

GRIFFIN OAKS UNIT No. 3,  
being a part of  
TWIN CREEKS  
A TRANSIT-ORIENTED DEVELOPMENT SUBDIVISION

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

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 hereby dedicates to the public for public use, as shown hereon, the streets, the alley, the public pedestrian access and the public utility easements. We hereby designate said subdivision as Griffin Oaks Unit No. 3.

Bret Moore  
Bret Moore, Manager  
WL Moore Properties LLC (Managing Member)  
Twin Creeks Development Co., LLC

State of Oregon )  
County of Jackson )

The foregoing instrument was acknowledged before me this 18th day of April, 2005, by Bret Moore as manager of WL Moore Properties LLC as managing member for Twin Creeks Development Co. LLC.

Notary Public for Oregon Herbert A. Farber  
My commission expires 4-21-08

Notes:

- A ditch right-of-way as disclosed in deed recorded in Volume 184, Page 333, Jackson County, Oregon, Deed Records. No ditch is located within the boundary of subdivision, therefore this easement does not fall within the boundary of subdivision.
- The Easement granted by the instrument recorded in Volume 328, Page 60 of the Deed Records of Jackson County, Oregon, does not fall within the boundary of this subdivision.
- The Easement granted by Instrument No. 70-09580 of the Official Records of Jackson County, Oregon, does not fall within the boundary of this Subdivision.
- The Easement granted by Instrument No. 75-14259 of the Official Records of Jackson County, Oregon, does not fall within the boundary of this Subdivision.
- The Easement referenced by the instrument recorded as Instrument No. 03-33598 of the official records of Jackson County, Oregon, does not exist at this time.

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

Herbert A. Farber

Approvals:

Examined and approved by the City of Central Point this 21st day of April, 2005.

[Signature] Planning Director  
[Signature] Secretary

Examined and approved by the Jackson County Surveyor this 18th day of April, 2005.

[Signature]  
County Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of 25th of April, 2005  
Carol A. Juenson, Deputy Tax Collector  
4-25-05 Date

Examined and approved as required by O.R.S. 92.100 this 25th day of April, 2005.

[Signature] Assessor  
4/25/05 Date

Recorder:

Filed for record this 27 day of April, 2005 at 1:19 o'clock P. M. and recorded in Volume 31, Page 22 of the Plat Records of Jackson County, Oregon.

Kathleen S. Beckett County Clerk  
Sonya J. Morgan Deputy

For the order of the County Commissioners approving this plat see Volume 212 Page 2006 of the Commissioner's Journal of Proceedings.

JOB NO. 0549D-96  
JOBS\CENTRAL POINT\GRANT6\TWIN\_CREEKS\UNIT2, PHS1\_SIGN.FLX

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 5/8 inch iron pin marking the most northerly corner of Lot 112 of GRIFFIN OAKS UNIT No. 2, PHASE I as recorded in Volume 27, Page 54 of the Plat Records of Jackson County, Oregon and filed as Survey No. 17087 in the office of the Jackson County Surveyor; thence North 34°56'49" West, along the exterior boundary of said Phase I, a distance of 228.73 feet to the most northerly corner of Lot 111 of said Phase I; thence, continuing along said boundary, South 55°03'11" West 116.67 feet to the most northerly-northwest corner of said Lot 111; thence, continuing along said boundary, along the arc of a curve to the left having a radius of 40.00 feet, a central angle of 23°49'11", an arc length of 16.63 feet (the long chord to which bears North 23°02'13" West 16.51 feet); thence, continuing along said boundary, North 34°56'49" West 217.85 feet; thence, continuing along said boundary, South 55°03'11" West 367.26 feet; thence, continuing along said boundary, West 11.56 feet; thence, continuing along said boundary, North 34°56'49" West 99.20 feet to the most northerly-northeast corner of Lot 109 of said Phase I; thence, continuing along said boundary, South 55°03'11" West 5.86 feet; thence, continuing along said boundary, along the arc of a curve to the right having a radius of 330.00 feet, a central angle of 34°38'24", an arc length of 199.51 feet (the long chord to which bears South 72°22'23" West 196.49 feet); thence, continuing along said boundary, South 89°41'36" West 19.07 feet to the northwest corner of said Lot 109; thence, leaving said boundary, along the arc of a curve to the left 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 North 03°54'09" East 49.62 feet); thence North 00°18'24" West 10.52 feet; thence North 89°41'36" East 15.43 feet; thence along the arc of a curve to the left having a radius of 270.00 feet, a central angle of 34°38'24", an arc length of 163.24 feet (the long chord to which bears North 72°22'23" East 160.76 feet); thence North 55°03'11" East 571.86 feet; thence South 34°56'49" East 628.55 feet; thence South 55°03'11" West 76.00 feet to the POINT OF BEGINNING.

Herbert A. Farber  
Herbert A. Farber, PLS 2189

Release Affidavit:

From PremierWest, as beneficiary, recorded as Instrument No. 05-024039  
Official Records of Jackson County, Oregon.

From PremierWest, as beneficiary, recorded as Instrument No. 05-024040  
Official Records of Jackson County, Oregon.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Herbert A. Farber

OREGON  
JULY 26, 1985  
HERBERT A. FARBER  
2189

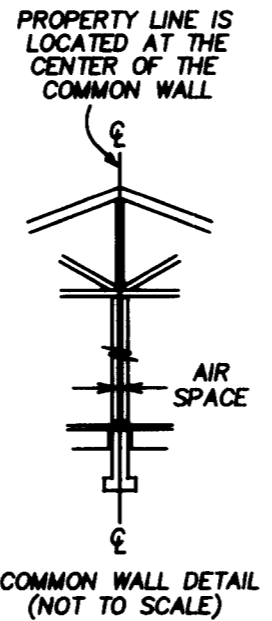
RENEWAL DATE 12-31-05

\*\* RECEIVED \*\*  
DATE 4-27-05 BY 68  
This survey consists of:  
2 sheet(s) Map  
2 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

**LEGEND**

- = SET 5/8" x 30" IRON PIN 1-1/2" ALUMINUM CAP MARKED "FARBER PLS 2189"
  - ⊕ = FOUND 2 1/2" BRASS CAP - STREET CENTERLINE S/N 17087
  - = FOUND 5/8" IRON PIN, L.S. 2189, S/N 17087
  - = 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"
- 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 PHONE, CABLE TV, ELECTRICAL NATURAL GAS.



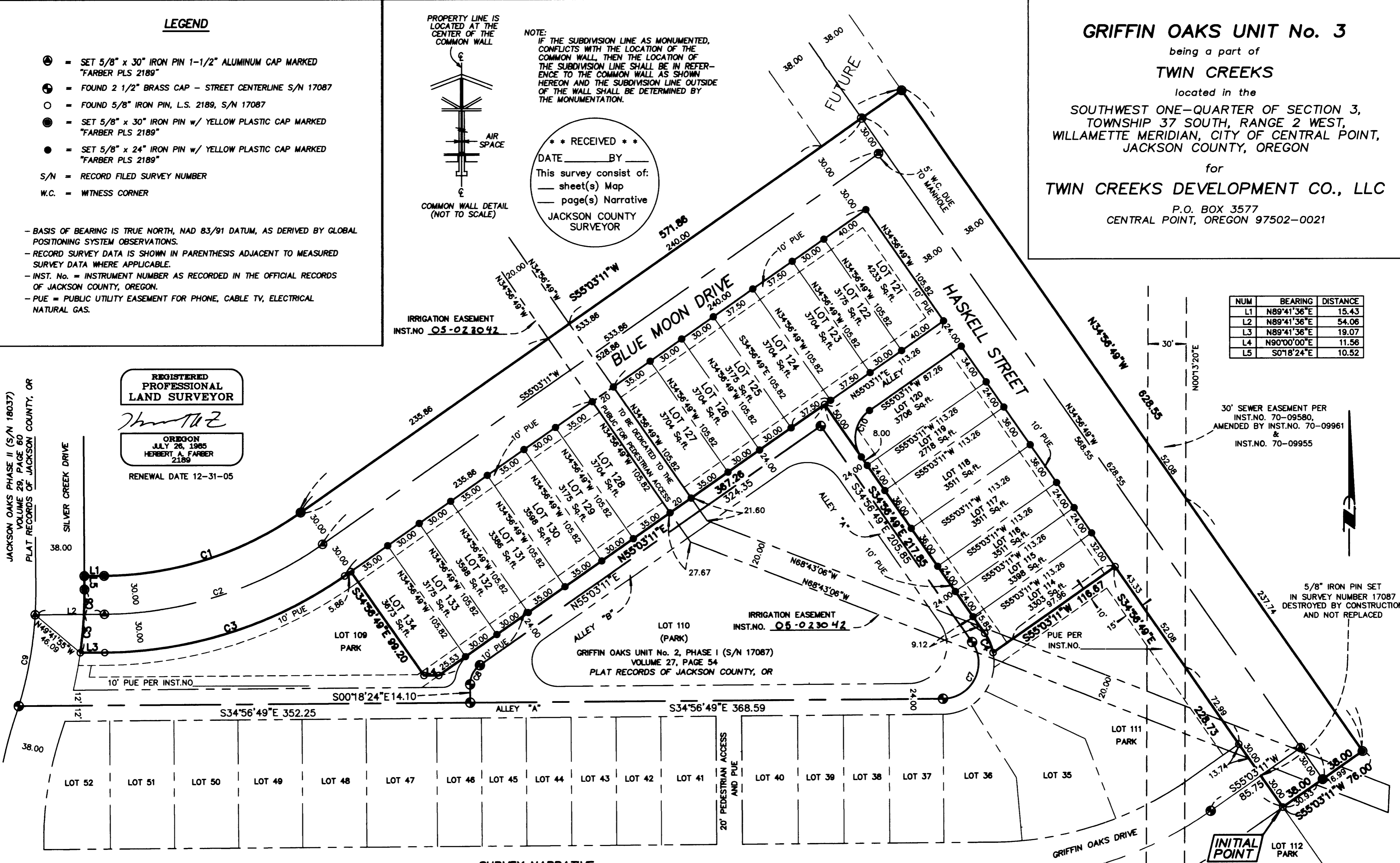
NOTE:  
IF THE SUBDIVISION LINE AS MONUMENTED, CONFLICTS WITH THE LOCATION OF THE COMMON WALL, THEN THE LOCATION OF THE SUBDIVISION LINE SHALL BE IN REFERENCE TO THE COMMON WALL AS SHOWN HEREON AND THE SUBDIVISION LINE OUTSIDE OF THE WALL SHALL BE DETERMINED BY THE MONUMENTATION.

**\*\* RECEIVED \*\***  
DATE \_\_\_\_\_ BY \_\_\_\_\_  
This survey consist of:  
— sheet(s) Map  
— page(s) Narrative  
JACKSON COUNTY SURVEYOR

**GRIFFIN OAKS UNIT No. 3**  
being a part of  
**TWIN CREEKS**  
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

NUM	BEARING	DISTANCE
L1	N89°41'36"E	15.43
L2	N89°41'36"E	54.06
L3	N89°41'36"E	19.07
L4	N90°00'00"E	11.56
L5	S01°8'24"E	10.52

**REGISTERED PROFESSIONAL LAND SURVEYOR**  
*Herbert A. Farber*  
OREGON  
JULY 26, 1985  
HERBERT FARBER  
2189  
RENEWAL DATE 12-31-05



NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	34°38'24"	163.24	270.00	N72°22'23"E	160.76
C2	34°38'24"	181.38	300.00	N72°22'23"E	178.63
C3	34°38'24"	199.51	330.00	N72°22'23"E	196.49
C4	23°49'11"	16.63	40.00	N23°02'13"W	16.51
C5	5°06'50"	30.17	338.00	N5°33'17"E	30.16
C6	3°18'16"	19.49	338.00	N1°20'44"E	19.49
C7	124°38'24"	60.91	28.00	N27°22'23"E	49.59
C8	55°21'36"	17.39	18.00	S27°22'23"W	16.72
C9	13°50'29"	72.47	300.00	N10°20'15"E	72.30
C10	89°59'59"	40.84	26.00	N10°03'11"E	36.77
C6+C5	08°25'06"	49.66	338.00	S03°54'09"W	49.62

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

PURPOSE: TO SURVEY AND MONUMENT GRIFFIN OAKS UNIT NO. 3, OF TWIN CREEKS, A TRANSIT-ORIENTED DEVELOPMENT, AS APPROVED BY THE CITY OF CENTRAL POINT

PROCEDURE: UTILIZING CONTROL ESTABLISHED DURING PREVIOUS SURVEYS IN THE AREA, I MONUMENTED THE LOTS AND STREETS AS SHOWN HEREON. THE SOUTH BOUNDARY WAS LOCATED PER THE GRIFFIN OAKS UNIT NO. 2, PHASE I. THE WEST BOUNDARY WAS LOCATED ALONG THE EAST BOUNDARY OF SILVER CREEK DRIVE PER JACKSON OAKS PHASE II. THE REMAINDER OF THE BOUNDARY LOCATE PER THE TWIN CREEKS MASTERPLAN.

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

*Herbert A. Farber*

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 GRIFFIN OAKS UNIT No. 2, PHASE I AND JACKSON OAKS, PHASE II.

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

SCALE: 1" = 50'  
DATE: APRIL 18, 2005  
JOB NO.: 0549-96