

**CHARLES POINT SUBDIVISION,
Phase 4**
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

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*** 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", AND PRIVATE ROADS (WIMBLEY STREET, BROMLEY 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 THOSE EASEMENTS LABELED AS PUBLIC UTILITY EASEMENTS. DECLARANT HEREBY GRANTS TO ROGUE VALLEY SEWER SERVICES, THEIR HEIRS AND ASSIGNS, A 15-FOOT EASEMENT FOR INSTALLATION AND MAINTENANCE OF SANITARY SEWER FACILITIES OVER AND ACROSS BROMLEY STREET AS SHOWN HEREON, DECLARANT HEREBY CREATES FOR THE BENEFIT OF THE OWNERS, THEIR HEIRS AND ASSIGNS OF LOTS 8-11, 10-FOOT PRIVATE STORM DRAIN EASEMENTS OVER AND ACROSS TRACT "A", WIMBLEY STREET AND BROMLEY STREET. DECLARANT HEREBY DESIGNATES SAID SUBDIVISION AS CHARLES POINT SUBDIVISION, PHASE 4.

CHARLES POINT, LLC

IN WITNESS WHEREOF, SIGNED THIS THE 17 DAY OF Feb, 2009.

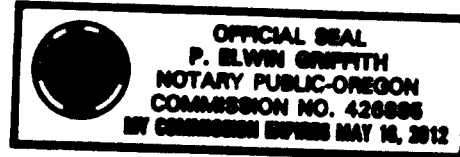
BY: Philip Smith
TITLE: Member

STATE OF OREGON)
COUNTY OF JACKSON)SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17 DAY OF Feb, 2009, BY Philip 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. Eric Duffin
NOTARY



*** APPROVALS ***

MEDFORD CITY PLANNING:

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

[Signature] 3/11/09
PLANNING DIRECTOR DATE

EXAMINED AND APPROVED THIS 20th DAY OF February, 2009.

[Signature] [Signature]
CITY ENGINEER CITY SURVEYOR

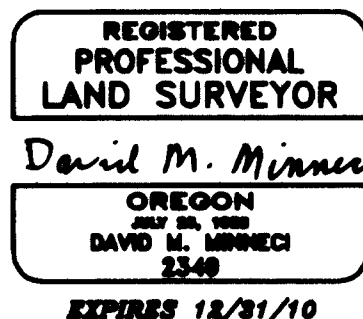
EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100 THIS 21st DAY OF July, 2009.

Amanda Alamo, 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 21st DAY OF July, 2009.

[Signature]
TAX COLLECTOR

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:

BEGINNING AT THE MOST NORTHERLY CORNER OF CHARLES POINT SUBDIVISION, PHASE 3 IN THE SOUTHWEST ONE-QUARTER (1/4) OF SECTION 32 IN TOWNSHIP 37 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD IN SAID JACKSON COUNTY, AND BEING THE INITIAL POINT OF BEGINNING OF CHARLES POINT SUBDIVISION, PHASE 4; THENCE, ALONG THE NORTHWESTERLY BOUNDARY OF SAID PHASE 3, SOUTH 50°53'54" WEST 350.66 FEET; THENCE, ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD TO WHICH BEARS NORTH 84°06'06" WEST 28.28 FEET), AN ARC DISTANCE OF 31.42 FEET; THENCE, TO AND ALONG THE NORTHEASTERLY BOUNDARY OF CHARLES POINT SUBDIVISION, PHASE 2, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD IN SAID JACKSON COUNTY, NORTH 39°06'06" WEST 189.00 FEET; THENCE, ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT (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 40.00 FEET; THENCE, LEAVING SAID NORTHEASTERLY BOUNDARY, NORTH 50°53'54" EAST 350.66 FEET; THENCE SOUTH 39°06'06" EAST 269.00 FEET TO THE INITIAL POINT OF BEGINNING.

David M. Minnici
SURVEYOR

CONSENT TO DECLARATION BY TRUST DEED HOLDERS

AFFIDAVIT OF CONSENT RECORDED AS DOC. NO. 2008-030193, 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. 2008-030194, 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. 2008-030195, 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. 2008-030196, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON FOR TRUST DEED BENEFITING PREMIERWEST BANK RECORDED AS DOC. NO. 2008-020943, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

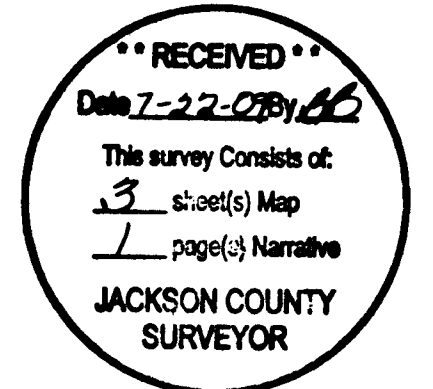
AFFIDAVIT OF CONSENT RECORDED AS DOC. NO. 2008-030197, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON FOR TRUST DEED BENEFITING PREMIERWEST BANK RECORDED AS DOC. NO. 2008-025869, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

AFFIDAVIT OF CONSENT RECORDED AS DOC. NO. 2009-004784, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON FOR TRUST DEED BENEFITING PREMIERWEST BANK RECORDED AS DOC. NO. 2008-045361, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

APPROVAL FOR RECORDING

[Signature]
COUNTY COMMISSIONER/ADMINISTRATOR

7-21-09
DATE



FILED FOR RECORD THIS 22 DAY OF July, 2009 AT 8:32 O'CLOCK A.M.
AND RECORDED IN VOLUME 35 OF PLATS AT PAGE 16 OF RECORDS OF JACKSON COUNTY, OREGON.

Christine Walker
COUNTY CLERK

[Signature]
DEPUTY

SURVEY NO 20439

**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 4** per client's request. This property is a portion of that tax lot described in Document No. 2008-015320.

Procedure: Utilizing found monumentation from Survey No. 19912 and **CHARLES POINT SUBDIVISION, PHASE 2**, I set monuments as shown on the accompanying Subdivision Plat.

Basis of Bearing: Centerline of Smithbury Street per Survey No. 19912

Date: August 7, 2008

REGISTERED
PROFESSIONAL
LAND SURVEYOR

David M. Minneci

OREGON
JULY 20, 1928
DAVID M. MINNECI
2349

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

**** RECEIVED ****
Date 7-22-09 By AS
This survey Consists of:
3 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY
SURVEYOR

CHARLES POINT SUBDIVISION, Phase 4

Located in:

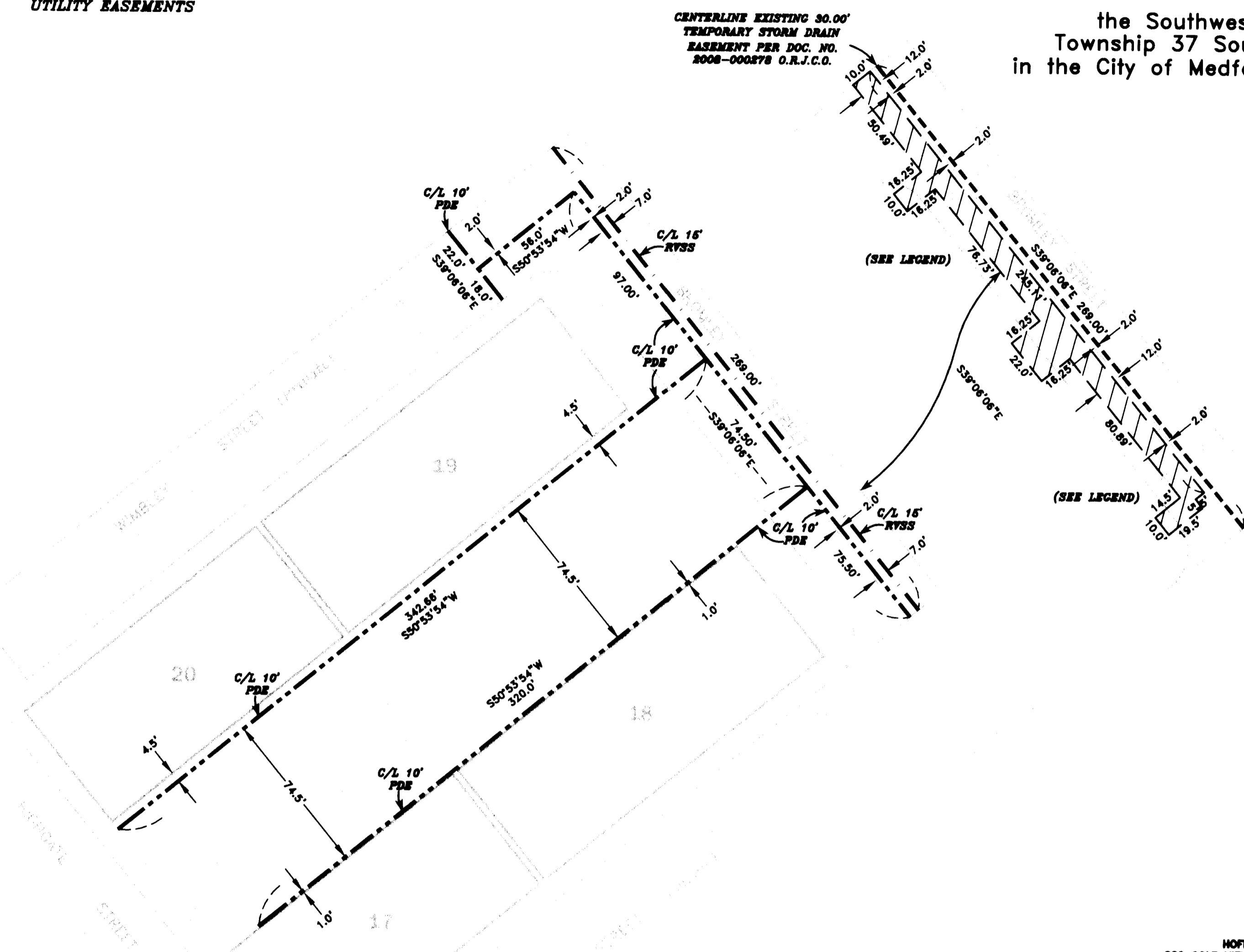
the Southwest 1/4 of Section 32,
Township 37 South, Range 1 West, W.M.,
in the City of Medford, Jackson County, Oregon

UTILITY EASEMENTS

CENTERLINE EXISTING 30.00'
TEMPORARY STORM DRAIN
EASEMENT PER DOC. NO.
2008-000278 O.R.J.C.O.



RECEIVED
Date 7-22-11 By *DM*
This survey consists of:
3 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY
SURVEYOR



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

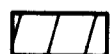
REGISTERED
PROFESSIONAL
LAND SURVEYOR

David M. Minnecci

OREGON
JULY 26, 1922
DAVID M. MINNECCI
2349

EXPIRES 12/31/10

HOFFBUHR & ASSOCIATES, INC.
880 GOLF VIEW DR., STE 201 MEDFORD, OREGON
(541) 778-4841
BY: DAVID M. MINNECCI RPLS NO. 2349
SCALE: 1 INCH = 40' DECEMBER 30, 2008

- RVSS = ROGUE VALLEY SANITARY SEWER EASEMENT GRANTED HEREON
- PDE = PRIVATE STORM DRAIN EASEMENT GRANTED HEREON
- PUE = EASEMENT FOR PUBLIC UTILITIES, TELEPHONE, GAS ELECTRIC AND CABLE TELEVISION CONSTRUCTION AND MAINTENANCE GRANTED HEREON.
-  = EASEMENT FOR INSTALLATION AND MAINTENANCE OF WATER MAINS PER DOC. NO. 2008-018808, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON. EASEMENT LINES ARE PARALLEL/PERPENDICULAR TO THE CENTERLINE OF BROWLEY STREET.
- O.R.J.C.O. = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON

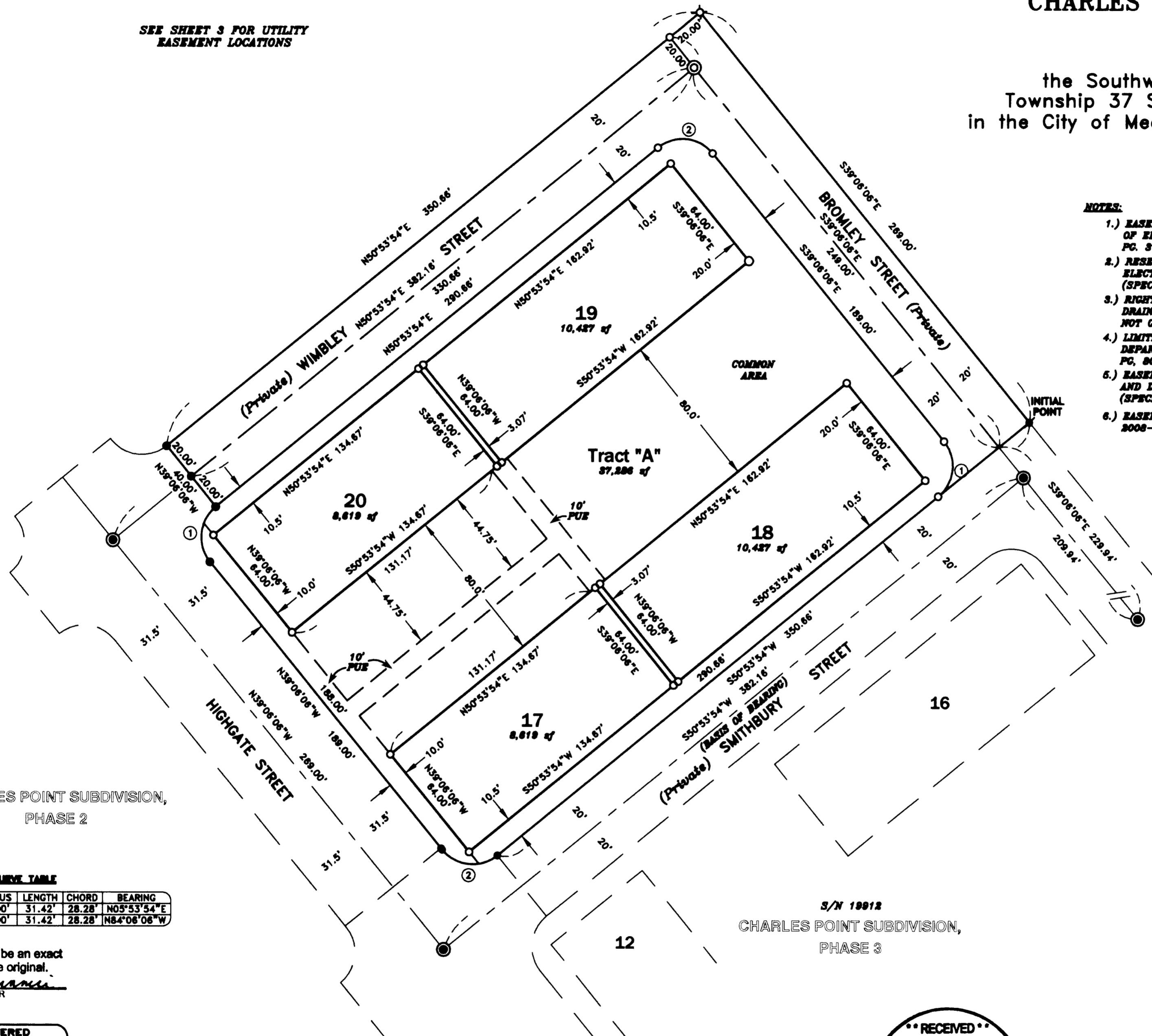
SEE SHEET 3 FOR UTILITY
EASEMENT LOCATIONS

CHARLES POINT SUBDIVISION, Phase 4

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

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. (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. 77-17512, O.R.J.C.O. (SPECIFIC LOCATION NOT GIVEN)
- 6.) EASEMENT GRANTED CITY OF MEDFORD FOR WATER MAINS PER DOC. NO. 2008-018908, O.R.J.C.O. (SHOWN ON SHEET 3)



CHARLES POINT SUBDIVISION,
PHASE 2

S/N 18912
CHARLES POINT SUBDIVISION,
PHASE 3

HOFFBUHR & ASSOCIATES, INC.
880 GOLF VIEW DR., STE 201 MEDFORD, OREGON
(541) 779-4841
BY: DAVID M. MINNECI RPLS NO. 2348
SCALE: 1 INCH = 40' DECEMBER 30, 2008
BASIS OF BEARING: SURVEY NUMBER 18912
(CENTERLINE OF SMITHBURY STREET)

- = SET 5/8" x 24" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECI LS 2348".
- ⊗ = SET 5/8" x 30" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECI 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. MINNECI LS 2348" PER CHARLES POINT, PHASE 2
- ⊗ = FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECI LS 2348" PER S/N 18912.
- ⊙ = FOUND 5/8" IRON PIN WITH ALUMINUM CAP STAMPED "LS 2348" PER S/N 18427 OR 18912.
- S/N = SURVEY NUMBER
- PUE = EASEMENT FOR PUBLIC UTILITIES, TELEPHONE, GAS ELECTRIC AND CABLE TELEVISION CONSTRUCTION AND MAINTENANCE GRANTED HEREON.
- O.R.J.C.O. = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON

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'	N84°06'06"W

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 25, 1989
DAVID M. MINNECCI
2348

EXPIRES 12/31/10

RECEIVED
Date 7-22-09 By _____
This survey consists of:
3 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY
SURVEYOR