

BEAR CREEK TOWNHOUSES

A CONDOMINIUM PHASE I

SITUATED IN D.L.C. NO.42 AND EAST 1/2 OF SECTION 9
TOWNSHIP 38 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN
CITY OF PHOENIX JACKSON COUNTY, OREGON

DECLARATION

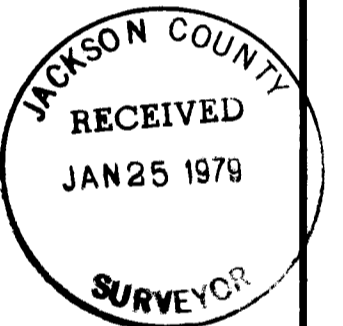
KNOW ALL MEN BY THESE PRESENTS that we, Louis F. Mahar, doing business as Pacific Trend Building Company, and James L. Bennett, Michael T. Mahar, and David M. Alex, do hereby make, establish and declare the annexed maps to be true and correct maps of the land owned and laid out by us as Bear Creek Townhouse Condominium, Phase I, said land being more particularly described in the surveyor's certificate hereunto annexed, and we do hereby commit said land to the operation of the condominium law as laid out in Chapter 91, Oregon Revised Statutes.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 2nd day of January, 1979.

Louis F. Mahar *James L. Bennett* *Michael T. Mahar* *David M. Alex*
LOUIS F. MAHAR JAMES L. BENNETT MICHAEL T. MAHAR DAVID M. ALEX

Personally appeared the above named Louis F. Mahar, James L. Bennett, Michael T. Mahar and David M. Alex and acknowledged the foregoing instrument to be their voluntary act and deed as Joint Venture Partners of BEL MAR ENTERPRISES.

Carolyn Fadness
CAROLYN FADNESS
NOTARY PUBLIC - OREGON
MY COMMISSION EXPIRES 10-20-79



SURVEYOR'S CERTIFICATE

STATE OF OREGON }
County of Jackson } SS

I, Dennis N. Hoffbuhr, a duly registered Surveyor of the State of Oregon, being first duly sworn, 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 said plat is a correct representation of the same, and the following is an accurate description of the boundary lines:

Commencing at a 5/8 inch iron pin being North 46° 17' 10" West (Record North 46° 15' West) 85.00 feet from the Southeast corner of Water Lot 29 of the Town of Phoenix, said 5/8 inch iron pin also being South 51.39 feet and East 2009.34 feet from a brass cap monumenting the South-Southeast corner of Donation Land Claim No. 41 in Township 38 South, Range 1 West, Willamette Meridian, Jackson County, Oregon; thence North 46° 17' 10" West (Record North 46° 15' West) 36.38 feet to a brass cap monument set in concrete, being the initial point of beginning of Bear Creek Townhouse Condominiums, Phase I, for the true point of beginning; thence continue North 46° 17' 10" West (Record North 46° 15' West) 121.39 feet to a 5/8 inch iron pin; thence North 37° 42' 10" West (Record North 37° 40' West) 120.00 feet; thence North 52° 57' 50" East (Record North 53° East) 30.00 feet to a 5/8 inch iron pin; thence continue North 52° 57' 50" East (Record North 53° East) 126.00 feet to a 5/8 inch iron pin; thence South 60° 02' 10" East (Record South 60° East) 215.17 feet (Record 208 feet) to a 5/8 inch iron pin; thence South 32° 57' 50" West (Record South 33° West) 102.05 feet to a 5/8 inch iron pin; thence South 49° 47' 38" West 123.46 feet to the true point of beginning.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Dennis N. Hoffbuhr
Surveyor

OREGON
JULY 14, 1978
DENNIS N. HOFFBUHR
1640

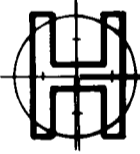
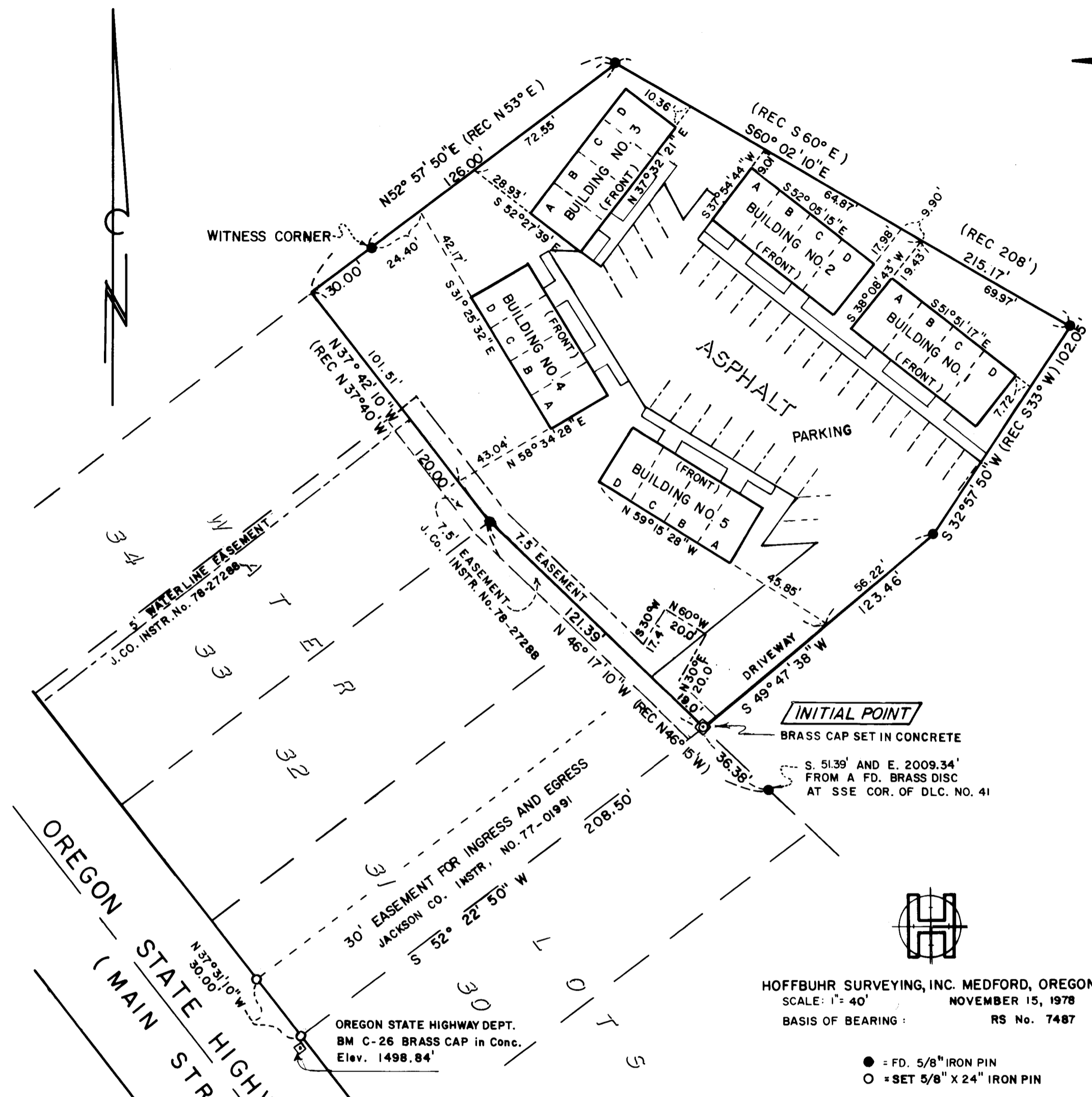
Carolyn Fadness
CAROLYN FADNESS
NOTARY PUBLIC - OREGON
MY COMMISSION EXPIRES 10-20-79

Subscribed and sworn to before me
this 2nd day of January, 1979

Dennis N. Hoffbuhr

Examined and approved this 15th day of January, 1979

Walter J. Magnuson
City Engineer



HOFFBUHR SURVEYING, INC. MEDFORD, OREGON
SCALE: 1" = 40' NOVEMBER 15, 1978
BASIS OF BEARING: RS No. 7487

- = FD. 5/8" IRON PIN
- = SET 5/8" X 24" IRON PIN

I hereby certify that all charges on tax roll which have a lien for this calendar year have been paid.

Examined and approved this 22nd day of January, 1979.

By *Lane Herder* Deputy
By *Ray Stewart* Director of Assessment & Taxation

Filed for record this the 25th day of January, 1979 at 3:20 O'Clock P.M.
and recorded in Volume 13 of Plats at page 22 of Records of Jackson
County, Oregon.

By *Pauline E. McCormack* Deputy
By *Waldene Terry* County Clerk

I certify that, pursuant to authority granted to us by the Phoenix City Council in
open meeting of January 15th, 1979, the above plat is hereby approved by the Phoenix
City Council. Dated this 15th day of January, 1979.

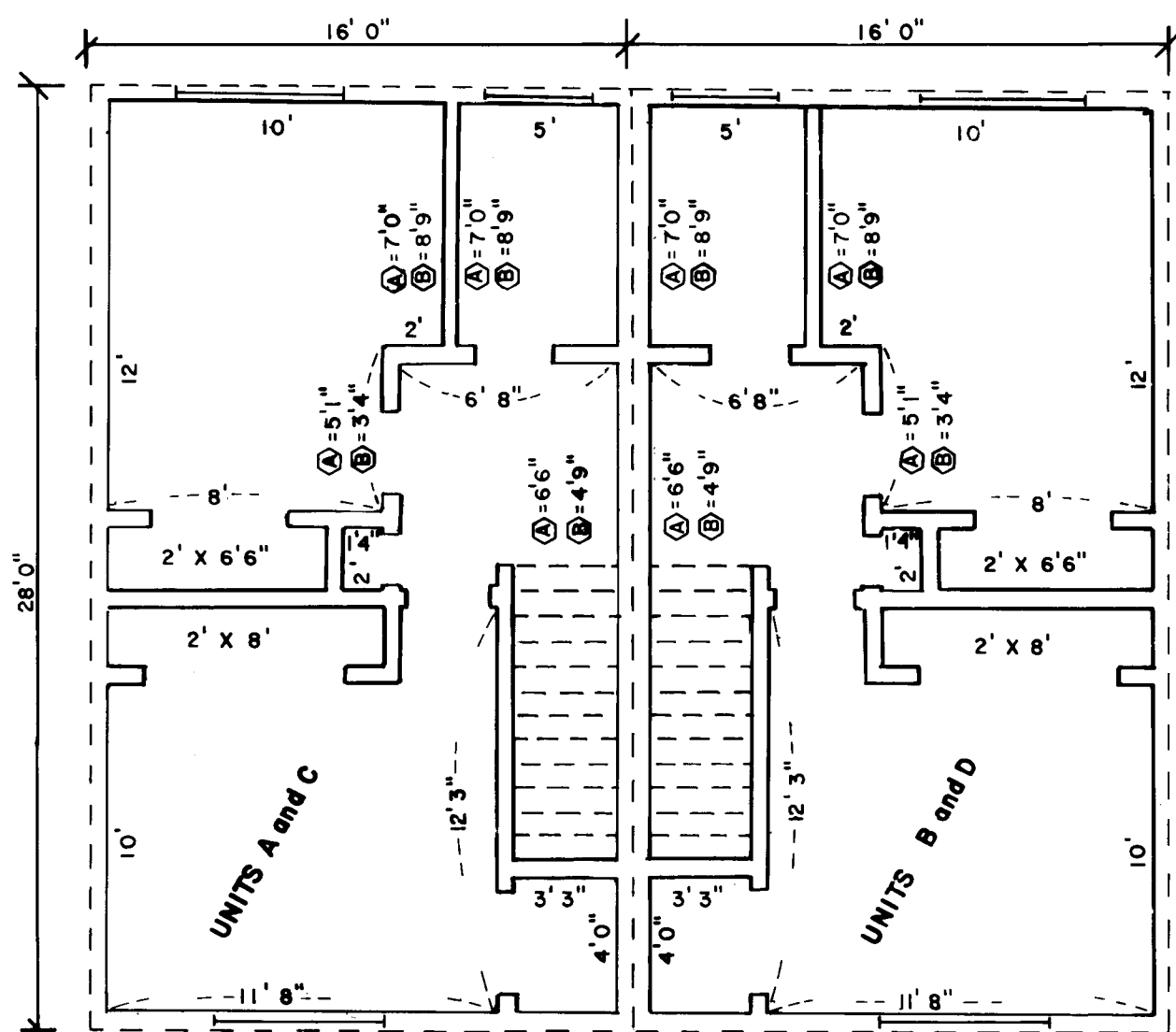
By *Atto R. Carter* Mayor
By *Frances Stevenson* Secretary

I certify this plat to be an
exact photocopy of the original
[Signature]
Surveyor

7605

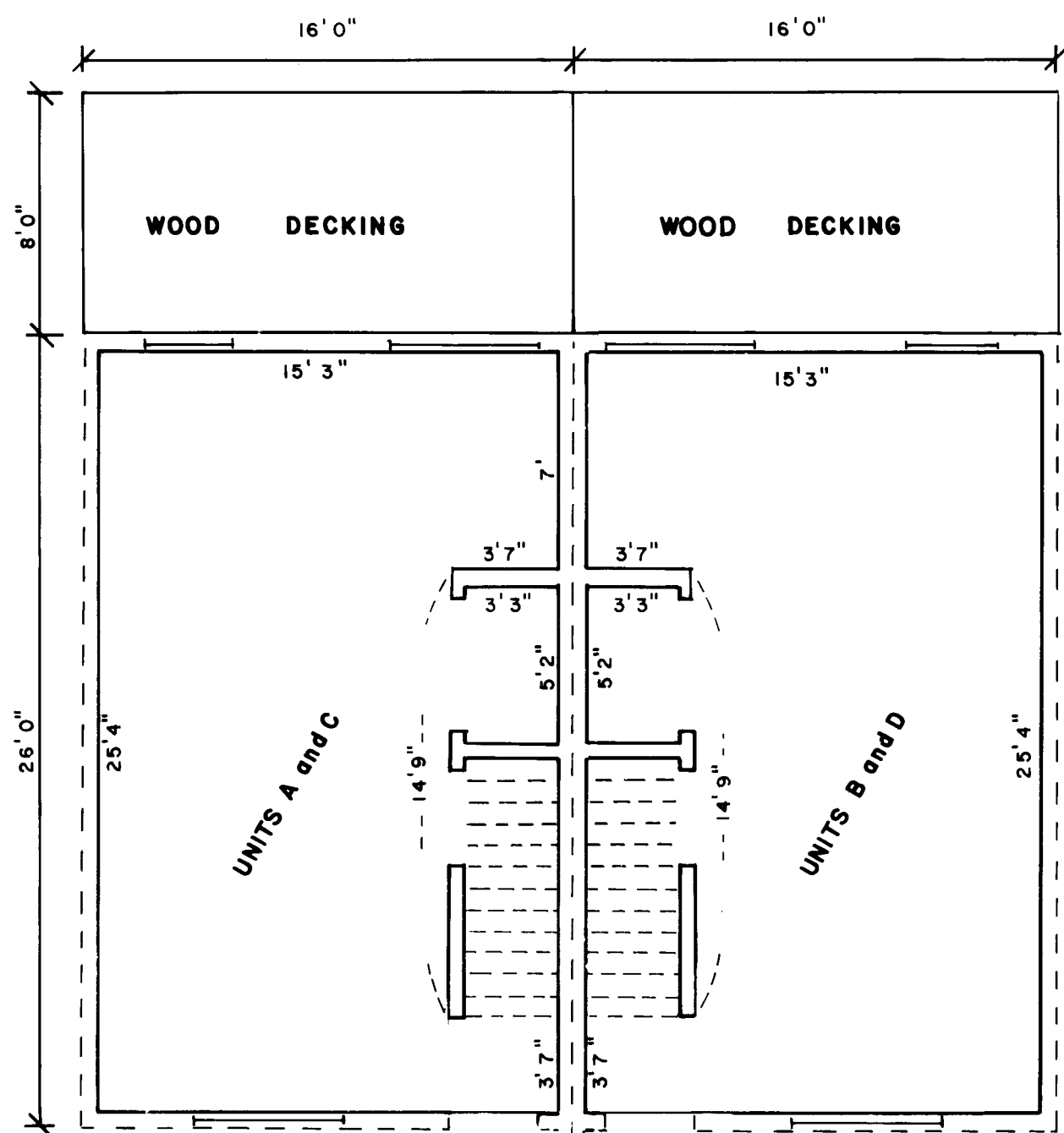
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BEAR CREEK TOWNHOUSES

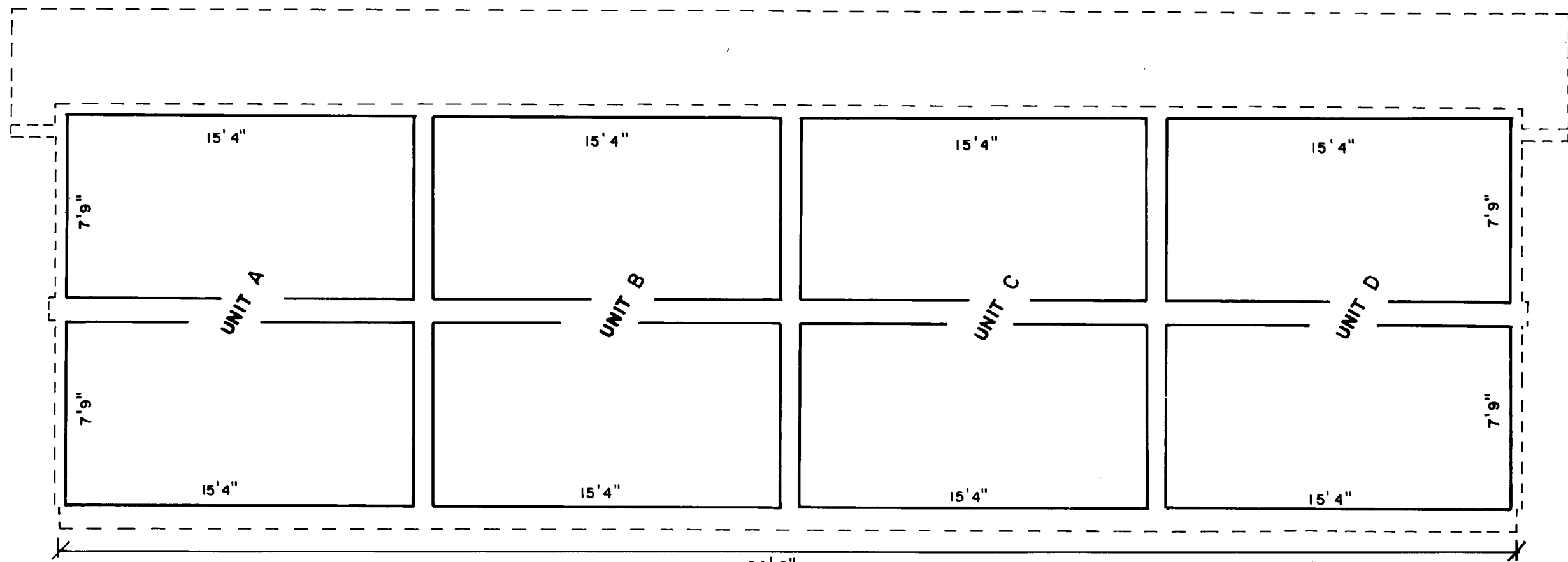


FLOOR PLAN — SECOND FLOOR

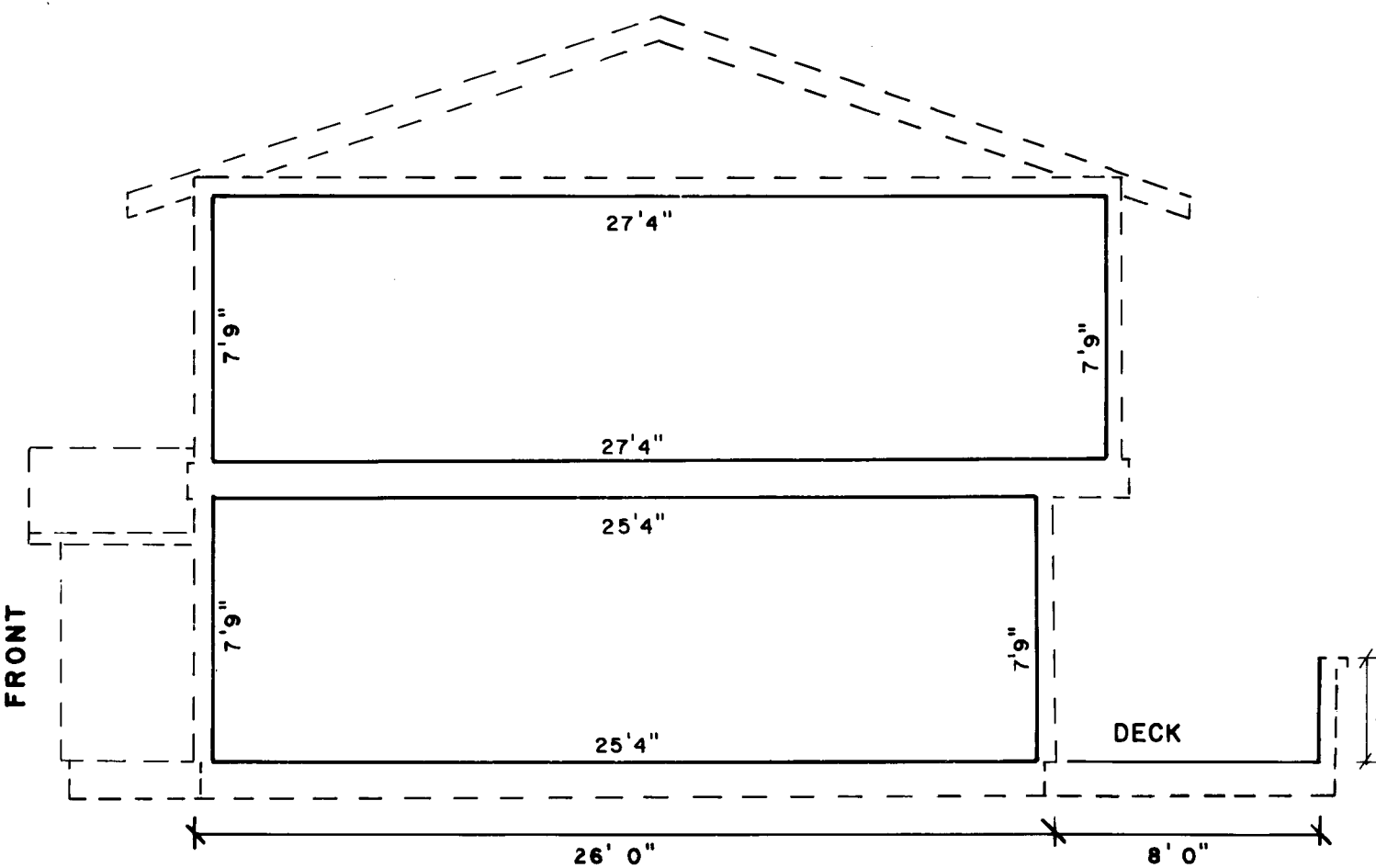
Ⓐ = BUILDINGS 1 and 2
 Ⓑ = BUILDINGS 3, 4 and 5



FLOOR PLAN — FIRST FLOOR



FRONT VIEW — TYPICAL

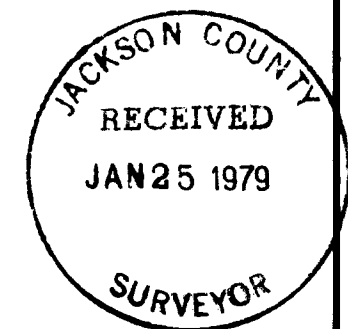


RIGHT VIEW — TYPICAL

I certify this plat to be an exact photocopy of the original
 Surveyor

3/16 INCH = 1 FOOT

SOLID LINE INDICATES
 UNIT OWNERSHIP
 BOUNDARY



FLOOR ELEVATIONS

BUILDING NO.	FIRST FLOOR	SECOND FLOOR
1	73.41'	82.06'
2	72.89'	81.53'
3	72.77'	81.48'
4	72.52'	81.19'
5	73.01'	81.69'

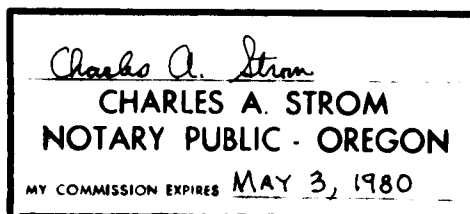
ALL ELEVATIONS ARE IN REFERENCE TO
 OREGON STATE HIGHWAY DEPARTMENT
 BENCHMARK C-26, SHOWN ON PAGE 1.

ENGINEER'S CERTIFICATE

I, Walter J. Marquess, a duly registered engineer of the State of Oregon, being first duly sworn, do hereby certify that the plans as shown hereon accurately depict the boundaries of the units, and the floors of the buildings, and that the construction of the improvements depicted on the floor plans and plat was completed on January 15, 1972.

Walter J. Marquess
 Engineer

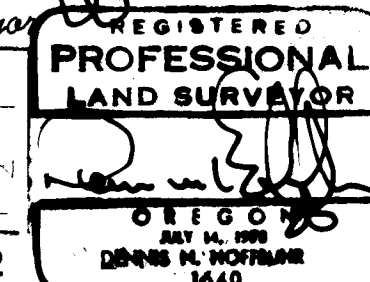
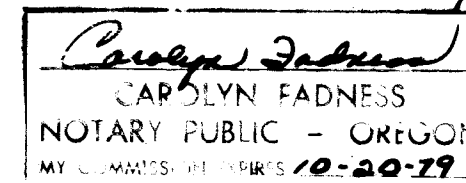
Subscribed and sworn to
 before me this 15TH
 day of JANUARY, 1979.



SURVEYOR'S CERTIFICATE

I, Dennis N. Hofflunhr, a duly registered surveyor of the State of Oregon, being first duly sworn, do hereby certify that the finished first floor elevations of the buildings shown hereon are 1.00 foot or more above the 100 year flood plain as determined by the 1977 Flood Plain Study administered by the U.S. Department of Housing and Urban Development.

Subscribed and sworn to
 before me this 9TH
 day of JANUARY, 1979.



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