

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 most northerly corner of Griffin Oaks Unit No. 3, filed in Volume 31, Page 22 of the Plat records of Jackson County, Oregon and recorded as survey number 18712 in the office of the Jackson County Surveyor; thence South 55°03'11" West, along the northwesterly boundary of said Griffin Oaks Unit No. 3 a distance of 571.86 feet; thence along the arc of a curve to the right having a radius of 270.00 feet, an internal angle of 34°38'24" and an arc length of 163.24 feet, (the long chord of which bears South 72°22'23" West, 160.76 feet); thence South 89°41'36" West, 15.43 feet to the boundary of Jackson Oaks Phase II, filed in Volume 29, Page 60 of said plat records and recorded as survey number 18037 in the office of the Jackson County Surveyor; thence leaving said northwesterly boundary and traveling along said boundary of Jackson Oaks Phase II, North 00°18'24" West, 339.56 feet; thence North 55°03'11" East, 20.00 feet; thence North 34°56'49" West, 76.00 feet; thence South 55°03'11" West, 28.95 feet; thence along a non tangent curve to the right having a radius of 162.00 feet, an internal angle of 97°43'01" and an arc length of 276.29 feet, (the long chord of which bears North 34°56'49" West, 244.00 feet); thence North 55°03'11" East, 20.00 feet; thence North 34°56'49" West, 76.00 feet; thence South 55°03'11" West, 21.57 feet; thence South 89°41'36" West 429.88 feet to the easterly boundary of Jackson Oaks Phase IV, filed in Volume 30, Page 30 of said Plat Records and recorded as survey number 18270 in the office of the Jackson County Surveyor; thence leaving said boundary of Jackson Oaks, Phase II and traveling along said easterly boundary of Jackson Oaks, Phase IV North 00°18'24" West, 352.25 feet; thence leaving said boundary of Jackson Oaks, Phase IV North 89°41'36" East, 315.12 feet; thence along the arc of a curve to the left having a radius of 130.00 feet, an internal angle of 34°38'24" and an arc length of 78.60 feet, (the long chord of which bears North 72°22'23" East, 77.40 feet); thence North 55°03'11" East, 589.83 feet; thence North 39°40'37" East, 62.23 feet; thence North 55°03'11" East 216.70 feet to the westerly boundary of the Central Oregon and Pacific Railroad Right-Of-Way, formerly the Southern Pacific Railroad right-of-way, thence South 35°09'55" East, along said railroad right-of-way, 936.37 feet; thence leaving said Railroad right-of-way South 89°44'50" West; 26.70 feet; thence South 2°40'18" East, 281.88 feet; thence traveling 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, an 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 to the southeasterly prolongation of the northeast line of said Griffin Oaks, Unit No.3; thence North 34°56'49" West, along said northeast line of said Griffin Oaks, Unit No. 3 and the southeasterly prolongation thereof 668.31 feet to the POINT OF BEGINNING.

Herbert A. Farber
Herbert A. Farber, PLS 2189

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

Purpose: To survey and monument Twin Creeks crossing, Phase 1, as approved by the City of Central Point

Procedure: Utilizing control established in Griffin Oaks Unit No. 3 (Vol.31, Pg 22), Griffin Oaks No.2, Phase 1 (Vol.27, Pg 54), Jackson Oaks, Phase II (Vol.27, Pg 54), and Jackson Oaks Phase IV (Vol.29, Pg 60). I monumented the boundary of the plat as shown hereon. 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, and multiple checks between.

Notes:

- Right-of-Way for the transmission of electricity for the Condor Water and Power Company set forth in Volume 50, Page 284 of the deed records of Jackson County, Oregon, does not fall within the boundary of this plat.
- Right-of-way granted to the Postal Telegraph-Cable Company set forth in Volume 183, Page 99, Jackson County, Oregon, Deed Records, does not fall within the boundary of this plat.
- A ditch right-of-way as disclosed in Deed recorded in Volume 184, Page 333 of the Jackson County Deed Records, does not fall within the boundary of this plat.
- Right-of-Way for the transmission and distribution of electricity granted to PacificCorp an Oregon Corporation, set forth in Volume 328, Page 60 of the Deed Records of Jackson County, Oregon, does not fall within the boundary of this plat.

ASSESSORS MAP FILE NO. 37 2W 03CB TL100 / 37 2W 03C TL100 / 37 2W 03CA TL100, TL300 / 37 2W 03 CD TL200 / 37 2W 03 DC TL3300

FINAL PLAT of TWIN CREEKS CROSSING, PHASE I located in the SOUTHWEST & SOUTHEAST 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

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, streets, pedestrian rights-of-way and an alley 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 plat is a correct representation of the subdivision, and hereby dedicates to the public for public use, as shown hereon, the public utility easements, public streets, pedestrian rights-of-ways and the alley. We hereby designate said subdivision as TWIN CREEKS CROSSING, PHASE I.

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

State of Oregon)
County of Jackson)
Personally appeared before me on Dec 12 2006 the above named Bret Moore, Manager of WL Moore Properties LLC being the managing member for Twin Creeks Development LLC, and did 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

Notes: (continued)

- Right-of-Way for the transmission and distribution of electricity granted to PacificCorp an Oregon Corporation, set forth in Volume 354, Page 320 of the Deed Records of Jackson County, Oregon, does not fall within the boundary of this plat.
- Right-of-Way to construct, maintain, deepen and keep in repair the present open ditch or drain per Vol. 411, Pg. 8, Deed Records of Jackson County, and Inst. No. 94-03365 and 94-18040 of the Official Records. This easement does not fall within the boundaries of this plat.
- Easement for irrigation pipeline purposes set forth in Vol. 485, Page 30, Jackson County Deed Records, does not fall within the boundary of this plat.
- Right-of-Way for the transmission and distribution of electricity granted to PacificCorp an Oregon Corporation, set forth in Instrument Number 67-08733 of the Official Records of Jackson County, Oregon, does not fall within the boundary of this plat.
- A 15.00 foot sewer easement set forth in Inst. No. 02-62368 of the Official Records of Jackson County, does not fall within the boundary of this plat

Release Affidavit:

From PremierWest Bank, as beneficiary, recorded as Instrument No. Official Records of Jackson County, Oregon. 2007-000517

REGISTERED PROFESSIONAL LAND SURVEYOR

Herbert A. Farber
OREGON JULY 26, 1985 HERBERT A. FARBER 2189

RENEWAL DATE 12-31-07

** RECEIVED **
DATE 1-4-07 BY [Signature]
This survey consists of:
3 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY SURVEYOR

Approvals:

Examined and approved by the City of Central Point this 28th day of December 2006.

[Signature] Public Works Director
[Signature] Community Development Director

Examined and approved by the Jackson County Surveyor this 12th 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 _____

[Signature] Deputy Tax/Collector
Date 1-3-2007

Examined and approved as required by O.R.S. 92.100 this 3RD day of JANUARY 2007

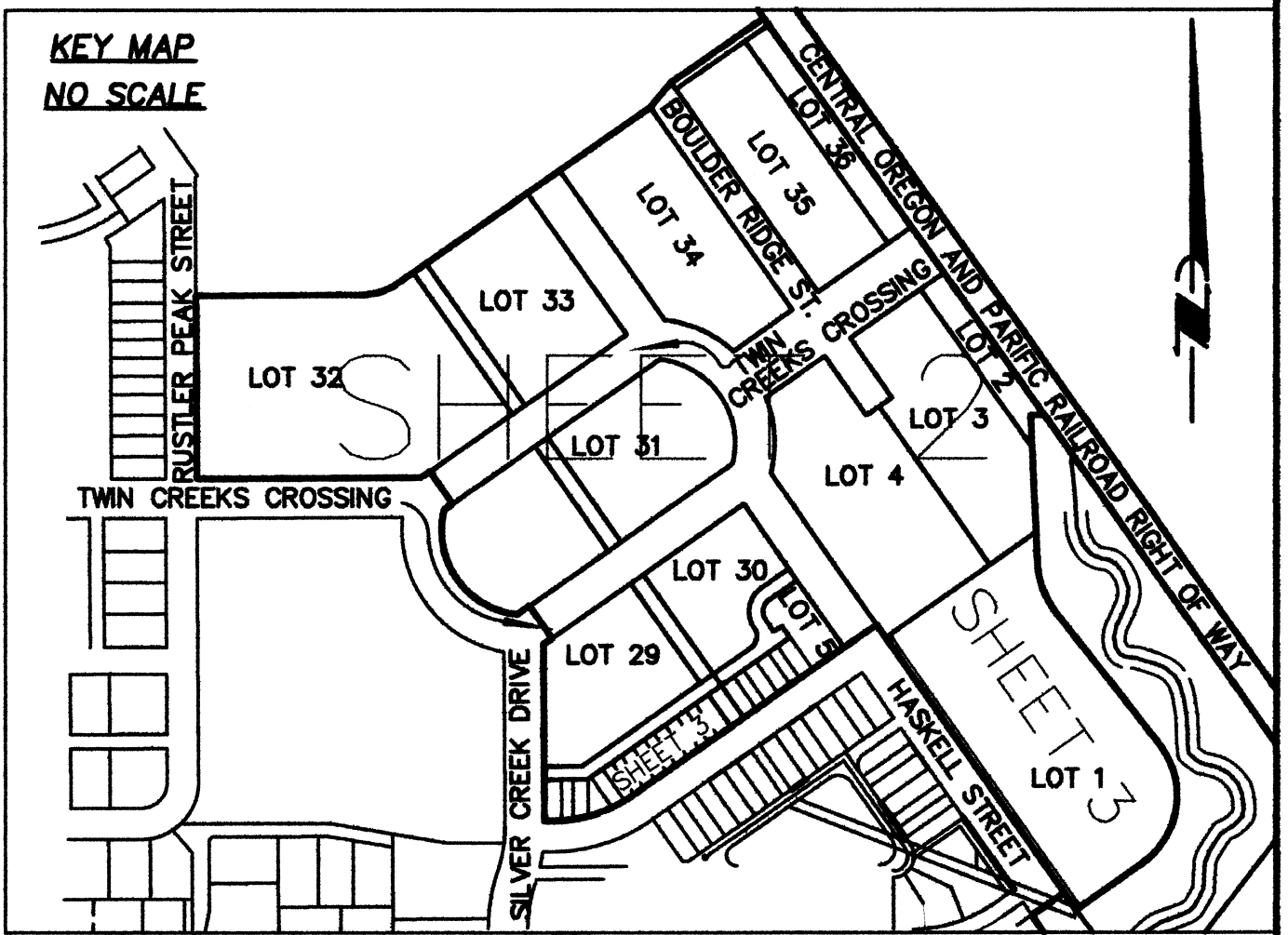
[Signature] Deputy Assessor
Date 1-3-2007

Recorder:

Filed for record this 4th day of JANUARY, 2006 at 8:22 o'clock A. M. and recorded in Volume 33, Page 01 of the Plat Records of Jackson County, Oregon.

[Signature] County Clerk
[Signature] Deputy

Approved for recording: *[Signature]* 01-03-07
County Commissioner/Administrator Date



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

Herbert A. Farber

Sheet 1 of 3
JOB NO. 0549D-96
signature page tcc1.dwg

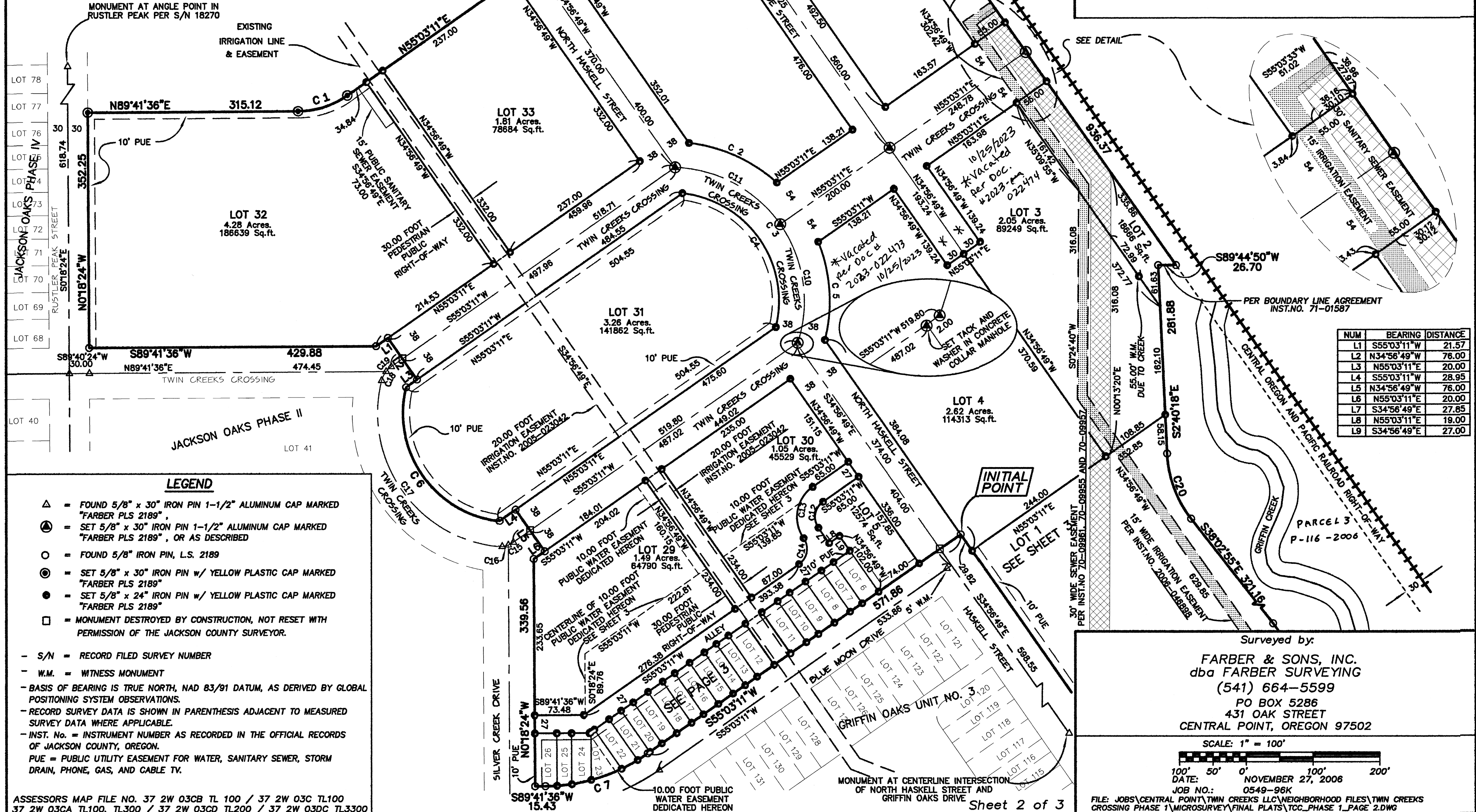
NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	34°38'24"	78.60'	130.00'	N72°22'23"E	77.40'
C2	35°17'26"	146.59'	238.00'	N65°42'23"W	144.29'
C3	106°15'37"	370.92'	200.00'	N34°56'49"W	320.00'
C4	97°43'01"	278.29'	182.00'	N34°56'49"W	244.00'
C5	35°55'52"	149.25'	238.00'	N3°52'02"W	146.82'
C6	97°43'01"	278.29'	182.00'	N34°56'49"W	244.00'
C7	34°38'24"	163.24'	270.00'	S72°22'23"W	160.76'
C8	93°06'06"	259.99'	160.00'	N8°30'08"E	232.32'
C9	35°22'37"	104.97'	170.00'	S20°21'37"E	103.31'
C10	53°07'48"	185.46'	200.00'	N8°22'55"W	178.89'
C11	53°07'48"	185.46'	200.00'	N61°30'43"W	178.89'
C12	90°00'00"	43.98'	28.00'	S10°03'11"W	39.60'
C13	89°53'55"	86.30'	55.00'	S10°06'14"W	77.71'
C14	89°53'55"	43.93'	28.00'	N10°06'14"E	39.56'
C15	13°35'16"	8.54'	36.00'	N61°50'49"E	8.52'
C16	14°59'13"	9.42'	36.00'	N76°08'04"E	9.39'
C17	100°12'22"	349.78'	200.00'	S35°55'43"W	306.88'
C18	24°01'58"	15.10'	36.00'	S26°11'27"W	14.99'
C19	16°50'46"	10.58'	36.00'	S46°37'49"W	10.55'
C20	35°22'37"	104.97'	170.00'	S20°21'37"E	103.31'

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

REGISTERED PROFESSIONAL LAND SURVEYOR
 ** RECEIVED **
 DATE 1-4-06 BY [Signature]
 This survey consists of:
 3 sheet(s) Map
 2 page(s) Narrative
 JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
 OREGON
 JULY 26, 1985
 HERBERT A. FARBER
 2189
 RENEWAL DATE 12-31-07

FINAL PLAT
 of
TWIN CREEKS CROSSING, PHASE I
 located in the
 SOUTHWEST & SOUTHEAST 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



NUM	BEARING	DISTANCE
L1	S55°03'11"W	21.57'
L2	N34°56'49"W	76.00'
L3	N55°03'11"E	20.00'
L4	S55°03'11"W	28.95'
L5	N34°56'49"W	76.00'
L6	N55°03'11"E	20.00'
L7	S34°56'49"E	27.65'
L8	N55°03'11"E	19.00'
L9	S34°56'49"E	27.00'

LEGEND

- △ = FOUND 5/8" x 30" IRON PIN 1-1/2" ALUMINUM CAP MARKED "FARBER PLS 2189"
- ⊙ = SET 5/8" x 30" IRON PIN 1-1/2" ALUMINUM CAP MARKED "FARBER PLS 2189", OR AS DESCRIBED
- = FOUND 5/8" IRON PIN, L.S. 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"
- = MONUMENT DESTROYED BY CONSTRUCTION, NOT RESET WITH PERMISSION OF THE JACKSON COUNTY SURVEYOR.

- S/N = RECORD FILED SURVEY NUMBER
 - W.M. = WITNESS MONUMENT
 - 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.

ASSESSORS MAP FILE NO. 37 2W 03CB TL 100 / 37 2W 03C TL100
 37 2W 03CA TL100, TL300 / 37 2W 03CD TL200 / 37 2W 03DC TL3300

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

SCALE: 1" = 100'
 DATE: NOVEMBER 27, 2006
 JOB NO.: 0549-96K
 FILE: JOBS\CENTRAL POINT\TWIN CREEKS LLC\NEIGHBORHOOD FILES\TWIN CREEKS CROSSING PHASE I\MICROSURVEY\FINAL PLATS\TCC_PHASE 1_PAGE 2.DWG

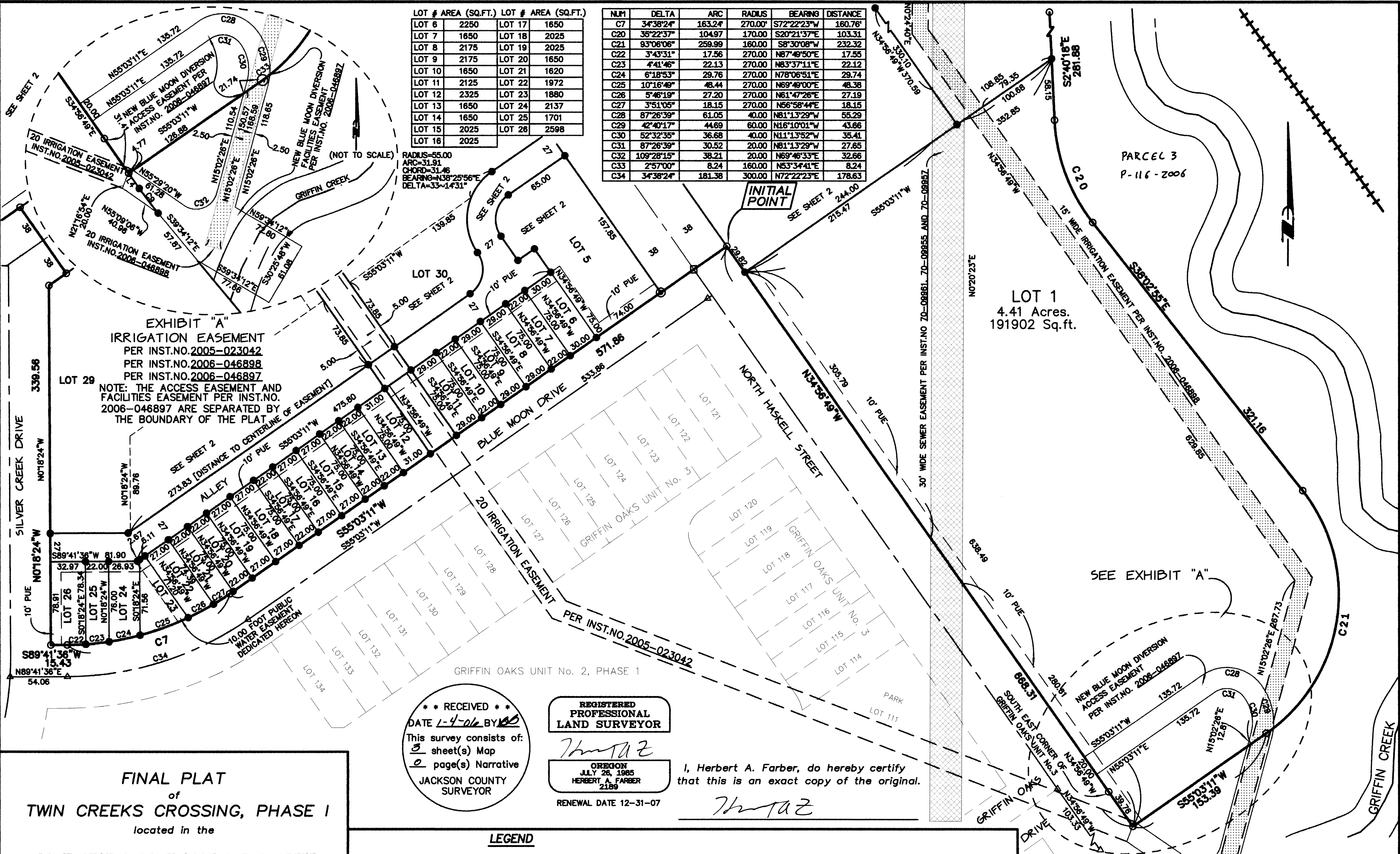


EXHIBIT "A"
IRRIGATION EASEMENT
 PER INST.NO.2005-023042
 PER INST.NO.2006-046898
 PER INST.NO.2006-046897
 NOTE: THE ACCESS EASEMENT AND FACILITIES EASEMENT PER INST.NO. 2006-046897 ARE SEPARATED BY THE BOUNDARY OF THE PLAT

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 for
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 P.O. BOX 3577
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 ASSESSORS MAP FILE NO. 37 2W 03CB TL 100 / 37 2W 03C TL100
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 dba FARBER SURVEYING
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