

PINE STREET STATION,
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
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 the southwest corner of the southeast quarter of Section 3 in Township 37 South, Range 2 West, Willamette Meridian, City of Central Point, Jackson County, Oregon; thence North 89°49'32" East along the centerline of Taylor Road 256.97 feet; thence North 00°10'28" West 30.00 feet; to a 5/8 inch by 30" iron pin being on the north right-of-way line of said Taylor road said pin being the INITIAL POINT and the POINT OF BEGINNING; thence North 0°18'58" West 149.96 feet; thence South 89°49'30" West 70.04 feet; thence North 35°09'51" West 156.94 feet; thence North 02°47'06" East 90.25 feet; thence North 13°58'12" East 182.57 feet; thence North 05°49'46" East 36.68 feet; thence North 08°04'24" West 37.36 feet; thence North 28°11'28" West 47.20 feet; thence North 22°29'24" West 23.03 feet; thence North 02°56'14" West 26.47 feet; thence North 37°04'07" East 76.02 feet; thence along the arc of a curve to the right having a radius of 362.00 feet an internal angle of 1°32'36" and an arc length of 9.75 feet (the long chord of which bears South 52°09'35" East 9.75 feet); thence South 52°55'53" East 271.56 feet; thence along the arc of a curve to the right having a radius of 688.00 feet an internal angle of 17°46'02" and an arc length of 213.35 feet (the long chord of which bears South 44°02'52" East 212.49 feet); thence South 35°09'51" East 178.01 feet; thence South 00°10'30" East 299.77 feet to said north right-of-way line of Taylor Road; thence South 89°49'32" West along said north right-of-way of Taylor Road 374.61 feet to the POINT OF BEGINNING.

Herbert A. Farber

Herbert A. Farber, PLS 2189

Declaration:

KNOWN 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 create the private stormdrain easement for the benefit of the parcel described in INST.NO. 90-11067. We hereby designate said subdivision as Pine Street Station, PHASE I.

Bret Moore

Bret Moore, Manager
WL MOORE PROPERTIES LLC
as Manager of
TWIN CREEKS DEVELOPMENT CO., LLC

Approvals:

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

Tim

Planning Director

Qua

Secretary

Examined and approved by the Jackson County Surveyor this 14th day of December, 2004.

Roger Roberts
County Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of January 10, 2005.

Carole A. Juenson
Deputy
Tax Collector

Examined and approved as required by O.R.S. 92.100 this 10th day of January, 2004.

K. Spangord
Deputy
Assessor

Release Affidavits:

From PremierWest Bank, as beneficiary, recorded as Instrument NO. 05-002754 Official Records of Jackson County, Oregon.

From PremierWest Bank, as beneficiary, recorded as Instrument NO. 03-60105 Official Records of Jackson County, Oregon.

Easement Notes:

-Right-of-Way for the transmission of electricity described in Volume 50, Page 284 of the deed records of Jackson County does not exist. There is no overhead power on the site.

State of Oregon)
County of Jackson)

The foregoing instrument was acknowledged before me this 14th day of December, 2004, by Bret A. Moore as managing member of WL MOORE PROPERTIES LLC, as managing member of TWIN CREEKS DEVELOPMENT CO., LLC.

(Signature) *Elaine Frost*
(Printed Name) Elaine Frost

Notary Public - Oregon Commission No. 370041

My commission expires June 26, 2007

Recorder:

Filed for record this 18th day of January, 2005 at 12:54 o'clock P.M. and recorded in Volume 31, Page 04 of the Plat Records of Jackson County, Oregon.

Kathleen S. Beckett *Armen P. Helman*
County Clerk Deputy

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Herbert A. Farber

OREGON
JULY 26, 1985
HERBERT A. FARBER
2189

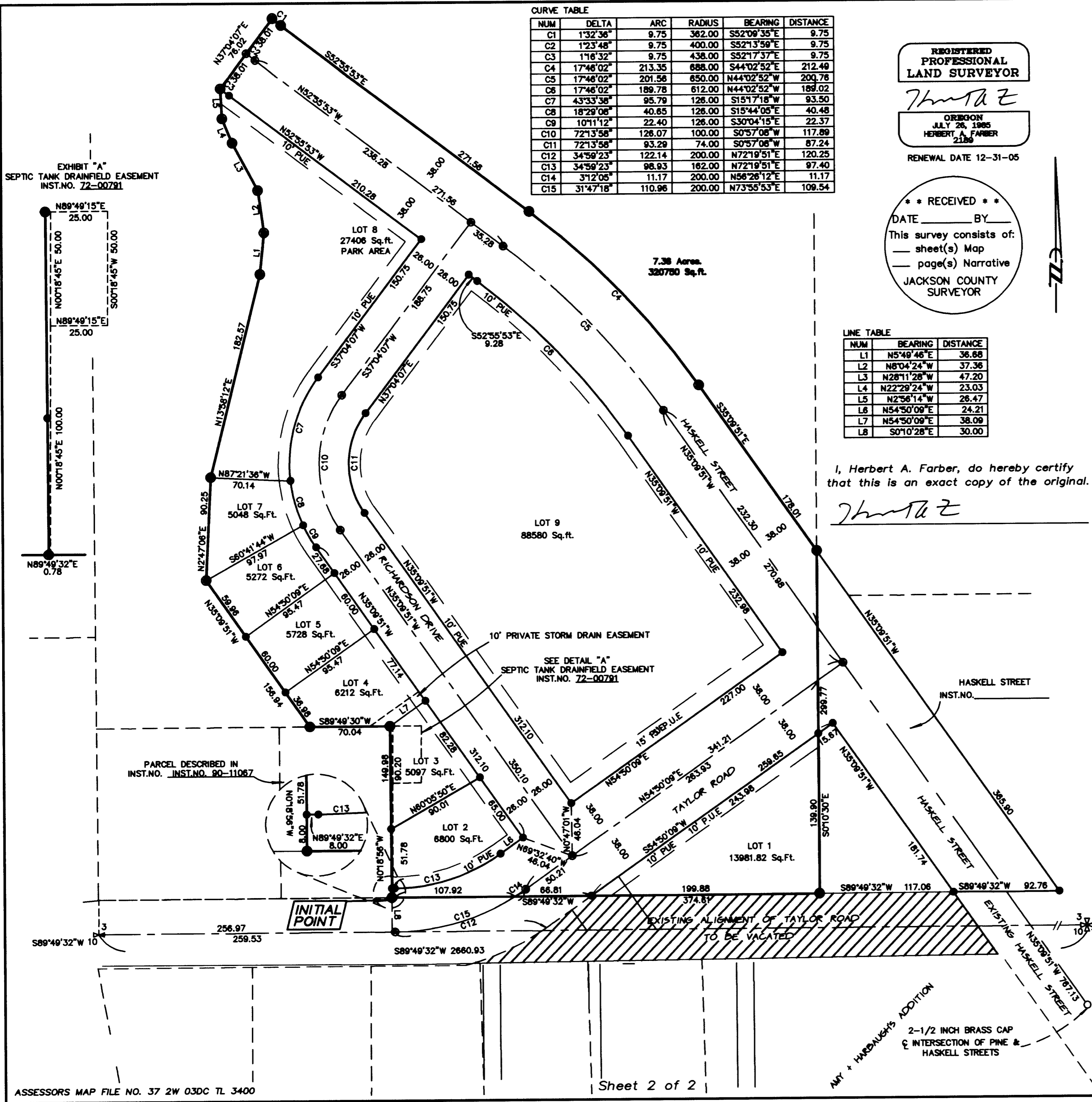
RENEWAL DATE 12-31-05

** RECEIVED **
DATE _____ BY _____
This survey consists of:
— sheet(s) Map
— page(s) Narrative
JACKSON COUNTY
SURVEYOR

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

Herbert A. Farber

For the order of the County Commissioners approving this plat see Volume 212 Page 125-127, of the Commissioner's Journal of Proceedings.



CURVE TABLE

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	1°32'36"	9.75	362.00	S52°09'35"E	9.75
C2	1°23'48"	9.75	400.00	S52°13'59"E	9.75
C3	1°16'32"	9.75	438.00	S52°17'37"E	9.75
C4	17°46'02"	213.35	688.00	S44°02'52"E	212.49
C5	17°46'02"	201.58	650.00	N44°02'52"W	200.78
C6	17°46'02"	189.78	612.00	N44°02'52"W	189.02
C7	43°33'38"	95.79	126.00	S15°17'18"W	93.50
C8	18°29'08"	40.65	126.00	S15°44'05"E	40.48
C9	10°11'12"	22.40	126.00	S30°04'15"E	22.37
C10	72°13'58"	126.07	100.00	S0°57'08"W	117.89
C11	72°13'58"	93.29	74.00	S0°57'08"W	87.24
C12	34°59'23"	122.14	200.00	N72°19'51"E	120.25
C13	34°59'23"	98.93	162.00	N72°19'51"E	97.40
C14	3°12'05"	11.17	200.00	N56°28'12"E	11.17
C15	31°47'18"	110.96	200.00	N73°55'53"E	109.54

REGISTERED PROFESSIONAL LAND SURVEYOR

Herbert A. Farber
 HERBERT A. FARBER
 JULY 26, 1965
 2189

RENEWAL DATE 12-31-05

** RECEIVED **
 DATE _____ BY _____
 This survey consists of:
 — sheet(s) Map
 — page(s) Narrative
 JACKSON COUNTY SURVEYOR

LINE TABLE

NUM	BEARING	DISTANCE
L1	N5°49'46"E	36.68
L2	N8°04'24"W	37.36
L3	N28°11'28"W	47.20
L4	N22°29'24"W	23.03
L5	N2°56'14"W	28.47
L6	N54°50'09"E	24.21
L7	N54°50'09"E	38.09
L8	S0°10'28"E	30.00

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

Herbert A. Farber

PINE STREET STATION, PHASE I
 being a part of
TWIN CREEKS
 A TRANSIT-ORIENTED DEVELOPMENT SUBDIVISION
 located in the
 SOUTHEAST 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 2-1/2" BRASS CAP - SECTION CORNER PER COUNTY RE-ESTABLISHMENT NOTES (NOT VISITED THIS SURVEY)
 - ⊗ = FOUND 2 1/2" BRASS CAP-1/4 SECTION CORNER (NOT VISITED THIS SURVEY)
 - = FOUND MONUMENT AS DESCRIBED
 - = 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.

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

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 AS PINE STREET STATION PHASE I AND THE ACQUIRED RIGHT-OF-WAY FOR HASKELL STREET.

PROCEDURE: USING CONTROL ESTABLISHED IN THIS AND PREVIOUS SURVEYS I MONUMENTED THE SUBDIVISION AND HASKELL STREET AS SHOWN HEREON. PORTIONS OF THE EXTERIOR BOUNDARY LYING ALONG THE BOUNDARY OF THE PARENT TRACT WERE LOCATED USING INST. NO. 01-11716 (THE LAST DEED OF RECORD).

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

P.O. BOX 5286
 431 OAK STREET
 CENTRAL POINT, OREGON 97502

SCALE: 1" = 60'
 DATE: DECEMBER 10, 2004
 JOB NO.: 0549-96