

CHARLES POINT, LLC  
171 LOWRY LANE #1  
MEDFORD, ORE. 97501

# CHARLES POINT SUBDIVISION, Phase 7

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	- PHASE 7 MAP, PUBLIC RECORDS REPORT
SHEET 3 OF 3	- UTILITY EASEMENTS

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

KNOW ALL MEN BY THESE PRESENTS, THAT CHARLES POINT, LLC, AN OREGON LIMITED LIABILITY COMPANY, HEREINAFTER 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", PUBLIC STREET (HIGHGATE) AND PRIVATE ROADS (BROMLEY STREET, PINNER LANE) 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 PURPOSES. DECLARANT HEREBY GRANTS TO THE CITY OF MEDFORD, A 10-FOOT STORM DRAIN EASEMENT OVER AND ACROSS TRACT "B". 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 AND PINNER LANE. DECLARANT HEREBY CREATES FOR THE BENEFIT OF THE OWNERS, THEIR HEIRS AND ASSIGNS OF LOTS 25, 26, 27 AND 28 AND TRACTS "A" AND "B", EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF PRIVATE STORM DRAIN FACILITIES OVER AND ACROSS TRACTS "A" AND "B", BROMLEY STREET AND PINNER LANE. DECLARANT HEREBY DESIGNATES SAID SUBDIVISION AS CHARLES POINT SUBDIVISION, PHASE 7.

CHARLES POINT, LLC, AN OREGON LIMITED LIABILITY COMPANY

IN WITNESS WHEREOF, SIGNED THIS THE 11<sup>th</sup> DAY OF May, 2012.

BY: [Signature]

TITLE: Owner

STATE OF OREGON )  
COUNTY OF JACKSON ) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11<sup>th</sup> DAY OF May, 2012, BY

Milo Smith, 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] 5/23/12  
PLANNING DIRECTOR DATE

EXAMINED AND APPROVED THIS 15<sup>th</sup> DAY OF May, 2012.

[Signature] [Signature]  
CITY ENGINEER CITY SURVEYOR

EXAMINED AND APPROVED THIS 11 DAY OF May, 2012.

[Signature]  
ROGUE VALLEY SEWER SERVICES

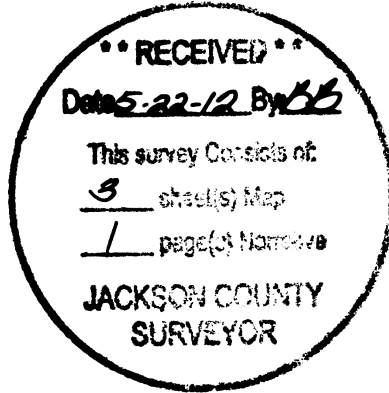
EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100 THIS 23<sup>rd</sup> DAY OF MAY, 2012.

[Signature]  
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

23<sup>rd</sup> DAY OF May, 2012.

[Signature]  
TAX COLLECTOR



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

REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature]  
OREGON  
DAVID M. MINNECI  
23-00  
EXPIRES 12/31/18

\*\*\* 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 AND THE PLAT IS A CORRECT REPRESENTATION OF THE SAME, AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES:

COMMENCING AT THE NORTHEAST CORNER OF DONATION LAND CLAIM NO. 46, TOWNSHIP 37 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON; THENCE, ALONG THE EAST LINE OF SAID CLAIM, SOUTH 00°02'44" EAST 1162.96 FEET (RECORD SOUTH 1164.1 FEET) TO THE NORTHEASTERLY CORNER OF THAT TRACT DESCRIBED IN DOCUMENT NO. 71-14467, OFFICIAL RECORDS OF SAID JACKSON COUNTY; THENCE, ALONG THE NORTHWESTERLY LINE OF SAID TRACT, SOUTH 51°16'45" WEST (RECORD SOUTH 51°15' WEST) 438.36 FEET TO THE MOST NORTHERLY CORNER OF THAT TRACT DESCRIBED AS PARCEL 2 OF DOCUMENT NO. 2008-015320, SAID OFFICIAL RECORDS, FOR THE THE INITIAL POINT OF BEGINNING OF CHARLES POINT SUBDIVISION, PHASE 7; THENCE, ALONG THE NORTHEASTERLY LINE OF SAID TRACT, SOUTH 39°06'06" EAST 252.92 FEET TO THE MOST NORTHERLY CORNER OF CHARLES POINT SUBDIVISION, PHASE 4, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD IN SAID JACKSON COUNTY; THENCE, ALONG THE NORTHWESTERLY LINE OF SAID PHASE 4, 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 NORTH 39°06'06" WEST 1.00 FEET; THENCE SOUTH 50°53'54" WEST 63.00 FEET; THENCE, LEAVING SAID NORTHWESTERLY LINE, NORTH 39°06'06" WEST 234.80 FEET TO THE NORTHWESTERLY LINE OF THE AFORESAID PARCEL 2 DESCRIBED IN DOCUMENT NO. 2008-015320; THENCE, ALONG SAID NORTHWESTERLY LINE, NORTH 51°16'45" EAST 433.67 FEET TO THE INITIAL POINT OF BEGINNING.

[Signature]  
SURVEYOR

CONSENT TO DECLARATION BY TRUST DEED HOLDERS

PREMIERWEST BANK, THE UNDERSIGNED BENEFICIARY OF CERTAIN TRUST DEEDS RECORDED AS DOCUMENTS NO. 2011-025731, 2011-025733, 2011-025725 AND 2011-025730, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, AFFECTING THE LAND DESCRIBED HEREIN, HEREBY RELEASE FROM THE LIEN OF SAID TRUST DEEDS ALL PROPERTY SHOWN HEREON AS DEDICATED TO THE PUBLIC FOR PUBLIC USE.

IN WITNESS WHEREOF, SIGNED THIS 11<sup>th</sup> DAY OF May, 2012.

BY: [Signature]  
TITLE: BBC Manager

STATE OF Oregon  
COUNTY OF Jackson } ss.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY ME THIS 11<sup>th</sup> DAY OF May, 2012, BY [Signature], KNOWN TO ME AS THE PERSON THAT ACKNOWLEDGED THE FOREGOING INSTRUMENT ON BEHALF OF PREMIERWEST BANK.

WITNESS MY HAND AND OFFICIAL SEAL.

[Signature]  
NOTARY



APPROVAL FOR RECORDING

[Signature] 5/23/12  
COUNTY COMMISSIONER/ADMINISTRATOR DATE

FILED FOR RECORD THIS 23<sup>rd</sup> DAY OF May, 2012 AT 3:10 O'CLOCK P.M. AND RECORDED

IN VOLUME 38 OF PLATS AT PAGE 6 OF RECORDS OF JACKSON COUNTY, OREGON.

[Signature]  
COUNTY CLERK

[Signature]  
DEPUTY

SURVEY NO 21064

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

Survey for: **Charles Point, LLC, an Oregon Limited Liability Company**  
P.O. Box 272  
Medford, Oregon 97501

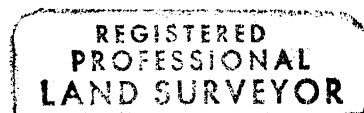
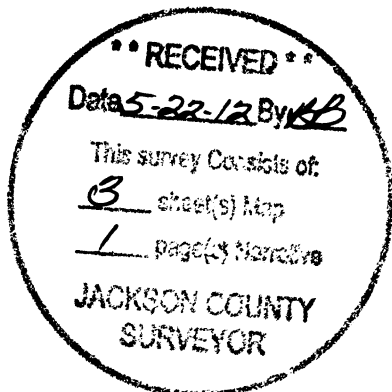
Location: The Southwest ¼ of Section 32, Township 37 South, Range 1 West, Willamette Meridian, City of Medford, Jackson County, Oregon.

Purpose: To survey, monument and record a Subdivision Plat for **CHARLES POINT SUBDIVISION, PHASE 7** per client's request. Phase 7 is a portion of that area described as Parcel 2 in Document No. 2008-015320, Official Records of Jackson County, Oregon.

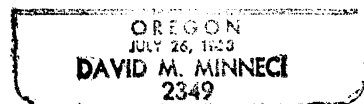
Procedure: The Northwesterly line of Phase 7 was established by using the bearing of the found monuments from Survey No. 12425. The Northeasterly, Southeasterly and Southwesterly lines of Phase 7 were established from monumentation and record information from previous recorded Plats of **CHARLES POINT SUBDIVISION, PHASES 2 and 4**. The instrument used was a Trimble S6. I set monuments as shown on the accompanying Subdivision Plat.

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

Date: December 30, 2011



*David M. Minneci*



EXPIRES 12-31-12

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

# CHARLES POINT SUBDIVISION, Phase 7

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 LOCATIONS

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	102°48'56"	16.40'	29.44'	25.65'	S77°38'25"E
2	180°00'00"	16.40'	51.53'	32.81'	S39°03'23"E

**NOTES:**

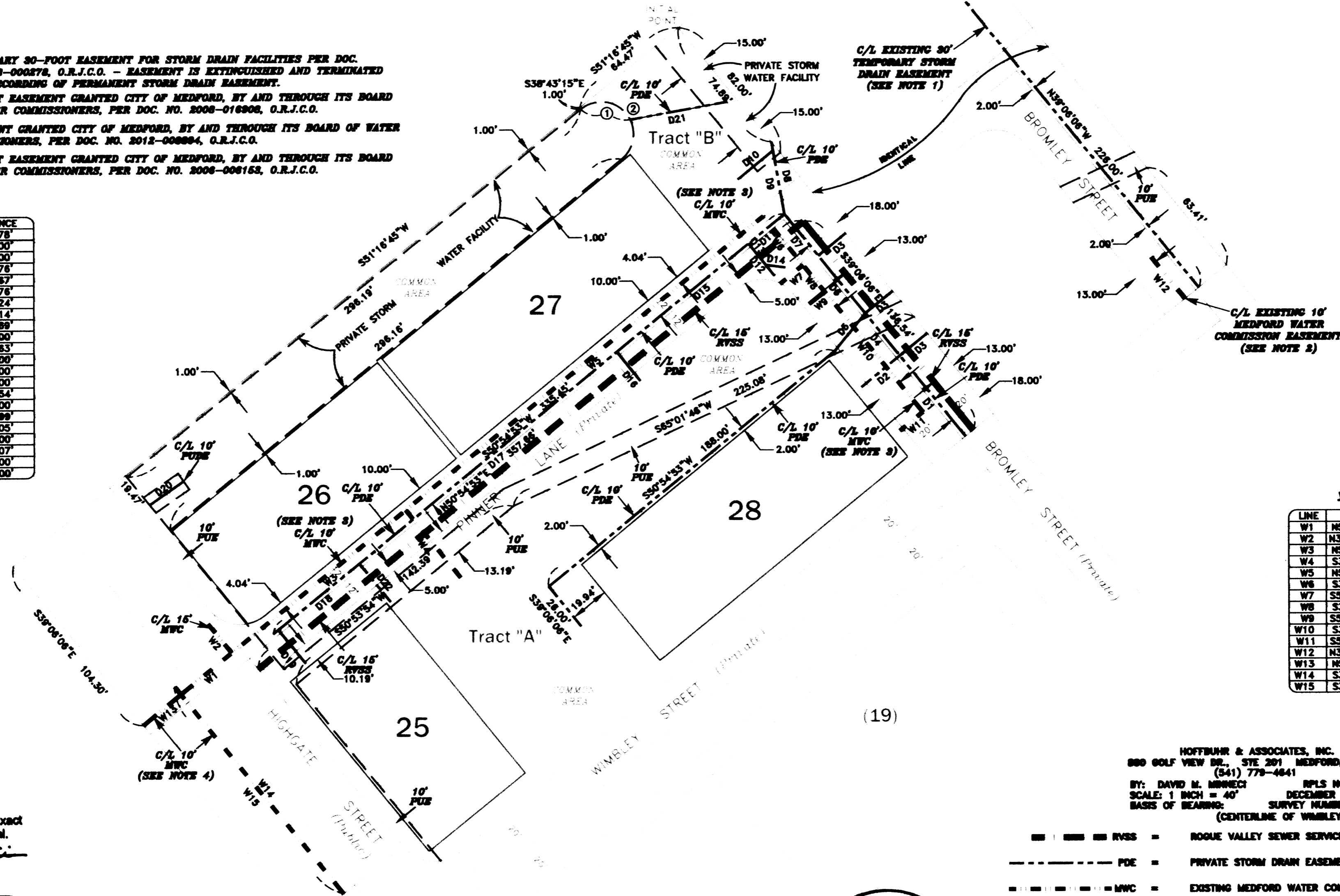
- 1.) TEMPORARY 30-FOOT EASEMENT FOR STORM DRAIN FACILITIES PER DOC. NO. 2008-000278, O.R.J.C.O. - EASEMENT IS EXTINGUISHED AND TERMINATED UPON RECORDING OF PERMANENT STORM DRAIN EASEMENT.
- 2.) 10-FOOT EASEMENT GRANTED CITY OF MEDFORD, BY AND THROUGH ITS BOARD OF WATER COMMISSIONERS, PER DOC. NO. 2008-016908, O.R.J.C.O.
- 3.) EASEMENT GRANTED CITY OF MEDFORD, BY AND THROUGH ITS BOARD OF WATER COMMISSIONERS, PER DOC. NO. 2012-000804, O.R.J.C.O.
- 4.) 10-FOOT EASEMENT GRANTED CITY OF MEDFORD, BY AND THROUGH ITS BOARD OF WATER COMMISSIONERS, PER DOC. NO. 2006-006153, O.R.J.C.O.

STORMDRAIN TABLE

LINE	BEARING	DISTANCE
D1	N39°08'06"W	52.78'
D2	S50°53'54"W	25.00'
D3	N50°53'54"E	18.00'
D4	N39°08'06"W	27.76'
D5	S39°12'13"W	24.67'
D6	N39°08'06"W	37.76'
D7	N39°08'06"W	27.24'
D8	N10°08'51"W	37.14'
D9	N10°08'51"W	32.89'
D10	S50°53'54"W	23.00'
D11	S50°53'54"W	23.63'
D12	S39°08'06"E	21.00'
D13	S39°08'06"E	14.00'
D14	S82°54'36"E	10.00'
D15	S50°53'54"W	86.54'
D16	S39°08'06"E	19.00'
D17	S50°53'54"W	168.89'
D18	S50°53'54"W	53.05'
D19	S39°08'06"E	22.00'
D20	N55°04'47"E	21.07'
D21	N79°48'33"E	50.00'
D22	S39°08'06"E	25.00'

WATERLINE TABLE

LINE	BEARING	DISTANCE
W1	N50°53'54"E	33.29'
W2	N39°08'06"W	19.00'
W3	N50°53'54"E	114.01'
W4	S39°08'06"E	44.00'
W5	N50°53'54"E	234.86'
W6	S39°08'06"E	31.93'
W7	S50°53'54"W	15.00'
W8	S39°08'06"E	17.34'
W9	S50°53'54"W	10.00'
W10	S39°08'06"E	78.96'
W11	S50°53'54"W	15.00'
W12	N39°08'06"W	27.00'
W13	N50°53'54"E	24.50'
W14	S39°08'06"E	130.50'
W15	S39°08'06"E	135.50'



I certify this plat to be an exact photocopy of the original.

*David M. Minnecci*  
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

*David M. Minnecci*

OREGON  
DAVID M. MINNECCI  
2348

EXPIRES 12/31/12

HOFFBUHR & ASSOCIATES, INC.  
880 GOLF VIEW DR., STE 201 MEDFORD, OREGON  
(541) 778-4641  
BY: DAVID M. MINNECCI RPLS NO. 2348  
SCALE: 1 INCH = 40' DECEMBER 30, 2011  
BASIS OF BEARING: SURVEY NUMBER 19912  
(CENTERLINE OF WIMBLEY STREET)

- RVSS --- ROGUE VALLEY SEWER SERVICES EASEMENT GRANTED HEREON
- PDE ----- PRIVATE STORM DRAIN EASEMENT CREATED HEREON
- - - - - MWC - - - - - EXISTING MEDFORD WATER COMMISSION EASEMENT
- FUE --- PUBLIC UTILITY EASEMENT GRANTED HEREON
- O.R.J.C.O. = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON
- PUDE = PUBLIC STORM DRAIN EASEMENT

RECEIVED  
Date 5-22-18  
This survey consists of:  
3 sheet(s) Map  
1 page(s) Narrative  
JACKSON COUNTY SURVEYOR

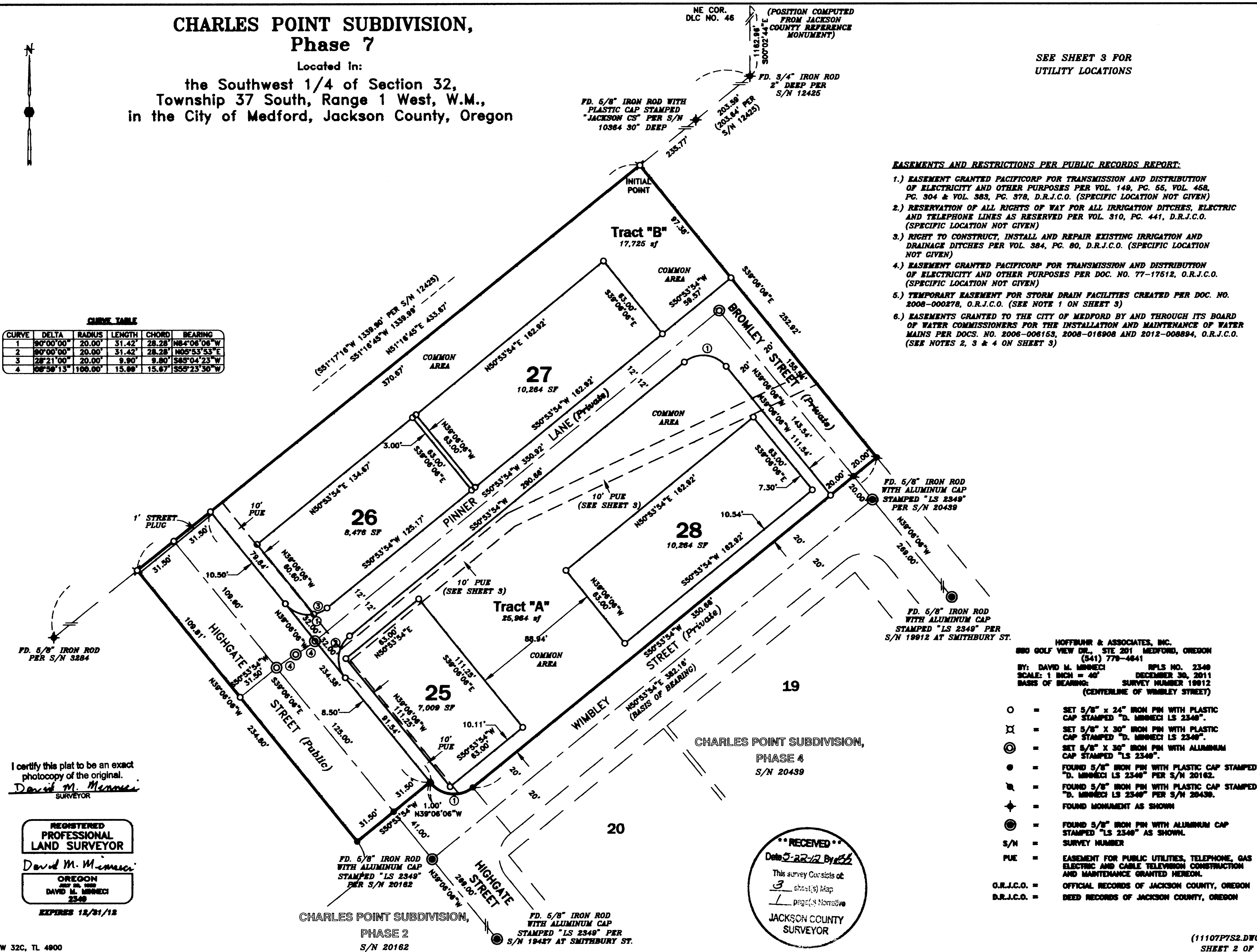
# CHARLES POINT SUBDIVISION, Phase 7

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 LOCATIONS

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	90°00'00"	20.00'	31.42'	28.28'	N84°06'06"W
2	90°00'00"	20.00'	31.42'	28.28'	N05°53'53"E
3	28°21'00"	20.00'	9.90'	9.80'	S89°04'23"W
4	06°56'13"	100.00'	15.89'	15.67'	S55°23'30"W



- EASEMENTS AND RESTRICTIONS PER PUBLIC RECORDS REPORT:**
- 1.) EASEMENT GRANTED PACIFICORP FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND OTHER PURPOSES 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 AS RESERVED 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.) 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.) TEMPORARY EASEMENT FOR STORM DRAIN FACILITIES CREATED PER DOC. NO. 2008-000278, O.R.J.C.O. (SEE NOTE 1 ON SHEET 3)
  - 6.) EASEMENTS GRANTED TO THE CITY OF MEDFORD BY AND THROUGH ITS BOARD OF WATER COMMISSIONERS FOR THE INSTALLATION AND MAINTENANCE OF WATER MAINS PER DOCS. NO. 2006-006153, 2008-016908 AND 2012-008894, O.R.J.C.O. (SEE NOTES 2, 3 & 4 ON SHEET 3)

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

**REGISTERED PROFESSIONAL LAND SURVEYOR**  
*David M. Minnerci*  
OREGON  
JULY 25, 1989  
DAVID M. MINNERCI  
2349  
EXPIRES 12/31/12

- HOFFBURN & ASSOCIATES, INC.  
880 GOLF VIEW DR., STE 201 MEDFORD, OREGON  
(541) 779-4641
- BY: DAVID M. MINNERCI RPLS NO. 2349  
SCALE: 1 INCH = 40' DECEMBER 30, 2011  
BASIS OF BEARING: SURVEY NUMBER 19912  
(CENTERLINE OF WIMBLEY STREET)
- = SET 5/8" x 24" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNERCI LS 2349"
  - ⊗ = SET 5/8" x 30" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNERCI LS 2349"
  - ⊙ = SET 5/8" x 30" IRON PIN WITH ALUMINUM CAP STAMPED "LS 2349"
  - = FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNERCI LS 2349" PER S/N 20162
  - ⊕ = FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNERCI LS 2349" PER S/N 20439
  - ⊛ = FOUND MONUMENT AS SHOWN
  - ⊙ = FOUND 5/8" IRON PIN WITH ALUMINUM CAP STAMPED "LS 2349" AS SHOWN
  - S/N = SURVEY NUMBER
  - PUE = EASEMENT FOR PUBLIC UTILITIES, TELEPHONE, GAS ELECTRIC AND CABLE TELEVISION CONSTRUCTION AND MAINTENANCE GRANTED HEREOF.
  - O.R.J.C.O. = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON
  - D.R.J.C.O. = DEED RECORDS OF JACKSON COUNTY, OREGON

RECEIVED  
Date 5-22-12 By *BB*  
This survey consists of:  
3 sheet(s) Map  
1 page(s) Narrative  
JACKSON COUNTY SURVEYOR