

BEEBE WOODS, PHASE 3 & 4

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. We also hereby create the private storm drain easements across lots 1 through 12, 107 and 108, for the benefit of lots 1 through 13 and 106 through 108 as shown hereon. This planned community is subject to Oregon Revised Statutes 94.550 - 94.783. We hereby designate said subdivision as Beebe Woods, Phases 3 and 4.

Beebe Wood LLC by: [Signature]

STATE OF OREGON
COUNTY OF JACKSON

This certifies that on this 30th day of AUGUST 2005, 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: [Signature] Notary Public - Oregon
Commission No. 396082
My Commission Expires: August 16, 2009

We, Premierwest Bank, the undersigned beneficiary of a certain Trust Deed recorded January 7, 2004, as Document No. 2004-000745, and re-recorded May 17, 2005 as Document No. 2005-029010, as well as a certain Trust Deed recorded June 3, 2005 as Document No. 2005-033030, 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

This certifies that on this 31st day of August 2005, before me a Notary Public, personally appeared NOLAND AUSTON, and acknowledged the foregoing instrument to be their Voluntary act and deed.

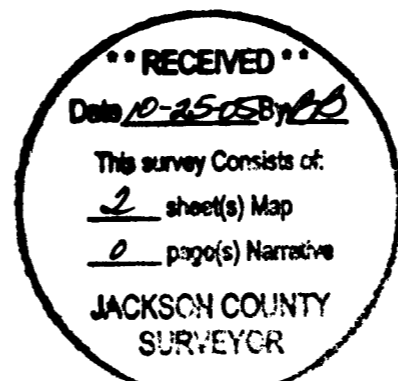
Before me: [Signature] Notary Public - Oregon
Commission No. 363082
My Commission Expires: Dec. 2, 2006

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:

Beginning at the INITIAL POINT, the Northwest corner of "BEEBE WOODS, PHASE 2", as recorded in Volume 31, Page 17 of the Plat records of Jackson County, Oregon and filed in the Jackson County Surveyor's office as field survey number 18670; thence North 00°13'57" West along the Easterly right of way line of Hamrick Road, 181.33 feet to the Southwest corner of "PARKWOOD VILLAGE", a Planned Community, now of record; thence North 89°36'48" East, along the South line of said "PARKWOOD VILLAGE" and the projection thereof, 703.74 feet to a 5/8" iron rod at the inside "ELL" corner on the South line of Lot 47, "PARKWOOD VILLAGE, PHASE 2", a Planned Community, now of record; thence South 00°10'20" East along the West line of "CENTRAL POINT EAST SUBDIVISION, PHASE 1", now of record, 154.61 feet to a 5/8" iron rod on the centerline of Oakview Avenue, being also the Northeast corner of said "BEEBE WOODS, PHASE 2", thence along the North line of said of "BEEBE WOODS, PHASE 2" the following courses: South 76°06'30" West, 62.38 feet to a 5/8" iron rod; South 78°04'21" West, 35.75 feet to a 5/8" iron rod; South 63°38'34" West, 21.06 feet; South 89°50'16" West, 41.14 feet; South 65°27'29" West, 21.80 feet; South 29°02'37" West, 19.44 feet; South 89°50'16" West, 273.00 feet; South 79°38'41" West, 37.59 feet; North 22°32'20" West, 8.68 feet; North 25°09'44" West, 52.31 feet; South 64°50'16" West, 49.86 feet; North 89°59'52" West, 59.00 feet; thence North 89°50'16" West, 78.97 feet to the initial point of beginning.

[Signature]
RICHARD G. TEMPLIN LS2359



SURVEYOR'S NARRATIVE

PURPOSE: To survey and monument, a 33 lot Subdivision as depicted hereon.
PROCEDURE: Utilizing control and monuments set on Beebe Woods Phase 1 and 2, I established the Westerly boundary line by holding the Easterly right of way line of Hamrick Road. The Northerly boundary was established by holding found monuments along the South line of PARKWOOD VILLAGE and PARKWOOD VILLAGE Phase 2 & 3. The Easterly boundary was established by holding found monuments along the Westerly line of CENTRAL POINT EAST SUBDIVISION, PHASE 1. Monuments set on Beebe Woods Phase 2 established the Southerly boundary. I computed the new common areas and lots as shown hereon. Along the North and East boundary of this subdivision, there have been new fences erected. In some areas the fences obstructed the placement of my monuments so witness corners on the newly created property lines, referencing the true corner position were placed. The remaining monuments were set, as shown.

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

APPROVALS

Examined and approved this 12th day of SEPTEMBER, 2005
[Signature]
JACKSON COUNTY SURVEYOR

Examined and approved by the City Administrator/Planning Director of the City of Central Point, Jackson County, Oregon. Dated this 17th day of OCTOBER 2005.

Central Point Planning File No. 03017
(Beebe Woods, Phases 3 & 4, A Planned Community)

[Signature] PUBLIC WORKS DIRECTOR
[Signature] CITY ADMINISTRATOR / PLANNING DIRECTOR

Examined and approved as required by O.R.S. 92.100 as of October 20th, 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 October 20th, 2005.

[Signature] TAX COLLECTOR

RECORDERS CERTIFICATE

For order of the County Court approving this plat see Volume 215, Page 380-382 of County Commissioners Journal of Proceedings.

Filed for record this 25 day of OCTOBER, 2005 at 12:17 o'clock P.M.

and recorded in Volume 31 of Plats at page 57 of records of Jackson County, Oregon.

[Signature] COUNTY CLERK
[Signature] DEPUTY

FILE: "beebe ph34 aug30.dwg"

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 3 & 4
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: AUGUST 30, 2005

For: Beebe Wood L.L.C.
P.O. BOX 8271
Medford, Or. 97504

BEEBE WOODS PHASES 3 & 4

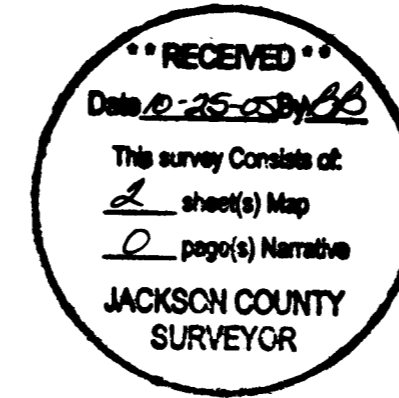
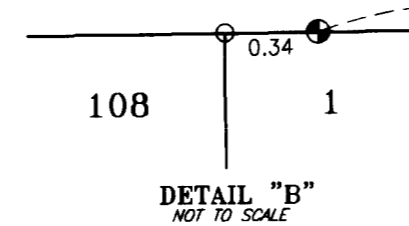
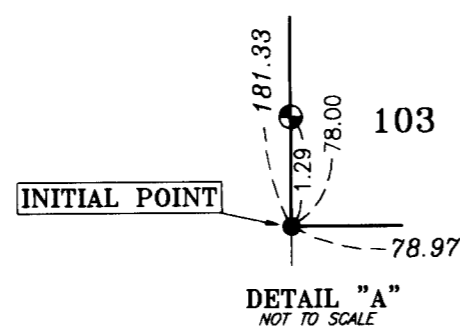
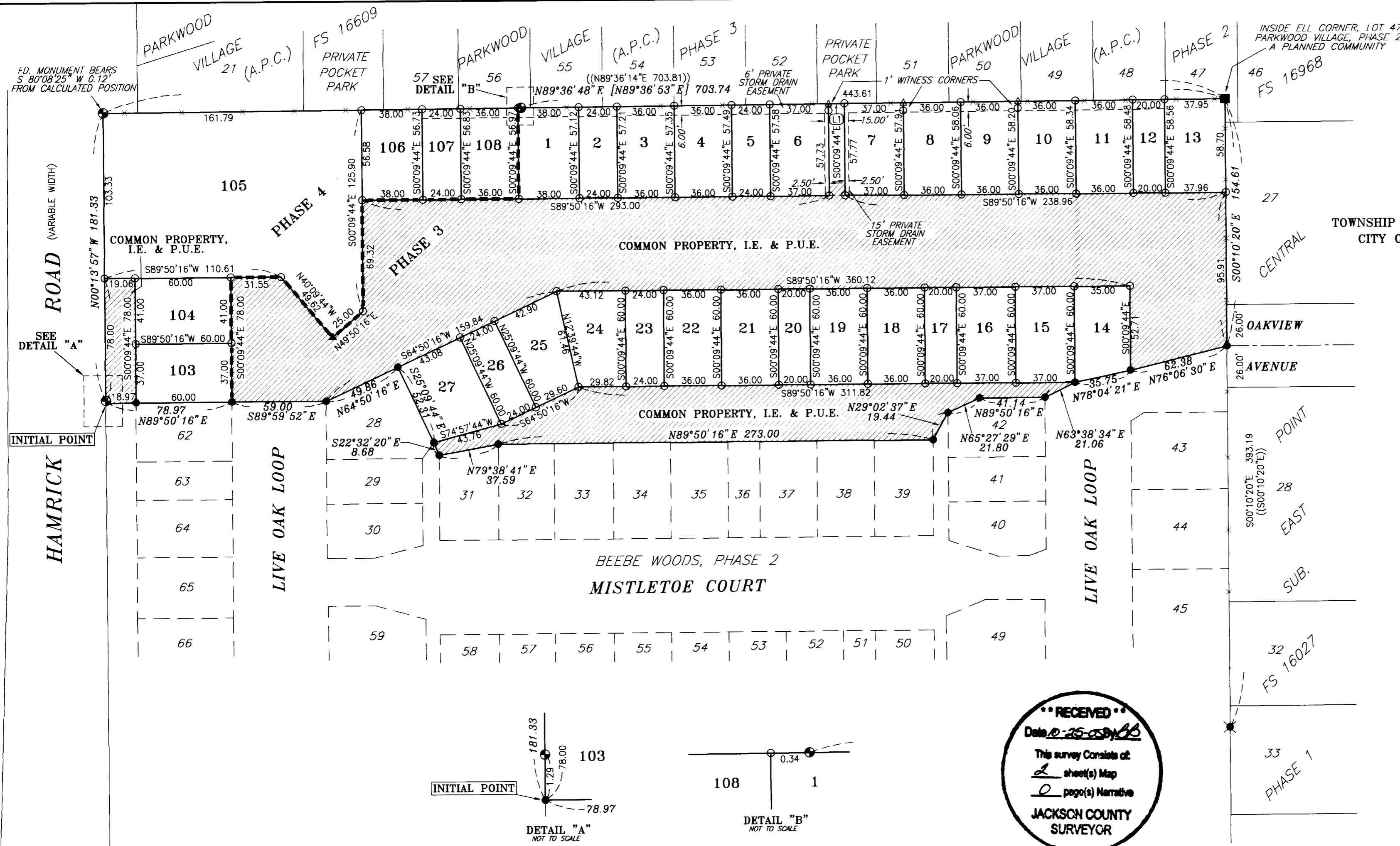
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 CITY OF CENTRAL POINT, JACKSON COUNTY, OREGON

COURSE DATA

PT	BEARING	DIST.
L1	N 89°36'48" E	10.00

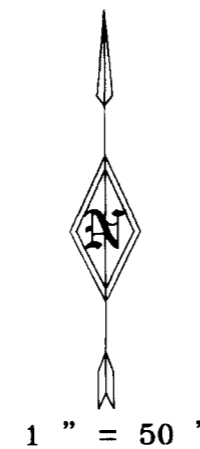
LOT AREAS

LOT 1=2167	Sq Ft
LOT 2=1372	Sq Ft
LOT 3=2062	Sq Ft
LOT 4=2067	Sq Ft
LOT 5=1381	Sq Ft
LOT 6=2133	Sq Ft
LOT 7=2140	Sq Ft
LOT 8=2087	Sq Ft
LOT 9=2092	Sq Ft
LOT 10=2098	Sq Ft
LOT 11=2103	Sq Ft
LOT 12=1170	Sq Ft
LOT 13=2225	Sq Ft
LOT 14=1972	Sq Ft
LOT 15=2220	Sq Ft
LOT 16=2220	Sq Ft
LOT 17=1200	Sq Ft
LOT 18=2160	Sq Ft
LOT 19=2160	Sq Ft
LOT 20=1200	Sq Ft
LOT 21=2160	Sq Ft
LOT 22=2160	Sq Ft
LOT 23=1440	Sq Ft
LOT 24=2188	Sq Ft
LOT 25=2175	Sq Ft
LOT 26=1440	Sq Ft
LOT 27=2419	Sq Ft
LOT 103=2220	Sq Ft
LOT 104=2460	Sq Ft
LOT 105=17,942	Sq Ft
LOT 106=2153	Sq Ft
LOT 107=1363	Sq Ft
LOT 108=2048	Sq Ft

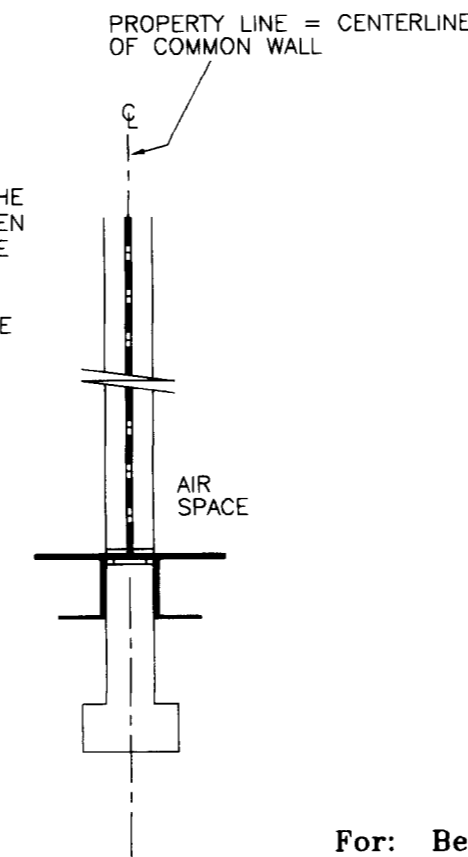


LEGEND

- SET 5/8" X 30" REBAR WITH PLASTIC CAP MARKED "TEMPLIN LS2359"
- ▲ SET TACK IN SS WASHER MARKED "TEMPLIN LS2359"
- 5/8" X 30" REBAR WITH PLASTIC CAP MARKED "TEMPLIN LS2359" PER BEEBE WOODS, PHASE 2, A PLANNED COMMUNITY
- ✱ 5/8" X 30" REBAR WITH PLASTIC CAP MARKED "TEMPLIN 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 CALCULATED POSITION
- () INDICATES RECORD BEARING/DISTANCE PER BEEBE WOODS, PHASE 2 A PLANNED COMMUNITY
- (()) INDICATES RECORD BEARING/DISTANCE PER FILED SURVEY 16027
- [] INDICATES RECORD BEARING PER PARKWOOD VILLAGE (A.P.C.)
- FS INDICATES FILED SURVEY- JACKSON COUNTY SURVEYOR'S OFFICE
- 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.



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

FILE: "beebewood_ph34_aug30.dwg"

REGISTERED PROFESSIONAL LAND SURVEYOR

Richard G. Templin

OREGON
 JULY 26, 1988
 RICHARD G. TEMPLIN
 2359
 MY CERTIFICATE EXPIRES
 JUNE 30, 2006

RICHARD TEMPLIN LAND SURVEYING
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