

LEGEND

- ✕ = FOUND BRASS CAP - SECTION CORNER
- ⊙ = SET 2" BRASS CAP - STREET CENTERLINE
- = FOUND 5/8" IRON PIN, AS NOTED
- = SET 5/8" x 30" IRON PIN w/ YELLOW PLASTIC CAP MARKED "FARBER PLS 2189"
- = SET 5/8" x 24" IRON PIN w/ YELLOW PLASTIC CAP MARKED "FARBER PLS 2189"
- S/N = RECORD FILED SURVEY NUMBER
- L.C. = LONG CHORD
- BASIS OF BEARING IS TRUE NORTH, NAD 83/91 DATUM, AS DERIVED BY GLOBAL POSITIONING SYSTEM OBSERVATIONS.
- INST. No. = INSTRUMENT NUMBER AS RECORDED IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- PUE = PUBLIC UTILITY EASEMENT FOR WATER, SANITARY SEWER, STORM DRAIN, PHONE, GAS, AND CABLE TV.

GRIFFIN OAKS UNIT No. 2, PHASE 1
being a part of
TWIN CREEKS

A TRANSIT-ORIENTED DEVELOPMENT SUBDIVISION
located in
SOUTHWEST ONE-QUARTER OF SECTION 3,
TOWNSHIP 37 SOUTH, RANGE 2 WEST,
WILLAMETTE MERIDIAN, CITY OF CENTRAL POINT,
JACKSON COUNTY, OREGON

for
TWIN CREEKS DEVELOPMENT CO., LLC

1461 EAST McANDREWS ROAD
MEDFORD, OREGON 97504

CURVE TABLE

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	4°37'23"	35.50'	440.00'	N37°15'30"W	35.49'
C2	11°08'46"	64.20'	330.00'	N60°37'34"E	64.10'
C3	18°10'15"	95.14'	300.00'	N80°36'28"E	94.74'
C4	13°46'52"	64.94'	270.00'	N61°56'37"E	64.79'
C5	16°03'41"	75.69'	270.00'	N76°51'54"E	75.44'
C6	9°41'30"	55.82'	330.00'	N84°50'50"E	55.75'
C7	33°13'45"	23.20'	40.00'	N73°04'42"E	22.88'
C8	22°38'32"	15.81'	40.00'	N45°08'34"E	15.71'
C9	44°56'56"	31.38'	40.00'	N11°20'50"E	30.58'
C10	23°49'11"	16.63'	40.00'	N23°02'13"W	16.51'
C11	124°38'24"	60.91'	28.00'	N27°22'23"E	49.59'
C12	124°38'24"	65.26'	30.00'	N27°22'24"E	53.13'
C13	90°00'00"	47.12'	30.00'	N79°56'49"W	42.43'
C14	145°21'36"	50.74'	20.00'	S17°37'37"E	38.19'
C15	55°21'35"	17.39'	18.00'	S27°22'23"W	16.72'
C16	34°38'24"	199.51'	330.00'	S72°22'23"W	196.49'
C17	5°01'02"	29.60'	338.00'	N10°37'13"E	29.59'
C18	14°16'44"	74.77'	300.00'	N11°39'45"E	74.57'
C19	19°06'32"	87.38'	262.00'	S9°14'52"W	86.98'
C20	19°06'32"	112.73'	338.00'	S9°14'52"W	112.21'
C21	19°06'32"	100.05'	300.00'	S9°14'52"W	99.59'
C22	19°06'32"	87.38'	262.00'	S9°14'51"W	86.98'
C23	1°26'56"	8.55'	338.00'	N18°04'39"E	8.55'
C24	16°28'09"	86.23'	300.00'	N63°17'16"E	85.94'
C25	4°47'50"	22.61'	270.00'	N87°17'41"E	22.60'
C26	1°32'37"	8.08'	300.00'	N18°01'49"E	8.08'
C27	12°44'07"	66.68'	300.00'	N10°53'26"E	66.55'

LINE TABLE

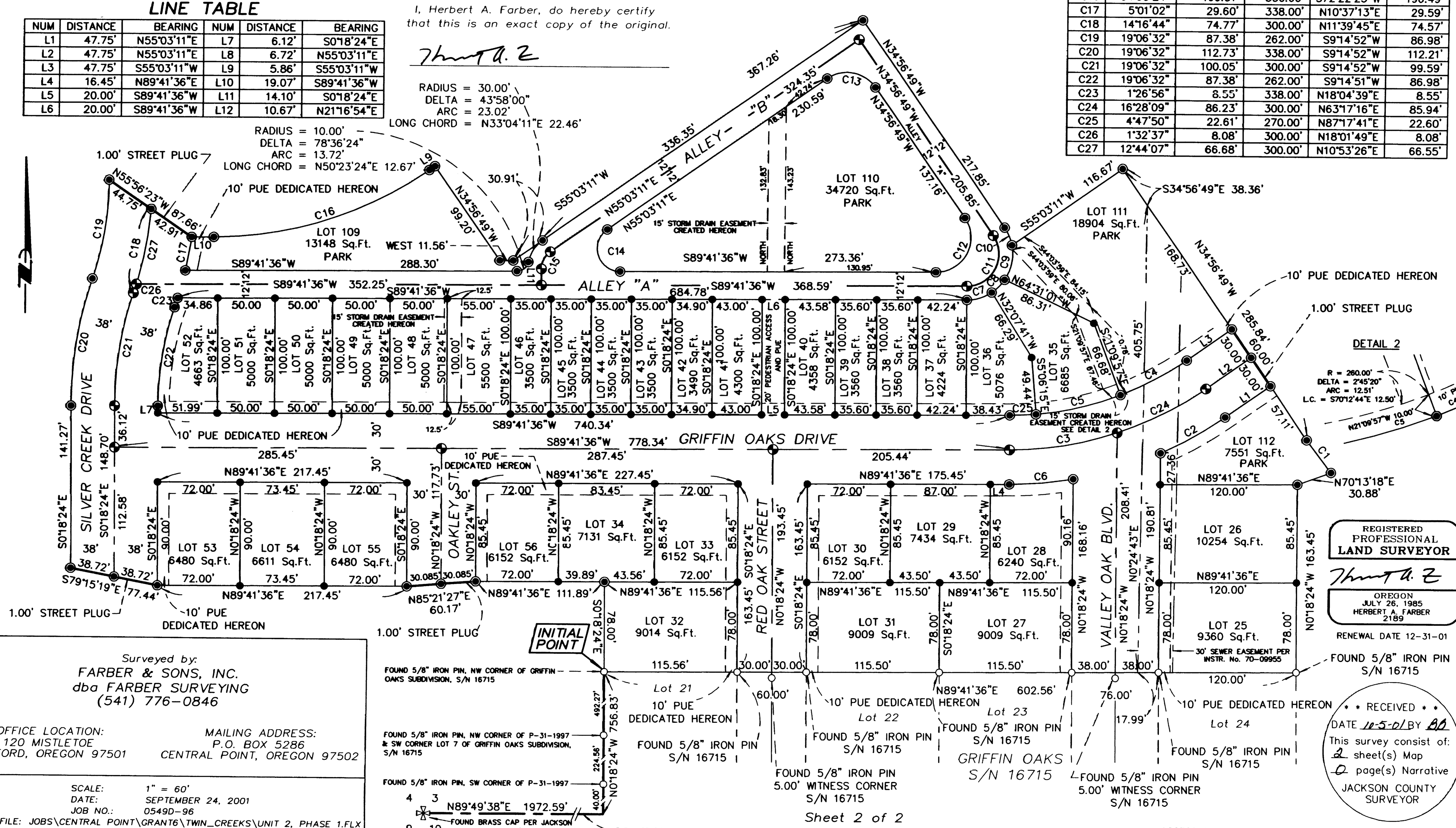
NUM	DISTANCE	BEARING	NUM	DISTANCE	BEARING
L1	47.75'	N55°03'11"E	L7	6.12'	S0°18'24"E
L2	47.75'	N55°03'11"E	L8	6.72'	N55°03'11"E
L3	47.75'	S55°03'11"W	L9	5.86'	S55°03'11"W
L4	16.45'	N89°41'36"E	L10	19.07'	S89°41'36"W
L5	20.00'	S89°41'36"W	L11	14.10'	S0°18'24"E
L6	20.00'	S89°41'36"W	L12	10.67'	N21°16'54"E

I, Herbert A. Farber, do hereby certify that this is an exact copy of the original.

Herbert A. Farber

RADIUS = 30.00'
DELTA = 43°58'00"
ARC = 23.02'
LONG CHORD = N33°04'11"E 22.46'

RADIUS = 10.00'
DELTA = 78°36'24"
ARC = 13.72'
LONG CHORD = N50°23'24"E 12.67'



REGISTERED PROFESSIONAL LAND SURVEYOR

Herbert A. Farber
OREGON
JULY 26, 1985
HERBERT A. FARBER
2189
RENEWAL DATE 12-31-01

FOUND 5/8" IRON PIN S/N 16715

RECEIVED
DATE 12-5-01 BY *AD*
This survey consist of:
2 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY SURVEYOR

Surveyed by:
FARBER & SONS, INC.
dba FARBER SURVEYING
(541) 776-0846

OFFICE LOCATION: 120 MISTLETOE MEDFORD, OREGON 97501
MAILING ADDRESS: P.O. BOX 5286 CENTRAL POINT, OREGON 97502

SCALE: 1" = 60'
DATE: SEPTEMBER 24, 2001
JOB NO.: 0549D-96

DRAWING FILE: JOBS\CENTRAL POINT\GRANT6\TWIN_CREEKS\UNIT 2, PHASE 1.FLX

FOUND 5/8" IRON PIN, SW CORNER OF P-31-1997 & SW CORNER LOT 7 OF GRIFFIN OAKS SUBDIVISION, S/N 16715
FOUND 5/8" IRON PIN, SW CORNER OF P-31-1997 S/N 16715
FOUND BRASS CAP PER JACKSON COUNTY SURVEYOR'S NOTES

Sheet 2 of 2

ASSESSORS MAP FILE NO. 37 2W 03CD TL 100, 200, 300

GRIFFIN OAKS UNIT No. 2, PHASE 1

being a part of

TWIN CREEKS

A TRANSIT-ORIENTED DEVELOPMENT SUBDIVISION

SOUTHWEST ONE-QUARTER OF SECTION 3, TOWNSHIP 37 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, CITY OF CENTRAL POINT, JACKSON COUNTY, OREGON

for

TWIN CREEKS DEVELOPMENT CO., LLC

1461 EAST McANDREWS ROAD MEDFORD, OREGON 97504

Declaration:

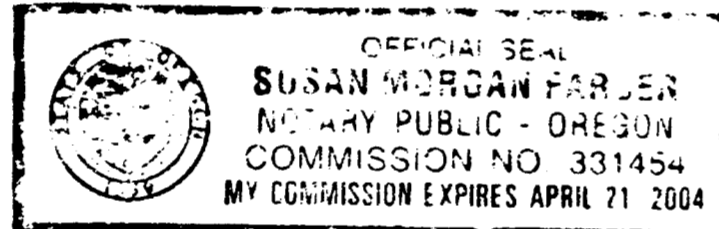
KNOW ALL MEN BY THESE PRESENTS, that Twin Creeks Development Co., LLC, an Oregon Limited Liability Company, is the owner of the lands hereon described, and has subdivided the same into lots and streets as shown hereon and the number and size of the lots and the courses and lengths of all lines are plainly set forth, and that this plat is a correct representation of the subdivision, and hereby dedicates to the public for public use, as shown hereon, the streets and public utility easements, and hereby create for the City of Central Point the storm drain easements shown hereon and hereby grant to the City of Central Point, in fee simple, those areas portrayed and designated hereon as street plugs. By its approval of the plat, the City of Central Point declares that upon the approved extension of the affected streets, it thereby dedicates those street plugs for public street purposes. We hereby designate said subdivision as Griffin Oaks Unit No. 2, Phase 1.

Bret A. Moore, Manager Twin Creeks Development Co., LLC

State of Oregon) County of Jackson)

The foregoing instrument was acknowledged before me this 26th day of Sept, 2001, by Bret A. Moore as manager of Twin Creeks Development Co., LLC.

Notary Public for Oregon Susan Morgan Farber My commission expires 04-21-04



Release Affidavit:

From PremierWest, as beneficiary, recorded as Instrument No. 01-47696 Official Records of Jackson County, Oregon.

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

PURPOSE: TO SURVEY AND MONUMENT GRIFFIN OAKS UNIT No. 2, PHASE 1 OF TWIN CREEKS, A TRANSIT-ORIENTED DEVELOPMENT, AS APPROVED BY THE CITY OF CENTRAL POINT.

PROCEDURE: UTILIZING CONTROL ESTABLISHED DURING PREVIOUS SURVEYS IN THE AREA, I MONUMENTED THE LOTS AND STREETS AS SHOWN HEREON.

REGISTERED PROFESSIONAL LAND SURVEYOR

HERBERT A. FARBER JULY 26, 1985 OREGON 2189 RENEWAL DATE 12-31-01

RECEIVED DATE 10-5-01 BY 60 This survey consist of 2 sheet(s) Map 2 page(s) Narrative JACKSON COUNTY SURVEYOR

I, Herbert A. Farber, do hereby certify that this is an exact copy of the original.

Herbert A. Farber signature

Surveyor's Certificate:

I, Herbert A. Farber, a duly registered Professional Land Surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with proper monuments, as provided by law, the tract of land hereon shown, this plat being a correct representation of the same, and the following is an accurate description of the boundary lines:

Commencing at a brass cap monumenting the southwest corner of Section 3, Township 37 South, Range 2 West of the Willamette Meridian, Jackson County, Oregon; thence North 89°49'38" East, along the centerline of Taylor Road, 1972.59 feet; thence North 00°18'24" West 40.00 feet to a 5/8 inch iron pin marking the southwest corner of Parcel 1 of Partition Plat P-31-1997 as recorded in the Plat Records of said County; thence, continuing North 00°18'24" West, along the west line of said Parcel, 224.56 feet to a 5/8 inch iron pin marking the northwest corner of said Parcel, said pin also being the southwest corner of Lot 7 of Griffin Oaks Subdivision as recorded in Volume 26, Page 45 of said Plat Records; thence, continuing North 00°18'24" West, along the west line of said Subdivision, 492.27 feet to a 5/8 inch iron pin marking the northwest corner of said Subdivision, said pin being the initial POINT OF BEGINNING; thence North 89°41'36" East, along the north line of said Subdivision, 602.56 feet to a 5/8 inch iron pin, said pin also being the northeast corner of said Subdivision; thence, leaving said north line, North 00°18'24" West 163.45 feet to a 5/8 inch iron pin; thence north 70°13'18" East 30.88 feet to a 5/8 inch iron pin; thence along the arc of a curve to the right having a radius of 440.00 feet, a central angle of 04°37'23", an arc length of 35.50 feet (the long chord of which bears North 37°15'30" West 35.49 feet) to a 5/8 inch iron pin; thence North 34°56'49" West 285.84 feet to a 5/8 inch iron pin; thence South 55°03'11" West 116.67 feet to a 5/8 inch iron pin; thence along the arc of a curve to the left having a radius of 40.00 feet, a central angle of 23°49'11", an arc length of 16.63 feet (the long chord of which bears North 23°02'13" West 16.51 feet) to a 5/8 inch iron pin; thence North 34°56'49" West 217.85 feet to a 5/8 inch iron pin; thence South 55°03'11" West 367.26 feet to a 5/8 inch iron pin; thence West 11.56 feet to a 5/8 inch iron pin; thence North 34°56'49" West 99.20 feet to a 5/8 inch iron pin; thence South 55°03'11" West 5.86 feet to a 5/8 inch iron pin; thence along the arc of a curve to the right having a radius of 330.00 feet, a central angle of 34°38'24", an arc length of 199.51 feet (the long chord of which bears South 72°22'23" West 196.49 feet) to a 5/8 inch iron pin; thence South 89°41'36" West 19.07 feet to a 5/8 inch iron pin; thence North 55°56'23" West 87.66 feet to a 5/8 inch iron pin; thence along the arc of a curve to the right having a radius of 262.00 feet, a central angle of 19°06'32", an arc length of 87.38 feet (the long chord of which bears South 09°14'52" West 86.98 feet) to a 5/8 inch iron pin; thence along the arc of a curve to the left having a radius of 338.00 feet, a central angle of 19°06'32", an arc length of 112.73 feet (the long chord of which bears South 09°14'52" West 112.21 feet) to a 5/8 inch iron pin; thence South 00°18'24" East 141.27 feet to a 5/8 inch iron pin; thence South 79°15'19" East 77.44 feet to a 5/8 inch iron pin; thence North 89°41'36" East 217.45 feet to a 5/8 inch iron pin; thence North 85°21'27" East 60.17 feet to a 5/8 inch iron pin; thence North 89°41'36" East 111.89 feet to a 5/8 inch iron pin; thence South 00°18'24" East 78.00 feet to the initial POINT OF BEGINNING.

Herbert A. Farber signature and name

Approvals:

Examined and approved by the City of Central Point this 27th day of September, 2001.

Planning Director and Secretary signatures

Examined and approved by the Jackson County Surveyor this 26th day of September, 2001.

County Surveyor signature

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of Oct 1, 2001.

Tax Collector signature and date

Examined and approved as required by O.R.S. 92.100 this 1 day of October, 2001.

Assessor signature and date

Recorder:

Filed for record this 5 day of October, 2001 at 1:28 o'clock P. M. and recorded in Volume 27, Page 54 of the Plat Records of Jackson County, Oregon.

County Clerk and Deputy signatures

Notes:

- The Easement granted by the instrument recorded in Volume 328, Page 60 of the Deed Records of Jackson County, Oregon, does not fall within the boundary of this Transit-Oriented Development.
The Easement granted by Instrument No. 67-08733 of the Official Records of Jackson County, Oregon, does not fall within the boundary of this Transit-Oriented Development.
The Easement granted by Instrument No. 70-09580 of the Official Records of Jackson County, Oregon, does not fall within the boundary of this Transit-Oriented Development.
The Easement granted by Instrument No. 75-14259 of the Official Records of Jackson County, Oregon, does not fall within the boundary of this Transit-Oriented Development.
The Easement granted by Instrument No. 75-11793 of the Official Records of Jackson County, Oregon, does not fall within the boundary of this Transit-Oriented Development.

For the order of the County Commissioners approving this plat see Volume Page of the Commissioner's Journal of Proceedings.