

# PEAR TREE CONDOMINIUM

SITUATED IN LOTS 10 & 11, BLK. I OF NORTHWOOD PARK SUBDIVISION  
D.L.C. NO. 41, N 1/2 OF SEC. 9, TWP. 38S., R. 1 W. W.M.  
JACKSON COUNTY OREGON

DECLARATION see O.R. No. 77-4885

FLOOR PLAN see O.R. No. \_\_\_\_\_

- LEGEND:
- 4"x4" cedar post
  - ▨ planter
  - ⊞ transformer
  - ⊙ electric service

## SURVEYOR'S CERTIFICATE

STATE OF OREGON

County of Jackson

I, Everett L. Swain, duly Registered Professional Land Surveyor of the State of Oregon, being duly sworn, do hereby certify that I have correctly surveyed and marked with the proper monuments as provided by law the tract of land hereon shown and the following is an accurate description of the boundary lines:

Commencing at a found 8 inch diameter concrete post with a bronze disk situated at the initial point of Northwood Park Subdivision, as now recorded, which bears South, 1,215.485 feet and East, 1,855.885 feet from a 1 inch galvanized iron pipe situated at the Northwest corner of Donation Land Claim No. 41, Section 9, Township 38 South, Range 1 West of the Willamette Base and Meridian, Jackson County, Oregon; thence along the outer boundary of said subdivision, North 62°48'18" East (d.r. North 62°44' East, 268.84 feet) 268.84 feet to a found 5/8 inch iron pin; thence North 33°27'42" West (d.r. North 33°32' West, 178.67 feet) 178.67 feet to a found 5/8 inch iron pin; thence South 89°35'42" East (d.r. South 89°40' East) 785.225 feet to a found 5/8 inch iron pin situated at the Northwest corner of Lot 10, Block 1 of said subdivision; thence leaving said subdivision outer boundary, South 01°36'00" East along the lot line common to Lots 9 and 10, Block 1 of said recorded subdivision, 118.285 feet to a 5/8 inch iron pin; thence South 89°35'42" East (d.r. South 89°40' East) 129.635 feet to a 5/8 inch iron pin situated at the Northeast corner of Lot 11, Block 1 of said recorded subdivision; thence South along the Easterly boundary line of said lot 11, 113.79 feet to a 5/8 inch iron pin situated in the Northerly right of way of Northridge Terrace; thence leaving the Easterly boundary line of said lot, South 88°24'00" West along said right of way, 126.38 feet to the initial point.

Subject to easements and rights of way now of record.

*Everett L. Swain*  
Surveyor

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_ 1977

*Notary Public for Oregon*  
My Commission expires \_\_\_\_\_

I hereby certify that all ad valorem taxes and all special assessments, fees and other charges required by law which will become a lien during the 1977 calendar year have been paid.  
Date: 1-23-79

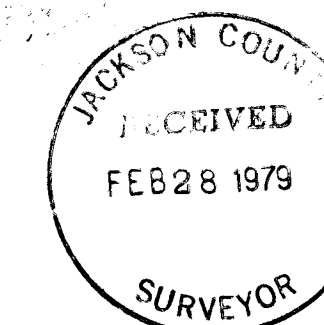
*Ray Stewart*  
Director of Assessment & Taxation

*Gene Meade*  
Deputy

Filed for record this the 28th day of February 1977, at 1:27 o'clock P. M.  
and recorded in Volume 13 of plats at page 78 of Records of Jackson County, Oregon.

*Wendene Terry*  
County Clerk

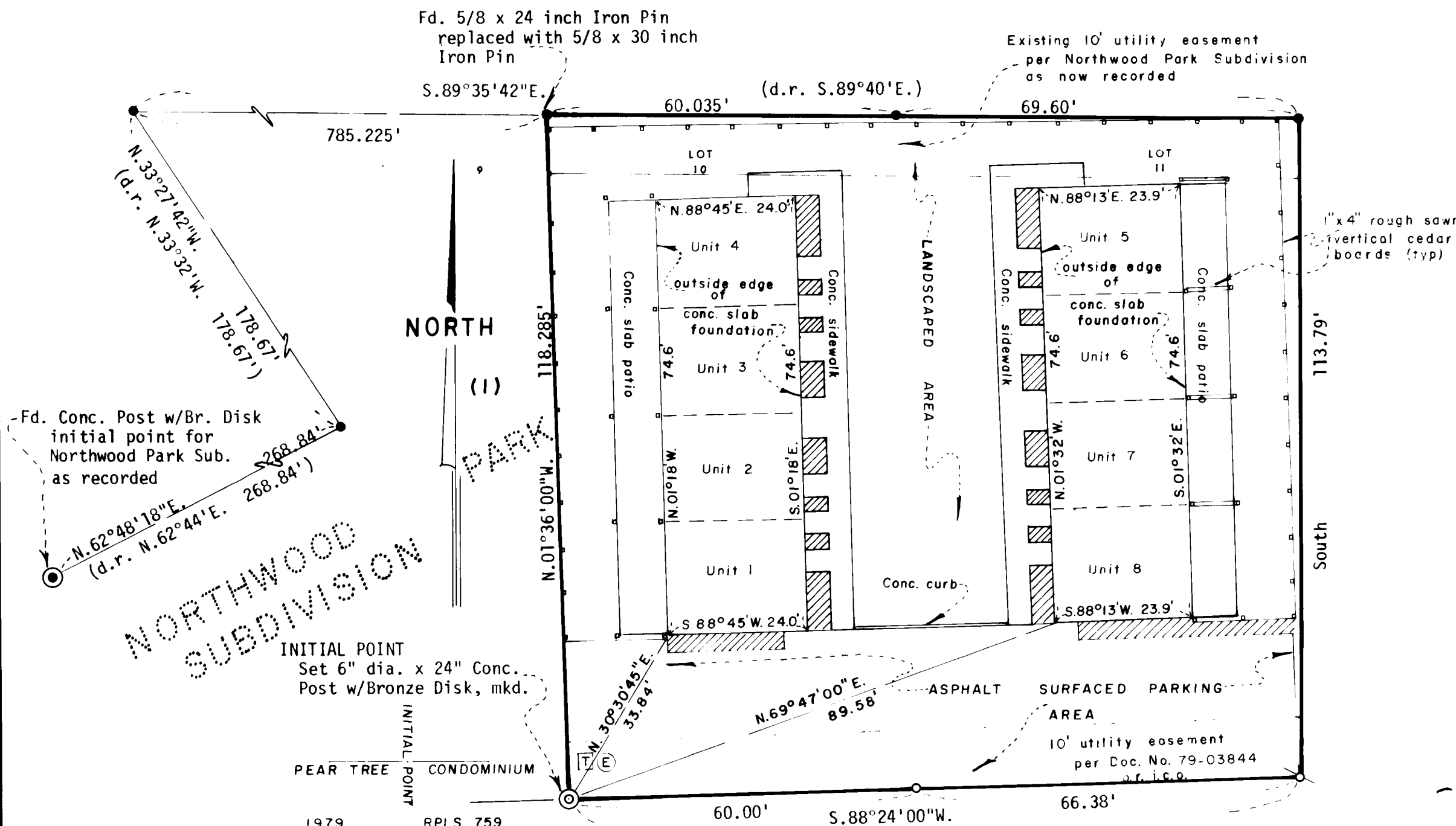
*Thomas South*  
Deputy



I HEREBY CERTIFY THAT THIS IS A PHOTOCOPY OF THE ORIGINAL PLAT

*Everett L. Swain*  
SURVEYOR

7678



Scale: 1"=20'  
Basis of Bearing: Recorded Survey No. 2521

- Found 5/8 inch Iron Pin
- Set 5/8 x 24 inch Iron Pin tagged RLS 759
- ⊙ Set 5/8 x 30 inch Iron Pin tagged RLS 759 unless otherwise shown

### DECLARATION

KNOW ALL MEN BY THESE PRESENTS, that Crystal Mountain Construction Company, is a duly organized corporation of the State of Oregon, does hereby make, establish and declare the annexed map to be a true and correct map of the land owned and laid out by Crystal Mountain Construction Company as "PEAR TREE CONDOMINIUM". Said land being more particularly described in the Surveyor's Certificate hereunto annexed and Crystal Mountain Construction Company does hereby commit said land to the operation of the condominium law as set forth in Chapter 91 of the Oregon Revised Statutes.

IN WITNESS WHEREOF, Crystal Mountain Construction Company, an Oregon corporation, pursuant to a resolution of its Board of Directors, duly and legally adopted, has caused these presents to be signed by its officers and its corporate seal to be affixed this \_\_\_\_\_ day of \_\_\_\_\_ 1977.

*John Hansen* President *Ruth Hansen* Secretary

STATE OF OREGON  
County of Jackson

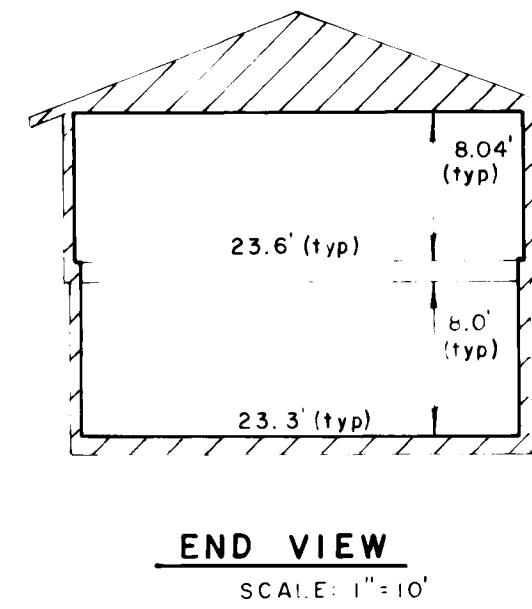
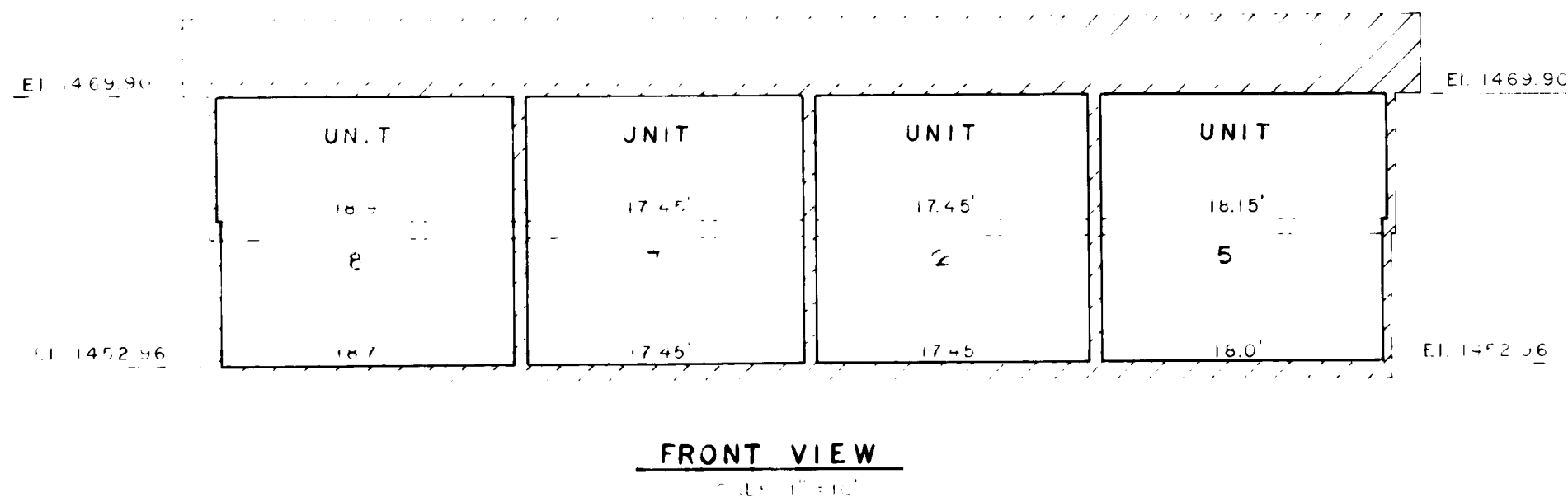
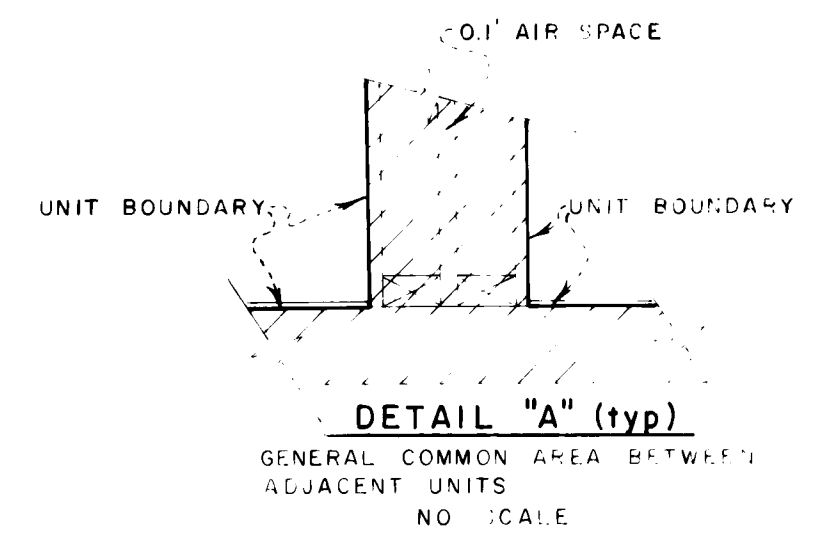
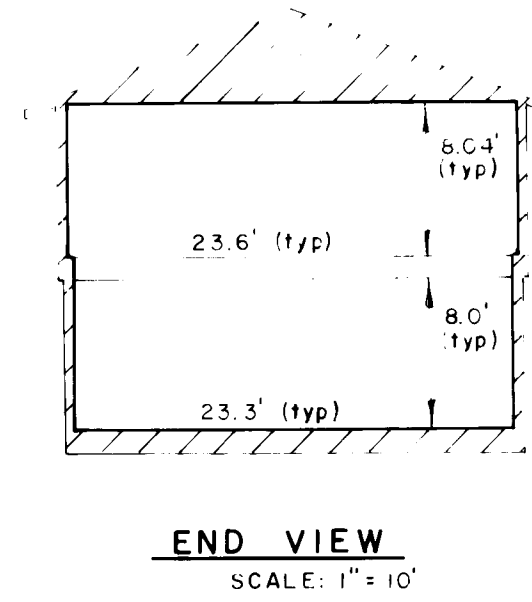
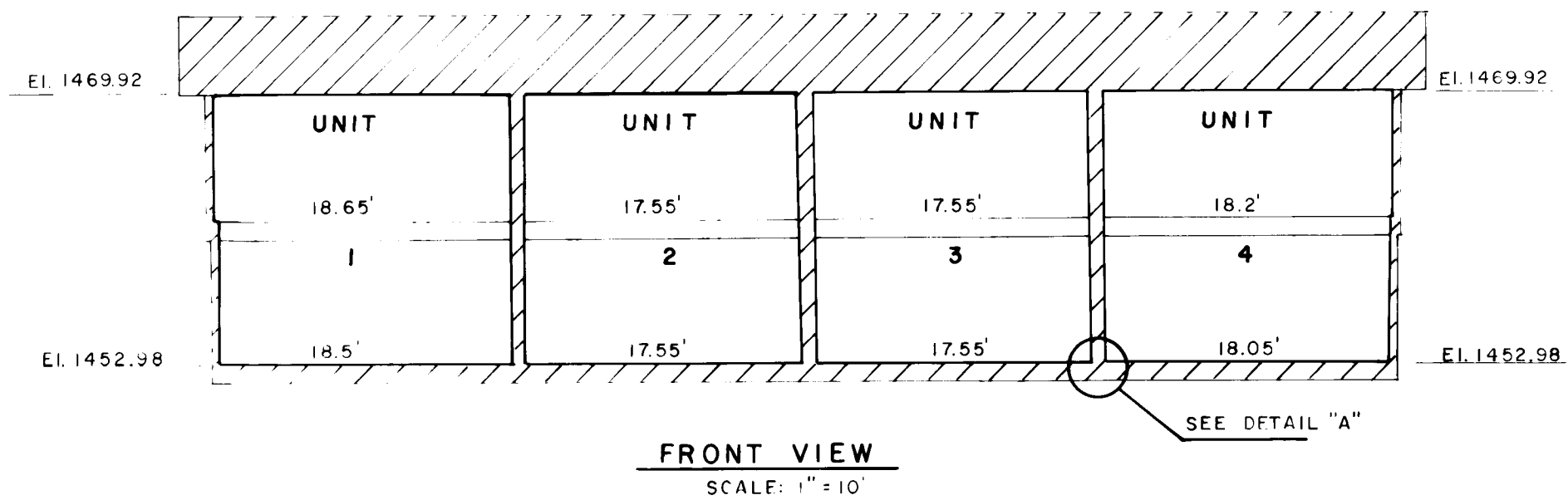
Personally appeared the above named John Hansen, President and Ruth Hansen, Secretary of Crystal Mountain Construction Company, an Oregon corporation, and acknowledged the foregoing instrument to be their voluntary act and deed.  
Before me:

*Notary Public for Oregon*  
My Commission expires \_\_\_\_\_

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DECLARATION see O.R. No. 79-04088  
 FLOOR PLAN see O.R. No. \_\_\_\_\_

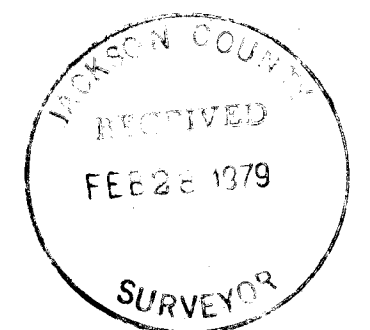


**ELEVATION DATUM**

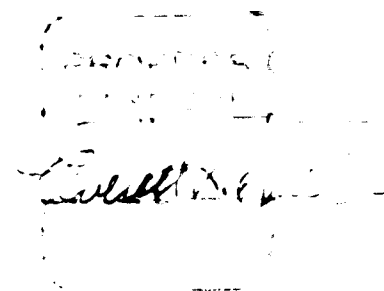
Fd. 3.5" Br. Disk in Concrete Headwall of 30" C.M.P. under Southern Pacific Railroad tracks, Phoenix, Oregon; mkd:

UNITED STATES COAST & GEODETIC SURVEY  
 BENCH MK. #X-6  
 1920  
 ELEV. 1482.563

NOTE: See 1956 adjustment of U.S.C. & G.S. line #6-Portland to Weed: Rogue River to Ore/Calif State Line.  
ADJUSTED ELEV. = 1483.130  
 used per this survey



HEREBY CERTIFY THAT  
 IS A TRUE COPY OF THE  
 ORIGINAL PLAN  
*Scott R. Quinn*  
 SURVEYOR



I certify these plans depict the layout of the building as constructed in  
 PEAR TREE CONDOMINIUM and completed on 19 day of FEBRUARY, 1979.  
 SUBMITTED BY *Scott R. Quinn*, ARCHITECT

8292

8R/32