

# JACKSON OAKS, PHASE I

being a part of

## TWIN CREEKS

### A TRANSIT-ORIENTED DEVELOPMENT SUBDIVISION

located in the

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

#### 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:

BEGINNING at a 5/8 inch iron pin marking the northwest corner of Lot 113 of GRIFFIN OAKS UNIT No. 2, PHASE II as recorded in Volume 28, Page 23 of the Plat Records of Jackson County, Oregon and filed as Survey Number 17299 in the office of the Jackson County Surveyor, said pin being on the east line of that parcel of land described in Instrument No. 02-53387 of the Official Records of said County, said pin being the INITIAL POINT of this subdivision; thence, leaving said east line, North 80°28'26" West 124.30 feet; thence South 89°50'21" West 284.46 feet; thence along the arc of a curve to the right having a radius of 110.00 feet, a central angle of 10°17'11", an arc length of 19.75 feet (the long chord to which bears South 51°38'48" West 19.72 feet); thence South 40°32'01" East 57.37 feet; thence South 00°14'57" East 89.09 feet; thence South 89°50'17" West 575.91 feet to the west line of said parcel; thence South 01°47'28" East, along said west line, 115.05 feet to southwest corner of said parcel; thence North 89°50'17" East (record North 89°50'30" East), along the southerly line of said parcel, 597.82 feet (record 597.83 feet) to the southwest corner of that tract of land described in Instrument No. 02-53386 of said Records; thence, continuing along said southerly line, North 00°14'57" West, along the west boundary of said tract, 55.44 feet; thence, continuing along said west boundary and said southerly line, North 11°02'31" East 38.91 feet; thence, continuing along said west boundary and said southerly line, North 00°09'11" West 51.38 feet to the northwest corner of said tract; thence, continuing along said southerly line, North 89°50'21" East, along the north boundary of said tract, 132.27 feet to the northeast corner of said tract; thence, continuing along said southerly line, South 01°17'51" East, along the east boundary of said tract, 106.26 feet; thence, continuing along said east boundary and said southerly line, South 12°44'37" West 39.76 feet to the southeast corner of said tract; thence, continuing along said southerly line, North 89°50'17" East (record North 89°50'30" East) 227.35 feet to the southeast corner of said parcel from which a 5/8 inch iron pin bears East 0.16 feet, said corner being on the west boundary of said PHASE II; thence North 00°14'28" West, along said PHASE II west boundary and said east line, 239.07 feet to the INITIAL POINT OF BEGINNING.

Herbert A. Farber  
Herbert A. Farber, PLS 2189

#### Easement Notes:

The easement for the transmission and distribution of electricity, and for other purposes, granted by Volume 354, Page 320 of the Deed Records of Jackson County, Oregon, does not fall within the boundary of this subdivision.

An irrigation easement for a irrigation lateral and roadway granted by Inst. No. 75-14259 does not fall within the boundary of this subdivision.

#### Release Affidavits:

From PremierWest Bank, as beneficiary, recorded as Instrument No. 03-38539, Official Records of Jackson County, Oregon.

From PremierWest Bank, as beneficiary, recorded as Instrument No. 03-38540, Official Records of Jackson County, Oregon.

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

Herbert A. Farber

#### 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, 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 does hereby dedicate to the public, for public use, the public utility easements, as shown hereon, and does hereby create the private storm drain easements, as shown hereon, for the benefit of Lots 1 through 12, and does hereby create the private ingress/egress easement, as shown hereon, for the benefit of Lots 7 through 11 and that parcel of land described in Instrument No. 02-53386 of the Official Records of Jackson County, Oregon. We hereby designate said subdivision as JACKSON OAKS, PHASE I.

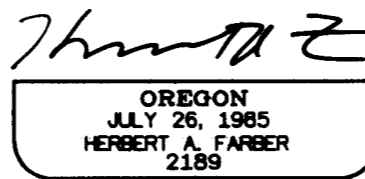
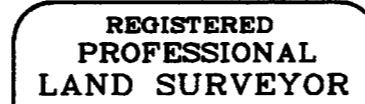
Bret A. Moore  
Bret A. Moore, Manager  
Twin Creeks Development Co., LLC

State of Oregon )  
                          ss  
County of Jackson )

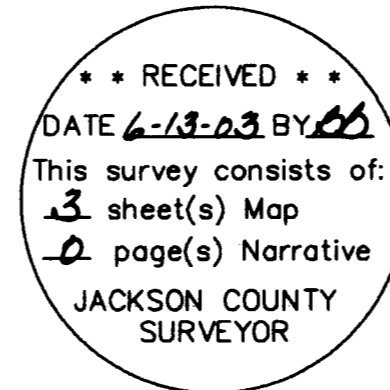
The foregoing instrument was acknowledged before me this 23rd day of May, 2003, by Bret A. Moore as manager of Twin Creeks Development Co., LLC.

Notary Public for Oregon Susan Morgan Farber

My commission expires 4-21-03



RENEWAL DATE 12-31-03



#### Approvals:

Examined and approved by the City of Central Point this 3rd day of JUNE, 2003.

Paul M. Moore Deputy      Knfoeber  
Planning Director                      Secretary

Examined and approved by the Jackson County Surveyor this 23rd day of May, 2003.

Roger Roberts  
County Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of June 10, 2003.

Carol Applegate, Deputy      June 17, 2003  
Tax Collector                      Date

Examined and approved as required by O.R.S. 92.100 this 10th day of JUNE, 2003.

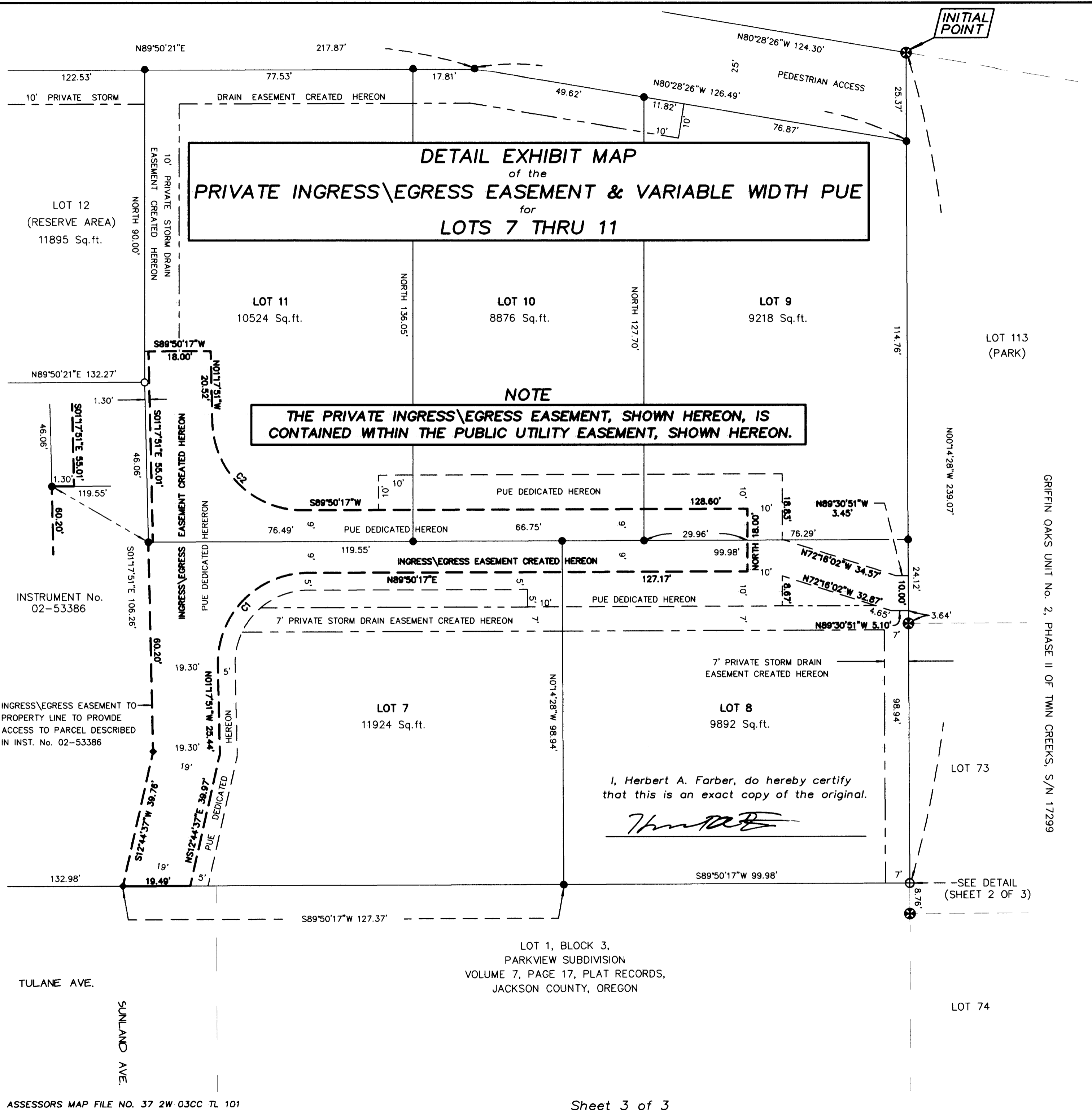
Christopher Francis Deputy      6/10/03  
Assessor                      Date

#### Recorder:

Filed for record this 13 day of June, 2003 at 10:08 O'clock A.M. and recorded in Volume 29, Page 21 of the Plat Records of Jackson County, Oregon.

Kathleen S. Beckell      [Signature]  
County Clerk                      Deputy

For the order of the County Commissioners approving this plat see Volume 204 Page 1216-1217, of the Commissioner's Journal of Proceedings.



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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

**LEGEND**

- ⊗ = FOUND 5/8" IRON PIN, S/N 17299
  - ◆ = FOUND 5/8 INCH IRON PIN, INSTRUMENT No. 02-53386
  - ⊕ = FOUND 5/8" IRON PIN, NE CORNER PARKVIEW SUBDIVISION
  - = FOUND 5/8" IRON PIN, S/N 17240
  - = 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

- 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
C1	91°08'08"	41.36'	26.00'	N44°16'13"E	37.13'
C2	88°51'51"	40.33'	26.00'	N45°43'47"W	36.40'

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

HERBERT A. FARBER  
JULY 26, 1985  
HERBERT A. FARBER  
2189

RENEWAL DATE 12-31-03

\*\*\* RECEIVED \*\*\*  
DATE 6-13-03 BY [Signature]  
This survey consists of:  
3 sheet(s) Map  
2 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

Surveyed by:  
**FARBER & SONS, INC.**  
dba FARBER SURVEYING  
(541) 664-5599

OFFICE LOCATION: 431 OAK STREET  
CENTRAL POINT, OREGON 97502  
MAILING ADDRESS: P.O. BOX 5286  
CENTRAL POINT, OREGON 97502

SCALE: 1" = 20'  
DATE: MAY 23, 2003  
JOB NO.: 549-96  
TWIN CREEKS LLC\JACKSON OAKS\CLUSTER\_EASE.FLX

**LEGEND**

- ⊙ = FOUND 5/8" IRON PIN, S/N 16902
- ⊕ = FOUND 5/8" IRON PIN, S/N 17299
- ◇ = FOUND TACK & BRASS WASHER SET IN CONCRETE, S/N 17240
- ◆ = FOUND 5/8 INCH IRON PIN, INSTRUMENT No. 02-53386
- ⊕ = FOUND 5/8" IRON PIN, NE CORNER PARKVIEW SUBDIVISION
- = FOUND 5/8" IRON PIN, S/N 17240
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 - 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.

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located in

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 WILLAMETTE MERIDIAN, CITY OF CENTRAL POINT,  
 JACKSON COUNTY, OREGON

for

**TWIN CREEKS DEVELOPMENT CO., LLC**

1461 EAST McANDREWS ROAD  
 MEDFORD, OREGON 97504

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

**PURPOSE:** TO SURVEY AND MONUMENT JACKSON OAKS, PHASE I AS APPROVED BY CITY OF CENTRAL POINT PLANNING COMMISSION RESOLUTION No. 546.  
**PROCEDURE:** UTILIZING CONTROL ESTABLISHED DURING PREVIOUS SURVEYS IN THE AREA, I MONUMENTED THE LOTS AS SHOWN HEREON.

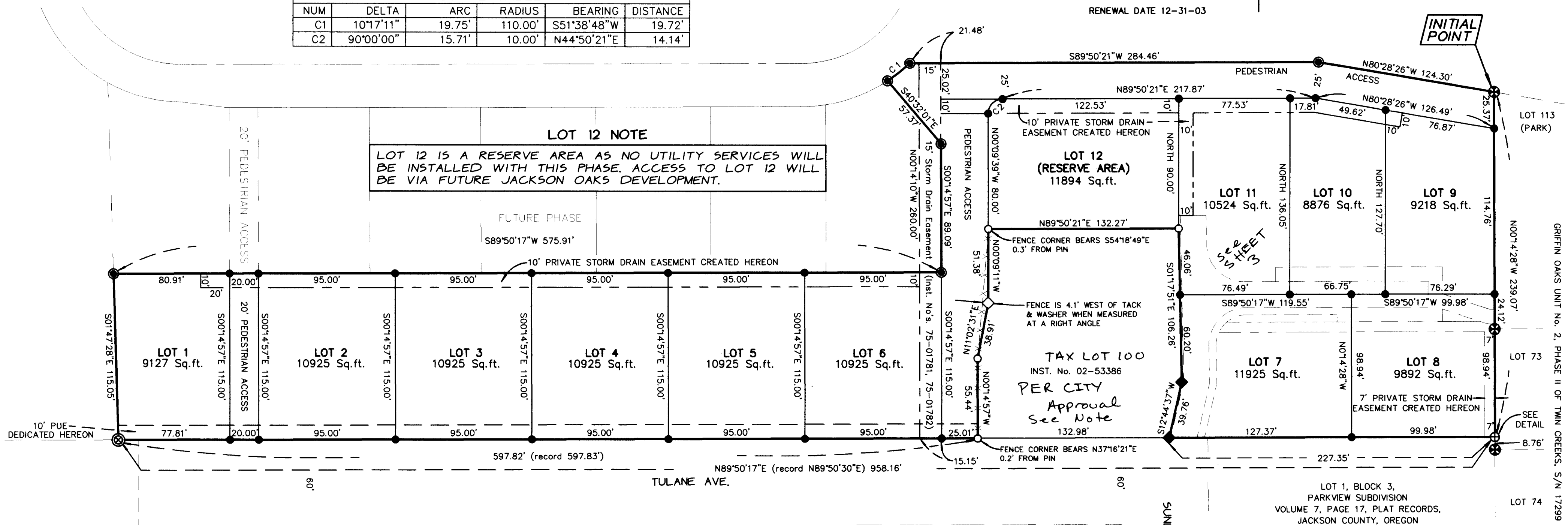
REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

HERBERT A. FARBER  
 JULY 26, 1985  
 OREGON  
 2189

RENEWAL DATE 12-31-03

\*\* RECEIVED \*\*  
 DATE 6-13-03 BY [Signature]  
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 3 sheet(s) Map  
 0 page(s) Narrative  
 JACKSON COUNTY  
 SURVEYOR

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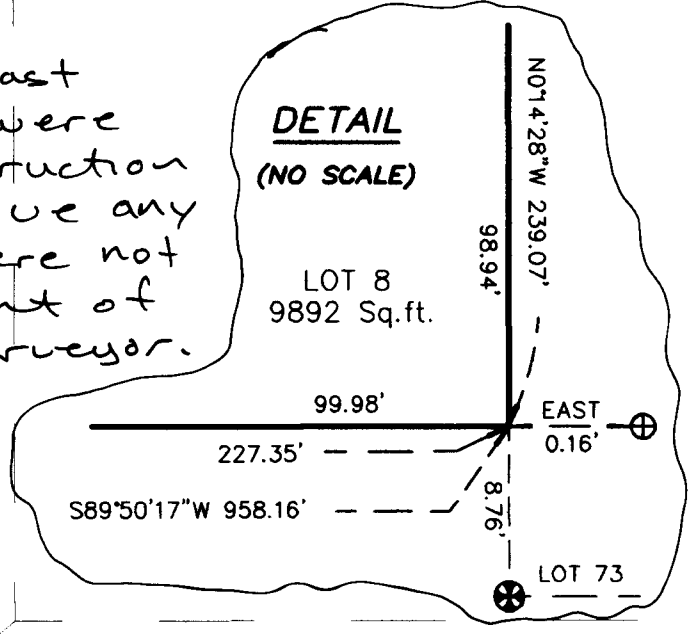


**LOT 12 NOTE**  
 LOT 12 IS A RESERVE AREA AS NO UTILITY SERVICES WILL BE INSTALLED WITH THIS PHASE. ACCESS TO LOT 12 WILL BE VIA FUTURE JACKSON OAKS DEVELOPMENT.

PARKVIEW SUBDIVISION  
 BLOCK 1

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

[Signature]



Surveyed by:  
**FARBER & SONS, INC.**  
 dba FARBER SURVEYING  
 (541) 664-5599

OFFICE LOCATION: 431 OAK STREET, CENTRAL POINT, OREGON 97502  
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 \TWIN CREEKS LLC\JACKSON OAKS\JACKSON OAKS PHS 1 FINAL.FLX