

**AREA TABLE**

LOT NUMBER	AREA (SQ.FT)
LOT 27	6996
LOT 28	5626
LOT 29	5626
LOT 30	5626
LOT 31	5626
LOT 32	5626
LOT 33	5626
LOT 34	5626
LOT 35	5626
LOT 36	5626
LOT 37	5626
LOT 38	5626
LOT 39	5626
LOT 40	5626
LOT 41	5626
LOT 42	5626
LOT 43	5626
LOT 44	5626
LOT 45	5626
LOT 46	5626
LOT 47	5626
LOT 48	7326
LOT 49	10441
LOT 50	5713
LOT 51	5713
LOT 52	5713
LOT 53	7742
LOT 54	7967
LOT 55	6653
LOT 56	6708
LOT 57	7098
LOT 58	11997
LOT 59	8467
LOT 60	8470
LOT 61	8949
LOT 62	14661
LOT 63	9371
LOT 64	7324
LOT 65	7294
LOT 66	7358
LOT 67	12204

**CURVE TABLE**

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	113°52'32"	198.75	100.00	S32°45'19"W	167.62
C2	32°34'37"	170.57	300.00	N73°24'17"E	168.28
C3	1°27'21"	25.41	1000.00	N11°32'20"W	25.41
C4	4°47'51"	27.63	330.00	N87°17'40"E	27.62
C5	15°44'40"	20.33	74.00	N07°33'56"E	20.27
C6	11°54'56"	207.97	1000.00	N18°13'29"W	207.59
C7	113°52'32"	147.08	74.00	S32°45'19"W	124.04
C8	0°50'25"	4.78	326.00	N89°16'23"E	4.78
C9	5°50'06"	104.49	1026.00	N16°35'35"W	104.44
C10	3°09'46"	56.64	1026.00	N22°36'04"W	56.63
C11	6°46'32"	12.48	105.50	N86°18'19"E	12.47
C12	34°45'14"	47.62	78.50	N72°18'58"E	46.89
C13	11°16'43"	20.77	105.50	S84°03'14"W	20.73
C14	8°15'07"	11.31	78.50	S85°34'02"W	11.30
C15	8°07'52"	42.57	300.00	N85°37'39"E	42.54
C16	3°06'35"	42.01	774.00	S8°49'51"W	42.00
C17	10°46'23"	19.84	105.50	S73°01'40"W	19.81
C18	10°15'25"	58.36	326.00	N83°43'28"E	58.28
C19	9°00'00"	39.27	25.00	N80°03'39"W	35.36
C20	9°00'00"	39.27	25.00	N9°56'21"E	35.36
C21	8°26'47"	48.06	326.00	N74°22'22"E	48.02
C22	8°26'47"	48.06	326.00	N65°55'35"E	48.02
C23	13°47'59"	18.91	78.50	S74°32'28"W	18.86
C24	23°36'20"	123.60	300.00	N69°45'33"E	122.73
C25	27°58'42"	51.52	105.50	N68°55'42"E	51.01
C26	17°04'47"	48.29	162.00	S81°27'36"E	48.11
C27	20°16'04"	44.57	126.00	N9°49'38"E	44.34
C28	2°40'48"	38.64	826.00	N4°47'52"E	38.63
C29	15°02'57"	94.56	360.00	N73°36'22"E	94.29
C30	4°30'58"	65.11	826.00	N31°8'43"W	65.09
C31	4°32'57"	65.58	826.00	N75°04'11"W	65.57
C32	4°30'41"	65.04	826.00	N1°12'07"E	65.02
C33	19°49'09"	34.59	100.00	N9°36'10"E	34.42
C34	29°50'33"	171.88	330.00	N69°58'28"E	169.95
C35	19°01'22"	265.61	800.00	N01°17'58"W	264.39
C36	13°22'18"	227.31	974.00	S17°29'48"E	226.80
C37	113°52'32"	250.43	126.00	S32°45'19"W	211.20
C38	32°22'13"	154.80	274.00	S73°30'29"W	152.75
C39	6°43'40"	42.27	360.00	N58°25'02"E	42.25
C40	7°45'43"	21.95	162.00	S59°49'44"E	21.93
C41	18°05'12"	244.33	774.00	S01°46'03"E	243.32
C42	9°12'38"	26.04	162.00	S68°18'55"E	26.01
C43	2°59'15"	41.65	800.00	N09°42'20"E	41.64
C34+C4	34°38'24"	199.51	330.00	N72°22'23"E	196.49
C8+C3	13°22'18"	233.38	1000.00	N17°29'48"W	232.85
C35+C43	22°00'36"	307.32	800.00	N00°11'39"E	305.43
C40+C42+C26	34°03'08"	96.28	162.00	S72°58'25"E	94.87

**LINE TABLE**

NUM	DISTANCE	BEARING
L1	19.59	N27°54'42"W
L2	13.83	S27°54'42"E
L3	20.50	S01°18'24"E
L4	56.37	S89°41'36"W
L5	56.37	S89°41'36"W
L6	38.005	N33°04'50"E
L7	38.005	N33°04'50"E
L8	29.00	S55°56'52"E
L9	32.71	S55°56'52"E
L10	27.02	S20°15'54"E

**JACKSON OAKS, PHASES III**  
 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

- LEGEND**
- ◇ = FOUND 1-1/2" ALUMINUM CAP MARKED "FARBER PLS 2189" S/N 18037
  - = FOUND 5/8" IRON PIN, L.S. 2189 S/N 18037
  - = 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
  - W.C. = WITNESS CORNER

- 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.  
 \*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, EXCEPT ANY PORTION OF THE BOUNDARY OF THIS PLAT ADJACENT TO JACKSON OAKS PHASE II, WHICH HAS BEEN APPROVED.

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

PURPOSE: 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.

Surveyed by:  
**FARBER & SONS, INC.**  
 dba FARBER SURVEYING  
 (541) 664-5599  
 P.O. BOX 5286  
 431 OAK STREET  
 CENTRAL POINT, OREGON 97502

SCALE: 1" = 100'  
 DATE: MARCH 8, 2004  
 JOB NO.: 0549-96

JACKSON OAKS  
 PHASE II  
 VOLUME 29, PAGE 60 PLAT RECORDS  
 S/N 18037

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

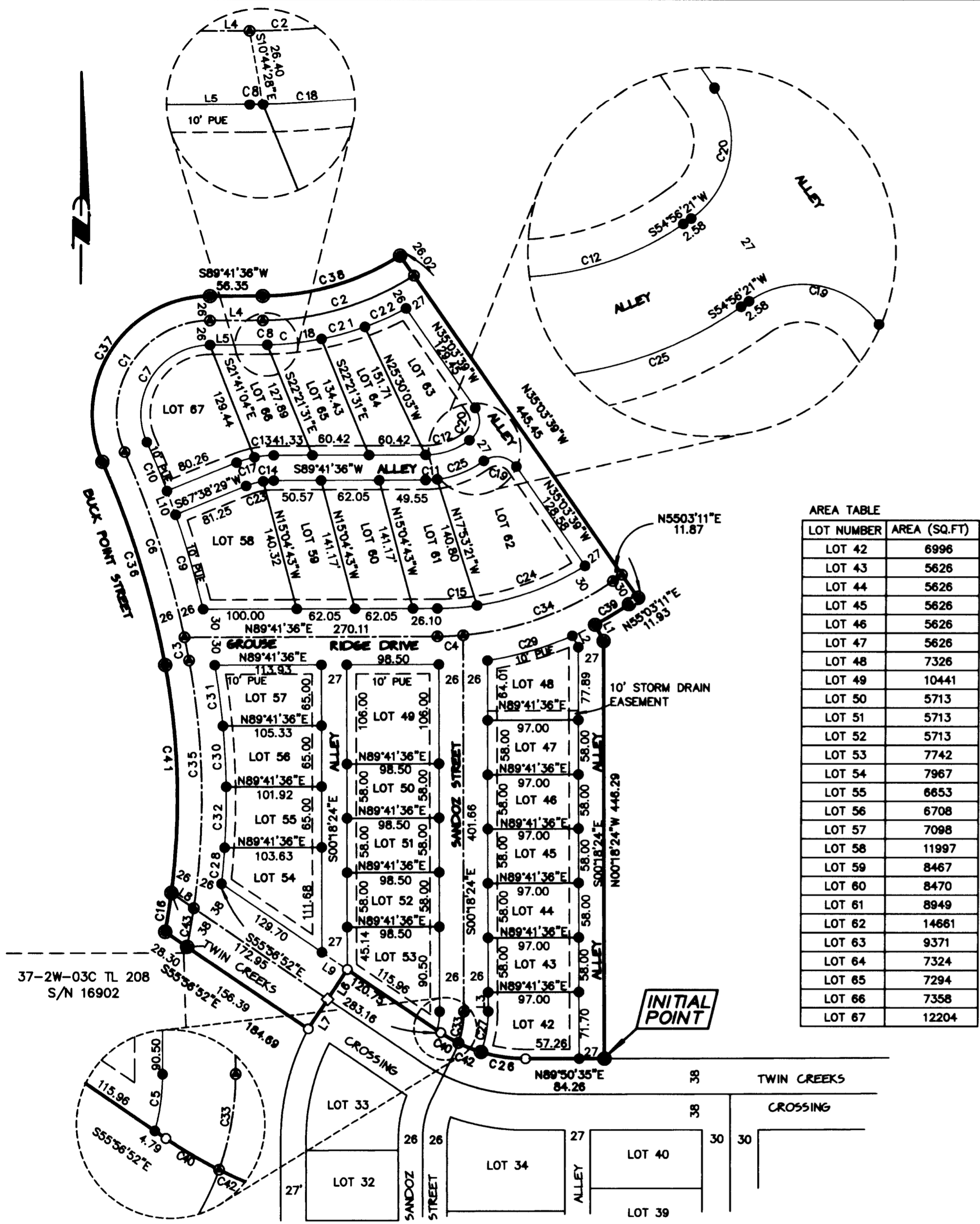
*Herbert A. Farber*

REGISTERED PROFESSIONAL LAND SURVEYOR

*Herbert A. Farber*

OREGON  
 JULY 26, 1985  
 HERBERT A. FARBER  
 2189

RENEWAL DATE 12-31-05



**AREA TABLE**

LOT NUMBER	AREA (SQ.FT)
LOT 27	6996
LOT 28	5626
LOT 29	5626
LOT 30	5626
LOT 31	5626
LOT 32	5626
LOT 33	5626
LOT 34	5626
LOT 35	5626
LOT 36	5626
LOT 37	5626
LOT 38	5626
LOT 39	5626
LOT 40	5626
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**JACKSON OAKS, PHASES III**  
 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

- LEGEND**
- ◇ = FOUND 1-1/2" ALUMINUM CAP MARKED "FARBER PLS 2189" S/N 18037
  - = FOUND 5/8" IRON PIN, L.S. 2189 S/N 18037
  - = SET 5/8" x 30" IRON PIN w/ YELLOW PLASTIC CAP MARKED "FARBER PLS 2189"
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**SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250**

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

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Surveyed by:  
**FARBER & SONS, INC.**  
 dba FARBER SURVEYING  
 (541) 664-5599  
 P.O. BOX 5286  
 431 OAK STREET  
 CENTRAL POINT, OREGON 97502

SCALE: 1" = 100'  
 DATE: MARCH 8, 2004  
 JOB NO.: 0549-96

\*\* RECEIVED \*\*  
 DATE 4-1-04 BY [Signature]  
 This survey consists of:  
 2 sheet(s) Map  
 2 page(s) Narrative  
 JACKSON COUNTY SURVEYOR

JACKSON OAKS  
 PHASE II  
 VOLUME 29, PAGE 60 PLAT RECORDS  
 S/N 18037

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

[Signature]

REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature]

OREGON JULY 26, 1985  
 HERBERT A. FARBER  
 2189

RENEWAL DATE 12-31-05

# JACKSON OAKS, PHASE III

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

### 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 5/8" iron pin marking northwest corner of Jackson Oaks Phase II as filed in Volume 29, Page 60, of the Plat Records of said county, and filed as Survey Number 18037, in the Office of the Jackson County Surveyor, said pin also being on the northerly right-of-way of Twin Creeks Crossing; thence South 55°56'52" East, along said right-of-way, 120.75 feet; thence along the arc of a curve to the left having a radius of 162.00 feet, a delta angle of 34°03'08", and an arc length of 96.28 feet, (the long chord of which bears South 72°58'25" East 94.87 feet); thence North 89°50'35" East 84.26 feet to a 5/8 inch by 30 inch iron pin being the INITIAL POINT of this Subdivision and the POINT OF BEGINNING; thence North 00°18'24" West 446.29 feet; thence North 27°54'42" West 19.59 feet; thence along a non-tangent curve to the left having a radius of 360.00 feet, a delta angle of 06°43'40", and an arc length of 42.27 feet, (the long chord of which bears North 58°25'02" East 42.25 feet); thence North 55°03'11" East 11.93 feet; thence North 35°03'39" West 445.44 feet; thence along a non-tangent curve to the right having a radius of 274.00 feet, a delta angle of 32°22'13", and an arc length of 154.80 feet, (the long chord of which bears South 73°30'29" West 152.73 feet); thence South 89°41'36" West 56.35; thence along the arc of a curve to the left having a radius of 126 feet, a delta angle of 113°52'32" and an arc length 250.43 feet; (the long chord of which bears South 32°45'19" West 211.20 feet) thence along the arc of a curve to the right having a radius of 974 feet, a delta angle of 13°22'18", and an arc length of 227.31 feet, (the long chord of which bears South 17°29'48" East 226.80 feet); thence along the arc of a curve to the right having a radius of 774.00 feet, a delta angle of 18°05'12", and an arc length of 244.33 feet, (the long chord of which bears South 01°46'03" East 243.32 feet); thence along the arc of a curve to the right having a radius of 774.00 feet, a delta angle of 03°06'35", and an arc length 42.01 feet, (the long chord of which bears South 08°49'51" West 42.00 feet); thence South 55°56'52" East 184.69 feet to the west boundary of said Jackson Oaks Phase II; thence, along said boundary 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 delta angle of 34°03'08", and an arc length of 96.28 feet, (the long chord of which bears South 72°58'25" east 94.87 feet); thence South 89°50'35" East 84.26 feet to the POINT OF BEGINNING.

Herbert A. Farber  
Herbert A. Farber, PLS 2189

### Release Affidavits:

From PremierWest Bank, as beneficiary, recorded as Instrument No. 04-17163,  
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, streets, and alleys 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, alleys and public utility easements, as shown hereon. We hereby designate said subdivision as Jackson Oaks, Phase III.

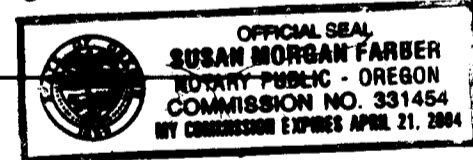
Bret A. Moore  
Bret A. Moore, Manager  
Twin Creeks Development Co., LLC

State of Oregon )  
                          ss  
County of Jackson )

The foregoing instrument was acknowledged before me this 8th day of March, 2004, by Bret A. Moore as manager of Twin Creeks Development Co., LLC.

Notary Public for Oregon Susan Morgan Farber

My commission expires 4-21-04



### Easement Notes:

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

An irrigation easement described in Inst. No. 76-01281 does not fall within the boundary of this Subdivision.

An easement, 15.0 feet in width, for construction and maintenance of a sewer line described in Inst. No. 02-62368 does not fall within the boundary of this plat

### Approvals:

Examined and approved by the City of Central Point this 17th day of March, 2004.

Planning Director      Secretary

Examined and approved by the Jackson County Surveyor this 19th day of March, 2004.

County Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of 26th of March 2004.

Carole Swenson, Deputy  
Tax Collector

Examined and approved as required by O.R.S. 92.100 this 26th day of March, 2004.

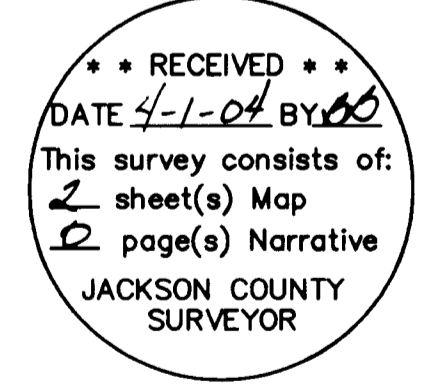
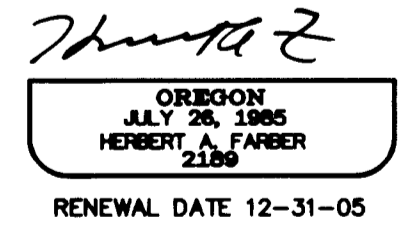
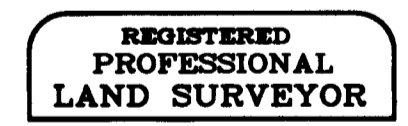
Assessor

### Recorder:

Filed for record this 1st day of April, 2004 at 10:38 O'clock A.M. and recorded in Volume 30, Page 21 of the Plat Records of Jackson County, Oregon.

County Clerk

Deputy



For the order of the County Commissioners approving this plat see Volume 206 Page 1901, of the Commissioner's Journal of Proceedings.

# JACKSON OAKS, PHASE III

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

### 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 5/8" iron pin marking northwest corner of Jackson Oaks Phase II as filed in Volume 29, Page 60, of the Plat Records of said county, and filed as Survey Number 18037, in the Office of the Jackson County Surveyor, said pin also being on the northerly right-of-way of Twin Creeks Crossing; thence South 55°56'52" East, along said right-of-way, 120.75 feet; thence along the arc of a curve to the left having a radius of 162.00 feet, a delta angle of 34°03'08", and an arc length of 96.28 feet, (the long chord of which bears South 72°58'25" East 94.87 feet); thence North 89°50'35" East 84.26 feet to a 5/8 inch by 30 inch iron pin being the INITIAL POINT of this Subdivision and the POINT OF BEGINNING; thence North 00°18'24" West 446.29 feet; thence North 27°54'42" West 19.59 feet; thence along a non-tangent curve to the left having a radius of 360.00 feet, a delta angle of 06°43'40", and an arc length of 42.27 feet, (the long chord of which bears North 58°25'02" East 42.25 feet); thence North 55°03'11" East 11.93 feet; thence North 35°03'39" West 445.44 feet; thence along a non-tangent curve to the right having a radius of 274.00 feet, a delta angle of 32°22'13", and an arc length of 154.80 feet, (the long chord of which bears South 73°30'29" West 152.73 feet); thence South 89°41'36" West 56.35; thence along the arc of a curve to the left having a radius of 126 feet, a delta angle of 113°52'32" and an arc length 250.43 feet; (the long chord of which bears South 32°45'19" West 211.20 feet) thence along the arc of a curve to the right having a radius of 974 feet, a delta angle of 13°22'18", and an arc length of 227.31 feet, (the long chord of which bears South 17°29'48" East 226.80 feet); thence along the arc of a curve to the right having a radius of 774.00 feet, a delta angle of 18°05'12", and an arc length of 244.33 feet, (the long chord of which bears South 01°46'03" East 243.32 feet); thence along the arc of a curve to the right having a radius of 774.00 feet, a delta angle of 03°06'35", and an arc length 42.01 feet, (the long chord of which bears South 08°49'51" West 42.00 feet); thence South 55°56'52" East 184.69 feet to the west boundary of said Jackson Oaks Phase II; thence, along said boundary 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 delta angle of 34°03'08", and an arc length of 96.28 feet, (the long chord of which bears South 72°58'25" east 94.87 feet); thence South 89°50'35" East 84.26 feet to the POINT OF BEGINNING.

Herbert A. Farber  
Herbert A. Farber, PLS 2189

### Release Affidavits:

From PremierWest Bank, as beneficiary, recorded as Instrument No. 04-17163,  
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:

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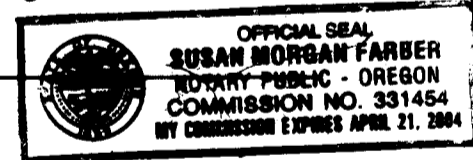
Bret A. Moore  
Bret A. Moore, Manager  
Twin Creeks Development Co., LLC

State of Oregon )  
                          ss  
County of Jackson )

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Notary Public for Oregon Susan Morgan Farber

My commission expires 4-21-04



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Tax Collector

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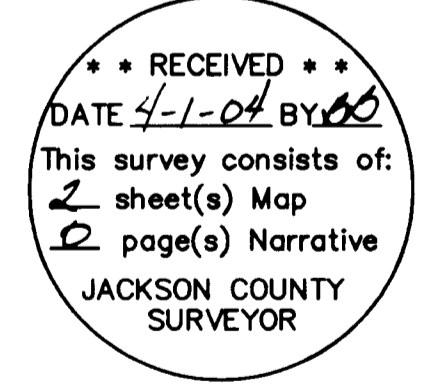
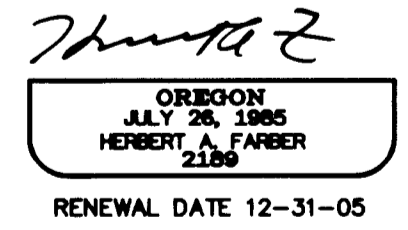
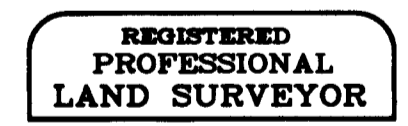
Assessor

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Deputy



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A TRANSIT-ORIENTED DEVELOPMENT SUBDIVISION

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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

*Vol. 30 Pg. 21*  
*Book 15 pg. 66*  
*BR/33*

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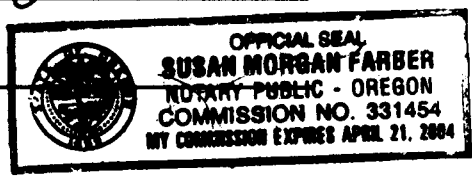
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Notary Public for Oregon Susan Morgan Farber

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Rec  
Filed  
A.M.  
Plat |  
Ka

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37-2W-3CC  
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18"

17163.