

BEEBE WOODS, PHASE 1 A PLANNED COMMUNITY

LOCATED IN:

NW 1/4 OF THE SW 1/4 OF SECTION 1
TOWNSHIP 37 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN
CITY OF CENTRAL POINT, JACKSON COUNTY, OREGON

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, that we, Beebe Wood LLC, an Oregon limited liability company, are the owners in fee simple of the land shown hereon and that we have subdivided the same into lots, and common property as shown 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. We do hereby dedicate to the public for public use those easements labeled as public utility easements, as shown hereon. This planned community is subject to Oregon Revised Statutes 94.550 - 94.783. We hereby designate said subdivision as Beebe Woods, Phase 1, A Planned Community.

Beebe Wood LLC by: [Signature]

STATE OF OREGON
COUNTY OF JACKSON)SS.

This certifies that on this 7th day
of June 2004, before me a Notary Public,
personally appeared C.A. Galpin of Beebe Wood LLC,
and acknowledged the foregoing instrument to be his Voluntary act and deed.

Before me: Gulaine Escey
Gulaine Escey Notary Public - Oregon
Commission No. 362050
My Commission Expires: Oct. 14th 2006
(Month, date, year)

We, Premierwest Bank, the undersigned beneficiary of a certain Trust Deed recorded January 7, 2004, as Document No. 2004-000745, and re-recorded March 24, 2004 as Document No. 2004-015367, Official Records of Jackson County, Oregon, affecting the land described herein, hereby release from the lien of said Trust Deed, all property shown hereon as dedicated to the public for public use.

Premierwest Bank by: [Signature]
It's: Vice President

STATE OF Oregon
COUNTY OF Jackson)SS.

This certifies that on this 8th day
of June 2004, before me a Notary Public,
personally appeared NOLAND ALSTON and
acknowledged the foregoing instrument to be their Voluntary act and deed.

Before me: [Signature]
Lori J. Armstrong Notary Public - Oregon
Commission No. 362179
My Commission Expires: 10/20/06
(Month, date, year)

SURVEYOR'S CERTIFICATE

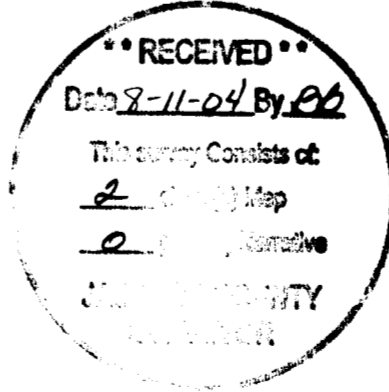
I, Richard G. Templin, a duly registered surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with the proper monuments as provided by law the tract of land hereon shown and the plat is a correct representation of the same, and the following is an accurate description of the boundary lines:

Commencing at a 5/8" iron rod at the inside Ell corner on the South line of Lot 47 of " PARKWOOD VILLAGE PHASE 2 ", as recorded in Volume 27, Page 35 of the Plat records of Jackson County, Oregon and recorded in the Jackson County Surveyor's office as filed survey number 16968; thence South 00°10'20" East, 586.36 feet to a 5/8" iron rod at the Northeast corner of that tract of land more particularly described in Instrument number 95-26413 of the Official Records of Jackson County, Oregon, being the INITIAL POINT OF BEGINNING; thence South 89°36'36" West (Record, South 89°37'14" West) along the Northerly line of said Instrument number 95-26413, 703.12 feet to a 5/8" iron rod on the Easterly right of way line of Hamrick Road; thence North 00°13'57" West along said Easterly right of way line, 211.07 feet to a 5/8" iron rod; thence North 89°50'16" East, 78.72 feet to a 5/8" iron rod; thence North 86°17'51" East, 59.61 feet to a 5/8" iron rod; thence South 00°09'44" East, 36.00 feet to a 5/8" iron rod; thence North 89°50'16" East, 61.00 feet to a 5/8" iron rod; thence North 71°10'41" East, 9.38 feet to a 5/8" iron rod; thence North 89°50'16" East, 308.00 feet to a 5/8" iron rod; thence South 78°30'45" East, 9.90 feet to a 5/8" iron rod; thence North 89°50'16" East, 62.00 feet to a 5/8" iron rod; thence North 00°09'44" West, 16.21 feet to a 5/8" iron rod; thence North 89°50'16" East, 115.53 feet to a 5/8" iron; thence South 00°10'20" East, 193.17 feet to the true point of beginning.

[Signature]
RICHARD G. TEMPLIN LS2359

SURVEYOR'S NARRATIVE

PURPOSE: To survey and prepare a 35 lot Planned Community Subdivision.
PROCEDURE: The East boundary was established by utilizing found pins from " Parkwood Village, Phase 2" and a found monument set on filed survey number 15648. The South boundary was established by utilizing found monuments set on filed survey number 15648. The West boundary is the West right of way line of Hamrick Road, which I used found monuments set on filed surveys 15648 and 17794.
Monuments were set at the new lot corners as depicted on the map.



I CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.
[Signature]
RICHARD G. TEMPLIN LS2359

For: Beebe Wood L.L.C.
P.O. BOX 8271
Medford, Or. 97501

APPROVALS

Examined and approved this 20th day of July, 2004
[Signature]
JACKSON COUNTY SURVEYOR

Examined and recommended for approval this _____ day of _____, 20____.
[Signature]
CITY ENGINEER
PUBLIC WORKS DIRECTOR

Examined and recommended for approval by Rogue Valley Sewer Services
this 4 day of August, 2004.
[Signature]
DISTRICT ENGINEER

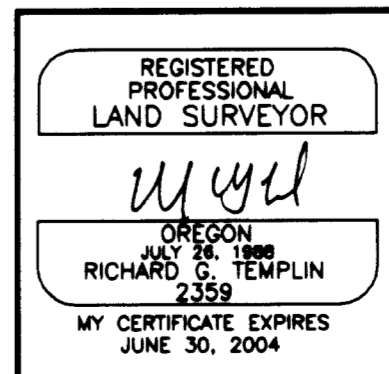
Examined and approved by the City Administrator/Planning Director of the City of Central Point, Jackson County, Oregon. Dated this 20th day of JULY, 2004.
[Signature]
CITY ADMINISTRATOR / PLANNING DIRECTOR

Examined and approved as required by O.R.S. 92.100 as
of August 6th, 2004.
[Signature]
ASSESSOR, DEPARTMENT OF ASSESSMENT

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of Sixth day of August, 2004.
[Signature]
TAX COLLECTOR

RECORDERS CERTIFICATE

For order of the County Court approving this plat see Volume 207, Page 1895-1897 of County Commissioners Journal of Proceedings.
Filed for record this 11th day of August, 2004 at 11:07 o'clock A.M.
and recorded in Volume 30 of Plats at page 49 of records of Jackson County, Oregon.
[Signature] COUNTY CLERK
[Signature] DEPUTY



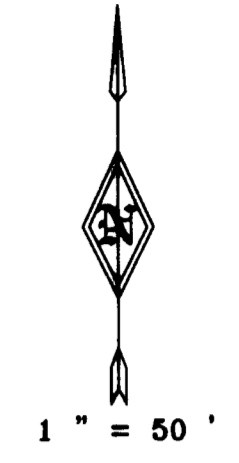
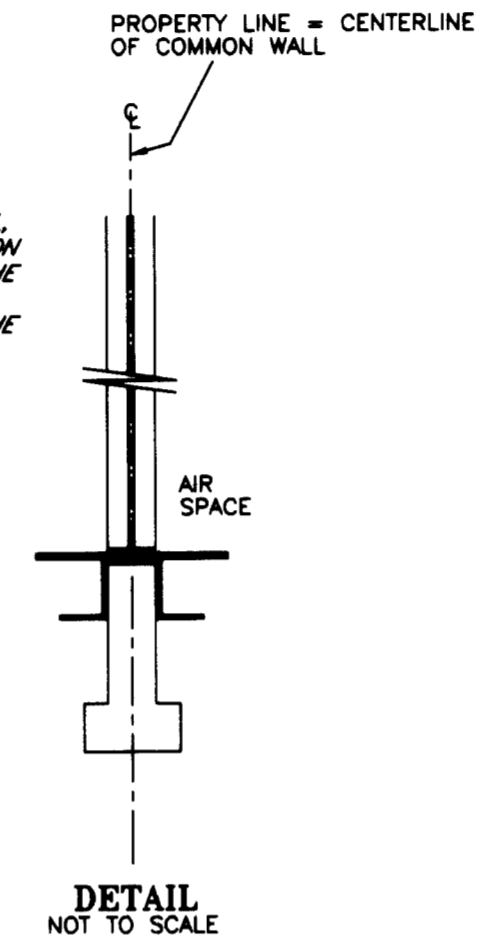
FILE: "beebe ph1 june5.dwg"
RICHARD TEMPLIN LAND SURVEYING
P.O. BOX 1946 899-2032 JACKSONVILLE, OREGON
BEEBE WOODS, PHASE 1
A PLANNED COMMUNITY
LOCATED IN:
NW 1/4 OF THE SW 1/4 OF SECTION 1
TOWNSHIP 37 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN
CITY OF CENTRAL POINT, JACKSON COUNTY, OREGON
DATE: MAY 22, 2004

BEEBE WOODS, PHASE 1 A PLANNED COMMUNITY

LOCATED IN:
NW 1/4 OF THE SW 1/4 OF SECTION 1
TOWNSHIP 37 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN
CITY OF CENTRAL POINT, JACKSON COUNTY, OREGON

- LEGEND**
- SET 5/8" X 30" REBAR WITH PLASTIC CAP MARKED "TEMPLIN LS2359"
 - ▲ SET NAIL & STAINLESS STEEL FLASHER MARKED "LS2359"
 - FD. 5/8" REBAR WITH PLASTIC CAP MARKED "NEATHAMER LS 2676" PER PARKWOOD VILLAGE, A PLANNED COMMUNITY
 - ▣ FD. 5/8" REBAR WITH PLASTIC CAP MARKED "D. McMAHAN LS 1913" PER FS 15648
 - FD. 5/8" REBAR WITH PLASTIC CAP MARKED "FARBER PLS 2189" PER FS 17794
 - (()) INDICATES RECORD BEARING/DISTANCE PER FILED SURVEY 16027
 - { } INDICATES RECORD BEARING/DISTANCE PER FILED SURVEY 15648
 - FS INDICATES FILED SURVEY- JACKSON COUNTY SURVEYOR'S OFFICE
 - DR INDICATES DEED RECORD
 - P.U.E. EASEMENT FOR PUBLIC UTILITIES, DRAINAGE, CABLE TELEVISION AND CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER, WATER LINES, ELECTRIC & IRRIGATION
 - I.E. INGRESS & EGRESS FOR PRIVATE ROAD
 - ▨ COMMON PROPERTY, P.U.E., I.E. ON EXISTING PRIVATE ROADS

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



BASIS OF BEARING: THE WEST LINE OF CENTRAL POINT EAST, PHASE 1, F.S. 16027

EASEMENTS SHOWN ON CURRENT TITLE REPORT

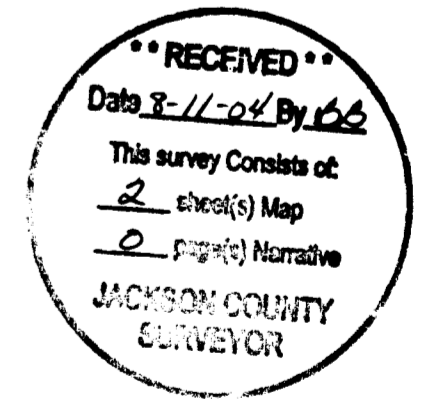
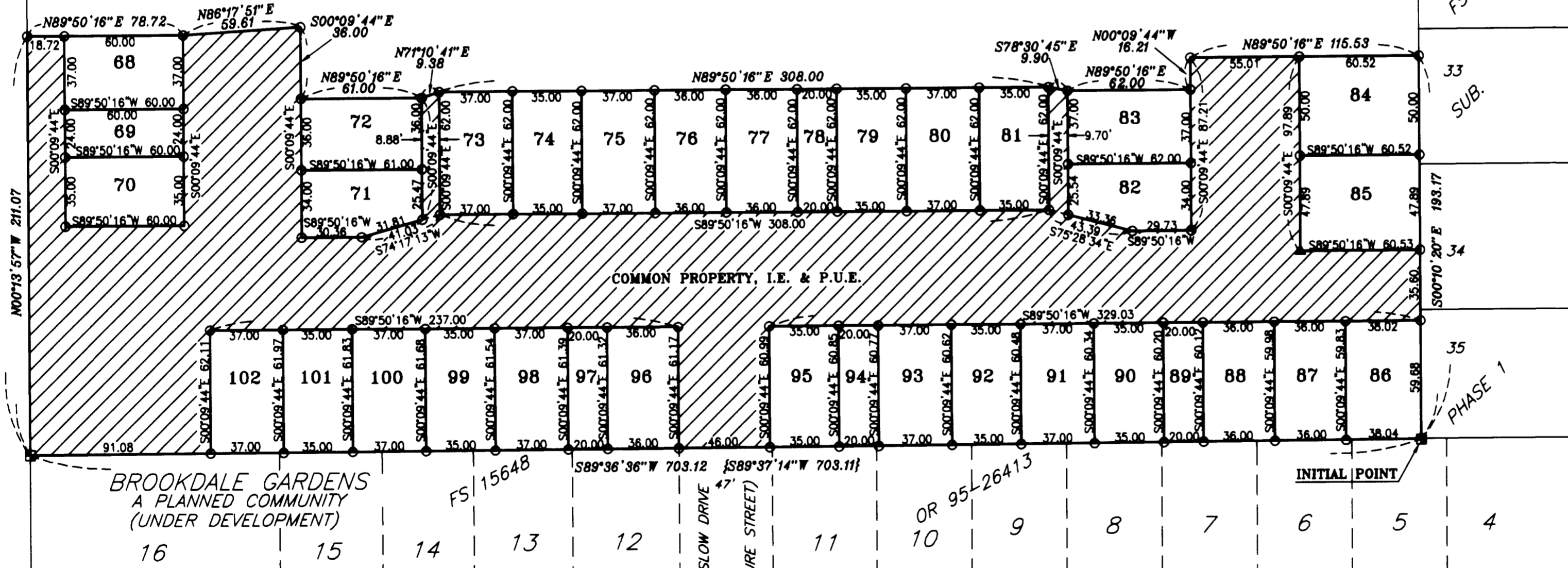
1) THE PREMISES ARE LOCATED WITHIN THE ROGUE RIVER VALLEY IRRIGATION DISTRICT - NOT LOCATED

LOT AREAS (SQ. FT.)

LOT 68	=	2220
LOT 69	=	1440
LOT 70	=	2100
LOT 71	=	1943
LOT 72	=	2196
LOT 73	=	2294
LOT 74	=	2170
LOT 75	=	2294
LOT 76	=	2232
LOT 77	=	2232
LOT 78	=	1240
LOT 79	=	2170
LOT 80	=	2294
LOT 81	=	2170
LOT 82	=	1972
LOT 83	=	2294
LOT 84	=	3026
LOT 85	=	2899
LOT 86	=	2272
LOT 87	=	2156
LOT 88	=	2162
LOT 89	=	1203
LOT 90	=	2109
LOT 91	=	2235
LOT 92	=	2119
LOT 93	=	2246
LOT 94	=	1216
LOT 95	=	2132
LOT 96	=	2205
LOT 97	=	1227
LOT 98	=	2274
LOT 99	=	2156
LOT 100	=	2284
LOT 101	=	2166
LOT 102	=	2295

HAMRICK ROAD (VARIABLE WIDTH)

HAMRICK ROAD



FILE: "beebe ph1 may22.dwg"

REGISTERED PROFESSIONAL LAND SURVEYOR

WYT

OREGON
JULY 28, 1988
RICHARD G. TEMPLIN
2359
MY CERTIFICATE EXPIRES
JUNE 30, 2004

RICHARD TEMPLIN LAND SURVEYING
P.O. BOX 1946 899-2032 JACKSONVILLE, OREGON

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DATE: MAY 22, 2004

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WYT

RICHARD G. TEMPLIN LS2359

For: Beebe Wood L.L.C.
P.O. BOX 8271
Medford, Or. 97501