

REPLAT OF 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

APPROVALS

Examined and approved this 17th day of OCTOBER, 2014

Scott J. J...
JACKSON COUNTY SURVEYOR

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, that I, C.A. Galpin, am the owner in fee simple of the land shown hereon and that I 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. I 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, for the benefit of lots 1 through 12, as shown hereon. This planned community is subject to Oregon Revised Statutes 94.550 - 94.783. We hereby designate said subdivision as Replat of Beebe Woods Phases 3 & 4.

C.A. GALPIN:

C.A. Galpin

STATE OF Oregon
COUNTY OF Jackson

This certifies that on this 21 day of October, 2014, before me a Notary Public, personally appeared C.A. Galpin and acknowledged the foregoing instrument to be his Voluntary act and deed.

Before me: Jerry Spudis
Notary Public - Oregon
Commission No. 479628
My Commission Expires: August 16, 2017
(Month, date, year)

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.

R.G. Templin
RICHARD G. TEMPLIN LS2359

SURVEYOR'S NARRATIVE

PURPOSE: To survey and monument the replatted "Beebe Woods, Phase 3 & 4" as depicted hereon.

PROCEDURE: Utilizing control and monuments set on Beebe Woods Phase 1, 2 & 3-4, I set the replatted corners as per my client's request. 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. A Trimble R-8 GPS receiver was used to perform this survey.

I CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.
R.G. Templin
RICHARD G. TEMPLIN LS2359

For: C.A. GALPIN
744 CARDLEY AVE., STE.100
Medford, Or. 97504

Examined and approved by the City Administrator/Planning Director & Public Works Director,

Point, Jackson County, Oregon. Dated this 22nd day of OCTOBER, 2014.

Central Point Planning Commission Resolution No. 805: File No. 14015
(Replat of Beebe Woods, Phases 3 & 4)

Matt Samore
PUBLIC WORKS DIRECTOR

[Signature]
CITY ADMINISTRATOR / PLANNING DIRECTOR

Examined and approved as required by O.R.S. 92.100 as of OCTOBER 28TH, 2014.

Kenna Crawford, 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 28th, 2014.

Danny Jordan
Jackson County Administrator
Patricia Binkley, Deputy
TAX COLLECTOR

RECORDERS CERTIFICATE

For order of the County Court approving this plat see Volume _____, Page _____ of County Commissioners Journal of Proceedings.

Filed for record this 28th day of OCTOBER, 2014 at 2:47 o'clock P.M.

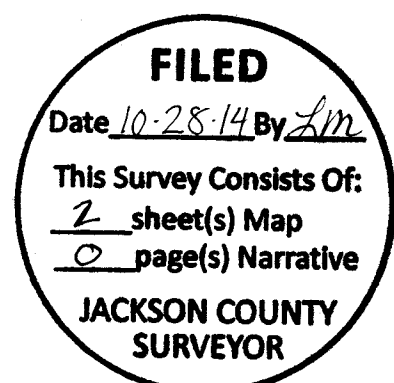
and recorded in Volume 40 of Plats at page 13 of records of Jackson County, Oregon.

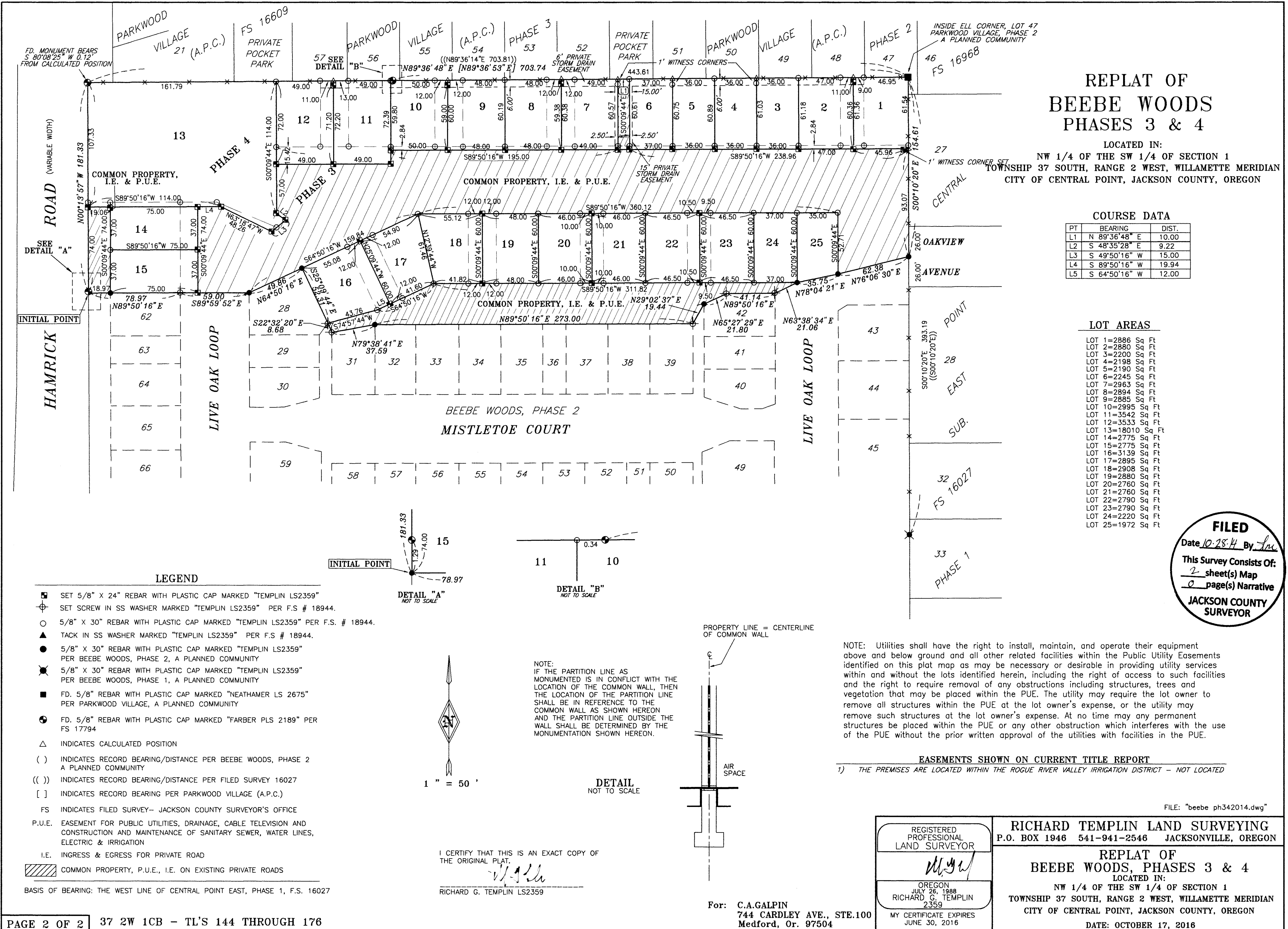
CHRISTINE D. WALKER Sanya J. Mangan
COUNTY CLERK DEPUTY

FILE: "beebe342014.dwg"

REGISTERED PROFESSIONAL LAND SURVEYOR
R.G. Templin
OREGON
JULY 26, 1988
RICHARD G. TEMPLIN
2359
MY CERTIFICATE EXPIRES
JUNE 30, 2014

RICHARD TEMPLIN LAND SURVEYING
P.O. BOX 1946 541-941-2546 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: OCTOBER 17, 2016





REPLAT OF BEEBE WOODS PHASES 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

COURSE DATA

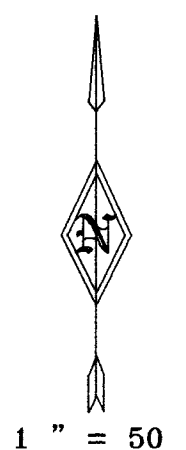
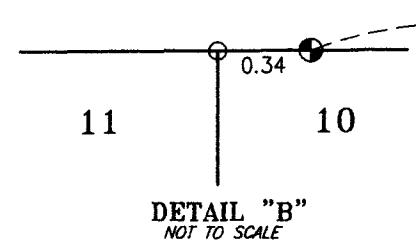
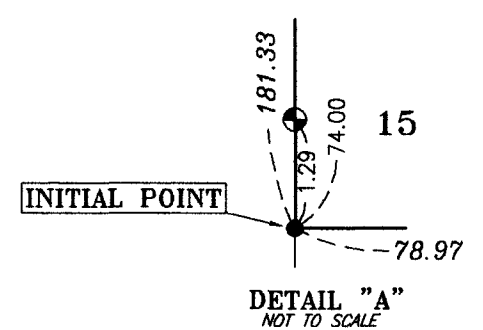
PT	BEARING	DIST.
L1	N 89°36'48" E	10.00
L2	S 48°35'28" E	9.22
L3	S 49°50'16" W	15.00
L4	S 89°50'16" W	19.94
L5	S 64°50'16" W	12.00

LOT AREAS

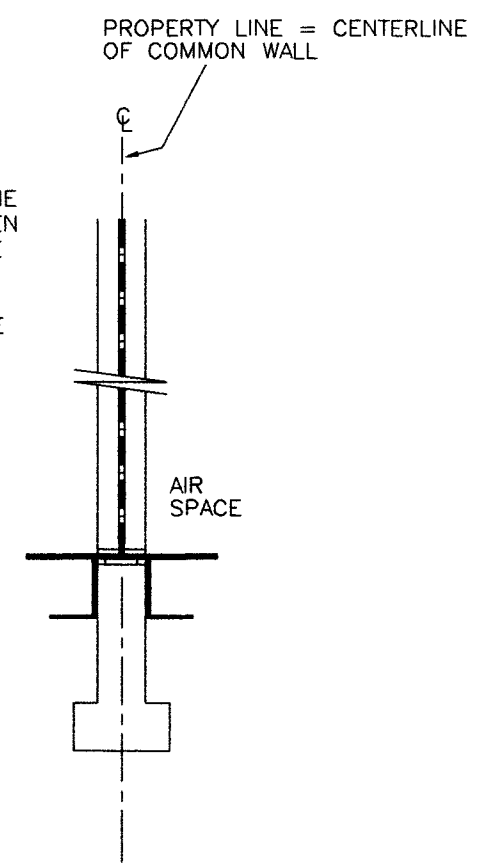
LOT 1=2886 Sq Ft
LOT 2=2880 Sq Ft
LOT 3=2200 Sq Ft
LOT 4=2198 Sq Ft
LOT 5=2190 Sq Ft
LOT 6=2245 Sq Ft
LOT 7=2963 Sq Ft
LOT 8=2894 Sq Ft
LOT 9=2885 Sq Ft
LOT 10=2995 Sq Ft
LOT 11=3542 Sq Ft
LOT 12=3533 Sq Ft
LOT 13=18010 Sq Ft
LOT 14=2775 Sq Ft
LOT 15=2775 Sq Ft
LOT 16=3139 Sq Ft
LOT 17=2895 Sq Ft
LOT 18=2908 Sq Ft
LOT 19=2880 Sq Ft
LOT 20=2760 Sq Ft
LOT 21=2760 Sq Ft
LOT 22=2790 Sq Ft
LOT 23=2790 Sq Ft
LOT 24=2220 Sq Ft
LOT 25=1972 Sq Ft

LEGEND

- SET 5/8" X 24" REBAR WITH PLASTIC CAP MARKED "TEMPLIN LS2359"
- ⊕ SET SCREW IN SS WASHER MARKED "TEMPLIN LS2359" PER F.S # 18944.
- 5/8" X 30" REBAR WITH PLASTIC CAP MARKED "TEMPLIN LS2359" PER F.S. # 18944.
- ▲ TACK IN SS WASHER MARKED "TEMPLIN LS2359" PER F.S # 18944.
- 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 2675" 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: "beebe ph342014.dwg"

REGISTERED PROFESSIONAL LAND SURVEYOR

Richard G. Templin

OREGON
 JULY 26, 1988
 RICHARD G. TEMPLIN
 2359
 MY CERTIFICATE EXPIRES
 JUNE 30, 2016

RICHARD TEMPLIN LAND SURVEYING
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