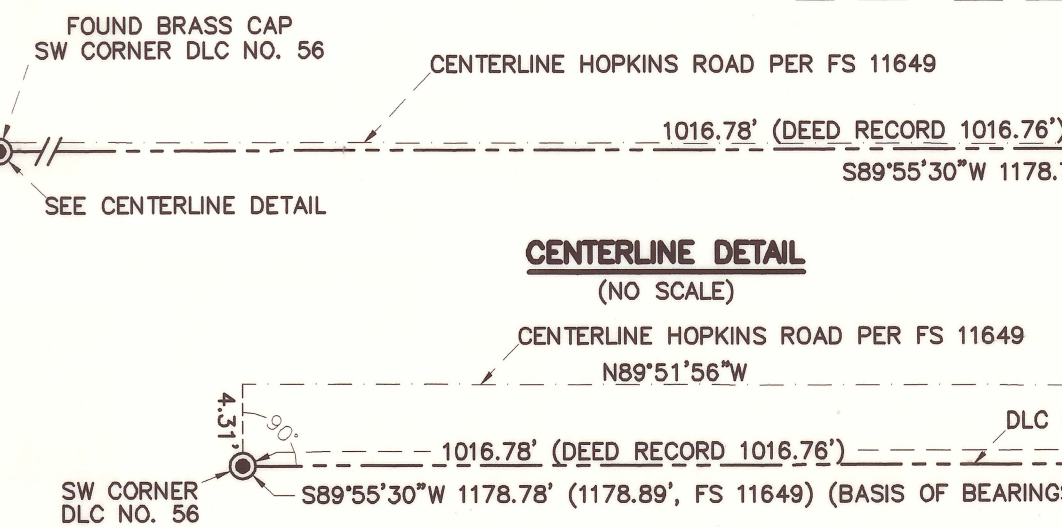
CONCEPTUAL COMMON WALL (NOT TO SCALE)

NOTE
IF THE LOT LINE AS MONUMENTED, CONFLICTS WITH THE LOCATION OF THE COMMON WALL, THEN THE LOCATION OF THE LOT LINE SHALL BE IN REFERENCE TO THE COMMON WALL AS SHOWN HEREON AND THE LOT LINE OUTSIDE OF THE WALL SHALL BE DETERMINED BY THE MONUMENTATION.

REGISTERED PROFESSIONAL LAND SURVEYOR
Kerry K. Bradshaw
 OREGON
 JULY 16, 1987
 KERRY K. BRADSHAW
 2271
 EXP. 12-31-09

FOUND 3/4" REBAR PER FS 11649, 24" DEEP SET 5/8" X 30" REBAR, WITH YELLOW PLASTIC CAP STAMPED "BRADSHAW, LS 2271", OVER THE TOP OF ORIGINAL FOUND MONUMENT AT THE INSTRUCTION OF THE JACKSON COUNTY SURVEYOR

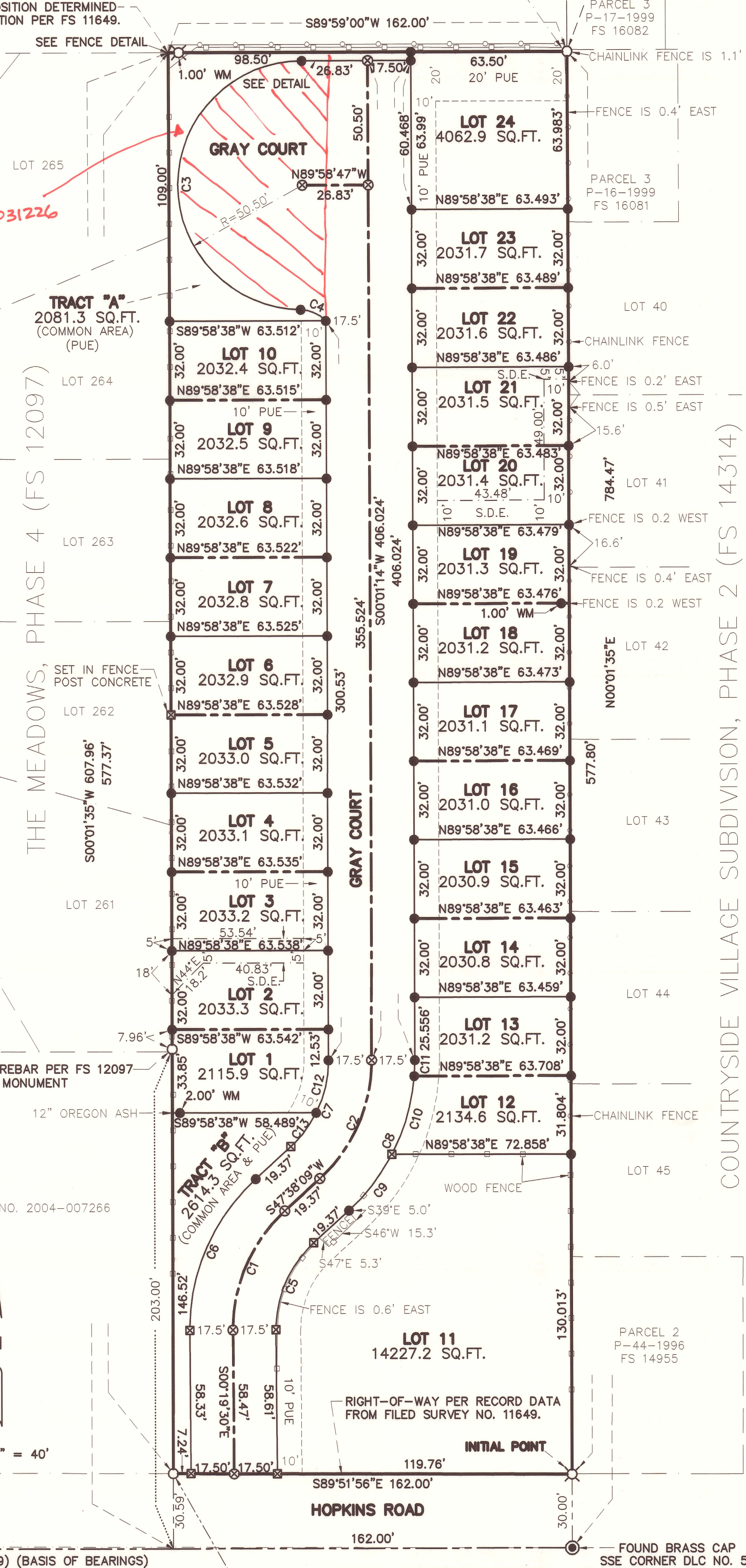
Kerry K. Bradshaw
I CERTIFY THIS TO BE AN EXACT COPY OF THE ORIGINAL PLAT.



THE MEADOWS, PHASE 4 (FS 12097)

COUNTRYSIDE VILLAGE SUBDIVISION, PHASE 2 (FS 14314)

END OF WOOD FENCE IS WEST 2.1' & NORTH 1.6' FROM NE CORNER LOT 24.
FS 7403
THE MEADOWS (FS 10600)



TIMBERLINE LAND SURVEYING, INC.
 LAND SURVEYING-WATER RIGHTS
 KERRY K. BRADSHAW, P.L.S. - C.W.R.E.

P.O. BOX 3064
 CENTRAL POINT, OREGON 97502
 PHONE: (541) 664-2878
 FAX: (541) 664-7863

JOB #: 07-011
 DATE: 4-30-08
 DRAWN BY: TEB
 CHECKED BY: KKB

PREPARED FOR:
JON GRAY
 901 PITTVIEW COURT
 CENTRAL POINT, OREGON 97502

2007-07-011 Gray Easement/orig-CEdww/final_revised.dwg
 SHEET 2 OF 2