

**CHARLES POINT SUBDIVISION,  
Phase 2**  
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
SHEET 2 OF 3	SUBDIVISION MAP, NOTES
SHEET 3 OF 3	UTILITY EASEMENTS

\*\*\* DECLARATION \*\*\*

KNOW ALL MEN BY THESE PRESENTS, THAT CHARLES POINT, LLC, HEREINAFTER REFERRED TO AS DECLARANT, IS THE OWNER IN FEE SIMPLE OF THE LANDS HEREON DESCRIBED, AND HAS SUBDIVIDED THE SAME INTO LOTS, TRACT "A", PUBLIC STREET AND PRIVATE ROAD (WIMBLEY STREET) 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. DECLARANT HEREBY DEDICATES TO THE PUBLIC FOR PUBLIC USE THE PUBLIC STREET RIGHT-OF-WAY SHOWN HEREON TOGETHER WITH THOSE EASEMENTS LABELED AS PUBLIC UTILITY EASEMENTS. DECLARANT HEREBY GRANTS TO THE CITY OF MEDFORD IN FEE SIMPLE THE AREA DESIGNATED HEREON AS A 1-FOOT STREET PLUG. BY ITS APPROVAL OF THIS PLAT, THE CITY OF MEDFORD DECLARES THAT UPON DEDICATION OF THE EXTENSION OF HIGHGATE STREET, IT THEREBY DEDICATES THE STREET PLUG FOR PUBLIC STREET RIGHT-OF-WAY PURPOSES. DECLARANT HEREBY GRANTS 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 TRACT "A" AS SHOWN HEREON. DECLARANT HEREBY CREATES FOR THE BENEFIT OF THE OWNERS, THEIR HEIRS AND ASSIGNS OF LOTS 8-11, 10.00 FOOT PRIVATE STORM DRAIN EASEMENTS OVER AND ACROSS TRACT "A" AND WIMBLEY STREET. DECLARANT HEREBY DESIGNATES SAID SUBDIVISION AS CHARLES POINT SUBDIVISION, PHASE 2.

CHARLES POINT, LLC

IN WITNESS HEREOF, SIGNED THIS THE 12<sup>th</sup> DAY OF August, 2008.

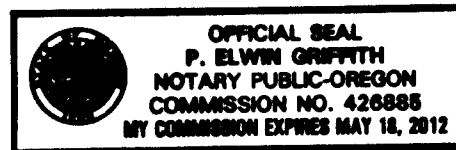
BY: Philip C. Smith  
TITLE: Member

STATE OF OREGON )  
COUNTY OF JACKSON )SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12 DAY OF August, 2008, BY Philip C. Smith, KNOWN TO ME AS THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF CHARLES POINT, LLC.

WITNESS MY HAND AND OFFICIAL SEAL.

P. Elwin Griffith  
NOTARY



\*\*\* APPROVALS \*\*\*

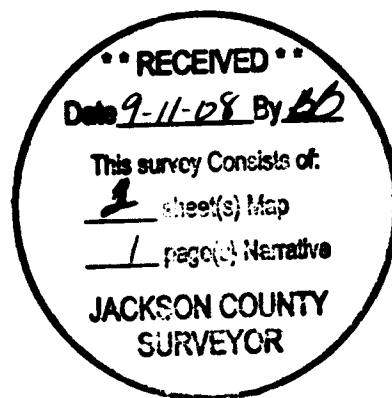
MEDFORD CITY PLANNING:

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

[Signature] 9/5/08  
PLANNING DIRECTOR DATE

EXAMINED AND APPROVED THIS 21<sup>st</sup> DAY OF August, 2008.

[Signature] [Signature]  
CITY ENGINEER CITY SURVEYOR



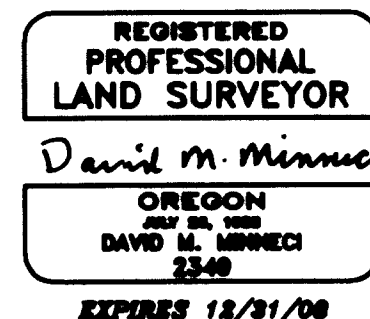
EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100 THIS 10 DAY OF September, 2008.

[Signature]  
ASSESSOR, DEPARTMENT OF ASSESSMENT

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

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF THIS 10th DAY OF September, 2008.

[Signature]  
TAX COLLECTOR



\*\*\* 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:

**BEGINNING** AT THE MOST NORTHERLY CORNER OF CHARLES POINT SUBDIVISION, PHASE 1 IN THE SOUTHWEST ONE-QUARTER (1/4) OF SECTION 32 IN TOWNSHIP 37 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON, BEING THE INITIAL POINT OF BEGINNING OF CHARLES POINT SUBDIVISION, PHASE 2; THENCE, ALONG THE BOUNDARY OF SAID PHASE 1 AS FOLLOWS: SOUTH 50°53'54" WEST 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 RIGHT (THE LONG CHORD TO WHICH BEARS SOUTH 05°53'54" WEST 28.28 FEET), AN ARC DISTANCE OF 31.42 FEET; THENCE SOUTH 50°53'54" WEST 290.50 FEET; THENCE, LEAVING SAID PHASE 1 BOUNDARY, NORTH 39°06'06" WEST 229.00 FEET; THENCE SOUTH 50°53'54" WEST 9.50 FEET; THENCE NORTH 39°06'06" WEST 40.00 FEET; THENCE NORTH 50°53'54" EAST 300.00 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 188.00 FEET TO THE INITIAL POINT OF BEGINNING.

David M. Minneci  
SURVEYOR

**CONSENT TO DECLARATION BY TRUST DEED HOLDERS**

AFFIDAVIT OF CONSENT RECORDED AS DOC. NO. 2008-030198, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON FOR TRUST DEED BENEFITING PREMIERWEST BANK RECORDED AS DOC. NO. 2006-038583 AND MODIFIED BY DOC. NO. 2007-033408. OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

AFFIDAVIT OF CONSENT RECORDED AS DOC. NO. 2008-030199, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON FOR TRUST DEED BENEFITING PREMIERWEST BANK RECORDED AS DOC. NO. 2007-046793, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

AFFIDAVIT OF CONSENT RECORDED AS DOC. NO. 2008-030200, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON FOR TRUST DEED BENEFITING PREMIERWEST BANK RECORDED AS DOC. NO. 2008-007890, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

AFFIDAVIT OF CONSENT RECORDED AS DOC. NO. 2008-030201, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON FOR TRUST DEED BENEFITING PREMIERWEST BANK RECORDED AS DOC. NO. 2008-012064, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

AFFIDAVIT OF CONSENT RECORDED AS DOC. NO. 2008-030202, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON FOR TRUST DEED BENEFITING PREMIERWEST BANK RECORDED AS DOC. NO. 2008-014291, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

AFFIDAVIT OF CONSENT RECORDED AS DOC. NO. 2008-030203, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON FOR TRUST DEED BENEFITING PREMIERWEST BANK RECORDED AS DOC. NO. 2008-020943, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

AFFIDAVIT OF CONSENT RECORDED AS DOC. NO. 2008-030204, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON FOR TRUST DEED BENEFITING PREMIERWEST BANK RECORDED AS DOC. NO. 2008-025869, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

**APPROVAL FOR RECORDING**

[Signature] Sept 11, 2008  
COUNTY COMMISSIONER/ADMINISTRATOR DATE

FILED FOR RECORD THIS 11<sup>th</sup> DAY OF September, 2008 AT 8:42 O'CLOCK A.M.

AND RECORDED IN VOLUME 34 OF PLATS AT PAGE 48 OF RECORDS OF JACKSON COUNTY, OREGON.

[Signature] [Signature]  
COUNTY CLERK DEPUTY



**AFFIDAVIT OF MONUMENTATI  
FOR  
DEFERRED MONUMENTS**

I, Christine Walker, County Clerk for Jackson County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.  
Christine Walker - County Clerk

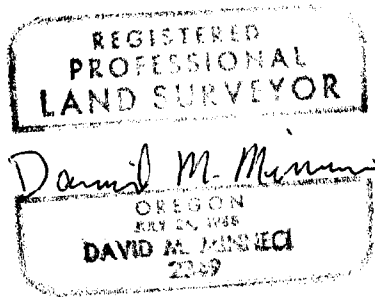
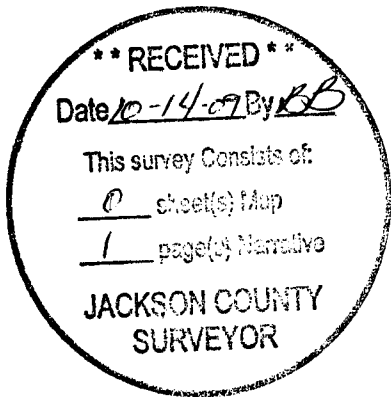
20513

**KNOW ALL MEN BY THESE PRESENTS**, that I, David M. Minneci, a duly Registered Professional Land Surveyor in the State of Oregon, do hereby affirm that I have established with proper monuments as required by law those monuments shown as deferred on the Official Plat of **CHARLES POINT SUBDIVISION, PHASE 2** as recorded in Volume 34 of Plats, Page 48 of Records in Jackson County, Oregon.

A 5/8" x 24" iron rod with a blue plastic cap stamped "D. Minneci L.S. 2349" marks all interior lot corners.

This Affidavit is to comply with Chapter 92.070 of the Revised Statues of the State of Oregon.

In Witness Hereof, signed this 13<sup>th</sup> day of October, 2009.

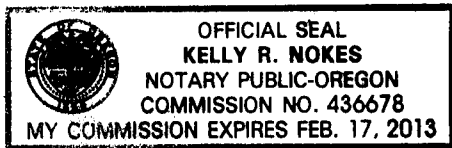


Expires 12/31/10

STATE OF OREGON ) ss.  
County of Jackson )

On this 13<sup>th</sup> day of October, 2009, personally appeared the above named David M. Minneci, a Registered Professional Land Surveyor, and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:



Kelly R. Nokes  
Notary

Approved: \_\_\_\_\_  
Medford City Surveyor

10/13/09  
Date

Examined and approved this 13<sup>th</sup> day of October, 2009.

Kerry K. Bradshaw  
Jackson County Surveyor

SURVEY NO 20162

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

Survey for: **Charles Point, LLC**  
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 2** per client's request. This property is a portion of that area described as Parcel 3 in Document No. 2008-015320, Official Records of Jackson County, Oregon.

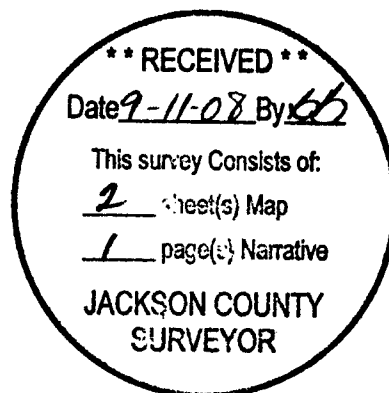
Procedure: Utilizing found control and monumentation from Survey No. 19427, I set monuments as shown on the accompanying Subdivision Plat.

Basis of Bearing: Centerline of Smithbury Street per Survey No. 19427.

Date: April 25, 2008

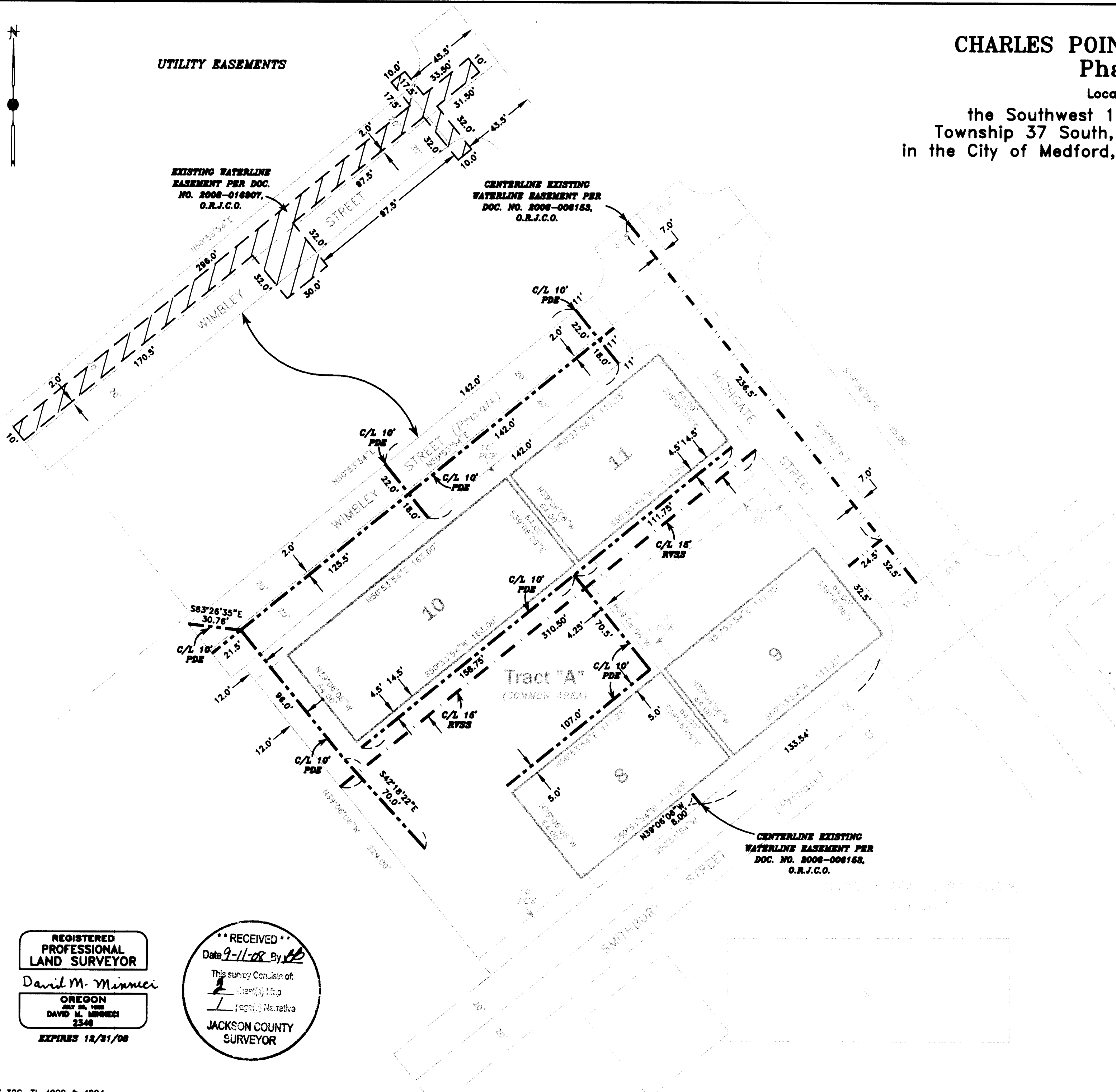


David M. Minneci  
L.S. 2349 - Oregon  
Expires 12/31/08  
880 Golf View Dr., Suite 201  
Medford, Oregon 97504




# CHARLES POINT SUBDIVISION, Phase 2



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



HOFFMANN & ASSOCIATES, INC.  
880 GOLF VIEW DR., STE 201 MEDFORD, OREGON  
(541) 779-4841  
BY: DAVID M. MINNECI RPLS NO. 2348  
SCALE: 1 INCH = 40' APRIL 25, 2008

- RVSS = ROQUE VALLEY SANITARY SEWER
- PDE = PRIVATE STORM DRAIN EASEMENT
- PUE = EASEMENT FOR PUBLIC UTILITIES, TELEPHONE, GAS ELECTRIC AND CABLE TELEVISION CONSTRUCTION AND MAINTENANCE.
-  = EASEMENT FOR INSTALLATION AND MAINTENANCE OF WATER MAINS PER DOC. NO. 2008-016907, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON
- O.R.J.C.O. = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*David M. Minnecci*  
OREGON  
2007 APR 15 2008  
DAVID M. MINNECCI  
2348  
EXPIRES 12/31/08

RECEIVED  
Date 9-11-08 By *DM*  
This survey consists of:  
 Map  
 Narrative  
JACKSON COUNTY  
SURVEYOR

# CHARLES POINT SUBDIVISION, Phase 2

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

SEE SHEET 3 FOR UTILITY  
EASEMENT LOCATIONS

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.

**NOTES:**

- 1.) EASEMENT GRANTED PACIFICORP FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY PER VOL. 149, PG. 55, VOL. 468, PG. 304 & VOL. 383, PG. 578, 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. (SPECIFIC LOCATION NOT GIVEN)
- 3.) RIGHT TO CONSTRUCT, INSTALL AND REPAIR EXISTING IRRIGATION AND DRAINAGE DITCHES PER VOL. 384, PG. 80 D.R.J.C.O. (SPECIFIC LOCATION NOT GIVEN)
- 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. (AFFECTS U.S. HIGHWAY 99)
- 5.) EASEMENT GRANTED PACIFIC POWER & LIGHT COMPANY FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY PER DOC. NO. 77-17612, O.R.J.C.O. (SPECIFIC LOCATION NOT GIVEN)
- 6.) EASEMENT GRANTED CITY OF MEDFORD FOR WATER MAINS PER DOC. NO. 2008-016907, O.R.J.C.O. (SHOWN ON SHEET 3)

ALL DEFERRED MONUMENTS WILL BE SET NO LATER THAN  
DECEMBER 31, 2008.

*David M. Minnici*  
SURVEYOR

ALL DEFERRED MONUMENTS ARE NOW SET, SEE DOCUMENT  
NO. 2009-039076 OF OFFICIAL RECORDS THIS 14<sup>TH</sup>  
DAY OF OCTOBER, 2009

APPROVED: *Kerry K. Bradshaw*  
JACKSON COUNTY SURVEYOR

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	90°00'00"	20.00'	31.42'	28.28'	N05°53'54"E
2	90°00'00"	20.00'	31.42'	28.28'	S84°06'06"E

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

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*David M. Minnici*

OREGON  
JULY 29, 1988  
DAVID M. MINNICI  
2348  
EXPIRES 12/31/08

RECEIVED  
Date 9-11-08 By BB  
This survey consists of:  
3 sheet(s) Map  
1 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

HOFFBAHR & ASSOCIATES, INC.  
880 GOLF VIEW DR., STE 201 MEDFORD, OREGON  
(541) 778-4841  
BY: DAVID M. MINNICI RPLS NO. 2348  
SCALE: 1 INCH = 40' APRIL 25, 2008  
BASIS OF BEARING: SURVEY NUMBER 19427  
(CENTERLINE OF SMITHBURY STREET)

- = SET 5/8" x 24" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNICI LS 2348"
- ⊗ = SET 5/8" x 30" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNICI LS 2348"
- = DEFERRED MONUMENT
- ⊙ = SET 5/8" x 30" IRON PIN WITH ALUMINUM CAP STAMPED "LS 2348"
- = FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNICI LS 2348" PER S/N 19427 OR 19912.
- ⊙ = FOUND 5/8" IRON PIN WITH ALUMINUM CAP STAMPED "LS 2348" PER S/N 19427.
- 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

(07161P152.DWG)  
SHEET 2 OF 3