

THE NORTH VILLAGE AT TWIN CREEKS, PHASE I

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

Approvals:

Examined and approved by the City of Central Point this 24th day of OCTOBER, 2016.

Matt Se Public Works Director

Community Development Director

Examined and approved by the Jackson County Surveyor this 20th day of October, 2016.

County Surveyor

Examined and approved by the Rogue Valley Sewer Services this 14th day of November, 2016.

General Manager/District Engineer

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of 11.14.16

Tax Collector Date 11.14.16

Examined and approved as required by O.R.S. 92.100 this 14th day of November, 2016.

Assessor Date 11/14/2016

Recorder:

Filed for record this 14th day of November, 2016 at 10:00 o'clock A.M. and recorded in Volume 48 Page 29 of the Plat Records of Jackson County, Oregon.

Christine W. Walker County Clerk Armon W. Helman Deputy

Approved for recording: County Commissioner/Administrator Date 11/14/16

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:

Lot 47, North Village at Twin Creeks, Phase IV, recorded in Volume 41, Page 13, of the Plat Records of Jackson County, Oregon

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 I.

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 October 19, 2016, 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) Elaine Frost (Printed Name)

Notary Public - Oregon Commission NO. 939919 My commission expires June 11, 2019 Month, Day, Year

Release Affidavit:

From Banner Bank, as beneficiary, recorded as Instrument No. 2016-037287 in the Official Records of Jackson County, Oregon.

Index:

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

REGISTERED PROFESSIONAL LAND SURVEYOR

Herbert A. Farber

OREGON JULY 26, 1985 HERBERT A. FARBER 2189

RENEWAL DATE 12-31-17

\*\* FILED \*\* DATE 11-14-16 BY SP This survey consists of: 3 sheet(s) Map 2 page(s) Narrative JACKSON COUNTY SURVEYOR

**THE NORTH VILLAGE at TWIN CREEKS, PHASE I**

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

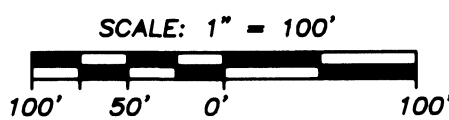
for **TWIN CREEKS DEVELOPMENT CO., LLC**

P.O. BOX 3577  
CENTRAL POINT, OREGON 97502

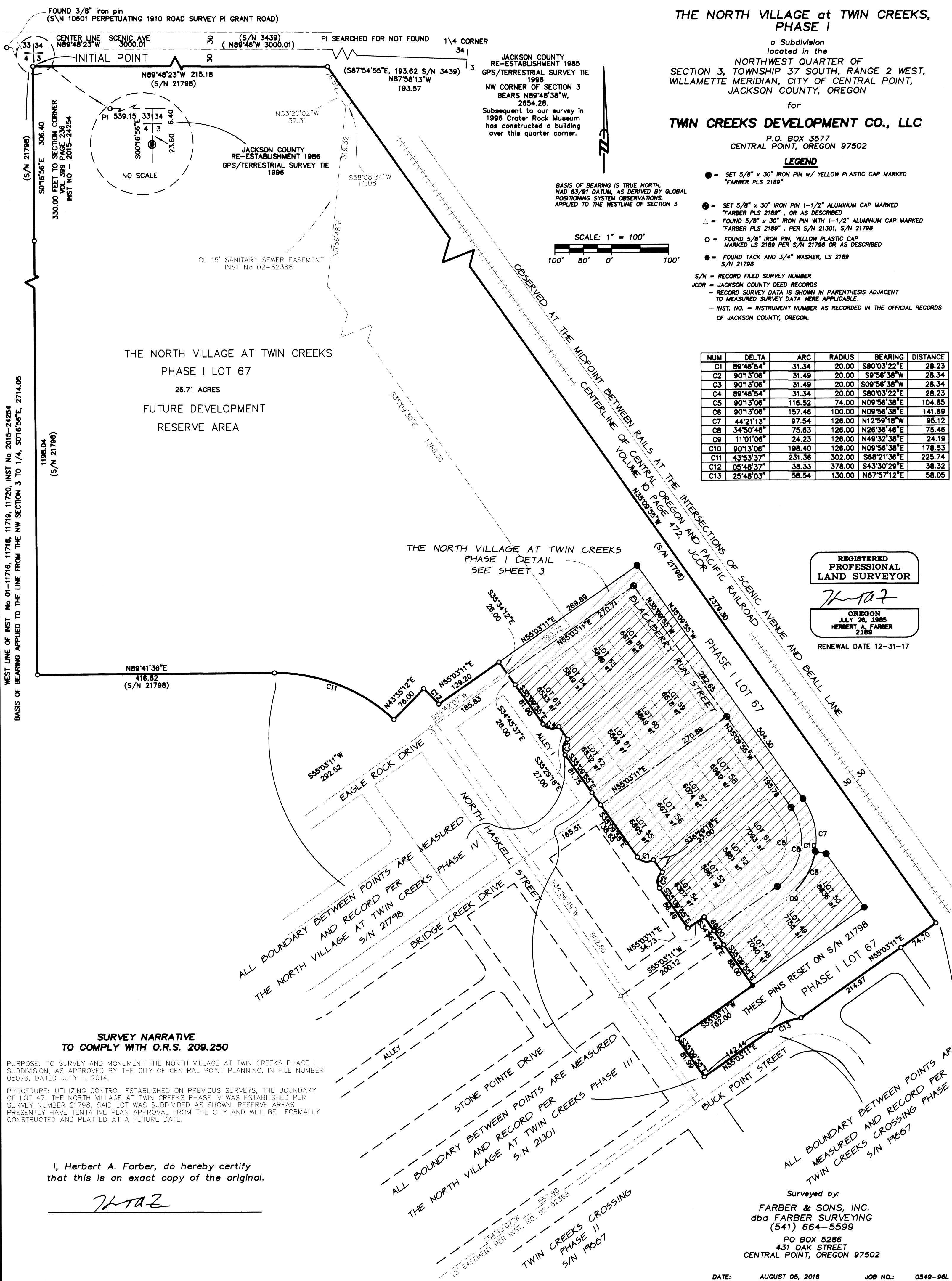
**LEGEND**

- = SET 5/8" x 30" IRON PIN w/ YELLOW PLASTIC 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" x 30" IRON PIN WITH 1-1/2" ALUMINUM CAP MARKED "FARBER PLS 2189", PER S/N 21301, S/N 21798
  - = FOUND 5/8" IRON PIN, YELLOW PLASTIC CAP MARKED LS 2189 PER S/N 21798 OR AS DESCRIBED
  - = FOUND TACK AND 3/4" WASHER, LS 2189 S/N 21798
- S/N = RECORD FILED SURVEY NUMBER  
JCDR = 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.

BASIS OF BEARING IS TRUE NORTH, NAD 83/01 DATUM, AS DERIVED BY GLOBAL POSITIONING SYSTEM OBSERVATIONS. APPLIED TO THE WESTLINE OF SECTION 3



NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	89°46'54"	31.34	20.00	S80°03'22"E	28.23
C2	90°13'06"	31.49	20.00	S9°56'38"E	28.34
C3	90°13'06"	31.49	20.00	S09°56'38"W	28.34
C4	89°46'54"	31.34	20.00	S80°03'22"E	28.23
C5	90°13'06"	116.52	74.00	N09°56'38"E	104.85
C6	90°13'06"	157.48	100.00	N09°56'38"E	141.69
C7	44°21'13"	97.54	126.00	N12°59'18"W	95.12
C8	34°50'46"	75.63	126.00	N26°36'48"E	75.46
C9	11°01'06"	24.23	126.00	N49°32'36"E	24.19
C10	90°13'06"	198.40	126.00	N09°56'38"E	178.53
C11	43°53'37"	231.36	302.00	S68°21'36"E	225.74
C12	05°48'37"	38.33	378.00	S43°30'29"E	38.32
C13	25°48'03"	58.54	130.00	N67°57'12"E	58.05



THE NORTH VILLAGE AT TWIN CREEKS  
PHASE I LOT 67  
26.71 ACRES  
FUTURE DEVELOPMENT  
RESERVE AREA

THE NORTH VILLAGE AT TWIN CREEKS  
PHASE I DETAIL  
SEE SHEET 3

**REGISTERED  
PROFESSIONAL  
LAND SURVEYOR**

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

RENEWAL DATE 12-31-17

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

PURPOSE: TO SURVEY AND MONUMENT THE NORTH VILLAGE AT TWIN CREEKS PHASE I SUBDIVISION, AS APPROVED BY THE CITY OF CENTRAL POINT PLANNING, IN FILE NUMBER 05076, DATED JULY 1, 2014.

PROCEDURE: UTILIZING CONTROL ESTABLISHED ON PREVIOUS SURVEYS, THE BOUNDARY OF LOT 47, THE NORTH VILLAGE AT TWIN CREEKS PHASE IV WAS ESTABLISHED PER SURVEY NUMBER 21798, SAID LOT WAS SUBDIVIDED AS SHOWN. RESERVE AREAS PRESENTLY HAVE TENTATIVE PLAN APPROVAL FROM THE CITY AND WILL BE FORMALLY CONSTRUCTED AND PLATTED AT A FUTURE DATE.

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

*Herbert A. Farber*

Surveyed by:

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

DATE: AUGUST 05, 2016 JOB NO.: 0549-98L

FILE: J:\080416\Survey\North Village\Phase I\North Village Phase I.dwg

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

*Herbert A. Farber*

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

A SUBDIVISION  
located in the

NORTHWEST QUARTER OF SECTION 03,  
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, OR 97502

**LEGEND**

- △ = FOUND 1-1/2" ALUMINUM CAP MARKED "FARBER LS 2189" PER S/N 21301, S/N 21798
- = FOUND 5/8" IRON PIN, YELLOW PLASTIC CAP MARKED "L.S. 2189" PER S/N 21798, S/N 21301
- ⊕ = SET 1 1/2 INCH ALUMINUM CAP MARKED "FARBER 2189" - STREET CENTERLINE
- ⊙ = 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

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 POWER, PHONE, GAS, AND CABLE TV.

**CURVE TABLE**

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
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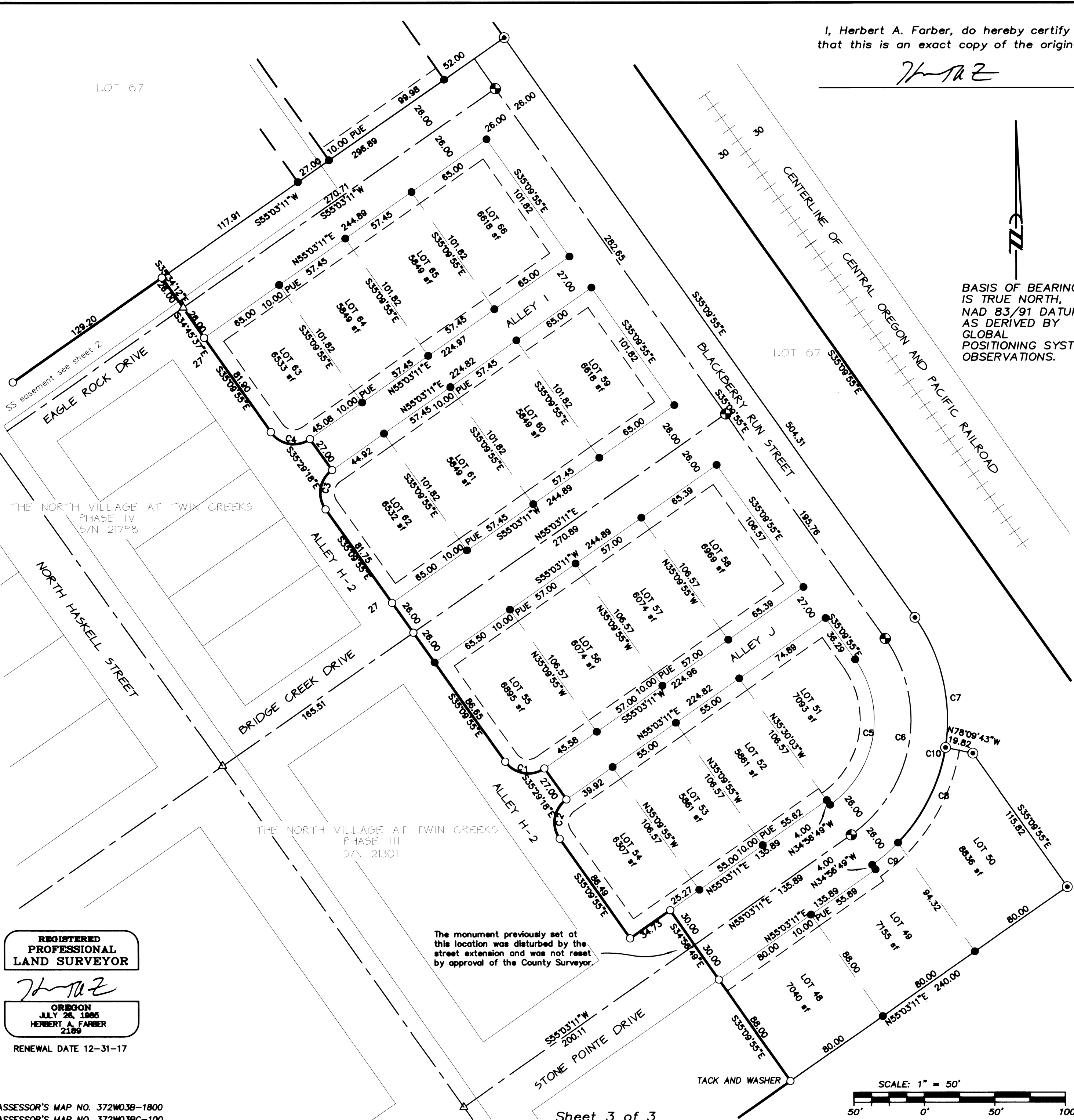
Surveyed by:

FARBER & SONS, INC. dba



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

DATE: AUGUST 5, 2016 Pins Set 9-27-16 HAF  
JOB NO.: 0549-96L  
DRAWING FILE: JOBS\CENTRAL POINT\TWIN CREEKS LLC\NEIGHBORHOOD FILES\  
NORTH VILLAGE PHASE I\060416\MICROSURVEY\FINAL PLAT SURVEYS\  
NORTH VILLAGE PHASE I PAGE 3 OF 316  
DRAWN BY DHM ORIG. DATE: 08/04/16 REVISED BY: DATE:



BASIS OF BEARING IS TRUE NORTH, NAD 83/91 DATUM, AS DERIVED BY GLOBAL POSITIONING SYSTEM OBSERVATIONS.



REGISTERED PROFESSIONAL LAND SURVEYOR

*Herbert A. Farber*

OREGON  
JULY 26, 1905  
HERBERT A. FARBER  
2189

RENEWAL DATE 12-31-17

The monument previously set at this location was disturbed by the street extension and was not reset by approval of the County Surveyor.

ASSESSOR'S MAP NO. 372W03B-1800  
ASSESSOR'S MAP NO. 372W03BC-100

