

THE NORTH VILLAGE AT TWIN CREEKS, PHASE III

located in the NORTHWEST 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

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 northeast corner of Jackson Oaks, Phase IV as recorded in Volume 30, Page 30 of the Plat Records of Jackson County, Oregon, also being the Initial Point of this subdivision; thence South 51°03'56" West, along the north boundary of said Jackson Oaks, 60.13 feet to a 5/8 inch iron pin; thence North 35°09'55" West, along that tract described in Instrument No. 2008-03118 as recorded in the Official Records of Jackson County, Oregon, 95.99 feet to a 5/8 inch iron pin; thence West, along the north boundary of said tract, 143.76 feet to a 5/8 inch iron pin; thence North 07°15'49" West, 91.26 feet to a 5/8 inch iron pin; thence North 14°17'22" West, 61.83 feet to a 5/8 inch iron pin; thence North 07°15'49" West, 116.07 feet to a 5/8 inch iron pin; thence South 89°44'11" West, 62.50 feet to a 5/8 inch iron pin; thence North 07°15'49" West, 113.88 feet to a 5/8 inch iron pin; thence North 07°18'33" West, 52.00 feet to a 5/8 inch iron pin; thence North 89°41'27" East, 43.18 feet; thence North 11°29'24" East, 2.78 feet to a 5/8 inch iron pin; thence North 17°48'09" West, 17.14 feet to a 5/8 inch iron pin; thence North 72°11'51" East, 52.00 feet; thence South 17°48'09" East, 30.49 feet to a 5/8 inch iron pin; thence along the arc of a non tangent curve to the left having a radius of 74.00 feet a central angle of 12°09'14" a distance of 15.70 feet (the long chord of which bears North 61°07'48" East, 15.67 feet) to a 5/8 inch iron pin; thence North 55°03'11" East, 595.69 feet to a 5/8 inch iron pin; thence South 35°09'55" East, 138.65 feet to a 5/8 inch iron pin; thence along the arc of a curve to the left having a radius of 20.00 feet a central angle of 89°46'54" a distance of 31.34 feet (the long chord of which bears South 80°03'22" East, 28.23 feet to a 5/8 inch iron pin; thence South 35°29'18" East, 27.00 feet to a 5/8 inch iron pin; thence along the arc of a non tangent curve to the left having a radius of 20.00 feet a central angle of 90°13'06" a distance of 31.49 feet (the long chord of which bears South 9°56'38" West, 28.34 feet) to a 5/8 inch iron pin; thence South 35°09'55" East, 81.99 feet to a 5/8 inch iron pin; thence North 55°03'11" East, 34.73 feet to a 5/8 inch iron pin; thence South 34°56'49" East, 60.00 feet to a 5/8 inch iron pin; thence South 35°09'55" East, 88.00 feet; thence South 55°03'11" West, 162.00 feet to a 5/8 inch iron pin; thence South 35°09'55" East, 81.99 feet to a 5/8 inch iron pin on the north right of way line of Buck Point Street as described on the Twin Creek Crossing, Phase II plat recorded as Volume 33, Page 37 in the Plat Records of Jackson County, Oregon; thence South 55°03'11" West, along said north right of way line, 573.63 feet to the Point of Beginning.

Herbert A. Farber, PLS 2189

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, and alleys as shown hereon and the number and size of the lots and 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 streets, public utility easements and alleys. We hereby designate said subdivision as THE NORTH VILLAGE AT TWIN CREEKS, PHASE III.

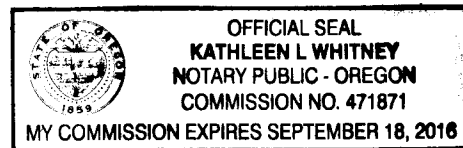
Bret Moore, Manager WL Moore Properties LLC (Managing Member) Twin Creeks Development Co., LLC

State of Oregon) County of Jackson)

Personally appeared before me on June 28, 2013, the above named Bret Moore, being Manager of WL Moore Properties LLC, being the Managing Member for Twin Creeks Development Co., LLC and does acknowledge the forgoing instrument to be his voluntary act and deed as.

(Signature) Kathy Whitney (Printed Name) Kathy Whitney

Notary Public - Oregon Commission NO. 471871 My commission expires 9-18-16 Month, Day, Year

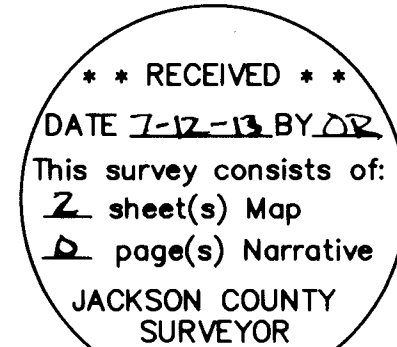
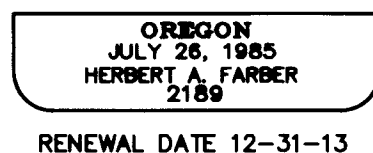


Release Affidavit:

From PremierWest Bank, as beneficiary, recorded as Instrument No. 2013-023453, in the Official Records of Jackson County, Oregon. From Richard G. Walruff and Barbara Walruff, husband and wife, or survivor thereof, recorded as Instrument No. 2013-023454 in the Official Records of Jackson County, Oregon.

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

Herbert A. Farber



Approvals:

Examined and approved by the City of Central Point this 30th day of JULY, 2013.

Matt Sore Public Works Director Community Development Director

Examined and approved by the Jackson County Surveyor this 28th day of JUNE, 2013.

Scott Jones County Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of 7/11/13

Deputy Tax Collector 7/11/13 Date

Examined and approved as required by O.R.S. 92.100 this 11th day of July, 2013.

Deputy Assessor 7/11/13 Date

Recorder:

Filed for record this 12th day of July, 2013 at 8:48 o'clock A.M. and recorded in Volume 39, Page 6 of the Plat Records of Jackson County, Oregon.

Christine D. Walker County Clerk Carmen D. Helman Deputy

Approved for recording: JH Peck 7-11-13 County Commissioner/Administrator Date

Notes:

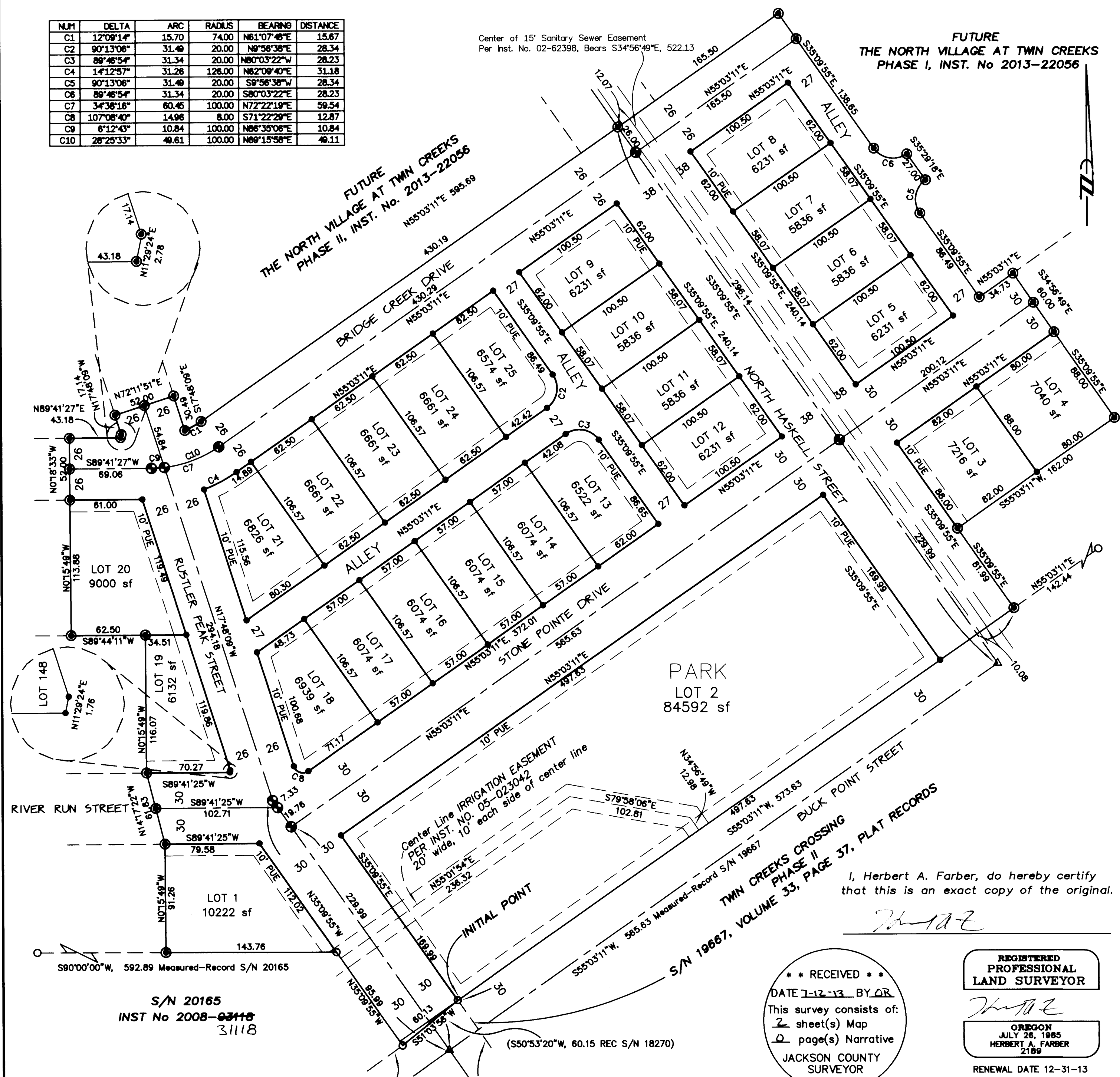
- Right-of-way granted to the Postal Telegraph-Cable Company set forth in Volume 183, Page 99, Jackson County, Oregon, Deed Records, does not fall within the boundary of this plat. - Right-of-way granted to the California Oregon Power Company set forth in Volume 214, Page 17, Jackson County, Oregon, Deed Records, does not fall within the boundary of this plat.

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	12°09'14"	15.70	74.00	N61°07'46"E	15.67
C2	90°13'06"	31.40	20.00	N0°56'38"E	28.34
C3	89°46'54"	31.34	20.00	N80°03'22"W	28.23
C4	14°12'57"	31.26	126.00	N62°09'40"E	31.18
C5	90°13'06"	31.40	20.00	S9°56'38"W	28.34
C6	89°46'54"	31.34	20.00	S80°03'22"E	28.23
C7	34°38'16"	60.46	100.00	N72°22'19"E	59.54
C8	107°08'40"	14.96	8.00	S71°22'28"E	12.87
C9	6°12'43"	10.84	100.00	N66°35'08"E	10.84
C10	26°25'33"	49.61	100.00	N69°15'56"E	49.11

Center of 15' Sanitary Sewer Easement
Per Inst. No. 02-62398, Bears S34°56'49"E, 522.13

FUTURE
THE NORTH VILLAGE AT TWIN CREEKS
PHASE I, INST. No 2013-22056

FUTURE
THE NORTH VILLAGE AT TWIN CREEKS
PHASE II, INST. No. 2013-22056



THE NORTH VILLAGE AT TWIN CREEKS
PHASE III

a Subdivision
located in the
NORTHWEST 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 WITH 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
- 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 ELECTRIC, PHONE, GAS, AND CABLE TV SERVICES.

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

Purpose: To survey and monument The North Village at Twin Creeks, Phase III, as approved by the City of Central Point.

Procedure: Utilizing control established in Twin Creeks Crossing Phase II, (Volume 33, Page 37, Plat Records of Jackson County, Oregon), and Jackson Oaks, Phase IV (Volume 30, Page 30 Plat said Plat Records). I monumented the boundary, Lots and Streets of the plat as shown heron.

DATE: June 17, 2013
JOB NO.: 0549-96L

\\CENTRAL POINT\TWIN CREEKS\NEIGHBORHOOD FILES\THE NORTH VILLAGE\NORTH VILLAGE PHASE I\MICROSURVEY\FINAL PLATS\PLAT PHASE III-SHEET 2.DWG

Surveyed by:

FARBER & SONS, INC.
dba FARBER SURVEYING
(541) 664-5599

PO BOX 5286
431 OAK STREET
CENTRAL POINT, OREGON 97502

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 12-31-13

**** RECEIVED ****
DATE 7-12-13 BY OR
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

