

JACKSON OAKS, PHASE II

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

P.O. BOX 3577
CENTRAL POINT, OREGON 97502-0021

Approved

Examined
of DDMExamined
day of 5

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 does hereby dedicate to the public, for public use, the streets and public utility easements, as shown hereon, and does 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 Jackson Oaks, Phase II.

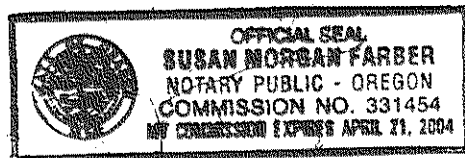
All taxes,
O.R.S. 92Carrel

Vol. 29 Pg. 60
Book 15 pg. 41
13R/8

Examined
day of —King

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

State of Oregon)
County of Jackson)



The foregoing instrument was acknowledged before me this 21st day of November, 2003, by Bret A. Moore as manager of Twin Creeks Development Co., LLC.

Notary Public for Oregon Susan Morgan FarberMy commission expires 04-21-04

Record

Filed for
A.M. an
Plat Reco

KATHLEE

37-2W-3CC
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.

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

Herbert A. Farber

PROPOSED JACKSON
OAKS PHASE III

PROPOSED JACKSON
OAKS PHASE IV

PURPOSE:

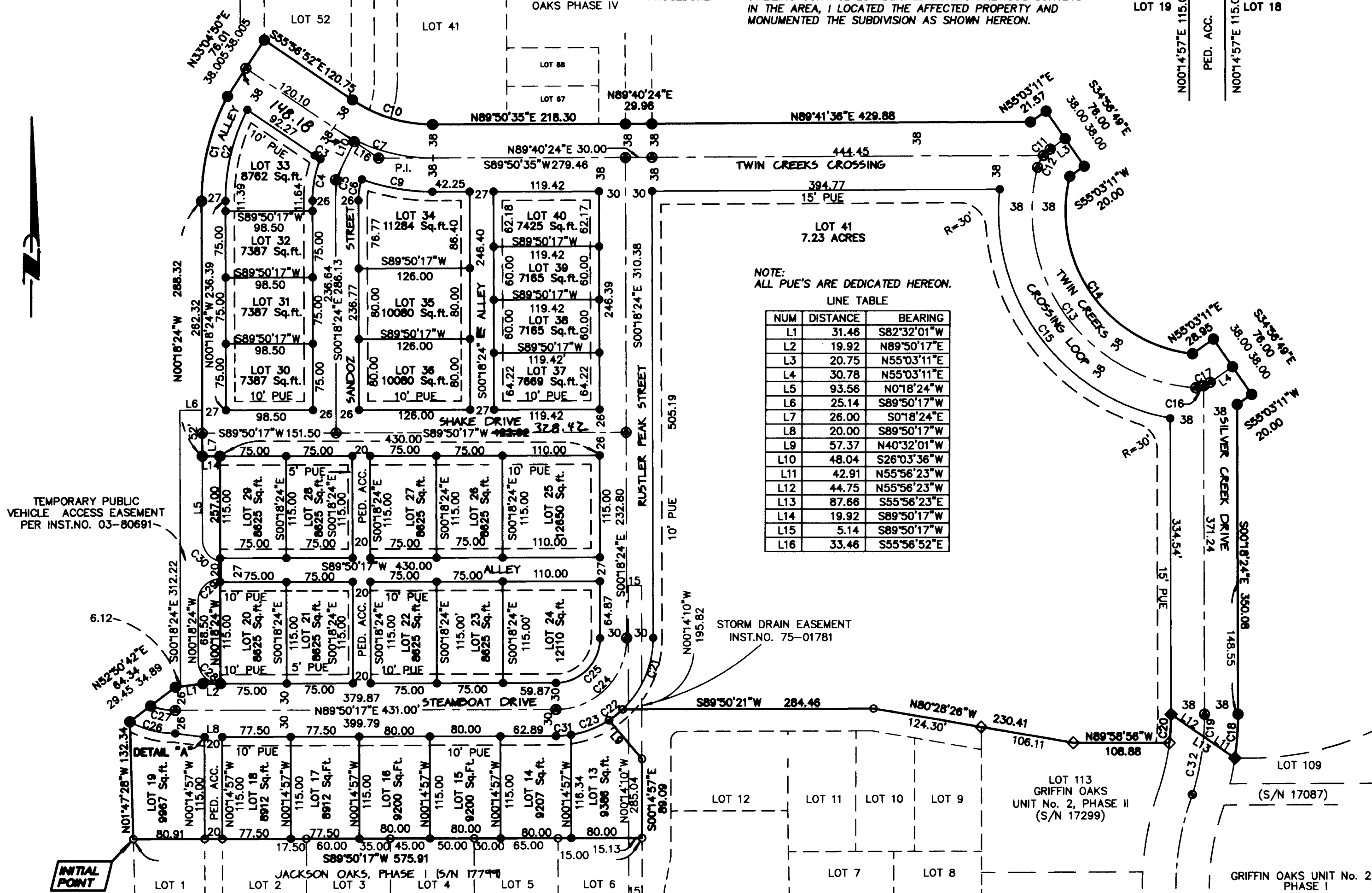
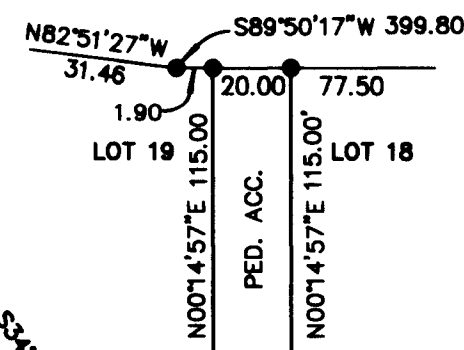
**SURVEY NARRATIVE
TO COMPLY WITH O.R.S. 209.250**

TO SURVEY AND MONUMENT THIS SUBDIVISION AS APPROVED
BY THE CITY OF CENTRAL POINT PLANNING DEPARTMENT.

PROCEDURE:

UTILIZING CONTROL ESTABLISHED DURING PREVIOUS SURVEYS
IN THE AREA, I LOCATED THE AFFECTED PROPERTY AND
MONUMENTED THE SUBDIVISION AS SHOWN HEREON.

DETAIL "A"
(NO SCALE)



NOTE:
ALL PUE'S ARE DEDICATED HEREON.

LINE TABLE

| NUM | DISTANCE | BEARING |
|-----|----------|--------------|
| L1 | 31.46 | S82°32'01\"W |
| L2 | 19.92 | N89°50'17\"E |
| L3 | 20.75 | N55°03'11\"E |
| L4 | 30.78 | N55°03'11\"E |
| L5 | 93.56 | N01°18'24\"W |
| L6 | 25.14 | S89°50'17\"W |
| L7 | 26.00 | S01°18'24\"E |
| L8 | 20.00 | S89°50'17\"W |
| L9 | 57.37 | N40°32'01\"W |
| L10 | 48.04 | S26°03'36\"W |
| L11 | 42.91 | N55°56'23\"W |
| L12 | 44.75 | N55°56'23\"W |
| L13 | 87.66 | S55°56'23\"E |
| L14 | 19.92 | S89°50'17\"W |
| L15 | 5.14 | S89°50'17\"W |
| L16 | 33.46 | S55°56'52\"E |

STORM DRAIN EASEMENT
INST.NO. 75-01781

CURVE TABLE

| NUM | DELTA | ARC | RADIUS | BEARING | DISTANCE |
|-----|-------------|--------|--------|--------------|----------|
| C1 | 28°04'29\" | 123.23 | 251.50 | N13°43'50\"E | 122.01 |
| C2 | 27°18'55\" | 107.03 | 224.50 | N13°21'03\"E | 106.02 |
| C3 | 01°49'03\" | 7.55 | 238.00 | S56°51'24\"E | 7.55 |
| C4 | 21°47'41\" | 47.93 | 126.00 | S10°35'26\"W | 47.64 |
| C5 | 26°22'00\" | 46.02 | 100.00 | S12°52'36\"W | 45.61 |
| C6 | 18°39'31\" | 24.10 | 74.00 | S09°01'21\"W | 23.99 |
| C7 | 34°12'33\" | 119.41 | 200.00 | S73°03'08\"E | 117.65 |
| C8 | VOID | VOID | VOID | VOID | VOID |
| C9 | 19°37'34\" | 81.53 | 238.00 | S80°11'13\"E | 81.13 |
| C10 | 34°03'08\" | 96.28 | 162.00 | S72°58'26\"E | 94.87 |
| C11 | 16°50'45\" | 10.58 | 36.00 | S46°37'49\"W | 10.55 |
| C12 | 24°01'58\" | 15.10 | 36.00 | S26°11'27\"W | 14.99 |
| C13 | 100°12'21\" | 349.78 | 200.00 | S35°55'43\"E | 306.88 |
| C14 | 97°43'00\" | 276.29 | 162.00 | S34°56'49\"E | 244.00 |
| C15 | 85°31'58\" | 355.29 | 238.00 | S36°56'24\"E | 323.21 |
| C16 | 14°59'13\" | 9.42 | 36.00 | N76°08'04\"E | 9.39 |

| NUM | DELTA | ARC | RADIUS | BEARING | DISTANCE |
|-----|------------|--------|--------|--------------|----------|
| C17 | 13°35'16\" | 8.54 | 36.00 | N61°50'49\"E | 8.52 |
| C18 | 08°25'06\" | 49.66 | 338.00 | S03°54'09\"W | 49.62 |
| C19 | 04°49'47\" | 25.29 | 300.00 | S02°06'29\"W | 25.28 |
| C20 | 07°03'16\" | 32.26 | 262.00 | S03°13'14\"W | 32.24 |
| C21 | 46°48'36\" | 89.87 | 110.00 | N23°05'54\"E | 87.39 |
| C22 | 10°17'11\" | 19.75 | 110.00 | S51°38'48\"W | 19.72 |
| C23 | 24°06'08\" | 46.27 | 110.00 | N68°50'28\"E | 45.93 |
| C24 | 90°08'41\" | 125.87 | 80.00 | N44°45'56\"E | 113.28 |
| C25 | 90°08'41\" | 78.67 | 50.00 | N44°45'56\"E | 70.80 |
| C26 | 28°59'50\" | 53.65 | 106.00 | S75°39'48\"E | 53.08 |
| C27 | 20°22'57\" | 28.46 | 80.00 | S79°58'14\"E | 28.31 |
| C28 | 89°51'18\" | 39.21 | 25.00 | S45°14'04\"E | 35.31 |
| C29 | 90°08'41\" | 39.33 | 25.00 | S44°45'56\"W | 35.40 |
| C30 | 79°27'15\" | 34.67 | 25.00 | S38°52'18\"E | 31.96 |
| C31 | 08°56'44\" | 17.17 | 110.00 | N85°21'55\"E | 17.16 |
| C32 | 12°44'07\" | 66.68 | 300.00 | N10°53'26\"E | 66.55 |

Sheet 2 of 2

JACKSON OAKS, PHASE II

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

P.O. BOX 3577
CENTRAL POINT, OREGON 97502-0021

LEGEND

- ◇ = FOUND 5/8\" IRON PIN, S/N 17299
- ◆ = FOUND 5/8\" IRON PIN, S/N 17087
- = FOUND 5/8\" IRON PIN, S/N 17799
- = 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"
- = SET 5/8\" x 30\" IRON PIN 1-1/2\" ALUMINUM 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.
- 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.
- PED. ACC. = PEDESTRIAN ACCESS AND PUE
- P.I. = POINT OF INTERSECTION
- PUE = PUBLIC UTILITY EASEMENT AS DESCRIBED BELOW
- CIVIC AREA =

"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 (PUE) 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."

NOTE:

NO ACCESS SHALL BE ALLOWED BEYOND THE EXTERIOR BOUNDARY OF THIS PLAT ALONG ITS STREETS WITHOUT AUTHORIZATION BY THE CITY OF CENTRAL POINT.

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\" = 100'
DATE: OCTOBER 15, 2003
JOB NO.: 0549-96

JACKSON OAKS\MICROSURVEY\JACKSON OAKS PHS II FINAL.FLX

** RECEIVED **
DATE 12-19-03 BY: 06
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 26, 1985
HERBERT A. FARBER
2189

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:

BEGINNING at the northwest corner of Lot 1 of JACKSON OAKS, PHASE I as recorded in Volume 29, Page 21 of the Plat Records of Jackson County, Oregon and filed as Survey No. 17799 in the Office of the Jackson County Surveyor, said corner being on the west line of that parcel of land described in Instrument No. 02-53387 of the Official Records of said County, said corner also being the INITIAL POINT of this Subdivision; thence North 01°47'28" West, along said west line, 132.34 feet; thence, leaving said west line, North 52°50'42" East 64.34 feet; thence North 82°32'01" East 31.46 feet; thence North 89°50'17" East 19.92 feet; thence North 00°18'24" West 257.00 feet; thence South 89°50'17" West 19.92 feet; thence North 00°18'24" West 288.32 feet; thence along the arc of a curve to the right having a radius of 251.50 feet, a central angle of 28°04'29", an arc length of 123.23 feet (the long chord to which bears North 13°43'50" East 122.01 feet); thence North 33°04'50" East 76.01 feet; thence South 55°56'52" East 120.75 feet; thence along the arc of a curve to the left having a radius of 162.00 feet, a central angle of 34°03'08", an arc length of 96.28 feet (the long chord to which bears South 72°58'26" East 94.87 feet); thence North 89°50'35" East 218.30 feet; thence North 89°40'24" East 29.96 feet; thence North 89°41'36" East 429.88 feet; thence North 55°03'11" East 21.57 feet; thence South 34°56'49" East 76.00 feet; thence South 55°03'11" West 20.00 feet; thence along the arc of a curve to the left having a radius of 162.00 feet, a central angle of 97°43'00", an arc length of 276.29 feet (the long chord to which bears South 34°56'49" East 244.00 feet); thence North 55°03'11" East 28.95 feet; thence South 34°56'49" East 76.00 feet; thence South 55°03'11" West 20.00 feet; thence South 00°18'24" East 350.08 feet; thence along the arc of a curve to the right having a radius of 338.00 feet, a central angle of 08°25'06", an arc length of 49.66 feet (the long chord to which bears South 03°54'09" West 49.62 feet) to the northwest corner of Lot 109 of GRIFFIN OAKS UNIT No. 2, PHASE I as recorded in Volume 27, Page 54 of said Plat Records and recorded as Survey No. 17087 in the Office of the Jackson County Surveyor, said corner being on the easterly right-of-way of Silver Creek Drive; thence, leaving said easterly right-of-way, North 55°56'23" West, along the exterior boundary of said Phase I, a distance of 87.66 feet to the northwest corner of said Phase I, said corner being on the westerly right-of-way of Silver Creek Drive; thence, along said exterior boundary and 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 07°03'16", an arc length of 32.26 feet (the long chord to which bears South 03°13'14" West 32.24 feet) to the northeast corner of Lot 113 of GRIFFIN OAKS UNIT No. 2, PHASE II as recorded in Volume 28, Page 23 of said Plat Records and filed as Survey No. 17299 in said Office; thence, leaving said right-of-way and said exterior boundary, North 89°58'56" West, along the northerly line of said Lot 113, a distance of 108.88 feet; thence North 80°28'26" West, along said northerly line and the exterior boundary of said Jackson Oaks, Phase I, a distance of 230.41 feet; thence, continuing along said Phase I exterior boundary, South 89°50'21" West 284.46 feet; thence, continuing along said exterior boundary, 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, continuing along said exterior boundary, South 40°32'01" East 57.37 feet; thence, continuing along said exterior boundary, South 00°14'57" East 89.09 feet to the northeast corner of Lot 6 of said Phase I; thence, continuing along said exterior boundary, South 89°50'17" West 575.91 feet to the INITIAL POINT OF BEGINNING.

Herbert A. Farber
Herbert A. Farber, PLS 2189

Release Affidavits:

From PremierWest Bank, as beneficiary, recorded as Instrument No. 03-86488, Official Records of Jackson County, Oregon.

From PremierWest Bank, as beneficiary, recorded as Instrument No. 03-86489, Official Records of Jackson County, Oregon.

JACKSON OAKS, PHASE II

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

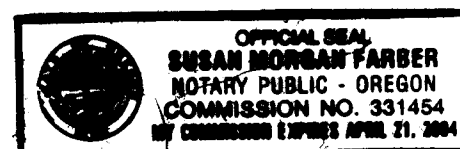
P.O. BOX 3577
CENTRAL POINT, OREGON 97502-0021

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 does hereby dedicate to the public, for public use, the streets and public utility easements, as shown hereon, and does 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 Jackson Oaks, Phase II.

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

State of Oregon)
County of Jackson)



The foregoing instrument was acknowledged before me this 21st day of November, 2003, 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

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.

A ditch right-of-way as disclosed in deed recorded in Volume 184, Page 333 is not locatable.

A sewer easement set forth in Inst. No. 70-09580 and amended by Inst. No. 70-09961 does not fall within the boundary of this Subdivision.

An irrigation, roadway and bridge easement set forth in Inst. No. 76-01281 does not fall within the boundary of this Subdivision.

The boundary line agreement set forth in Inst. No. 71-01587 does not apply to this plat.

Approvals:

Examined and approved by the City of Central Point this 2nd day of December, 2003.

[Signature] Planning Director
[Signature] Secretary

Examined and approved by the Jackson County Surveyor this 29th day of December, 2003.

[Signature]
County Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of December 23, 2003

Carol Applegate, Deputy 12-23-03
Tax Collector Date

Examined and approved as required by O.R.S. 92.100 this 23rd day of December, 2003.

Kingwood, Deputy December 23, 2003
Assessor Date

Recorder:

Filed for record this 29 day of DECEMBER, 2003 at 11:18 O'clock A.M. and recorded in Volume 29, Page 60 of the Plat Records of Jackson County, Oregon.

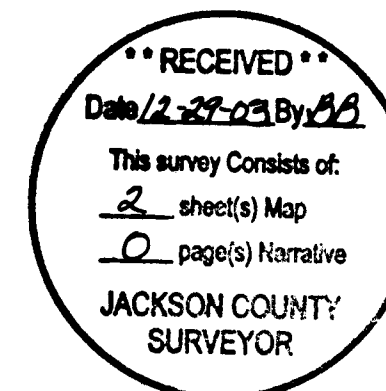
KATHLEEN S. BECKETT CHERYL AUGERIS
County Clerk Deputy

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Herbert A. Farber

OREGON
JULY 26, 1985
HERBERT A. FARBER
2189

RENEWAL DATE 12-31-03



For the order of the County Commissioners approving this plat see Volume 2016 Page 600-602, of the Commissioner's Journal of Proceedings.