

**CHARLES POINT SUBDIVISION,
Phase 1
(A Planned Community)**
Located in:
**the Southwest 1/4 of Section 32,
Township 37 South, Range 1 West, W.M.,
in the City of Medford, Jackson County, Oregon**

INDEX OF SHEETS	
SHEET 1 OF 3	DECLARATION, SIGNATURES, CONSENTS APPROVALS, SURVEYOR'S CERTIFICATE
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SHEET 3 OF 3	UTILITY EASEMENTS, NOTES

*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS, THAT WE, SMITH INVESTMENT GROUP, INC, AN OREGON CORPORATION, ARE THE OWNERS IN FEE SIMPLE OF THE LANDS HEREON DESCRIBED, AND THAT WE HAVE SUBDIVIDED THE SAME INTO LOTS, TRACTS AND STREETS AS SHOWN HEREON, AND THE NUMBER OF EACH LOT AND THE COURSE AND LENGTH OF ALL LINES ARE PLAINLY SET FORTH, AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE SUBDIVISION. WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC RIGHT-OF-WAY THAT AREA PORTRAYED AND DESIGNATED AS HIGHGATE STREET AND THOSE AREAS OF ADDITIONAL DEDICATION SHOWN HEREON, TOGETHER WITH THOSE EASEMENTS LABELED AS PUBLIC UTILITY EASEMENTS. WE HEREBY GRANT TO THE CITY OF MEDFORD IN FEE SIMPLE THOSE AREAS DESIGNATED HEREON AS 1-FOOT STREET PLUGS. BY ITS APPROVAL OF THIS PLAT, THE CITY OF MEDFORD DECLARES THAT UPON DEDICATION OF THE EXTENSION OF THE AFFECTED STREETS, IT THEREBY DEDICATES THE STREET PLUGS FOR PUBLIC STREET PURPOSES. WE HEREBY GRANT TO ROGUE VALLEY SEWER SERVICES, THEIR HEIRS AND ASSIGNS, A 15.00 FOOT EASEMENT FOR INSTALLATION AND MAINTENANCE OF SANITARY SEWER FACILITIES OVER AND ACROSS LOTS 6 AND 7, AND TRACT A AS SHOWN HEREON. WE HEREBY CREATE FOR THE BENEFIT OF THE OWNERS, THEIR HEIRS AND ASSIGNS OF LOTS 1-7, PRIVATE STORM DRAIN EASEMENTS OVER AND ACROSS TRACTS A AND B AND OVER SMITHBURY STREET. WE HEREBY GRANT TO THE CITY OF MEDFORD A STORM DRAIN EASEMENT FOR ACCESS TO AND MAINTENANCE OF GORE CREEK OVER AND ACROSS TRACT B. WE HEREBY DESIGNATE SAID SUBDIVISION AS CHARLES POINT SUBDIVISION, PHASE 1.

SMITH INVESTMENT GROUP, INC.

IN WITNESS WHEREOF, SIGNED THIS THE 10-19-06 DAY OF October, 2006.

[Signature]
BY: [Signature]

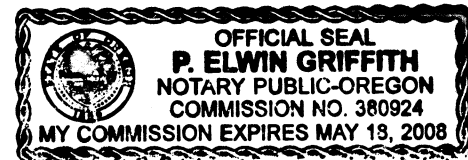
TITLE: Officer

STATE OF OREGON)
COUNTY OF JACKSON)SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19 DAY OF October, 2006 BY Milo Smith, KNOWN TO ME AS THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF SMITH INVESTMENT GROUP, LLC., AN OREGON CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL.

[Signature]
NOTARY



CONSENTS

AFFIDAVIT OF CONSENT RECORDED AS DOC. NO. 2006-053363, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON FOR TRUST DEED BENEFITING PREMIERWEST BANK RECORDED AS DOC. NO. 2005-004411, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

AFFIDAVIT OF CONSENT RECORDED AS DOC. NO. 2006-054294, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON FOR TRUST DEED BENEFITING PREMIERWEST BANK RECORDED AS DOC. NO. ~~2005-055479~~, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON. 2006-050178

AFFIDAVIT OF CONSENT RECORDED AS DOC. NO. 2006-053365, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON FOR TRUST DEED BENEFITING THE SMITH FAMILY TRUST, CHARLES E. SMITH AND PHILIP C. SMITH RECORDED AS DOC. NO. 2006-033991, OFFICIAL RECORDS OF JACKSON COUNTY,

AFFIDAVIT OF CONSENT RECORDED AS DOC. NO. 2006-053362, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON FOR TRUST DEED BENEFITING PREMIERWEST BANK RECORDED AS DOC. NO. 2006-038583, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

APPROVAL FOR RECORDING

[Signature] COUNTY COMMISSIONER/ADMINISTRATOR DATE 11-28-06

FILED FOR RECORD THIS 28th DAY OF November, 2006 AT 10:45 O'CLOCK A.M. AND RECORDED IN VOLUME 32 OF PLATS AT PAGE 98 OF RECORDS OF JACKSON COUNTY, OREGON.

[Signature] COUNTY CLERK [Signature] DEPUTY

I certify this plat to be an exact photocopy of the original.
David M. Minnici
SURVEYOR



*** SURVEYOR'S CERTIFICATE ***

I, DAVID M. MINNECI, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH THE PROPER MONUMENTS AS PROVIDED BY LAW THE TRACT OF LAND HEREON SHOWN AND THE PLAT IS A CORRECT REPRESENTATION OF THE SAME, AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES:

COMMENCING AT THE NORTHWEST CORNER OF DONATION LAND CLAIM NO. 48 IN TOWNSHIP 37 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON; THENCE, ALONG THE WESTERLY LINE OF SAID CLAIM, SOUTH 00°01'52" EAST 146.64 FEET TO THE INITIAL POINT OF BEGINNING OF CHARLES POINT SUBDIVISION, PHASE 1; THENCE, CONTINUE SOUTH 01°01'52" EAST 264.02 FEET TO THE NORTHERLY LINE OF THAT TRACT DESCRIBED IN DOCUMENT NO. 76-17708, OFFICIAL RECORDS OF SAID JACKSON COUNTY; THENCE, ALONG SAID NORTHERLY LINE, SOUTH 89°51'10" WEST 196.08 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF LOWREY LANE; THENCE, ALONG SAID EASTERLY LINE, NORTH 00°08'50" WEST 30.00 FEET; THENCE, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID LOWREY LANE, SOUTH 89°51'10" WEST 315.08 FEET; THENCE, LEAVING SAID NORTHERLY LINE, NORTH 69.61 FEET; THENCE WEST 64.00 FEET; THENCE NORTH 104.58 FEET; THENCE WEST 66.55 FEET; THENCE, ALONG THE ARC OF A 67.00 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD TO WHICH BEARS NORTH 38°07'11" EAST 29.64 FEET, AN ARC DISTANCE OF 29.89 FEET; THENCE NORTH 39°06'06" WEST 40.00 FEET; THENCE NORTH 50°53'54" EAST 363.39 FEET; THENCE, ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD TO WHICH BEARS NORTH 05°53'54" EAST 28.28 FEET), AN ARC DISTANCE OF 31.42 FEET; THENCE NORTH 39°06'06" WEST 1.00 FOOT; THENCE NORTH 50°53'54" EAST 63.00 FEET; THENCE SOUTH 39°06'06" EAST 1.00 FOOT; THENCE, ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD TO WHICH BEARS SOUTH 84°06'06" EAST 28.28 FEET), AN ARC DISTANCE OF 31.42 FEET; THENCE SOUTH 39°06'06" EAST 40.00 FEET; THENCE, ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD TO WHICH BEARS SOUTH 05°53'54" WEST 28.28 FEET), AN ARC DISTANCE OF 31.42 FEET; THENCE SOUTH 39°06'06" EAST 44.95 FEET; THENCE, ALONG THE ARC OF A 181.50 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD TO WHICH BEARS SOUTH 19°37'28" EAST 121.04 FEET), AN ARC DISTANCE OF 123.40 FEET; THENCE SOUTH 00°08'50" EAST 79.80 FEET; THENCE NORTH 89°51'10" EAST 195.12 FEET TO THE POINT OF BEGINNING.

David M. Minnici
SURVEYOR

*** APPROVALS ***

MEDFORD CITY PLANNING:

I CERTIFY THAT, PURSUANT TO AUTHORITY GRANTED IN ORDINANCE NO. 5785 THIS PLAT IS HEREBY APPROVED.

Bianca Helton Nov 21, 2006
PLANNING DIRECTOR DATE

EXAMINED AND APPROVED THIS 31st DAY OF October, 2006.

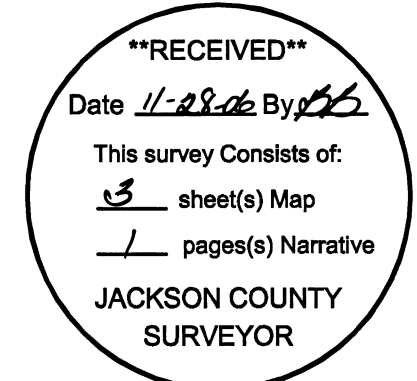
Lawrence Bushaw [Signature]
CITY ENGINEER ACTING CITY SURVEYOR

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100 THIS 28th DAY OF November, 2006.

Amanda Kirkpatrick, Deputy
ASSESSOR, DEPARTMENT OF ASSESSMENT

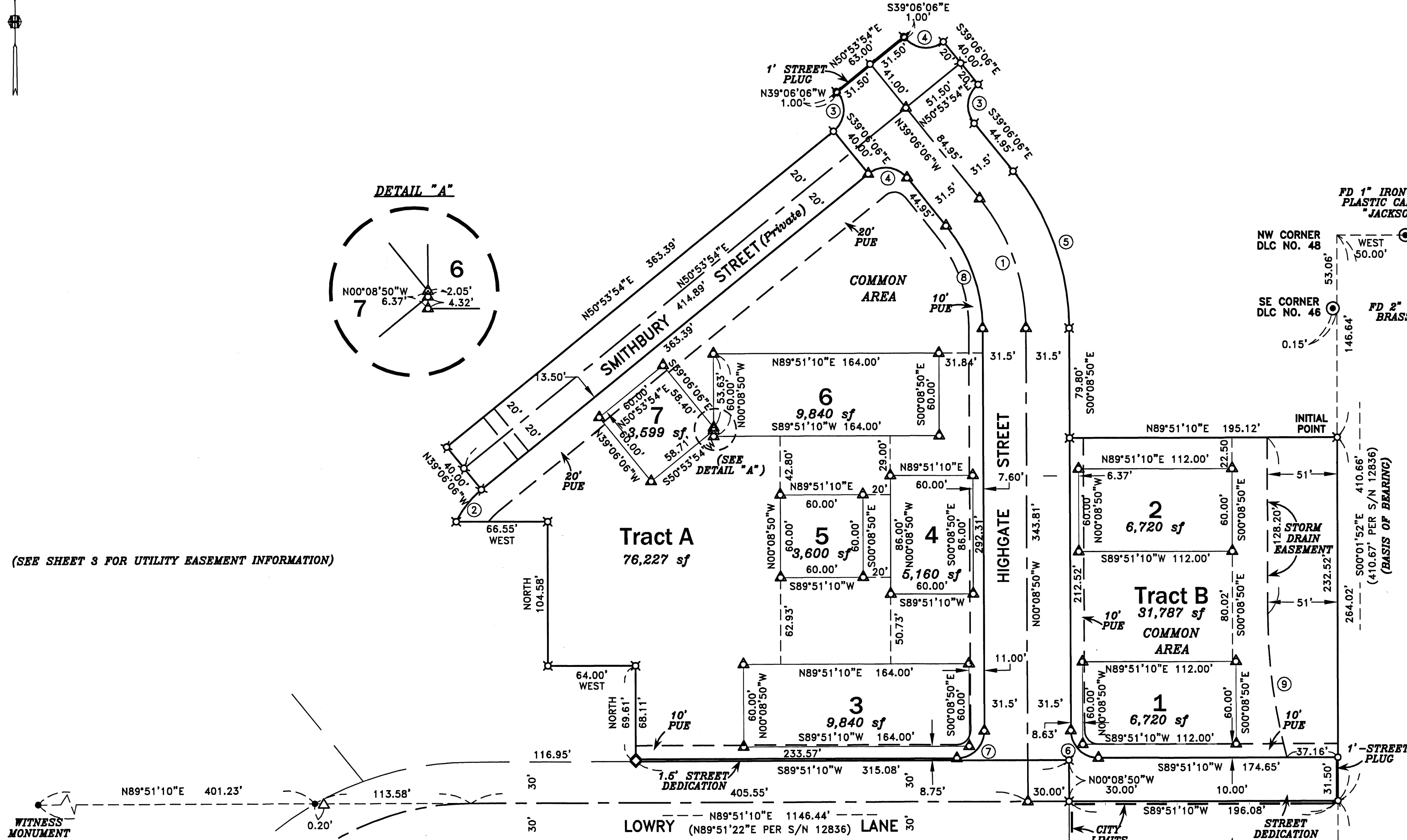
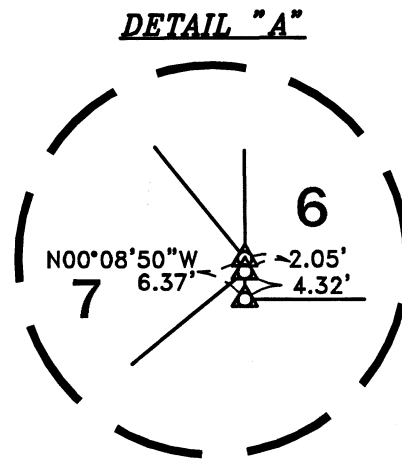
ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF THIS 28th DAY OF November, 2006.

Jamcee Clark, Deputy
TAX COLLECTOR



**CHARLES POINT SUBDIVISION,
Phase 1
(A Planned Community)**
Located in:
the Southwest 1/4 of Section 32,
Township 37 South, Range 1 West, W.M.,
in the City of Medford, Jackson County, Oregon

** RECEIVED **
Date 11-28-06 By CS
This survey consists of:
3 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY
SURVEYOR



CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	38°57'16"	150.00'	101.98'	100.03'	N19°37'28"W
2	25°33'25"	67.00'	29.89'	29.64'	N38°07'11"E
3	90°00'00"	20.00'	31.42'	28.28'	N05°53'54"E
4	90°00'00"	20.00'	31.42'	28.28'	S84°06'06"E
5	38°57'16"	181.50'	123.40'	121.04'	S19°37'28"E
6	90°00'00"	20.00'	31.42'	28.28'	N45°08'50"W
7	90°00'00"	20.00'	31.42'	28.28'	N44°51'10"E
8	38°57'16"	118.50'	80.57'	79.02'	N19°37'28"W
9	15°06'48"	400.00'	105.51'	105.51'	S07°27'09"E

HOFFBUHR & ASSOCIATES, INC.
880 GOLF VIEW DR., STE 201 MEDFORD, OREGON
(541) 779-4641
BY: DAVID M. MINNECI RPLS NO. 2349
SCALE: 1 INCH = 60' JULY 12, 2006
BASIS OF BEARING: SURVEY NUMBER 12836 (EAST LINE)

- = SET 5/8" x 24" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECI LS 2349"
- ⊗ = SET 5/8" x 30" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECI LS 2349"
- ⊙ = SET 5/8" x 30" IRON PIN WITH ALUMINUM CAP STAMPED "LS 2349"
- ◆ = SET LEAD PLUG & TACK WITH METAL WASHER STAMPED "LS 2349"
- △ = DEFERRED MONUMENT (SEE CS 20251)
- = FD. 5/8 IRON PIN PER S/N 12836
- ▲ = FD. P.K. NAIL PER S/N 8453
- ⊕ = FOUND MONUMENT AS NOTED.
- S/N = SURVEY NUMBER
- PUE = EASEMENT FOR PUBLIC UTILITIES, TELEPHONE, GAS ELECTRIC AND CABLE TELEVISION CONSTRUCTION AND MAINTENANCE.
- O.R.J.C.O. = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON

I certify this plat to be an exact photocopy of the original.
David M. Minnecci
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
David M. Minnecci
OREGON
JULY 28, 1988
DAVID M. MINNECI
2349
EXPIRES 12/31/06

UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE LOT OWNER'S EXPENSE. OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.

ALL DEFERRED MONUMENTS WILL BE SET NO LATER THAN
July 15, 2007.

David M. Minnecci
SURVEYOR

ALL DEFERRED MONUMENTS ARE NOW SET, SEE DOCUMENT NO. 2008-43761 OF OFFICIAL RECORDS THIS 8TH DAY OF December, 2008 (SEE CS 20251)

APPROVED: *David M. Minnecci*
JACKSON COUNTY SURVEYOR

FD 2 1/2" BRASS CAP STAMPED "TS8S R1W"
SW 38 | DLC
1998

SW CORNER DLC NO. 38
(02277P1S2.DWG)
SHEET 2 OF 3

UTILITY EASEMENTS

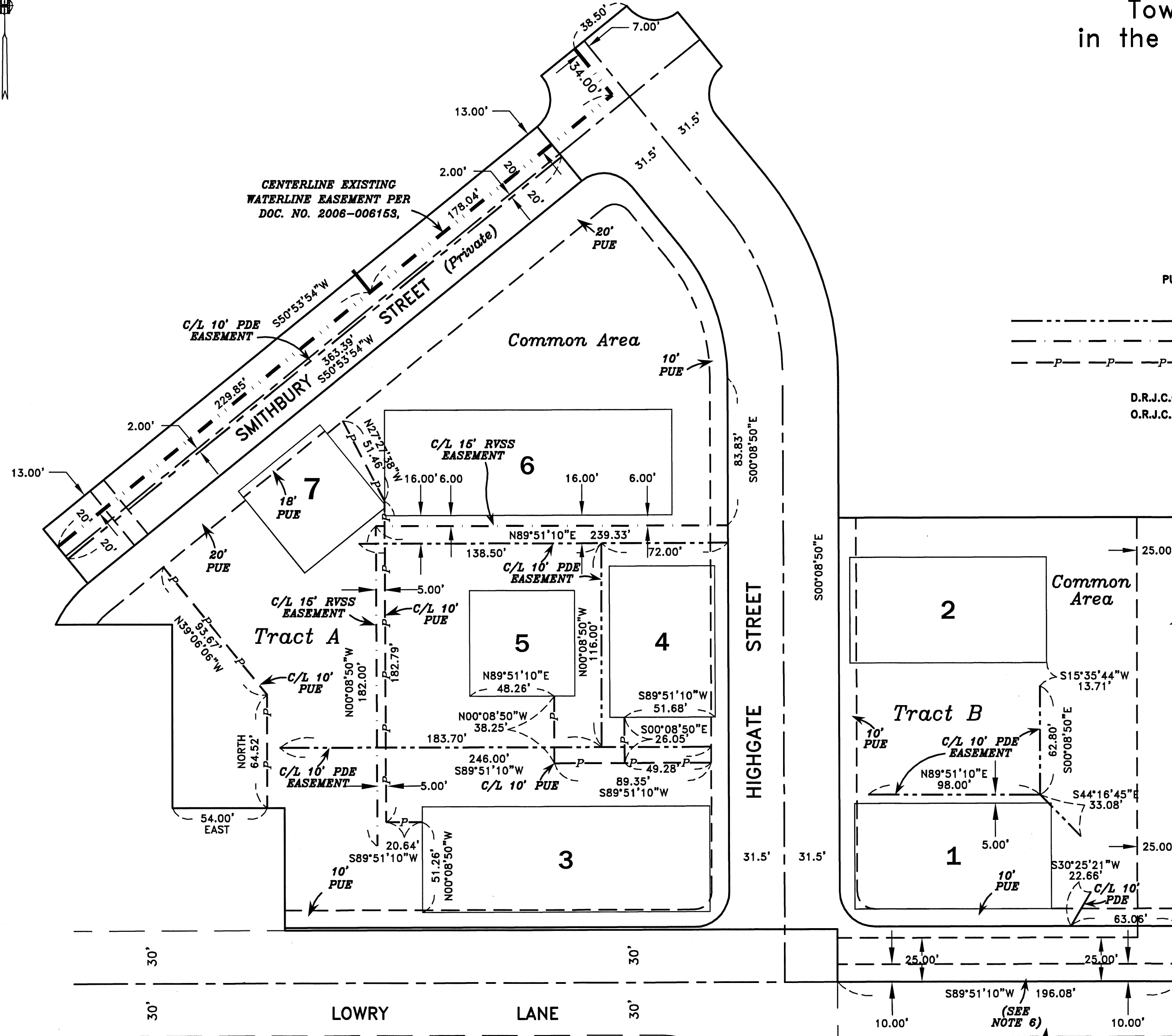
CHARLES POINT SUBDIVISION,

Phase 1

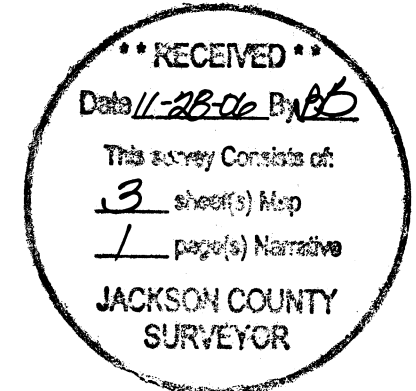
(A Planned Community)

Located in:

the Southwest 1/4 of Section 32,
Township 37 South, Range 1 West, W.M.,
in the City of Medford, Jackson County, Oregon



HOFFBUHR & ASSOCIATES, INC.
880 GOLF VIEW DR., STE 201, MEDFORD, OREGON
(541) 779-4641
BY: DAVID M. MINNECI RPLS NO. 2349
SCALE: 1 INCH = 50' JULY 12, 2006
BASIS OF BEARING: SURVEY NUMBER 12836
(EAST LINE)



PUE = EASEMENT FOR PUBLIC UTILITIES, TELEPHONE, GAS
ELECTRIC AND CABLE TELEVISION CONSTRUCTION
AND MAINTENANCE.
--- = C/L PRIVATE STORM DRAIN EASEMENT (PDE)
--- = C/L ROGUE VALLEY SEWER SERVICE SANITARY SEWER LINE (RVSS)
---P---P---P--- = C/L PUBLIC UTILITY EASEMENT (PUE)

D.R.J.C.O. = DEED RECORDS OF JACKSON COUNTY, OREGON
O.R.J.C.O. = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON

NOTES:

- 1.) EASEMENT GRANTED PACIFICORP FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY PER VOL. 149, PG. 55, VOL. 458, PG. 304 & VOL. 383, PG. 378, D.R.J.C.O. (SPECIFIC LOCATION NOT GIVEN)
- 2.) RESERVATION OF ALL RIGHTS OF WAY FOR ALL IRRIGATION DITCHES, ELECTRIC AND TELEPHONE LINES PER VOL. 310, PG. 441 D.R.J.C.O.
- 3.) RIGHT TO CONSTRUCT, INSTALL AND REPAIR EXISTING IRRIGATION AND DRAINAGE DITCHES PER VOL. 384, PG. 80 D.R.J.C.O.
- 4.) LIMITED ACCESS IN DEED TO STATE OF OREGON, BY AND THROUGH ITS DEPARTMENT OF TRANSPORTATION, HIGHWAY DEPARTMENT, PER VOL. 384, PG. 80 D.R.J.C.O.
- 5.) EASEMENT GRANTED PACIFIC POWER & LIGHT COMPANY FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY PER DOC. NO. 77-17512, O.R.J.C.O. (SPECIFIC LOCATION NOT GIVEN)
- 6.) 10' EASEMENT GRANTED JACKSON COUNTY TO CONSTRUCT AND MAINTAIN NECESSARY DRAINAGE FACILITIES AND SEWAGE DISPOSAL FACILITIES PER DOC. NOS. 79-13810 AND 79-16867, O.R.J.C.O. (SHOWN)
- 7.) RESERVATION AND CONDITION REGARDING OPEN SPACE PER DOC. NO. 80-09212, O.R.J.C.O. (SPECIFIC LOCATION NOT GIVEN)
- 8.) EASEMENT GRANTED CITY OF MEDFORD FOR WATER MAIN PER DOC. NO. 2006-006153, O.R.J.C.O. (SHOWN)

I certify this plat to be an exact
photocopy of the original.
David M. Minnecci
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

David M. Minnecci

OREGON
JULY 24, 1988
DAVID M. MINNECCI
2349

EXPIRES 12/31/06

DEDICATION OF STREET
RIGHT-OF-WAY PER
DOC. NO. 2006-001798,
O.R.J.C.O.

SURVEY NO 19427

**SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES**

Survey for: **Smith Investment Group, Inc.**
P.O. Box 272
Medford, Oregon 97501

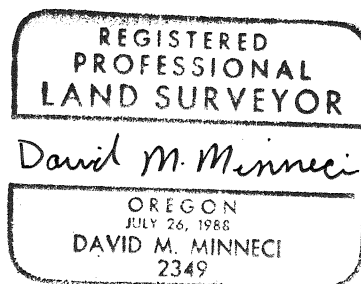
Location: The Southwest ¼ of Section 32, Township 37 South, Range 1 West, Willamette Meridian, City of Medford, Jackson County, Oregon.

Purpose: To survey, monument and record a Subdivision Plat for **CHARLES POINT SUBDIVISION, PHASE 1** per client's request. This property is a portion of that tax lot described in Document No. 2006-033990.

Procedure: Utilizing found monumentation from Survey No. 12836, I set monuments as shown on the accompanying Subdivision Plat.

Basis of Bearing: East line of Survey No. 12836.

Date: July 12, 2006



David M. Minneci
L.S. 2349 - Oregon
Expires 12/31/06
880 Golf View Dr., Suite 201
Medford, Oregon 97504

(CharlesPtP1.doc)

