

THE NORTH VILLAGE AT TWIN CREEKS, PHASE IV

located in the NORTHWEST 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:

Commencing at a brass cap monumenting the northwest, corner of Section 3, Township 37 South, Range 2 West, Willamette Meridian, Jackson County, Oregon, thence South 00°16'56" East along West line of said Section 3, a distance of 23.60 feet, to the southerly right of way of Scenic Avenue, marked by a 5/8 inch iron pin, being the Initial Point, also the Point of Beginning; thence South 00°16'56" East, along said section line, 306.40 feet to a 5/8 inch iron pin; thence South 00°16'56" East, along said west line, 2196.58 feet, to the northwest corner of the tract of land described in Instrument No 2008-31118 as recorded in the Official records of said Jackson County marked by a 5/8 inch iron pin; thence East, along the north boundary of said tract, 449.19 feet to a point on the boundary of The North Village at Twin Creeks Phase III as recorded in Volume 39, Page 6, Plat Records of Jackson County, Oregon, marked by a 5/8 inch iron pin; thence along said boundary the following courses; North 00°15'49" West, 91.20 feet to the southerly right of way of River Run Street, marked by a 5/8 inch iron pin; thence North 14°17'22" West, 61.83 feet to the northerly right of way of said street, marked by a 5/8 inch iron pin, thence North 00°15'49" West, 116.07 feet, to a concrete nail and washer; thence South 89°44'11" West, 62.50 feet, to a 5/8 inch iron pin; thence North 00°15'49" West, 113.88 feet, to the southerly right of way of Bridge Creek Drive, marked by a 5/8 inch iron pin; thence North 00°18'33" West, 52.00 feet to the northerly right of way of Bridge Creek Drive, marked by a 5/8 inch iron pin; thence North 89°41'27" East along said right of way, 43.18 feet to the westerly right of way of Rustler Peak Street, marked by a 5/8 inch iron pin; thence North 11°29'24" East along said right of way, 2.78 feet, to a 5/8 inch iron pin; thence North 17°48'09" West, along said right of way, 17.14 feet, to a 5/8 inch iron pin; thence North 72°11'51" East, 52.00 feet, to the easterly right of way of said street, marked by a 5/8 inch iron pin; thence South 17°48'09" East, along said right of way, 30.49 feet, to a 5/8 inch iron pin, on the northerly right of way of Bridge Creek Drive; thence along said right of way, along a non-tangent curve to the left, having a radius of 74.00 feet, a central angle of 12°09'14", an arc length 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 along said right of way North 55°03'11" East, 595.69 feet, to a 5/8 inch iron pin; thence leaving said right of way, South 35°09'55" East 138.65 feet, to a 5/8 inch iron pin; thence along a curve to the left, with a radius of 20.00 feet, a central angle of 89°46'54", an arc length 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 leaving said curve South 35°29'18" East, 27.00 feet, to a 5/8 inch iron pin; thence along a non-tangent curve to the left with a radius of 20.00 feet, a central angle of 90°13'06", an arc length of 31.49 feet, (the long chord of which bears South 09°56'38" West, 28.34 feet), to a 5/8 inch iron pin; thence South 35°09'55" East, 86.49 feet to the northerly right of way of Stone Pointe Drive, marked by a 5/8 inch iron pin; thence North 55°03'11" East, along said right of way, 34.73 feet, to a 5/8 inch iron pin; thence South 34°56'49" East, 60.00 feet, to the southerly right of way of said street, marked by a 5/8 inch iron pin; thence South 35°09'55" East, 88.00 feet, to a concrete nail and washer; thence South 55°03'11" West, 162.00 feet, to the easterly right of way of North Haskell Street, marked by a 5/8 inch iron pin; thence South 35°09'55" East, along said right of way, 81.99 feet, to the northerly right of way of Buck Point Street, marked by a 5/8 inch iron pin; thence leaving said Plat Boundary, North 55°03'11" East, along said right of way 142.44 feet, to a 5/8 inch iron pin; thence along a curve to the right, and the north boundary of Twin Creeks Crossing Phase II, with a radius of 130.00 feet, a central angle of 25°48'03", an arc length of 58.54 feet, (the long chord of which bears North 67°57'12" East, 58.05 feet); thence leaving said curve and right of way, North 55°03'11" East, 214.97 feet to a 5/8 inch iron pin; thence North 55°03'11" East, 74.70 feet, to the westerly right of way of Central Oregon and Pacific Railroad, marked by a 5/8 inch iron pin; thence North 35°09'55" West, along said right of way, 2379.30 feet, to the southerly right of way of Scenic Avenue, marked by a 5/8 inch iron pin; thence North 89°48'23" West, along said right of way, 215.18 feet, to the Point of Beginning.

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 IV.

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 Aug 24th, 2015, 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) Cynthia Lynn Giles (Printed Name) Cynthia Lynn Giles

Notary Public - Oregon Commission NO. 4701169

My commission expires Aug 10, 2016 Month, Day, Year

Release Affidavit:

From AmericaWest Bank, as beneficiary, recorded as instrument No. 2015-030565 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. 2015-030564 in the Official Records of Jackson County, Oregon.

Easement 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.
- The easement and agreement granted to the Rogue River Valley Irrigation District as set forth in Instrument No. 2005-023042 and recorded on April 25, 2005, does not lie within the boundary of this plat.

Index:

- SHEET 1 OF 3 SIGN SHEET
- SHEET 2 OF 3 EXTERIOR BOUNDARY
- SHEET 3 OF 3 LOT DETAIL

Herbert A. Farber, PLS 2189

Approvals:

Examined and approved by the City of Central Point this 8th day of SEPTEMBER, 2015.

Matt Samitoro Public Works Director

Community Development Director

Examined and approved by the Jackson County Surveyor this 1st day of September, 2015.

County Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of 09.10.15

Tax Collector Date 09.10.15

Examined and approved as required by O.R.S. 92.100 this 10th day of Sept, 2015.

Assessor Date 9/10/15

Recorder:

Filed for record this 10th day of September, 2015 at 2:57 o'clock P. M. and recorded in Volume 41, Page 13 of the Plat Records of Jackson County, Oregon.

Christine D. Walker County Clerk Jean Shupik Deputy

Approved for recording: County Commissioner/Administrator Date 9/10/15

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

Handwritten signature/initials

REGISTERED PROFESSIONAL LAND SURVEYOR

Handwritten signature/initials

OREGON JULY 26, 1985 HERBERT A. FARBER 2189

RENEWAL DATE 12-31-15

** FILED ** DATE 9/10/15 BY PB This survey consists of: 3 sheet(s) Map 0 page(s) Narrative JACKSON COUNTY SURVEYOR

RESERVE AREA SEE SHEET 2

CENTER OF 15' SANITARY SEWER EASEMENT
 PER INST. No. 02-62368
 BEARS S54°42'07"W, 152.66
 BEARS N35°34'12"W, 5.21 from street centerline

RESERVE AREA
 SEE SHEET 2

**THE NORTH VILLAGE AT TWIN CREEKS
 PHASE IV**

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 w/ YELLOW PLASTIC CAP MARKED "FARBER PLS 2189", 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
 - 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.

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

Purpose: To survey and monument The North Village at Twin Creeks, Phase IV, as approved by The City of Central Point, File No 05076, dated July 1, 2014.

Procedure: This survey began in 1996 when the Twin Creeks project was being put together for annexation and the beginning of the planning of a master plan development in the City of Central Point. The project started as a partnership with title conveyed by the same descriptions to Twin Creeks Development Co., LLC by Inst. No.'s 01-11716 through 01-11720 recorded in the Official Records of Jackson County. Control was established in 1996 as noted hereon and deeds were reviewed to determine the exterior boundaries of this site. It was determined that the Southern Pacific Railroad (now Central Oregon and Pacific Railroad) formed the east boundary with Scenic Avenue the north and the section line formed the west boundary of lands presently being platted and shown hereon. The 1910 road survey location was held Scenic Avenue center line as previously surveyed by S/N 3439, holding the PI at Grant Road and the quarter corner to Section 3 and 34 per record and then rotated to match our basis of bearing. The dimensions the controlling corners on S/N 3439 fit within a few hundredths of a foot so no additional adjustment was made. As was the common practice at the time the south boundary was formed by a property line adjustment defined by Inst. No. 2008-31118 and Twin Creeks Crossing, Phase II and The North Village at Twin Creeks, Phase III, all approved by the City of Central Point. These boundaries are further defined by surveys and documents as noted hereon. Reserve areas presently have a tentative plan approved by the City and will be formally constructed and platted at future date.

Surveyed by:
FARBER & SONS, INC. dba

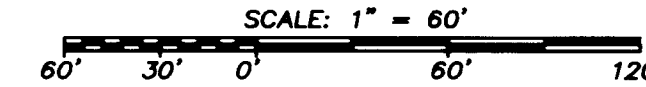


PO BOX 5286
 431 OAK STREET
 CENTRAL POINT, OREGON 97502
 (541) 664-5599

DATE: March 31, 2015
 JOB NO.: 0549-96L

JOB: Central Point\TWIN CREEKS LLC\Neighborhood Plan\The North Village\NORTH VILLAGE PHASE IV\Microsurvey\Final Plat Survey\NORTH VILLAGE PHASE IV Final Plat Page 3 of 3

DRAWN BY: DWH



NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	25°48'03"	58.54	130.00	N67°57'12"E	58.05
C2	90°13'06"	31.49	20.00	S9°56'38"W	28.34
C3	89°46'54"	31.34	20.00	S80°03'22"E	28.23
C4	90°13'06"	31.49	20.00	S09°56'38"W	28.34
C5	89°46'54"	31.34	20.00	S80°03'22"E	28.23
C6	05°48'37"	38.33	378.00	S43°30'29"E	38.32
C7	43°53'37"	231.36	302.00	S68°21'36"E	225.74
C8	04°22'50"	23.09	302.00	S44°13'23"E	23.08
C9	17°08'40"	22.14	74.00	S63°37'31"W	22.06
C10	11°52'34"	26.12	126.00	N28°40'12"W	26.07
C11	14°48'19"	19.12	74.00	S25°12'18"E	19.07
C12	17°08'40"	29.92	100.00	N63°37'31"E	29.81
C13	12°09'14"	15.70	74.00	N61°07'48"E	15.67
C14	17°08'40"	37.70	126.00	N63°37'31"E	37.56
C15	34°38'16"	60.45	100.00	N72°22'19"E	59.54
C16	11°14'53"	66.75	340.00	N40°47'21"W	66.64
C17	01°40'43"	9.96	340.00	N36°00'16"W	9.96
C18	09°34'10"	56.79	340.00	N41°37'42"W	56.72
C19	06°12'43"	10.84	100.00	N86°35'06"E	10.84
C20	28°25'33"	49.61	100.00	N69°15'58"E	49.11
C21	90°13'06"	31.49	20.00	N09°56'38"E	28.34
C22	89°46'54"	31.34	20.00	N80°03'22"E	28.23
C23	14°48'19"	25.83	100.00	N25°12'18"W	25.76

Note: The centerline monuments previously established on Phase III, S/N 21301, at the terminus of the West end of Bridge Creek Drive, Rustler Peak Street and North Haskell Street were destroyed by construction and were not replaced by permission of the County Surveyor.

**THE NORTH VILLAGE AT
 TWIN CREEKS PHASE III
 S/N 21301**

LINE	BEARING	DISTANCE
L1	N11°29'24"E	2.78
L2	N17°48'09"W	17.14
L3	N17°48'09"W	30.49
L4	S72°11'51"W	28.39
L5	N17°48'09"W	30.72
L6	S72°11'51"W	2.39
L7	S55°03'11"W	2.38
L8	N17°48'09"W	19.56

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

Herbert A. Farber

* FILED *
 DATE 9/10/15 BY PB
 This survey consists of:
 3 sheet(s) Map
 1 page(s) Narrative
 JACKSON COUNTY
 SURVEYOR

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

OREGON
 JULY 26, 1985
 HERBERT A. FARBER
 2189

RENEWAL DATE 12-31-15

THE NORTH VILLAGE at TWIN CREEKS, PHASE IV

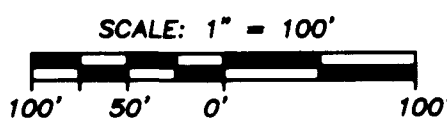
a Subdivision located in the NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 37 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, CITY OF CENTRAL POINT, JACKSON COUNTY, OREGON

for TWIN CREEKS DEVELOPMENT CO., LLC

P.O. BOX 3577 CENTRAL POINT, OREGON 97502

JACKSON COUNTY RE-ESTABLISHMENT 1985 GPS/TERRESTRIAL SURVEY TIE 1996 NW CORNER OF SECTION 3 BEARS N89°48'38"W, 2654.28. Subsequent to our survey in 1996 Crater Rock Museum has constructed a building over this quarter corner.

BASIS OF BEARING IS TRUE NORTH, NAD 83/91 DATUM, AS DERIVED BY GLOBAL POSITIONING SYSTEM OBSERVATIONS, APPLIED TO THE WESTLINE OF SECTION 3



LEGEND

- Legend items: 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', FOUND 5/8" IRON PIN, YELLOW PLASTIC CAP MARKED LS 2189 PER S/N 21301 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', SET CONCRETE NAIL AND 3/4" WASHER, LS 2189, DUE TO FENCE POST

S/N = RECORD FILED SURVEY NUMBER
JCCR = JACKSON COUNTY DEED RECORDS
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.

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

Handwritten signature of Herbert A. Farber

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON JULY 26, 1986 HERBERT A. FARBER 2189

RENEWAL DATE 12-31-15

Table with columns: NUM, DELTA, ARC, RADIUS, BEARING, DISTANCE. Contains 23 rows of survey data points (C1-C23).

RESERVE AREA LOT 47 31.41 ACRES FUTURE DEVELOPMENT

RESERVE AREA LOT 46 9.42 ACRES FUTURE DEVELOPMENT

Extension of Bridge Creek Drive, dedicated hereon.

JACKSON COUNTY RE-ESTABLISHMENT 1982 GPS/TERRESTRIAL SURVEY TIE 1996 1/4 CORNER COMMON TO SECTIONS 3 AND 4 BEARS S00°18'56"E 187.47 (S00°18'57"E 187.47) (S/N 20165)

FOUND PER S/N 20185 S/N 20165 INST. No 2008-31118

ASSESSORS MAP FILE NO. 37 2W 3B TL 1601, 1602, 1800 & FILE NO. 372W3B-C-100, 200

** FILED ** DATE 9/10/15 BY PB This survey consists of: 3 sheet(s) Map 3 page(s) Narrative JACKSON COUNTY SURVEYOR

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

DATE: MARCH 31, 2015 JOB NO.: 0549-06L

FILE: J:\08\Central Point\TWIN CREEKS\Neighborhood Plan\The North Village\NORTH VILLAGE PHASE IV\Measurements\Final Plat Surveys\NORTH VILLAGE PHASE IV PLAT PAGE 3073.DWG