

JACKSON OAKS PHASE V

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

Approvals:

Examined and approved by the City of Central Point this 24TH day of JUNE, 2005.

[Signature] Planning Director

[Signature] Secretary

Examined and approved by the Jackson County Surveyor this 24TH day of June, 2005.

[Signature] County Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of June 28 2005.

[Signature] Deputy Tax Collector

Examined and approved as required by O.R.S. 92.100 this 28TH day of JUNE, 2005.

[Signature] Deputy Assessor

Recorder:

Filed for record this 30TH day of June, 2005 at 1:59 o'clock P.M. and recorded in Volume 31, Page 32 of the Plat Records of Jackson County, Oregon.

[Signature] County Clerk [Signature] Deputy

For the order of the County Commissioners approving this plat see Volume 219 Page 981-983 of the Commissioner's Journal of Proceedings.

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 iron pin marking the southwest corner of Jackson Oaks, Phase I filed in Volume 29, Page 21 of the Plat records of Jackson County, Oregon and filed as survey number 17799 of the Office of the Jackson County Surveyor; thence South 89°51'26" West 225.38 feet more or less to the centerline of Jackson Creek; thence North 27°08'32" West along the centerline of said creek 68.46 feet; thence continuing along said creek North 13°48'25" West 77.83 feet; thence continuing along said creek, North 21°42'50" West 121.09 feet; thence continuing along said creek, North 09°18'32" West 99.05 feet; thence continuing along said creek North 07°19'11" East 52.93 to the easterly right-of-way Grant Road; thence North 00°10'53" West along said easterly right-of-way line 749.73 feet; thence leaving said right-of-way line, North 89°49'07" East 59.70 feet; thence along the arc of a curve to the right having a radius of 62.00 feet an internal angle of 15°50'30" and an arc length of 17.14 feet (the long chord of which bears South 82°15'38" East 17.09 feet); thence South 74°20'23" East 126.86 feet; thence along the arc of a curve to the right having a radius of 62.00 feet an internal angle of 18°23'31" and an arc length of 19.90 feet (the long chord of which bears South 65°08'38" East 19.82 feet); thence South 55°56'52" East 268.05 feet to the west line of Jackson Oaks Phase II filed in Volume 29, Page 60 of said plat records and filed as survey number 18037 in the office of the Jackson County Surveyor; thence along said west line along a non-tangent curve to the left having a radius of 251.50 an internal angle of 28°04'30" and an arc length of 123.24 feet (the long chord of which bears South 13°43'50" West 122.01 feet); thence continuing along said boundary South 00°18'24" East 288.32 feet; thence continuing along said boundary North 89°50'17" East 19.92 feet; thence continuing along said boundary South 00°18'24" East 257.00 feet; thence continuing along said boundary South 89°50'17" West 19.92 feet; thence continuing along said boundary South 82°32'01" West 31.46 feet; thence continuing along said boundary South 52°50'42" West 64.34 feet; thence continuing along said boundary South 01°47'28" East 132.34 feet to the southwest corner of said Jackson Oaks Phase II; thence continuing South 01°47'28" East, along the west boundary of said Jackson Oaks Phase I, 115.05 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING:

Commencing at a 5/8 inch iron pin marking the southwest corner of Jackson Oaks, Phase I filed in Volume 29, Page 21 of the Plat records of Jackson County, Oregon and filed as survey number 17799 of the Office of the Jackson County Surveyor; thence South 89°51'26" West 221.19 feet; thence North 15°59'18" West 415.81 feet; thence North 00°10'53" West 4.95 feet; thence North 89°50'17" East 26.99 feet to the POINT OF BEGINNING, said POINT OF BEGINNING being the southwest corner of the tract described in Instrument Number 04-061911 of the Official Records of Jackson County, Oregon; thence continuing North 89°50'17" East along the south boundary of said tract, 144.01 feet to the southeast corner of said tract; thence North 01°47'28" West along the east boundary of said tract, 168.07 feet to the northeast corner of said tract; thence South 89°50'17" West along the north line of said tract, 138.76 to the northwest corner of said tract; thence South 00°00'07" East along the west boundary of said tract 168.00 feet to the POINT OF BEGINNING.

[Signature] Herbert A. Farber, PLS 2189

Release Affidavits:

From PremierWest Bank, as beneficiary, recorded as Instrument NO.05-039179 Official Records of Jackson County, Oregon.

From PremierWest Bank, as beneficiary, recorded as Instrument NO.05-039174 Official Records of Jackson County, Oregon.

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, 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, and does also create a private road for the benefit of lots 98, 99, 100, and 101, and does create the private water easement as shown hereon for the benefit of lots 98, 99, 100, 101 and the parcel described in INST.NO. 04-061912, and does create the private utility easement for the benefit of lots 98, 99, 100, and 101. We hereby designate said subdivision as Jackson Oaks, Phase V.

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

State of Oregon) ss County of Jackson)

The foregoing instrument was acknowledged before me this 24TH day of June, 2005, by Bret Moore as manager of Twin Creeks Development Co., LLC.

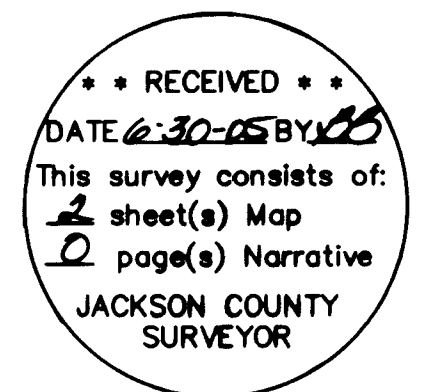
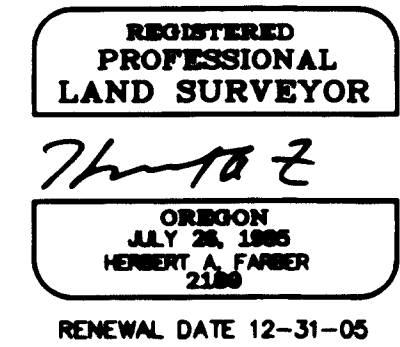
(Signature) [Signature] (Printed Name) SUSAN MORGAN FARBER

Notary Public - Oregon Commission No. 378055

My commission expires April 21, 2008

Easement Notes:

- A ditch right-of-way as disclosed in deed recorded in Volume 184, Page 333, of the Deed Records of Jackson County, Oregon does not fall within the boundary of this plat.
- An irrigation easement, per Instrument Number 76-01281 has been Quit Claimed.
- An easement for a 24-inch delivery line noted in Instrument Number 03-33598 does not fall within the boundary of this survey.
- The temporary ingress and egress easement created by Instrument Number 03-80691 will be extinguished at the time this plat is filed.
- The temporary ingress and egress easement created by Instrument Number 04-074155 will be extinguished at the time this plat is filed.



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

[Signature]

JACKSON OAKS PHASE V

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

**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 PREVIOUS PHASES OF THIS SUBDIVISION I MONUMENTED THE SUBDIVISION AS SHOWN HEREON. THE WESTERLY BOUNDARY OF THE SUBDIVISION WAS MODIFIED FROM SURVEY NUMBER 18563 TO ACCOUNT FOR THE CURRENT CENTERLINE OF JACKSON CREEK. A REVIEW OF THE CHAIN OF TITLE SHOWS THE WESTERLY BOUNDARY TO BE THE CENTERLINE OF JACKSON CREEK. THE WESTERLY BOUNDARY AS SHOWN ON SURVEY NUMBER 18563 DOES NOT REFLECT JACKSON CREEKS CURRENT LOCATION.

LEGEND

- ⊙ = FOUND 5/8" X 30" IRON PIN 1-1/2" ALUMINUM CAP MARKED "FARBER PLS 2189"
- = FOUND 5/8" IRON PIN, L.S.2189, S/N 18037 OR AS DESCRIBED
- ⊠ = FOUND 5/8" IRON PIN, L.S.2189, S/N 18563
- = SET 5/8" X 30" IRON PIN 1-1/2" ALUMINUM CAP MARKED "FARBER PLS 2189"
- = 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.M. = WITNESS MONUMENT

D.R. = DEED RECORD PER INST.NO. 04-061911

- 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.

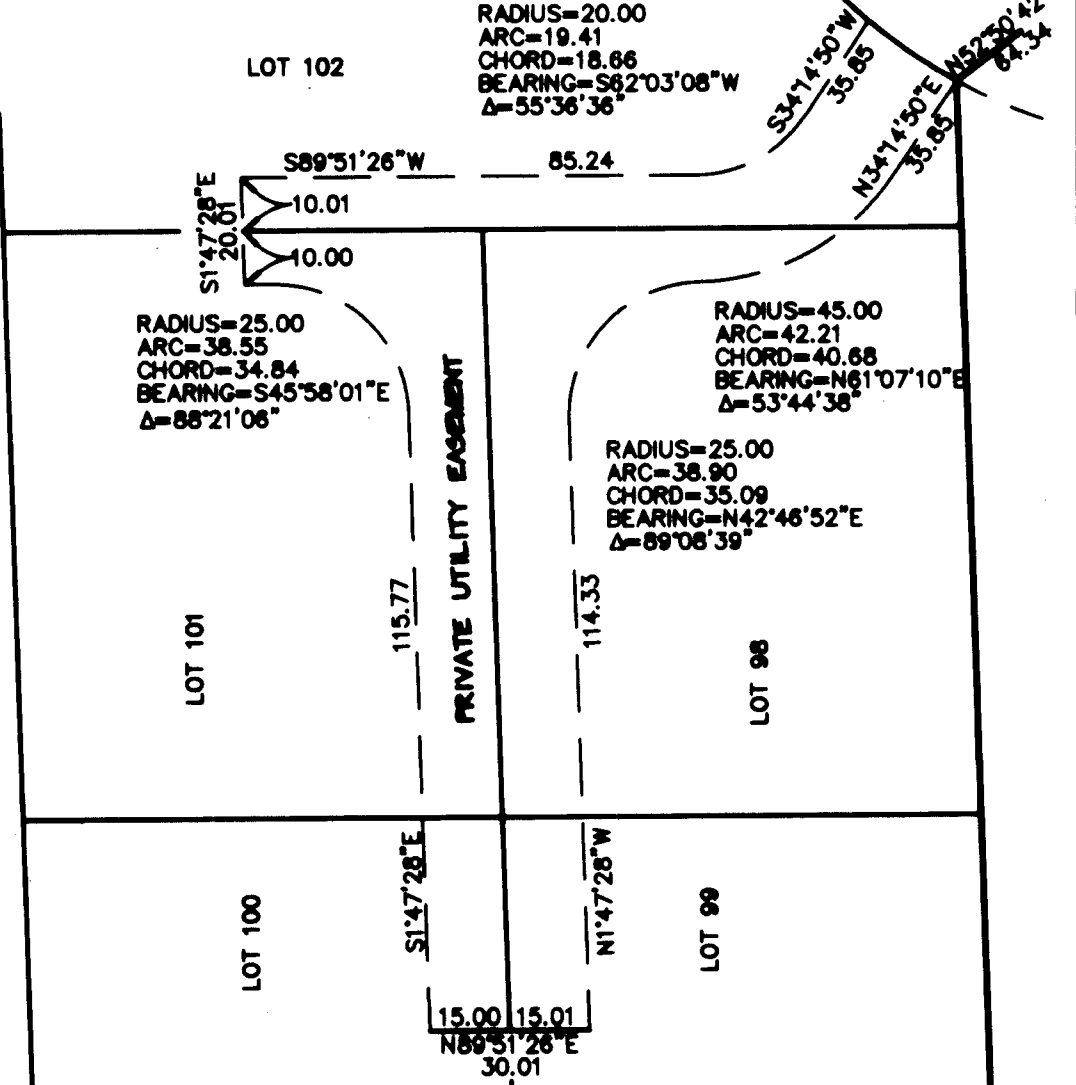
- INST. No. = INSTRUMENT NUMBER AS RECORDED IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

- PUE = PUBLIC UTILITY EASEMENT FOR WATER, SANITARY SEWER, STORM DRAIN, PHONE, GAS, AND CABLE TV.

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

Herbert A. Farber

**PRIVATE ROAD DETAIL
NOT TO SCALE**



NOTE: PRIVATE ROAD WILL SERVE AS A PRIVATE UTILITY EASEMENT FOR STORMDRAIN, SEWER, AND WATER SERVICES FOR THE BENEFIT OF LOTS 98, 99, 100, AND 101.

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

P.O. BOX 5286
431 Oak Street
CENTRAL POINT, OREGON 97502

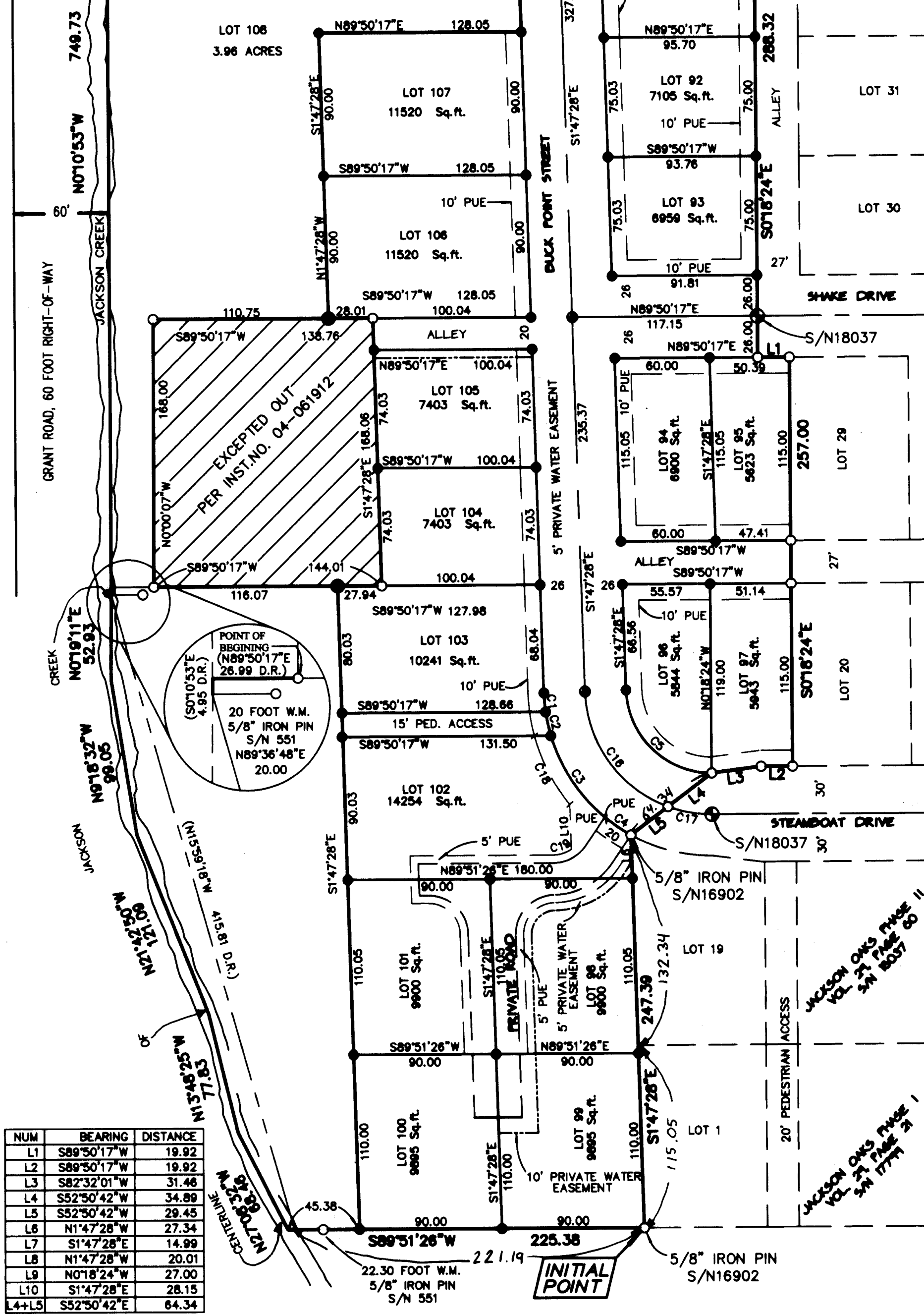
SCALE: 1" = 60'
DATE: JUNE 23, 2005
JOB NO.: 0549-96

DRAWING FILE: J05/CENTRAL POINT/TWIN CREEKS LLC/VENUEBORHOOD/JACKSON OAKS/SURVEY/JACKSON OAKS PHASE V.PLT

RECEIVED
DATE 6-30-05 BY *BF*
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

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

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	6°30'22"	12.04	106.00	S5°02'39"E	12.03
C2	8°18'19"	15.37	106.00	S12°28'59"E	15.35
C3	33°44'08"	62.41	106.00	S33°28'13"E	61.51
C4	10°49'36"	20.03	106.00	S55°45'05"E	20.00
C5	88°22'15"	83.29	54.00	S45°58'35"E	75.27
C6	14°39'42"	64.36	251.50	S7°01'27"W	64.18
C7	13°24'48"	58.88	251.50	S21°03'41"W	58.74
C8	14°47'46"	44.93	174.00	S5°36'25"W	44.81
C9	14°47'46"	51.65	200.00	S5°36'25"W	51.50
C10	14°47'46"	58.36	226.00	S5°36'25"W	58.20
C11	1°02'52"	15.10	826.00	N12°28'52"E	15.10
C12	1°48'21"	25.21	800.00	N12°08'08"E	25.21
C13	2°37'10"	35.38	774.00	N11°41'43"E	35.38
C14	18°23'31"	19.90	62.00	N65°08'38"W	19.82
C15	15°50'30"	17.14	62.00	N82°15'38"W	17.09
C16	67°59'18"	94.93	80.00	S35°47'07"E	89.46
C17	20°22'57"	28.46	80.00	S79°58'14"E	28.31
C18	24°09'52"	48.92	116.00	S27°13'57"E	48.56
C19	35°09'30"	12.27	20.00	N72°16'41"E	12.08
C20	2°59'15"	41.71	800.00	N9°42'20"E	41.71
C8+C7	28°04'30"	123.23	251.50	S13°43'50"W	122.01



NUM	BEARING	DISTANCE
L1	S89°50'17"W	19.92
L2	S89°50'17"W	19.92
L3	S82°32'01"W	31.48
L4	S52°50'42"W	34.89
L5	S52°50'42"W	29.45
L6	N1°47'28"W	27.34
L7	S1°47'28"E	14.99
L8	N1°47'28"W	20.01
L9	N0°18'24"W	27.00
L10	S1°47'28"E	28.15
L4+L5	S52°50'42"E	64.34