

BROOKDALE GARDENS A PLANNED COMMUNITY

Located in the Northwest One-quarter of Section 1,
Township 37 South, Range 2 West, Willamette
Meridian, City of Central Point, Jackson County, Oregon.

PREPARED FOR:

BROOKDALE GARDENS, LLC
PO Box 5163
Central Point, Oregon 97502

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that BROOKDALE GARDENS, LLC, an Oregon limited liability company, and Ralph and Barbara Van Der Star, husband and wife, hereinafter referred to 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 Central Point, for public use, all streets and public utility easements shown hereon. Declarants do hereby convey in fee simple to the City of Central Point, that area portrayed and designated hereon as a one-foot street plug. By the approval of this plat, the City of Central Point declares that upon dedication of the extension of the affected street, it hereby dedicates the street plug for public street purposes. Declarants do hereby create those private storm drain easements over, through and across Lots 4 to 10, as depicted hereon, being for use and benefit of Lots 3 to 11. Each said lot is subject to the associated costs and burden for the maintenance thereof. BROOKDALE GARDENS, A PLANNED COMMUNITY, shall be subject to the Covenants, Conditions and Restrictions as contained in Document Number 04-29276 dated and recorded on May 26, 2004, of the Official Records of Jackson County, Oregon. Declarant has caused this tract of land to be surveyed and platted into lots, streets and those easements, as depicted hereon, and the number of each lot and the course and length of all lines are plainly set forth, and this plat is a correct representation of the subdivision.

Declarant hereby designates this subdivision as BROOKDALE GARDENS, A PLANNED COMMUNITY.

IN WITNESS WHEREOF, I set my hand and seal this 19 day of MAY, 2004.

Steve DeCarlow
Steve DeCarlow, Manager
BROOKDALE GARDENS, LLC

Ralph Van Der Star
Ralph Van Der Star

Barbara Van Der Star
Barbara Van Der Star

STATE OF OREGON }
County of Lane } SS

Personally appeared the above named Steve DeCarlow, known to me to be a Manager of BROOKDALE GARDENS, LLC, an Oregon limited liability company, and acknowledged the foregoing instrument, pursuant to authorization by the members of said company, to be their voluntary act and deed.

WITNESS my hand and seal this 13 day of MAY, 2004.

Before me:
Logan Miles
LOGAN MILES NOTARY PUBLIC-OREGON
COMMISSION NO.: 359839
MY COMMISSION EXPIRES: July 29, 2006

STATE OF OREGON }
County of Lane } SS

Personally appeared the above named Ralph and Barbara Van Der Star, known to be husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

WITNESS my hand and seal this 19 day of MAY, 2004.

Before me:
Logan Miles
LOGAN MILES NOTARY PUBLIC-OREGON
COMMISSION NO.: 359839
MY COMMISSION EXPIRES: July 29, 2006

SURVEYOR'S CERTIFICATE

I, Cael E. 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:

All that real property situated in the Southwest One-quarter of Section 1, Township 37 South, Range 2 West of the Willamette Meridian, in the City of Central Point, Jackson County, Oregon, more particularly described as follows:

Beginning at the northeast corner of Lot 36 of CENTRAL POINT EAST, PHASE I, as recorded February 3, 1999, in Volume 85 of Plats at Page 7 of the records of Jackson County, Oregon; thence along the northerly boundary of said lot, South 89°59'50" West, 120.00 feet, to the northwest corner thereof; thence North 00°10'18" West, 99.00 feet to the beginning of a curve concave to the southeast, having a radius of 474.00 feet and a central angle of 09°13'43" (the long chord of which bears South 85°23'37" West, 76.27 feet); thence along the arc of said curve, 76.35 feet to the beginning of a tangent curve to the right, having a radius of 526.00 feet and a central angle of 08°50'29" (the long chord of which bears South 85°12'00" West, 81.09 feet); thence along the arc of said curve 81.17 feet; thence tangent to said curve South 89°37'14" West, 151.09 feet to the beginning of a tangent curve to the right, having a radius of 526.00 feet and a central angle of 09°43'00" (the long chord of which bears North 85°31'16" West, 84.10 feet); thence along the arc of said curve 84.20 feet to the beginning of a tangent curve to the left, having a radius of 474.00 feet and a central angle of 09°43'00" (the long chord of which bears North 85°31'16" West, 80.29 feet); thence along the arc of said curve 80.39 feet; thence tangent to said curve South 89°37'14" West, 206.24 feet to the beginning of a curve to the left, having a radius of 20.00 feet and a central angle of 89°51'04" (the long chord of which bears South 44°41'39" West, 28.25 feet); thence along the arc of said curve 31.36 feet to a point on the easterly right of way of Hammick Road; thence along said right of way, North 00°13'55" West, 152.72 feet; thence parallel with the north line of Donation Land Claim Number 56, of aforesaid township and range, North 89°37'14" East, 103.11 feet; thence North 00°10'17" West, 0.29 feet to the southwest corner of Lot 35 of aforesaid CENTRAL POINT EAST, PHASE I; thence along south boundary thereof, North 89°37'14" East, 120.00 feet to the southeast corner of said Lot 35 and the westerly right of way of Meadowbrook Drive; thence along said westerly right of way South 00°10'18" East, 235.33 feet to the Point of Beginning.

Cael E. 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 Central Point Planning Commission, Resolution Number 536, on May 8, 2002.

PROCEDURE: Utilizing a Nikon DTM-520 and a Ranger 200R with TDS software, all found monuments were tied in a closed traverse. Based on said traverse and monuments, Document Number 84-27993, 95-26413 and 03-34426 (of the Official Records of Jackson County, Oregon), and Surveys Numbered 15762 and 16021 (on file in the office of the Jackson County Surveyor) the project boundaries and interior lots were computed and monumented as depicted hereon.

APPROVALS:

I certify that, pursuant to the authority granted in the City of Central Point Municipal Code, Chapter 16.12, this plat is hereby approved.

William 5-19-2004
Planning Director Date

Examined and approved this 19th day of May, 2004.
Robert Roberts
Jackson County Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of May 20th, 2004.

Patty Budson Deputy
Tax Collector

Examined and approved as required by O.R.S. 92.100 this 20th day of May, 2004.

J. J. ... Deputy
Assessor

RECORDING

FILED FOR RECORD THIS THE 26 DAY OF May, 2004 AT 8:52 O'CLOCK A.M. AND RECORDED IN VOLUME 30 OF PLATS AT PAGE 29 OF THE RECORDS OF JACKSON COUNTY, OREGON.

FOR THE ORDER OF THE COUNTY COURT APPROVING THIS PLAT SEE VOLUME 207, PAGE 242-244 OF THE COMMISSIONERS JOURNAL OF PROCEEDINGS.

Cathleen S. Beckett County Clerk
... Deputy

I hereby certify that this is an exact copy of the original.
Cael E. Neathamer
Surveyor

** RECEIVED **
DATE 5-26-04 BY Jms
This survey consists of:
3 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

Cael E. Neathamer
OREGON
JULY 08, 2001
CAEL E. NEATHAMER
58545
Renewal Date 12/31/04

PREPARED BY: Neathamer Surveying, Inc.
100 East Main St, Suite N
P.O. Box 1584
Medford, Oregon 97501-0120
Phone (541) 732-2869
FAX (541) 732-1382

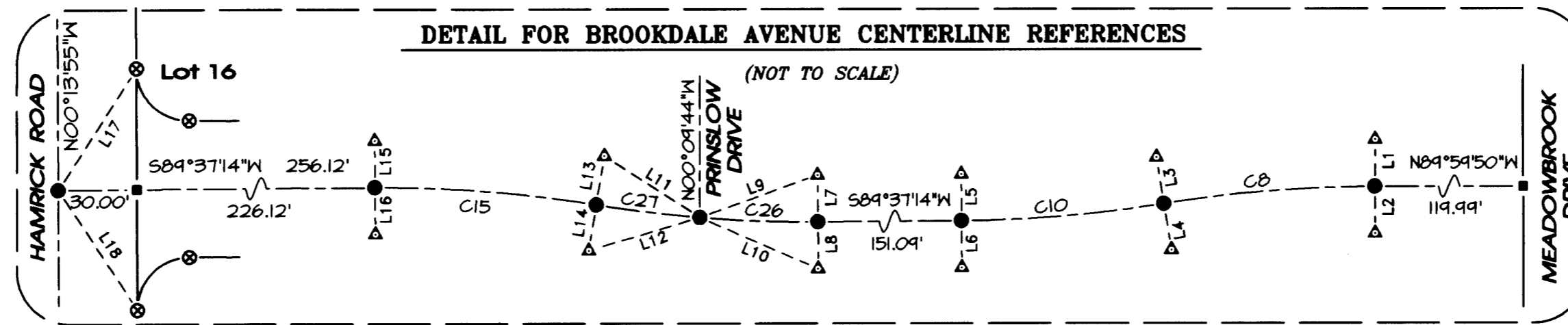
PROJECT NUMBER: 99037 DATE: April 7, 2004
REVISED DATE: May 13, 2004 Sheet 1 of 3

BROOKDALE GARDENS A PLANNED COMMUNITY

Located in the Northwest One-quarter of Section 1,
Township 37 South, Range 2 West, Willamette
Meridian, City of Central Point, Jackson County, Oregon.

PREPARED FOR:

BROOKDALE GARDENS, LLC
PO Box 5163
Central Point, Oregon 97502



RELEASE

HALF MOON, LLC, (formerly known as ROBERTS & LARSON, L.L.C., an Oregon limited liability company), an Oregon limited liability company, as holders of beneficiary interest under that certain Trust Deed dated May 22, 2003, and recorded as Instrument Number 03-34933 on May 29, 2003, in the Official Records of Jackson County, Oregon, of said records, do hereby release from lien of said Trust Deed all property shown hereon as dedicated for public use.

Signed this 18 day of MAY, 2004.

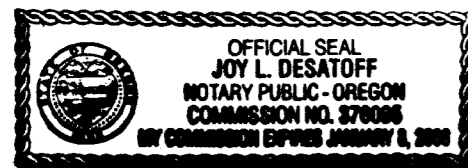
John D. Roberts
John D. Roberts, Manager
HALF MOON LLC

STATE OF OREGON }
County of Lane } 55

Personally appeared the above named John D. Roberts, known to me to be a Manager of HALF MOON, LLC, an Oregon limited liability company, and acknowledged the foregoing instrument, pursuant to authorization by the members of said company, to be their voluntary act and deed.

WITNESS my hand and seal this 18 day of May, 2004.

Before me: Joy L. Desatoff
NOTARY PUBLIC-OREGON
COMMISSION NO.: 376095
MY COMMISSION EXPIRES: 1-8-2008



RELEASE

RL ACQUISITION LLC, an Oregon limited liability company, as holders of beneficiary interest under that certain Trust Deed dated June 23, 2003, and recorded as Instrument Number 03-41305 on June 24, 2003, and as amended by Instrument Number 03-82949 recorded on December 8, 2003, in the Official Records of Jackson County, Oregon, of said records, do hereby release from lien of said Trust Deed all property shown hereon as dedicated for public use.

Signed this 18 day of MAY, 2004.

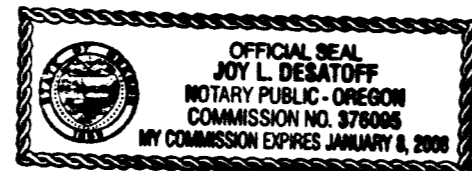
John D. Roberts
John D. Roberts, Manager
RL ACQUISITION LLC

STATE OF OREGON }
County of Lane } 55

Personally appeared the above named John D. Roberts, known to me to be a Manager of RL ACQUISITION LLC, an Oregon limited liability company, and acknowledged the foregoing instrument, pursuant to authorization by the members of said company, to be their voluntary act and deed.

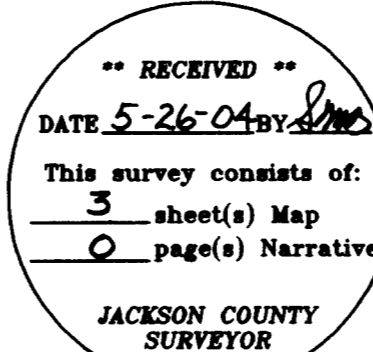
WITNESS my hand and seal this 18 day of May, 2004.

Before me: Joy L. Desatoff
NOTARY PUBLIC-OREGON
COMMISSION NO.: 376095
MY COMMISSION EXPIRES: 1-8-2008



I hereby certify that this is an exact copy of the original.

Cael E. Neathamer
Surveyor



REGISTERED
PROFESSIONAL
LAND SURVEYOR

Cael E. Neathamer

OREGON
JULY 08, 2001
CAEL E. NEATHAMER
56545

Renewal Date 12/31/04

NOTES:

Brookdale Gardens, A Planned Community, is subject to the following matters of record:

- 1) The premises herein described are within and subject to the statutory powers, including the power of assessment, of Rogue Valley Sewer Services.
- 2) The effect of said property, or any part thereof, lying within the Rogue River Valley Irrigation District, and subject to all water and irrigation rights, easements for ditches and canals, and all regulations of said District, including any and all assessments, liens and charges assessed, and to be assessed.
- 3) Right of way 25.0 feet in width, and rights in connection therewith, granted to Fish Lake Water Company, an Oregon corporation, pursuant to Vol. 54 Pg. 83, is not definable, being located somewhere in the Northwest One-quarter of Section 1.
- 4) Right (s) of way for transmission and distribution of electricity, and for other purposes, granted to PacificCorp, an Oregon corporation, or its predecessor in interest, pursuant to Vol. 216, Pg. 597, Vol. 353 Pg. 147 and Vol. 361 Pg. 191.
- 5) A strip of land 20.10 feet in width along the west line, conveyed to Jackson County, Oregon, pursuant to Vol. 298 Pg. 91 (located within the right of way of Hamrick Road).
- 6) Easement for ingress and egress, being the south 26 feet of and within Doc. No. 95-23686.

AFFIDAVIT OF CONSENT for Subdivision from Huset Design, LLC, an Oregon limited liability company, recorded as Document Number 04-29275, of the Official Records of Jackson County, Oregon.

PREPARED BY: Neathamer Surveying, Inc.
100 East Main St, Suite N
P.O. Box 1584
Medford, Oregon 97501-0120
Phone (541) 732-2869
FAX (541) 732-1382

PROJECT NUMBER: 99037 DATE: April 7, 2004
REVISED DATE: May 13, 2004 Sheet 3 of 3

BROOKDALE GARDENS A PLANNED COMMUNITY

Located in the Northwest One-quarter of Section 1,
Township 37 South, Range 2 West, Willamette
Meridian, City of Central Point, Jackson County, Oregon.

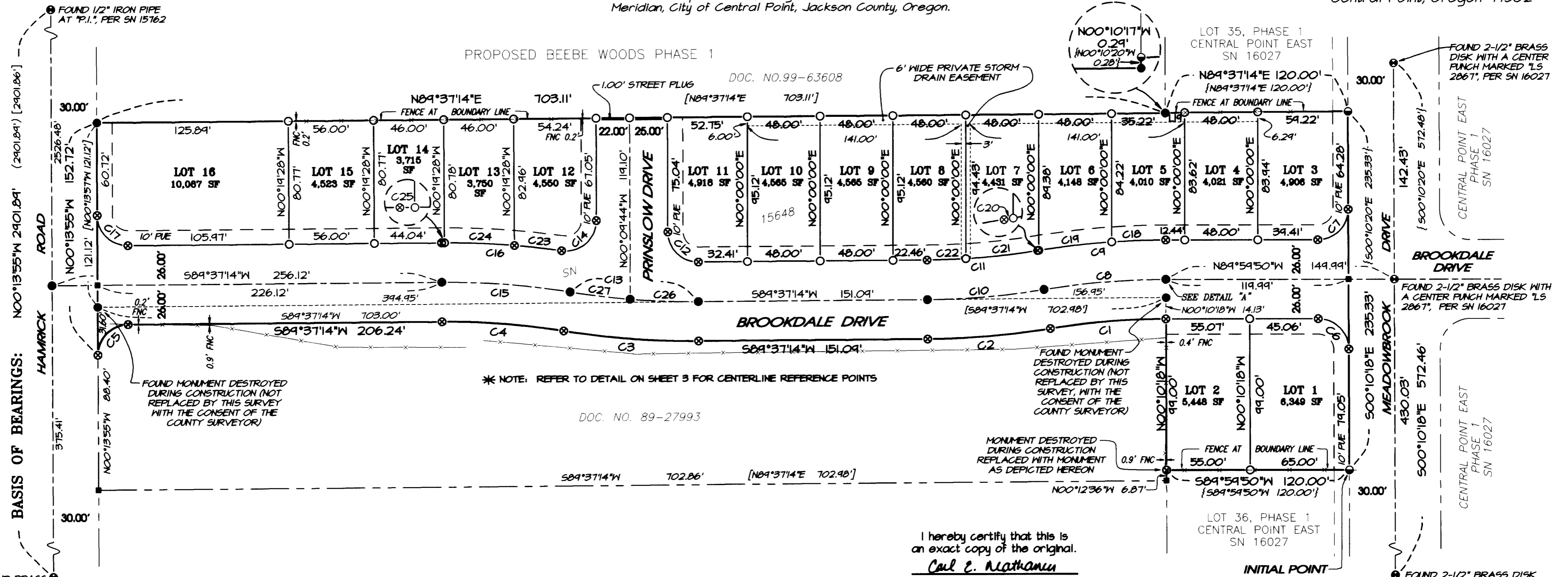
PREPARED FOR:

BROOKDALE GARDENS, LLC
PO Box 5163
Central Point, Oregon 97502

PROPOSED BEEBE WOODS PHASE 1

DOC. NO. 99-63608

DOC. NO. 89-27993



* NOTE: REFER TO DETAIL ON SHEET 3 FOR CENTERLINE REFERENCE POINTS

I hereby certify that this is
an exact copy of the original.
Carl E. Neathamer
Surveyor

LEGEND:

- Indicates a set 5/8-inch diameter by 24 inches in length, with an orange plastic cap marked "C. NEATHAMER LS 56545", the top set flush with the surface.
- ⊗ Indicates a set 5/8-inch diameter by 30 inches in length, with an orange plastic cap marked "C. NEATHAMER LS 56545", the top set flush with the surface.
- Indicates a set 5/8 inch diameter iron pin, 30 inches in length with an aluminum cap marked "C/L MON LS 56545", top set flush with the pavement.
- Indicates a found 5/8 inch diameter iron pin, with a plastic cap marked "McMAHAN LS 1913", per SN 15648.
- Indicates a found 5/8 inch diameter iron pin, with a yellow plastic cap marked "RANDY L. FITCH LS 2867", per SN 16027.
- △ Indicates a set 38-caliber shell casing with brass tag marked "NEATHAMER LS 56545", set in a concrete curb line, flush or just below the surface.
- ⊙ Indicates a found monument as noted hereon.
- Indicates a computed position, nothing found or set.
- () Indicates record information as per SN 15762.
- [] Indicates record information as per SN 15648.
- { } Indicates record information as per SN 16027.
- SN Indicates a survey filed by number in the office of the Jackson County Surveyor.
- PUE Indicates a public utility easement being created hereon.
- SF Indicates the number of square feet within a closed area such as a lot.
- DOC. NO. Indicates an instrument recorded by number of the Official Records of Jackson County, Oregon.
- Indicates the centerline of an existing fence line.
- 1.2' FENCE Indicates the distance and which side from the boundary line that the centerline of fence line is.

CURVE TABLE

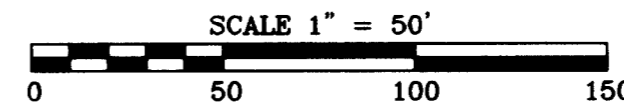
CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	9°13'43"	474.00'	76.35'	S85°23'37"W	76.27'
C2	8°50'29"	526.00'	81.17'	S85°12'00"W	81.09'
C3	9°43'00"	526.00'	84.20'	N85°31'16"W	84.10'
C4	9°43'00"	474.00'	80.39'	N85°31'16"W	80.29'
C5	84°51'04"	20.00'	31.36'	S44°41'39"W	28.25'
C6	89°49'32"	20.00'	31.36'	N45°05'04"W	28.24'
C7	90°10'28"	20.00'	31.48'	N44°54'56"E	28.33'
C8	9°13'15"	500.00'	80.47'	S85°23'23"W	80.38'
C9	9°12'34"	526.00'	84.56'	S85°23'05"W	84.47'
C10	8°50'29"	500.00'	77.15'	S85°12'00"W	77.08'
C11	8°50'29"	474.00'	73.14'	S85°12'00"W	73.07'
C12	90°13'02"	20.00'	31.44'	N45°16'15"W	28.34'
C13	9°43'00"	500.00'	84.79'	N85°31'16"W	84.69'
C14	98°25'25"	20.00'	34.36'	S44°02'58"W	30.29'
C15	9°43'00"	500.00'	84.79'	N85°31'16"W	84.69'
C16	8°38'26"	526.00'	79.32'	N86°03'33"W	79.25'
C17	90°08'51"	20.00'	31.47'	N45°18'21"W	28.32'
C18	3°52'35"	526.00'	35.59'	S88°03'43"W	35.58'
C19	5°15'51"	526.00'	48.33'	S83°29'30"W	48.31'
C20	0°04'44"	526.00'	0.74'	S80°49'10"W	0.74'
C21	5°45'07"	474.00'	47.58'	S83°39'19"W	47.56'
C22	3°05'22"	474.00'	25.56'	S88°04'33"W	25.55'
C23	3°24'33"	526.00'	31.30'	N83°26'36"W	31.29'
C24	5°01'04"	526.00'	46.06'	N87°34'25"W	46.05'
C25	0°12'44"	526.00'	1.46'	S89°34'25"W	1.46'
C26	5°04'27"	500.00'	45.01'	N87°48'03"W	44.99'
C27	4°33'34"	500.00'	39.79'	N82°56'33"W	39.78'

LINE TABLE

LINE #	BEARING	DISTANCE
L1	N00°00'10"E	17.83'
L2	S00°00'10"W	17.85'
L3	N09°13'15"W	17.88'
L4	S09°13'15"E	17.82'
L5	N00°22'46"W	17.84'
L6	S00°22'46"E	17.89'
L7	N00°22'46"W	17.85'
L8	S00°22'46"E	17.87'
L9	N10°13'20"E	47.65'
L10	S66°24'59"E	49.15'
L11	N51°17'17"W	43.30'
L12	S73°29'00"W	44.17'
L13	N09°20'14"E	18.76'
L14	S09°20'14"W	17.68'
L15	N00°22'46"W	17.72'
L16	S00°22'46"E	17.81'
L17	N32°48'22"E	55.03'
L18	S33°25'00"E	54.81'
L19	N89°37'14"E	12.78'

BASIS OF BEARINGS:

The centerline of Hamrick Road pursuant to SN 15762. Basis applied between the found monuments defining said centerline, as depicted hereon.



RECEIVED
DATE 5-26-04 BY [Signature]
This survey consists of:
3 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
Carl E. Neathamer
OREGON JULY 08, 2001
CAEL E. NEATHAMER 56545
Renewal Date 12/31/04

PREPARED BY: **Neathamer Surveying, Inc.**
100 East Main St., Suite N
P.O. Box 1584
Medford, Oregon 97501
Phone (541) 732-2869
FAX (541) 732-1382

PROJECT NUMBER: 99037 DATE: April 7, 2004
REVISED DATE: May 13, 2004 Sheet 2 of 3

Jackson County Assessor's Map No.: 37 2W OIC, Tax Lots 1200 & 1300
Jackson County Assessor's Map No.: 37 2W OICA, Tax Lot 3100

Drawing N:\NSI Projects\Brookdale Gardens, PUD\Final Plat Brookdale Gardens.pro

Renewal Date 12/31/04