

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. We also hereby create the private sanitary sewer easement 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 2.

Beebe Wood LLC by: M. Templin

STATE OF Oregon  
COUNTY OF Jackson )SS.

This certifies that on this 4th day of November 2004, before me a Notary Public, personally appeared Maurice Torano of Beebe Wood LLC, and acknowledged the foregoing instrument to be his Voluntary act and deed.

Before me: Patricia L. Thomas  
Patricia L. Thomas Notary Public - Oregon  
Commission No. 365902  
My Commission Expires: Mar 1, 2007  
(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: VP SR Commercial Loan officer

STATE OF Oregon  
COUNTY OF Jackson )SS.

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

Before me: Carmen R. Hernandez  
Carmen R. Hernandez Notary Public - Oregon  
Commission No. 363082  
My Commission Expires: 12-2-2006  
(Month, date, year)

BEEBE WOODS, PHASE 2

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

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 EII 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, 393.19 feet to a 5/8" iron rod at Northeast corner of Lot 84 of "BEEBE WOODS, PHASE 1, a Planned Community", as recorded in Volume 30, Page 49 of the records of Jackson County, Oregon and filed in the Jackson County Surveyor's office as filed survey number 18374, being the INITIAL POINT OF BEGINNING; thence along the North line of said "BEEBE WOODS, PHASE 1" the following courses: South 89°50'16" West, 115.53 feet to a 5/8" iron; South 00°09'44" East, 16.21 feet to a 5/8" iron rod; South 89°50'16" West, 62.00 feet to a 5/8" iron rod; North 78°30'45" West, 9.90 feet to a 5/8" iron rod; South 89°50'16" West, 308.00 feet to a 5/8" iron rod; South 71°10'41" West, 9.38 feet to a 5/8" iron rod; South 89°50'16" West, 61.00 feet to a 5/8" iron rod; North 00°09'44" West, 36.00 feet to a 5/8" iron rod; South 86°17'51" West, 59.61 feet to a 5/8" iron rod; South 89°50'16" West, 78.72 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 line, 194.00 feet to a 5/8" iron rod; thence leaving said Easterly line North 89°50'16" East, 78.97 feet to a 5/8" iron rod; thence South 89°59'52" East, 59.00 feet to a 5/8" iron rod; thence North 64°50'16" East, 49.86 feet to a 5/8" iron rod; thence South 25°09'44" East, 52.31 feet to a 5/8" iron rod; thence South 22°32'20" East, 8.68 feet to a 5/8" iron rod; thence North 79°38'41" East, 37.59 feet to a 5/8" iron rod; thence North 89°50'16" East, 273.00 feet to a 5/8" iron rod; thence North 29°02'37" East, 19.44 feet to a 5/8" iron rod; thence North 65°27'29" East, 21.80 feet to a 5/8" iron rod; thence North 89°50'16" East, 41.14 feet to a 5/8" iron rod; thence North 63°38'34" East, 21.06 feet to a 5/8" iron rod; thence North 78°04'21" East, 35.75 feet to a 5/8" iron rod; thence North 76°06'30" East, 62.38 feet to a 5/8" iron rod on the Westerly line of "CENTRAL POINT EAST SUBDIVISION, PHASE 1" now of record; thence South 00°10'20" East, along said Westerly line, 238.59 feet to the true point of beginning.

SURVEYOR'S NARRATIVE

PURPOSE: To survey and monument, a 40 lot Subdivision as depicted hereon.

PROCEDURE: The Westerly line of this property was established on "BEEBE WOODS, PHASE 1" and used to establish the Northwest corner of this subdivision. The South line of this subdivision abuts the North line of "BEEBE WOODS, PHASE 1". The Easterly line of this subdivision is a common line with " CENTRAL POINT EAST, PHASE 1. The North line of this subdivision is a newly created line. From ties between the found monuments, as shown, I computed the lots as shown hereon. The outside monuments were set as shown and the interior monuments are to be deferred.

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. 97504

APPROVALS

Examined and approved this 3<sup>rd</sup> day of NOVEMBER, 2004

[Signature]  
JACKSON COUNTY SURVEYOR

All deferred monuments will be set no later than March 15, 2005.

[Signature]  
RICHARD G. TEMPLIN LS 2359

All deferred monuments are now set, see Document No. 05-18999 of Official Records, this 13<sup>th</sup> day of April, 2005

Approved by Jackson County Surveyor.

[Signature]  
JACKSON COUNTY SURVEYOR

Examined and approved by the City Administrator/Planning Director of the City of Central Point, Jackson County, Oregon. Dated this 5<sup>th</sup> day of JANUARY, 2005.

Central Point Planning File No. 04034  
Beebe Woods, Phase 2, A Planned Community)

[Signature]  
CITY ADMINISTRATOR / PLANNING DIRECTOR

Examined and approved as required by O.R.S. 92.100 as

of MARCH 18, 2005.

[Signature], Deputy  
ASSESSOR, DEPARTMENT OF ASSESSMENT

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of March 18, 2005.

[Signature]  
TAX COLLECTOR

RECORDERS CERTIFICATE

For order of the County Court approving this plat see Volume 212, Page 1185-1187 of County Commissioners Journal of Proceedings.

Filed for record this 23<sup>rd</sup> day of March, 2005 at 2:36 o'clock P.M.

and recorded in Volume 31 of Plats at page 17 of records of Jackson County, Oregon.

[Signature] COUNTY CLERK  
[Signature] DEPUTY

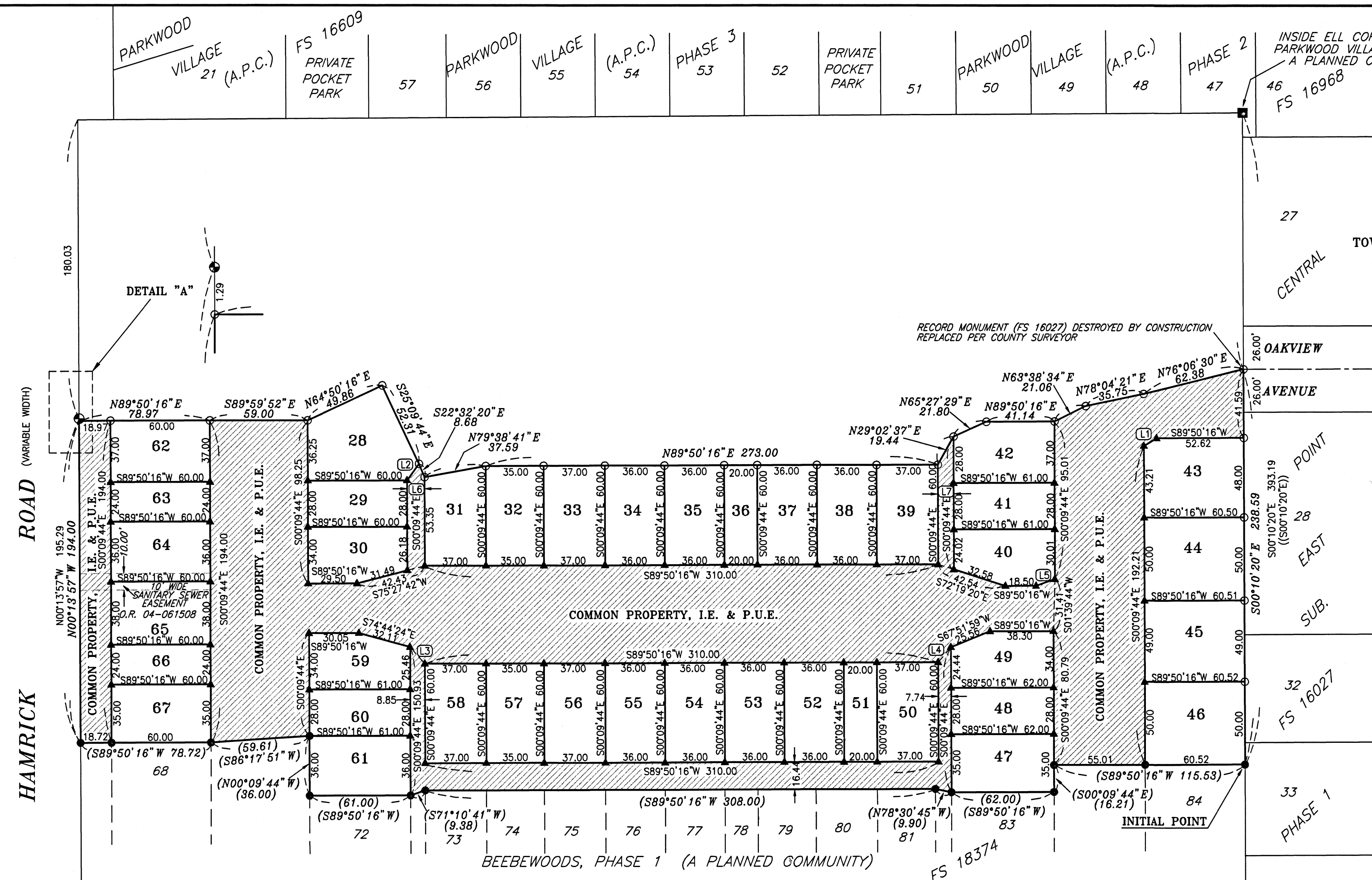
FILE: "beebe ph2 nov2.dwg"

REGISTERED PROFESSIONAL LAND SURVEYOR  
[Signature]  
OREGON JULY 28, 1988  
RICHARD G. TEMPLIN 2359  
MY CERTIFICATE EXPIRES JUNE 30, 2006

RICHARD TEMPLIN LAND SURVEYING  
P.O. BOX 1946 899-2032 JACKSONVILLE, OREGON  
BEEBE WOODS, PHASE 2  
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: NOVEMBER 2, 2004

# BEEBE WOODS PHASE 2

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



**COURSE DATA**

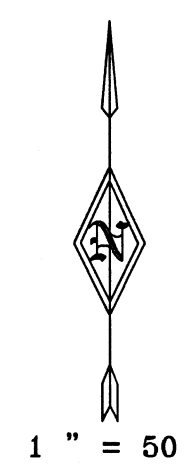
PT	BEARING	DIST.
L1	N 58°30'59" E	9.21
L2	S 36°11'18" W	12.31
L3	S 41°35'50" E	13.37
L4	N 40°31'04" E	11.87
L5	S 70°40'50" W	12.16
L6	-----	10.60
L7	-----	9.48

**LOT AREAS**

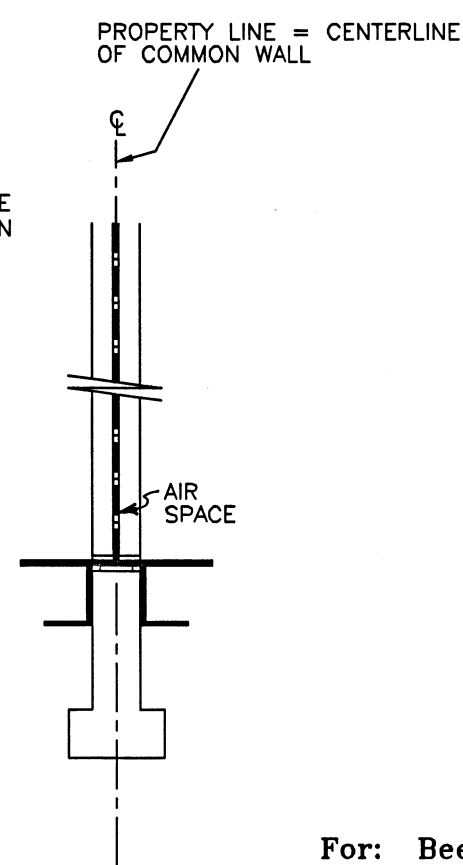
LOT	AREA	ACRES
LOT 28	2821	.064
LOT 29	1680	.048
LOT 30	1921	.053
LOT 31	2097	.058
LOT 32	2100	.058
LOT 33	2220	.061
LOT 34	2160	.059
LOT 35	2160	.059
LOT 36	1200	.033
LOT 37	2160	.059
LOT 38	2160	.059
LOT 39	2220	.061
LOT 40	1896	.052
LOT 41	1708	.047
LOT 42	2160	.059
LOT 43	2160	.059
LOT 44	2160	.059
LOT 45	2160	.059
LOT 46	3026	.083
LOT 47	2170	.059
LOT 48	1736	.047
LOT 49	1995	.055
LOT 50	2220	.061
LOT 51	1200	.033
LOT 52	2160	.059
LOT 53	2160	.059
LOT 54	2160	.059
LOT 55	2160	.059
LOT 56	2220	.061
LOT 57	2100	.057
LOT 58	2220	.061
LOT 59	1942	.054
LOT 60	1708	.047
LOT 61	2196	.059
LOT 62	2220	.061
LOT 63	1440	.040
LOT 64	2160	.059
LOT 65	2280	.063
LOT 66	1440	.040
LOT 67	2100	.057

**RECEIVED**  
 Date: 11-23-05 By: [Signature]  
 This survey consists of:  
 2 sheet(s) Map  
 2 page(s) Narrative  
**JACKSON COUNTY SURVEYOR**

- LEGEND**
- SET 5/8" X 30" REBAR WITH PLASTIC CAP MARKED "TEMLIN LS2359"
  - ▲ INDICATES DEFERRED MONUMENT - UNLESS OTHERWISE NOTED, 5/8" X 30" REBAR WITH PLASTIC CAP MARKED "TEMLIN LS2359"
  - 5/8" X 30" REBAR WITH PLASTIC CAP MARKED "TEMLIN LS2359" PER BEEBE WOODS, PHASE 1, A PLANNED COMMUNITY
  - 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 "FARBER PLS 2189" PER FS 17794
  - ( ) INDICATES RECORD BEARING/DISTANCE PER BEEBE WOODS, PHASE 1 A PLANNED COMMUNITY
  - (( )) INDICATES RECORD BEARING/DISTANCE PER FILED SURVEY 16027
  - 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
- BASIS OF BEARING: THE WEST LINE OF CENTRAL POINT EAST, PHASE 1, F.S. 16027



**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.



**NOTE:** Utilities shall have the right to install, maintain, and operate their equipment above and below ground and all other related facilities within the Public Utility Easements identified on this plat map as may be necessary or desirable in providing utility services within and without the lots identified herein, including the right of access to such facilities and the right to require removal of any obstructions including structures, trees and vegetation that may be placed within the PUE. The utility may require the lot owner to remove all structures within the PUE at the lot owner's expense, or the utility may remove such structures at the lot owner's expense. At no time may any permanent structures be placed within the PUE or any other obstruction which interferes with the use of the PUE without the prior written approval of the utilities with facilities in the PUE.

**EASEMENTS SHOWN ON CURRENT TITLE REPORT**  
 1) THE PREMISES ARE LOCATED WITHIN THE ROGUE RIVER VALLEY IRRIGATION DISTRICT - NOT LOCATED

REGISTERED PROFESSIONAL LAND SURVEYOR  
 [Signature]  
 OREGON  
 JULY 26, 1988  
 RICHARD G. TEMPLIN  
 2359  
 MY CERTIFICATE EXPIRES JUNE 30, 2006

**RICHARD TEMPLIN LAND SURVEYING**  
 P.O. BOX 1946 899-2032 JACKSONVILLE, OREGON  
**BEEBE WOODS, PHASE 2**  
 LOCATED IN:  
 NW 1/4 OF THE SW 1/4 OF SECTION 1  
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 CITY OF CENTRAL POINT, JACKSON COUNTY, OREGON

For: Beebe Wood L.L.C.  
 P.O. BOX 8271  
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DATE: NOVEMBER 2, 2004

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