

**TENTATIVE PLAN – AMMENMENT  
THE NORTH VILLAGE AT TWIN CREEKS  
PHASES II, V**

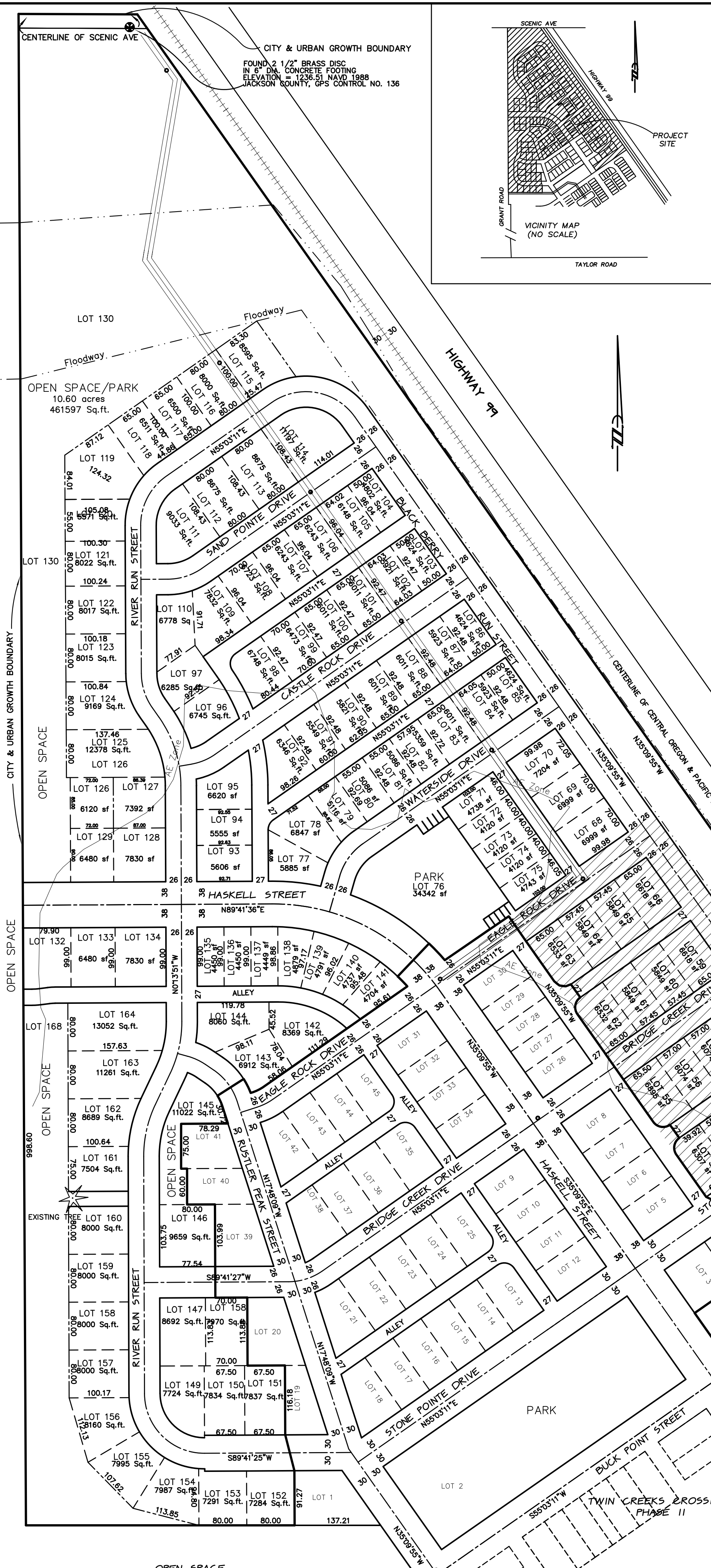
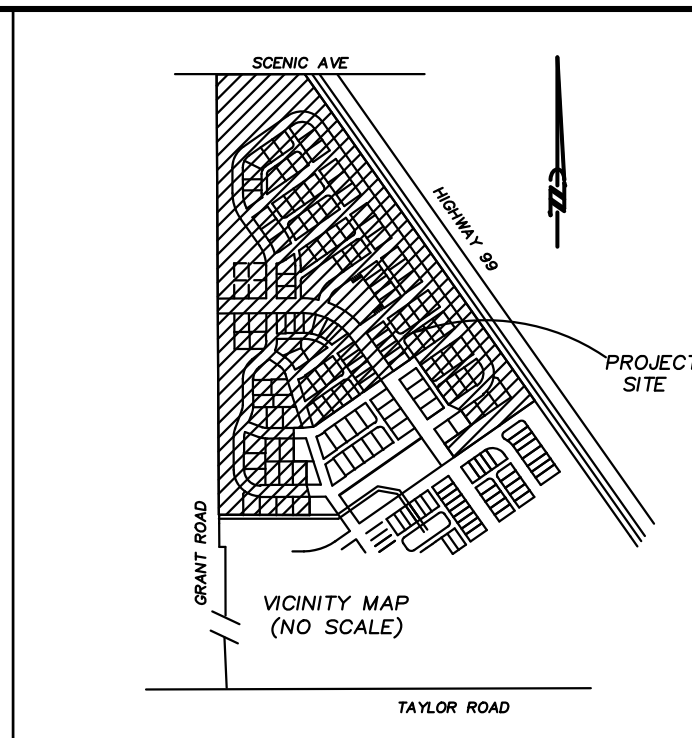
located in the  
NORTHWEST AND SOUTHWEST ONE QUARTER OF  
SECTION 3, TOWNSHIP 37 SOUTH, RANGE 2 WEST,  
WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON

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

P.O. BOX 3577  
CENTRAL POINT, OREGON 97502

**NOTES**

- TOTAL NORTH VILLAGE AREA 40.83 ACRES REMAINING.
- NORTH VILLAGE PHASE I, 4.71 ACRES GROSS, 3.42 ACRES NET, 5.56 UNITS/AC
- NORTH VILLAGE PHASE I, 19 LOTS RESIDENTIAL, UNDER CONSTRUCTION
- NORTH VILLAGE PHASE II, 9.42 ACRES GROSS, 5.02 ACRES NET, 6.18 UNITS/AC
- NORTH VILLAGE PHASE II, 34 LOTS, 31 RESIDENTIAL, 3 PARK/OPEN SPACE
- NORTH VILLAGE PHASE III 9.46 ACRES GROSS, ALREADY PLATTED
- NORTH VILLAGE PHASE IV 4.65 ACRES GROSS, ALREADY PLATTED
- NORTH VILLAGE PHASE V, 26.70 AC GROSS, 9.28 NET, 6.36 UNITS/AC
- NORTH VILLAGE PHASE V, 61 LOTS; 59 RESIDENTIAL LOTS, 2 PARKS/OPEN SPACE
- MINIMUM LOT 4120 SF
- AVERAGE LOT 6921 SF
- NUMBER OF LOTS = 95 OF WHICH 5 ARE PARKS/OPEN SPACE
- PUE = PUBLIC UTILITIES EASEMENT FOR ELECTRIC POWER, TELEPHONE GAS AND CABLE TV.
- AVERAGE LOT AREA DOES NOT INCLUDE OPEN SPACES OR PARKS
- = PHASE LINE
- = TAX LOT LINE
- o = SANITARY SEWER MANHOLE
- VERTICAL DATUM = NAVD 1988
- ZONING DISTRICTS = LMR, OS
- BASIS OF BEARING IS TRUE NORTH, NAD 83/91 DATUM, AS DERIVED BY GLOBAL POSITIONING SYSTEM OBSERVATIONS.

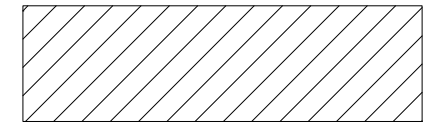


REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 26, 1985  
HERBERT A. FARBER  
2189

RENEWAL DATE 12-31-17

ELECTRONIC COPY



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

SCALE: 1" = 120'  
DATE: July 7, 2016  
JOB NO.: 0549-96L

JOBS\Central Point\TWIN CREEKS LLC\Neighborhood Files\The North Village\  
master plan north village 030616.dwg  
ASSESSORS MAP FILE NO. 37 2W 3B TL 1601, 1602, 1800 &  
FILE NO. 372W3BC-100, 200