

CHARLES POINT SUBDIVISION, Phases 5 and 10

Located in:
the Southeast & 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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SHEET 4 OF 4	- UTILITY EASEMENTS

*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS, THAT CHARLES POINT, LLC, AN OREGON LIMITED LIABILITY COMPANY, HERINAFTER REFERRED TO AS DECLARANT, IS THE OWNER IN FEE SIMPLE OF THE LANDS HEREON DESCRIBED, AND HAS SUBDIVIDED THE SAME INTO LOTS, TRACTS "A" AND "B" AND PRIVATE ROADS (WIMBLEY STREET, HEMPSTEAD STREET, SMITHBURY STREET, DALTON 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, 15-FOOT EASEMENTS FOR INSTALLATION AND MAINTENANCE OF SANITARY SEWER FACILITIES OVER AND ACROSS TRACTS "A" AND "B", LOT 46 AND HEMPSTEAD STREET OF PHASE 10 AND DALTON STREET OF PHASE 5 AS SHOWN HEREON. DECLARANT HEREBY CREATES FOR THE BENEFIT OF THE OWNERS, THEIR HEIRS AND ASSIGNS OF TRACT "B" OF PHASE 5, 10-FOOT PRIVATE STORM DRAIN EASEMENTS OVER AND ACROSS TRACT "A". DECLARANT HEREBY CREATES FOR THE BENEFIT OF THE OWNERS, THEIR HEIRS AND ASSIGNS OF TRACT "A" OF PHASE 5, 10-FOOT PRIVATE STORM DRAIN EASEMENTS OVER AND ACROSS DALTON STREET. DECLARANT HEREBY CREATES FOR THE BENEFIT OF THE OWNERS, THEIR HEIRS AND ASSIGNS OF PHASES 1 AND 2, LOTS 45 AND 46 AND TRACTS "A" AND "B" OF PHASE 10, 10-FOOT PRIVATE STORM DRAIN EASEMENTS OVER AND ACROSS TRACTS "A" AND "B", WIMBLEY STREET, HEMPSTEAD STREET AND SMITHBURY STREET. DECLARANT HEREBY DESIGNATES SAID SUBDIVISION AS CHARLES POINT SUBDIVISION, PHASES 5 AND 10.

CHARLES POINT, LLC, AN OREGON LIMITED LIABILITY COMPANY

IN WITNESS WHEREOF, SIGNED THIS THE 25th DAY OF October, 2011.

BY: [Signature]

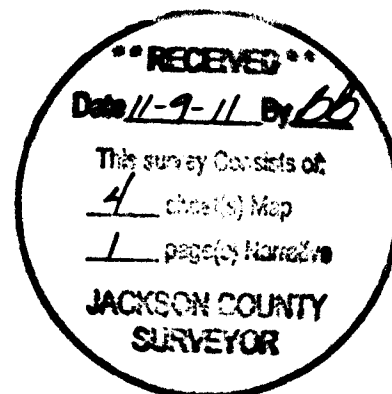
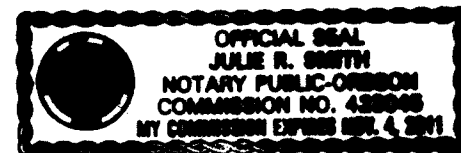
TITLE: Owner

STATE OF OREGON)
COUNTY OF JACKSON) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25th DAY OF October, 2011, BY [Signature], KNOWN TO ME AS THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF CHARLES POINT, LLC., AN OREGON LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL

[Signature]
NOTARY



*** APPROVALS ***

MEDFORD CITY PLANNING:

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

[Signature]
PLANNING DIRECTOR

11/7/11
DATE

EXAMINED AND APPROVED THIS 15th DAY OF November, 2011.

[Signature]
CITY ENGINEER

[Signature]
CITY SURVEYOR

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100 THIS 9th DAY OF November, 2011.

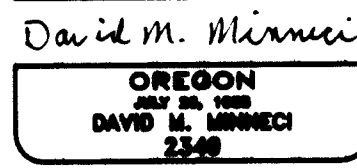
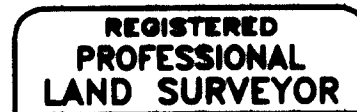
[Signature] Amanda Adams, deputy
ASSESSOR, DEPARTMENT OF ASSESSMENT

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

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

9th DAY OF November, 2011.

[Signature] Melissa Branga (deputy)
TAX COLLECTOR



EXPIRES 12/31/12

*** SURVEYOR'S CERTIFICATE ***

I, DAVID M. MINNECCI, 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 AND THE PLAT IS A CORRECT REPRESENTATION OF THE SAME, AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES:

PHASE 5

COMMENCING AT THE MOST NORTHERLY CORNER OF CHARLES POINT SUBDIVISION, PHASE 4 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; THENCE, ALONG THE NORTHEASTERLY BOUNDARY OF SAID PHASE 4, SOUTH 39°06'06" EAST 225.73 FEET TO THE INITIAL POINT OF BEGINNING OF CHARLES POINT SUBDIVISION, PHASE 5; THENCE, LEAVING SAID NORTHEASTERLY BOUNDARY, NORTH 50°53'54" EAST 10.50 FEET; THENCE SOUTH 39°06'06" EAST 12.00 FEET; THENCE, ALONG THE ARC OF A 4.50 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD TO WHICH BEARS NORTH 88°33'49" EAST 7.12 FEET), AN ARC DISTANCE OF 8.22 FEET; THENCE, ALONG THE ARC OF A 48.50 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD TO WHICH BEARS NORTH 52°48'21" EAST 27.70 FEET), AN ARC DISTANCE OF 28.09 FEET; THENCE, ALONG THE ARC OF A 9.50 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD TO WHICH BEARS NORTH 26°27'58" EAST 12.95 FEET), AN ARC DISTANCE OF 14.24 FEET; THENCE, ALONG THE ARC OF A 133.50 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD TO WHICH BEARS NORTH 5°12'36" WEST 52.19 FEET), AN ARC DISTANCE OF 52.53 FEET; THENCE SOUTH 83°58'12" EAST 54.50 FEET; THENCE, ALONG THE ARC OF A 79.00 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD TO WHICH BEARS NORTH 28°28'50" EAST 60.25 FEET), AN ARC DISTANCE OF 61.82 FEET; THENCE NORTH 50°53'54" EAST 150.36 FEET TO THE NORTHEASTERLY LINE OF THAT TRACT DESCRIBED IN DOCUMENT NO. 2008-030874, OFFICIAL RECORDS OF SAID JACKSON COUNTY; THENCE, ALONG SAID NORTHEASTERLY LINE, SOUTH 51°30'14" EAST (RECORD SOUTH 51°32'00" EAST) 181.09 FEET; THENCE, LEAVING SAID NORTHEASTERLY LINE, SOUTH 50°53'54" WEST 213.83 FEET; THENCE WEST 27.00 FEET; THENCE SOUTH 54.50 FEET; THENCE, ALONG THE ARC OF A 133.50 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD TO WHICH BEARS NORTH 75°51'37" WEST 65.23 FEET), AN ARC DISTANCE OF 65.89 FEET; THENCE, ALONG THE ARC OF A 9.50 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD TO WHICH BEARS SOUTH 75°19'49" WEST 12.95 FEET), AN ARC DISTANCE OF 14.24 FEET; THENCE, ALONG THE ARC OF A 48.50 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD TO WHICH BEARS SOUTH 48°58'27" WEST 27.70 FEET), AN ARC DISTANCE OF 28.09 FEET; THENCE, ALONG THE ARC OF A 4.50 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD TO WHICH BEARS SOUTH 13°14'00" WEST 7.12 FEET), AN ARC DISTANCE OF 8.22 FEET; THENCE SOUTH 39°06'06" EAST 11.00 FEET; THENCE SOUTH 50°53'54" WEST 10.50 FEET TO THE NORTHEASTERLY BOUNDARY OF CHARLES POINT SUBDIVISION, PHASE 3, ACCORDING TO THE OFFICIAL PLAT THEREOF; THENCE, ALONG THE NORTHEASTERLY BOUNDARIES OF SAID PHASES 3 AND 4, NORTH 39°06'06" WEST 125.54 FEET TO THE INITIAL POINT OF BEGINNING.

PHASE 10

BEGINNING AT THE MOST WESTERLY CORNER OF CHARLES POINT SUBDIVISION, PHASE 2 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 10; THENCE, ALONG THE BOUNDARY OF SAID PHASE 2 AS FOLLOWS: SOUTH 39°06'06" EAST 40.00 FEET; THENCE NORTH 50°53'54" EAST 9.50 FEET; THENCE SOUTH 39°06'06" EAST 229.00 FEET TO THE NORTHWESTERLY BOUNDARY OF CHARLES POINT SUBDIVISION, PHASE 1, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD IN SAID JACKSON COUNTY; THENCE, ALONG THE BOUNDARY OF SAID PHASE 1 AS FOLLOWS: SOUTH 50°53'54" WEST 72.89 FEET; THENCE SOUTH 39°06'06" EAST 40.00 FEET; THENCE, ALONG THE ARC OF A 67.00 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD TO WHICH BEARS SOUTH 38°07'11" WEST 29.84 FEET), AN ARC DISTANCE OF 29.89 FEET; THENCE, LEAVING SAID PHASE 1 BOUNDARY AND CONTINUE ALONG THE ARC OF A 67.00 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD TO WHICH BEARS SOUTH 12°40'15" WEST 29.39 FEET), AN ARC DISTANCE OF 29.63 FEET; THENCE WEST 40.00 FEET; THENCE, ALONG THE ARC OF AN 18.02 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD TO WHICH BEARS NORTH 19°33'04" WEST 12.06 FEET), AN ARC DISTANCE OF 12.50 FEET; THENCE NORTH 39°06'06" WEST 67.48 FEET; THENCE SOUTH 50°53'54" WEST 121.34 FEET TO THE NORTHEASTERLY LINE OF THAT TRACT DESCRIBED IN DOCUMENT NO. 88-05942, SAID OFFICIAL RECORDS; THENCE, ALONG SAID NORTHEASTERLY LINE, NORTH 38°57'00" WEST (RECORD NORTH 39°06'12" WEST) 235.31 FEET TO A 3/4" IRON PIN ON THAT BOUNDARY LINE ESTABLISHED BY AGREEMENT IN DOCUMENT NO. 71-14488, SAID OFFICIAL RECORDS; THENCE, ALONG SAID AGREEMENT LINE, NORTH 51°15'09" EAST (RECORD NORTH 51°13'40" EAST) 153.44 FEET TO A 3/4" IRON PIN; THENCE NORTH 51°19'00" EAST (RECORD NORTH 51°19'40" EAST) 114.28 FEET TO THE SOUTHWESTERLY LINE OF THAT TRACT DESCRIBED IN DOCUMENT NO. 2008-030871, SAID OFFICIAL RECORDS; THENCE, ALONG SAID SOUTHWESTERLY LINE, SOUTH 38°43'00" EAST 3.85 FEET; THENCE, LEAVING SAID SOUTHWESTERLY LINE, SOUTH 50°53'54" WEST 4.58 FEET TO THE INITIAL POINT OF BEGINNING.

[Signature] David M. Minnecci
SURVEYOR

CONSENT TO DECLARATION BY TRUST DEED HOLDERS

AFFIDAVIT OF CONSENT RECORDED AS DOC. NO. 2011-032803, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON FOR TRUST DEEDS BENEFITING PREMIERWEST BANK RECORDED AS DOCS. NO. 2011-025731, 2011-025733, 2011-025728, 2011-025726, 2011-025725 AND 2011-025730, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

APPROVAL FOR RECORDING

[Signature] John Peche
COUNTY COMMISSIONER/ADMINISTRATOR

11-9-11
DATE

FILED FOR RECORD THIS 9th DAY OF November, 2011 AT 1:54 O'CLOCK P.M. AND RECORDED

IN VOLUME 37 OF PLATS AT PAGE 09 OF RECORDS OF JACKSON COUNTY, OREGON.

[Signature] Christine S. Walker
COUNTY CLERK

[Signature] Carmen D. Hillman
DEPUTY

(0811751.DWG)
SHEET 1 OF 4

CHARLES POINT SUBDIVISION, Phase 5 & 10

Located in:

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

UTILITY LOCATIONS

NOTES:

- 1.) PHASE 10 WATERLINE COURSES W14 THROUGH W20 RECORDED IN DOC. NO. 2008-006168, O.R.J.C.O.
- 2.) PHASE 10 WATERLINE COURSES W1 THROUGH W14 RECORDED IN DOC. NO. 2008-016807, O.R.J.C.O.
- 3.) PHASE 5 WATERLINE COURSES W1 THROUGH W10 RECORDED IN DOC. NO. 2011-028864, O.R.J.C.O.

**PHASE 10
WATERLINE TABLE**

LINE	BEARING	DISTANCE
W1	S39°06'04" E	13.00'
W2	S50°53'54" W	85.50'
W3	S39°06'04" E	35.00'
W4	S50°53'54" W	44.00'
W5	S39°06'04" E	80.88'
W6	S50°53'54" W	22.50'
W7	S39°06'04" E	85.00'
W8	N50°53'54" E	36.50'
W9	S39°06'04" E	40.74'
W10	S39°06'04" E	45.75'
W11	N50°53'54" E	38.00'
W12	S50°53'54" W	22.50'
W13	S39°06'04" E	9.25'
W14	S39°06'04" E	44.98'
W15	EAST	12.20'
W16	NORTH	18.89'
W17	N50°53'54" E	4.84'
W18	N39°06'04" W	28.50'
W19	N50°53'54" E	39.79'
W20	SOUTH	25.82'
W21	WEST	13.00'

**PHASE 5
STORMDRAIN TABLE**

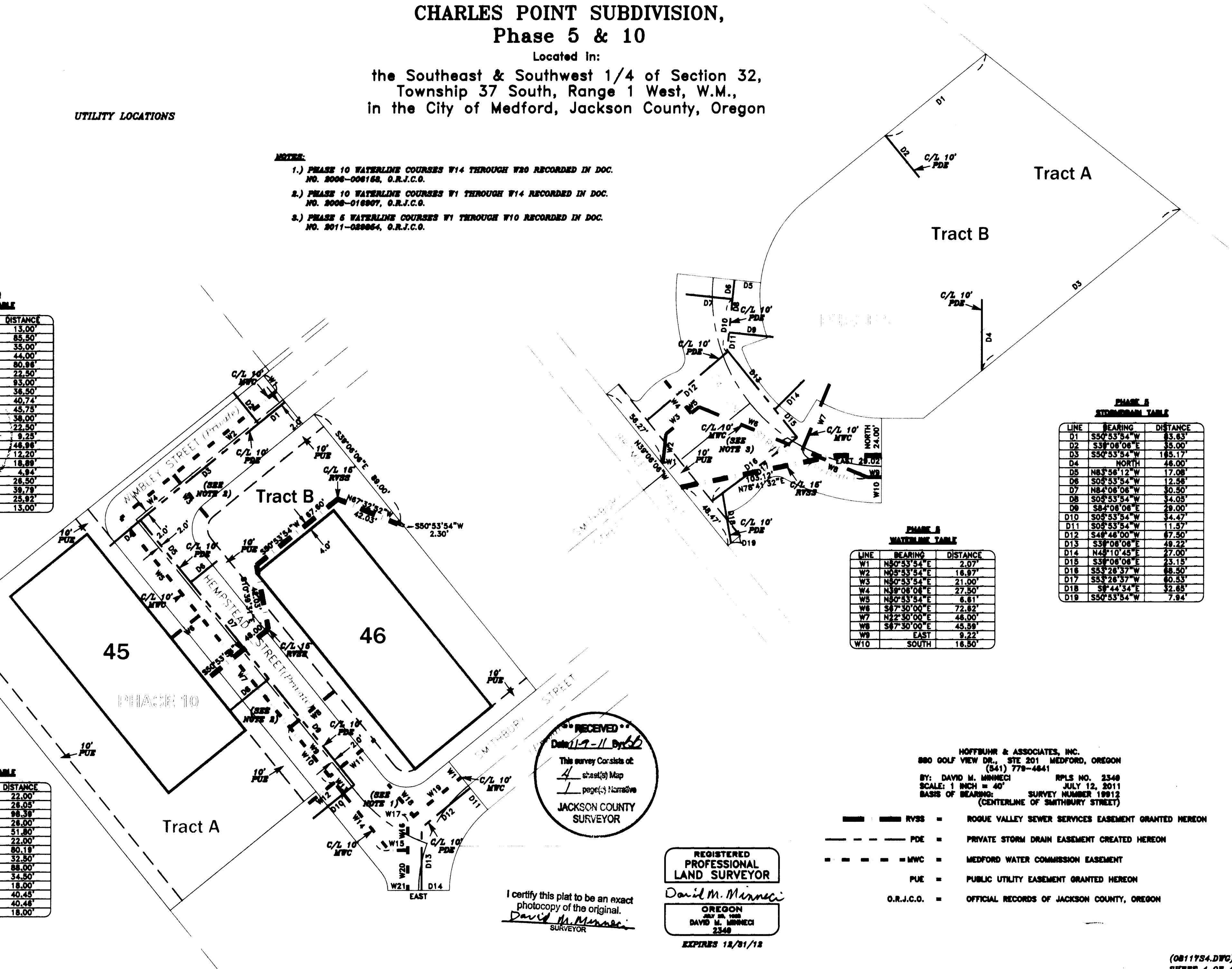
LINE	BEARING	DISTANCE
D1	S50°53'54" W	43.63'
D2	S39°06'04" E	35.00'
D3	S50°53'54" W	145.17'
D4	NORTH	48.00'
D5	N83°56'12" W	17.08'
D6	S05°53'54" W	12.58'
D7	N84°06'06" W	30.50'
D8	S05°53'54" W	34.05'
D9	S84°06'06" E	29.00'
D10	S05°53'54" W	34.47'
D11	S05°53'54" W	11.57'
D12	S49°48'00" W	67.50'
D13	S39°06'04" E	48.22'
D14	N49°10'45" E	27.00'
D15	S39°06'04" E	23.13'
D16	S53°26'37" W	68.50'
D17	S53°26'37" W	40.53'
D18	S39°44'34" E	32.65'
D19	S50°53'54" W	7.94'

**PHASE 5
WATERLINE TABLE**

LINE	BEARING	DISTANCE
W1	N50°53'54" E	2.07'
W2	N05°53'54" E	16.87'
W3	N50°53'54" E	21.00'
W4	N39°06'04" E	27.50'
W5	N50°53'54" E	6.81'
W6	S47°30'00" E	72.82'
W7	N22°30'00" E	48.00'
W8	S47°30'00" E	45.89'
W9	EAST	9.22'
W10	SOUTH	16.50'

**PHASE 10
STORMDRAIN TABLE**

LINE	BEARING	DISTANCE
D1	S50°53'54" W	22.00'
D2	N39°06'04" W	26.05'
D3	S50°53'54" W	88.39'
D4	S49°41'32" W	26.00'
D5	S39°06'04" E	51.80'
D6	N50°53'54" E	22.00'
D7	S39°06'04" E	80.19'
D8	S50°53'54" W	32.50'
D9	S39°06'04" E	88.00'
D10	S50°53'54" W	34.50'
D11	N39°06'04" W	18.00'
D12	S50°53'54" W	40.45'
D13	SOUTH	40.48'
D14	EAST	18.00'



RECEIVED
Date 11-9-11 By: [Signature]
This survey consists of:
4 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY
SURVEYOR

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

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

HOFFBUHR & ASSOCIATES, INC.
880 GOLF VIEW DR., STE 201 MEDFORD, OREGON
(541) 779-4841
BY: DAVID M. MINNECI RPLS NO. 2349
SCALE: 1 INCH = 40' JULY 12, 2011
BASIS OF BEARING: SURVEY NUMBER 19912
(CENTERLINE OF SMITHBURY STREET)

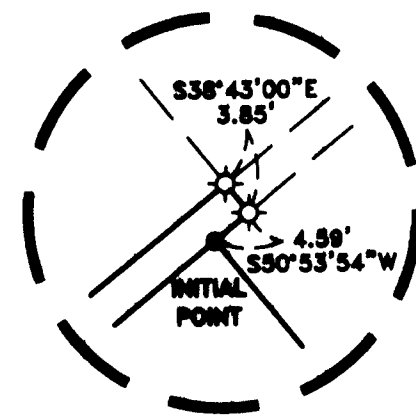
- RVSSE — ROGUE VALLEY SEWER SERVICES EASEMENT GRANTED HEREON
- - - PDE - PRIVATE STORM DRAIN EASEMENT CREATED HEREON
- - - MWC - MEDFORD WATER COMMISSION EASEMENT
- - - PUE - PUBLIC UTILITY EASEMENT GRANTED HEREON
- O.R.J.C.O. - OFFICIAL RECORDS OF JACKSON COUNTY, OREGON

CHARLES POINT SUBDIVISION, Phase 10

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

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.

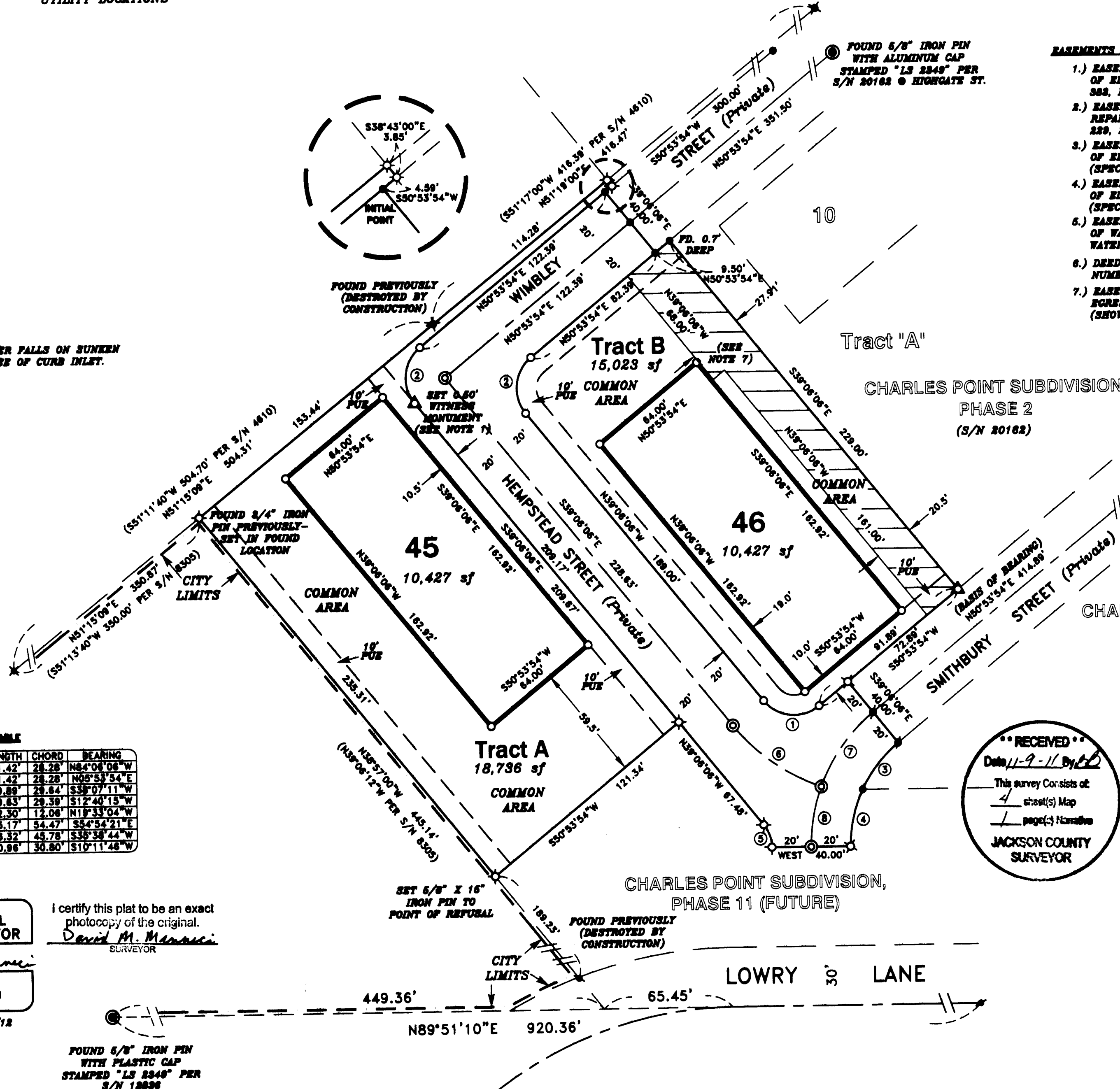
SEE SHEET 4 FOR
UTILITY LOCATIONS



NOTE:
1.) ACTUAL CORNER FALLS ON SUNKEN CONCRETE BASE OF CURB INLET.

EASEMENTS AND DECLARATION PER PUBLIC RECORDS REPORT:

- EASEMENT GRANTED PACIFICORP FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND OTHER PURPOSES PER VOL. 149, PG. 66 AND VOL. 383, PG. 878, D.R.J.C.O. (SPECIFIC LOCATION NOT GIVEN)
- EASEMENT GRANTED SOUTH BEAR CREEK SANITARY DISTRICT TO CONSTRUCT, REPAIR, MAINTAIN AND USE SANITARY SEWER LINES PER VOL. 488, PGS. 229, 241 AND 271, D.R.J.C.O. (SPECIFIC LOCATION NOT GIVEN)
- EASEMENT GRANTED PACIFICORP FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND OTHER PURPOSES PER VOL. 488, PG. 204, D.R.J.C.O. (SPECIFIC LOCATION NOT GIVEN)
- EASEMENT GRANTED PACIFICORP FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND OTHER PURPOSES PER DOC. NO. 77-17612, O.R.J.C.O. (SPECIFIC LOCATION NOT GIVEN)
- EASEMENT GRANTED TO THE CITY OF MEDFORD BY AND THROUGH ITS BOARD OF WATER COMMISSIONERS FOR THE INSTALLATION AND MAINTENANCE OF WATER MAINS PER DOC. NO. 2006-006153, O.R.J.C.O. (SEE NOTE 1 ON SHEET 4)
- DEED DECLARATION PER DOC. NO. 2006-196970, O.R.J.C.O. (LIMITS MAXIMUM NUMBER OF AVERAGE DAILY TRIPS)
- EASEMENT GRANTED TO CHARLES POINT SUBDIVISION, PHASE 2, FOR INGRESS, EGRESS AND PARKING PER DOCUMENT NO. 2010-004288, O.R.J.C.O. (SHOWN HATCHED)



CHARLES POINT SUBDIVISION,
PHASE 2
(S/N 20182)

CHARLES POINT SUBDIVISION,
PHASE 1
(S/N 19427)

CHARLES POINT SUBDIVISION,
PHASE 11 (FUTURE)

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	90°00'00"	20.00'	31.42'	28.28'	N84°04'08"W
2	90°00'00"	20.00'	31.42'	28.28'	N05°53'54"E
3	25°33'23"	87.00'	29.89'	29.64'	S38°07'11"W
4	25°20'29"	87.00'	29.63'	29.39'	S12°40'15"W
5	39°06'04"	18.02'	12.30'	12.06'	N19°33'04"W
6	31°36'29"	100.00'	55.17'	54.47'	S54°54'21"E
7	30°30'21"	87.00'	48.32'	45.78'	S39°38'44"W
8	20°23'33"	87.00'	30.96'	30.80'	S10°11'48"W

REGISTERED
PROFESSIONAL
LAND SURVEYOR

David M. Minnecci

OREGON
JULY 29, 1929
DAVID M. MINNECCI
2349

EXPIRES 12/31/12

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

RECEIVED
Date 11-9-11 By [Signature]
This survey consists of
4 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY
SURVEYOR

HOFFBUHR & ASSOCIATES, INC.
880 GOLF VIEW DR., STE 201 MEDFORD, OREGON
(541) 779-4841 RPLS NO. 2349
BY: DAVID M. MINNECCI JULY 12, 2011
SCALE: 1 INCH = 40'
BASIS OF BEARING: SURVEY NUMBER 19427
(CENTERLINE/PROJECTION OF LOWERY LANE)

- = SET 5/8" x 24" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECCI LS 2348"
- ⊗ = SET 5/8" x 30" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECCI LS 2348"
- ⊙ = SET 5/8" x 30" IRON PIN WITH ALUMINUM CAP STAMPED "HOFFBUHR & ASSOC. INC."
- △ = SET LEAD PLUG & TACK WITH METAL WASHER STAMPED "LS 2348" IN CONCRETE.
- = FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECCI LS 2348" PER S/N 20182.
- ⊕ = FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECCI LS 2348" PER S/N 19427.
- ⊖ = FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED "LS 506" PER S/N 10719.
- ⊗ = FOUND 3/4" IRON PIN PER S/N 4810 & 8305
- ⊙ = FOUND MONUMENT AS NOTED.
- S/N = SURVEY NUMBER
- O.R.J.C.O. = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON
- PUE = EASEMENT FOR PUBLIC UTILITIES, TELEPHONE, GAS ELECTRIC AND CABLE TELEVISION CONSTRUCTION AND MAINTENANCE.

CHARLES POINT SUBDIVISION, Phase 5

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



SEE SHEET 4 FOR
UTILITY LOCATIONS

EASEMENTS AND DECLARATION PER PUBLIC RECORDS REPORT:

- 1.) EASEMENT GRANTED PACIFICORP FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND OTHER PURPOSES PER VOL. 149, PG. 66 AND VOL. 383, PG. 378, D.R.J.C.O. (SPECIFIC LOCATION NOT GIVEN)
- 2.) EASEMENT GRANTED SOUTH BEAR CREEK SANITARY DISTRICT TO CONSTRUCT, REPAIR, MAINTAIN AND USE SANITARY SEWER LINES PER VOL. 488, PGS. 229, 241 AND 271, D.R.J.C.O. (SPECIFIC LOCATION NOT GIVEN)
- 3.) EASEMENT GRANTED PACIFICORP FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND OTHER PURPOSES PER VOL. 468, PG. 204, D.R.J.C.O. (SPECIFIC LOCATION NOT GIVEN)
- 4.) EASEMENT GRANTED PACIFICORP FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND OTHER PURPOSES PER DOC. NO. 77-17512, O.R.J.C.O. (SPECIFIC LOCATION NOT GIVEN)
- 5.) EASEMENT GRANTED TO THE CITY OF MEDFORD BY AND THROUGH ITS BOARD OF WATER COMMISSIONERS FOR THE INSTALLATION AND MAINTENANCE OF WATER MAINS PER DOC. NO. 2008-006153, O.R.J.C.O. (SEE NOTE 1 ON SHEET 4)
- 6.) DEED DECLARATION PER DOC. NO. 2006-096970, O.R.J.C.O. (LIMITS MAXIMUM NUMBER OF AVERAGE DAILY TRIPS)
- 7.) EASEMENT GRANTED TO CHARLES POINT SUBDIVISION, PHASE 2, FOR INGRESS, EGRESS AND PARKING PER DOCUMENT NO. 2010-004888, O.R.J.C.O. (SHOWN HATCHED ON SHEET 3)

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	104°40'08"	4.50'	8.22'	7.12'	N88°33'49"E
2	33°11'09"	48.50'	28.09'	27.70'	N52°49'21"E
3	85°53'33"	9.50'	14.24'	12.95'	N28°27'58"E
4	22°32'48"	133.50'	52.53'	52.19'	N09°12'36"W
5	44°50'08"	79.00'	81.82'	80.25'	N28°28'50"E
6	28°18'47"	133.50'	65.89'	65.23'	N75°51'37"W
7	85°53'55"	9.50'	14.24'	12.95'	S75°19'48"W
8	33°11'09"	48.50'	28.09'	27.70'	S48°58'27"W
9	104°40'09"	4.50'	8.22'	7.12'	S13°14'00"W
10	71°02'18"	79.00'	97.95'	91.79'	N15°22'45"E
11	91°48'30"	2.00'	3.20'	2.87'	N24°40'55"E
12	35°38'19"	97.00'	60.34'	59.37'	N39°02'37"W
13	91°48'41"	2.00'	3.20'	2.87'	S77°13'54"W
14	32°03'09"	79.00'	44.19'	43.62'	N73°58'25"W
15	26°12'12"	79.00'	36.13'	35.82'	N07°12'18"W
16	45°09'54"	110.00'	86.71'	84.48'	S16°31'09"E
17	50°53'54"	110.00'	97.72'	94.54'	S64°33'03"E

FOUND 5/8" IRON PIN WITH ALUMINUM CAP STAMPED "LS 2348" PER S/N 20162 HIGHGATE ST. PER S/N 20162

FOUND 5/8" IRON PIN WITH ALUMINUM CAP STAMPED "LS 2348" PER S/N 20439

CHARLES POINT SUBDIVISION, PHASE 4 (S/N 20439)

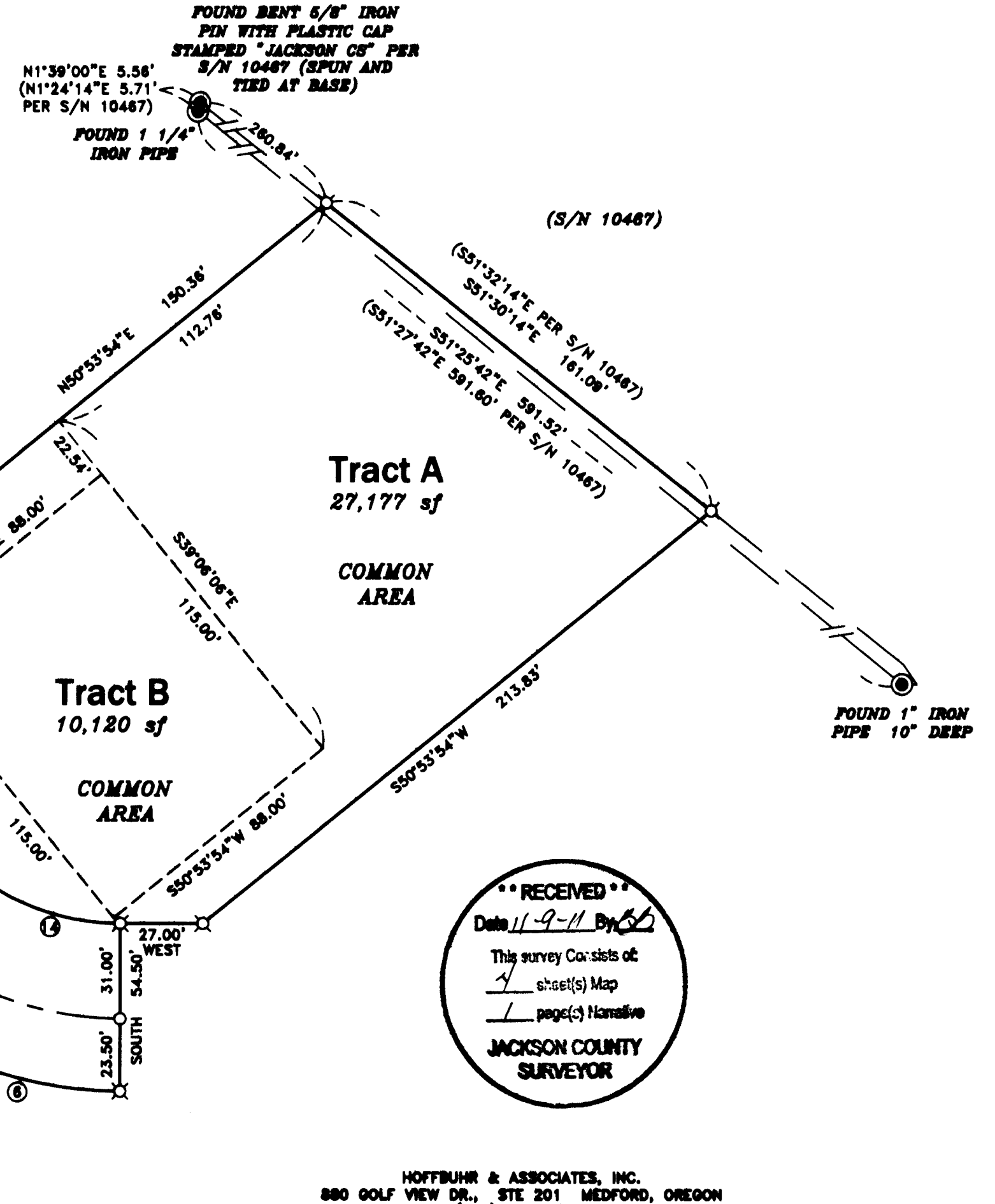
FOUND 5/8" IRON PIN WITH ALUMINUM CAP STAMPED "LS 2348" PER S/N 18487 HIGHGATE ST. PER S/N 18487

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.

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

REGISTERED PROFESSIONAL LAND SURVEYOR
David M. Minnici
OREGON
DAVID M. MINNICI
2348
EXPIRES 12/31/12

CHARLES POINT SUBDIVISION, PHASE 3 (S/N 18912)



RECEIVED
Date 11-9-11 By [Signature]
This survey consists of 1 sheet(s) Map and 1 page(s) Narrative
JACKSON COUNTY SURVEYOR

- HOFFBUHR & ASSOCIATES, INC.
880 GOLF VIEW DR., STE 201 MEDFORD, OREGON (541) 778-4841
- BY: DAVID M. MINNICI RPLS NO. 2348
SCALE: 1 INCH = 40' JULY 12, 2011
BASIS OF BEARING: SURVEY NUMBER 18912 (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"
 - ⊙ = SET 5/8" x 30" IRON PIN WITH ALUMINUM CAP STAMPED "HOFFBUHR & ASSOC. INC."
 - = FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNICI LS 2348" PER S/N 18912.
 - ⊘ = FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNICI LS 2348" PER S/N 20439.
 - ⊗ = FOUND 5/8" IRON PIN WITH ALUMINUM CAP STAMPED "LS 2348" PER S/N 18912.
 - ⊙ = FOUND MONUMENT AS NOTED.
 - S/N = SURVEY NUMBER
 - PUE = EASEMENT FOR PUBLIC UTILITIES, TELEPHONE, GAS ELECTRIC AND CABLE TELEVISION CONSTRUCTION AND MAINTENANCE.