

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that NORTHSTAR DEVELOPMENT CORPORATION, an Oregon Corporation, and VINCENT J. COFFARO and CAROLYN L. COFFARO, as husband and wife, hereinafter as Declarants, are the fee title owners of the real property depicted hereon and more particularly described in the "SURVEYOR'S CERTIFICATE" herewith; hereby dedicate to the City of Eagle Point for public use all streets and public utility easements, shown hereon. Declarants hereby create for the use of the Eagle Point Irrigation District, hereinafter as EIFD, all irrigation easements depicted hereon. ECHOES OF THE PONDEROSA SUBDIVISION, PHASE I shall be subject to the Declaration of Covenant, recorded September 7, 2000 as Document Number 00-36518, that certain maintenance agreement with EPID, recorded August 23, 2000 as Document Number 00-36519, and Covenants, Conditions and Restrictions titled ECHOES OF THE PONDEROSA SUBDIVISION, PHASE I, Homeowners Association, as contained in Instrument Number 00-19823, recorded May 02, 2001, Official Records of Jackson County, Oregon. Declarants hereby create Storm Drainage Ditch Easements, as depicted hereon, which are temporary and will be extinguished and terminated upon the recording of subsequent final plat(s) in the records of Jackson County, Oregon, at which time easements will be dedicated on said plat(s). Further, Declarants convey in fee simple, to the City of Eagle Point, those areas portrayed and designated hereon as one-foot street plugs. By the approval of this plat, the City of Eagle Point declares that upon dedication of the extension of the affected street, it hereby dedicates the street plugs for public street purposes. Declarants have caused this tract of land to be surveyed and platted into lots, streets, public utility easements and irrigation easements, as shown hereon, and the number of each lot and the course and length of all lines are plainly set forth hereon, and this plat is a correct representation of the subdivision. Declarants, hereby designate this subdivision as ECHOES OF THE PONDEROSA SUBDIVISION, PHASE I.

IN WITNESS WHEREOF, signed this 21st day of April, 2001.

Vincent J. Coffaro
Vincent J. Coffaro
Northstar Development Corporation
Scott Espedal, President

Carolyn L. Coffaro
Carolyn L. Coffaro
By Vincent J. Coffaro,
Her Attorney In Fact

STATE OF OREGON }
County of Jackson } SS

The foregoing instrument was acknowledged before me on this 21st day of April, 2001, by Vincent J. Coffaro, and before me personally appeared Vincent J. Coffaro, who proved to me on the basis of satisfactory evidence, to be the person whose name is subscribed to the within instrument, 00-73185, as the attorney in fact of Carolyn L. Coffaro, and acknowledged that he subscribed the name of Carolyn L. Coffaro thereto as principal, and his own name as attorney in fact.

Notary Public - Oregon



STATE OF OREGON }
County of Jackson } SS

Personally appeared the above named Scott Espedal, known to me to be President of Northstar Development Corporation, an Oregon Corporation, and acknowledged the foregoing instrument, pursuant to authorization contained in the by-Laws of said corporation, to be his voluntary act and deed.

WITNESS my hand and seal this 11th day of April, 2001.

Notary Public - Oregon



RELEASE

Vincent J. Coffaro and Carolyn Coffaro, as holders of beneficiary interest under that certain Trust Deed recorded as Instrument Number 00-23187, recorded June 2, 2000, Official Records of Jackson County, Oregon, affecting the land depicted hereon, do hereby release from lien of said trust deed all property described in the "SURVEYOR'S CERTIFICATE" hereon, dedicated to the City of Eagle Point for public use, and easements created hereon to the Eagle Point Irrigation District.

Signed this 21st day of April, 2001.

Vincent J. Coffaro
Vincent J. Coffaro

Carolyn L. Coffaro
Carolyn L. Coffaro
By Vincent J. Coffaro,
Her Attorney In Fact

STATE OF OREGON }
County of Jackson } SS

The foregoing instrument was acknowledged before me on this 21st day of April, 2001, by Vincent J. Coffaro, and before me personally appeared Vincent J. Coffaro, who proved to me on the basis of satisfactory evidence, to be the person whose name is subscribed to the within instrument, 00-73185, as the attorney in fact of Carolyn Coffaro, and acknowledged that he subscribed the name of Carolyn Coffaro thereto as principal, and his own name as attorney in fact.

Notary Public - Oregon



ECHOES OF THE PONDEROSA SUBDIVISION, PHASE 1

Located In The Northeast One-quarter Of Section 10, Township 36 South, Range 1 West, Of The Willamette Meridian, City of Eagle Point, Jackson County, Oregon

Prepared For:

NORTHSTAR DEVELOPMENT CORPORATION
9015 CLIFF STREET
PORTLAND, OREGON 97220

SURVEYOR'S CERTIFICATE

I, Robert V. Neathamer, a Registered Professional Land Surveyor of 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:

A portion of Government Lot 2 located in the Northeast One-quarter of Section 10, Township 36 South, Range 1 West of the Willamette Meridian, City of Eagle Point, Jackson County, Oregon, being more particularly described as follows:

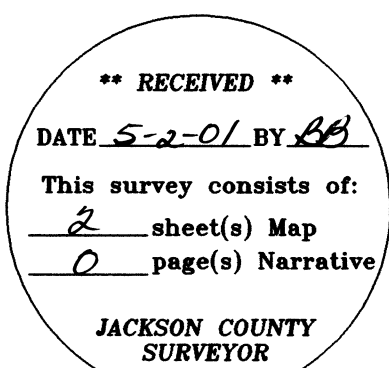
Commencing at a point on the south line of Donation Land Claim Number 47, in Township 36 South, Range 1 West, Willamette Meridian, Jackson County, Oregon, from which the southeast corner of said claim bears North 89°52'30" East, a distance of 2633.27 feet (2633.64 feet record); thence South 00°12'20" West, a distance of 30.00 feet to the east line of that certain Boundary Line Agreement recorded in Volume 598, Page 515, Deed Records of Jackson County, Oregon, on the southerly right-of-way of Alta Vista Road (a public road), and the Initial Point and the True Point of Beginning; thence North 89°52'30" East, along said right-of-way, a distance of 971.44 feet; thence leaving said right-of-way, South 00°04'04" East, a distance of 315.93 feet; thence South 68°26'35" West, a distance of 4.30 feet; thence South 89°52'30" West, a distance of 96.00 feet; thence South 00°04'04" East, a distance of 44.83 feet to the beginning of a tangent curve to the left having a radius of 75.00 feet and a central angle of 44°58'40"; thence along the arc of said curve a distance of 58.88 feet, the long chord of said curve bears South 22°33'24" East, a distance of 57.38 feet; thence South 45°02'44" East, a distance of 28.46 feet; thence South 45°02'44" East, a distance of 28.46 feet; thence South 44°57'16" West, a distance of 50.00 feet; thence South 45°02'44" East, a distance of 128.67 feet; thence South 89°52'30" West, a distance of 406.76 feet; thence North 00°12'20" East, a distance 132.85 feet; thence South 78°07'02" W, a distance of 7.65 feet; thence North 11°25'58" West, a distance of 50.00 feet; thence North 78°07'02" East, a distance of 20.00 feet to the beginning of a tangent curve to the right having a radius of 325.00 feet and a central angle of 00°15'06"; thence along the arc of said curve a distance of 1.43 feet, the long chord of said curve bears North 78°14'35" East, a distance of 1.43 feet; thence North 00°12'20" East, a distance of 107.33 feet; thence South 89°52'30" West, a distance of 418.01 feet; thence South 00°12'20" West, a distance of 20.00 feet; thence South 89°52'30" West, a distance of 50.00 feet; thence North 00°12'20" East, a distance of 20.00; thence South 89°52'30" West, a distance of 61.71 feet; thence South 41°49'26" West, a distance of 57.66 feet to said agreement line; thence North 00°12'20" East, along said agreement line, a distance of 312.89 feet to the Point of Beginning.

Robert V. Neathamer
Surveyor

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

Purpose: Perform a boundary survey and prepare a Final Plat pursuant to Client's instructions and as approved by the City of Eagle Point July 27, 1999, Planning Action Number 99/00-02, on July 22, 1999.

Procedure: Utilizing a Nikon DTM-520 and a Husky FS-2 with TDS software, all found monuments were tied in a closed traverse. Based on said traverse and monuments, Surveys Numbered 3007, 14490 and 14873, the project boundaries and interior lots were computed and monumented as depicted hereon.



I hereby certify that this is an exact copy of the original. Robert V. Neathamer Surveyor

RELEASE

Centennial Bank, as holders of beneficiary interest under that certain Trust Deed recorded as Instrument Number 00-23187, and that certain Assignment of Rents recorded as Instrument Number 00-23188, both dated May 22, 2000, and recorded June 2, 2000, Official Records of Jackson County, Oregon, affecting the land depicted hereon, do hereby release from lien of said trust deed and Assignment of Rents, all property described in the "SURVEYOR'S CERTIFICATE" hereon, dedicated to the City of Eagle Point for public use, and easements created hereon to the Eagle Point Irrigation District.

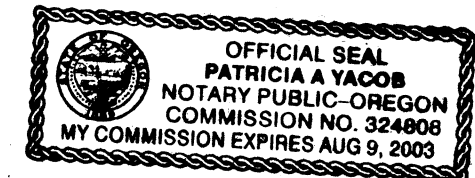
Signed this 10th day of April, 2001.

Marty Marten, Vice President
Centennial Bank

STATE OF OREGON }
County of Washington } SS

The foregoing instrument was acknowledged before me on April 10, 2001, by Marty Marten, Vice President of Centennial Bank.

Patricia A. Jacob
Notary Public - Oregon



APPROVALS:

I certify that, pursuant to the authority granted in Ordinances of the City of Eagle Point, this plat is hereby approved.

David A. Russell
City Administrator/Planning Director
APRIL 23, 2001
Date

Examined and approved this 19 day of April, 2001.
John Handley
City Engineer

Examined and approved this 6th day of April, 2001.
Gregory Roberts
Jackson County Surveyor

Examined and approved this 19 day of April, 2001.
Carl Tans
Bear Creek Valley Sanitary Authority

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of APRIL 25, 2001.

Lynnda Adair, Deputy
Tax Collector
Willie Johnson, Deputy

Examined and approved as required by O.R.S. 92.100 this 25th day of APRIL, 2001.

Assessor
Willie Johnson, Deputy

RECORDING

FILED FOR RECORD THIS THE 02 DAY OF May, 2001 AT 3:53 O'CLOCK P.M. AND RECORDED IN VOLUME 27 OF PLATS AT PAGE 25 OF THE RECORDS JACKSON COUNTY, OREGON.

FOR THE ORDER THE COUNTY COURT APPROVING THIS PLAT SEE VOLUME, PAGE.
Kathleen S. Beckel
County Clerk
Deputy



PREPARED BY: Neathamer Surveying, Inc.
304 South Central Avenue
Medford, Oregon 97501
Phone (541) 732-2869
FAX (541) 732-1382

PROJECT NUMBER: 98028 DATE: April 4, 2001
Sheet 1 of 2 © RVN

Prepared For:

NORTHSTAR DEVELOPMENT CORPORATION
 9015 CLIFF STREET
 PORTLAND, OREGON 97220

ECHOES OF THE PONDEROSA SUBDIVISION, PHASE 1

Located In The Northeast One-quarter Of Section 10,
 Township 36 South, Range 1 West, Of The Willamette
 Meridian, City of Eagle Point, Jackson County, Oregon

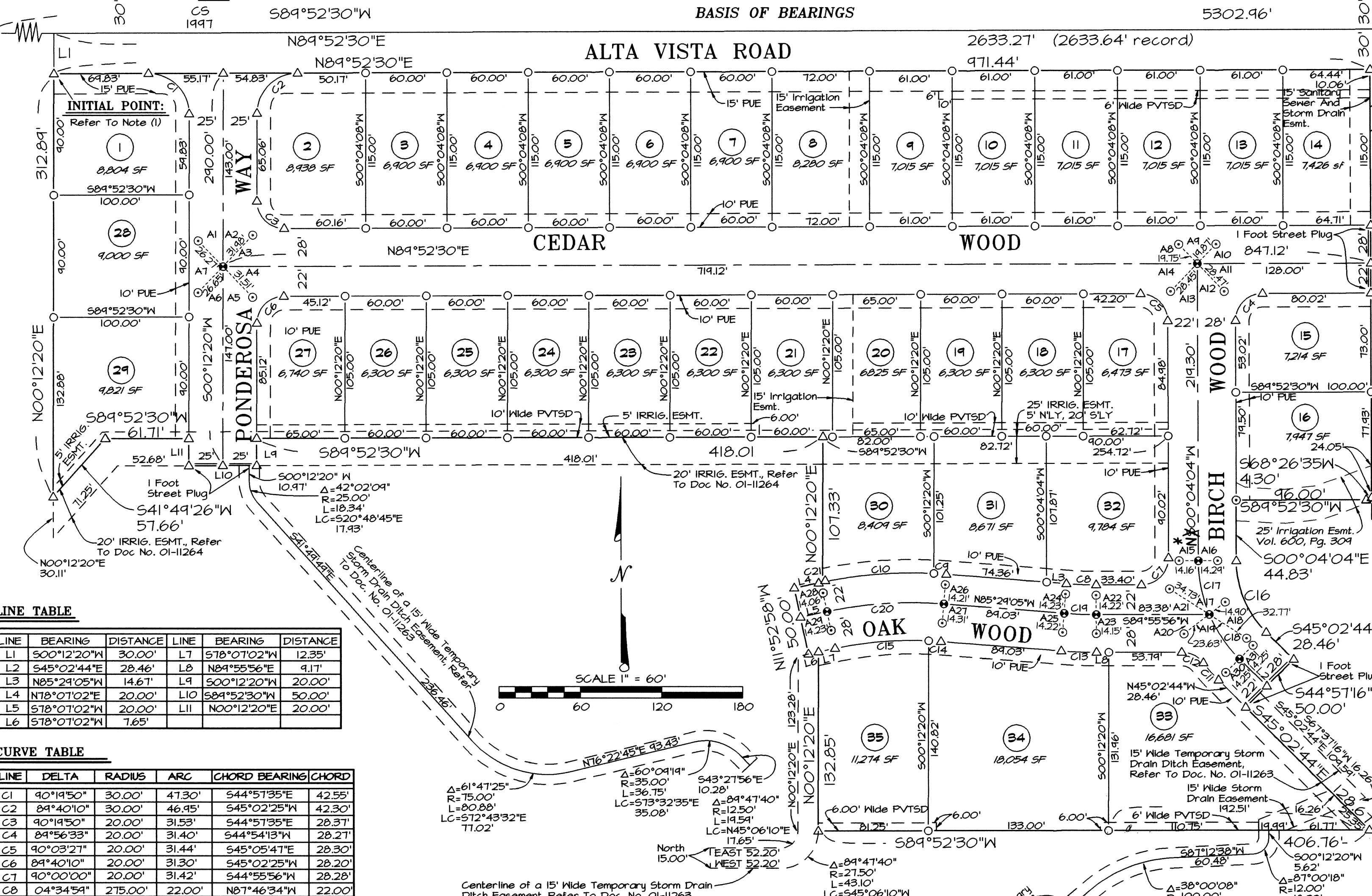
BASIS OF BEARINGS:

The south line of Donation Land Claim Number 47,
 located in Township 36 South, Range 1 West of the
 Willamette Meridian, City of Eagle Point, Jackson
 County, Oregon, as depicted on filed Survey Number
 3007, in the office of the Jackson County Surveyor.

SW CORNER DLC #47, T36S R1W
 a 2 1/2" diameter brass DLC
 cap marked:

SW
 47
 CS
 1997

T36S R1W
 CS
 1997
 DLC 47



- LEGEND**
- △ Indicates a set 5/8 inch diameter by 30 inch long iron pin with a yellow plastic cap marked "NEATHAMER LS 2675", set flush with the surface.
 - Indicates a set 5/8 inch diameter by 24 inch long iron pin with a yellow plastic cap marked "NEATHAMER LS 2675", set flush with the surface.
 - Indicates a set 5/8 inch diameter by 30 inch long iron pin with an aluminum cap marked "NEATHAMER LS 2675", set flush with the surface.
 - Indicates a found 5/8 inch diameter iron pin with a yellow plastic cap marked "KAISER RLS 803".
 - Indicates a found Jackson County brass cap set for a Donation Land Corner and marked as noted.
 - Indicates a set 038 caliber shell casing in concrete curb or structure, with a hub tack and brass tag marked, "LS 2675".
 - SF Indicates the number of square feet within a closed area such as a lot.
 - S/N Indicates a survey filed by number in the office of the Jackson County Surveyor.
 - Esmt. Indicates an easement of record or one being created hereon.
 - PUE Indicates a public utility and slope easement being created hereon.
 - Doc. No. Indicates a document recorded by number in the Official Records of Jackson County, Oregon.
 - Vol. Pg. Indicates a document recorded by number in the Deed Records of Jackson County, Oregon.
 - PVTSD Indicates a private storm drain easement being created hereon.

LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S00°12'20"W	30.00'	L7	S78°07'02"W	12.35'
L2	S45°02'44"E	28.46'	L8	N89°55'56"E	9.11'
L3	N85°24'05"W	14.61'	L9	S00°12'20"W	20.00'
L4	N78°07'02"E	20.00'	L10	S89°52'30"W	50.00'
L5	S78°07'02"W	20.00'	L11	N00°12'20"E	20.00'
L6	S78°07'02"W	7.65'			

CURVE TABLE

LINE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	90°19'50"	30.00'	47.30'	S44°51'35"E	42.55'
C2	89°40'10"	30.00'	46.95'	S45°02'25"W	42.30'
C3	90°19'50"	20.00'	31.53'	S44°51'35"E	28.37'
C4	89°56'33"	20.00'	31.40'	S44°54'13"W	28.27'
C5	90°03'27"	20.00'	31.44'	S45°05'47"E	28.30'
C6	89°40'10"	20.00'	31.30'	S45°02'25"W	28.20'
C7	90°00'00"	20.00'	31.42'	S44°55'56"W	28.28'
C8	04°34'54"	215.00'	22.00'	N87°46'34"W	22.00'
C9	01°36'19"	325.00'	9.11'	N86°17'14"W	9.11'
C10	14°32'28"	325.00'	82.48'	S85°38'22"W	82.26'
C11	07°44'25"	125.00'	16.89'	S41°10'31"E	16.87'
C12	52°45'45"	20.00'	18.42'	S63°41'11"E	17.71'
C13	04°34'54"	325.00'	26.00'	S87°46'34"E	25.99'
C14	01°53'43"	215.00'	9.10'	S86°25'56"E	9.10'
C15	14°30'10"	215.00'	69.61'	N85°22'07"E	69.42'
C16	44°58'40"	75.00'	58.88'	S22°33'24"E	57.38'
C17	22°41'47"	103.00'	40.80'	S11°24'57"E	40.54'
C18	22°16'53"	103.00'	40.05'	S33°54'17"E	39.80'
C19	04°34'54"	247.00'	23.76'	N87°46'34"W	23.75'
C20	16°23'54"	303.00'	86.72'	S86°18'58"W	86.42'
C21	00°15'06"	325.00'	1.43'	N78°14'35"E	1.43'

REFERENCE POINTS TABLE

ANGLE #	ANGLE	ANGLE #	ANGLE	ANGLE #	ANGLE
A1	44°06'12"	A11	46°04'24"	A21	32°44'29"
A2	43°25'37"	A12	43°59'02"	A22	90°00'00"
A3	46°14'33"	A13	44°09'08"	A23	90°00'00"
A4	46°13'39"	A14	45°47'25"	A24	90°00'00"
A5	44°06'12"	A15	90°00'00"	A25	90°00'00"
A6	43°25'37"	A16	90°00'00"	A26	90°00'00"
A7	42°28'12"	A17	109°38'49"	A27	90°00'00"
A8	46°04'24"	A18	70°21'12"	A28	90°00'00"
A9	88°08'10"	A19	109°38'49"	A29	90°00'00"
A10	45°47'25"	A20	37°36'43"	A30 & A31	90°00'00"

**** RECEIVED ****
 DATE 5-2-01 BY *RB*
 This survey consists of:
 2 sheet(s) Map
 1 page(s) Narrative

REGISTERED PROFESSIONAL LAND SURVEYOR
Robert V. Neathamer
 OREGON
 JULY 18, 1984
 ROBERT V. NEATHAMER
 2875
 Renewal Date 12/31/02

PREPARED BY: **Neathamer Surveying, Inc.**
 304 South Central Avenue
 Medford, Oregon 97501
 Phone (541) 732-2869
 FAX (541) 732-1382

PROJECT NUMBER: 98028 DATE: April 4, 2001
 Sheet 2 of 2 © RVN



I, Kathleen S. Beckett, County Clerk for Jackson County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.
Kathleen S. Beckett - County Clerk

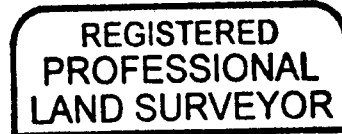
AFFIDAVIT OF CORRECTION
Pursuant to O.R.S. 209.255

16893

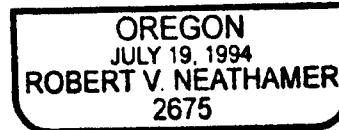
Be it hereby noted that on ECHOES OF THE PONDEROSA SUBDIVISION, PHASE 1, filed for record May 2, 2001 and recorded in Volume 27 of Plats at Page 25 of the Records of Jackson County, Oregon and filed as Survey Number 16893 in the office of the Jackson County Surveyor, a drafting error was made affecting the direction of the centerline of Birch Wood in the subject subdivision. Said centerline bearing is shown as South 00°04'04" West, with a distance of 219.30 feet. The bearing of said centerline should be North 00°04'04" West.

Date: August 10, 2005

Robert V. Neathamer, PS



Robert V. Neathamer



RENEWAL: DEC. 31, 2006

STATE OF OREGON)
County of Jackson) ss.

Before me on August 10th, 2005, personally appeared the above named Robert V. Neathamer, a Registered Professional Land Surveyor, and acknowledged the foregoing instrument to be his voluntary act and deed.

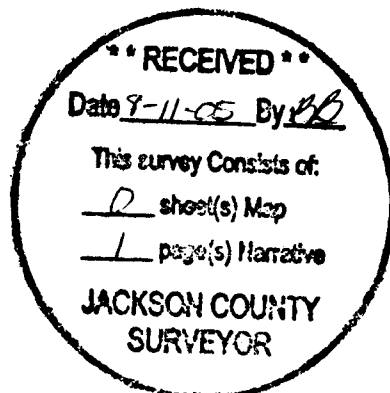
Mark Neathamer



I, Roger R. Roberts, Jackson County Surveyor, do hereby certify that I have examined this Affidavit of Correction and that the changes are permitted in accordance with Chapter 209, Paragraph 255, Oregon Revised Statutes.

August 10, 2005
Date

Roger R. Roberts
Jackson County Surveyor



-003