

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 most easterly northeast corner of Pine Street Station, Phase 1 as recorded in Volume 31, Page 4 of the Plat Records of Jackson County, Oregon and filed as Survey Number 18593 in the office of the Jackson County Surveyor; thence North 00°10'30" West along the westerly boundary of the tract of land described in Instrument Number 93-21876 of the Official Records of said county 555.20 feet to the northwest corner of the tract described in said Instrument Number 93-21876; thence North 89°44'20" East along the Northerly boundary of the tract described in said Instrument Number 93-21876 a distance of 40.63 feet to the northeast corner of the tract described in said Instrument Number 93-21876; thence North 35°09'55" West along the westerly boundary of the Central Oregon and Pacific Railroad 1320.92 feet; thence leaving said westerly railroad boundary South 89°44'50" West 26.70 feet; thence South 02°40'18" East 281.88 feet; thence along the arc of a curve to the left having a radius of 170.00 feet; an internal angle of 35°22'37" and an arc length of 104.97 feet, (the long chord of which bears South 20° 21'37" East 103.31 feet); thence South 38°02'55" East 321.16 feet; thence along the arc of a curve to the right having a radius of 160.00 feet; and internal angle of 93°06'06" and an arc length of 259.99 feet (the long chord of which bears South 08°30'08" West 232.32 feet); thence South 55°03'11" West 153.39 feet; thence North 34°56'49" West 39.76 feet to the southeasterly boundary of Griffin Oaks Unit No. 3 Recorded in Volume 31, Page 22 of the Plat Records of Jackson County Oregon and filed as Survey Number 18712; thence South 55°03'11" West along said southeasterly boundary a distance of 76.00 feet; thence leaving said southeasterly boundary and traveling South 34°56'49" East along the east boundary of Griffin Oaks Unit No. 2, Phase 1 recorded in Volume 27, Page 54 of said Plat Records 57.11 feet; thence continuing along said easterly boundary along the arc of a curve to the left having a radius of 440.00 feet; an internal angle of 4°37'23" and an arc length of 35.50 feet, (the long chord of which bears South 37°15'31" East 35.49 feet); thence continuing along said easterly boundary South 70°13'18" West 30.88 feet; thence continuing along said easterly boundary and the east boundary of Griffin Oaks recorded in Volume 26, Page 45 of said Plat records and filed as Survey Number 16715 in the office of the Jackson County Surveyor South 00°18'24" East 555.66 feet; thence leaving said east boundary North 89°49'38" East along the northerly line of the tract described in Instrument Number 98-26939 of the said Official Records 86.00 feet to the northeast corner of the tract described in said Instrument Number 98-26939; thence South 00°18'24" East along the easterly boundary of the tract described in said Instrument Number 98-26939 and the tract described in Instrument Number 97-02477 of said Official Records 186.02 feet to the northwest corner of the tract described in Instrument Number 00-42181; thence North 89°49'30" East along the north boundary of the tract described in said Instrument Number 00-42181 and the north boundary of the tract described in Instrument Number 90-11067 of said Official Records 186.98 feet to the boundary of said Pine Street Station, Phase 1; thence continuing along said boundary of Pine Street Station Phase 1 as follows: North 35°09'51" West 156.94 feet; thence North 02°47'06" East 90.25 feet; thence North 13°58'12" East 182.57 feet; thence North 05°49'46" East 36.68 feet; thence North 08°04'24" West 37.36 feet; thence North 28°11'28" West 47.20 feet; thence North 22°29'24" West 23.03 feet; thence North 02°56'14" West 26.47 feet; thence North 37°04'07" East 76.02 feet; thence along the arc of a curve to the right having a radius of 362.00 feet an internal angle of 1°32'36" and an arc length of 9.75 feet (the long chord of which bears South 52°09'35" East 9.75 feet); thence South 52°55'53" East 271.56 feet; thence along the arc of a curve to the right having a radius of 688.00 feet an internal angle of 17°46'02" and an arc length of 213.35 feet (the long chord of which bears South 44°02'52" East 212.49 feet); thence South 35°09'51" East 178.01 feet to the POINT OF BEGINNING.

SUBJECT TO the public right of way for Haskell Street as dedicated and described in Doc. No. 2006-40395 of the Official Records of Jackson County, Oregon.

*Herbert A. Farber*

Herbert A. Farber, PLS 2189

Release Affidavit:

-From PremierWest, as beneficiary, recorded as Instrument No. Official Records of Jackson County, Oregon. 2006-62906

PARTITION PLAT No. P-116-2006

located in the

SOUTHWEST AND THE SOUTHEAST QUARTERS 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 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 does hereby dedicate to the public, for public use, the public utility easement and that this plat is a correct representation of the Partition.

*Bret Moore*

Bret Moore, Manager WL Moore Properties LLC being the managing member of Twin Creeks Development CO., LLC

State of Oregon )

ss

County of Jackson )

Personally appeared before me on December 12<sup>th</sup> 2006 the above named Bret Moore, Manager of WL Moore Properties LLC being the managing member for Twin Creeks Development LLC, and does acknowledge 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

Easement Notes:

- An easement for transmission of electricity and other purposes in favor of the Condor Water and Power Company, and created in Volume 50, Page 284 of the Deed Records of Jackson County, Oregon, does not fall within the boundary of this partition.
- An easement for right-of-way in favor of Postal Telegraph-Cable Company created in Volume 183, Page 99 of the Deed Records of Jackson County, Oregon, does not fall within the boundary of this partition.
- An easement for ditch right-of-way in favor of the Rogue River Valley Irrigation District created in Volume 184, Page 333 of the Deed Records of Jackson County, Oregon, does not fall within the boundary of this partition.
- An easement for transmission and distribution of electricity set forth in Volume 328, Page 60 of the Deed Records Jackson County, Oregon, does not fall within the boundary of this partition.
- An easement for transmission and distribution of electricity set forth in Volume 354, Page 320 of the Deed Records Jackson County, Oregon, does not fall within the boundary of this partition.
- An easement for transmission and distribution of electricity set forth in Volume 485, Page 330 of the Deed Records Jackson County, Oregon, does not fall within the boundary of this partition.
- An easement for transmission and distribution of electricity set forth in instrument No 67-08733 of the Official Records of Jackson County, Oregon, does not fall within the boundary of this partition.
- An irrigation, roadway and bridge easement set forth in Instrument Number 76-01281 of the Official Records of Jackson County, Oregon, does not fall within the boundary of this partition.

Approvals:

Examined and approved by the City of Central Point this 13<sup>th</sup> day of DECEMBER, 2006.

*Robert P. ...*  
Public Works Director

*[Signature]*  
Community Development Director

Examined and approved by the Jackson County Surveyor this 12<sup>th</sup> day of December, 2006.

*[Signature]*  
County Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of DECEMBER 15, 2006

*[Signature]*  
Tax Collector

12-15-2006  
Date

*[Signature]*  
Assessor

12-15-2006  
Date

Recorder:

Filed for record this 15<sup>th</sup> day of DECEMBER, 2006 at 2:31 O'clock P. M. and recorded as Partition Plat No. P-116-2006 of the Records of Jackson County, Oregon, Index Volume 17, Page 116.

*[Signature]*  
County Clerk

*[Signature]*  
Deputy

County Surveyor's File No. 19444

REGISTERED PROFESSIONAL LAND SURVEYOR

*[Signature]*

OREGON JULY 26, 1988 HERBERT A. FARBER 22189

RENEWAL DATE 12-31-07

\*\* RECEIVED \*\*

DATE 12-15-06 BY [Signature]

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

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

*[Signature]*

19444

**PARTITION PLAT** P-116-2006  
 located in  
 THE SOUTHWEST AND THE SOUTHEAST QUARTERS  
 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  
 MEDFORD, OREGON 97502

**LEGEND**

- = MONUMENT DESTROYED BY CONSTRUCTION, NOT RESET WITH PERMISSION OF THE JACKSON COUNTY SURVEYOR.
- ▲ = SET 1 1/2" ALUMINUM CAP - STREET CENTERLINE MONUMENT AT PI
- △ = FOUND 1 1/2" ALUMINUM CAP - STREET CENTERLINE MONUMENT
- = FOUND 5/8" IRON PIN, YELLOW PLASTIC CAP L.S. 2189 S/N 18593 OR AS DESCRIBED
- = 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
- PI = POINT OF INTERSECTION
- "IRRIGATION 1" = 20 FOOT IRRIGATION EASEMENT PER INST.NO. 2005-023042
- "IRRIGATION 2" = 20 FOOT IRRIGATION EASEMENT PER INST.NO. 2006-046898
- 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.
- VOL.PG. = VOLUME AND PAGE OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON.

**LINE TABLE**

NUM	BEARING	DISTANCE
L1	N34°56'49"W	39.76
L2	S34°56'49"E	73.33
L3	S34°56'49"E	57.11
L4	S34°56'49"E	17.34
L5	S70°13'18"W	30.88
L6	N2°56'14"W	26.47
L7	N22°29'24"W	23.03
L8	N28°11'28"W	47.20
L9	N8°04'24"W	37.36
L10	N5°49'46"E	36.68

**CURVE TABLE**

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	35°22'37"	104.97	170.00	S20°21'37"E	103.31
C2	93°06'06"	259.99	160.00	S8°30'06"W	232.32
C3	4°37'23"	35.50	400.00	S37°15'31"E	35.49
C4	1°32'36"	9.75	362.00	S52°09'35"E	9.75
C5	17°46'02"	213.35	688.00	S44°02'52"E	212.49
C6	12°05'09"	92.39	498.00	S46°36'46"E	92.22
C7	9°09'39"	57.88	362.00	S46°48'27"E	57.82
C8	2°39'28"	16.79	362.00	S40°53'55"E	16.79
C9	4°37'23"	29.37	364.00	S37°15'31"E	29.36
C10	4°37'23"	32.44	402.00	S37°15'31"E	32.43
C11	11°57'52"	83.53	400.00	S46°33'08"E	83.38
C12	52°32'35"	55.02	60.00	N11°13'52"W	53.12
C13	87°26'39"	61.05	40.00	N81°13'29"W	55.29
C14	87°26'39"	30.52	20.00	N81°13'29"W	27.65
C15	52°32'35"	36.68	40.00	N11°13'52"W	35.41
C16	109°28'15"	38.21	20.00	N69°46'33"E	32.66
C17	2°57'00"	8.24	160.00	N53°34'41"E	8.24
C18	1°23'48"	9.75	400.00	S52°13'59"E	9.75
C7+4	10°42'15"	67.63	362.00	S47°34'46"E	67.53
C4+7+8	13°21'40"	84.42	362.00	S46°15'02"E	84.23
C11+18	13°21'40"	93.28	400.00	S46°15'02"E	93.07

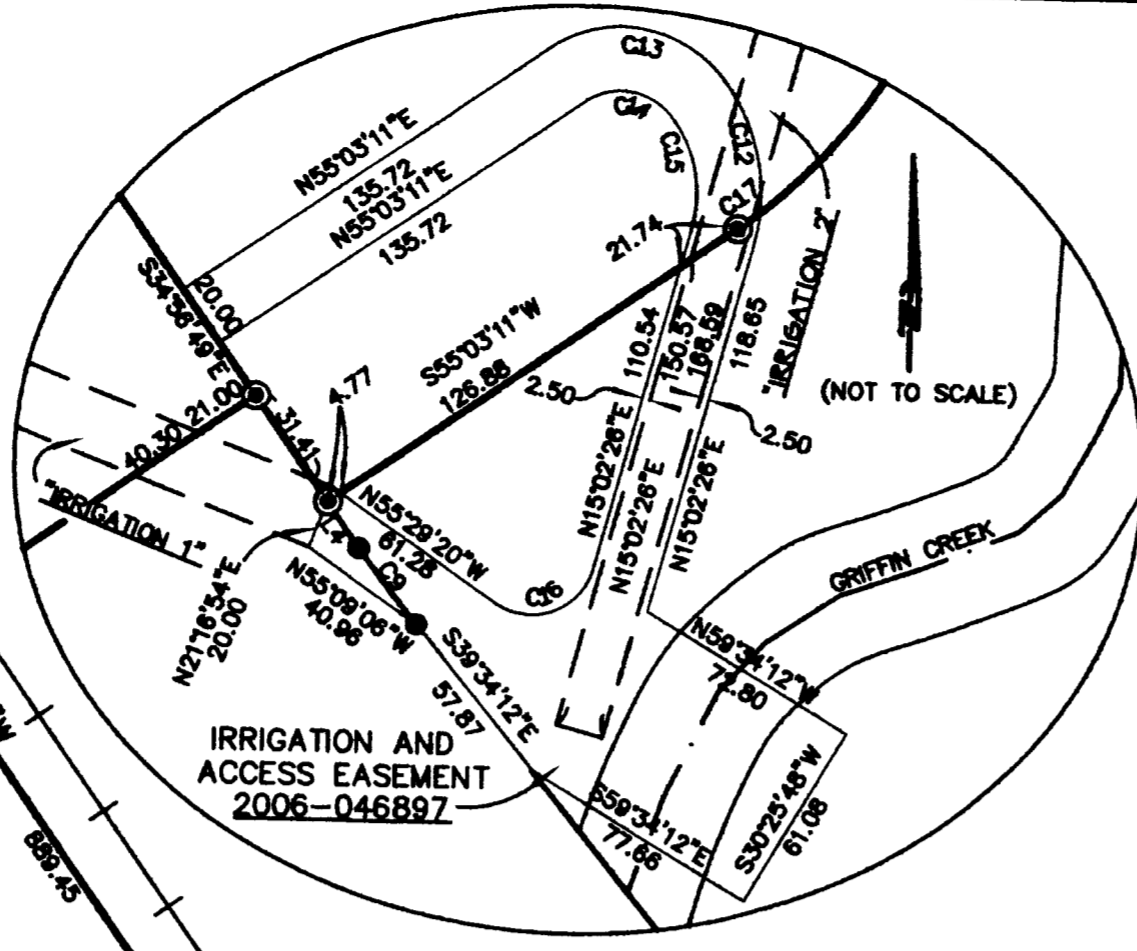
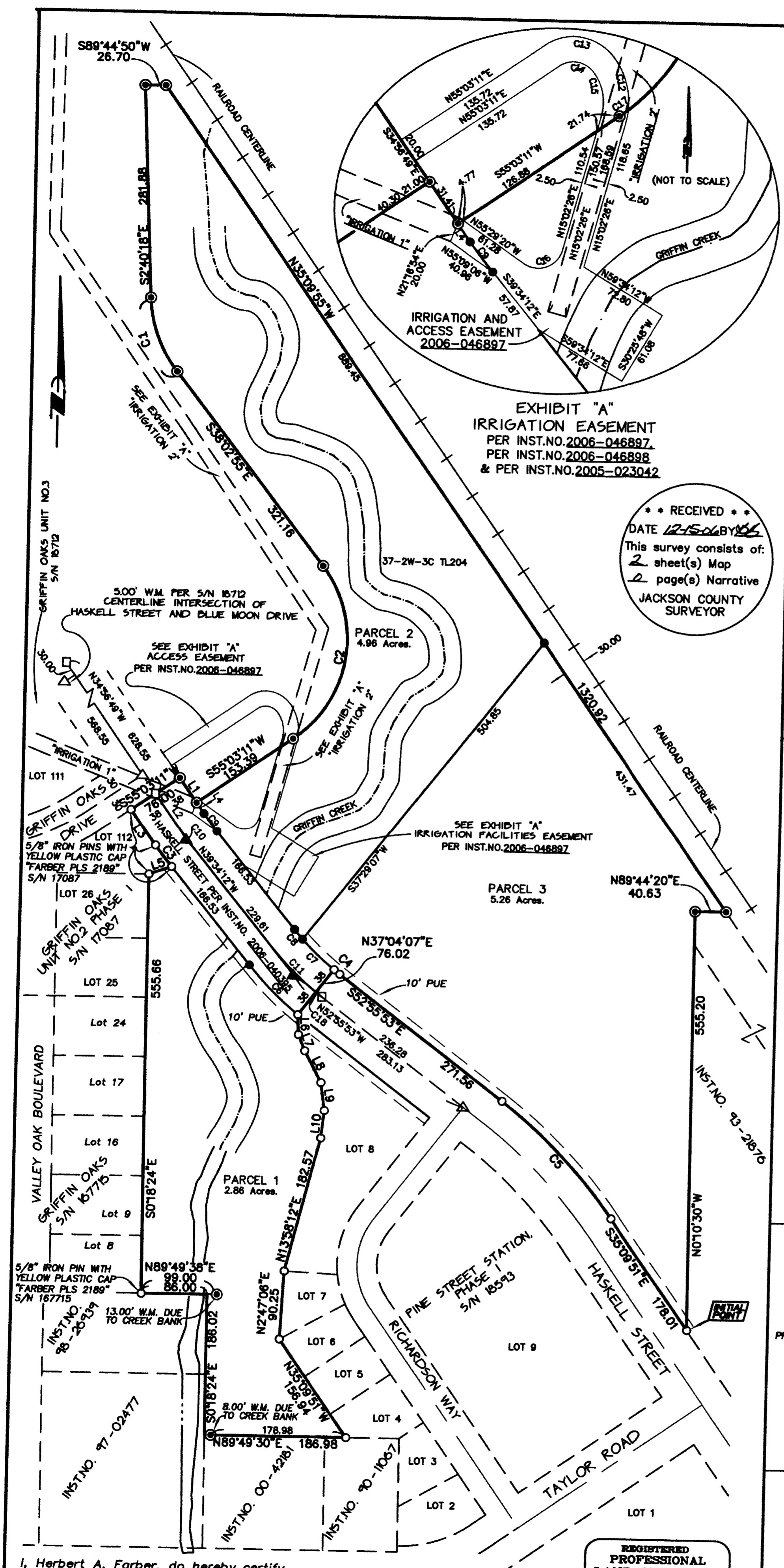
**SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250**

**PURPOSE:** TO SURVEY AND MONUMENT THE THE PARTITION AS APPROVED BY THE CITY OF CENTRAL POINT, AS NOTED IN THE PLANNING DEPARTMENT STAFF REPORT, DATED AUGUST 2, 2005.

**PROCEDURE:** USING CONTROL ESTABLISHED IN PREVIOUS SURVEY, I MONUMENTED THE SUBDIVISION AS SHOWN HEREON. THE FOUND MONUMENTS WERE SET DURING PINE STREET STATION PHASE 1, GRIFFIN OAKS, UNIT NO. 2 PHASE 1 AND GRIFFIN OAKS UNIT NO. 3. THE EASTERLY LINE OF THE SUBDIVISION IS THE WESTERLY BOUNDARY OF CENTRAL OREGON AND PACIFIC RAILROAD RIGHT-OF-WAY AND THE WESTERLY BOUNDARY OF THE TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER 93-21876 OF THE OFFICIAL RECORDS OF JACKSON COUNTY. THE CENTERLINE OF THE CENTRAL OREGON AND PACIFIC RAILROAD (CORP) MAIN LINE WAS DETERMINED BY OBSERVATIONS MADE AT THE INTERSECTIONS OF BEALL LANE AND SCENIC AVENUE WITH THE RAILROAD, WITH MULTIPLE CHECKS BETWEEN.

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

SCALE: 1" = 100'  
 DATE: NOVEMBER 25, 2006  
 JOB NO.: 0549-96



**EXHIBIT "A"**  
**IRRIGATION AND ACCESS EASEMENT**  
 PER INST.NO.2006-046897  
 PER INST.NO.2006-046898  
 & PER INST.NO.2005-023042

**RECEIVED**  
 DATE 12-15-06 BY *[Signature]*  
 This survey consists of:  
 2 sheet(s) Map  
 2 page(s) Narrative  
 JACKSON COUNTY SURVEYOR

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

*[Signature]*

REGISTERED PROFESSIONAL LAND SURVEYOR  
*[Signature]*

OREGON  
 JULY 26, 1885  
 HERBERT A. FARBER  
 2189  
 RENEWAL DATE 12-31-07

19444