

SURVEYOR'S CERTIFICATE:

I, FRED A. FRANTZ, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN 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 SHOWN HEREON AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE SAME, THE FOLLOWING BEING AN ACCURATE DESCRIPTION OF SAID TRACT:

LOT 46, THE NORTH VILLAGE AT TWIN CREEKS, PHASE IV RECORDED IN VOLUME 41, PAGE 13 IN THE PLAT RECORDS OF JACKSON COUNTY, OREGON.

Fred A Frantz 2-27-2020
FRED A. FRANTZ, PLS 50077 DATE

APPROVAL:

EXAMINED AND APPROVED BY THE CITY OF CENTRAL POINT THIS 28TH DAY OF FEBRUARY, 2020

Matt S 2-28-2020 PUBLIC WORKS DIRECTOR
[Signature] COMMUNITY DEVELOPMENT DIRECTOR

EXAMINED AND APPROVED THIS 2ND DAY OF

MARCH, 2020

[Signature]
DEPUTY COUNTY SURVEYOR

EXAMINED AND APPROVED AS REQUIRED BY O.R.S 92.100

AS OF March 2nd, 2020

Ally P, agent
ASSESSOR, DEPARTMENT OF ASSESSMENT

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY

ORS 92.095 AND ORS 311.280 HAVE BEEN PAID AS OF March 2, 2020.

Jane Beard
TAX COLLECTOR

EASEMENT NOTES:

- AN EASEMENT POSTAL TELEGRAPH-CABLE COMPANY, VOL 183, PAGE 99 IS NOT WITHIN THE BOUNDARY OF THIS PLAT.
- PRE ANNEXATION DEVELOPMENT AGREEMENT, INST NO 01-03646 HAS EXPIRED.
- AN EASEMENT BEAR CREEK VALLEY SANITARY AUTHORITY, INST NO 02-62368 IS NOT WITHIN THE BOUNDARY OF THIS PLAT.
- 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.
- THE EASEMENT AND AGREEMENT BETWEEN ROGUE RIVER VALLEY IRRIGATION DISTRICT AND TWIN CREEKS DEVELOPMENT COMPANY, LLC, IN INSTRUMENT NO. 2005-23042 IS NOT WITHIN THE BOUNDARY OF THIS PLAT.
- AVIGATION, NOISE AND HAZARD EASEMENT, INST NO 2015-024049 IS NOT A SURVEY ABLE ITEM.
- REGULATIONS AND ASSESSMENTS AS SET FORTH IN DECLARATION, INST NO 2015-030566 IS NOT A SURVEY ABLE ITEM.
- TELECOMMUNICATIONS LINE EASEMENT, INST NO 2017-001168 HAS NO DEFINED LOCATION.
- AN EASEMENT ROGUE VALLEY SANITARY SEWER SERVICES, INST NO 2018-23402 IS NOT WITHIN THE BOUNDARY OF THIS PLAT.

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS:

THAT TWIN CREEKS DEVELOPMENT CO., LLC, AN OREGON LIMITED LIABILITY COMPANY, IS THE OWNER IN FEE TITLE OF THE LANDS HEREON DESCRIBED, SAID OWNER HAS CAUSED THIS TRACT OF LAND TO BE PLATTED INTO LOTS, STREETS AND ALLEY AS SHOWN HEREON AND THE NUMBER AND SIZE OF THE LOTS AND COURSES AND LENGTHS OF ALL LINES ARE PLAINLY SET FORTH AND THIS PLAT IS A CORRECT REPRESENTATION OF SAID SUBDIVISION, AND SAID OWNER DOES HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE PUBLIC STREETS, PUBLIC UTILITY EASEMENTS, AND ALLEY AS SHOWN HEREON AND DO HEREBY CREATE A PUBLIC STORM DRAIN EASEMENT. WE HEREBY DESIGNATE SAID SUBDIVISION AS "THE NORTH VILLAGE AT TWIN CREEKS, PHASE II".

Bret Moore
BRET MOORE, MANAGER
WL MOORE PROPERTIES LLC (MANGAGING MEMBER)
TWIN CREEKS DEVELOPMENT CO., LLC
STATE OF OREGON) S.S.
COUNTY OF JACKSON)

ON THIS, THE 27 DAY OF February, 2020, BEFORE ME APPEARED BRET MOORE, BEING MANAGER OF WL MOORE PROPERTIES LLC, BEING MANAGING MEMBER FOR TWIN CREEKS DEVELOPMENT CO., LLC AND DOES ACKNOWLEDGE THE FORGOING INSTRUMENT WAS SIGNED BY AND TO BE HIS FREE ACT AND DEED.

BY: [Signature] # 988584
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES: 6-16-23

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1-5	48'16'27"	254.45'	302.00'	S66'26'07"E	246.99'
C1	1'45'41"	9.28'	302.00'	N89'41'31"W	9.28'
C2	11'37'41"	61.29'	302.00'	N82'59'50"W	61.19'
C3	11'37'42"	61.29'	302.00'	N71'22'08"W	61.19'
C4	11'37'41"	61.29'	302.00'	N59'44'28"W	61.19'
C5	11'37'43"	61.29'	302.00'	N48'06'46"W	61.19'
C6	11'09'20"	38.06'	195.50'	N51'31'59"W	38.00'
C7	11'09'16"	38.06'	195.50'	N62'41'14"W	38.00'
C8	11'09'17"	38.06'	195.50'	N73'50'31"W	38.00'
C9	11'09'18"	38.06'	195.50'	N84'59'48"W	38.00'
C10	42'52'19"	126.08'	168.50'	N69'08'18"W	123.16'
C11	15'37'07"	34.35'	126.00'	N63'56'25"W	34.24'
C12	18'46'21"	32.76'	100.00'	N65'31'02"W	32.62'
C13	13'26'36"	17.36'	74.00'	N62'51'10"W	17.32'
C14	38'03'40"	49.16'	74.00'	N37'06'01"W	48.26'
C15	38'03'40"	66.43'	100.00'	N37'06'01"W	65.21'
C16	35'07'54"	77.26'	126.00'	N38'33'54"W	76.05'
C17	17'08'37"	22.14'	74.00'	N63'21'30"E	22.06'
C18	17'08'40"	29.92'	100.00'	N63'21'29"E	29.81'
C19	9'02'13"	35.65'	226.00'	N4'01'14"E	35.61'
C20	25'37'57"	89.47'	200.00'	N12'19'05"E	88.73'
C21	25'37'57"	77.84'	174.00'	N12'19'05"E	77.19'
C22	25'24'55"	100.25'	226.00'	S12'14'49"W	99.43'
C23	25'35'42"	89.34'	200.00'	S12'20'13"W	88.60'
C24	25'35'42"	77.73'	174.00'	S12'20'12"W	77.08'
C25	0'10'47"	0.71'	226.00'	S25'02'40"W	0.71'
C26	90'06'59"	157.28'	100.00'	S45'31'08"E	141.56'
C32	4'36'06"	10.12'	126.00'	S88'16'34"E	10.12'
C33	27'32'54"	60.58'	126.00'	S72'12'04"E	60.00'
C34	27'32'55"	60.58'	126.00'	S44'39'11"E	60.00'
C35	27'27'42"	60.39'	126.00'	S17'08'52"E	59.81'
C36	2'57'22"	6.50'	126.00'	S1'56'20"E	6.50'
C37	9'24'22"	28.57'	174.00'	N20'25'53"E	28.53'
C38	16'13'35"	49.28'	174.00'	N7'36'54"E	49.11'
C39	10'02'16"	35.04'	200.00'	N20'06'56"E	34.99'
C40	3'21'00"	13.21'	226.00'	N23'27'34"E	13.21'
C41	23'15'22"	51.14'	126.00'	N44'30'10"W	50.79'
C42	11'52'32"	26.12'	126.00'	N26'56'13"W	26.07'
C43	14'48'19"	25.84'	100.00'	N25'28'20"W	25.77'
C44	23'15'22"	40.59'	100.00'	N44'30'10"W	40.31'
C45	23'15'22"	30.04'	74.00'	N44'30'10"W	29.83'
C46	14'48'18"	19.12'	74.00'	N25'28'20"W	19.07'
C47	21'06'49"	83.28'	226.00'	S14'23'52"W	82.81'
C48	4'18'06"	16.97'	226.00'	S1'41'24"W	16.96'
C49	90'06'59"	116.39'	74.00'	S45'31'09"E	104.76'
C50	16'21'53"	97.11'	340.00'	N82'23'30"W	96.78'
C51	27'31'44"	163.36'	340.00'	N60'26'42"W	161.79'
C52	9'34'11"	56.79'	340.00'	N41'53'45"W	56.72'
C53	4'22'50"	23.09'	302.00'	N44'29'25"W	23.08'
C54	7'14'52"	38.20'	302.00'	N50'18'16"W	38.18'
C55	15'35'40"	54.44'	200.00'	N7'17'57"E	54.27'

THE NORTH VILLAGE at TWIN CREEKS, PHASE II

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.

TWIN CREEKS DEVELOPMENT CO., LLC
PO BOX 3577
CENTRAL POINT, OREGON 97502

RECORDER'S CERTIFICATE:

FILED FOR RECORD THIS 3rd DAY OF March, 2020,
AT 8:25 O'CLOCK A.M., AND RECORDED IN VOLUME 46
OF PLATS AT PAGE 04 OF THE RECORDS OF JACKSON COUNTY, OREGON.

Christine D Walker
COUNTY CLERK

Heather Simpson
DEPUTY

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

PURPOSE: TO SURVEY AND MONUMENT THE NORTH VILLAGE AT TWIN CREEKS, PHASE II AS APPROVED BY THE CITY OF CENTRAL POINT FILE No 05076 DATED JULY 1, 2014, AMENDED BY FILE No 16015 ON AUGUST 17, 2016 AND MAY 21, 2018.

PROCEDURE: LOT 46 OF THE NORTH VILLAGE AT TWIN CREEKS PHASE IV IS THE TRACT BEING SUBDIVIDED AS PHASE II. THE MONUMENTS ESTABLISHED FOR LOT 46 WERE LOCATED BY TRIMBLE R10 RECEIVERS AND TRIMBLE R6 ROBOTIC TOTAL STATION OBSERVATIONS IN A CLOSED SURVEY. THE NORTHWEST CORNER OF LOT 46 WAS FOUND OUT OF POSITION AND IS RESET BY THIS SURVEY AT THE RECORD DISTANCE FROM THE FOUND CENTER LINE MONUMENT OF NORTH HASKELL STREET AND THE FOUND SOUTHWEST CORNER OF LOT 46. THE WEST CORNERS TO LOTS 39 TO 41 FROM PHASE IV WERE LOST OR DISTURBED TO CONSTRUCTION. THESE MONUMENTS WERE REPLACED AT THE PLAT RECORD LOCATION, BASED ON THE FOUND EAST LOT CORNERS AS SHOWN ON DETAIL "B" AND FURTHER VERIFIED BY THE STREET CENTER LINE MONUMENTS. THE LOT CORNERS AND STREET CENTER LINE MONUMENTS WERE ESTABLISH PER THE APPROVED TENTATIVE PLAT.

NUM	BEARING	DISTANCE
L1	N89'25'33"E	0.27
L2	N54'47'09"E	27.56
L3	N89'25'33"E	15.53
L4	S 0'29'53"E	31.46
L5	S 0'29'53"E	31.39
L6	N56'07'51"W	1.87
L7	N56'07'51"W	14.91
L8	N56'07'51"W	16.78
L9	N56'07'51"W	16.78
L10	S57'07'31"W	26.00
L11	S71'55'49"W	2.55
L12	S71'55'54"W	28.39
L13	S18'04'10"E	19.56
L14	S89'24'53"W	10.00
L15	S 0'27'39"E	25.00
L16	S 0'34'37"E	4.00
L17	N 0'34'37"W	4.00
L18	N14'33'25"W	61.83
L19	S11'02'09"W	27.56
L20	N57'07'31"E	26.00
L21	S 0'31'48"E	52.00
L22	S74'54'13"E	17.59

APPROVED FOR RECORDING:

[Signature] 3/2/20
COUNTY COMMISSIONER / ADMINISTRATOR DATE

REGISTERED PROFESSIONAL LAND SURVEYOR
Fred A Frantz
OREGON JULY 12, 2005
FRED A. FRANTZ No. 50077

Renewal 12-31-21

I HEREBY CERTIFY THAT THIS PLAT IS AN EXACT COPY OF THE ORIGINAL

Fred A Frantz
FRED A. FRANTZ, PLS 50077

TERRASURVEY, INC.
PROFESSIONAL LAND SURVEYORS
274 FOURTH STREET
ASHLAND, OREGON 97520

(541) 482-6474
terrain@bisp.net
JOB NO. 1279-19

FILED
DATE 3/2/2020 BY RB
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

THE NORTH VILLAGE at TWIN CREEKS, PHASE II

a Subdivision of LOT 46, THE NORTH VILLAGE AT TWIN CREEKS, PHASE IV

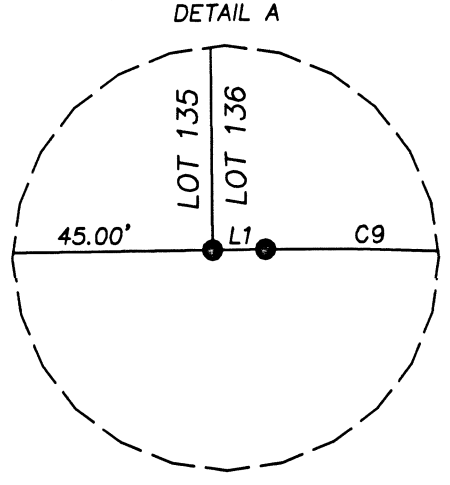
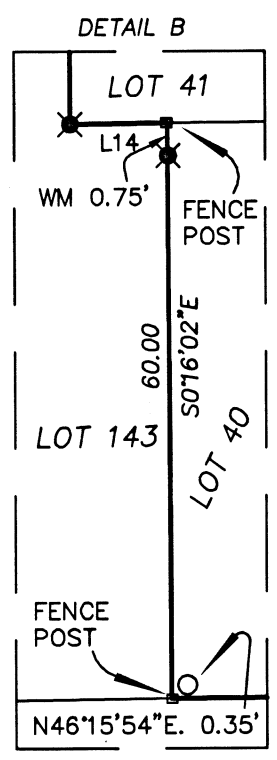
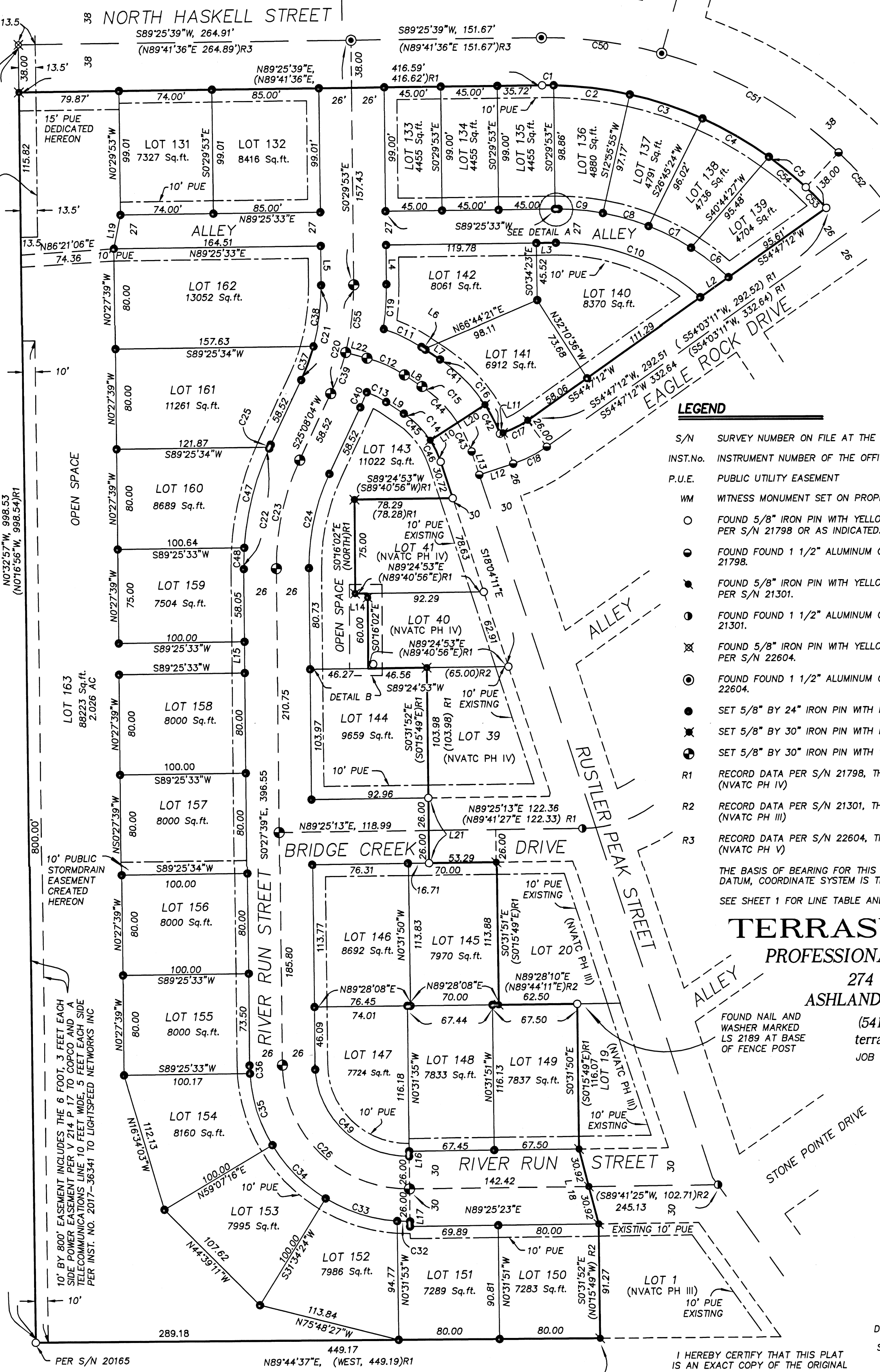
LOCATED IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 37 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, CITY OF CENTRAL POINT, JACKSON COUNTY, OREGON.

FOR TWIN CREEKS DEVELOPMENT CO., LLC
PO BOX 3577
CENTRAL POINT, OREGON 97502

CENTERLINE OF 15 FOOT, 7.5 FEET EACH SIDE PER INST. NO. 2018-23401 TO RVSS

NO 32°57'W, 1036.53
NO 32°57'W, 998.53
(NO 16°56'W, 998.54)R1

10' BY 800' EASEMENT INCLUDES THE 6 FOOT, 3 FEET EACH SIDE POWER EASEMENT PER V 214 P. 17 TO COPCO AND A TELECOMMUNICATIONS LINE 10 FEET WIDE, 5 FEET EACH SIDE PER INST. NO. 2017-36341 TO LIGHTSPEED NETWORKS INC



LEGEND

- S/N SURVEY NUMBER ON FILE AT THE JACKSON COUNTY SURVEYOR'S OFFICE, OREGON.
- INST.No. INSTRUMENT NUMBER OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- P.U.E. PUBLIC UTILITY EASEMENT
- WM WITNESS MONUMENT SET ON PROPERTY LINE
- FOUND 5/8" IRON PIN WITH YELLOW PLASTIC CAP MARKED "FARBER PLS 2189" PER S/N 21798 OR AS INDICATED.
- FOUND FOUND 1 1/2" ALUMINUM CAP MARKED "FARBER PLS 2189" PER S/N 21798.
- FOUND 5/8" IRON PIN WITH YELLOW PLASTIC CAP MARKED "FARBER PLS 2189" PER S/N 21301.
- FOUND FOUND 1 1/2" ALUMINUM CAP MARKED "FARBER PLS 2189" PER S/N 21301.
- ⊗ FOUND 5/8" IRON PIN WITH YELLOW PLASTIC CAP MARKED "FARBER PLS 2189" PER S/N 22604.
- FOUND FOUND 1 1/2" ALUMINUM CAP MARKED "FARBER PLS 2189" PER S/N 22604.
- SET 5/8" BY 24" IRON PIN WITH PLASTIC CAP MARKED "FRANTZ LS 50077".
- ⊗ SET 5/8" BY 30" IRON PIN WITH PLASTIC CAP MARKED "FRANTZ LS 50077".
- SET 5/8" BY 30" IRON PIN WITH 1 1/2" ALUMINUM CAP MARKED "PLS 50077".
- R1 RECORD DATA PER S/N 21798, THE NORTH VILLAGE AT TWIN CREEKS PHASE IV. (NVATC PH IV)
- R2 RECORD DATA PER S/N 21301, THE NORTH VILLAGE AT TWIN CREEKS PHASE III. (NVATC PH III)
- R3 RECORD DATA PER S/N 22604, THE NORTH VILLAGE AT TWIN CREEKS PHASE V. (NVATC PH V)

THE BASIS OF BEARING FOR THIS SURVEY IS NAD 83 (2011) EPOCH 2010.00 DATUM, COORDINATE SYSTEM IS THE OGRS GRANTS PASS-ASHLAND.

SEE SHEET 1 FOR LINE TABLE AND CURVE TABLE

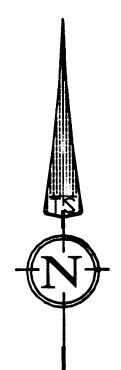
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REGISTERED
**PROFESSIONAL
LAND SURVEYOR**

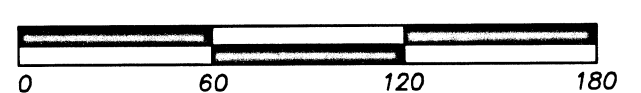
Fred A. Frantz
FRED A. FRANTZ
No. 50077

Renewal 12-31-21



FILED
DATE 3/3/2020 BY PC
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

DATE: 11-29-19
SCALE: 1"= 60'



I HEREBY CERTIFY THAT THIS PLAT IS AN EXACT COPY OF THE ORIGINAL

Fred A. Frantz
FRED A. FRANTZ, PLS 50077

INITIAL POINT

23033
17453