

JACKSON OAKS, PHASE IV

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

Approvals:

Examined and approved by the City of Central Point this 30th day of MAY, 2004.

[Signature] Planning Director [Signature] Secretary

Examined and approved by the Jackson County Surveyor this 21st day of May, 2004.

[Signature]
County Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of May 21, 2004.

[Signature] Deputy
Tax Collector

Examined and approved as required by O.R.S. 92.100 this 21st day of May, 2004.

[Signature] Deputy
Assessor

Recorder:

Filed for record this 26th day of MAY, 2004 at 12:02 O'clock P.M. and recorded in Volume 30, Page 30 of the Plat Records of Jackson County, Oregon.

[Signature] County Clerk [Signature] Deputy

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 by 30 inch iron pin marking the southeast corner of Jackson Oaks, PHASE III as recorded in Volume 30, Page 21 of the Plat Records of Jackson County, Oregon and filed as Survey No. 18208 in the office of the Jackson County Surveyor, said pin being on the northerly right-of-way line of Twin Creeks Crossing, said point also being the initial point of this Subdivision; thence North 89°50'35" East along said northerly right-of-way line 134.04 feet; thence continuing along said northerly right-of-way line North 89°40'24" East 29.96 feet; thence North 00°18'24" West 580.56 feet; thence North 55°03'11" East 5.45 feet; thence North 35°03'39" West 450.14 feet; thence South 50°53'20" West 60.15 feet; thence South 54°42'07" West 87.47 feet; thence along the arc of a curve to the right having a radius of 274.00 feet, a central angle of 02°37'15", an arc length of 12.53 feet (the long chord to which bears South 56°00'45" West 12.53 feet); thence South 35°03'39" East 445.44 feet; thence South 55°03'11" West 11.93 feet; thence along the arc of a curve to the right having a radius of 360.00 feet, a central angle of 06°43'40", an arc length of 42.27 feet (the long chord to which bears South 58°25'02" West 42.25 feet); thence South 27°54'42" East 19.59 feet; thence South 00°18'24" East 446.29 feet to the POINT OF BEGINNING.

[Signature]
Herbert A. Farber, PLS 2189

Release Affidavits:

From PremierWest Bank, as beneficiary, recorded as Instrument NO. 04-29355 Official Records of Jackson County, Oregon.

Easement Notes:

An easement for a 24-inch delivery line noted in INST.NO. 03-33598 has not been created at the time of filing.

Declaration:

KNOWN ALL MEN BY THESE PRESENTS, that Twin Creeks Development Co., LLC, an Oregon Limited Liability Company (hereinafter "Declarant"), 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 and public utility easements as shown hereon.

The Declarant does hereby create maintenance easements to benefit lots 68-72, 75-79, 80-82, and 85-88 as shown hereon. The easement is to allow access to the adjoining lot for maintenance and repair of the structures and for utility service related thereto. The easement shall provide for construction and maintenance of the adjoining structure, roof and roof overhangs with allowance for storm water runoff, and matters generally associated with zero lot line construction.

The Declarant does hereby create a Party Wall Easement, subject to general rules of law regarding common walls, along the common boundary line between the Lots 73/74 and between Lots 83/84 as shown hereon. The easement shall provide for the construction and maintenance of the common wall (with interior utilities if any), adjoining roof and roof overhangs, with allowance for storm water runoff and matters generally associated with a party wall. Such repairs and maintenance shall be at the mutual consent of the adjoining owners and the costs shall be shared equally. Further, any such repairs and maintenance shall be done in a timely manner. No lot owner shall unreasonably interfere with the use of this easement. Any damage caused by an act of an owner, his agents or invitees shall be repaired by such owner at his sole expense. In the event of legal action or appeal therefrom, the losing party or parties shall pay the prevailing party or parties reasonable attorney's fees.

Now therefore, the Declarant declares that the Party Wall Easements shall be for the purpose and consideration of protecting the value and desirability of the real properties as shown hereon, and shall be binding upon all parties.

We hereby designate said subdivision as Jackson Oaks, Phase IV.

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

State of Oregon)
 ss
County of Jackson)

The foregoing instrument was acknowledged before me this 17th day of MAY, 2004, by Bret A. Moore as manager of Twin Creeks Development Co., LLC.

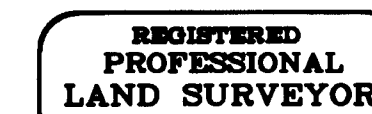
(Signature) [Signature]
(Printed Name) SUSAN MORGAN FARBER

Notary Public - Oregon Commission No. 378055

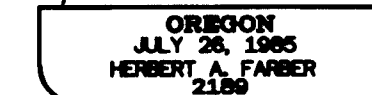
My commission expires 4-21-08

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

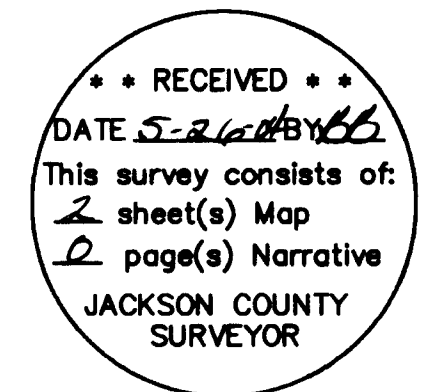
[Signature]



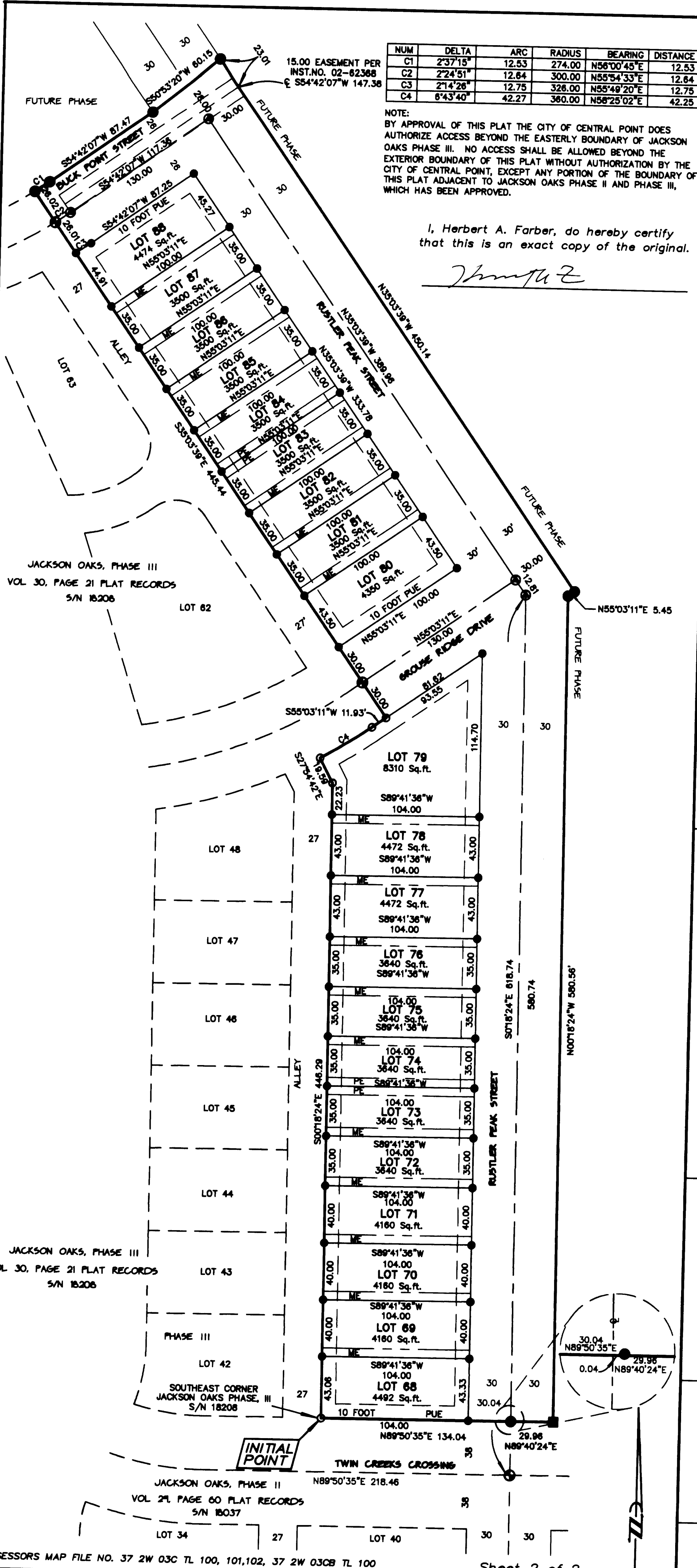
[Signature]



RENEWAL DATE 12-31-05



For the order of the County Commissioners approving this plat see Volume 207 Page 245, of the Commissioner's Journal of Proceedings.



JACKSON OAKS, PHASE IV
 located in
 NORTHWEST ONE QUARTER OF SECTION 36
 TOWNSHIP 38 SOUTH, RANGE 2 WEST
 WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON

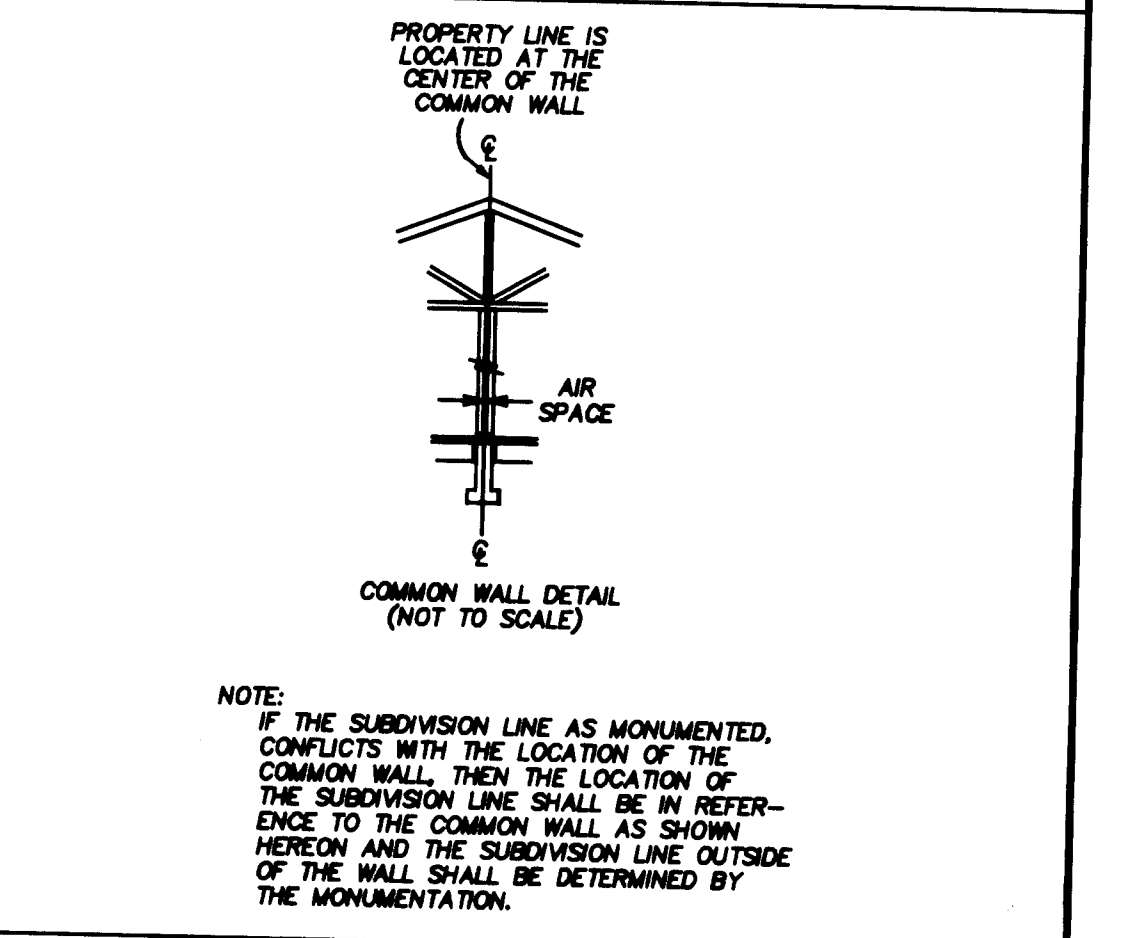
for
TWIN CREEKS DEVELOPMENT CO. LLC
 P.O. BOX 3577
 CENTRAL POINT, OREGON 97502

- LEGEND**
- ⊕ = FOUND 1-1/2" ALUMINUM CAP MARKED-"FARBER PLS 2189" S/N 18208
 - = FOUND 5/8" IRON PIN, L.S. 2189, S/N 18208
 - = 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.
 - ME = 6 FOOT MAINTENANCE EASEMENT TO ALLOW ACCESS OVER AND ACROSS THE RESPECTIVE LOTS FOR MAINTENANCE AND REPAIR OF ZERO LOT LINE STRUCTURES AND UTILITIES.
 - PE = 6 FOOT PARTY WALL EASEMENT TO ALLOW FOR THE CONSTRUCTION AND MAINTENANCE OF THE COMMON WALL LINE BETWEEN PARTY WALL STRUCTURES.

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

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

PROCEDURE: USING CONTROL ESTABLISHED IN THE PREVIOUS PHASES OF THIS SUBDIVISION I MONUMENTED THE LOTS AND STREETS AS SHOWN HEREON.



**** RECEIVED ****
 DATE 5-20-04 BY *HS*
 This survey consists of:
 2 sheet(s) Map
 2 page(s) Narrative
 JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
Herbert A. Farber
 OREGON
 JULY 28, 1985
 HERBERT A. FARBER
 2189
 RENEWAL DATE 12-31-05

Surveyed by:
FARBER & SONS, INC.
 dba FARBER SURVEYING
 (541) 776-0846
 P.O. BOX 5286
 431 OAK STREET
 CENTRAL POINT, OREGON 97502

SCALE: 1" = 50'
 DATE: MAY 17, 2004
 JOB NO.: 0549-96