

# SUNNYBROOKE ESTATES SUBDIVISION

FINAL PLAT OF

### SURVEYOR'S CERTIFICATE

I, JOHN J. VOORHEIS, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2635 OF THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE ACCURATELY SURVEYED AND MARKED WITH PROPER MONUMENTS, THAT TRACT OF LAND REPRESENTED ON THIS SUBDIVISION PLAT, AND THAT SAID SURVEY AND SAID PLAT CONFORM WITH THE ORDINANCES OF THE CITY OF ROGUE RIVER AND THE STATUTES OF THE STATE OF OREGON, THE FOLLOWING BEING AN ACCURATE DESCRIPTION OF THE BOUNDARY AS SET FORTH HEREON:

PARCEL 2, AS SHOWN ON THE PARTITION PLAT FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS NO. 15125 AND RECORDED AS PARTITION PLAT NO. P-83-1996 OF "RECORD OF PARTITION PLATS" IN JACKSON COUNTY, OREGON.

*John J. Voorheis*  
JOHN J. VOORHEIS, PROFESSIONAL LAND SURVEYOR NO. 2635

### DECLARATION

KNOW ALL MEN BY THESE PRESENTS, THAT DANIEL L. WOODRUFF AND SHARON L. WOODRUFF, AS TENANTS BY THE ENTIRETY, ARE THE FEE TITLE OWNERS OF THE REAL PROPERTY DESCRIBED ON THE ANNEXED PLAT, AND BEING MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE. WE HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO LOTS, STREETS, PUBLIC UTILITY EASEMENTS, SEWER EASEMENTS, SLOPE EASEMENTS, DRAINAGE EASEMENTS, AND A PEDESTRIAN ACCESS EASEMENT, AS SHOWN HEREON. WE DO HEREBY DEDICATE TO THE CITY OF ROGUE RIVER, FOR PUBLIC USE, THOSE AREAS DESIGNATED AS STREETS, THE 5 FOOT ADDITIONAL RIGHT OF WAY, THE PUBLIC UTILITY EASEMENTS, AND THE PEDESTRIAN ACCESS EASEMENT, AS SHOWN HEREON. WE DO HEREBY CREATE THE 5 FOOT SEWER EASEMENT OVER LOTS 1 THROUGH 5, INCLUSIVE, THE 15 FOOT SLOPE EASEMENT OVER LOTS 1 THROUGH 5, INCLUSIVE, THE 10 FOOT DRAINAGE EASEMENT OVER LOTS 2 AND 3, AND THE 15 FOOT DRAINAGE EASEMENT OVER LOT 4, AS SHOWN HEREON. 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. WE HEREBY DESIGNATE THIS SUBDIVISION AS SUNNYBROOKE ESTATES SUBDIVISION.

*Daniel L. Woodruff*      *Sharon L. Woodruff*  
DANIEL L. WOODRUFF      SHARON L. WOODRUFF

STATE OF OREGON )SS  
COUNTY OF JOSEPHINE)

THIS IS TO CERTIFY THAT ON THIS 30<sup>th</sup> DAY OF July, 2004 A.D., BEFORE ME PERSONALLY CAME DANIEL L. WOODRUFF AND SHARON L. WOODRUFF, KNOWN TO ME TO BE THE IDENTICAL PERSONS WHO EXECUTED THE FOREGOING DECLARATION. DANIEL L. WOODRUFF AND SHARON L. WOODRUFF ACKNOWLEDGE THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

*Stacey M. Huntington*      *Stacey M. Huntington*  
NOTARY PUBLIC FOR OREGON      NOTARY PUBLIC FOR OREGON  
(SIGNATURE)      (PRINT NAME)  
351889  
COMMISSION NUMBER

MY COMMISSION EXPIRES ON THE 19<sup>th</sup> DAY OF November, 2005 A.D.

### RELEASE

ANNA M. BEELER, TRUSTEE OF THE JOHN H. BEELER RESIDUAL TRUST, AS HOLDER OF BENEFICIARY INTEREST UNDER THAT DEED OF TRUST RECORDED NOVEMBER 15, 2001 AS DOCUMENT NO. 01-54697 AND RE-RECORDED AS DOCUMENT NO. 01-57776, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, AND THAT DEED OF TRUST RECORDED DECEMBER 3, 2003 AS DOCUMENT NO. 03-82243, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, AFFECTING THE LAND DEPICTED HEREON, DO HEREBY RELEASE FROM LIEN OF SAID TRUST DEEDS ALL PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON, DEDICATED TO THE CITY OF ROGUE RIVER FOR PUBLIC USE.

### SUBDIVISION PLAT CONSENT AFFIDAVIT (RELEASE)

FROM ANNA M. BEELER, TRUSTEE OF THE JOHN H. BEELER RESIDUAL TRUST, AS HOLDER OF BENEFICIARY INTEREST UNDER THAT DEED OF TRUST RECORDED NOVEMBER 15, 2001 AS DOCUMENT NO. 01-54697 AND RE-RECORDED AS DOCUMENT NO. 01-57776, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, AND THAT DEED OF TRUST RECORDED DECEMBER 3, 2003 AS DOCUMENT NO. 03-82243, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

RECORDED AS DOCUMENT NO. 04-49400 OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

### APPROVALS

EXAMINED AND APPROVED THIS 5<sup>th</sup> DAY OF August, 2004  
*Mike E. Beasley*  
CITY OF ROGUE RIVER ADMINISTRATOR  
EXAMINED AND APPROVED THIS 5<sup>th</sup> DAY OF August, 2004  
*Ken Johnson*  
CITY OF ROGUE RIVER DIRECTOR OF PUBLIC WORKS  
EXAMINED AND APPROVED THIS 2<sup>nd</sup> DAY OF August, 2004  
*Roger R. Roberts*  
JACKSON COUNTY SURVEYOR

### ASSESSOR / TAX COLLECTOR

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100 THIS 18<sup>th</sup> DAY OF August, 2004.  
*John J. Dost*  
ASSESSOR  
ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF Aug 18, 2004  
*Carol Applegate Deputy*  
TAX COLLECTOR

### RECORDER'S CERTIFICATE

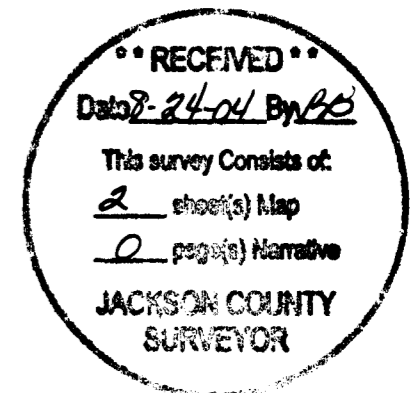
FILED FOR RECORD THIS 24 DAY OF August, 2004 AT 10:30 O'CLOCK, A.M., AND RECORDED IN VOLUME 30 OF PLATS AT PAGE 56 OF RECORDS OF JACKSON COUNTY, OREGON  
*Kathleen A. Beckett*      *Geraldine Cutting*  
COUNTY CLERK      DEPUTY  
FOR ORDER OF THE COUNTY COURT APPROVING THIS PLAT SEE VOLUME 207, PAGE 2009, OF THE COMMISSIONERS JOURNAL OF PROCEEDINGS.

### NARRATIVE

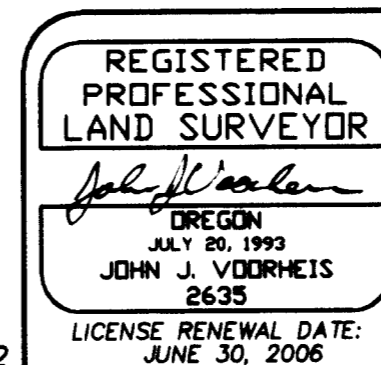
THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE PARCEL 2 OF PARTITION PLAT NO. P-83-1996 INTO 5 LOTS AS TENTATIVELY APPROVED BY THE CITY OF ROGUE RIVER PLANNING DEPARTMENT. MONUMENTS WERE RECOVERED AS SHOWN ON THE PLAT AND TIED INTO A CONTROL NETWORK. NEW LOT CORNERS WERE THEN ESTABLISHED AS SHOWN. THIS SURVEY WAS EXECUTED WITH A SOKKIA SET3E TOTAL STATION. SURVEY NO. 7438 AND PARTITION PLAT NO. P-83-1996 SHOW A 5/8 INCH IRON ROD SET AS A 12 FOOT WITNESS CORNER TO THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY. I FOUND A 5/8 INCH IRON ROD, FIRMLY SET, 22 FEET NORTH OF SAID SOUTHWEST CORNER. THE NORTHERLY BANK OF WARDS CREEK HAS ERODED IN THAT AREA AND ANY MONUMENT ESTABLISHED AT 12 FEET WOULD NOW BE DESTROYED. AS THE 5/8 INCH IRON ROD AT 22 FEET IS IN HARMONY WITH THE RECORD BEARING ALONG THE WESTERLY LINE, I HELD SAID IRON ROD AS CONTROLLING THE LOCATION OF SAID WESTERLY LINE. A BENCH MARK HAS BEEN ESTABLISHED ON THE 3 INCH BRASS CAP MONUMENT AT THE CENTER SOUTH 1/16TH CORNER OF SECTION 15. DIRECT LEVELS WERE RUN AND ADJUSTED USING USC & GS BENCH MARK NO. W7-1920, FEMA BENCH MARK NO. RM-3, AND OBEC CONTROL POINT NO. 302 (OBEC PROJECT NO. 564002) AS CONTROL. ELEVATIONS OF THE CONTROLLING BENCH MARKS WERE OBTAINED FROM ELECTRONIC DATA SHEETS ON FILE AT THE JACKSON COUNTY SURVEYOR'S OFFICE AND FROM FIRM PANEL NO. 410098 001 B. DUE TO THE FLOOD HAZARD OF WARDS CREEK, THE BENCH MARK ELEVATION IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1929 (NAVD '29).

I HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE FINAL PLAT.

*John J. Voorheis*  
JOHN J. VOORHEIS, PLS 2635

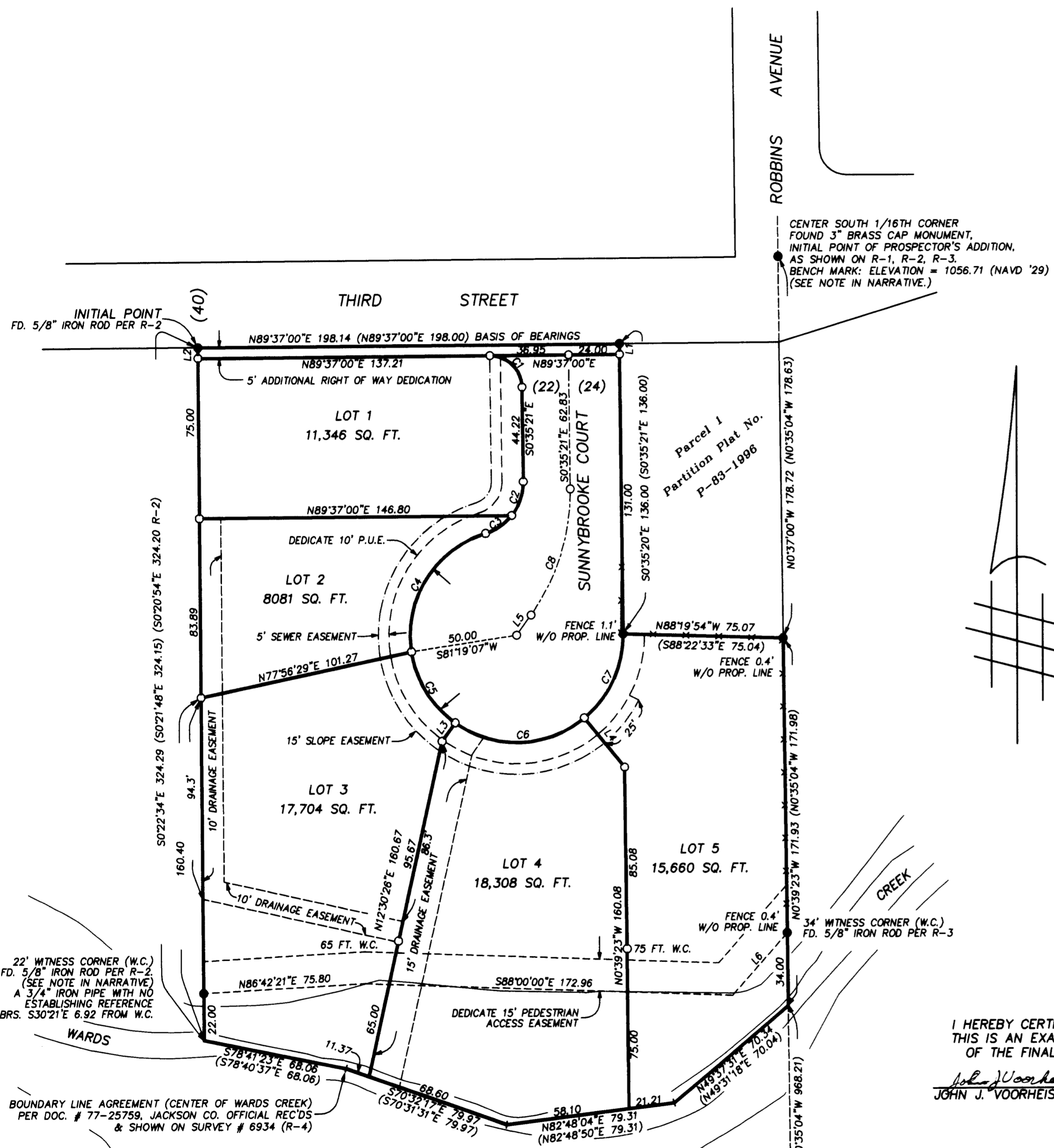
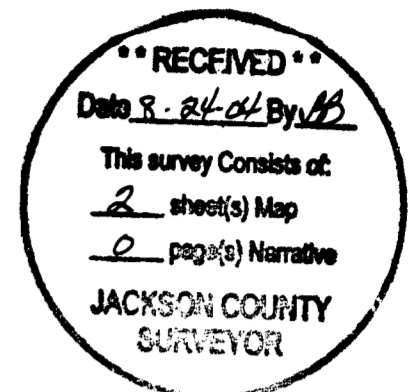


THIS PLAT WAS PREPARED WITH A HEWLETT-PACKARD (HP) DESIGN JET 430 USING NO. C4844A INKJET INK ON CONTINENTAL IMAGING NO. JPC4M2 POLYESTER FILM.



VOORHEIS LAND SURVEYING, John J. Voorheis, PLS 2635 3388-B Merlin Road # 113, Grants Pass, Oregon (541) 476-0601  
**Sunnybrooke Estates Subdivision**  
PARCEL 2 OF PARTITION PLAT NO. P-83-1996  
SITUATED IN THE SE 1/4 SW 1/4 SEC. 15, T.36 S., R.4 W., W.M.,  
CITY OF ROGUE RIVER, JACKSON COUNTY, OREGON  
SURVEY FOR: Dan Woodruff      DATE: June 11, 2004  
1033 Starlite Place  
Grants Pass, Oregon 97526

# FINAL PLAT OF SUNNYBROOKE ESTATES SUBDIVISION



CENTER SOUTH 1/16TH CORNER  
FOUND 3" BRASS CAP MONUMENT,  
INITIAL POINT OF PROSPECTOR'S ADDITION,  
AS SHOWN ON R-1, R-2, R-3.  
BENCH MARK: ELEVATION = 1056.71 (NAVD '29)  
(SEE NOTE IN NARRATIVE.)

### LEGEND

- = SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "VOORHEIS PLS 2635".
- = FOUND 5/8" IRON ROD MARKED "D.W. EDWARDS LS 741" PER PARTITION PLAT NO. P-83-1996, UNLESS NOTED OTHERWISE.
- ( ) = RECORD INFORMATION PER PARTITION PLAT NO. P-83-1996, UNLESS NOTED OTHERWISE.
- \*—\*—\*—\*— = CHAIN LINK FENCE ON PROPERTY LINE, UNLESS NOTED OTHERWISE.

10' P.U.E. = 10 FOOT PUBLIC UTILITY EASEMENT  
W.C. = WITNESS CORNER TO TRUE PROPERTY CORNER  
O.R.J.C. = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON  
W/O, E/O = WEST OF, EAST OF, RESPECTIVELY

BASIS OF BEARINGS: THE SOUTHERLY LINE OF 3RD STREET,  
SHOWN AS N89°37'00"E, PER PARTITION PLAT NO. P-83-1996.

### REFERENCES

R-1 = PARTITION PLAT NO. P-83-1996 (SURVEY # 15125)  
R-2 = SURVEY # 7438    R-3 = SURVEY # 14011  
R-4 = SURVEY # 6934

LINE	DISTANCE	BEARING
L1	5.00	S0°35'20"E
L2	5.00	S0°22'34"E
L3	10.62	N35°26'49"E
L4	29.79	N39°18'03"W
L5	11.66	S35°27'00"W
L6	38.85	N41°18'02"E

CURVE	DELTA	RADIUS	ARC LENGTH	LONG CHORD
C1	89°47'39"	15.00	23.51	S45°29'11"E 21.18
C2	39°13'52"	25.00	17.12	S19°01'35"W 16.79
C3	34°30'31"	25.00	15.06	S55°53'47"W 14.83
C4	81°49'55"	50.00	71.41	S32°14'04"W 65.50
C5	45°52'16"	50.00	40.03	S31°37'03"E 38.97
C6	74°44'55"	50.00	65.23	N88°04'23"E 60.70
C7	51°17'19"	50.00	44.76	N25°03'18"E 43.28
C8	36°02'21"	100.00	62.90	N17°25'49"E 61.87

I HEREBY CERTIFY THAT  
THIS IS AN EXACT COPY  
OF THE FINAL PLAT.

*John J. Voorheis*  
JOHN J. VOORHEIS, PLS 2635

THIS PLAT WAS PREPARED WITH A HEWLETT-PACKARD (HP) DESIGN JET 430  
USING NO. C4844A INKJET INK ON CONTINENTAL IMAGING NO. JPC4M2 POLYESTER FILM.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*John J. Voorheis*  
OREGON  
JULY 20, 1993  
JOHN J. VOORHEIS  
2635  
LICENSE RENEWAL DATE:  
JUNE 30, 2006

VOORHEIS LAND SURVEYING, John J. Voorheis, PLS 2635  
3388-B Merlin Road # 113, Grants Pass, Oregon (541) 476-0801

## Sunnybrooke Estates Subdivision

PARCEL 2 OF PARTITION PLAT NO. P-83-1996  
SITUATED IN THE SE 1/4 SW 1/4 SEC. 15, T.36 S., R.4 W., W.M.,  
CITY OF ROGUE RIVER, JACKSON COUNTY, OREGON  
SURVEY FOR: Dan Woodruff    DATE: June 11, 2004  
1033 Starlite Place  
Grants Pass, Oregon 97526    SCALE 1" = 40'