

# PINE MEADOW ESTATES A CONDOMINIUM

LOCATED IN

N.E. 1/4, SECTION 16, TOWNSHIP 38 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN  
CITY OF PHOENIX, JACKSON COUNTY, OREGON

## DECLARATION

KNOW ALL MEN BY THESE PRESENTS that we, Michael T. Mahar, Louis F. Mahar, and Arnold Paradis, as Joint Venture Partners of Pine Meadow Estates Development Company, do hereby make, establish and declare the annexed maps to be true and correct maps of the land owned and laid out by us as Pine Meadow Estates, a condominium, said land being more particularly described in the Surveyor's Certificate hereunto annexed and we do hereby commit said land to the operation of the Condominium Law as laid out in Chapter 91, Oregon Revised Statutes.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 10<sup>th</sup> day of September, 1979.

*Michael T. Mahar*  
MICHAEL T. MAHAR

*Louis F. Mahar*  
LOUIS F. MAHAR

*Arnold Paradis*  
ARNOLD PARADIS

Personally appeared the above named Michael T. Mahar, Louis F. Mahar, and Arnold Paradis and acknowledged the foregoing instrument to be their voluntary act and deed as Joint Venture Partners of PINE MEADOW ESTATES DEVELOPMENT COMPANY.

## SURVEYOR'S CERTIFICATE

*Beverly J. Marquess*  
BEVERLY J. MARQUESS  
NOTARY PUBLIC — OREGON  
My Commission Expires FEBRUARY 5 1982

STATE OF OREGON } SS  
County of Jackson }

I, Dennis N. Hoffbuhr, a duly registered Surveyor of the State of Oregon, being first 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 said plat is a correct representation of the same, and the following is an accurate description of the boundary lines:

Beginning at the most Southerly corner of Lot 1 A of Hillsinger Subdivision, according to the Official Plat thereof, now of Record in Jackson County, Oregon; thence along the Southerly line of said Lot, North 52° 27' 32" East 195.51 feet (Record North 52° 20' East 185.0 feet) to the Southwest corner of Lot 1, Block 35, Railroad Addition to the Town of Phoenix, according to the Official Plat thereof, now of Record in Jackson County, Oregon, said point being on the West line of Donation Land Claim No. 42, Township 38 South, Range 1 West, Willamette Meridian, Jackson County, Oregon; thence along said Donation Land Claim line South 00° 04' 07" West (Record South) 234.94 feet to intersect the Northeasterly line of the vacated "C" Street; thence along said Northeasterly line South 35° 07' 08" East 113.62 feet to intersect the Northwesterly right of way line of First Street; thence along said Northwesterly right of way line South 52° 30' 52" West 60.00 feet to intersect the Easterly line of Oregon and California Railway (Southern Pacific) depot grounds; thence along said Easterly line North 35° 07' 08" West (Record North 37° 40' West) 299.84 feet to the point of beginning.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 14, 1979  
DENNIS N. HOFFBUHR  
1640

*Dennis N. Hoffbuhr*  
Surveyor

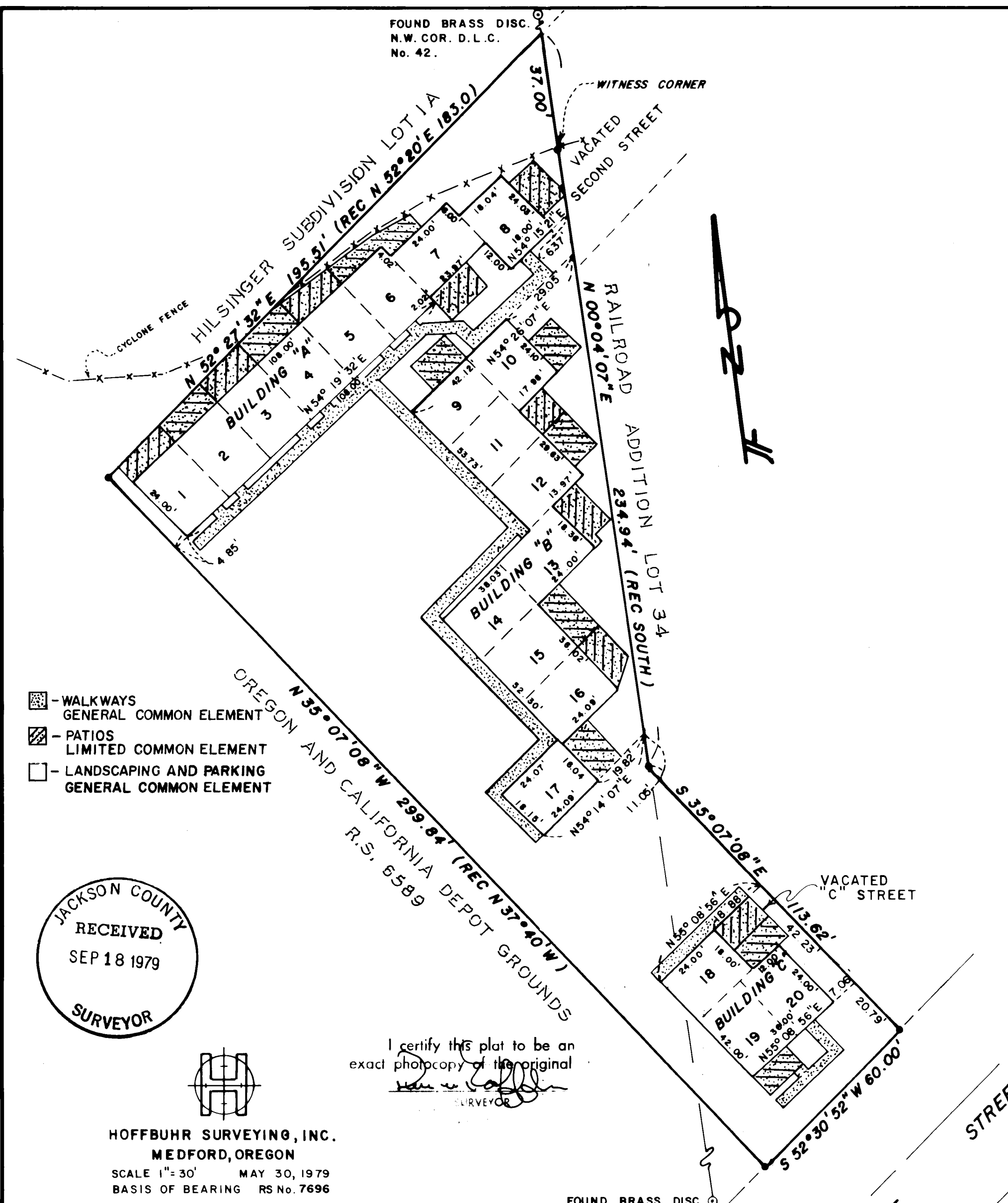
*Walter J. Marquess*  
City Engineer

By: *Betty Key* Deputy  
*Walter T. Long* County Clerk  
Examined and approved this 10<sup>th</sup> day of September, 1979.

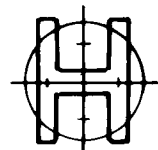
I certify that pursuant to authority granted to us by the Phoenix City Council in open meeting of 9-10-1979 the above plat is hereby approved by the Phoenix City Council. Dated this 10<sup>th</sup> day of September, 1979.  
*Otto B. Oestrich* President  
*Darwin M. Cook* Secretary

Subscribed and sworn to before me this 17<sup>th</sup> day of August, 1979.

*Carolyn Fadness*  
CAROLYN FADNESS  
NOTARY PUBLIC — OREGON  
MY COMMISSION EXPIRES 10-20-79



JACKSON COUNTY  
RECEIVED  
SEP 18 1979  
SURVEYOR



HOFFBUHR SURVEYING, INC.  
MEDFORD, OREGON  
SCALE 1" = 30' MAY 30, 1979  
BASIS OF BEARING RS No. 7696  
● = F.D. 5/8" IRON PIN

I certify this plat to be an exact photocopy of the original  
*Dennis N. Hoffbuhr*  
SURVEYOR

Filed for record this the 18 day of September 1979 at 11:15 O'Clock A.M. and recorded in Volume 13 of Plats at page 94 of Records of Jackson County, Oregon.

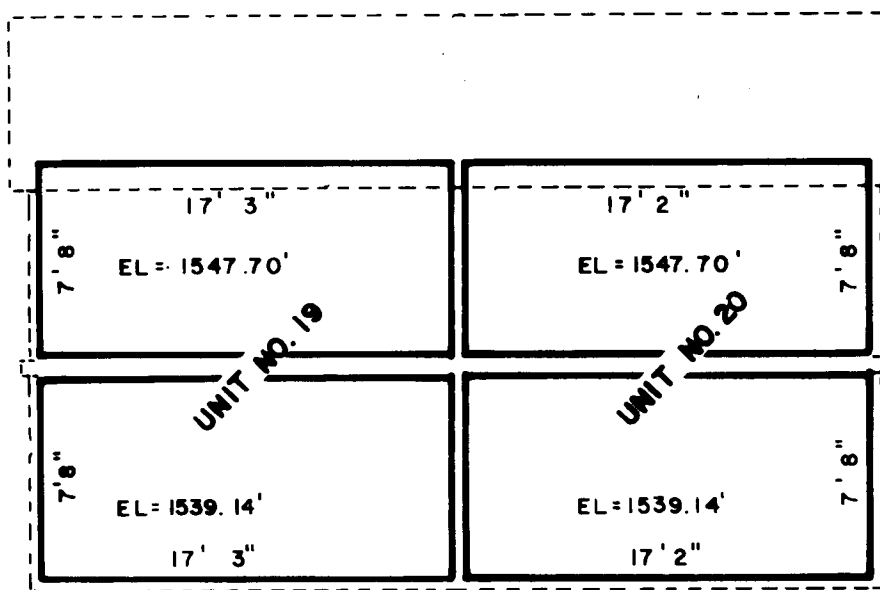
I hereby certify that all charges on tax roll which have a lien for this calendar year have been paid.  
Examined and approved this 7 day of Sept. 1979.  
By *Gene Herder* Deputy  
*Ray Stewart* Director of Assessment & Taxation

6662

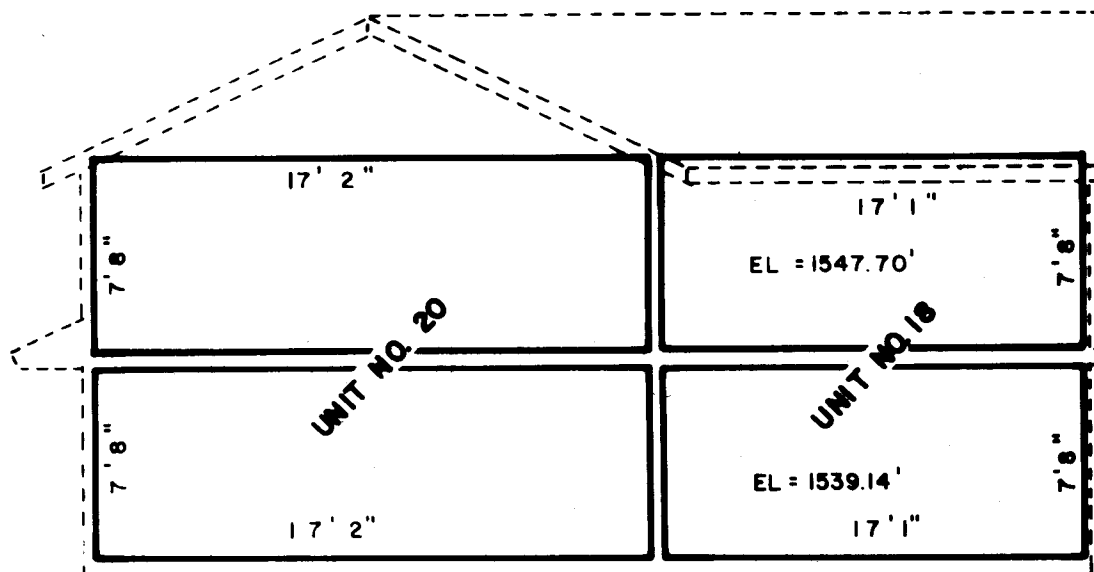
7999 8R/4

# PINE MEADOW ESTATES

SCALE: 1/4 INCH = 1 FOOT

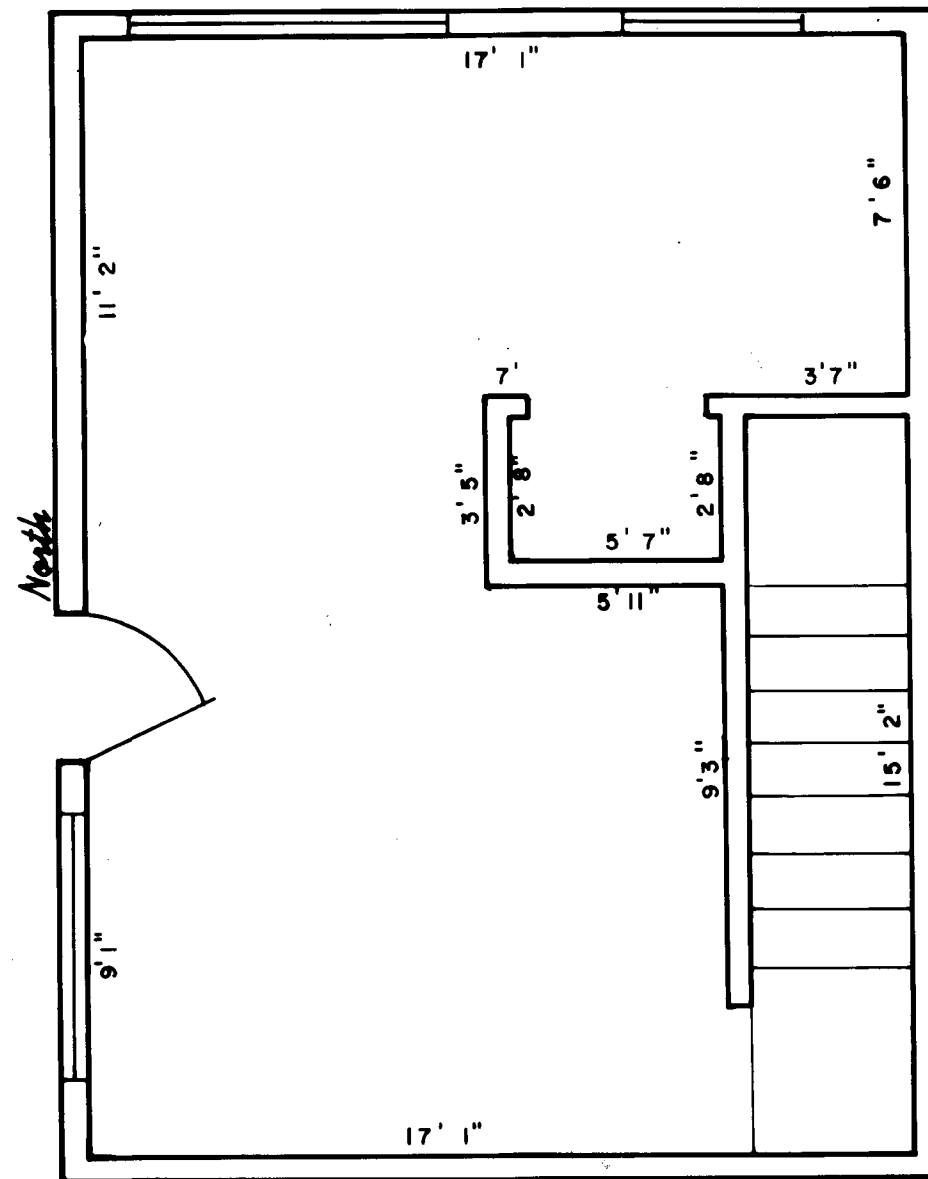
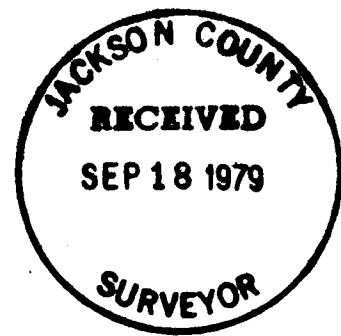


BUILDING "C" - FRONT ELEVATION - SOUTH SIDE

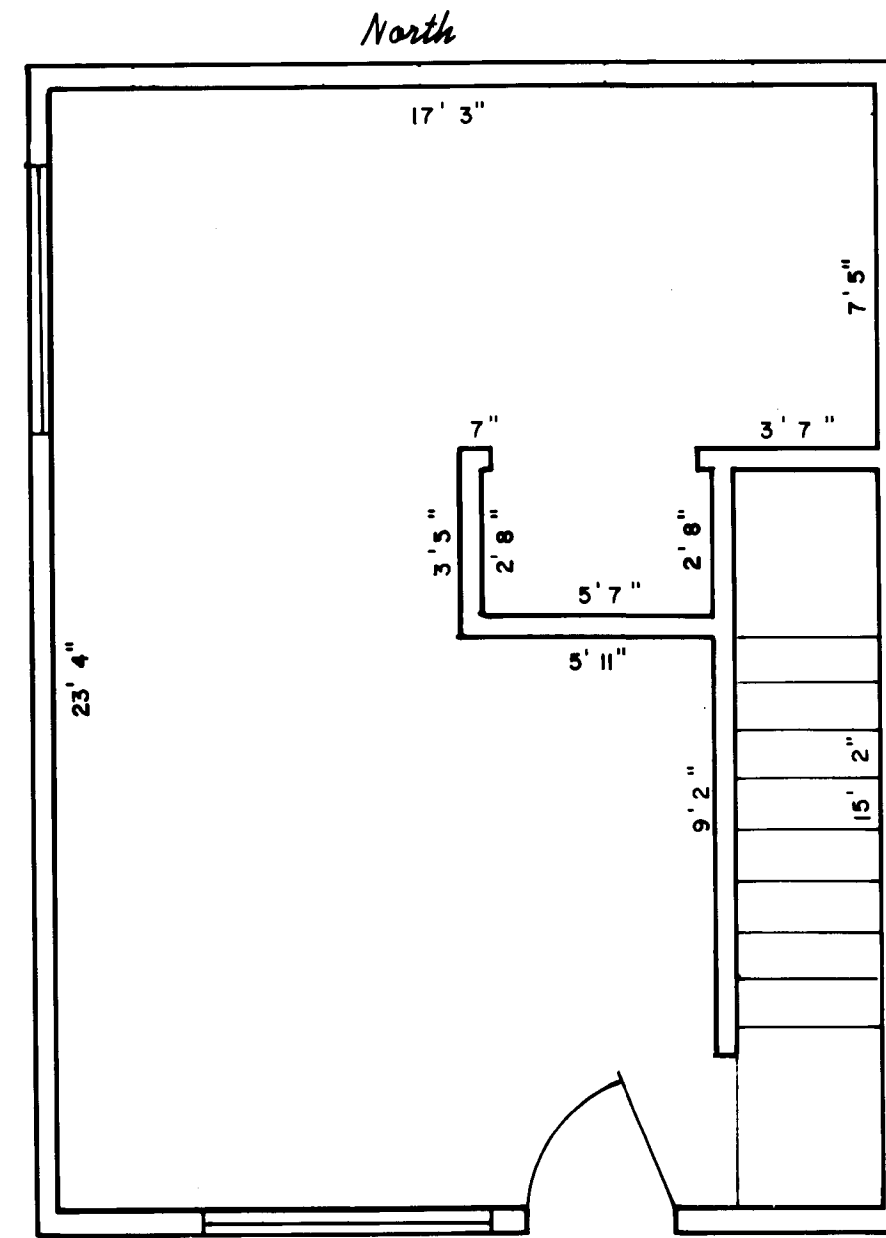


BUILDING "C" - RIGHT SIDE ELEVATION - EAST SIDE

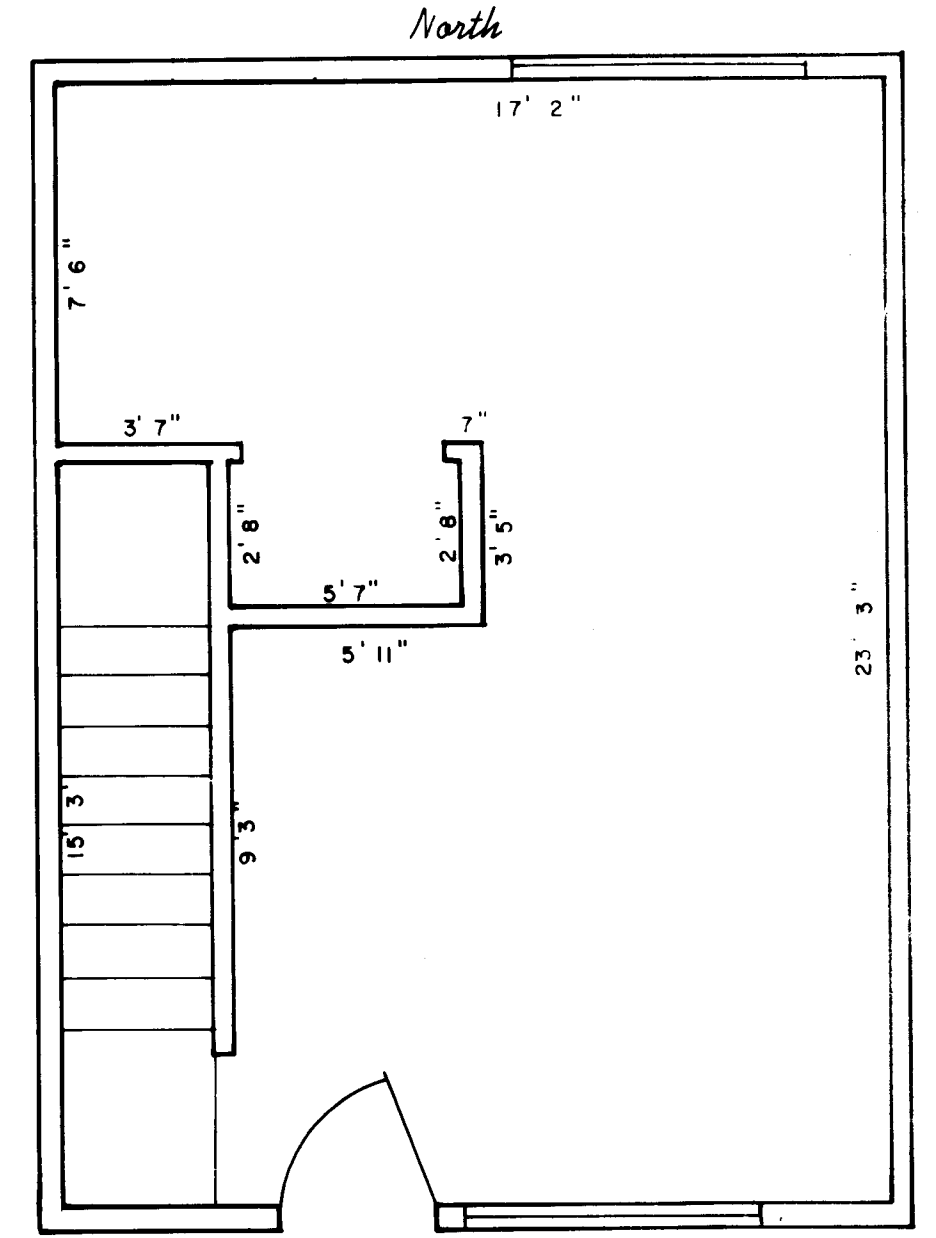
I certify this plot to be an exact photocopy of the original.  
 SURVEYOR



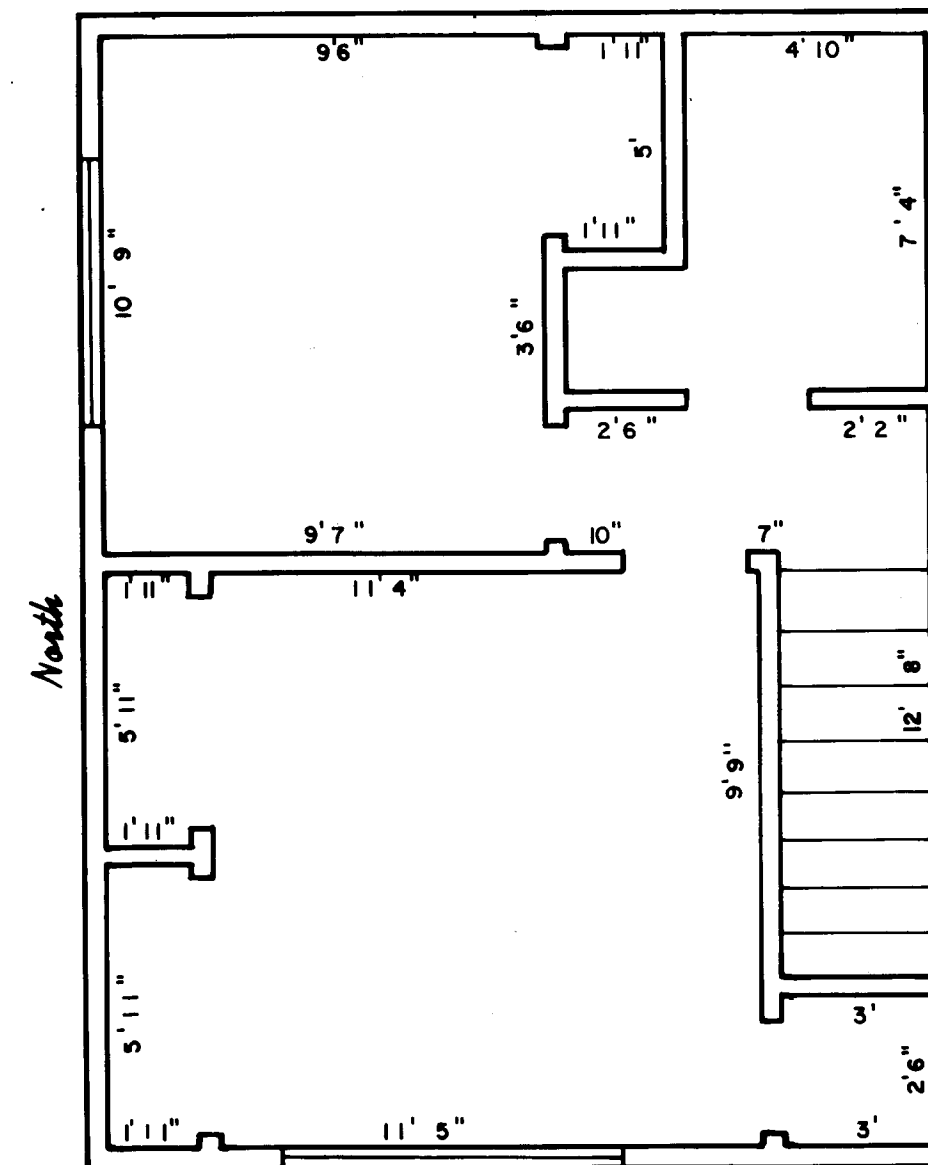
FIRST FLOOR - UNIT 18



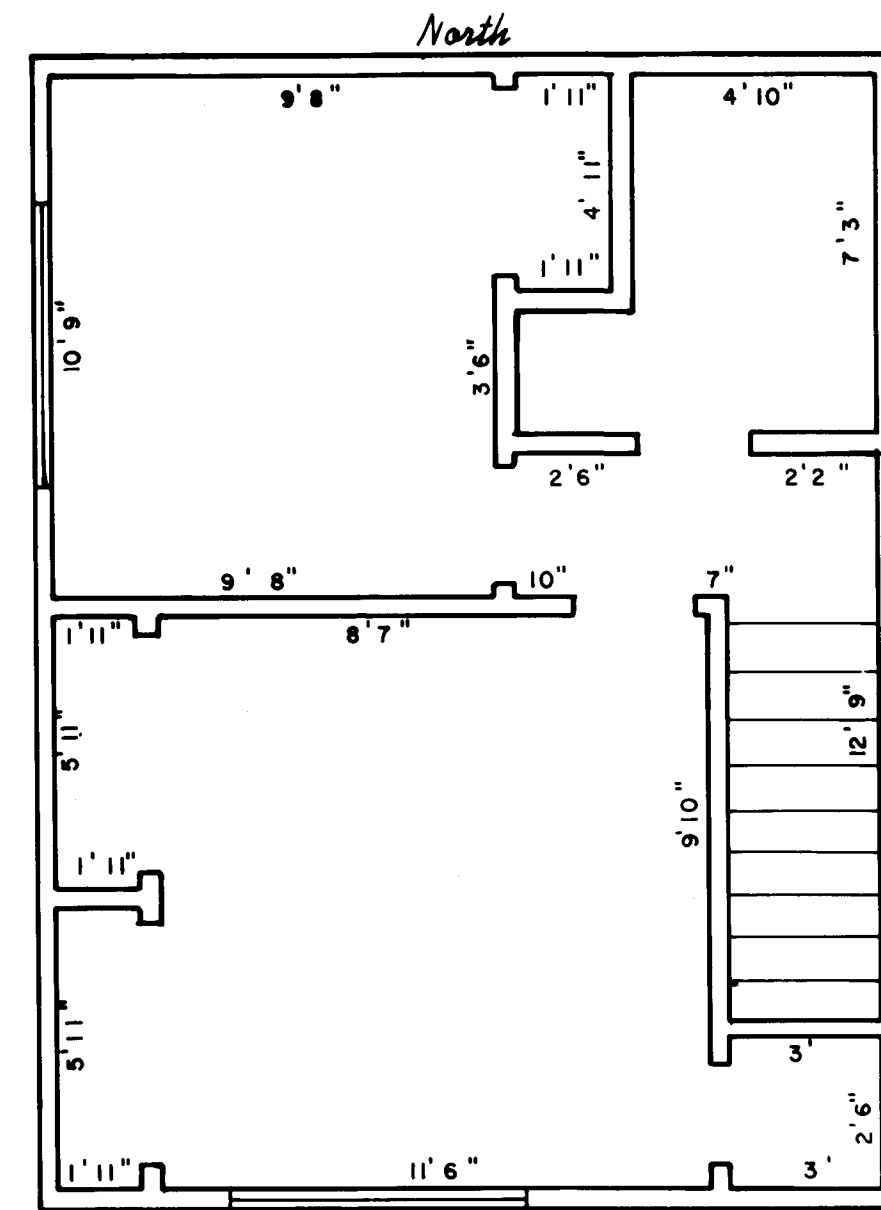
FIRST FLOOR - UNIT 19



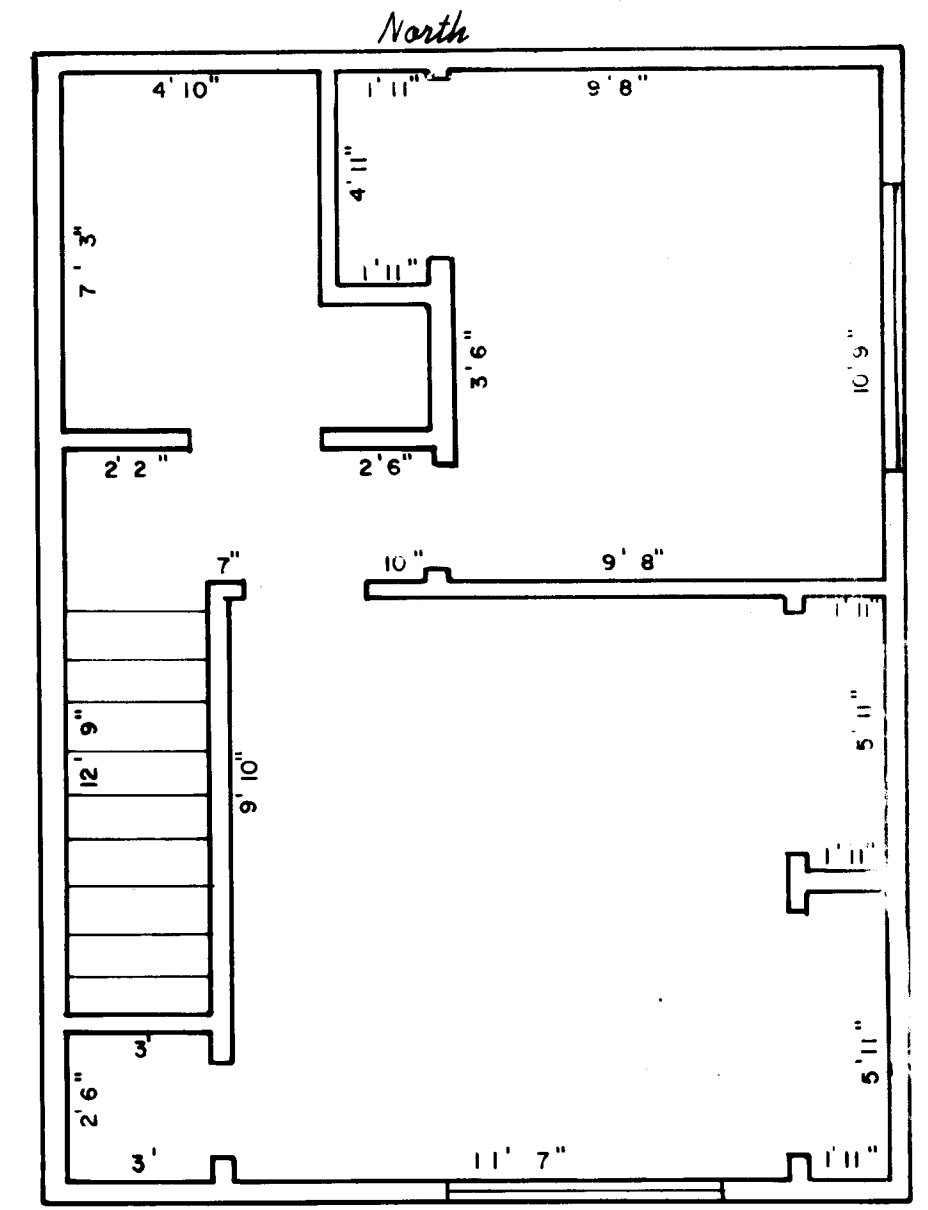
FIRST FLOOR - UNIT 20



SECOND FLOOR - UNIT 18

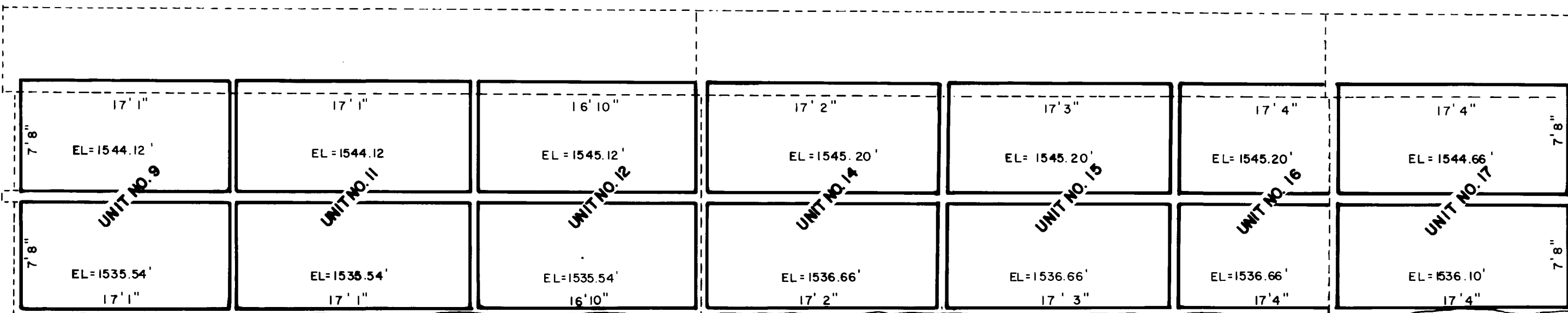


SECOND FLOOR - UNIT 19

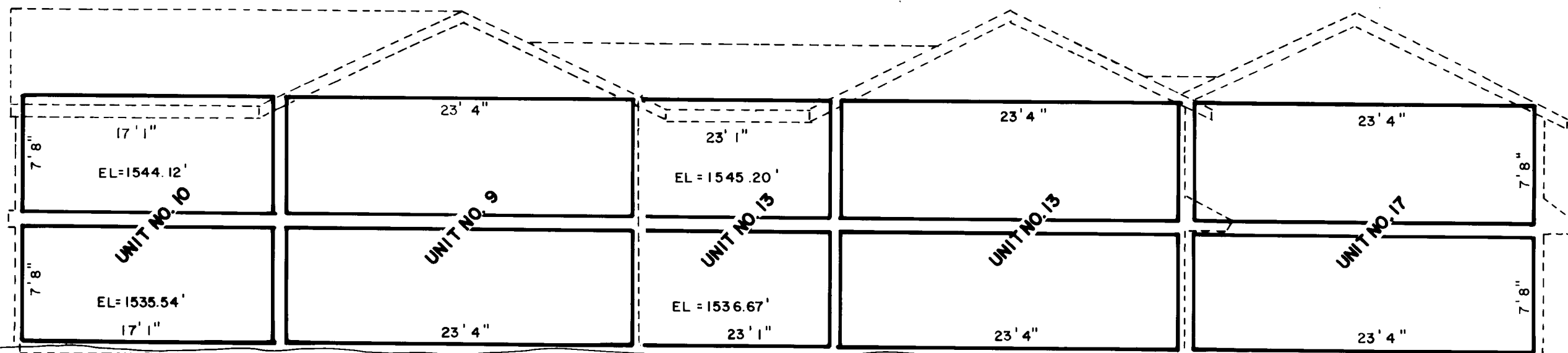


SECOND FLOOR - UNIT 20

# PINE MEADOW ESTATES



BUILDING "B" - FRONT ELEVATION - WEST SIDE

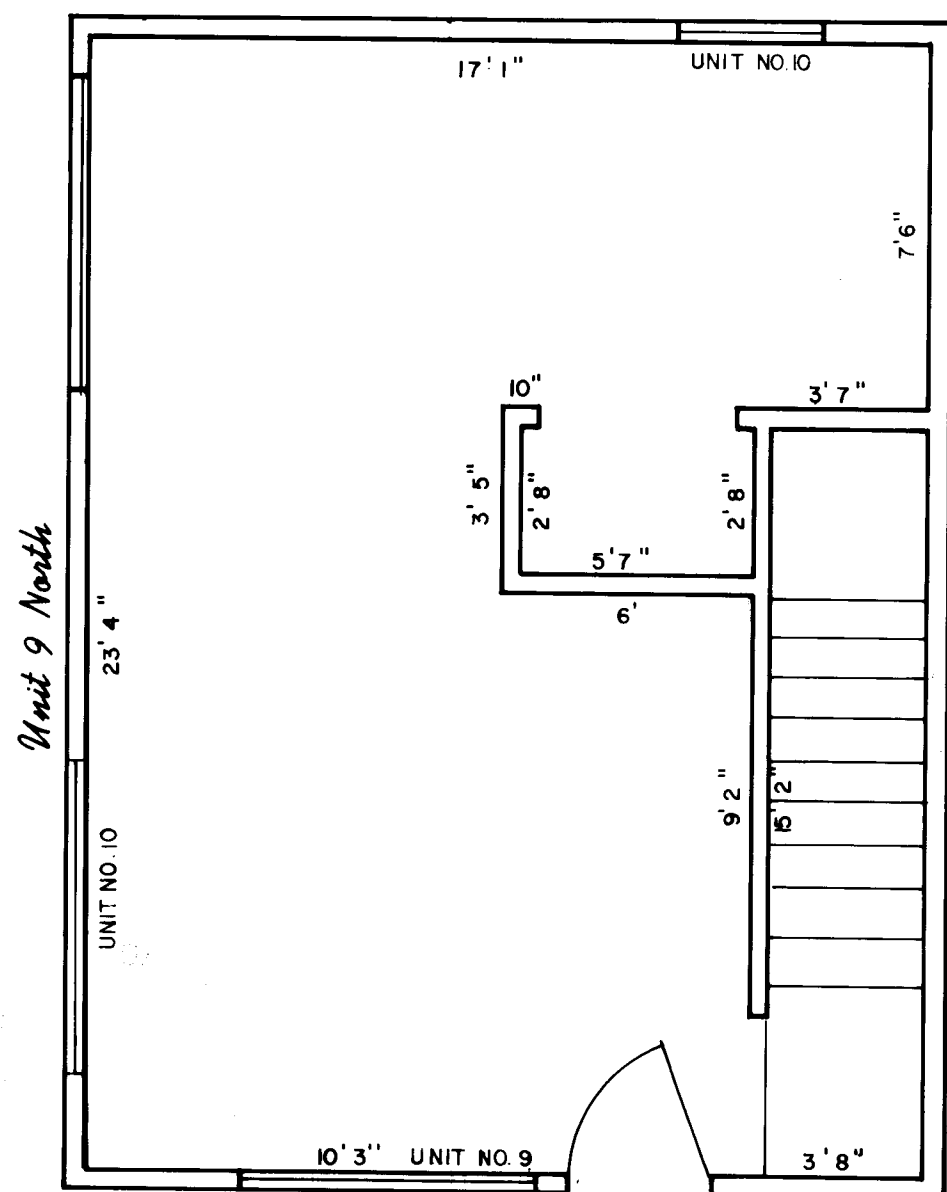


BUILDING "B" - LEFT SIDE ELEVATION - NORTH SIDE

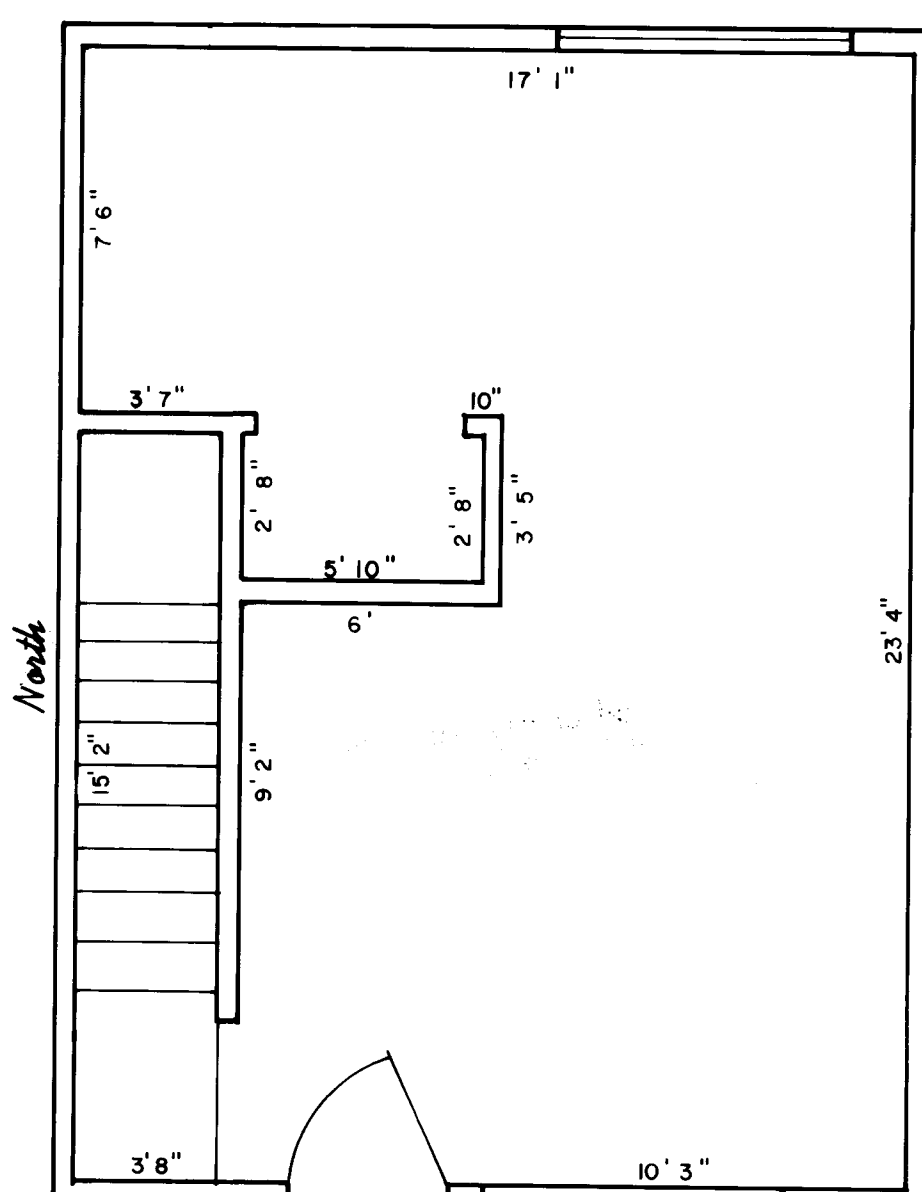


I certify this plat to be an exact photocopy of the original.  
\_\_\_\_\_  
SURVEYOR

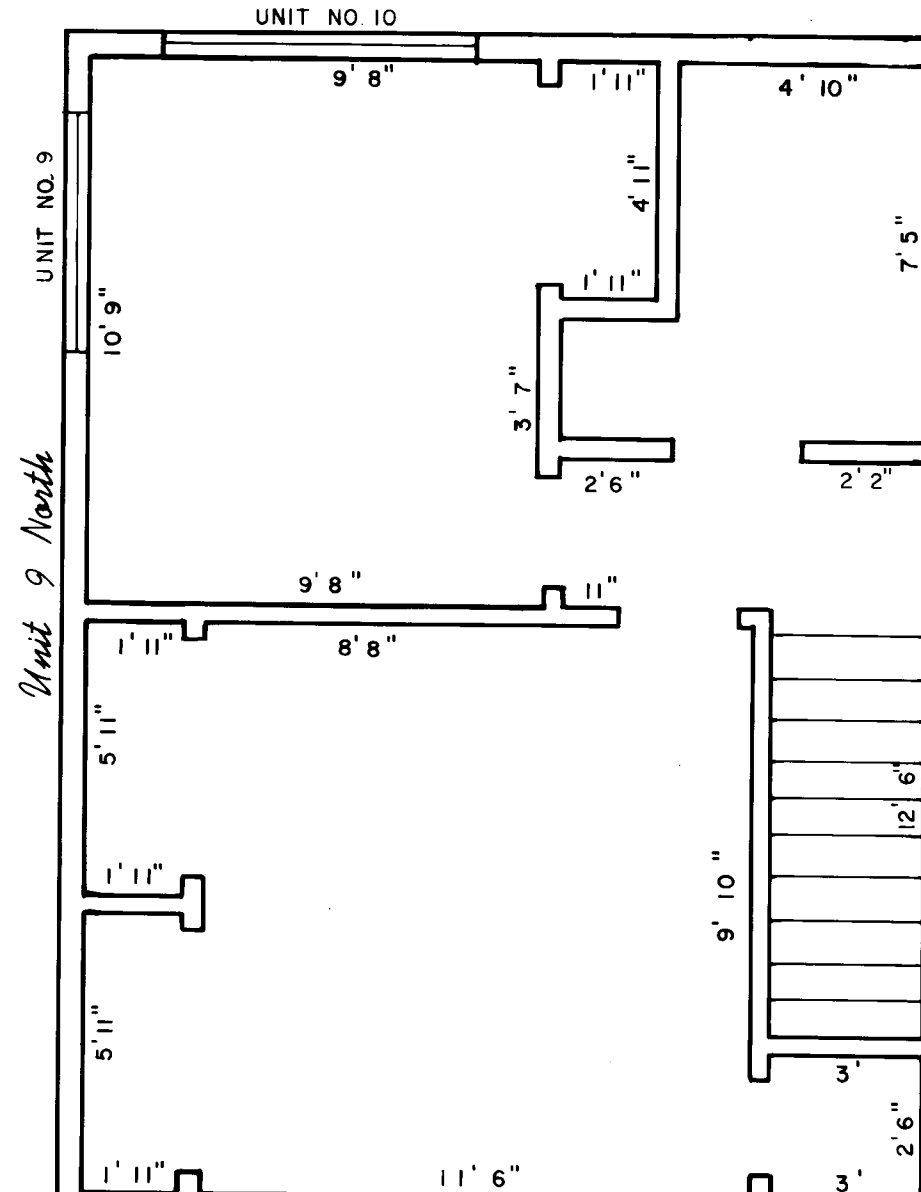
SCALE: 1/4 INCH = 1 FOOT



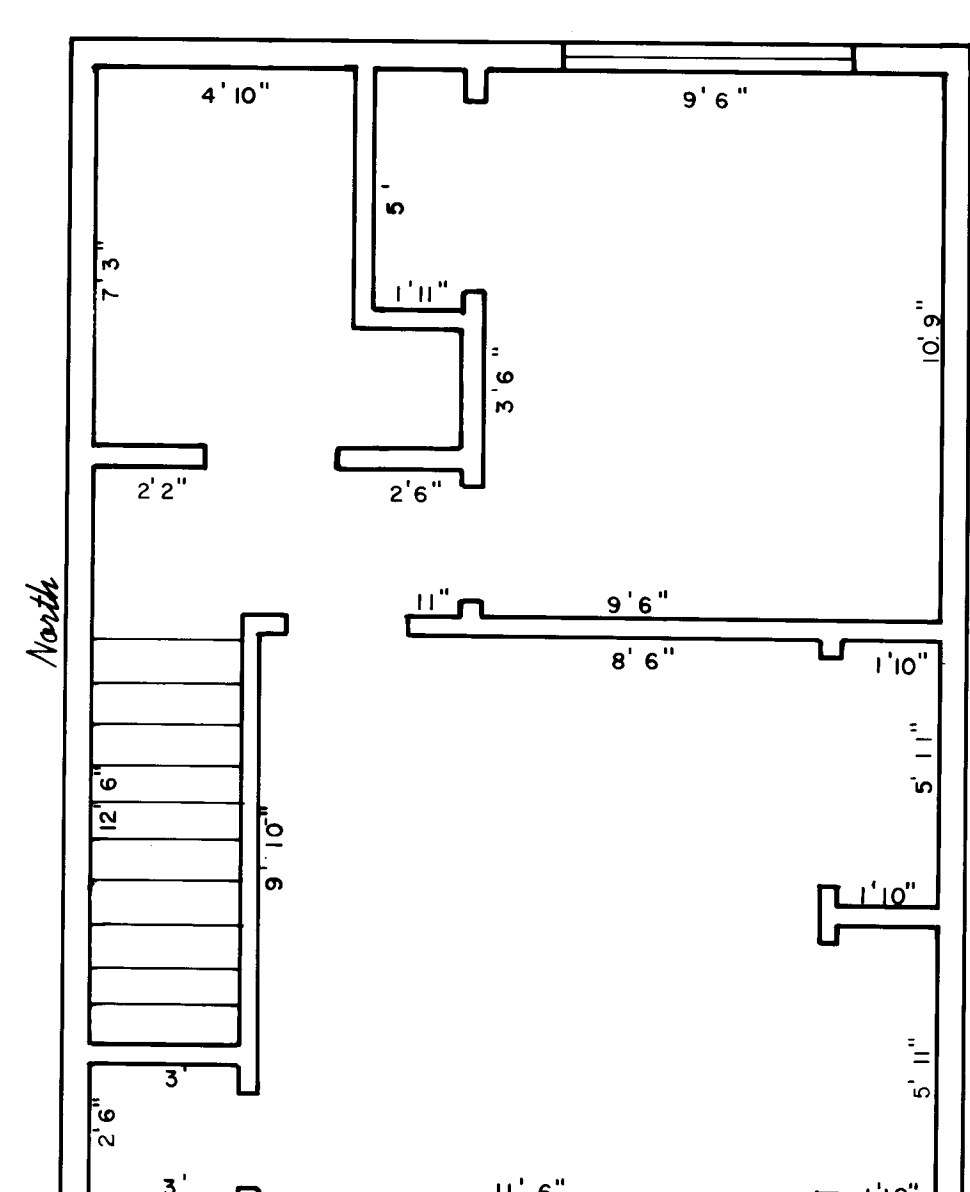
TYPICAL FIRST FLOOR - UNITS 9,10  
Unit 10 North



FIRST FLOOR - UNIT 11



TYPICAL SECOND FLOOR UNITS 9,10  
Unit 10 North



SECOND FLOOR - UNIT 11

SHEET 5 OF 8.

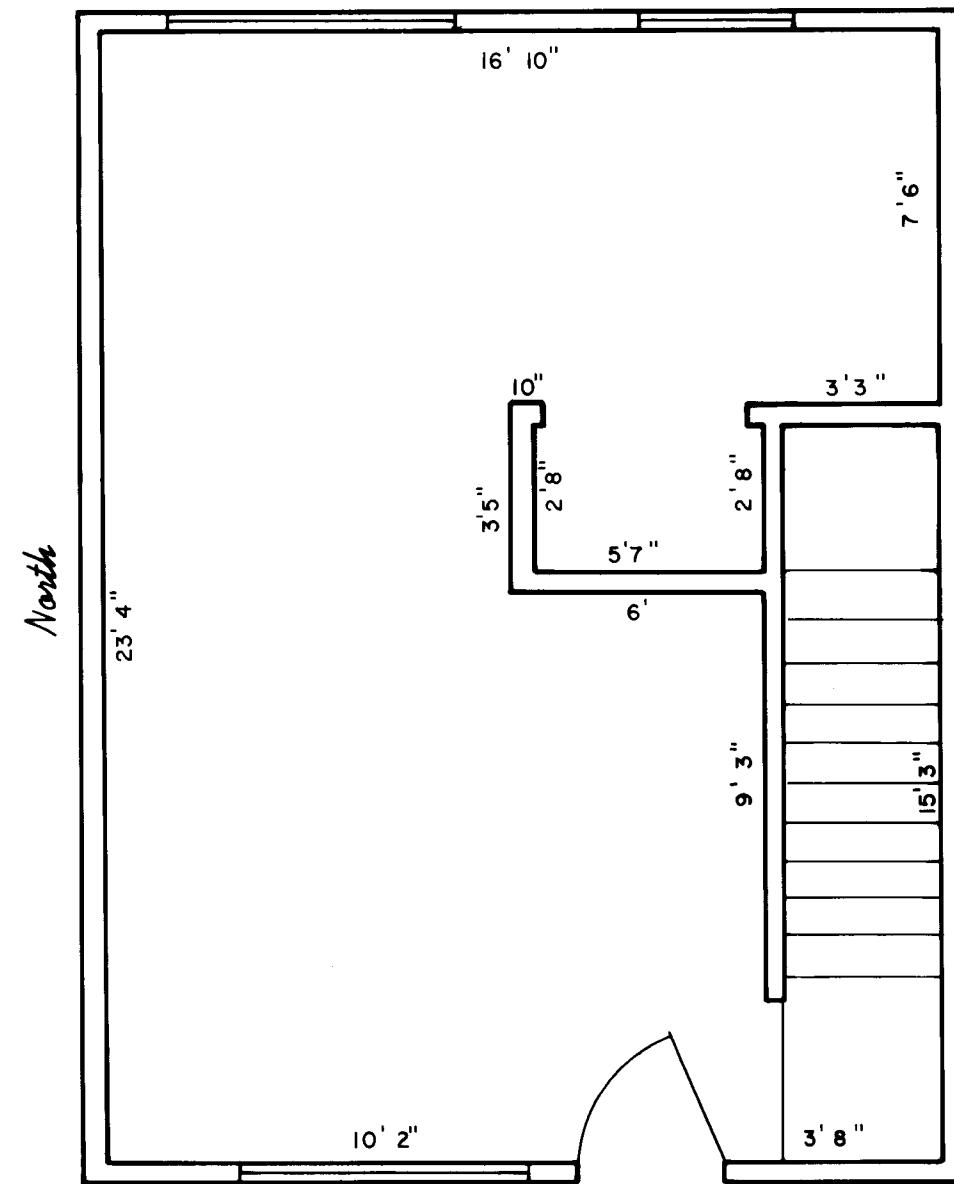
6662

7999 8R/48

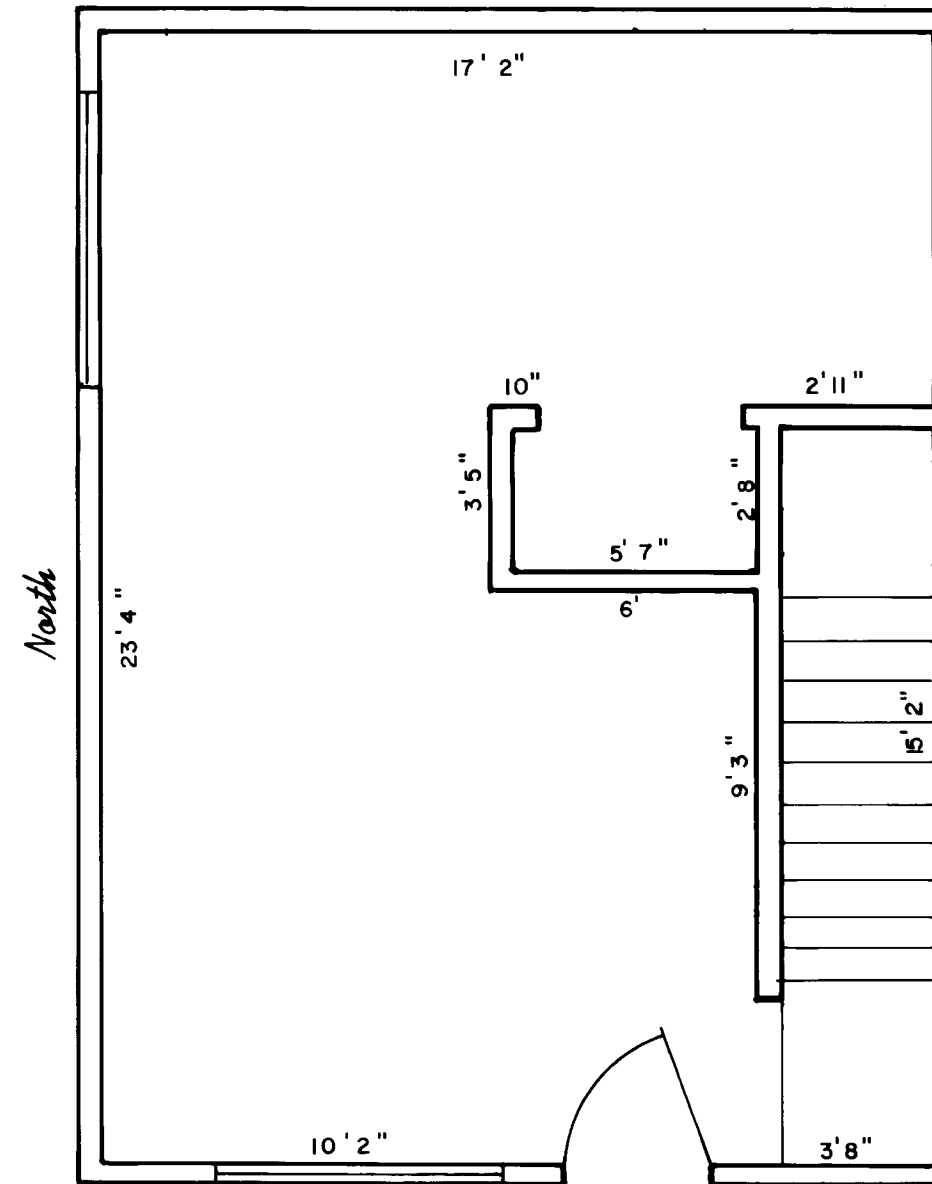
I certify this plat to be an exact photocopy of the original.  
SURVEYOR

# PINE MEADOW ESTATES

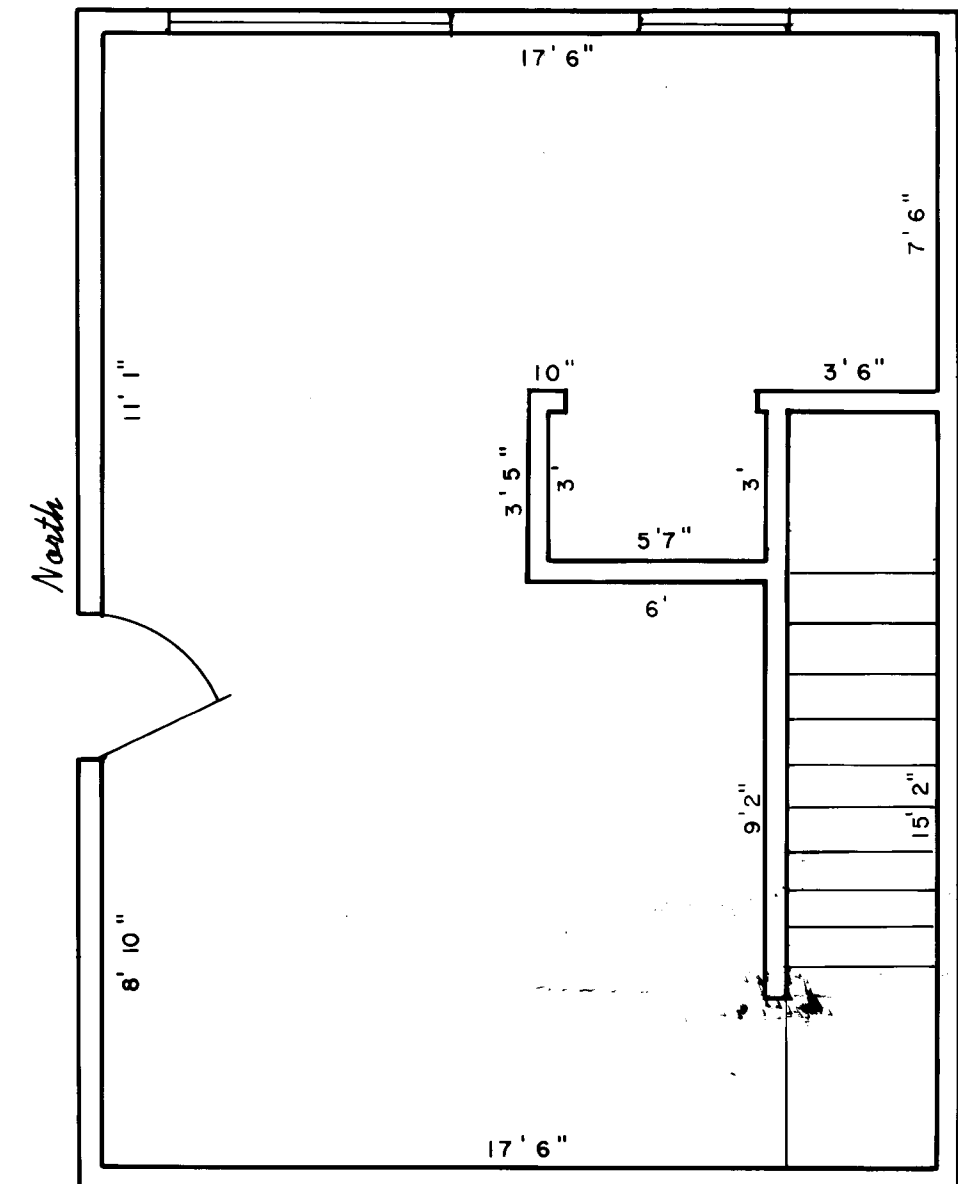
SCALE: 1/4 INCH = 1 FOOT



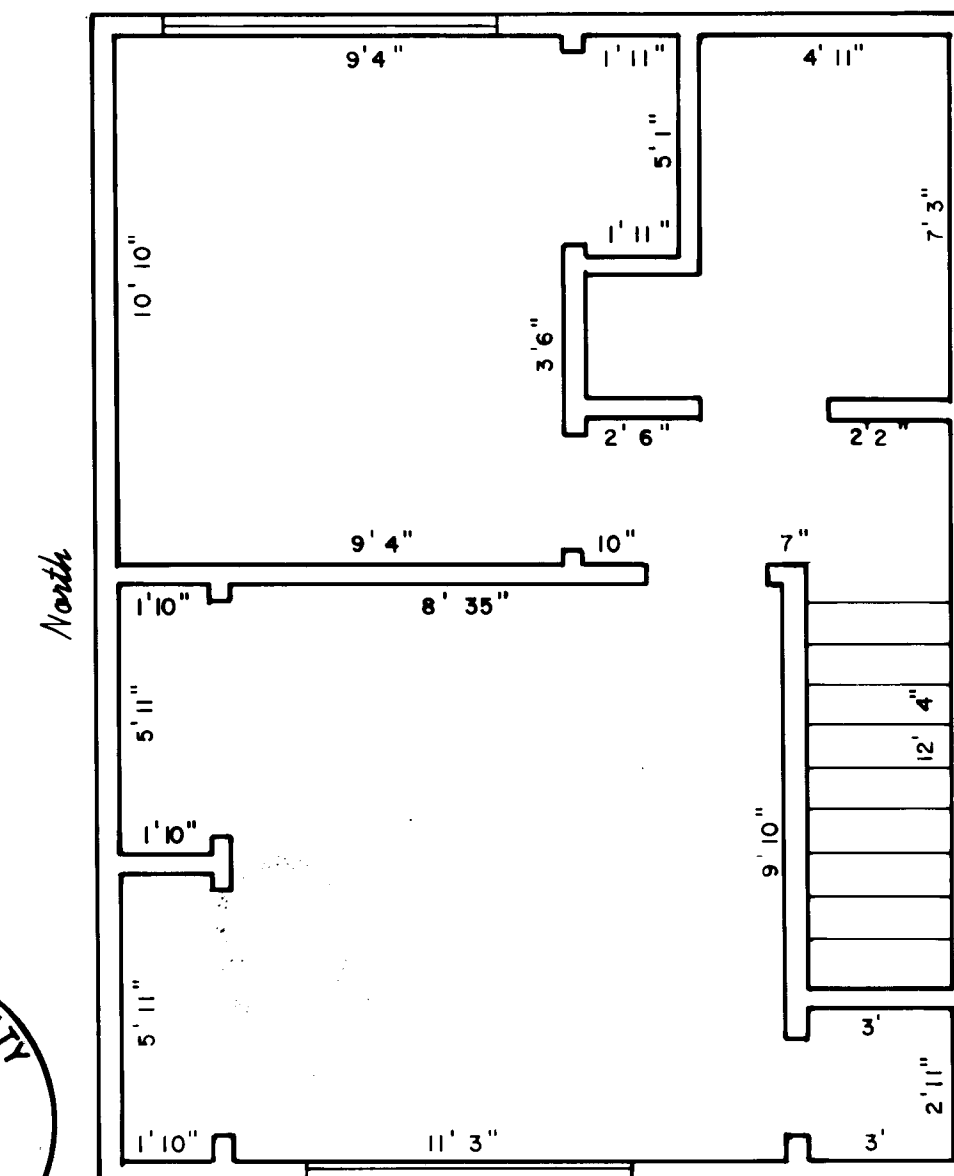
FIRST FLOOR-UNIT 12



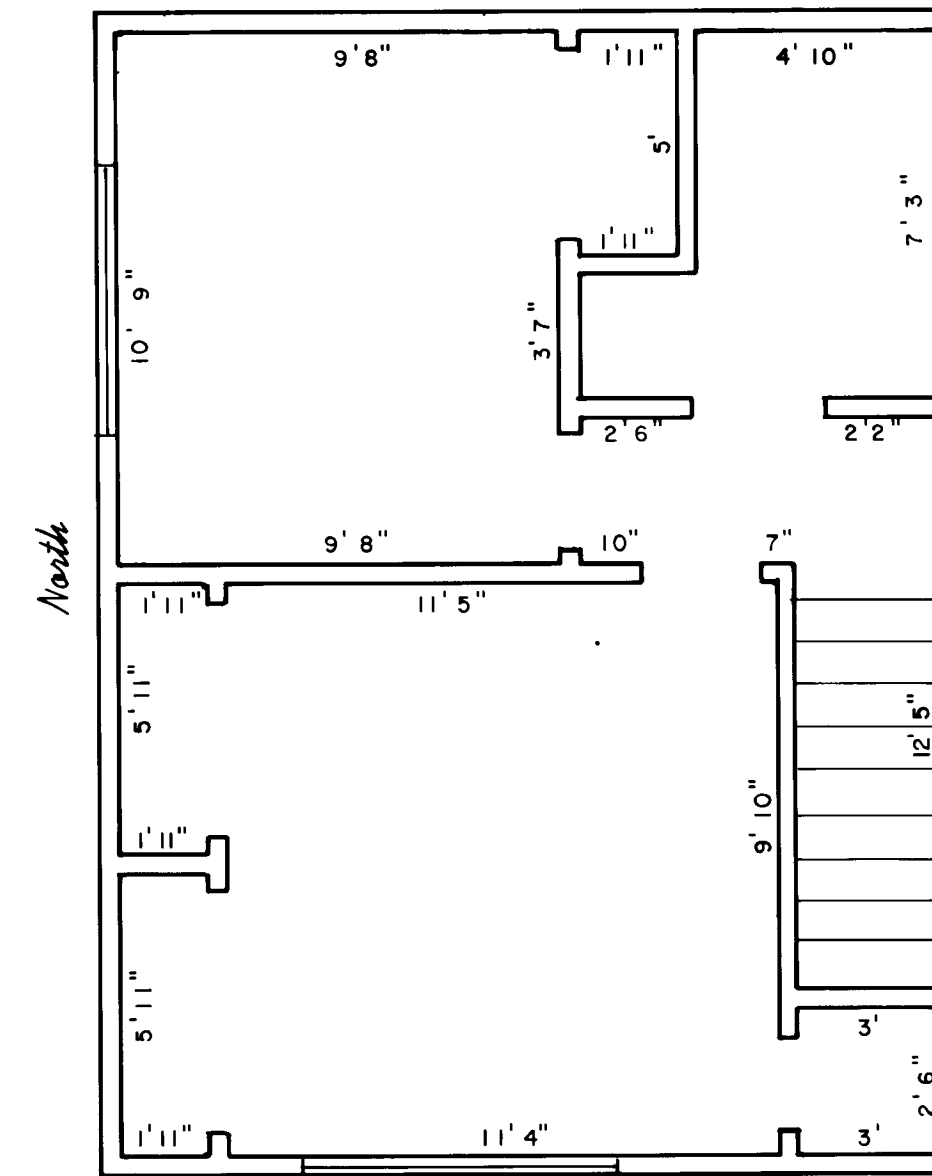
FIRST FLOOR-UNIT 14



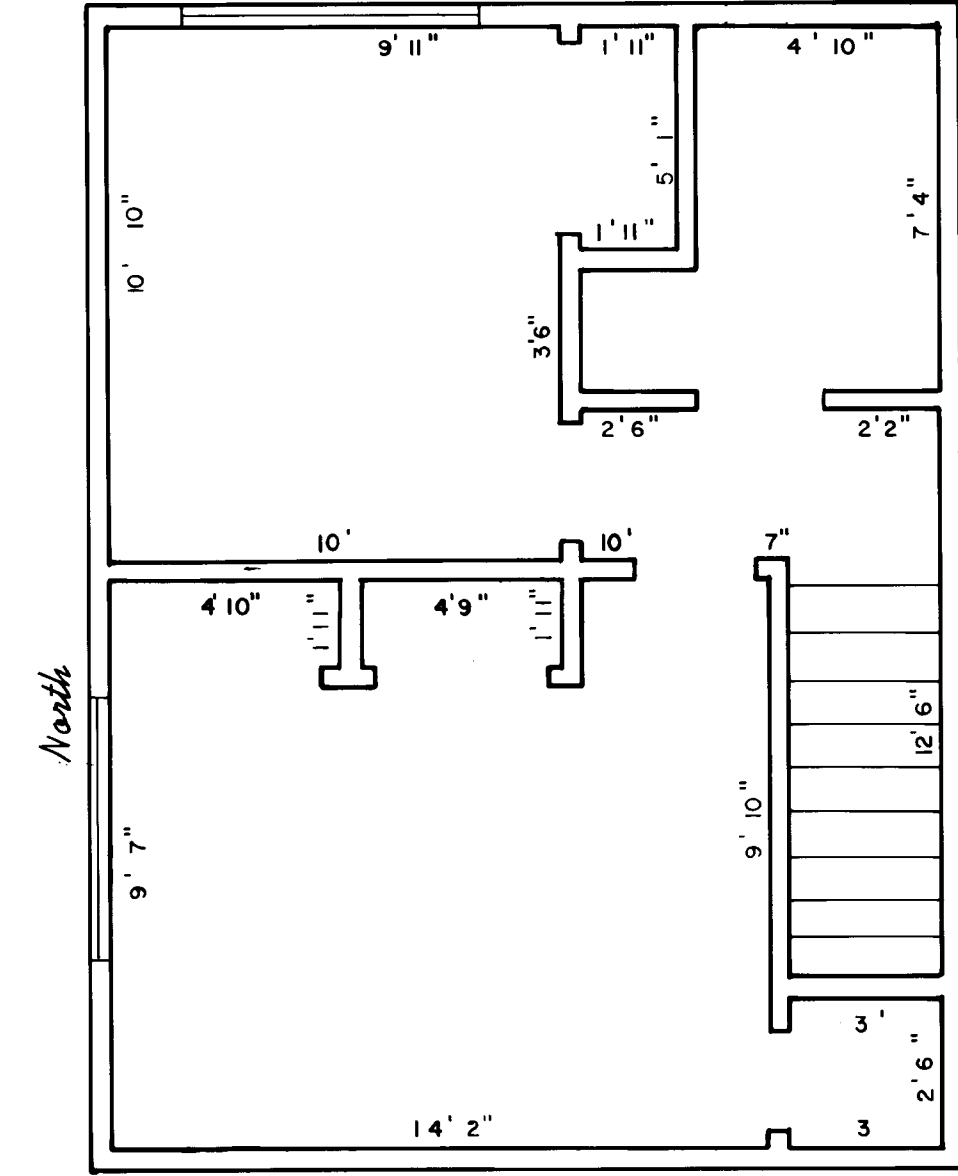
FIRST FLOOR-UNIT 13



SECOND FLOOR-UNIT 12



SECOND FLOOR-UNIT 14



SECOND FLOOR-UNIT 13

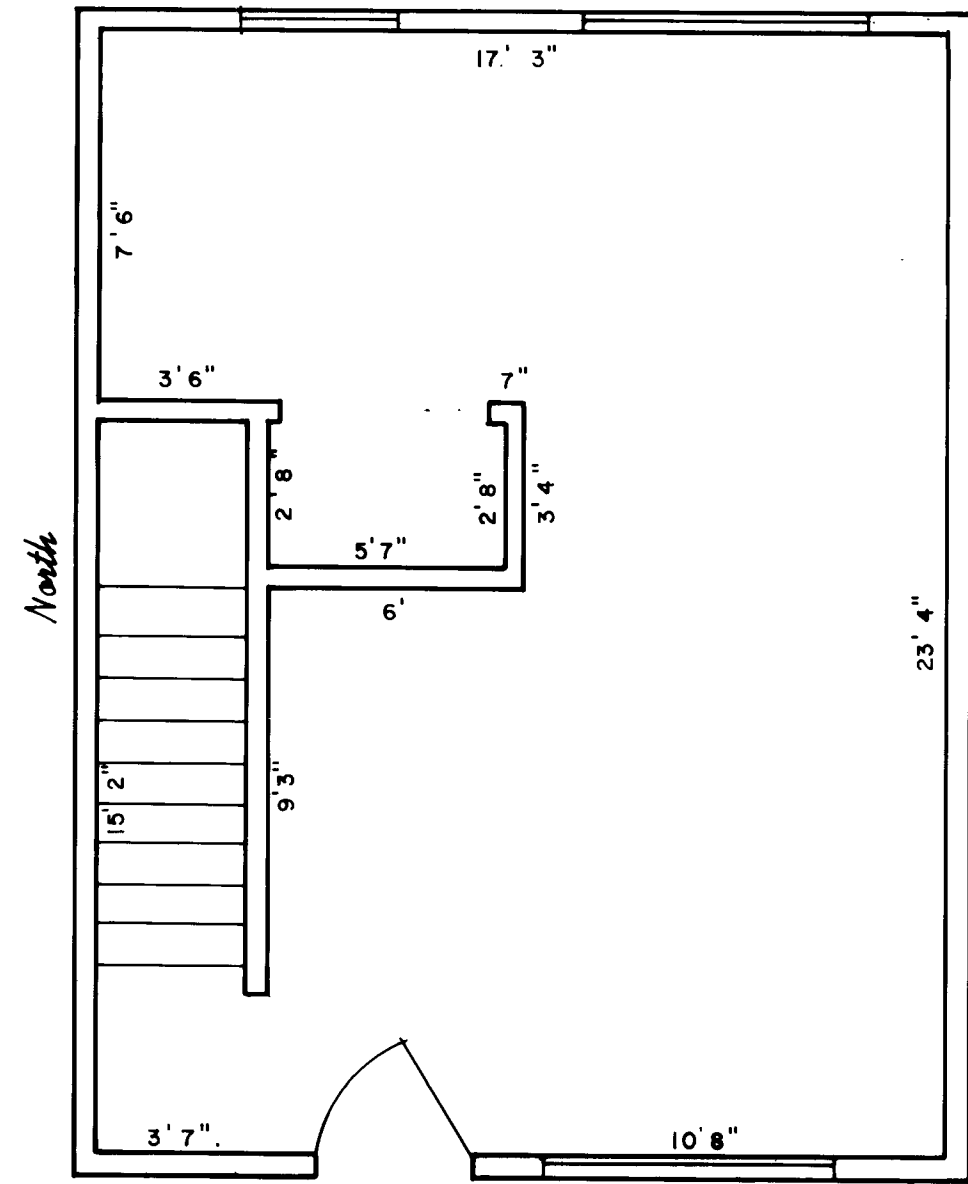
JACKSON COUNTY  
RECEIVED  
SEP 18 1979  
SURVEYOR

I certify this plot to be an exact photocopy of the original.

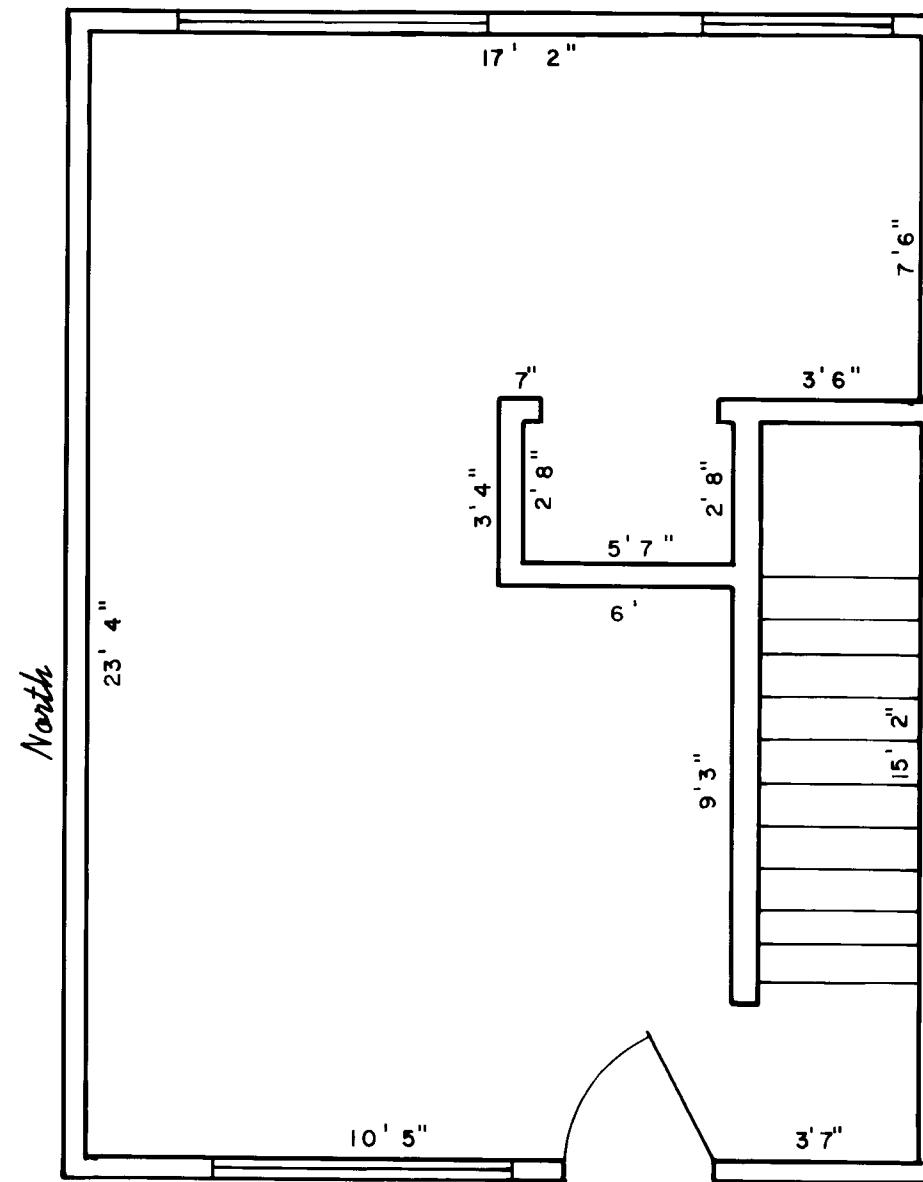
SURVEYOR

# PINE MEADOW ESTATES

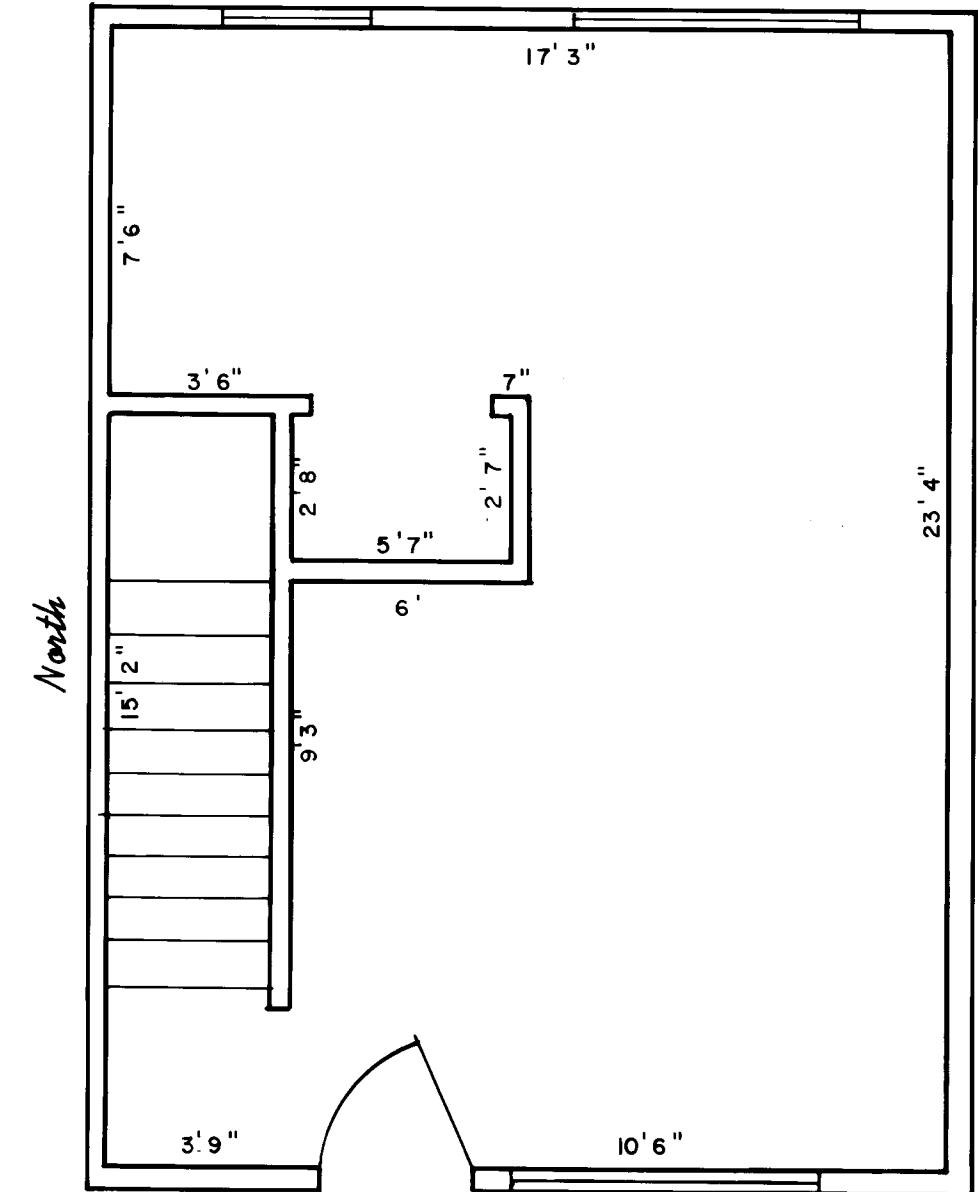
SCALE: 1/4 INCH = 1 FOOT



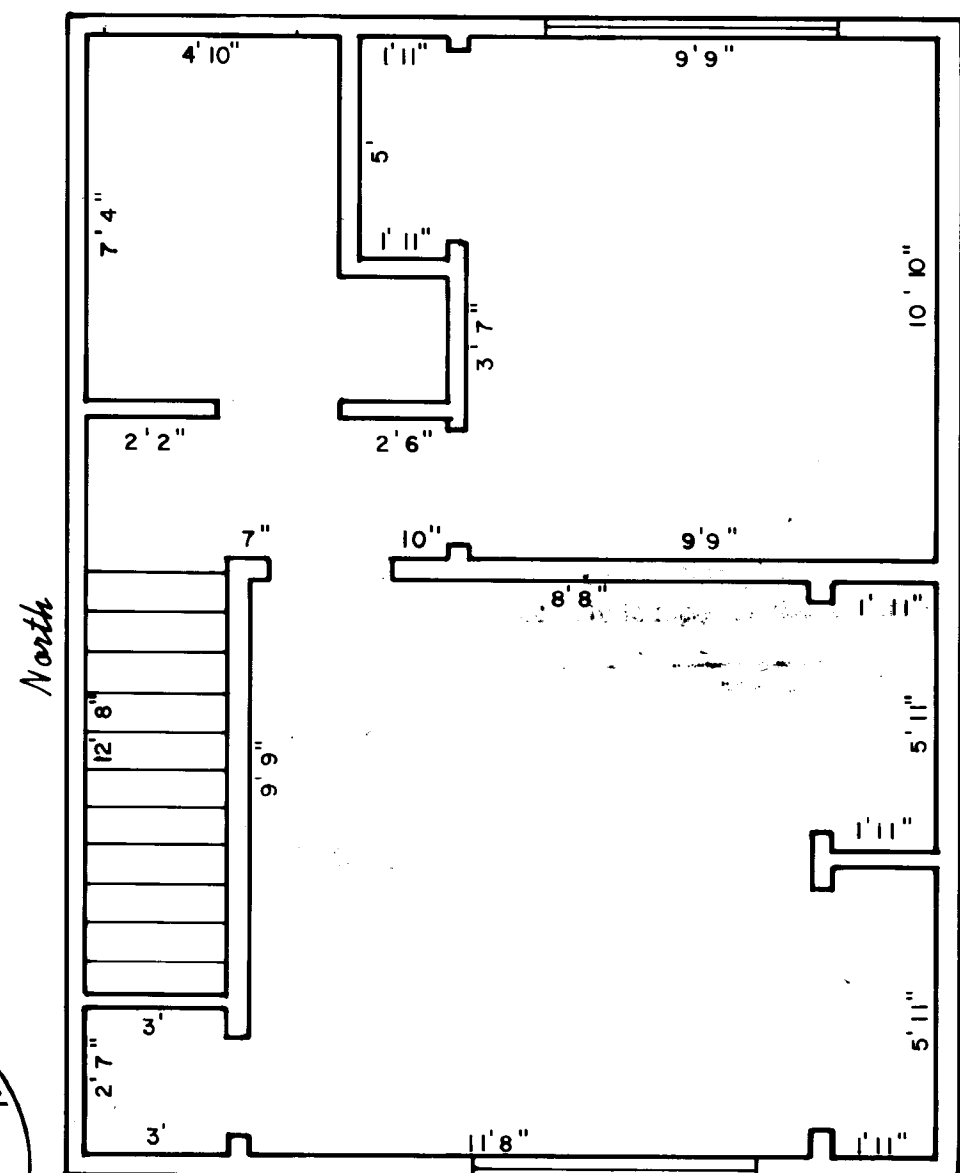
FIRST FLOOR - UNIT 15



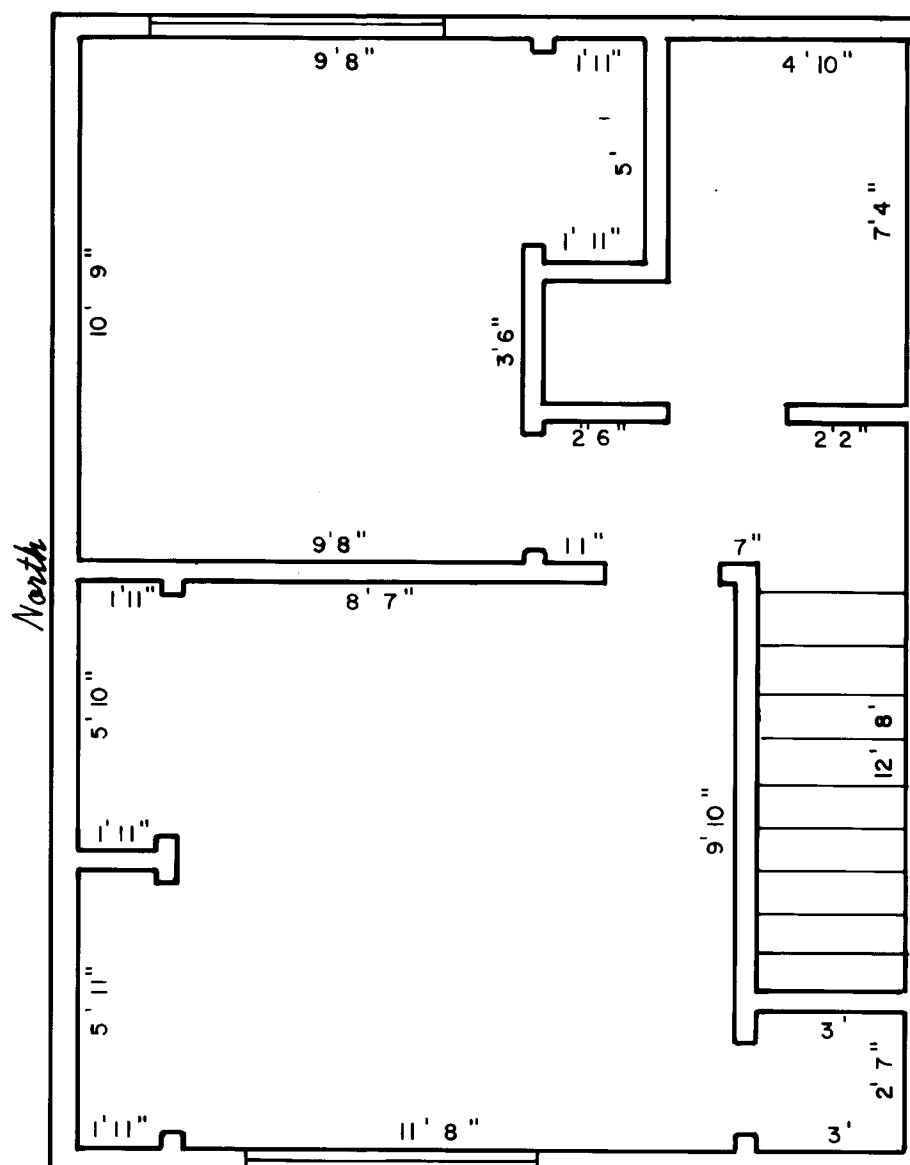
FIRST FLOOR - UNIT 16



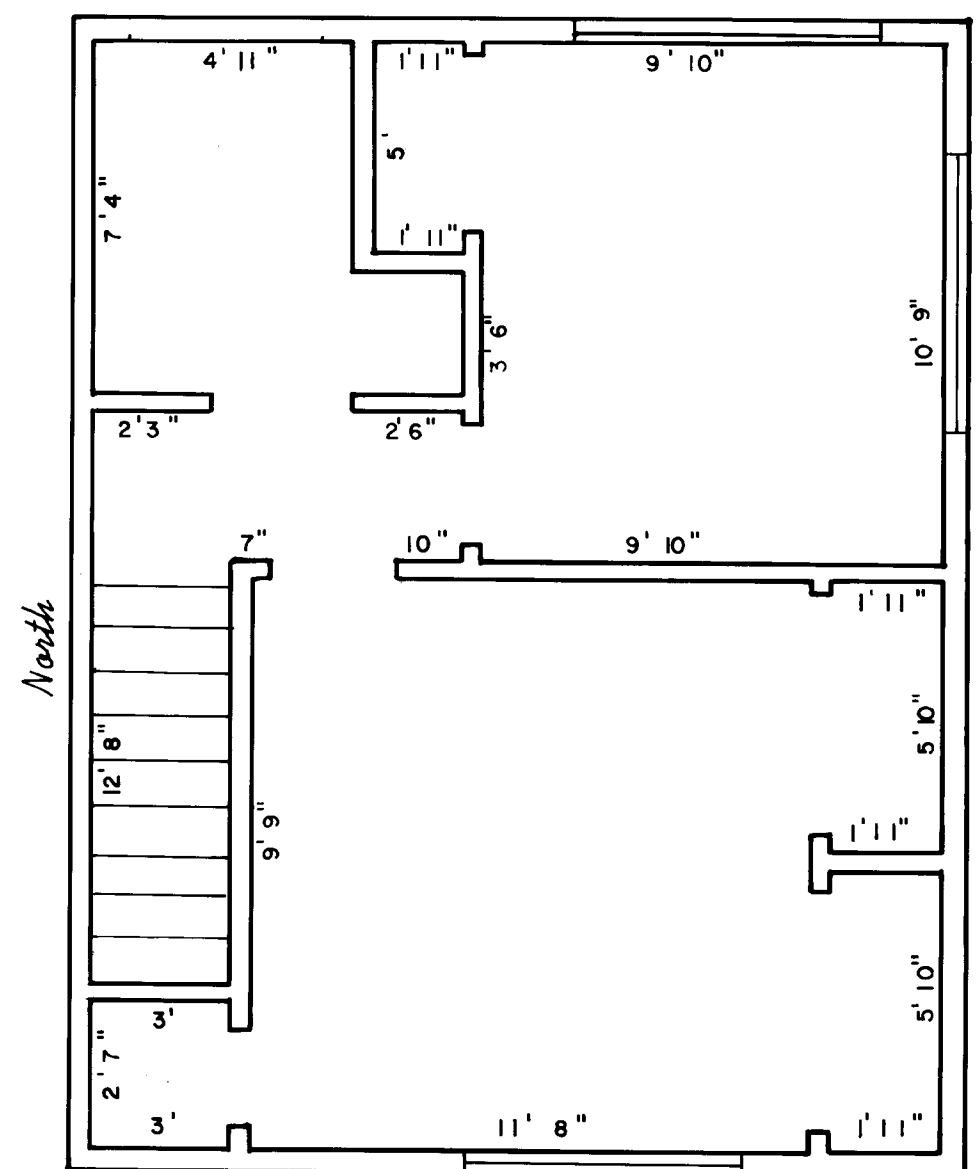
FIRST FLOOR - UNIT 17



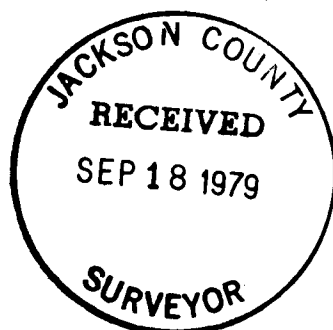
SECOND FLOOR - UNIT 15



SECOND FLOOR - UNIT 16



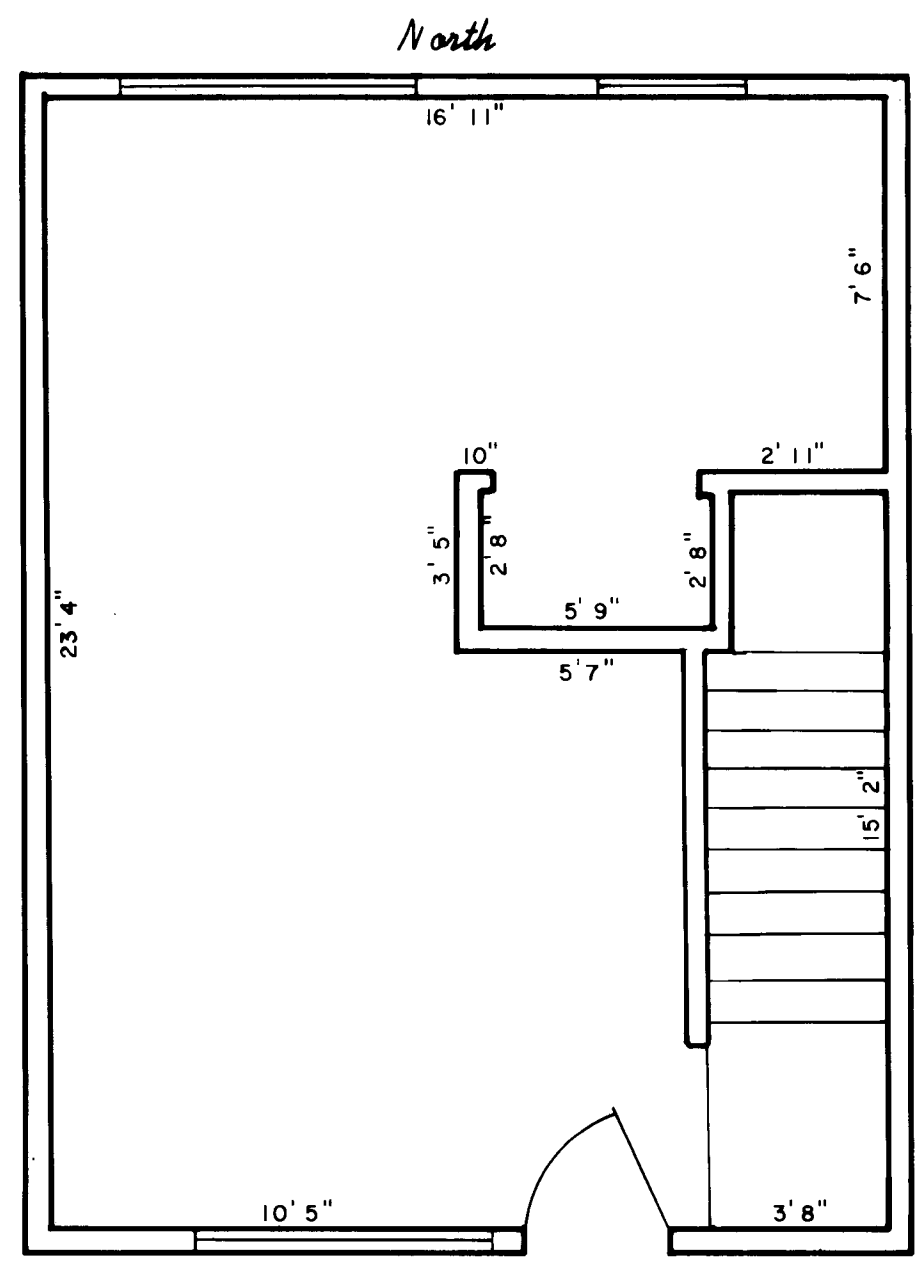
SECOND FLOOR - UNIT 17



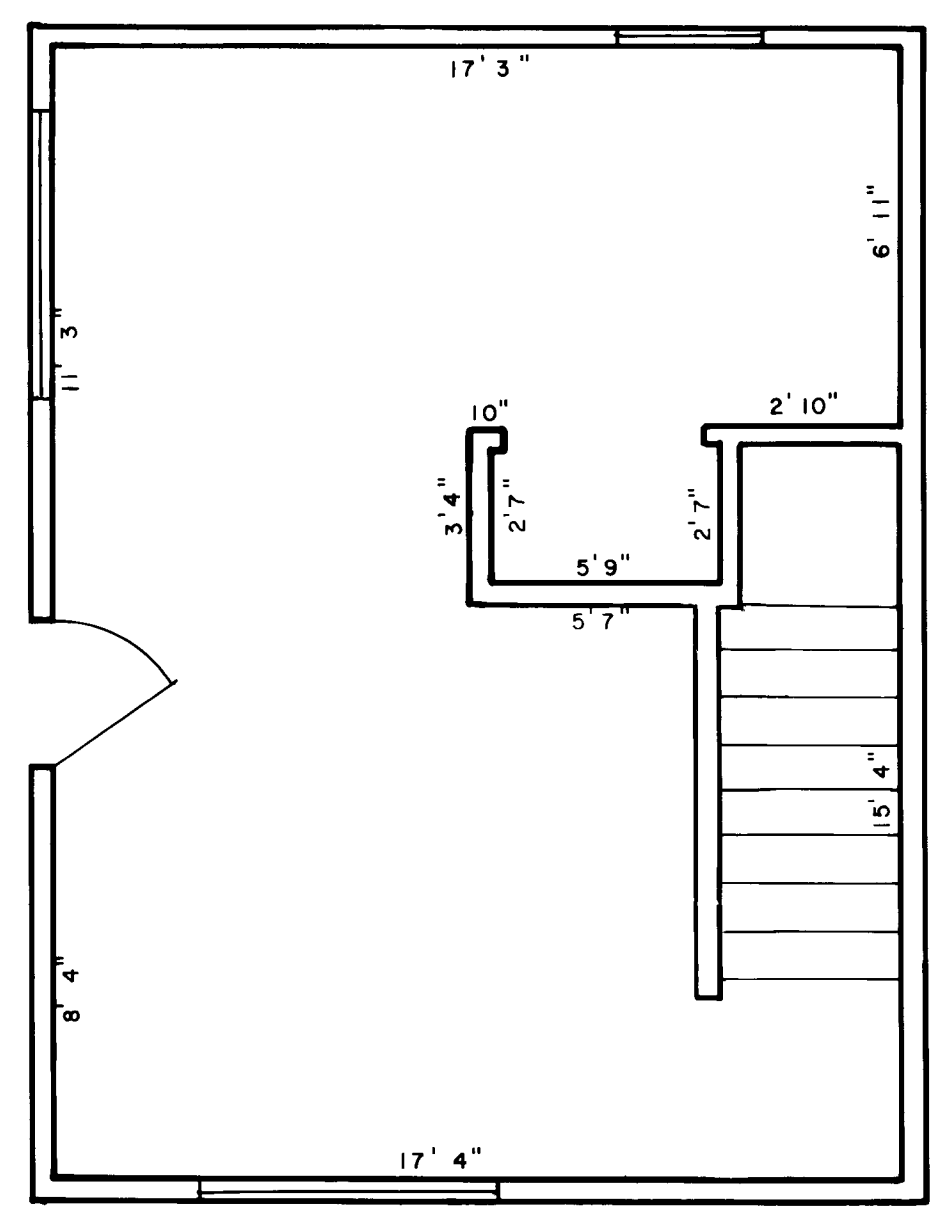
I certify this plat to be an exact photocopy of the original.  
SURVEYOR

# PINE MEADOW ESTATES

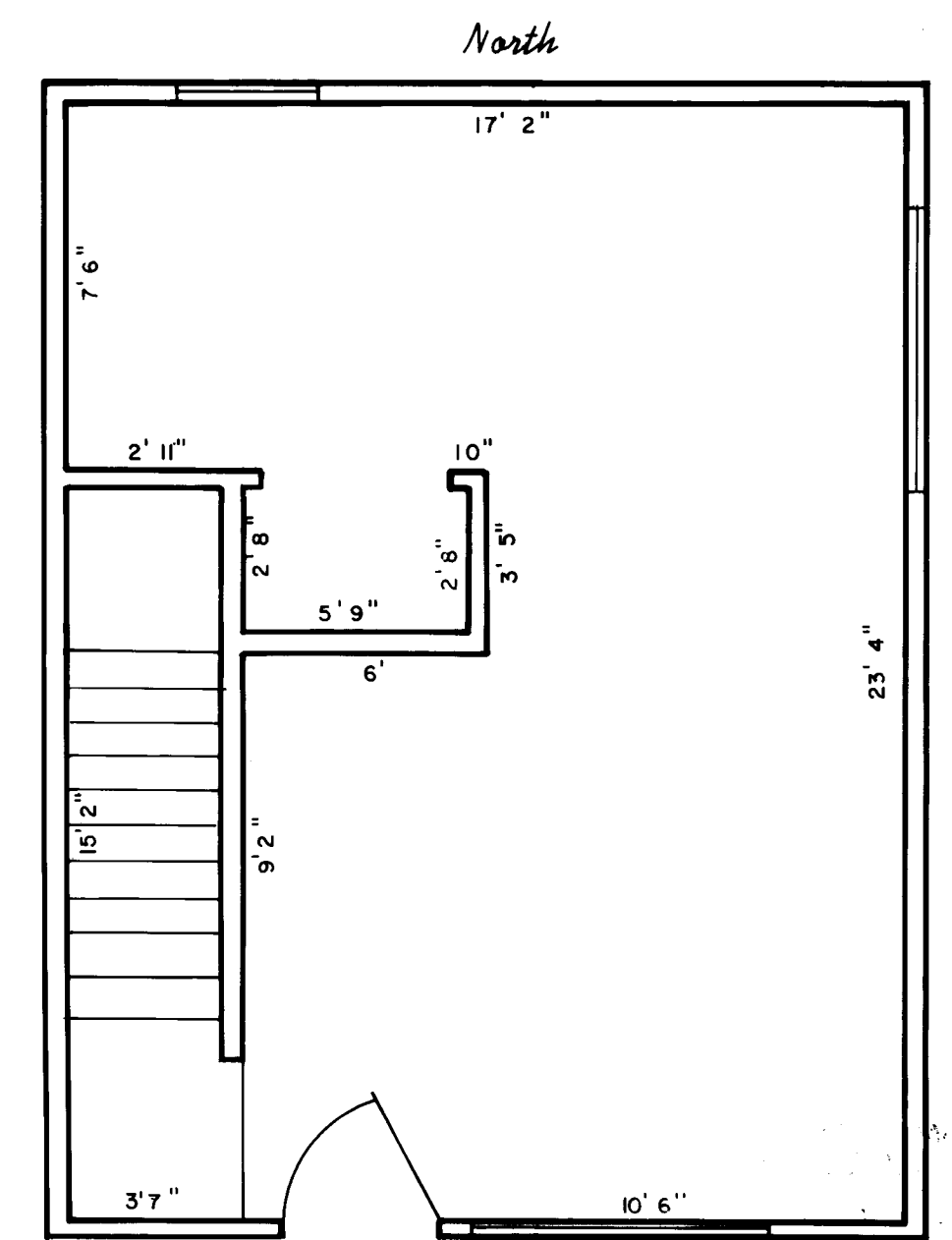
SCALE: 1/4 INCH = 1 FOOT



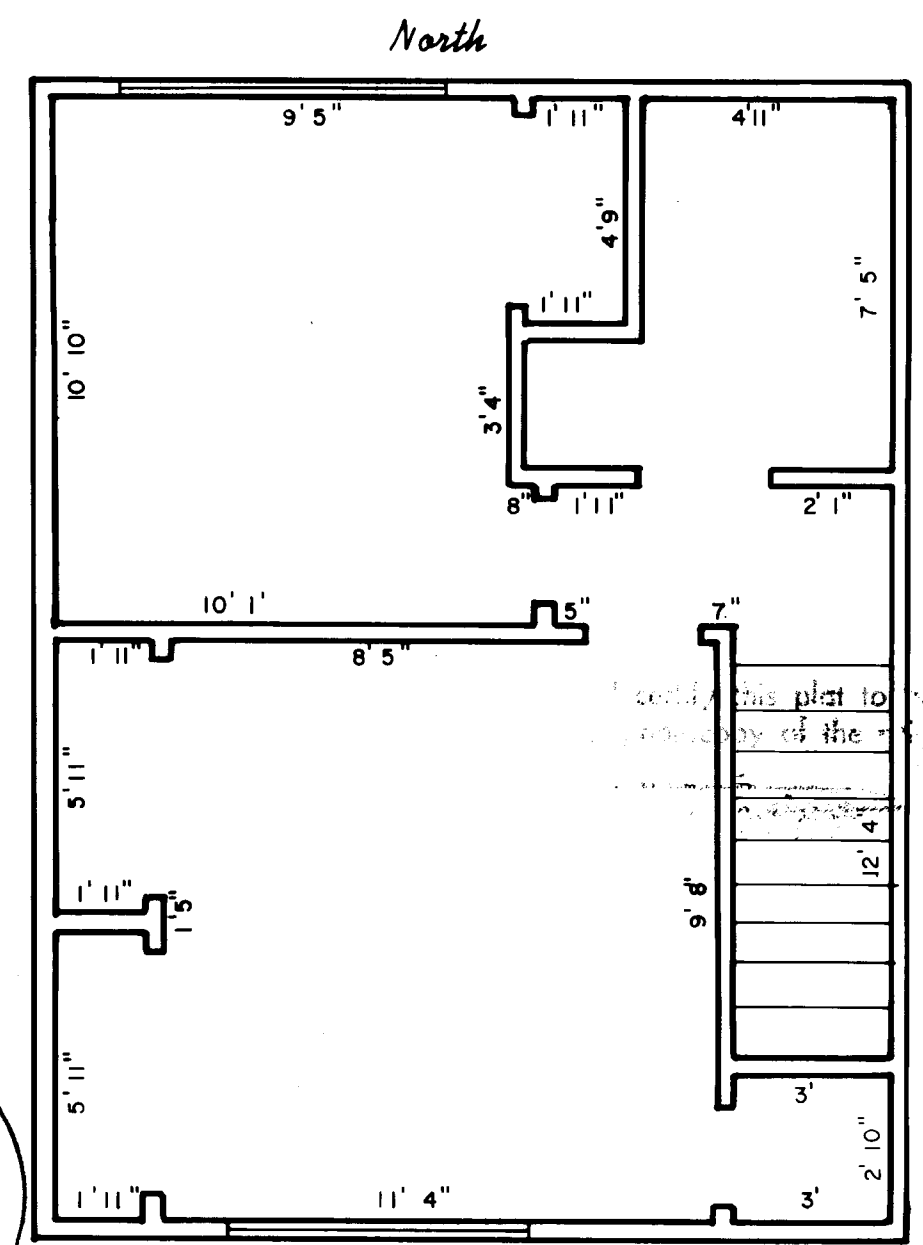
FIRST FLOOR - UNIT 5



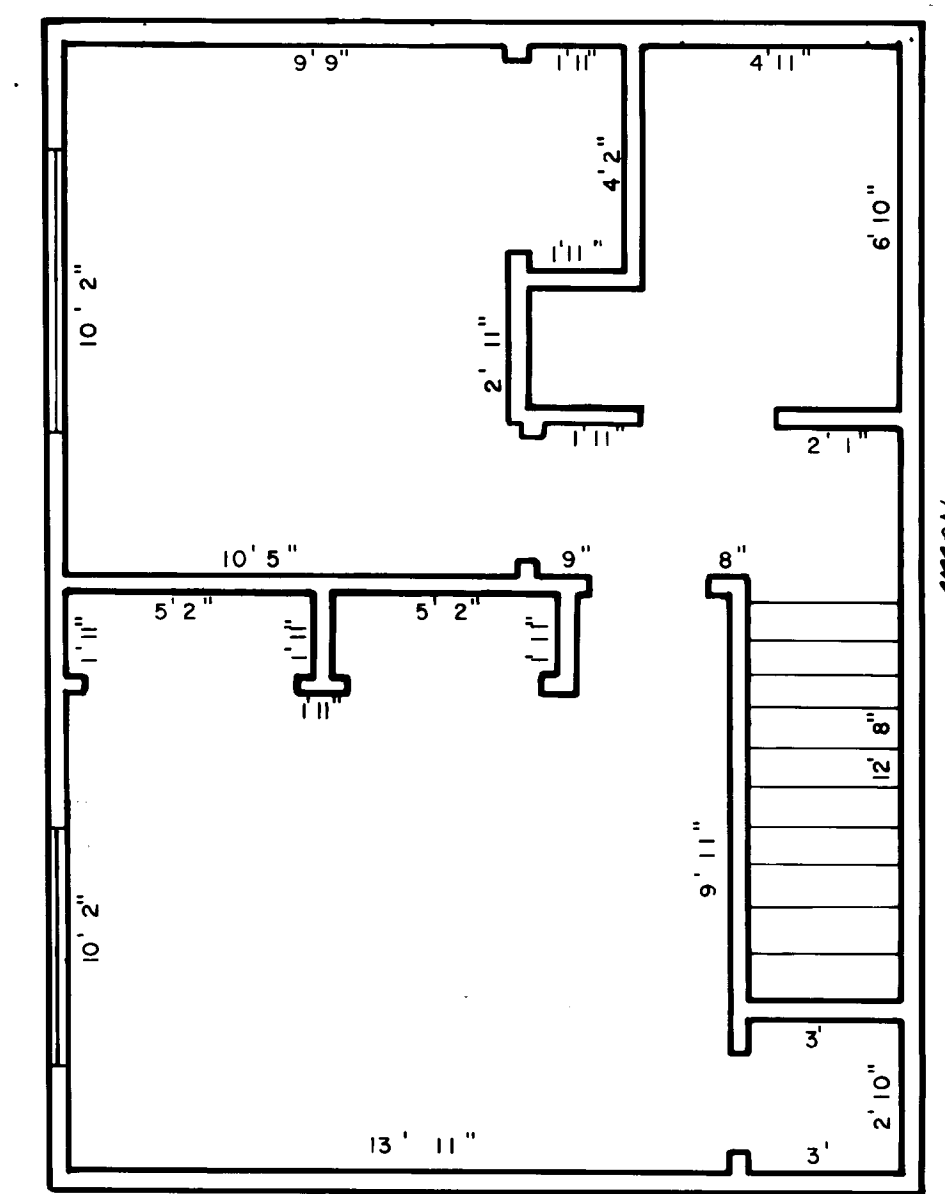
FIRST FLOOR - UNIT 7



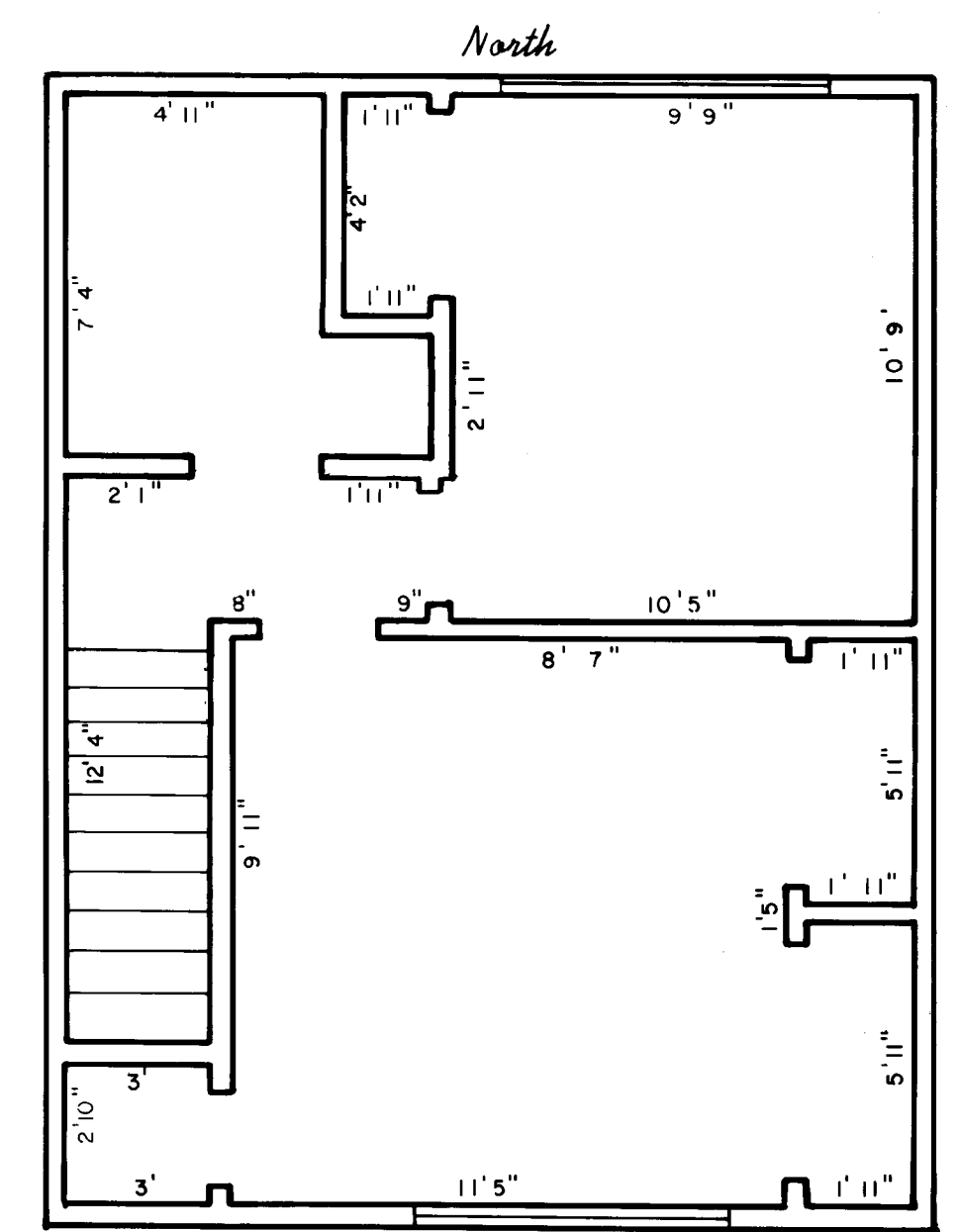
FIRST FLOOR - UNIT 8



SECOND FLOOR - UNIT 5



SECOND FLOOR - UNIT 7



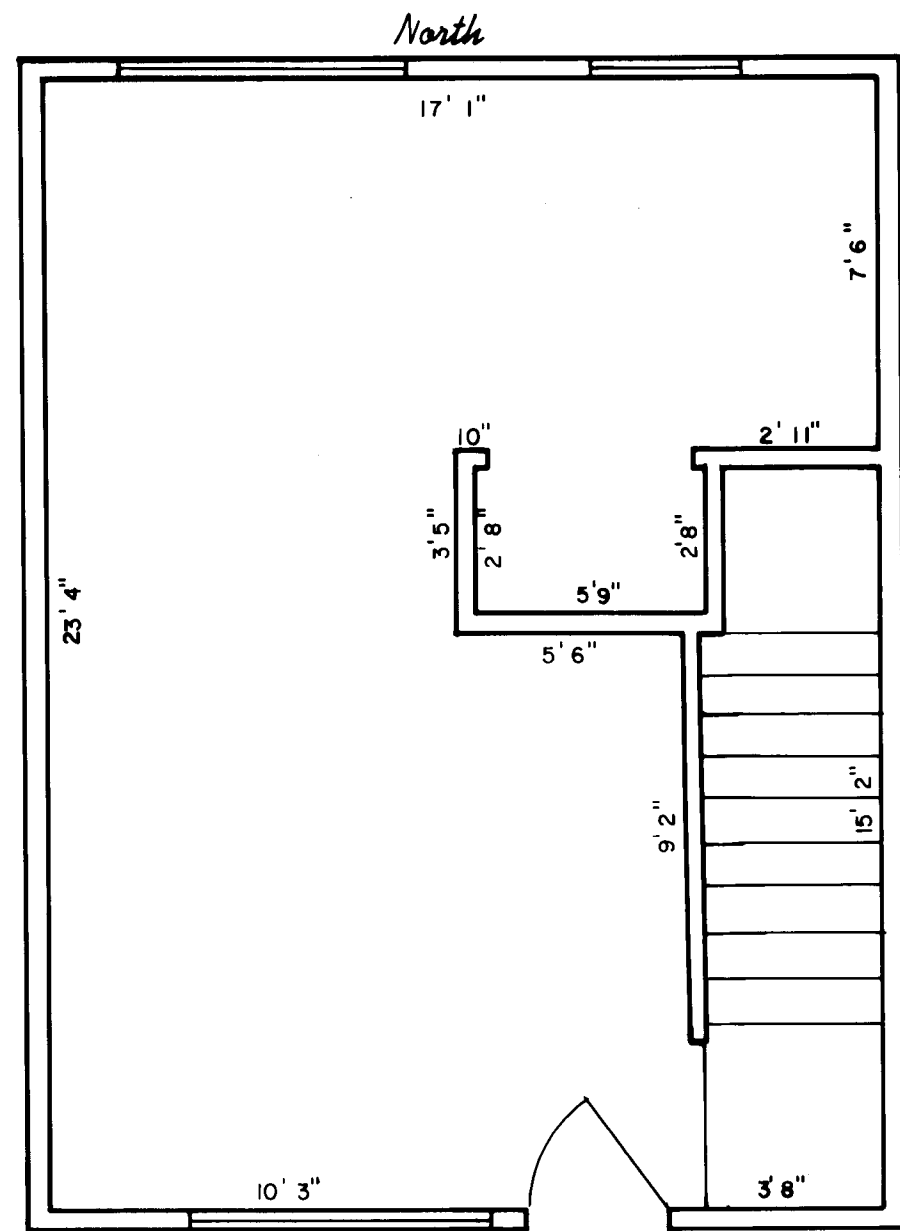
SECOND FLOOR - UNIT 8

JACKSON COUNTY  
RECEIVED  
SEP 18 1979  
SURVEYOR

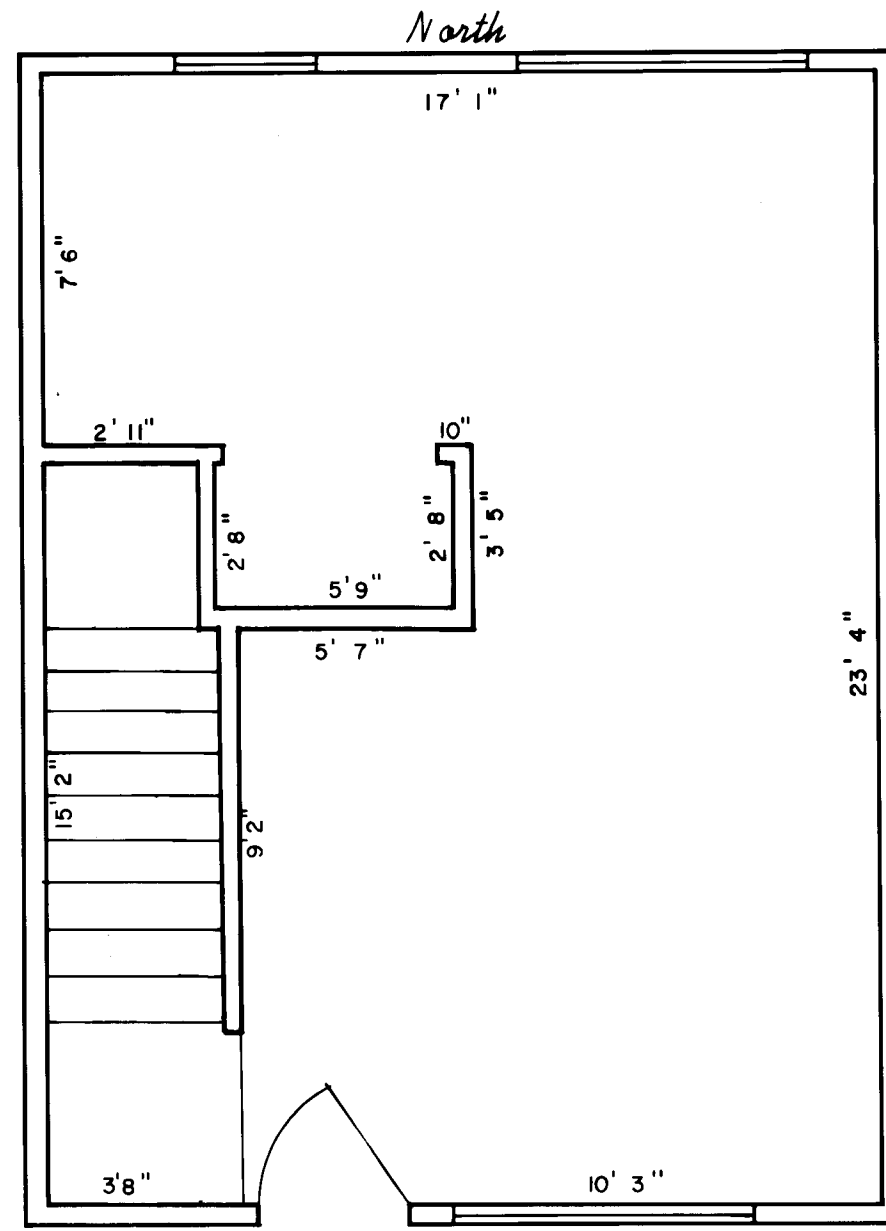
7999

7999 8R/48

# PINE MEADOW ESTATES

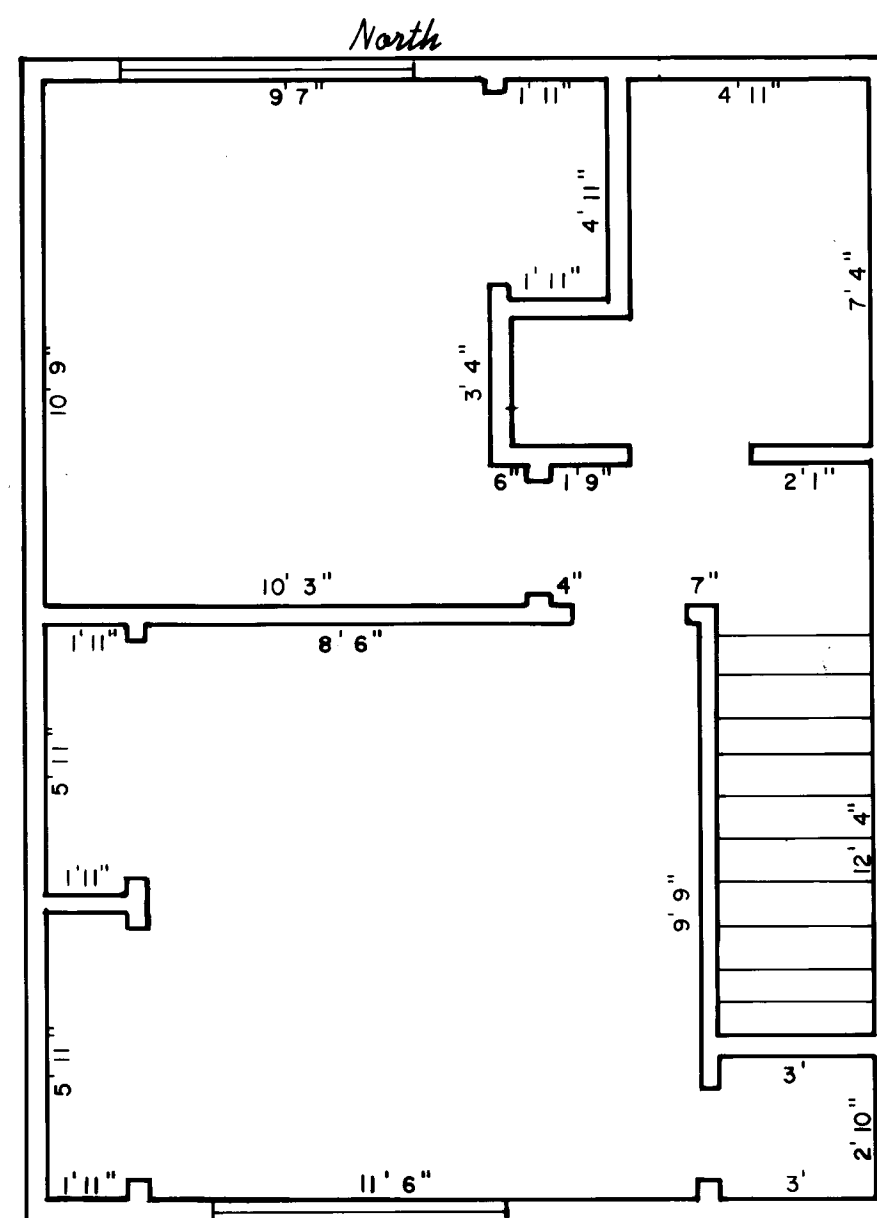


TYPICAL FIRST FLOOR - UNITS 1,3

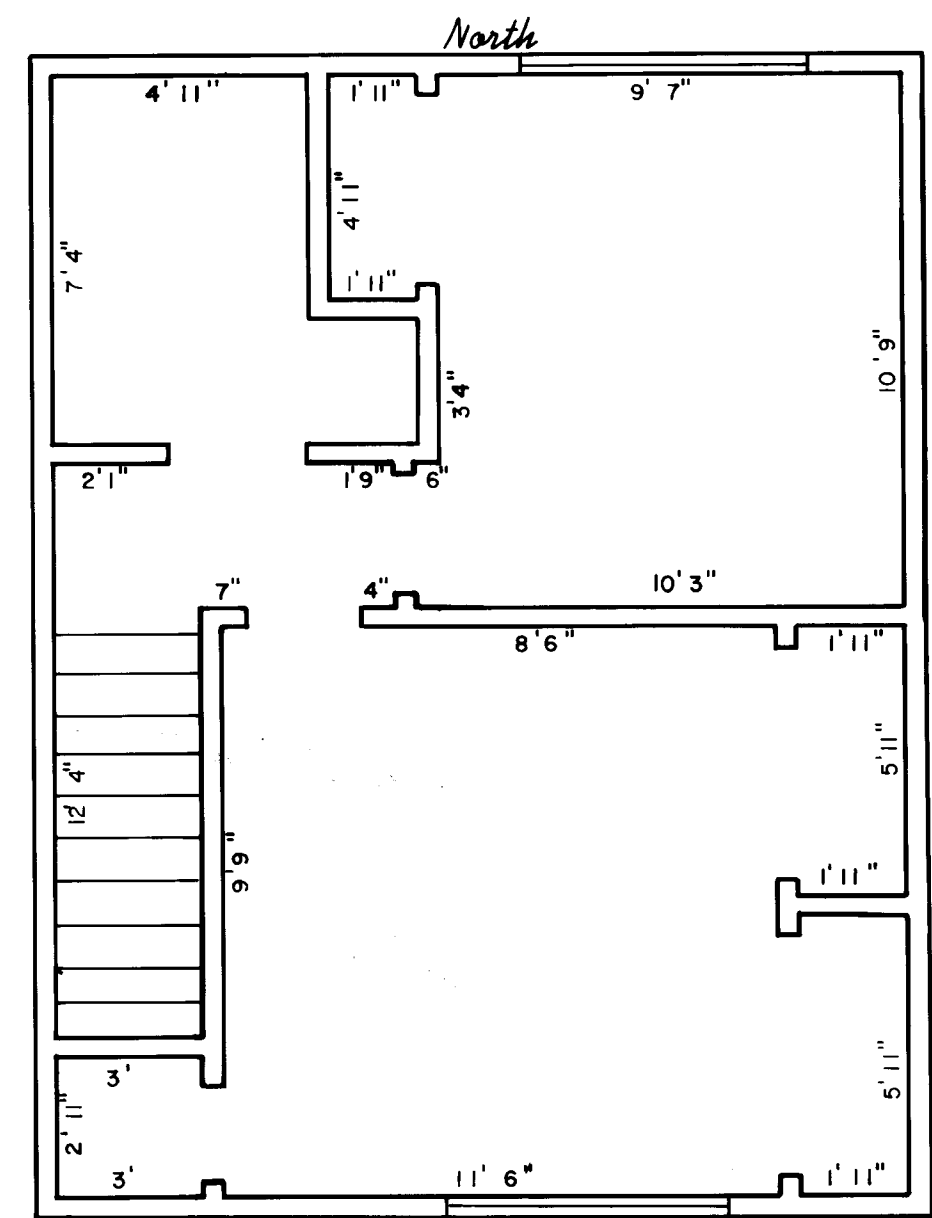


TYPICAL FIRST FLOOR - UNITS 2,4,6

SCALE: 1/4 INCH = 1 FOOT

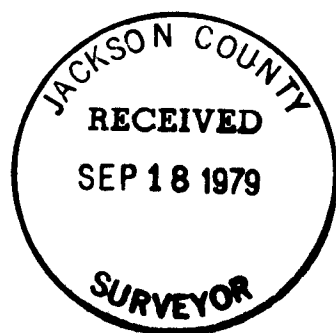


TYPICAL SECOND FLOOR - UNITS 1,3

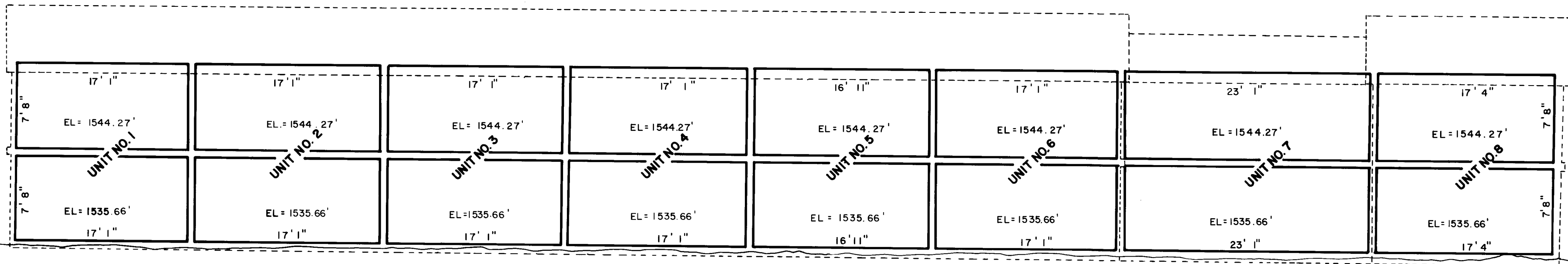


TYPICAL SECOND FLOOR - UNITS 2,4,6

I certify this plot to be an exact photocopy of the original.  
 \_\_\_\_\_  
 SURVEYOR



# PINE MEADOW ESTATES



BUILDING "A" - FRONT ELEVATION - SOUTHERN SIDE

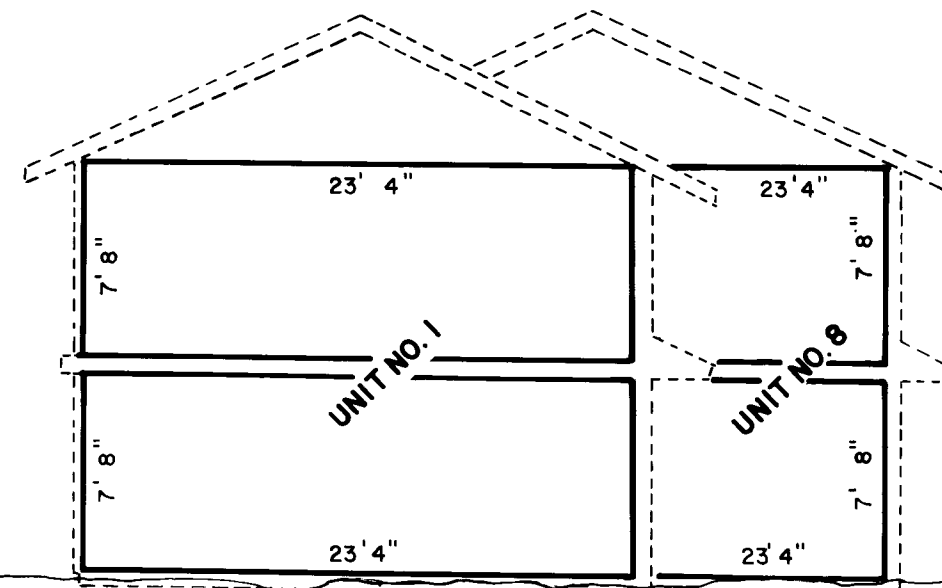
## ENGINEER'S CERTIFICATE

I, Walter J. Marquess, a duly registered engineer of the State of Oregon, being first duly sworn, do hereby certify that the plans as shown hereon accurately depict the boundaries of the units, and the floors of the buildings and that the construction of the improvements depicted on the floor plans and plat was completed on September 10, 1979.

*Walter J. Marquess*  
Engineer

Subscribed and sworn to before me this 10<sup>th</sup> day of September, 1979.

*Beverly J. Marquess*  
BEVERLY J. MARQUESS  
NOTARY PUBLIC - OREGON  
EXPIRES FEBRUARY 1982



BUILDING "A" - RIGHT SIDE ELEVATION - WESTERN SIDE

NOTE: ALL FLOOR ELEVATIONS ARE TAKEN ON UNDERLAYMENT.

OPENINGS UNDER STAIRS ON FIRST FLOOR, IN ALL UNITS, USED FOR HEATING AND UTILITIES

SOLID LINE INDICATES UNIT OWNERSHIP BOUNDARY.

I certify this plat to be an exact photostatic copy of the original.  
*[Signature]*  
SURVEYOR

