

PARTITION PLAT No. P-49-2005

of

LOT 49, JACKSON OAKS PHASE III  
VOL. 30, PAGE 21, PLAT RECORDS

located in the

SOUTHWEST ONE QUARTER OF SECTION 3,  
TOWNSHIP 37 SOUTH, RANGE 2 WEST,  
CITY OF CENTRAL POINT  
WILLAMETTE MERIDIAN, 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 1<sup>st</sup> day of July, 2005 and acknowledged the foregoing instrument to be his voluntary act and deed.

(Signature) Susan Morgan Farber  
(Printed Name) SUSAN MORGAN FARBER

Notary Public - Oregon Commission No. 378055

My Commission Expires: April 21, 2008

**Approvals:**

Examined and approved by the City of Central Point this 21<sup>st</sup> day of JULY, 2005.

[Signature] Planning Director  
[Signature] Secretary  
PUBLIC WORKS DIRECTOR

Examined and approved by the Jackson County Surveyor this 18<sup>th</sup> day of July, 2005.

[Signature]  
County Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of July 21<sup>st</sup>, 2005

[Signature] Deputy Tax Collector 7-21-05  
Date

[Signature] DEPUTY Assessor 7/21/2005  
Date

**Recorder:**

Filed for record this 22<sup>nd</sup> day of July, 2005 at 8:01 O'clock A. M. and recorded as Partition Plat No. P-49-2005 of the Records of Jackson County, Oregon, Index Volume 16, Page 49.

[Signature] County Clerk  
[Signature] Deputy

County Surveyor's File No. 18824

**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 forty - nine (49) of JACKSON OAKS, PHASE III, in the City of Central Point, Jackson County, Oregon, according to the official plat thereof, now of record.

[Signature]  
Herbert A. Farber, PLS 2189

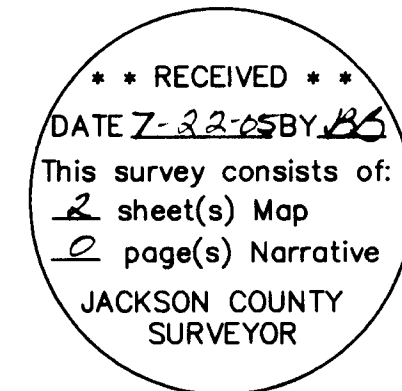
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

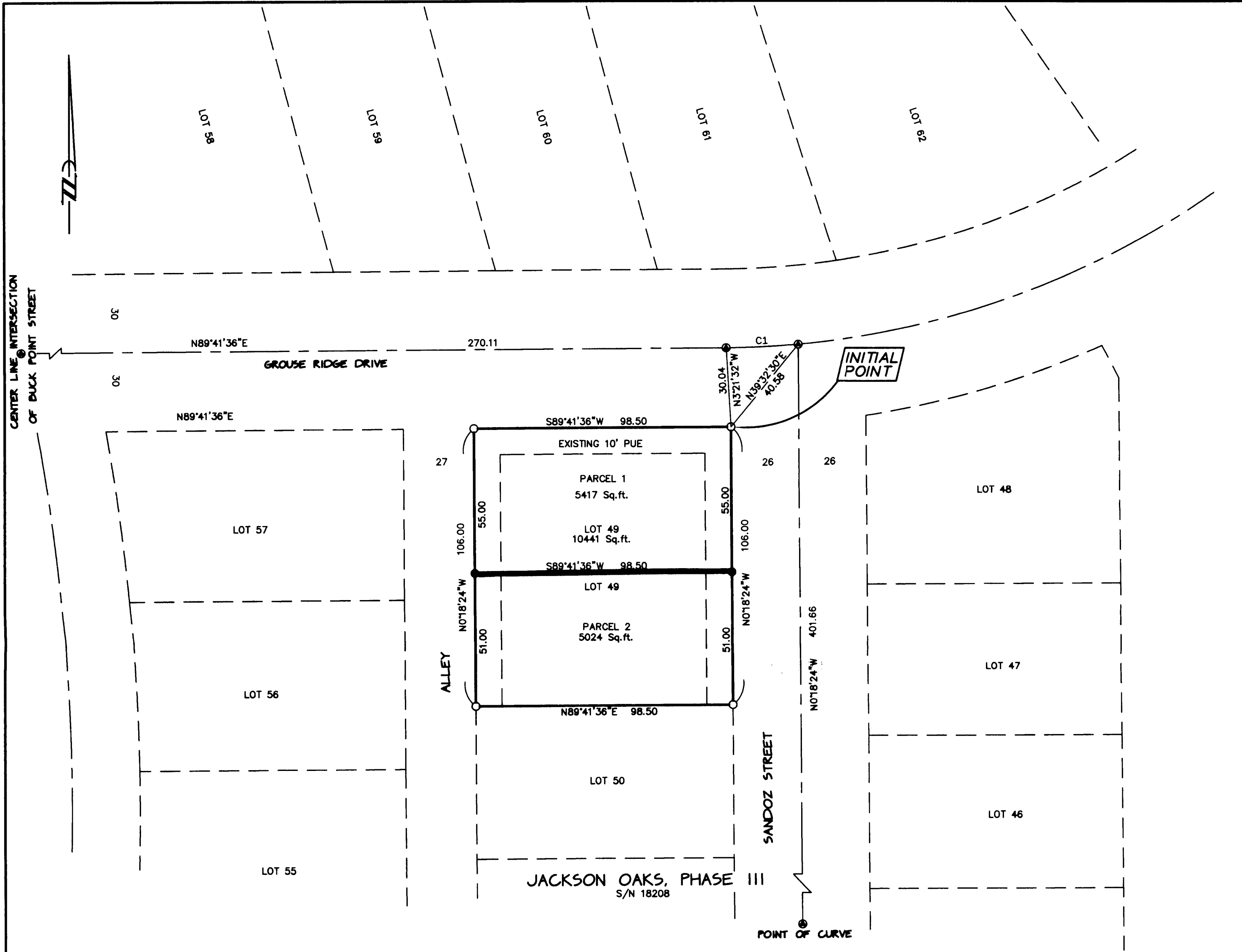
[Signature]  
OREGON  
JULY 26, 1985  
HERBERT A. FARBER  
2189

RENEWAL DATE 12-31-05

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

[Signature]





PARTITION PLAT P-49-2005  
 OF  
 LOT 49 OF  
 JACKSON OAKS PHASE III  
 located in the  
 SOUTHWEST ONE QUARTER OF SECTION 3,  
 TOWNSHIP 37 SOUTH, RANGE 2 WEST,  
 CITY OF CENTRAL POINT  
 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"  
- STREET CENTERLINE
- = FOUND 5/8" IRON PIN, L.S. 2189, S/N 18208
- = SET 5/8" x 24" IRON PIN w/ YELLOW PLASTIC CAP MARKED "FARBER PLS 2189"
- S/N = RECORD FILED SURVEY NUMBER

- 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 DECISION, DATED MAY 31, 2005

PROCEDURE: USING CONTROL ESTABLISHED IN SURVEY NUMBER 18208 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.

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

*Herbert A. Farber*

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

SCALE: 1" = 30'

DATE: JULY 11, 2005  
 JOB NO.: 0549-96

DRAWING FILE: J:\Central Point\Twin Creeks LLC\Neighborhood Files\Jackson Oaks\MicroSurvey\_2005\Lot49\_PARTITION.DWG

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	4°47'51"	27.63	330.00	N87°17'40"E	27.62

**Easement Notes:**

- 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.

\*\* RECEIVED \*\*  
 DATE 7-22-05 BY BB  
 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