

# LAND PARTITION SURVEY PARTITION PLAT NO. P-10-2022

FILED  
Date 3/3/22 By SS  
This Survey Consists Of:  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

### APPROVAL:

EXAMINED AND APPROVED THIS 20 DAY OF February, 2022  
[Signature]  
JACKSON COUNTY SURVEYOR

### APPROVAL:

EXAMINED AND APPROVED BY THE CITY OF CENTRAL POINT THIS 1<sup>st</sup> DAY OF March 2022.  
PUBLIC WORKS DIRECTOR [Signature]  
COMMUNITY DEVELOPMENT DIRECTOR [Signature]

### A REPLAT OF LOT 98 AND 99, THE NORTH VILLAGE AT TWIN CREEKS, PHASE V

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

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

### RECORDING:

FILED FOR RECORD THIS 3<sup>rd</sup> DAY OF March  
2022, AT 8:50 O'CLOCK, A.M. AND RECORDED AS  
PARTITION PLAT NO. P-10-2022 OF THE RECORDS

INDEX VOLUME 33, PAGE 10

[Signature] [Signature]  
COUNTY CLERK DEPUTY

COUNTY SURVEYOR FILE NO. 23601

### TAX STATEMENT:

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY  
O.R.S. 92.095 HAVE BEEN PAID AS OF 2nd of March 2022

ASSESSOR [Signature] DATE 3-3-22

TAX COLLECTOR [Signature] DATE 3/2/22

### DECLARATION:

KNOW ALL MEN BY THESE PRESENTS:

THAT TWIN CREEKS DEVELOPMENT CO., LLC, AN OREGON LIMITED LIABILITY COMPANY, IS THE OWNER OF THE LANDS SHOWN ON THIS PARTITION PLAT, MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND HAVE CAUSED SAID LANDS TO BE PARTITIONED INTO THE PARCELS AS SHOWN HEREIN. ALL BOUNDARY LINES ARE PLAINLY SET FORTH AND THIS PLAT IS A CORRECT REPRESENTATION OF THE PARTITION.

[Signature]  
BRET MOORE, MANAGER  
WL MOORE PROPERTIES LLC (MANAGING MEMBER)  
TWIN CREEK DEVELOPMENT CO., LLC, AN OREGON LIMITED LIABILITY COMPANY

### SURVEYOR'S CERTIFICATE

I, PHILIP J. DROSSOS, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, NO. 90718, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, AS PROVIDED BY LAW, THOSE TRACTS OF LAND SHOWN HEREIN AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE SAME, THE FOLLOWING BEING AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES:

LOTS NINETY EIGHT (98) AND NINETY NINE (99) OF THE NORTH VILLAGE AT TWIN CREEKS, PHASE V, IN THE CITY OF CENTRAL POINT, JACKSON COUNTY, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN VOLUME 44, PAGE 12, OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON.

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

PURPOSE: TO SURVEY AND MONUMENT A LAND PARTITION OF A RE-PLAT OF LOT 98 AND LOT 99, THE NORTH VILLAGE AT TWIN CREEKS, PHASE V, BEING FILED AS SURVEY NUMBER 22604 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR, AS APPROVED BY THE CITY OF CENTRAL POINT PLANNING DEPARTMENT AS FILE NO. PAR-21001

PROCEDURE: USING A TRIMBLE S6 TOTAL STATION, I RECOVERED AND TIED THE EXISTING MONUMENTS OF RECORD AS SHOWN HEREIN. THE EXISTING CENTERLINE MONUMENTS WERE HELD AS SHOWN TO ESTABLISH THE NECESSARY RIGHT-OF-WAYS. AT THE SOUTHWESTERLY MOST CORNER I FIND THE ORIGINAL 5/8" REBAR BENT. I FIND AND HOLD THE EXISTING CORNERS TO THE EAST AND WEST, AND HOLD THE PLAT RECORD DISTANCE FOR THE RIGHT-OF-WAY OF ALLEY C OF 27' TO RE-ESTABLISH SAID CORNER.

### EASEMENTS OF RECORD

EASEMENTS SHOWN IN TICOR TITLE COMPANY OF OREGON ORDER NO. 470321079964 EFFECTIVE DATE DECEMBER 21, 2021 ARE SHOWN HEREIN ON SHEET 2

### ACKNOWLEDGEMENT

STATE OF OREGON )  
COUNTY OF JACKSON ) S.S.

ON THIS, THE 16 DAY OF February, 2022, THE ABOVE NAMED BRET MOORE, BEING MANAGER OF WL MOORE PROPERTIES LLC., BEING THE MANAGING MEMBER FOR TWIN CREEKS DEVELOPMENT CO., LLC, AN OREGON LIMITED LIABILITY COMPANY TO ME PERSONALLY KNOWN, WHO BEING DULY SWORN, DID SAY THAT THE SAID INSTRUMENT WAS SIGNED BY AND TO BE HIS FREE ACT AND DEED.

[Signature]

NOTARY PUBLIC, STATE OF OREGON

COMMISSION NO. 988584

MY COMMISSION EXPIRES June 16, 2023



Renewal 12-31-23

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

[Signature]  
PHILIP J. DROSSOS, PLS 90718

### TERRASURVEY, INC.

PROFESSIONAL LAND SURVEYORS

274 FOURTH STREET  
ASHLAND, OREGON 97520

(541) 482-6474  
terrain@bisp.net  
JOB NO. 1485-21

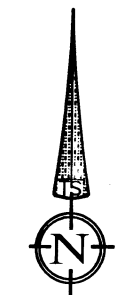
FILED  
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BASIS OF BEARING IS THE CENTERLINE OF CASTLE ROCK DRIVE BETWEEN THE FOUND CENTERLINE MONUMENTS AS SHOWN HEREIN, AND REFERENCED ON SURVEY NUMBER 22604, HAVING A RECORD PLAT BEARING OF N55°03'11"E

# LAND PARTITION SURVEY PARTITION PLAT NO. P-10-2022

A REPLAT OF  
 LOT 98 AND 99, THE NORTH VILLAGE  
 AT TWIN CREEKS, PHASE V

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



DATE: 12-24-2021  
 SCALE: 1" = 20'

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

### LEGEND

- BOUNDARY LINE
- ⊕ FOUND 1-1/2" ALUMINUM CAP STAMPED "FARBER PLS 2189" PER THE NORTH VILLAGE AT TWIN CREEKS PHASE V SUBDIVISION - S/N 22604
- ⊙ FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "FARBER PLS 2189" PER THE NORTH VILLAGE AT TWIN CREEKS PHASE V SUBDIVISION - S/N 22604
- SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP STAMPED "DROSSOS LS 90718"
- - - EXISTING 10' PUBLIC UTILITY EASEMENT PER THE NORTH VILLAGE AT TWIN CREEKS PHASE V SUBDIVISION - S/N 22604
- S/N SURVEY NUMBER, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR, JACKSON COUNTY, OREGON
- INST. NO. INSTRUMENT NUMBER, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON
- (R1) RECORD DATA PER THE NORTH VILLAGE AT TWIN CREEKS PHASE V SUBDIVISION - S/N 22604

I HEREBY CERTIFY THAT THIS PLAT IS AN EXACT COPY OF THE ORIGINAL.  
  
 PHILIP J. DROSSOS, PLS 90718

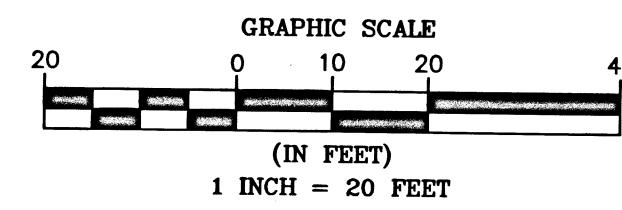
REGISTERED  
**PROFESSIONAL  
 LAND SURVEYOR**  
  
 OREGON  
 JULY 12, 2016  
 PHILIP J. DROSSOS  
 No. 90718

Renewal 12-31-23

**TERRASURVEY, INC.**  
 PROFESSIONAL LAND SURVEYORS

274 FOURTH STREET  
 ASHLAND, OREGON 97520

(541) 482-6474  
 terrain@bisp.net  
 JOB NO. 1485-21



CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	BEARING
C1	73.49'	345.00'	12°12'19"	N28°01'30"W
C2	31.14'	20.00'	89°12'34"	S10°28'37"W
C3	73.34'	318.00'	13°12'48"	N27°24'04"W
C4	6.22'	318.00'	1°07'17"	N34°34'06"W

THE NORTH VILLAGE AT TWIN CREEKS, PHASE V  
 S/N 22604  
 LOT 109

THE NORTH VILLAGE AT TWIN CREEKS, PHASE V  
 S/N 22604  
 LOT 108

THE NORTH VILLAGE AT TWIN CREEKS, PHASE V  
 S/N 22604  
 LOT 100

PARCEL 3  
 4624.23 SQ. FT.

PARCEL 2  
 4625.49 SQ. FT.

PARCEL 1  
 3974.85 SQ. FT.

THE NORTH VILLAGE AT TWIN CREEKS, PHASE V  
 S/N 22604  
 LOT 196

INITIAL POINT FOUND DISTURBED  
 5/8" REBAR PER S/N 22604,  
 REPLACED WITH 5/8"x30" REBAR