

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 northwest corner of Lot 32 of Twin Creeks Crossing Phase I, filed in Volume 33, Page 1 of the Plat Records of Jackson County, Oregon and recorded as Survey Number 19470 in the Office of the Jackson County Surveyor, said point also being the INITIAL POINT of this subdivision; Thence North 00°18'24" West, along the easterly right-of-way of Rustler Peak Street, 228.31 feet to the southerly right-of-way line of Grouse Ridge Drive; thence leaving said easterly right way, North 55°03'11" East along the southerly right-of-way line of Grouse Ridge Drive 5.45 feet to the southeasterly prolongation of said easterly right-of-way of Rustlers Peak; thence leaving said southerly right-of-way, North 35°03'39" West, along said easterly right-of-way line of Rustlers Peak Street, and the northwesterly prolongation thereof 449.96 feet; thence leaving said easterly right-of-way line, North 55°03'11" East, 716.07 feet; thence along the arc of curve to the right having a radius of 130.00 feet; and internal angle of 25°48'03" and an arc length of 58.54 feet, (the long chord of which bears North 67°57'12" East 58.05 feet); thence North 55°03'11" East 289.62 feet to the southwesterly right-of-way line of the Central Oregon and Pacific Railroad Right-of-way; thence South 35°09'55" East, along said railroad right-of-way 810.50 feet to the northerly boundary of said Twin Creeks Crossing Phase I; thence South 55°03'11" West, along said subdivision boundary, 216.70 feet; thence continuing along said subdivision boundary South 39°40'37" West 62.23 feet; thence continuing along said subdivision boundary South 55°03'11" West 589.83 feet; thence continuing along said subdivision boundary along the arc of a curve to the right 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 South 72°22'23" West, 77.40 feet); thence continuing along said subdivision boundary, South 89°41'36" West 315.12 feet to the POINT OF BEGINNING.

Herbert A. Farber

Herbert A. Farber, PLS 2189

TO COMPLY WITH O.R.S. 209.250

SURVEY NARRATIVE

Purpose: To survey and monument Twin Creeks crossing, Phase 2, as approved by the City of Central Point.

Procedure: Utilizing control established in Twin Creeks Crossing Phase 1, (Volume 33, Page 1, Plat Records of Jackson County, Oregon), and Jackson Oaks, Phase IV (Volume 29, Page 60 Plat said Plat Records). I monumented the boundary of the plat as shown hereon. The east boundary is the westerly boundary of the Central Oregon and Pacific Railroad as determined by the Southern Pacific Company Right-of-Way and tract maps V-16/4 and V-16/5. 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. The south boundary is the northerly boundary of said Twin Creeks Crossing Phase 1. The west boundary is the easterly boundary of SAID Jackson Oaks Phase IV.

Notes:

- Right-of-Way for the transmission of electricity for the Condor Water and Power Company set forth in Volume 50, Page 220 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 sewer easement to Bear Creek Valley Sanitary Authority, per Inst.No. 70-09961 of the Official Records of Jackson County, Oregon does not fall within the boundary of this plat.
- A sewer easement to Bear Creek Valley Sanitary Authority, per Inst.No. 70-09957 of the Official Records of Jackson County, Oregon does not fall within the boundary of this plat.
- A temporary construction easement set forth in Instrument Number 02-62368 of the Official Records of Jackson County, Oregon, has expired.
- The boundary line agreement set forth in Instrument Number 71-01587 of the Official Records of Jackson County, Oregon, has no effect on this plat.
- The irrigation easement described in Instrument Number 03-33598 of the Official Records, of Jackson County has been recorded as Instrument Number 2005-023042 of said Official Records and is shown hereon.

ASSESSORS MAP FILE NO. 37 2W 3C TL 100, 102, 37 2W 3B TL 1603

FINAL PLAT of TWIN CREEKS CROSSING, PHASE II located in the

NORTHWEST ONE QUARTER AND 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

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 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 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 alleys. We hereby designate said subdivision as TWIN CREEKS CROSSING, PHASE-II.

Bret Moore

Bret Moore, Manager

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

State of Oregon)

ss

County of Jackson)

Personally appeared before me on June 7 2007 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 Margaret Farber*

(Printed Name) SUSAN MARGARET FARBER

Notary Public - Oregon Commission No. 378055

My commission expires April 21, 2008

Release Affidavit:

From PremierWest Bank, as beneficiary, recorded as Instrument No. Official Records of Jackson County, Oregon. 2007-27622

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

Herbert A. Farber

REGISTERED PROFESSIONAL LAND SURVEYOR

Herbert A. Farber

OREGON JULY 26, 1985 HERBERT A. FARBER 2189

RENEWAL DATE 12-31-07

** RECEIVED ** DATE 6-12-07 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 11th day of JUNE 2007.

[Signature]
Public Works Director

[Signature]
Community Development Director

Examined and approved by the Jackson County Surveyor this 7th day of June 2007.

[Signature]
County Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of 6-12-07

[Signature]
Tax Collector

6-12-2007
Date

Examined and approved as required by O.R.S. 92.100 this 12th day of June 2007.

[Signature]
Assessor

6-12-07
Date

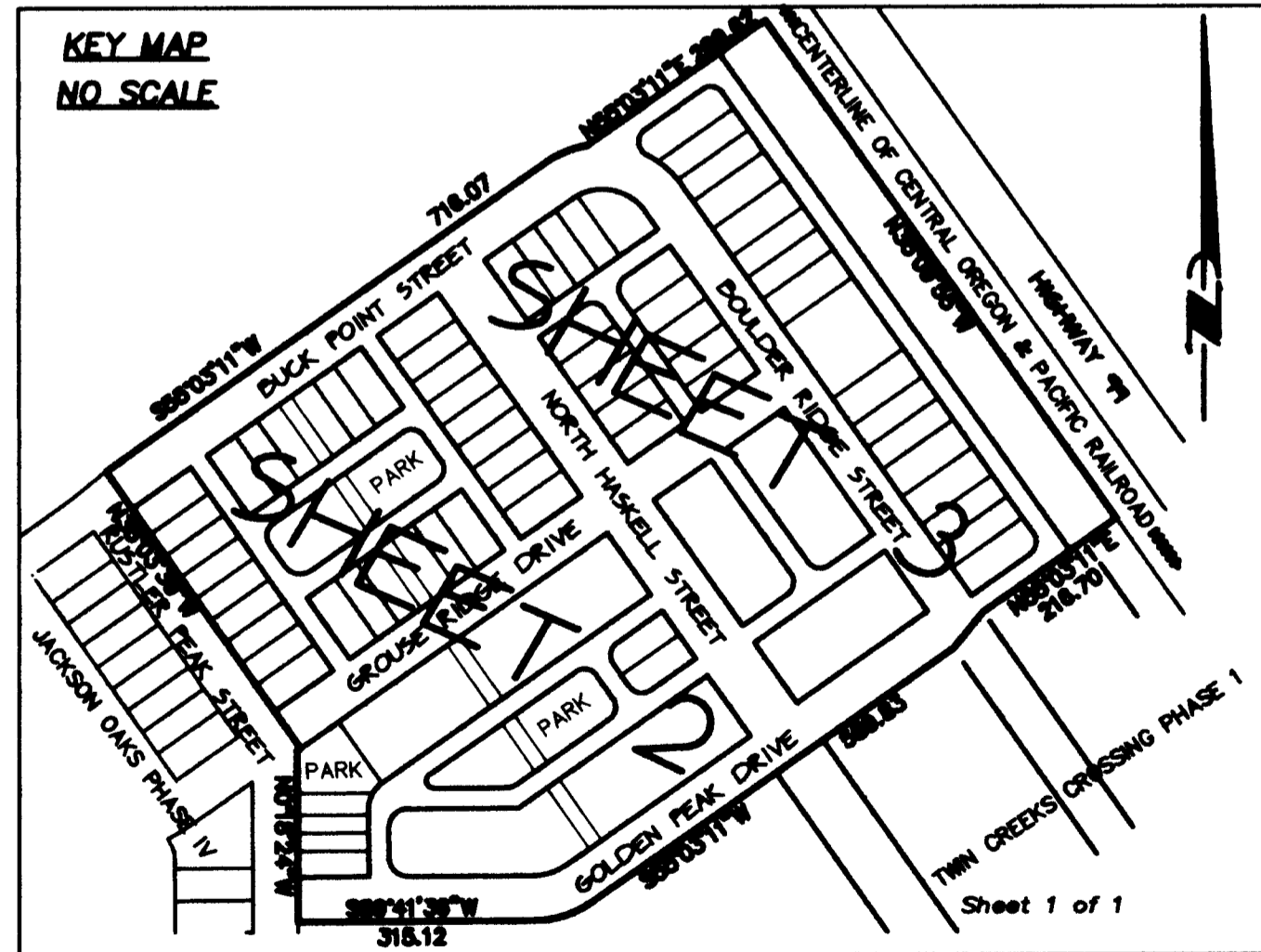
Recorder:

Filed for record this 12 day of JUNE 2007 at 2:27 o'clock P. M. and recorded in Volume 33 Page 37 of the Plat Records of Jackson County, Oregon.

[Signature]
County Clerk

[Signature]
Deputy

Approved for recording: *[Signature]* 061207
County Commissioner/Administrator Date



Sheet 1 of 3

JOB NO. 0549D-96K

JOBS\CENTRAL POINT\TWIN_CREEKS\NEIGHBORHOOD FILE\TwinCreek Crossing II/microsurvey/finalplat/signature page TCC2.dwg

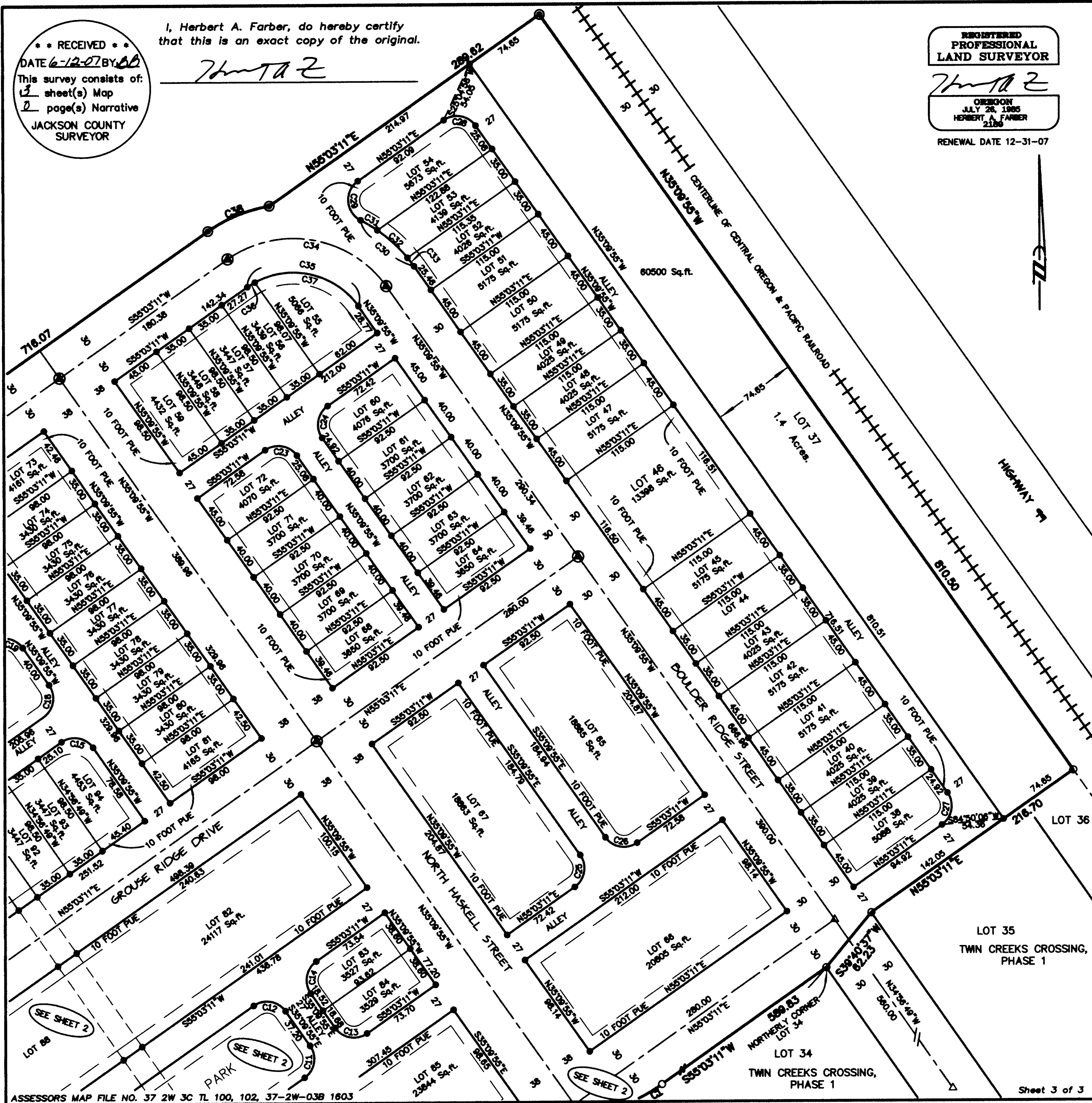
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Herbert A. Farber
OREGON
JULY 26, 1985
HERBERT A. FARBER
2189
RENEWAL DATE 12-31-07

TWIN CREEKS CROSSING, PHASE II
located in the
NORTHWEST ONE QUARTER AND THE
SOUTHWEST ONE QUARTER OF SECTION 3,
TOWNSHIP 37 SOUTH, RANGE 2 WEST,
WILLAMETTE MERIDIAN, 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"
 - ⊙ = 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"
- 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.

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C11	90°13'06"	31.49	20.00	N8°56'38"E	28.34
C12	88°48'54"	31.34	20.00	N80°03'22"W	28.23
C13	88°48'54"	31.34	20.00	S80°03'22"E	28.23
C14	90°13'06"	31.49	20.00	S8°56'38"W	28.34
C15	88°48'54"	31.34	20.00	N80°03'22"W	28.23
C18	90°13'06"	31.49	20.00	N8°56'38"E	28.34
C19	88°48'54"	31.34	20.00	N80°03'22"W	28.23
C23	88°48'54"	31.34	20.00	N80°03'22"W	28.23
C24	90°13'06"	31.49	20.00	S8°56'38"W	28.34
C25	90°13'06"	31.49	20.00	N8°56'38"E	28.34
C26	88°48'54"	31.34	20.00	S80°03'22"E	28.23
C27	90°13'06"	31.49	20.00	N8°56'38"E	28.34
C28	88°48'54"	31.34	20.00	N80°03'22"W	28.23
C29	117°50'09"	41.13	20.00	S3°51'53"E	34.28
C30	27°37'03"	62.66	130.00	N48°58'28"W	62.06
C31	7°34'00"	17.17	130.00	N58°58'58"W	17.16
C32	15°50'29"	35.94	130.00	N47°17'43"W	35.83
C33	4°12'34"	9.55	130.00	N37°16'11"W	9.55
C34	88°48'54"	158.70	100.00	N80°03'22"W	141.15
C35	83°28'14"	101.94	70.00	N76°53'02"W	93.17
C36	6°20'40"	7.75	70.00	S58°13'31"W	7.75
C37	83°28'14"	101.94	70.00	N76°53'02"W	93.17
C38	25°48'03"	58.54	130.00	S67°57'12"W	58.05

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

SCALE: 1" = 60'
DATE: APRIL 9, 2007
JOB NO.: 0549-96
DRAWING FILE: JOBS\CENTRAL POINT\TWIN CREEKS\NEIGHBORHOOD FILES\TWIN CREEKS CROSSING PHASE II\TWIN CREEKS APPLICATION MAP.DWG

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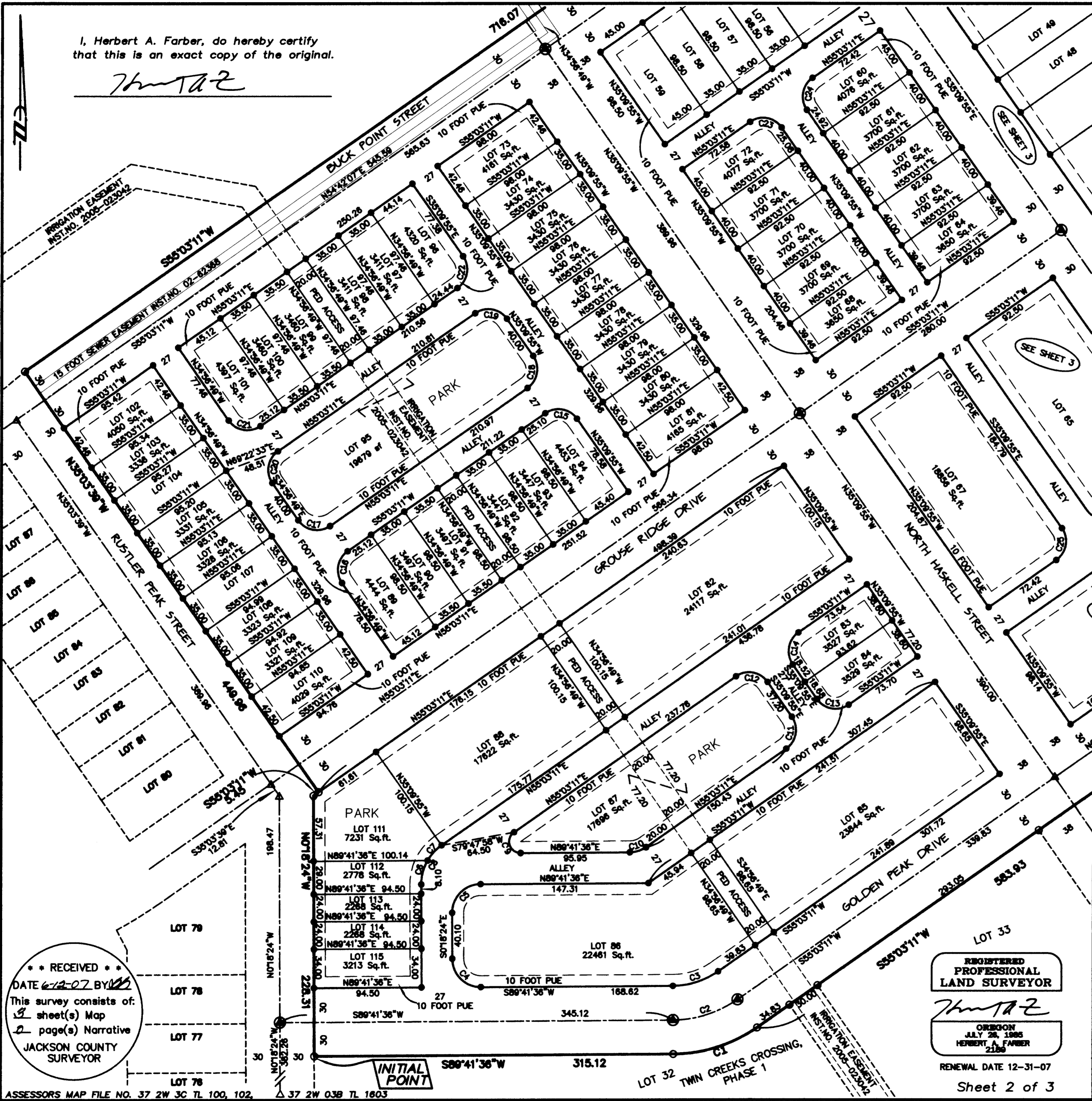
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C1	34°36'24"	78.60	130.00	N72°22'23"E	77.40
C2	34°36'24"	60.46	100.00	N72°22'23"E	59.54
C3	34°36'24"	42.32	70.00	N72°22'23"E	41.68
C4	90°00'00"	38.27	25.00	S46°18'24"E	35.36
C5	90°00'00"	38.27	25.00	S44°41'36"W	35.36
C6	30°13'41"	21.89	41.50	S14°46'28"W	21.64
C7	25°08'08"	18.21	41.50	S42°29'19"W	18.08
C8	56°21'47"	40.10	41.50	S27°22'28"W	36.56
C9	146°21'38"	25.37	10.00	S17°37'37"E	19.09
C10	34°36'24"	15.11	25.00	N72°22'23"E	14.89
C11	90°13'08"	31.49	20.00	N8°56'36"E	28.34
C12	89°46'54"	31.34	20.00	N80°03'22"W	28.23
C13	89°46'54"	31.34	20.00	S80°03'22"E	28.23
C14	90°13'08"	31.49	20.00	S9°56'36"W	28.34
C15	89°46'54"	31.34	20.00	N80°03'22"W	28.23
C16	90°00'00"	31.42	20.00	S10°03'11"W	28.28
C17	90°00'00"	31.42	20.00	S79°56'48"E	28.28
C18	90°13'08"	31.49	20.00	N8°56'36"E	28.34
C19	89°46'54"	31.34	20.00	N80°03'22"W	28.23
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