

PARTITION PLAT No. P-09-2005

of  
LOT 24, JACKSON OAKS PHASE II  
VOL. 29, PAGE 60, PLAT RECORDS  
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 is the owner of the lands hereon described, and has partitioned the same into parcels as shown hereon and the number and size of the parcels and the courses and lengths of the lines are plainly set forth, and that this plat is a correct representation of the Partition.

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

State of Oregon )  
County of Jackson )

Personally appeared before me the above named Bret A. Moore, on this the 3<sup>rd</sup> day of February, 2004 and acknowledged the foregoing instrument to be his voluntary act and deed.

(Signature) Elaine Frost  
(Printed Name) Elaine Frost

Notary Public - Oregon Commission No. 370041  
My Commission Expires: June 26, 2007

**Approvals:**

Examined and approved by the City of Central Point this 2<sup>nd</sup> day of MARCH, 2004.

Michelle Planning Director  
Risa Morgan Secretary

Examined and approved by the Jackson County Surveyor this 3<sup>rd</sup> day of FEBRUARY, 2004.

Robert Roberts  
County Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of 3<sup>rd</sup> of March, 2005

Carol Swenson Deputy Tax Collector 3-3-05 Date

Jeff Hooper Assessor MARCH 3, 2005 Date

**Recorder:**

Filed for record this 03 day of March, 2005 at 3:48 o'clock P. M. and recorded as Partition Plat No. P-09-2005 of the Records of Jackson County, Oregon, Index Volume 16, Page 09.

Kathleen S Beckell County Clerk  
Christy A. Walk Deputy

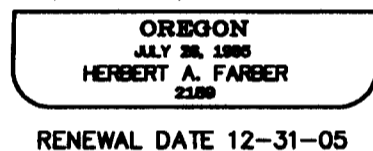
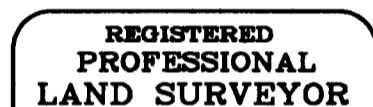
County Surveyor's File No. 18649

**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:

Lot twenty - four (24) of JACKSON OAKS, PHASE II, in the City of Central Point, Jackson County, Oregon, according to the official plat thereof, now of record.

Herbert A. Farber  
Herbert A. Farber, PLS 2189

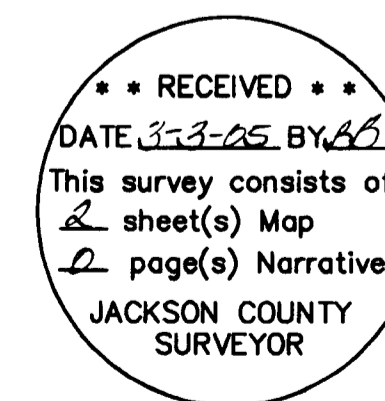


**Easement Notes:**

- A Right of Way for a ditch disclosed by instrument recorded in Volume 184, page 333, Jackson County, Oregon, Deed Records does not fall within the boundary of this partition.
- Easement for the 24 inch delivery line traveling to the new diversion in Griffin Creek to Jackson Creek, by instrument recorded as No. 03-33598 of the Official Records of Jackson County, Oregon, said easement does not fall within the boundaries of this partition.

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

Herbert A. Farber



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

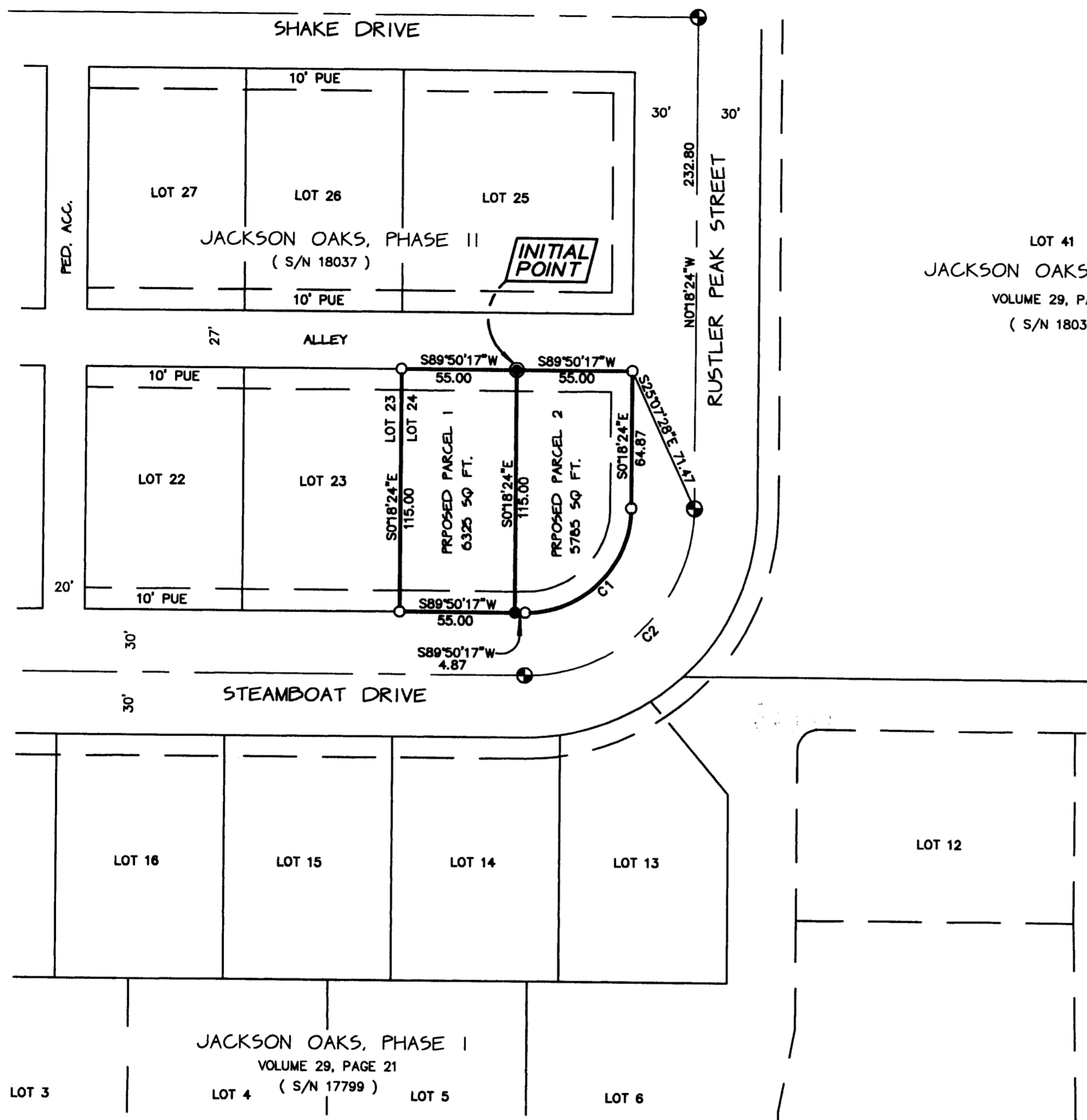
*Herbert A. Farber*

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**LOT 24 OF  
 JACKSON OAKS, PHASE II**

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

for  
**TWIN CREEKS DEVELOPMENT CO., LLC**  
 P.O. BOX 3577  
 CENTRAL POINT, OREGON 97502-0021



LOT 41  
 JACKSON OAKS, PHASE II  
 VOLUME 29, PAGE 60  
 ( S/N 18037 )

**LEGEND**

- ⊕ = FOUND 1 1/2" ALUMINUM CAP - STREET CENTERLINE (PER S/N 18037)
- = FOUND 5/8" IRON PIN, MARKED "FARBER P.L.S. 2189" (PER S/N 18037)
- = SET 5/8" x 24" IRON PIN WITH YELLOW PLASTIC CAP, MARKED "FARBER PLS 2189"
- = SET 5/8" x 30" IRON PIN WITH YELLOW PLASTIC CAP, MARKED "FARBER PLS 2189"

- 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.

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

PURPOSE: TO SURVEY AND MONUMENT THE EXPEDITED LAND DIVISION APPROVED BY THE CITY OF CENTRAL POINT IN THE NOTICE OF EXPEDITED LAND DIVISION, DATED JANUARY 3, 2005

PROCEDURE: USING CONTROL ESTABLISHED IN SURVEY NUMBER 18037 I MONUMENTED THE NEW BOUNDARY LINE. ALL THE ORIGINAL BOUNDARY MONUMENTS WERE FOUND AND THEIR POSITIONS WERE HELD. I SET MONUMENTS ON THE NEW BOUNDARY LINE AS SHOWN HEREON.

Surveyed by:

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

PO BOX 5286  
 431 OAK STREET  
 CENTRAL POINT, OREGON 97502

SCALE: 1" = 50'  
 DATE: JANUARY 28, 2004  
 JOB NO.: 0549-96

DRAWING FILE: JACKSON OAKS\MICROSURVEY\FINAL\LOT\_24FINAL.FLX

\*\* RECEIVED \*\*

DATE 3-3-05 BY BB

This survey consists of:  
2 sheet(s) Map  
2 page(s) Narrative

JACKSON COUNTY  
 SURVEYOR

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	90°08'41"	78.67	50.00	N44°45'56"E	70.80
C2	90°08'41"	125.87	80.00	N44°45'56"E	113.28

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

*Herbert A. Farber*

OREGON  
 JULY 26, 1985  
 HERBERT A. FARBER  
 2189

RENEWAL DATE 12-31-05

