

***** APPROVALS *****

PA#04/05-19:SUB(CUP/PUD)
EXAMINED AND APPROVED by the City Administrator/Planning Director of the City of Eagle Point
this 21ST day of JULY, 20 06.

Attest: [Signature]

EXAMINED AND APPROVED this 23RD day of JUNE, 20 06.

[Signature]
County Surveyor

EXAMINED AND APPROVED this 10TH day of JULY, 20 06.

[Signature]
District Engineer
Rogue Valley Sewer Services

EXAMINED AND APPROVED this 19TH day of JULY, 20 06.

[Signature]
City Engineer

EXAMINED AND APPROVED as required by ORS 92.100 as of JULY 28, 20 06.

[Signature] deputy
Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid
as of JULY 28TH, 20 06.

[Signature] Deputy
Tax Collector

***** DECLARATION *****

Know all men by these presents that JIMBOB DEVELOPMENT, LLC, is the owner in fee of the land shown on this Plat, more particularly described in the Surveyor's Certificate, and has subdivided the same into the Lots and Common Area as shown on Sheet 2, and that the size of the Lots and the course and length of all lines are plainly set forth, and that this Plat is a correct representation of the Subdivision, and does hereby dedicate to the public the Public Utility, Sidewalk and Slope Easement (PUE/SE/SWE) and does hereby designate said Subdivision as GOLDENBROOK TERRACE. This Subdivision shall be subject to a Declaration of Covenants, Conditions and Restrictions to be recorded simultaneously with this Plat setting forth provisions for the maintenance of the Private Storm Drainage Easement being created hereon and the Common Area.

[Signature]
BOB TAYLOR, Managing Member
JIMBOB DEVELOPMENT, LLC

STATE OF OREGON)
COUNTY OF JACKSON) ss.

PERSONALLY appeared the above named Bob Taylor and acknowledged the foregoing instrument to be his voluntary act and deed and was signed on behalf of JIMBOB Development, LLC.

Dated this 28TH day of JUNE, 20 06.

Before me: [Signature]
Notary Public of Oregon.

Commission No. 402251
My Commission expires March 20, 2010

***** AFFIDAVIT OF CONSENT *****

From South Valley Bank & Trust recorded as Doc. #2006-038407, ORJCO.

GOLDENBROOK TERRACE
A Planned Community
Located in the S.W. 1/4 of Section 3
T.36S, R.1W., W.M. Eagle Point
Jackson County, Oregon
PA#04/05-19:SUB(CUP/PUD)

SURVEY FOR:

JIMBOB DEVELOPMENT, LLC
269 BLACK OAK DRIVE
MEDFORD, OR 97504

SURVEY BY:

L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
816 WEST EIGHTH STREET
MEDFORD, OREGON 97501
PHONE: (541) 772-2782
EMAIL: LJFRIAR@CHARTER.NET

DATE:

JUNE 22, 2006

***** RECORDER'S CERTIFICATE *****

Filed for record this 28TH day of JULY, 20 06, at 3:38 o'clock
P.M., and recorded in Volume 32 of Plats at Page 57 of the Records
of Jackson County, Oregon and Document No. 2006-038408, ORJCO.

[Signature]
County Clerk

[Signature]
Deputy

Declaration of Covenants, Conditions and Restrictions recorded as Doc. #2006-36796, ORJCO

***** SURVEYOR'S CERTIFICATE *****

I, JAMES E. HIBBS, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS AS PROVIDED BY LAW THE TRACT OF LAND SHOWN HEREON, SAID PLAT BEING AN ACCURATE REPRESENTATION OF THE SAME AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE EXTERIOR BOUNDARY LINES:

Beginning at the most Southerly corner of Parcel 3 per Partition Plat No. P-24-1998, according to the official plat thereof, now of record, in Volume 9, Page 24 of "Record of Partition Plats" of Jackson County, Oregon and filed as Survey No. 15723 in the Office of the Jackson County Surveyor; thence along the Northeastly line of that tract described in Document No. 2005-000172, Official Records of Jackson County, Oregon, North 41'22"00" West, 338.27 feet to the average centerline of Little Butte Creek; thence along said centerline, South 77'06"00" West, 92.60 feet to the Southeastly line of Crater Lake Highway No. 62; thence along said Southeastly line, South 27'07"10" West, 100.15 feet to the centerline of a creek; thence along said centerline the following eight (8) courses: South 75'52'35" East, 61.81 feet; thence South 27'42"00" East, 80.70 feet; thence South 08'52"00" East, 56.50 feet; thence South 41'28"00" East, 33.40 feet; thence South 33'03"00" East, 72.30 feet; thence North 68'12"00" East, 21.80 feet; thence South 31'17"00" East, 42.80 feet; thence South 14'20"12" East, 36.67 feet to the Northwestly line of Shasta Avenue; thence along said Northwestly line, along the arc of a 2894.79 foot radius curve to the right having a central angle of 03'48"10", a distance of 192.13 feet (the long chord of which bears North 43'21"20" East, 192.09 feet); thence North 45'15'25" East, 11.74 feet to the point of beginning.

REGISTERED PROFESSIONAL LAND SURVEYOR
[Signature]
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-07

SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

PURPOSE: TO SURVEY AND MONUMENT THE EXTERIOR BOUNDARY AND GRAPHICALLY DEPICT THE DEFERRED INTERIOR LOT AND COMMON AREA CORNERS OF GOLDENBROOK TERRACE. SEE PA#04/05-19:SUB(CUP/PUD).

PROCEDURE: THE BOUNDARY OF THIS SUBDIVISION WAS MONUMENTED BY THIS OFFICE PER FS18957. RECOVERED THESE MONUMENTS IN GOOD CONDITION. COMPUTED THE INTERIOR LOT AND COMMON AREA CORNER POSITIONS AS SHOWN ON SHEET 2. THESE MONUMENTS WILL BE SET AFTER LOT GRADING HAS BEEN COMPLETED.

*** POST MONUMENTATION ***

THE DEFERRED MONUMENTS SHOWN ON SHEET 2 WILL BE SET
BY December 31, 20 07.

[Signature]
SURVEYOR

THE DEFERRED MONUMENTS ARE NOW SET, SEE DOC. 2006-040227
ORJCO, THIS 3RD DAY OF August, 20 06
(SEE CS 19283)

APPROVED: [Signature]
JACKSON COUNTY SURVEYOR

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

[Signature]
SURVEYOR

APPROVED FOR RECORDING.

[Signature]
COUNTY COMMISSIONER/ADMINISTRATOR

7/28/06
DATE

*** RECEIVED ***
DATE 7-28-06 BY [Signature]
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

GOLDENBROOK TERRACE

A Planned Community
 Located in the S.W. 1/4 of Section 3
 T.36S, R.1W., W.M. Eagle Point
 Jackson County, Oregon
 PA#04/05-19:SUB(CUP/PUD)

SURVEY FOR:

JIMBOB DEVELOPMENT, LLC
 269 BLACK OAK DRIVE
 MEDFORD, OR 97504

SURVEY BY:

L.J. FRIAR & ASSOCIATES, P.C.
 CONSULTING LAND SURVEYORS
 816 WEST EIGHTH STREET
 MEDFORD, OREGON 97501
 PHONE: (541) 772-2782
 EMAIL: LJFRIAR@CHARTER.NET

DATE:

JUNE 22, 2006

LEGEND:

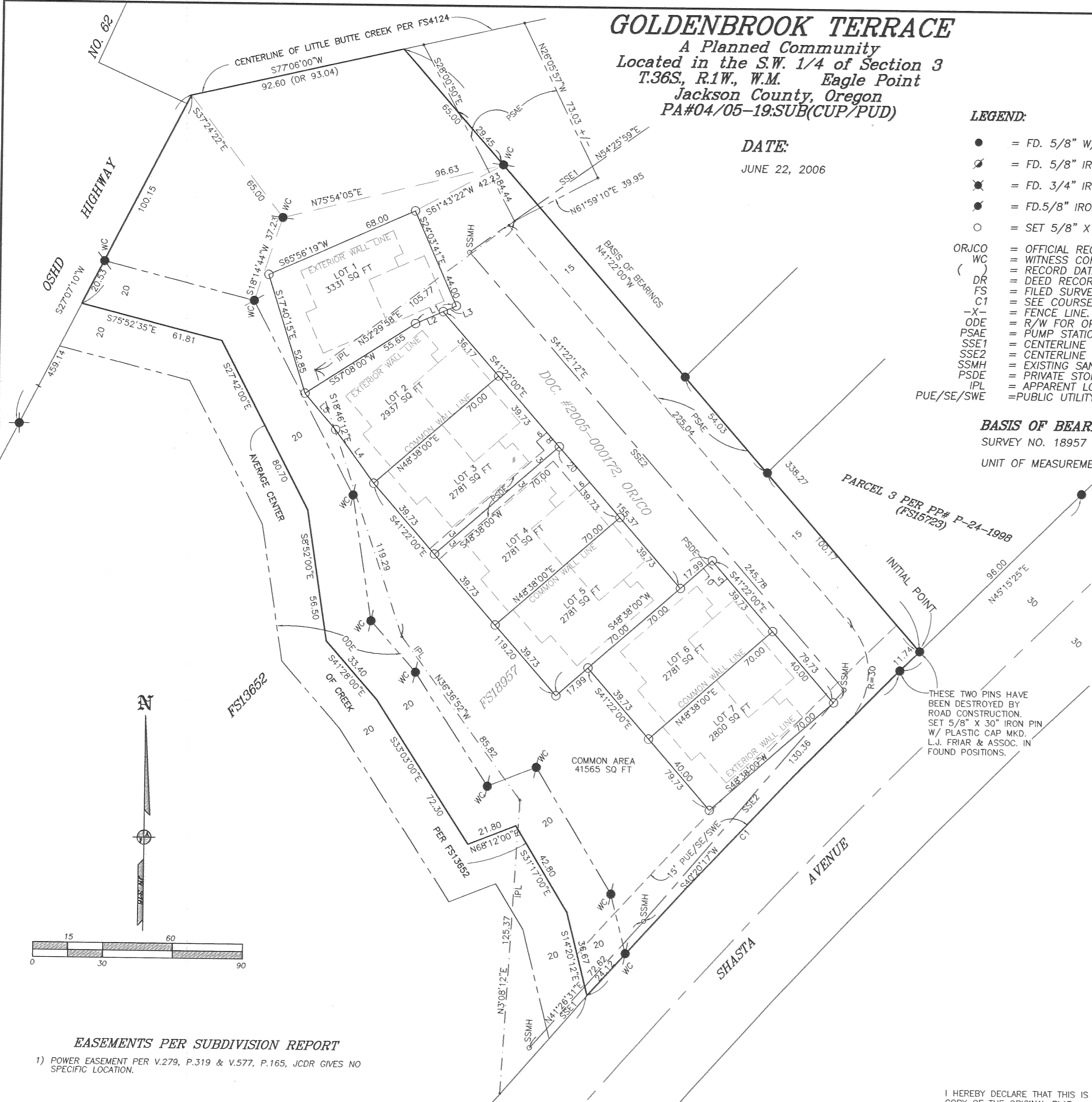
- = FD. 5/8" W/ PLASTIC CAP MKD. KAISER RLS803 PER FS13652, 15301 OR 15723.
- ⊙ = FD. 5/8" IRON PIN W/ ALUM. CAP MKD. ODOT R/W PER FS16887.
- ⊗ = FD. 3/4" IRON PIN PER OREGON STATE HIGHWAY DEPARTMENT. SEE FS4124.
- = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC. PER FS18957.
- = SET 5/8" X 24" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC. (DEFERRED). (SEE CS 19283)
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- WC = WITNESS CORNER MONUMENT.
- () = RECORD DATA AS SHOWN.
- DR = DEED RECORD DATA.
- FS = FILED SURVEY #.
- C1 = SEE COURSE DATA TABLE.
- X- = FENCE LINE.
- ODE = R/W FOR OPEN DITCH OR PIPELINE PER V.242, P.184, JCDR.
- PSAE = PUMP STATION ACCESS EASEMENT PER DOC. 94-22086, 95-01037 & 95-09232, ORJCO.
- SSE1 = CENTERLINE OF 20' WIDE SANITARY SEWER EASEMENT PER DOC. 81-02681, ORJCO.
- SSE2 = CENTERLINE OF 20' WIDE SANITARY SEWER EASEMENT PER DOC. 2006-013284, ORJCO.
- SSMH = EXISTING SANITARY SEWER MANHOLE.
- PSDE = PRIVATE STORM DRAINAGE EASEMENT TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- IPL = APPARENT LOCATION OF IRRIGATION PIPELINE PER SURVEY NO. 13652.
- PUE/SE/SWE = PUBLIC UTILITY, SIDEWALK & SLOPE EASEMENT.

BASIS OF BEARINGS:

SURVEY NO. 18957 AS SHOWN HEREON.

UNIT OF MEASUREMENT = FEET

SCALE: 1" = 30'



THESE TWO PINS HAVE BEEN DESTROYED BY ROAD CONSTRUCTION. SET 5/8" X 30" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC. IN FOUND POSITIONS.

COURSE DATA TABLE

| NUM | DELTA | ARC | RADIUS | LONG CHORD |
|-----|-------------|----------|---------|--------------------|
| C1 | 03°48'09" | 192.13 | 2894.79 | N43°21'20"E 192.09 |
| NUM | BEARING | DISTANCE | | |
| L1 | N65°56'19"E | 18.89 | | |
| L2 | N65°56'19"E | 12.87 | | |
| L3 | N65°56'19"E | 6.02 | | |
| L4 | N36°12'22"W | 28.06 | | |
| L5 | S40°55'26"E | 20.28 | | |

EASEMENTS PER SUBDIVISION REPORT

- POWER EASEMENT PER V.279, P.319 & V.577, P.165, JCDR GIVES NO SPECIFIC LOCATION.

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

James E. Hibbs
 SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

James E. Hibbs
 OREGON
 JULY 17, 1986
 JAMES E. HIBBS
 2234
 RENEWAL DATE 6-30-07

** RECEIVED **

DATE 7-28-06 BY *EBB*

This survey consists of:

2 sheet(s) Map

0 page(s) Narrative

JACKSON COUNTY SURVEYOR

SHEET 2 OF 2

04336FM

THIS PLAT WAS PREPARED USING AN HP450C DESIGNJET WITH 51640A INKJET INK ON CONTINENTAL JPC4M2 POLYESTER FILM.

361W03C TL2515