

JACKSON OAKS PHASE VI

A SUBDIVISION BEING
A REPLAT OF LOT 108
OF 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

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 One Hundred eight (108), in JACKSON OAKS PHASE V, in the City of Central Point, Jackson County, Oregon, according to the official plat thereof, recorded in Volume 31, Page 32, Plat Records.

Herbert A. Farber

Herbert A. Farber, PLS 2189

SURVEY NARRATIVE

TO COMPLY WITH O.R.S. 209.250

Purpose: To survey and monument Jackson Oaks Phase VI, as approved by the City of Central Point on June 6, 2006

Procedure: This subdivision is a replat of Lot 108 of Jackson Oaks Phase V (Volume 31, Page 32 of the Plat Records of Jackson County, Oregon, filed and survey number 18790) conducted by this office in 2005. The boundary of Lot 108 was retraced per said plat. The westerly boundary of said Lot 108 was established using the deed record position of the creek. Further analysis showed that this creek location encroaches slightly into the right-of-way of Grant Road. As shown hereon I monument the true angle point where the creek centerline intersects the right-of-way line with a 20 foot witness monument. I then subdivided the Lot as shown hereon.

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 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 public utility easements. We hereby designate said subdivision as Jackson Oaks, Phase VI.

Bret Moore

Bret Moore, Manager

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

State of Oregon)
) ss
County of Jackson)

The foregoing instrument was acknowledged before me this 29th day of August, 2006, by Bret Moore as manager of WL Moore Properties LLC as managing member for Twin Creeks Development Co. LLC.

Notary Public for Oregon Susan Morgan Farber SUSAN MORGAN FARBER
My commission expires #378055 April 21, 2008

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 as delineated on the recorded plat for a Private Road benefiting Lots 98, 99, 100, and 101 does not fall within the boundary of this plat.
- The easement as delineated on the recorded plat for a Private Water Easement benefiting Lots 98, 99, 100, and 101 does not fall within the boundary of this plat.

Approvals:

Examined and approved by the City of Central Point this 20th day of SEPTEMBER, 2006.

[Signature]
Planning Director

[Signature]
Public Works Director

Examined and approved by the Jackson County Surveyor this 30th day of August, 2006.

[Signature]
County Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of 9/25/06

[Signature]
Tax Collector

9/25/06
Date

Examined and approved as required by O.R.S. 92.100 this 25th day of SEPTEMBER, 2006.

[Signature]
Assessor

9-25-2006
Date

Recorder:

Filed for record this 25 day of SEPT., 2006 at 11:31 o'clock M. and recorded in Volume 32, Page 79 of the Plat Records of Jackson County, Oregon.

[Signature]
County Clerk

[Signature]
Deputy

Approved for recording: *[Signature]* SEPT/25/06
County Commissioner/Administrator Date

Release Affidavit:

From PremierWest, as beneficiary, recorded as Instrument No. 06-48454
Official Records of Jackson County, Oregon.

From PremierWest, as beneficiary, recorded as Instrument No. 06-48455
Official Records of Jackson County, Oregon.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Herbert A. Farber

OREGON
JULY 26, 1985
HERBERT A. FARBER
2189

RENEWAL DATE 12-31-07

** RECEIVED **
DATE 9/25/06 BY REE
This survey consists of:
2 sheet(s) Map
0 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

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A REPLAT OF LOT 108
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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

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 18790 OR AS DESCRIBED
- = SET 5/8 INCH X 30 INCH IRON PIN, L.S.2189
- ▲ = FOUND 5/8" X 30" IRON PIN 1-1/2" ALUMINUM CAP MARKED "FARBER PLS 2189"
- = FOUND 5/8" X 30" IRON PIN w/ YELLOW PLASTIC CAP MARKED "FARBER PLS 2189" S/N 18790
- ◆ = SET 5/8" X 30" IRON PIN 1-1/2" ALUMINUM 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

PI = POINT OF INTERSECTION

- 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.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Herbert A. Farber

OREGON
JULY 26, 1985
HERBERT A. FARBER
2189

RENEWAL DATE 12-31-07

** RECEIVED **

DATE 9/25/06 BY *BF*

This survey consists of:
2 sheet(s) Map

2 page(s) Narrative

JACKSON COUNTY
SURVEYOR

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that this is an exact copy of the original.

Herbert A. Farber

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	14'47'46"	91.42	354.00	S5'36'25"W	91.16
C2	5'55'50"	36.64	354.00	S1'10'27"W	36.63
C3	8'51'56"	54.78	354.00	S8'34'20"W	54.72
C4	14'47'46"	58.36	226.00	S5'36'25"W	58.20
C5	8'22'34"	33.04	226.00	S2'23'49"W	33.01
C6	6'25'12"	25.32	226.00	S9'47'42"W	25.31
C7	14'47'46"	51.65	200.00	S5'36'25"W	51.50
C8	18'23'31"	19.90	62.00	N65'08'38"W	19.82
C9	15'50'30"	17.14	62.00	N82'15'38"W	17.09
C10	2'37'10"	35.38	774.00	N11'41'43"E	35.38
C11	1'48'21"	25.21	800.00	N12'06'08"E	25.21
C12	2'59'15"	41.71	800.00	N9'42'20"E	41.71
C11+C12	1'48'21"	25.21	800.00	N12'06'08"E	25.21
C13	18'23'31"	32.10	100.00	N65'08'38"W	31.96
C14	15'50'30"	27.65	100.00	N82'15'38"W	27.56

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: AUGUST 30, 2006
JOB NO.: 0549-961

DRAWING FILE: JOBS\CENTRAL POINT\TWIN CREEKS LLC\NEIGHBORHOOD\JACKSON OAKS\MICROSURVEY\JACKSON OAKS PHASE VI.FLK

