

BROOKDALE GARDENS No.2 A PLANNED COMMUNITY SUBDIVISION

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:

**RALPH AND BARBARA
VAN DER STAR**

PO Box 5023
Central Point, Oregon 97502

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that 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, and hereby dedicate to the City of Central Point, for public use, all public utility easements shown hereon. BROOKDALE GARDENS No. 2, shall be subject to the Covenants, Conditions and Restrictions as contained in Document Number 04-57120, dated and recorded on Sept. 29th, 2004, of the Official Records of Jackson County, Oregon. Declarant has caused this tract of land to be surveyed and platted into lots, 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 No. 2, a planned community.

IN WITNESS WHEREOF, I set my hand and seal this 22 day of September, 2004.

Ralph Van Der Star
Ralph Van Der Star

Barbara Van Der Star
Barbara Van Der Star

STATE OF OREGON }
County of Jackson } 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 22 day of September, 2004.

Before me:
Tiffany L. Pool
Tiffany L. Pool NOTARY PUBLIC-OREGON
COMMISSION NO.: 369620
MY COMMISSION EXPIRES: June 15, 2007

NOTES:

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

- 1) Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of the Rogue River Valley Irrigation District, for which no search has been made.
- 2) Regulations, including levies, liens, assessments, rights of way and easements of Rogue Valley Sewer Services, for which no search has been made.
- 3) The rights of the public in and to that portion of the herein described property lying within the limits of public roads, streets or highways.
- 4) An easement created by instrument, including the terms and provisions thereof, Recorded in Volume 340 Page 133, in favor of the California Oregon Power Company, for transmission and distribution of electricity. Easement is blanket in nature.
- 5) A Building Sewer Agreement, including the terms and provisions therein, dated November 7, 1984 and Recorded November 8, 1984 as Document No. 84-18299.

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 located in the Southwest One-Quarter of Section 1, Township 37 South, Range 2 West of the Willamette Meridian, City of Central Point, Jackson County, Oregon, more particularly described as follows:

Beginning at the intersection of the easterly right-of-way of Hamrick Road, a public road, and the south line of that certain tract of land described in Document Number 84-27993 of the Official Records of Jackson County, Oregon, said point being the Initial Point, from which the southeast corner of Donation Land Claim Number 55 bears South 89°46'05" West, a distance of 30.00 feet and South 00°13'55" East, a distance of 241.14 feet; thence North 00°13'55" West, along said right-of-way, a distance of 88.40 feet to a rebar and orange plastic cap marked "C. NEATHAMER LS 56545" and the beginning of a 20.00 foot radius curve to the right having a central angle of 89°51'04"; thence along the arc of said curve and the southerly right-of-way of Brookdale Drive, a public road, a distance of 31.36 feet to a rebar and orange plastic cap marked "C. NEATHAMER LS 56545", the long chord of said curve bears North 44°41'39" East, a distance of 28.25 feet; thence continuing along said right-of-way the following courses and distances; North 89°37'14" East, a distance of 206.24 feet to a rebar and orange plastic cap marked "C. NEATHAMER LS 56545" and the beginning of a 474.00 foot radius curve to the right having a central angle of 09°43'00"; thence along the arc of said curve, a distance of 80.34 feet to a rebar and orange plastic cap marked "C. NEATHAMER LS 56545", the long chord of said curve bears South 85°31'16" East, a distance of 80.29 feet to the beginning of a 526.00 foot radius reverse curve to the left having a central angle of 09°43'00"; thence along the arc of said curve, a distance of 84.20 feet to a rebar and orange plastic cap marked "C. NEATHAMER LS 56545", the long chord of said curve bears South 85°31'16" East, a distance of 84.10 feet; North 84°37'14" East, a distance of 151.04 feet to the beginning of a 526.00 foot radius curve to the left having a central angle of 08°50'29"; thence along the arc of said curve, a distance of 81.17 feet to a rebar and orange plastic cap marked "C. NEATHAMER LS 56545", the long chord of said curve bears North 85°12'00" East, a distance of 81.04 feet to the beginning of a 474.00 foot radius reverse curve to the right having a central angle of 9°13'43"; thence along the arc of said curve, a distance of 76.35 feet to a rebar and orange plastic cap marked "C. NEATHAMER LS 56545", the long chord of said curve bears North 85°23'31" East, a distance of 76.27 feet; thence leaving last said right-of-way, South 00°10'18" East, a distance of 105.87 feet to the southeast corner of first said tract; thence South 89°37'14" West, along the south line of first said tract, a distance of 702.86 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 621, on July 06, 2004.

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 03-34928 (of the Official Records of Jackson County, Oregon), and Surveys Numbered 15762, 16021 and 18265 (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.

Institution Deputy September 23, 2004
Planning Director Date

Examined and approved this 22ND day of September, 2004.

Roger Roberts
Jackson County Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of Sept. 24th, 2004.

Patty Budoong Deputy
Tax Collector Deputy

Examined and approved as required by O.R.S. 92.100 this 24th day of September, 2004.

Christoper Jannis
Assessor Deputy

RECORDING

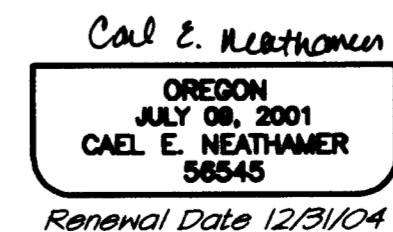
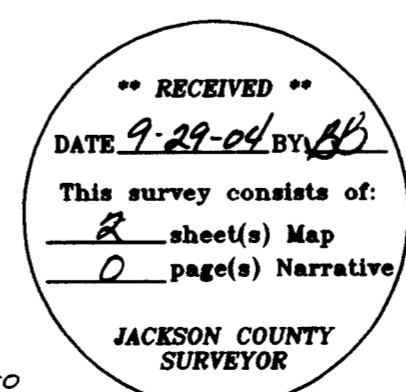
FILED FOR RECORD THIS THE 29TH DAY OF September, 2004 AT 1:36 O'CLOCK P.M AND RECORDED IN VOLUME 30 OF PLATS AT PAGE 64 OF THE RECORDS OF JACKSON COUNTY, OREGON.

FOR THE ORDER OF THE COUNTY COURT APPROVING THIS PLAT SEE VOLUME 208, PAGE 276-278, OF THE COMMISSIONERS JOURNAL OF PROCEEDINGS.

Kathleen S. Beckett Sonya S. Morgan
County Clerk Deputy

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

Cael E. Neathamer
Surveyor



PREPARED BY: Neathamer Surveying, Inc.
3126 State St. Suite 200
P.O. Box 1584
Medford, Oregon 97501-0120
Phone (541) 732-2869
FAX (541) 732-1382
PROJECT NUMBER: 04032 DATE: September 15, 2004
Sheet 1 of 2

BROOKDALE GARDENS No.2

A PLANNED COMMUNITY SUBDIVISION

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:

**RALPH AND BARBARA
VAN DER STAR**

PO Box 5023
Central Point, Oregon 97502

DOC. NO.99-63608
PROPOSED BEEBE WOODS PHASE 1

LOT 35, PHASE 1
CENTRAL POINT EAST
SN 16027

FOUND 2-1/2" BRASS
DISK WITH A CENTER
PUNCH MARKED "LS
2867", PER SN 16027

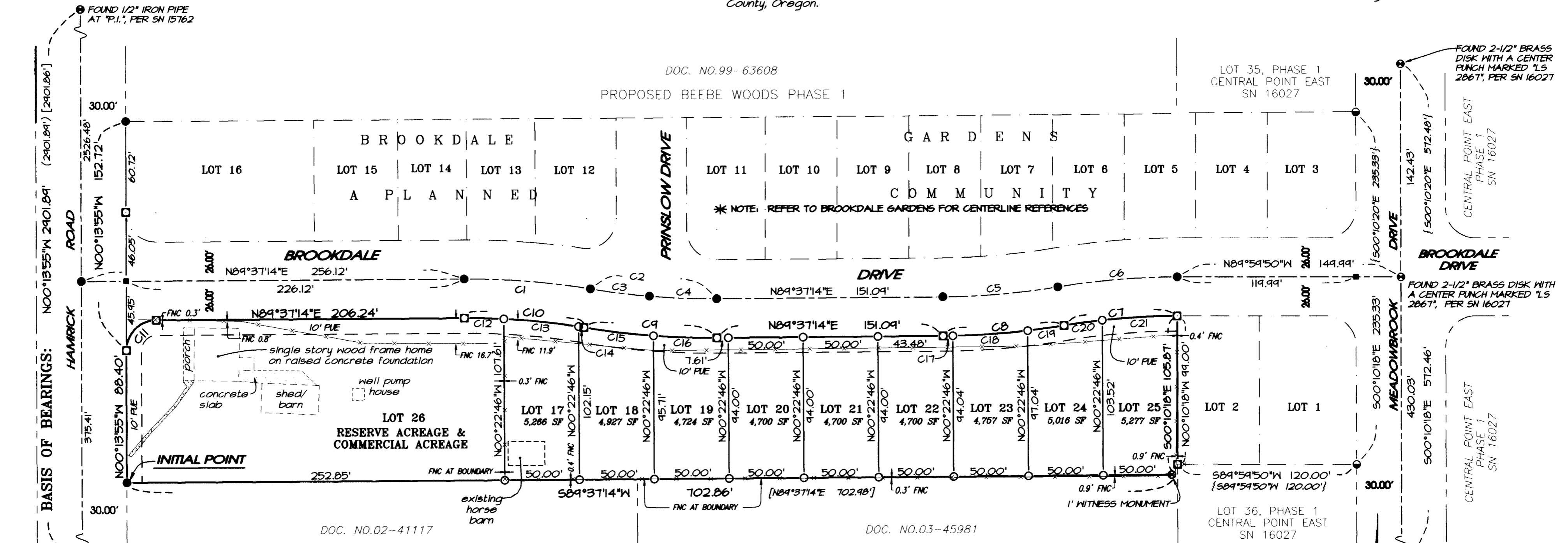
CENTRAL POINT EAST
PHASE 1
SN 16027

CENTRAL POINT EAST
PHASE 1
SN 16027

FOUND 2-1/2" BRASS
DISK WITH A CENTER
PUNCH MARKED "LS
2867", PER SN 16027

CENTRAL POINT EAST
PHASE 1
SN 16027

LOT 36, PHASE 1
CENTRAL POINT EAST
SN 16027



FOUND BRASS
DISK MARKING
THE SE CORNER
DLC NUMBER
55, PER SN 15762

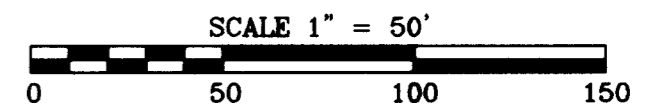
CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	9°43'00"	500.00'	84.79'	S85°31'16"E	84.69'
C2	9°43'00"	500.00'	84.79'	S85°31'16"E	84.69'
C3	4°33'34"	500.00'	39.79'	N82°56'33"W	39.78'
C4	5°04'21"	500.00'	45.01'	N87°48'03"W	44.99'
C5	8°50'29"	500.00'	71.15'	N85°12'00"E	71.08'
C6	9°13'15"	500.00'	80.47'	N85°23'23"E	80.38'
C7	9°13'43"	474.00'	76.35'	N85°23'37"E	76.27'
C8	8°50'29"	526.00'	81.17'	N85°12'00"E	81.09'
C9	9°43'00"	526.00'	89.20'	S85°31'16"E	89.10'
C10	9°43'00"	474.00'	80.39'	S85°31'16"E	80.29'
C11	89°51'09"	20.00'	31.36'	N44°41'39"E	28.25'
C12	03°11'28"	474.00'	26.40'	S88°47'02"E	26.40'
C13	06°04'58"	474.00'	50.32'	S84°08'49"E	50.30'
C14	00°26'35"	474.00'	3.66'	S80°53'04"E	3.66'
C15	05°05'34"	526.00'	46.77'	S83°12'35"E	46.75'
C16	04°31'21"	526.00'	42.44'	S88°04'05"E	42.43'
C17	00°42'36"	526.00'	6.52'	N89°15'56"E	6.52'
C18	05°27'30"	526.00'	50.11'	N86°10'53"E	50.09'
C19	02°40'23"	526.00'	24.54'	N82°06'57"E	24.54'
C20	03°07'44"	474.00'	25.88'	N82°20'37"E	25.88'
C21	06°05'54"	474.00'	50.46'	N86°57'29"E	50.44'

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 found 5/8-inch diameter iron pin, with an orange plastic cap marked "C. NEATHAMER LS 56545", per SN 18268.
- Indicates a found 5/8 inch diameter iron pin with an aluminum cap marked "C/L MON LS 56545", per SN 18268.
- Indicates a found 5/8 inch diameter iron pin, with a plastic cap marked "McMAHAN LS 1913", per SN 15648, unless otherwise noted hereon.
- 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 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.
- x— Indicates the centerline of an existing fence line.
- FNC 0.3'— Indicates the distance and which side from the boundary line that the centerline of fence line is.

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	N70°13'20"E	47.65'
L10	S66°29'59"E	49.15'
L11	N57°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	N82°48'22"E	55.03'
L18	S83°25'00"E	54.81'
L19	N89°37'14"E	12.78'



BASIS OF BEARINGS:

Basis of Bearings: The East Line of DLC 55 located in the Southwest One-quarter of Section 1, Township 37 South, Range 2 West of the Willamette Meridian, Jackson County, Oregon. Refer to Filed Survey Number 954.

PREPARED BY: Neathamer Surveying, Inc.
3126 State St. Suite 200
P.O. Box 1584
Medford, Oregon 97501-0120
Phone (541) 732-2869
FAX (541) 732-1382

PROJECT NUMBER: 04032 DATE: September 15, 2004
Sheet 2 of 2

** RECEIVED **
DATE 9-29-04 BY [Signature]
This survey consists of:
2 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