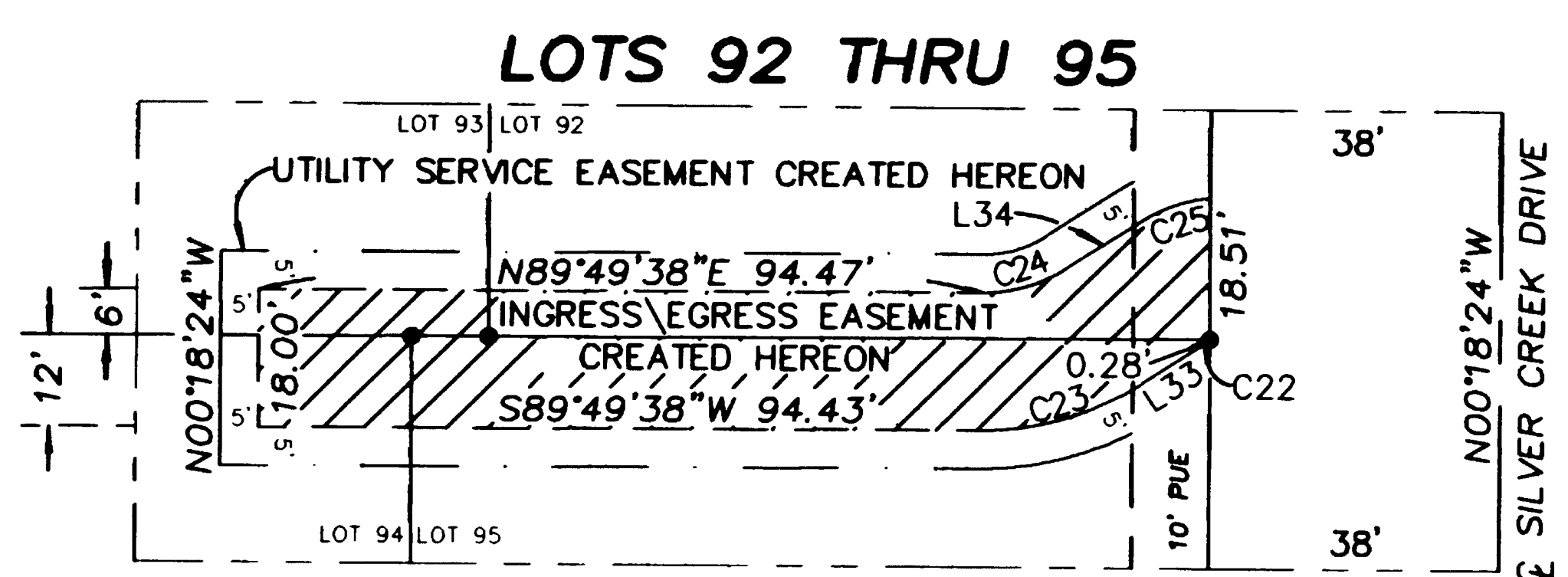
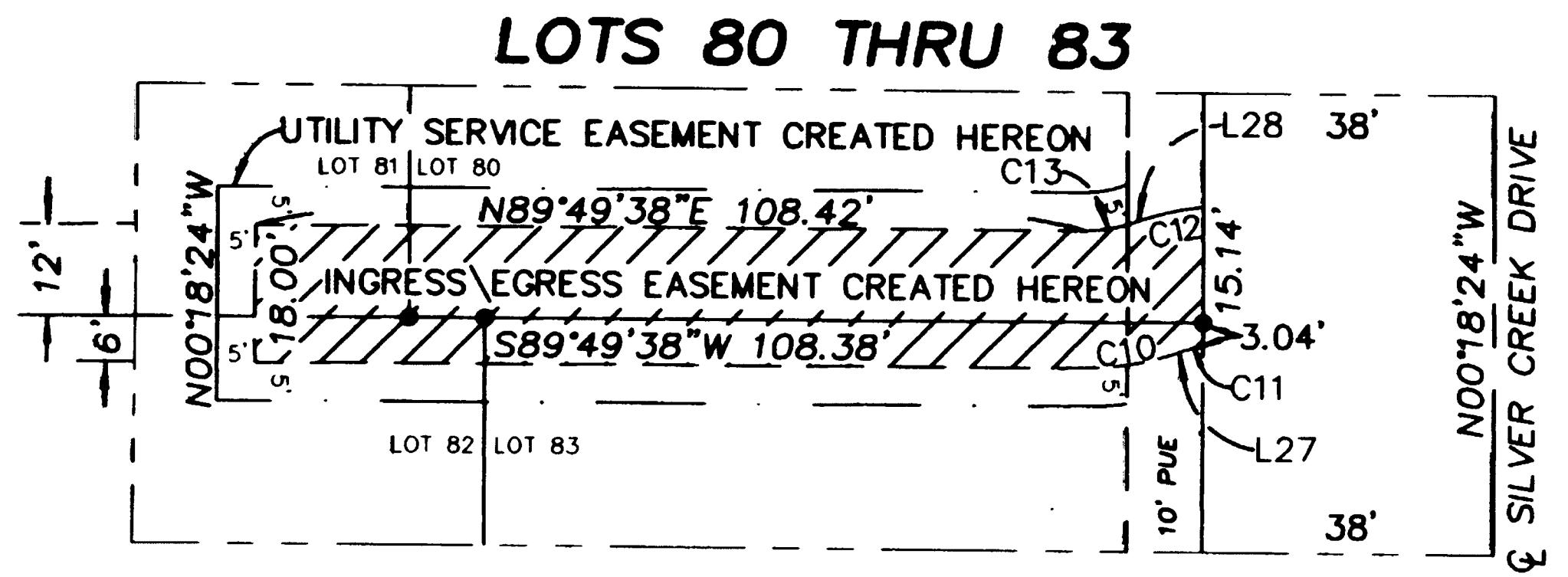
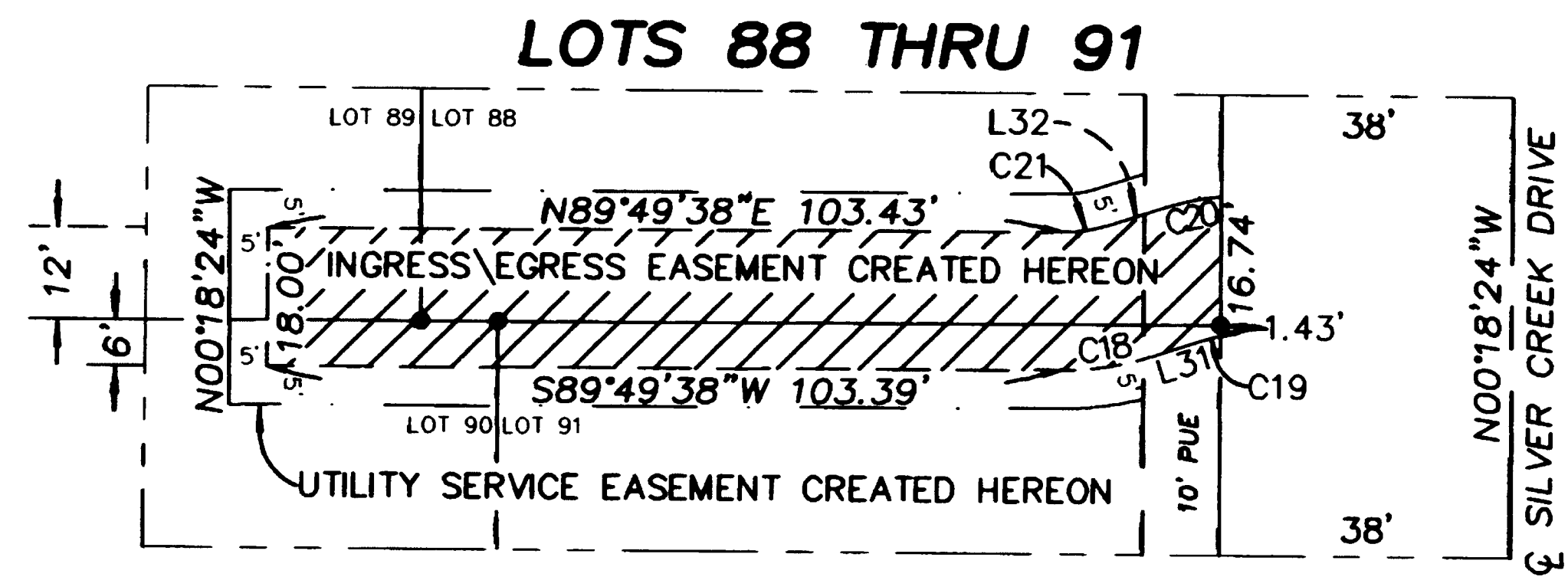
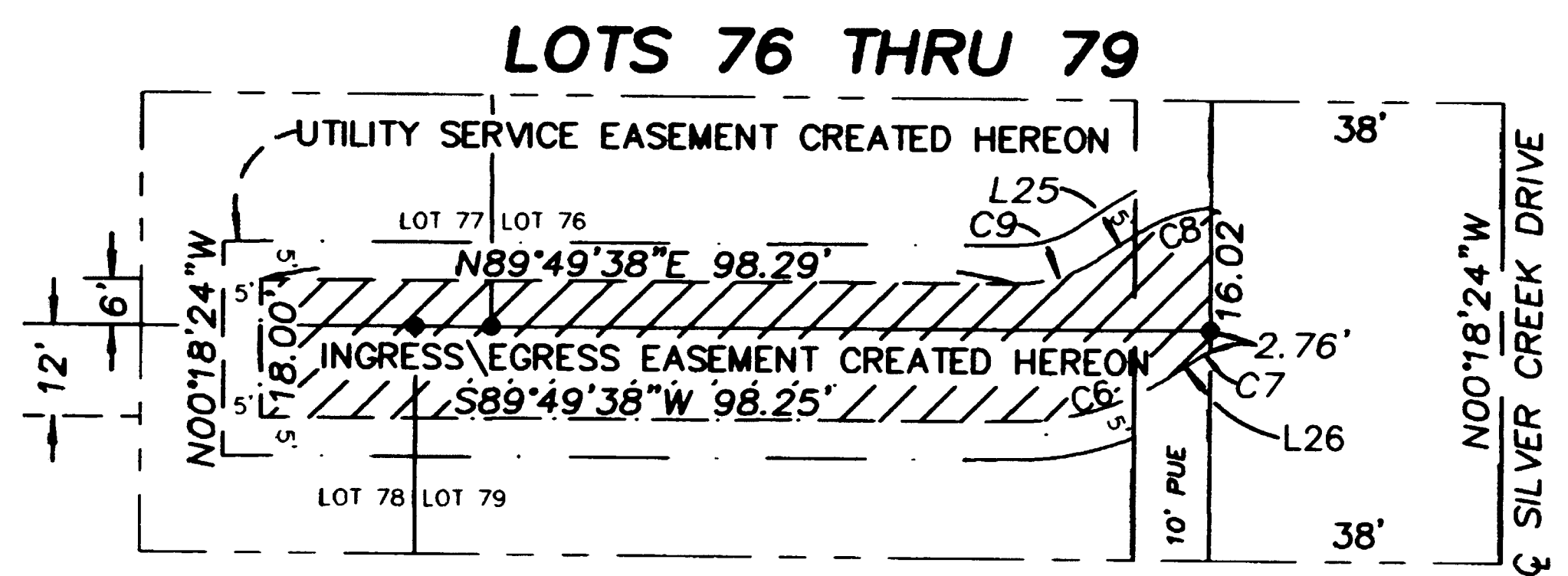
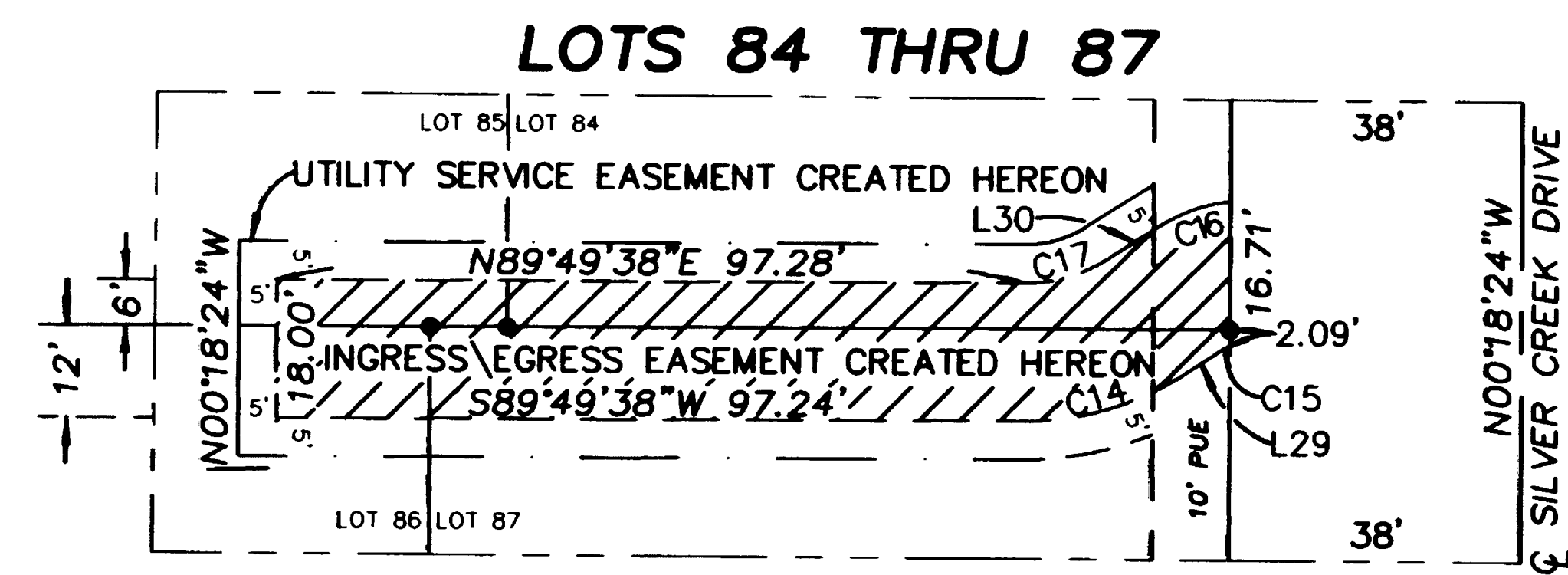
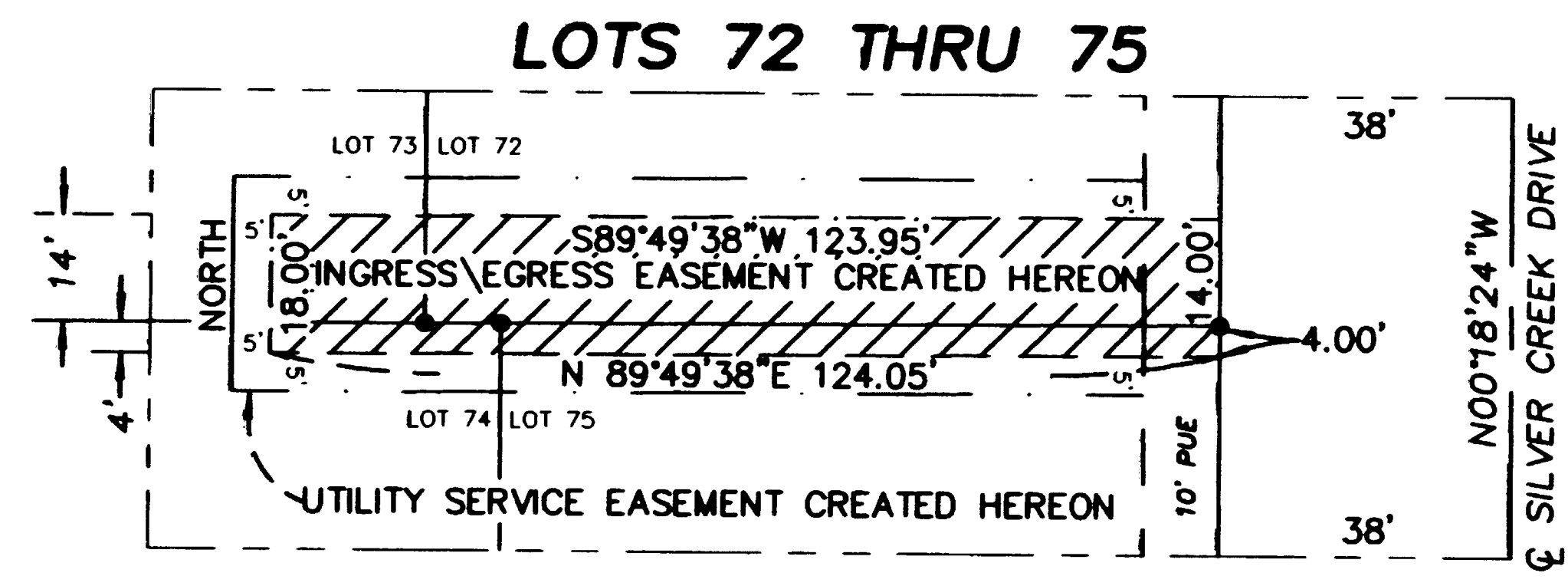


**DETAIL EXHIBIT MAP**  
of the  
**PRIVATE INGRESS\EGRESS EASEMENTS & PRIVATE UTILITY SERVICE EASEMENTS**  
for  
**LOTS 72 THRU 95**

NOTE: ALL PRIVATE INGRESS\EGRESS EASEMENTS, SHOWN HEREON, ARE CONTAINED WITHIN THE PRIVATE UTILITY SERVICE EASEMENTS, SHOWN HEREON.

**GRIFFIN OAKS UNIT No. 2,**  
**PHASES II and III**  
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 97501



**LEGEND**

● - SET 5/8" x 24" IRON PIN w/ YELLOW PLASTIC CAP MARKED "FARBER PLS 2189"

- BASIS OF BEARING IS TRUE NORTH, NAD 83/91 DATUM, AS DERIVED BY GLOBAL POSITIONING SYSTEM OBSERVATIONS.

- PUE = PUBLIC UTILITY EASEMENT FOR WATER, SANITARY SEWER, STORM DRAIN, PHONE, GAS, AND CABLE TV.

**CURVE TABLE**

| NUM | DELTA     | ARC    | RADIUS | BEARING     | DISTANCE |
|-----|-----------|--------|--------|-------------|----------|
| C6  | 32°54'08" | 21.82' | 38.00' | N73°22'34"E | 21.52'   |
| C7  | 9°08'28"  | 1.60'  | 10.00' | S61°29'44"W | 1.59'    |
| C8  | 27°57'47" | 9.76'  | 20.00' | S70°54'24"W | 9.66'    |
| C9  | 32°54'08" | 11.49' | 20.00' | N73°22'34"E | 11.33'   |
| C10 | 17°49'53" | 11.83' | 38.00' | S80°54'42"W | 11.78'   |
| C11 | 6°41'27"  | 2.34'  | 20.00' | S75°20'29"W | 2.33'    |
| C12 | 11°55'49" | 7.91'  | 38.00' | N77°57'40"E | 7.90'    |
| C13 | 17°49'53" | 6.22'  | 20.00' | N80°54'42"E | 6.20'    |
| C14 | 32°54'08" | 21.82' | 38.00' | S73°22'34"W | 21.52'   |
| C15 | 8°42'00"  | 1.52'  | 10.00' | S61°16'30"W | 1.52'    |
| C16 | 27°45'38" | 9.69'  | 20.00' | N70°48'19"E | 9.60'    |
| C17 | 32°54'08" | 11.49' | 20.00' | N73°22'34"E | 11.33'   |
| C18 | 17°49'53" | 11.83' | 38.00' | S80°54'42"W | 11.78'   |
| C19 | 6°40'55"  | 2.33'  | 20.00' | S75°20'13"W | 2.33'    |
| C20 | 11°55'32" | 7.91'  | 38.00' | N77°57'31"E | 7.90'    |
| C21 | 17°49'53" | 6.22'  | 20.00' | N80°54'42"E | 6.20'    |
| C22 | 8°52'24"  | 1.55'  | 10.00' | S61°21'43"W | 1.55'    |
| C23 | 32°54'08" | 21.82' | 38.00' | S73°22'34"W | 21.52'   |
| C24 | 32°54'08" | 11.49' | 20.00' | N73°22'34"E | 11.33'   |
| C25 | 27°50'25" | 9.72'  | 20.00' | N70°50'43"E | 9.62'    |

**LINE TABLE**

| NUM | DISTANCE | BEARING     | NUM | DISTANCE | BEARING     |
|-----|----------|-------------|-----|----------|-------------|
| L25 | 6.77'    | N56°55'30"E | L30 | 8.05'    | N56°55'30"E |
| L26 | 4.39'    | S56°55'30"W | L31 | 7.05'    | S71°59'45"W |
| L27 | 1.81'    | S71°59'45"W | L32 | 7.05'    | N71°59'45"E |
| L28 | 1.81'    | N71°59'45"E | L33 | 8.99'    | S56°55'30"W |
| L29 | 5.68'    | S56°55'30"W | L34 | 11.37'   | N56°55'30"E |

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

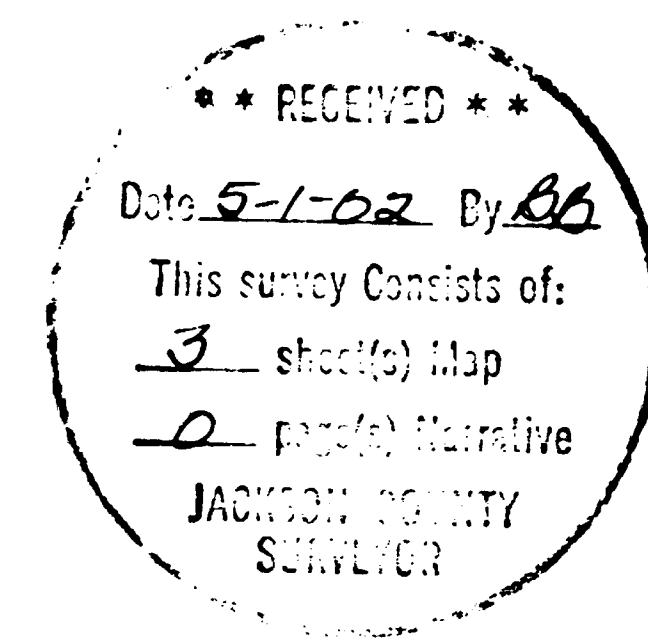
OFFICE LOCATION: 120 MISTLETOE MEDFORD, OREGON 97501  
MAILING ADDRESS: P.O. BOX 5286 CENTRAL POINT, OREGON 97502

SCALE: 1" = 30'  
DATE: APRIL 22, 2002  
JOB NO.: 0549D-96  
FILE: JOBS\CENTRAL POINT\TWIN CREEKS\GRIFFIN\_OAKS 2\CLUSTER\_EASE.FLX

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Herbert A. Farber*  
OREGON JULY 26, 1985  
HERBERT A. FARBER 2189  
RENEWAL DATE 12-31-03

\*\* RECEIVED \*\*  
Date: 5-1-02 By: *BB*  
This survey consists of:  
3 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR

GRIFFIN OAKS UNIT No. 2,  
 PHASES II and III  
 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:**

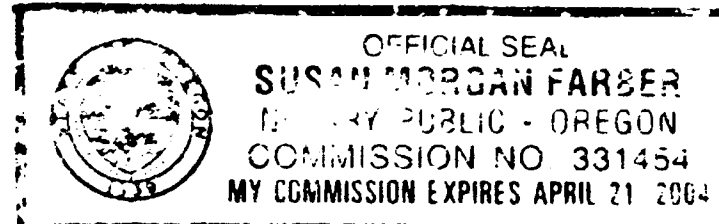
KNOW ALL MEN BY THESE PRESENTS, that Twin Creeks Development Co., LLC, an Oregon Limited Liability Company, is the owner of the lands hereon described, and has subdivided the same into lots and streets, as shown hereon, and the number and size of the lots and the courses and lengths of all lines are plainly set forth, and hereby dedicates to the public, for public use, the streets and public utility easements, as shown hereon, and does create the private storm drain easement along the west boundary benefiting the lots encumbered by this easement, as shown hereon, and does create an easement for ingress, egress and a utility service easement for all of the lots West of Silver Creek Drive, as shown hereon, and does dedicate the 8.00 wide strip of land, along the south boundary, to the public for public right-of-way purposes, as shown hereon, and that this plat is a correct representation of the subdivision. We hereby designate said subdivision as Griffin Oaks Unit No. 2, Phases II and III.

[Signature]  
 Bret A. Moore, Manager  
 Twin Creeks Development Co., LLC

State of Oregon )  
 County of Jackson )

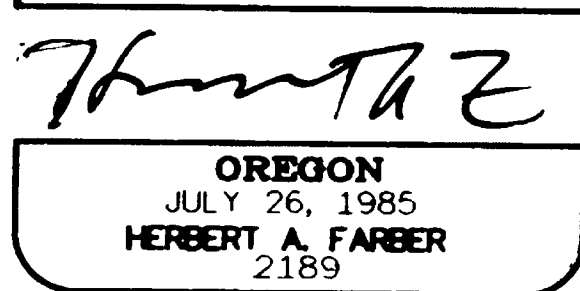
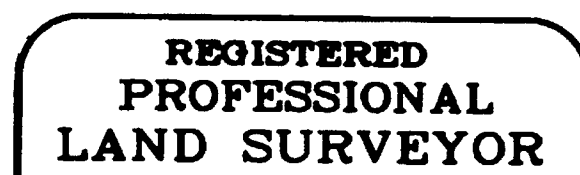
The foregoing instrument was acknowledged before me this 23rd day of April, 2002, by Bret A. Moore as manager of Twin Creeks Development Co., LLC.

Notary Public for Oregon [Signature]  
 My commission expires 4-21-04



**Release Affidavit:**

From PremierWest, as beneficiary, recorded as Instrument No. 02-24437  
 Official Records of Jackson County, Oregon.



RENEWAL DATE 12-31-03

**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, 1323.57 feet; thence, leaving said centerline, North 00°14'28" West 30.00 feet to a 2 1/2 inch brass cap, set in concrete, on the north right-of-way of Taylor Road, marking the southeast corner of Block 3 of PARKVIEW SUBDIVISION as recorded in Volume 7, Page 17 of the Plat Records of said County and the INITIAL POINT OF BEGINNING; thence, continuing North 00°14'28" West along the east line of said Block 3 extended, 1137.83 feet to a 5/8 inch iron pin; thence South 80°28'26" East 106.11 feet to a 5/8 inch iron pin; thence South 89°58'56" East 108.88 feet to a 5/8 inch iron pin on the westerly right-of-way of Silver Creek Drive, said westerly right-of-way also being the westerly boundary of GRIFFIN OAKS UNIT No. 2, PHASE I as recorded in Volume 27, Page 54 of said Plat Records; thence, along said westerly right-of-way, along the arc of a curve to the right having a radius of 262.00 feet, a central angle of 12°03'15", an arc length of 55.12 feet (the long chord of which bears South 12°46'30" West 55.02 feet) to a 5/8 inch iron pin; thence, continuing along said westerly right-of-way, 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°14'51" West 112.21 feet); thence, continuing along said westerly right-of-way, South 00°18'24" East 141.27 feet to a 5/8 inch iron pin; thence, leaving said westerly right-of-way, South 79°15'19" East, along the southerly boundary of said Phase I, 77.44 feet to a 5/8 inch iron pin on the easterly right-of-way of Silver Creek Drive marking the southwest corner of Lot 53 of said Phase I; thence, leaving said right-of-way, North 89°41'36" East, along said southerly boundary, 217.45 feet to a 5/8 inch iron pin on the westerly right-of-way of Oakley Street marking the southeast corner of Lot 55 of said Phase I; thence, leaving said westerly right-of-way, North 85°21'27" East, along said southerly boundary, 60.17 feet to a 5/8 inch iron pin on the easterly right-of-way of Oakley Street marking the southwest corner of Lot 56 of said Phase I; thence, leaving said easterly right-of-way, North 89°41'36" East, along said southerly boundary, 111.89 feet to a 5/8 inch iron pin marking the northwest corner of Lot 32 of said Phase I; thence South 00°18'24" East, along the west line of said Lot 32, a distance of 78.00 feet to a 5/8 inch iron pin marking the southwest corner of said Lot 32, said pin also being the northwest corner of GRIFFIN OAKS SUBDIVISION as recorded in Volume 26, Page 45 of said Plat Records; thence, continuing South 00°18'24" East, along the west line of said Griffin Oaks Subdivision, 492.27 feet to a 5/8 inch iron pin, marking the southwest corner of Lot 7 of said Griffin Oaks Subdivision, on the north line of that tract of land described in Instrument No. 01-11803 of the Official Records of said County; thence South 89°59'06" West, along said north line, 12.39 feet to a 5/8 inch iron pin marking the northwest corner of said tract; thence South 00°18'24" East, along the west line of said tract, 226.56 feet to a 5/8 inch iron pin marking the southwest corner of said tract; thence North 89°49'38" East, along the south line of said tract, 12.39 feet to a 5/8 inch iron pin; thence, leaving said south line, South 00°18'24" East 8.00 feet to a 5/8 inch iron pin on the north right-of-way of Taylor Road; thence South 89°49'38" West, along said right-of-way, 648.99 feet to the initial POINT OF BEGINNING.

[Signature]  
 Herbert A. Farber, PLS 2189

**Approvals:**

Examined and approved by the City of Central Point this 25th day of April, 2002.

[Signature] Planning Director  
[Signature] Secretary

Examined and approved by the Jackson County Surveyor this 23rd day of April, 2002.

[Signature]  
 County Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of 4-26-2002.

[Signature] Tax Collector, Deputy 4-26-2002 Date

Examined and approved as required by O.R.S. 92.100 this 26 day of April, 2002.

[Signature] Assessor, Deputy 4/26/2002 Date

**Recorder:**

Filed for record this 1 day of May, 2002 at 12:30 clock P. M. and recorded in Volume 28, Page 23 of the Plat Records of Jackson County, Oregon.

[Signature] County Clerk  
[Signature] Deputy

**Notes:**

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.

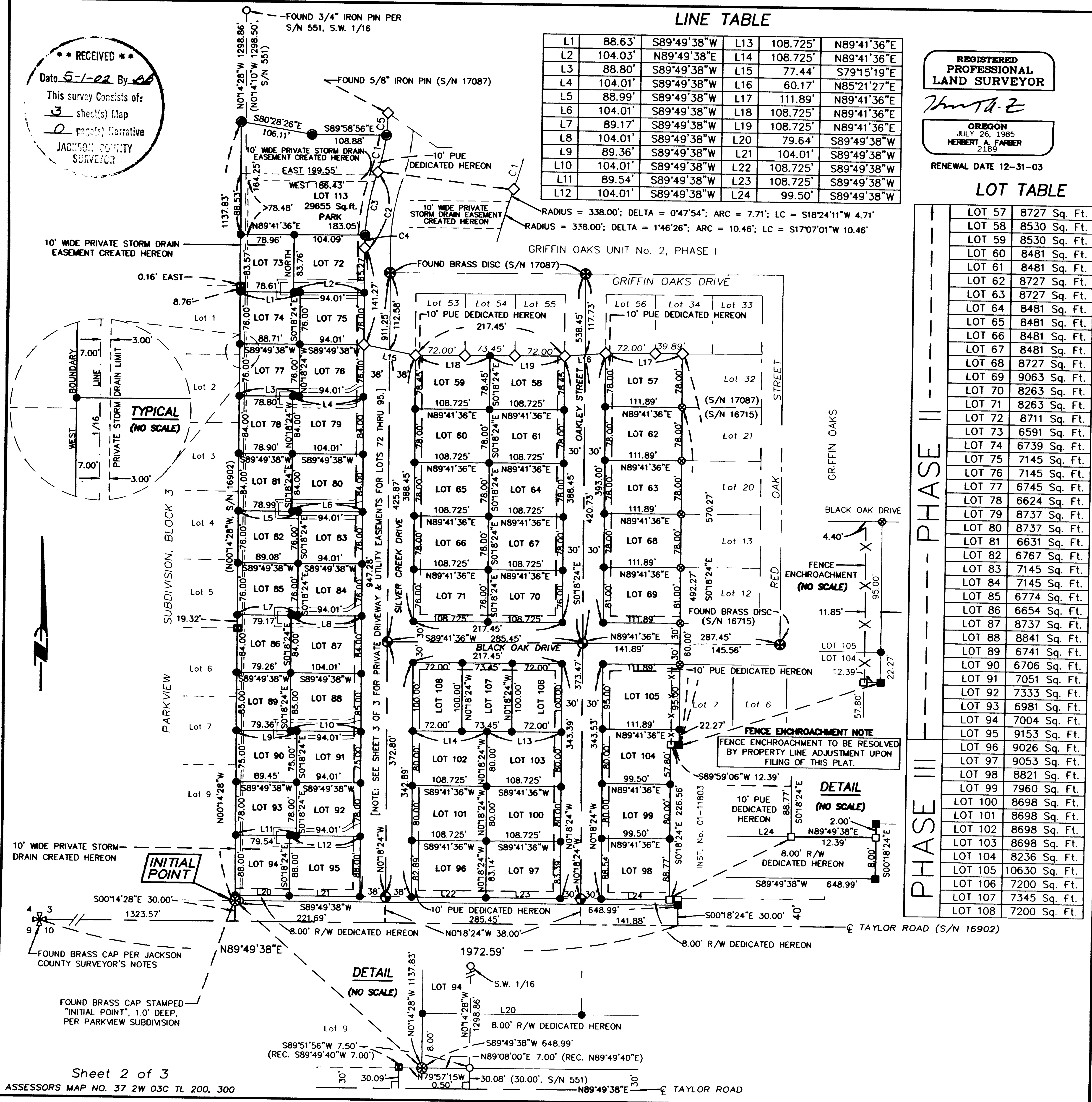
The Easement granted by Instrument No. 70-09961 of the Official Records of Jackson County, Oregon, does not fall within the boundary of this Transit-Oriented Development.

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

13L/2



**RECEIVED**  
 Date: 5-1-22 By: *AF*  
 This survey consists of:  
 3 sheet(s) Map  
 0 page(s) Narrative  
 JACKSON COUNTY SURVEYOR



**LINE TABLE**

|     |         |             |     |          |             |
|-----|---------|-------------|-----|----------|-------------|
| L1  | 88.63'  | S89°49'38"W | L13 | 108.725' | N89°41'36"E |
| L2  | 104.03' | N89°49'38"E | L14 | 108.725' | N89°41'36"E |
| L3  | 88.80'  | S89°49'38"W | L15 | 77.44'   | S79°15'19"E |
| L4  | 104.01' | S89°49'38"W | L16 | 60.17'   | N85°21'27"E |
| L5  | 88.99'  | S89°49'38"W | L17 | 111.89'  | N89°41'36"E |
| L6  | 104.01' | S89°49'38"W | L18 | 108.725' | N89°41'36"E |
| L7  | 89.17'  | S89°49'38"W | L19 | 108.725' | N89°41'36"E |
| L8  | 104.01' | S89°49'38"W | L20 | 79.64'   | S89°49'38"W |
| L9  | 89.36'  | S89°49'38"W | L21 | 104.01'  | S89°49'38"W |
| L10 | 104.01' | S89°49'38"W | L22 | 108.725' | S89°49'38"W |
| L11 | 89.54'  | S89°49'38"W | L23 | 108.725' | S89°49'38"W |
| L12 | 104.01' | S89°49'38"W | L24 | 99.50'   | S89°49'38"W |

**REGISTERED PROFESSIONAL LAND SURVEYOR**  
*Herbert A. Farber*  
 OREGON  
 JULY 26, 1985  
 HERBERT A. FARBER  
 2189  
 RENEWAL DATE 12-31-03

**LOT TABLE**

|         |               |
|---------|---------------|
| LOT 57  | 8727 Sq. Ft.  |
| LOT 58  | 8530 Sq. Ft.  |
| LOT 59  | 8530 Sq. Ft.  |
| LOT 60  | 8481 Sq. Ft.  |
| LOT 61  | 8481 Sq. Ft.  |
| LOT 62  | 8727 Sq. Ft.  |
| LOT 63  | 8727 Sq. Ft.  |
| LOT 64  | 8481 Sq. Ft.  |
| LOT 65  | 8481 Sq. Ft.  |
| LOT 66  | 8481 Sq. Ft.  |
| LOT 67  | 8481 Sq. Ft.  |
| LOT 68  | 8727 Sq. Ft.  |
| LOT 69  | 9063 Sq. Ft.  |
| LOT 70  | 8263 Sq. Ft.  |
| LOT 71  | 8263 Sq. Ft.  |
| LOT 72  | 8711 Sq. Ft.  |
| LOT 73  | 6591 Sq. Ft.  |
| LOT 74  | 6739 Sq. Ft.  |
| LOT 75  | 7145 Sq. Ft.  |
| LOT 76  | 7145 Sq. Ft.  |
| LOT 77  | 6745 Sq. Ft.  |
| LOT 78  | 6624 Sq. Ft.  |
| LOT 79  | 8737 Sq. Ft.  |
| LOT 80  | 8737 Sq. Ft.  |
| LOT 81  | 6631 Sq. Ft.  |
| LOT 82  | 6767 Sq. Ft.  |
| LOT 83  | 7145 Sq. Ft.  |
| LOT 84  | 7145 Sq. Ft.  |
| LOT 85  | 6774 Sq. Ft.  |
| LOT 86  | 6654 Sq. Ft.  |
| LOT 87  | 8737 Sq. Ft.  |
| LOT 88  | 8841 Sq. Ft.  |
| LOT 89  | 6741 Sq. Ft.  |
| LOT 90  | 6706 Sq. Ft.  |
| LOT 91  | 7051 Sq. Ft.  |
| LOT 92  | 7333 Sq. Ft.  |
| LOT 93  | 6981 Sq. Ft.  |
| LOT 94  | 7004 Sq. Ft.  |
| LOT 95  | 9153 Sq. Ft.  |
| LOT 96  | 9026 Sq. Ft.  |
| LOT 97  | 9053 Sq. Ft.  |
| LOT 98  | 8821 Sq. Ft.  |
| LOT 99  | 7960 Sq. Ft.  |
| LOT 100 | 8698 Sq. Ft.  |
| LOT 101 | 8698 Sq. Ft.  |
| LOT 102 | 8698 Sq. Ft.  |
| LOT 103 | 8698 Sq. Ft.  |
| LOT 104 | 8236 Sq. Ft.  |
| LOT 105 | 10630 Sq. Ft. |
| LOT 106 | 7200 Sq. Ft.  |
| LOT 107 | 7345 Sq. Ft.  |
| LOT 108 | 7200 Sq. Ft.  |

**GRIFFIN OAKS UNIT No. 2, PHASES II and III**  
 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 97501

- LEGEND**
- ⊕ = FOUND BRASS CAP - SECTION CORNER
  - ⊙ = FOUND 2 1/2" BRASS CAP - STREET CENTERLINE
  - ⊗ = SET 2 1/2" BRASS CAP - STREET CENTERLINE
  - ⊕ = FOUND 2 1/2" BRASS CAP, INITIAL POINT, PARKVIEW SUBDIVISION
  - = FOUND 3/4" IRON PIN, S/N 551
  - ◇ = FOUND 5/8" IRON PIN, S/N 17087
  - ⊗ = FOUND 5/8" IRON PIN, S/N 16715
  - ⊕ = FOUND 5/8" IRON PIN, S/N 15340
  - ⊕ = FOUND 5/8" IRON PIN, S/N 16902
  - ⊕ = FOUND 5/8" IRON PIN, PARKVIEW SUBDIVISION
  - ⊕ = 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  
 R/W = RIGHT-OF-WAY  
 ⊓ = 90°
- BASIS OF BEARING IS TRUE NORTH, NAD 83/91 DATUM, AS DERIVED BY GLOBAL POSITIONING SYSTEM OBSERVATIONS.  
 - RECORD SURVEY DATA IS SHOWN IN PARENTHESIS ADJACENT TO MEASURED SURVEY DATA WHERE APPLICABLE.  
 - 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.

**CURVE TABLE**

| NUM | DELTA     | ARC     | RADIUS  | BEARING     | DISTANCE |
|-----|-----------|---------|---------|-------------|----------|
| C1  | 12°03'15" | 55.12'  | 262.00' | S12°46'30"W | 55.02'   |
| C2  | 19°06'32" | 112.73' | 338.00' | S9°14'51"W  | 112.21'  |
| C3  | 15°55'58" | 93.99'  | 338.00' | S10°50'08"W | 93.69'   |
| C4  | 3°10'33"  | 18.73'  | 338.00' | S1°16'52"W  | 18.73'   |
| C5  | 7°03'16"  | 32.26'  | 262.00' | N3°13'14"E  | 32.24'   |

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

PURPOSE: TO SURVEY AND MONUMENT GRIFFIN OAKS UNIT No. 2, PHASES II AND III, BEING A PART OF TWIN CREEKS, A TRANSIT-ORIENTED DEVELOPMENT SUBDIVISION, 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.

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" = 100'  
 DATE: APRIL 22, 2002  
 JOB NO.: 0549D-96  
 FILE: jobs\central point\Twin Creeks LLC\Griffin\_Oaks 2\Unit 2, Phs 2&3.flx

13L/2