

THE NORTH VILLAGE AT TWIN CREEKS, PHASE V

a subdivision 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 3rd day of AUGUST, 2018.

Signature: Matt S. Public Works Director

Signature: Community Development Director

Examined and approved by the Jackson County Surveyor this 2nd day of August, 2018.

Signature: County Surveyor

Examined and approved by the Rogue Valley Sewer Services this 3 day of August, 2018.

Signature: General Manager/District Engineer

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of August 8, 2018.

Signature: Carol Elkins - Deputy Tax Collector Date: 8/8/18

Examined and approved as required by O.R.S. 92.100 this 8th day of August, 2018.

Signature: Adam L. Agent Assessor Date: 8/8/18

Recorder:

Filed for record this 08 day of August, 2018 at 2:05 o'clock P. M. and recorded in Volume 44, Page 12 of the Plat Records of Jackson County, Oregon.

Signature: Christine D. Walker County Clerk Deputy: Tally Parowcliff

Approved for recording: Signature: County Commissioner/Administrator Date: 8/8/18

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 67, North Village at Twin Creeks, Phase I, recorded in Volume 42, Page 29, of the Plat Records of Jackson County, Oregon

Signature: 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 grant to the City of Central Point water and storm drain easements as shown hereon, we hereby create a public pedestrian access easement on Lot 76 for the benefit of Lots 71 through 75 and do hereby create an Access and utility service easement and private storm drain easement benefiting Lots 126 through 129 as shown hereon and create a landscape buffer easement on and benefiting Lots 111 to 114. We hereby designate said subdivision as THE NORTH VILLAGE AT TWIN CREEKS, PHASE V.

Signature: 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 August 1st, 2018, 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) Signature: Lori A. Billings (Printed Name) Lori A. Billings

Notary Public - Oregon Commission NO. 969570 My commission expires 12/12/21 Month, Day, Year



Easement Notes:

The memorandum of understanding and agreement between Rogue River Valley Irrigation District and Twin Creeks Development Company, LLC, as set forth in Instrument No. 2003-33598 and recorded on May 23, 2003, does not have a specific easement location, only that there will be an easement, said easement is not 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

REGISTERED PROFESSIONAL LAND SURVEYOR

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

RENEWAL DATE 12-31-19

** FILED ** DATE 8/8/18 BY RB This survey consists of: 3 sheet(s) Map 0 page(s) Narrative JACKSON COUNTY SURVEYOR

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

Signature: Herbert A. Farber

THE NORTH VILLAGE at TWIN CREEKS, PHASE V

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 WERE APPLICABLE.
- INST. NO. = INSTRUMENT NUMBER AS RECORDED IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

FOR PHASE V LOT/EASEMENTS DETAIL SEE SHEET 3

Surveyed by:
FARBER & SONS, INC. dba



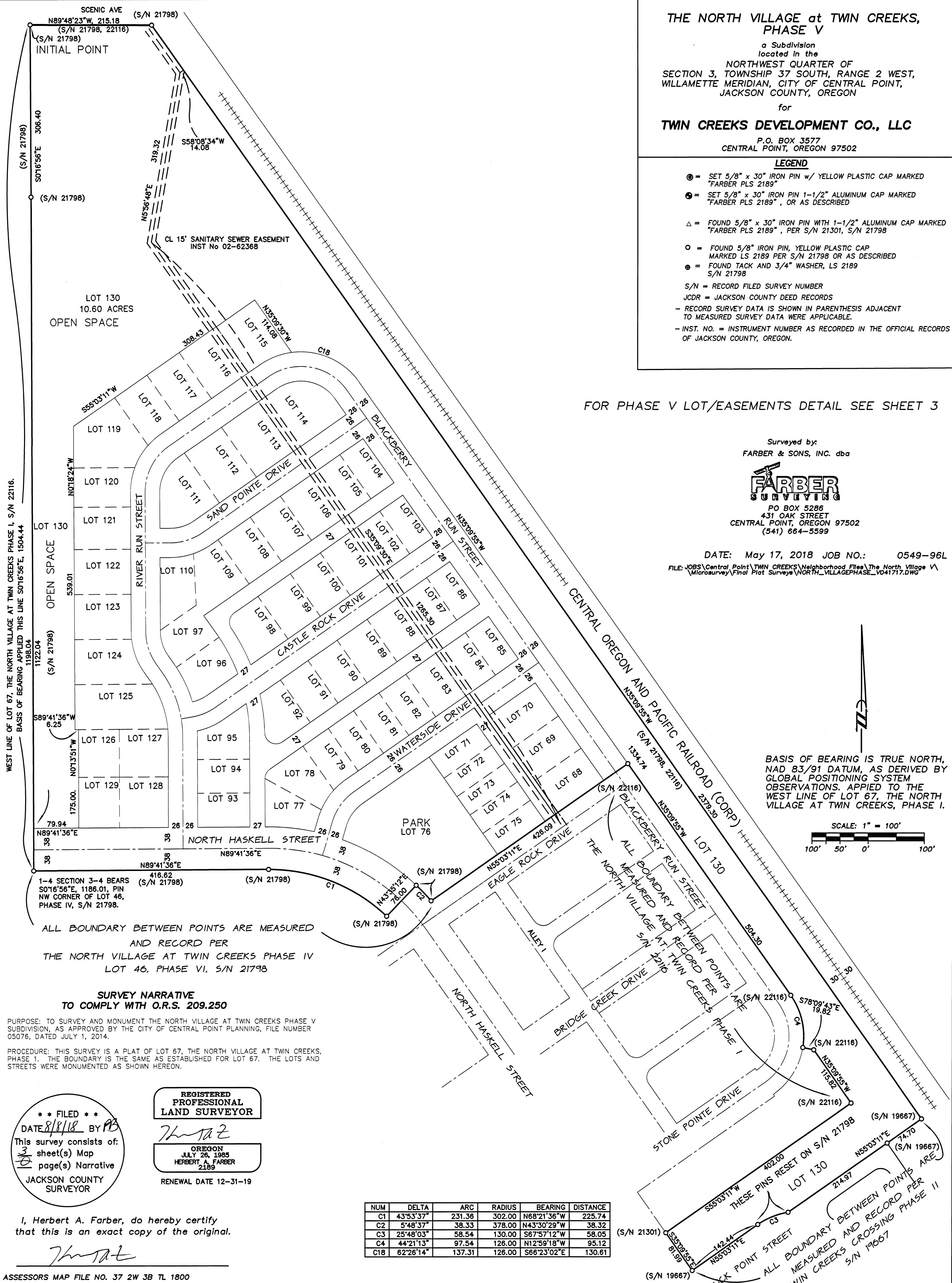
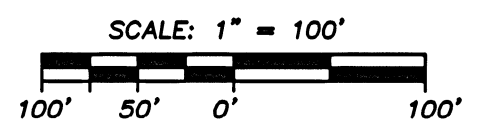
PO BOX 5286
431 OAK STREET
CENTRAL POINT, OREGON 97502
(541) 664-5599

DATE: May 17, 2018 JOB NO.: 0549-96L

FILE: JOBS\Central Point\TWIN CREEKS\Neighborhood Files\The North Village V\Microsurvey\Final Plat Surveys\NORTH_VILLAGEPHASE_VO41717.DWG



BASIS OF BEARING IS TRUE NORTH, NAD 83/91 DATUM, AS DERIVED BY GLOBAL POSITIONING SYSTEM OBSERVATIONS. APPLIED TO THE WEST LINE OF LOT 67, THE NORTH VILLAGE AT TWIN CREEKS, PHASE I.



1-4 SECTION 3-4 BEARS S016°56'E, 1186.01, PIN NW CORNER OF LOT 46, PHASE IV, S/N 21798.

ALL BOUNDARY BETWEEN POINTS ARE MEASURED AND RECORD PER THE NORTH VILLAGE AT TWIN CREEKS PHASE IV LOT 46, PHASE VI, S/N 21798

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

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

PROCEDURE: THIS SURVEY IS A PLAT OF LOT 67, THE NORTH VILLAGE AT TWIN CREEKS, PHASE I. THE BOUNDARY IS THE SAME AS ESTABLISHED FOR LOT 67. THE LOTS AND STREETS WERE MONUMENTED AS SHOWN HEREON.

**** FILED ****
DATE 8/8/18 BY AB
This survey consists of:
3 sheet(s) Map
3 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
Herbert A. Farber
OREGON
JULY 26, 1985
HERBERT A. FARBER
2189
RENEWAL DATE 12-31-19

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

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	43°53'37"	231.36	302.00	N68°21'36"W	225.74
C2	5°48'37"	38.33	378.00	N43°30'29"W	38.32
C3	25°48'03"	58.54	130.00	S67°57'12"W	58.05
C4	44°21'13"	97.54	126.00	N12°59'18"W	95.12
C18	62°26'14"	137.31	126.00	S66°23'02"E	130.61

Surveyed by:
FARBER & SONS, INC. dba



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

FILED
DATE 8/18/18 BY PBF
This survey consists of:
3 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY
SURVEYOR

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 V

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

for TWIN CREEKS DEVELOPMENT CO. LLC

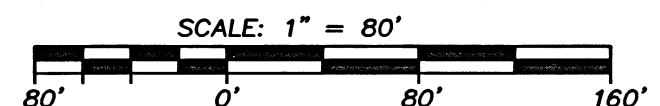
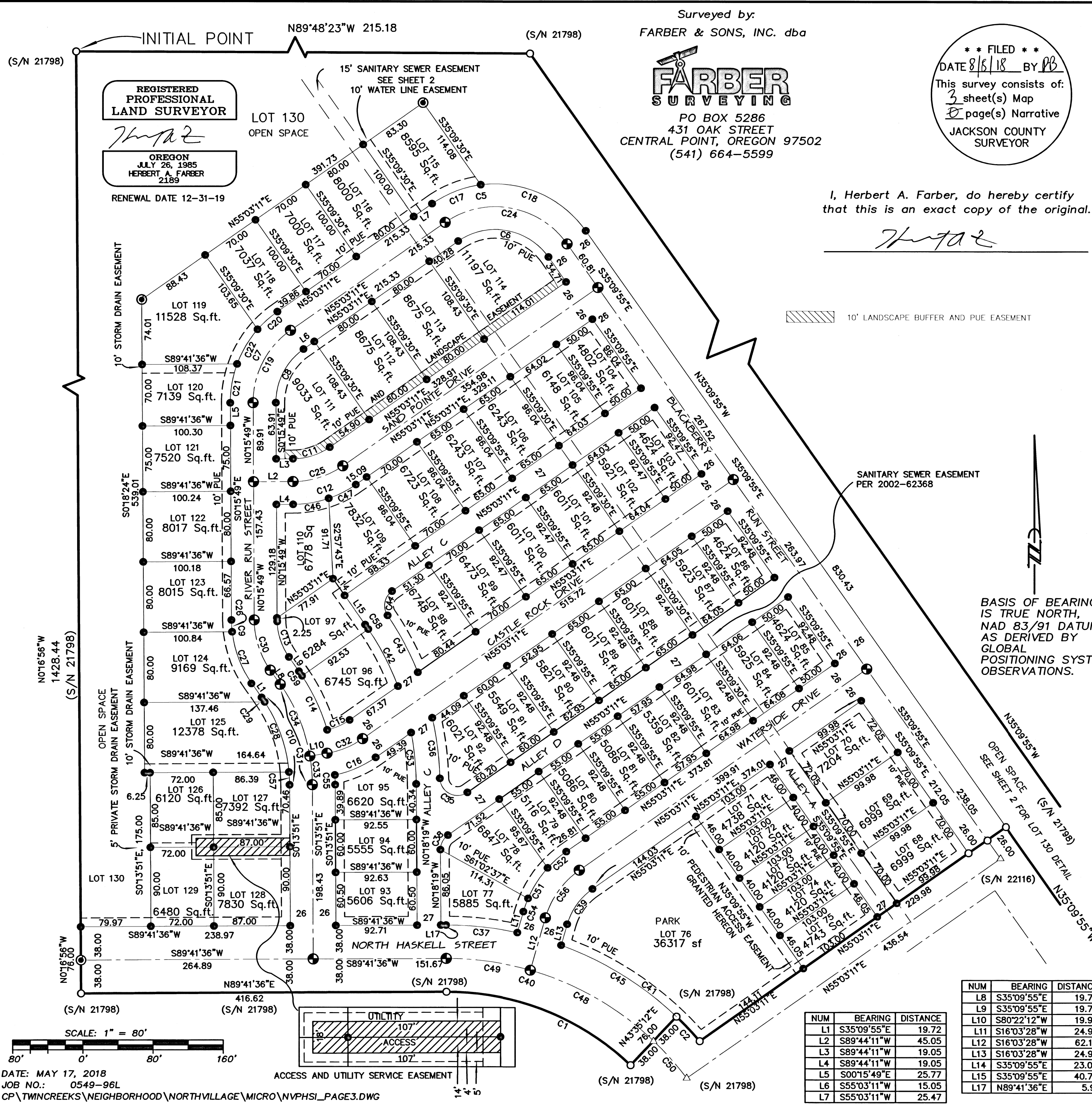
PO BOX 3577
CENTRAL POINT, OREGON 97502

LEGEND

- = SET 5/8" x 30" IRON PIN w/ 1 1/2" ALUMINUM CAP MARKED "FARBER PLS 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"
- △ = FOUND 5/8" IRON PIN w/ 1 1/2" ALUMINUM CAP PER S/N AS NOTED
- = FOUND 5/8" IRON PIN, L.S. 2189 PER S/N AS NOTED
- S/N = RECORD FILED SURVEY NUMBER

- 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. DECATED HEREON

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	43°53'37"	231.36	302.00	N68°21'36"W	225.74
C2	5°48'39"	38.33	378.00	N43°30'29"W	38.32
C5	89°46'54"	197.44	126.00	N80°03'22"W	177.85
C6	89°46'54"	115.96	74.00	N80°03'22"W	104.45
C7	55°19'00"	121.65	126.00	S27°23'41"W	116.98
C8	55°19'00"	71.44	74.00	N27°23'41"W	68.70
C9	34°54'03"	76.75	126.00	S17°42'52"E	75.57
C10	34°54'05"	106.09	174.00	N17°41'53"W	104.46
C11	34°41'00"	44.79	74.00	N72°23'41"E	44.11
C12	34°41'00"	76.27	126.00	N72°23'41"E	75.11
C13	34°53'56"	45.08	74.00	S17°42'52"E	44.38
C14	17°17'10"	68.19	226.00	N24°54'02"W	67.93
C15	21°46'22"	28.12	74.00	N65°57'16"E	27.95
C16	23°13'20"	51.09	126.00	N66°40'06"E	50.72
C17	27°20'32"	60.13	126.00	S68°43'31"W	59.56
C18	62°26'09"	137.30	126.00	N66°23'02"W	130.61
C19	55°19'00"	96.55	100.00	S27°23'41"W	92.84
C20	13°50'01"	30.42	126.00	S49°08'11"W	30.34
C21	20°33'07"	45.20	126.00	S10°00'45"W	44.95
C22	20°55'22"	46.03	126.00	S30°45'14"W	45.78
C24	89°46'54"	156.70	100.00	N80°03'22"W	141.15
C25	34°41'00"	60.53	100.00	N72°23'41"E	59.61
C26	6°07'15"	13.46	126.00	S31°19'27"E	13.45
C27	28°46'53"	63.29	126.00	S20°46'33"E	62.63
C28	28°06'10"	85.35	174.00	N19°04'24"W	84.49
C29	2°02'23"	6.19	174.00	N34°08'44"W	6.19
C30	34°54'05"	60.91	100.00	S17°42'52"E	59.98
C31	34°56'04"	121.94	200.00	N17°41'53"W	120.06
C32	25°19'01"	44.19	100.00	N67°42'42"E	43.83
C33	9°22'57"	32.75	200.00	N4°55'19"W	32.71
C34	25°33'07"	89.19	200.00	N22°23'21"W	88.46
C35	12°36'21"	43.15	20.00	S63°08'39"E	35.25
C36	11°33'06"	69.55	345.00	N7°07'00"W	69.44
C37	12°25'13"	81.94	378.00	N84°05'47"W	81.78
C38	55°21'21"	19.32	20.00	S27°22'26"W	18.58
C39	38°59'50"	50.36	74.00	S35°33'20"W	49.40
C40	43°53'36"	260.47	340.00	N68°21'36"W	254.15
C41	29°23'43"	193.93	378.00	N55°18'02"W	191.81
C42	13°12'29"	73.31	318.00	N27°26'14"W	73.14
C43	12°11'35"	73.42	345.00	N28°03'11"W	73.28
C44	89°12'15"	31.14	20.00	S10°27'04"W	28.09
C45	23°35'06"	155.60	378.00	N58°12'20"W	154.50
C46	18°50'49"	41.44	126.00	N80°18'50"E	41.26
C47	15°50'19"	34.83	126.00	N62°58'21"E	34.72
C48	27°31'44"	163.36	340.00	N60°10'40"W	161.79
C49	16°21'53"	97.11	340.00	N82°07'28"W	96.78
C50	9°34'10"	56.96	340.00	N41°37'42"W	56.72
C51	18°47'32"	41.33	126.00	S32°44'04"W	41.19
C52	12°55'21"	28.42	126.00	S48°35'30"W	28.36
C53	10°36'08"	58.84	318.00	N5°36'22"W	58.76
C54	7°16'50"	16.01	126.00	S19°41'53"W	16.00
C55	2°47'57"	11.04	126.00	N1°31'54"W	11.04
C56	38°59'43"	68.06	100.00	S35°33'20"W	66.75
C57	4°47'31"	14.55	174.00	N23°37'36"W	14.55
C58	1°07'28"	6.24	318.00	N34°36'12"W	6.24
C59	1°37'12"	6.40	226.00	N34°21'16"W	6.39



DATE: MAY 17, 2018
 JOB NO.: 0549-96L
 CP\TWINCREEKS\NEIGHBORHOOD\NORTHVILLAGE\MICRO\NVPHSI_PAGE3.DWG

NUM	BEARING	DISTANCE
L8	S35°09'55"E	19.72
L9	S35°09'55"E	19.72
L10	S80°22'12"W	19.92
L11	S16°03'28"W	24.99
L12	S16°03'28"W	62.10
L13	S16°03'28"W	24.99
L14	S35°09'55"E	23.04
L15	S35°09'55"E	40.72
L17	N89°41'36"E	5.91