

# CHARLES POINT SUBDIVISION, Phases 6 and 8

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

INDEX OF SHEETS	
SHEET 1 OF 4	- DECLARATION, SIGNATURES, CONSENTS APPROVALS, SURVEYOR'S CERTIFICATE
SHEET 2 OF 4	- PHASE 6 MAP, NOTES
SHEET 3 OF 4	- PHASE 8 MAP, NOTES
SHEET 4 OF 4	- 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" AND PRIVATE ROADS (PINNER LANE, 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, A 15-FOOT EASEMENT FOR INSTALLATION AND MAINTENANCE OF SANITARY SEWER FACILITIES OVER AND ACROSS PINNER LANE. DECLARANT HEREBY CREATES FOR THE OWNERS, THEIR HEIRS AND ASSIGNS OF LOTS 21, 22, 23, 24 AND TRACT "A" OF PHASE 6, EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF PRIVATE STORM DRAIN FACILITIES OVER AND ACROSS PINNER LANE AND TRACTS "A" AND "B" OF PHASE 6. DECLARANT HEREBY CREATES FOR THE BENEFIT OF THE OWNERS, THEIR HEIRS AND ASSIGNS OF LOTS 29, 30, 31, 32 AND TRACT "A" OF PHASE 8, EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF PRIVATE STORM DRAIN FACILITIES OVER AND ACROSS DALTON STREET AND TRACT "A" OF PHASE 8. DECLARANT HEREBY DESIGNATES SAID SUBDIVISION AS CHARLES POINT SUBDIVISION, PHASES 6 AND 8.

\*\*\* 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:

### PHASE 6

BEGINNING AT THE MOST WESTERLY CORNER OF CHARLES POINT SUBDIVISION, PHASE 7 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, SAID CORNER BEING THE INITIAL POINT OF BEGINNING OF CHARLES POINT SUBDIVISION, PHASE 6; THENCE, ALONG THE SOUTHWESTERLY BOUNDARY OF SAID PHASE 7, SOUTH 39°06'08" EAST 234.80 FEET TO A POINT ON THE NORTHWESTERLY BOUNDARY OF CHARLES POINT SUBDIVISION, PHASE 2, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD IN SAID JACKSON COUNTY; THENCE, ALONG SAID PHASE 2 BOUNDARY AS FOLLOWS: SOUTH 39°06'08" 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 295.41 FEET TO A POINT ON THE NORTHEASTERLY BOUNDARY OF CHARLES POINT SUBDIVISION, PHASE 10, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD IN SAID JACKSON COUNTY; THENCE, ALONG SAID NORTHEASTERLY BOUNDARY, NORTH 38°43'00" WEST 3.85 FEET TO THE MOST NORTHERLY CORNER THEREOF, SAID POINT BEING ON THE SOUTHWESTERLY LINE OF THAT TRACT DESCRIBED IN DOCUMENT NO. 2006-030671, OFFICIAL RECORDS OF SAID JACKSON COUNTY; THENCE, ALONG SAID SOUTHWESTERLY LINE, NORTH 38°43'00" WEST 254.04 FEET TO THE MOST WESTERLY CORNER OF TRACT 2 DESCRIBED IN DOCUMENT NO. 2008-015320, SAID OFFICIAL RECORDS; THENCE, ALONG THE NORTHWESTERLY LINE OF SAID TRACT, NORTH 51°16'45" EAST 313.68 FEET TO THE INITIAL POINT OF BEGINNING.

### PHASE 8

BEGINNING AT THE MOST NORTHERLY CORNER OF CHARLES POINT SUBDIVISION, PHASE 7, 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, SAID POINT BEING THE NORTHWESTERLY CORNER OF THAT TRACT DESCRIBED IN DOCUMENT NO. 2006-030674, OFFICIAL RECORDS OF SAID JACKSON COUNTY AND BEING THE INITIAL POINT OF BEGINNING OF CHARLES POINT SUBDIVISION, PHASE 8; THENCE, ALONG THE NORTHWESTERLY LINE OF SAID TRACT, NORTH 51°16'45" EAST 235.77 FEET (RECORD 236.00 FEET); THENCE NORTH 76°05'55" EAST 163.71 FEET (RECORD NORTH 76°06'51" EAST 163.72 FEET) TO THE EASTERLY LINE OF DONATION LAND CLAIM NO. 46; THENCE, ALONG SAID EASTERLY LINE, SOUTH 00°02'44" EAST 175.83 FEET (RECORD SOUTH 00°02'00" EAST 176.33 FEET) TO THE MOST NORTHERLY CORNER OF THAT TRACT DESCRIBED IN VOLUME 346, PAGE 122, DEED RECORDS OF SAID JACKSON COUNTY; THENCE, ALONG THE BOUNDARY OF SAID TRACT, SOUTH 51°30'14" EAST (RECORD SOUTH 51°32'00" EAST) 261.20 FEET TO THE MOST NORTHERLY CORNER OF CHARLES POINT SUBDIVISION, PHASE 5, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD IN SAID JACKSON COUNTY; THENCE, ALONG THE NORTHWESTERLY BOUNDARY OF SAID PHASE 5 AS FOLLOWS: SOUTH 50°53'54" WEST 150.36 FEET; THENCE, ALONG THE ARC OF A 79.00 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD TO WHICH BEARS SOUTH 28°28'50" WEST 60.25 FEET), AN ARC DISTANCE OF 61.82 FEET; THENCE NORTH 83°56'12" WEST 54.50 FEET; THENCE, ALONG THE ARC OF A 133.50 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD TO WHICH BEARS SOUTH 05°12'36" EAST 52.19 FEET), AN ARC DISTANCE OF 52.53 FEET; THENCE, ALONG THE ARC OF A 9.50 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD TO WHICH BEARS SOUTH 26°27'28" WEST 12.95 FEET), AN ARC DISTANCE OF 14.24 FEET; THENCE, ALONG THE ARC OF A 48.50 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD TO WHICH BEARS SOUTH 52°49'21" WEST 27.70 FEET), AN ARC DISTANCE OF 28.09 FEET; THENCE, ALONG THE ARC OF A 4.50 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD TO WHICH BEARS SOUTH 88°33'49" WEST 7.12 FEET), AN ARC DISTANCE OF 8.22 FEET; THENCE NORTH 39°06'06" WEST 12.00 FEET; THENCE SOUTH 50°53'54" WEST 10.50 FEET TO THE MOST WESTERLY CORNER THEREOF; THENCE, ALONG THE NORTHEASTERLY BOUNDARIES OF CHARLES POINT SUBDIVISION, PHASES 4 AND 7, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD IN SAID JACKSON COUNTY, NORTH 39°06'06" WEST 478.65 FEET TO THE INITIAL POINT OF BEGINNING.

CHARLES POINT, LLC, AN OREGON LIMITED LIABILITY COMPANY

IN WITNESS WHEREOF, SIGNED THIS THE 29<sup>th</sup> DAY OF August, 2012.

BY: [Signature]

TITLE: Owner

STATE OF OREGON )  
COUNTY OF JACKSON ) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29<sup>th</sup> DAY OF August, 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.

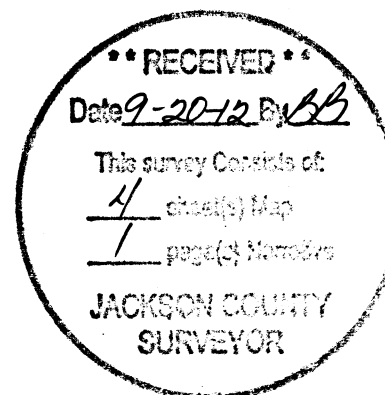
[Signature]  
PLANNING DIRECTOR

September 18, 2012  
DATE

EXAMINED AND APPROVED THIS 1<sup>th</sup> DAY OF September, 2012.

[Signature]  
CITY ENGINEER

[Signature]  
CITY SURVEYOR



EXAMINED AND APPROVED THIS 29 DAY OF August, 2012.

[Signature]  
ROGUE VALLEY SEWER SERVICES

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100 THIS 20<sup>th</sup> DAY OF SEPTEMBER, 2012.

[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

20 DAY OF September, 2012.

[Signature]  
TAX COLLECTOR



### CONSENT TO DECLARATION BY TRUST DEED HOLDERS

AFFIDAVIT OF CONSENT RECORDED AS DOC. NO. 2012-026110, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON FOR TRUST DEEDS BENEFITING PREMIERWEST BANK RECORDED AS DOCS. NO. 2011-015580, 2011-008802, 2012-003016 AND 2012-003018, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

### APPROVAL FOR RECORDING

[Signature] 9/20/12  
COUNTY COMMISSIONER/ADMINISTRATOR DATE

FILED FOR RECORD THIS 20<sup>th</sup> DAY OF September, 2012 AT 12:46 O'CLOCK P.M. AND RECORDED

IN VOLUME 38 OF PLATS AT PAGE 9 OF RECORDS OF JACKSON COUNTY, OREGON.

[Signature] [Signature]  
COUNTY CLERK DEPUTY

(12007P6&8S1.DWG)  
SHEET 1 OF 4

# CHARLES POINT SUBDIVISION, Phase 6

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

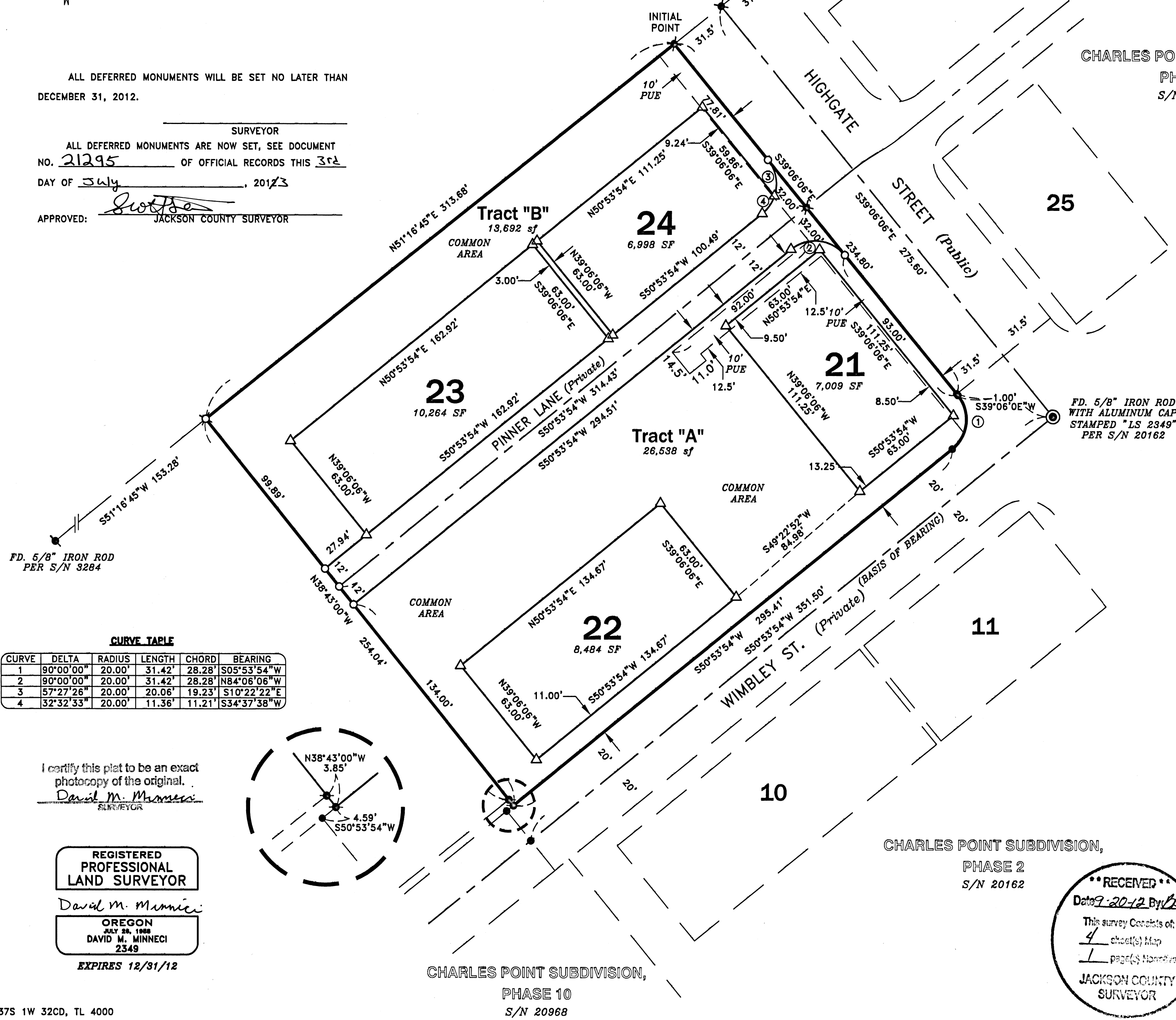
SEE SHEET 4 FOR  
UTILITY LOCATIONS

CHARLES POINT SUBDIVISION,  
PHASE 7  
S/N 21064

ALL DEFERRED MONUMENTS WILL BE SET NO LATER THAN  
DECEMBER 31, 2012.

SURVEYOR  
ALL DEFERRED MONUMENTS ARE NOW SET, SEE DOCUMENT  
NO. 21295 OF OFFICIAL RECORDS THIS 3rd  
DAY OF July, 2012  
APPROVED: David M. Minnici  
JACKSON COUNTY SURVEYOR

- EASEMENTS AND RESTRICTIONS PER PUBLIC RECORDS REPORT:**
- 1.) EASEMENT GRANTED PACIFICORP FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND OTHER PURPOSES PER VOL. 149, PG. 65, 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.) EASEMENTS 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)



**CURVE TABLE**

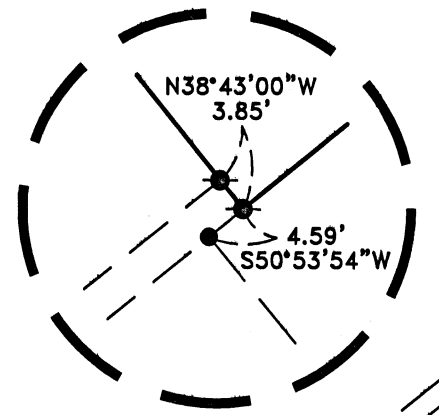
CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	90°00'00"	20.00'	31.42'	28.28'	S05°53'54"W
2	90°00'00"	20.00'	31.42'	28.28'	N84°06'06"W
3	57°27'26"	20.00'	20.06'	19.23'	S10°22'22"E
4	32°32'33"	20.00'	11.36'	11.21'	S34°37'38"W

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 28, 1988  
DAVID M. MINNICI  
2349

EXPIRES 12/31/12



HOFFBUHR & ASSOCIATES, INC.  
880 GOLF VIEW DR., STE 201 MEDFORD, OREGON  
(541) 779-4641  
BY: DAVID M. MINNICI RPLS NO. 2349  
SCALE: 1 INCH = 40' JULY 12, 2012  
BASIS OF BEARING: SURVEY NUMBER 20162  
(CENTERLINE OF WIMBLEY STREET)

- = SET 5/8" x 24" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNICI LS 2349".
- ⊗ = SET 5/8" x 30" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNICI LS 2349".
- △ = DEFERRED MONUMENT
- ⊙ = SET 5/8" x 30" IRON PIN WITH ALUMINUM CAP STAMPED "LS 2349".
- = FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNICI LS 2349" PER S/N 20162.
- ⊙ = FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNICI LS 2349" PER S/N 20968.
- ⊗ = FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNICI LS 2349" PER S/N
- ⊙ = 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 HEREON.
- O.R.J.C.O. = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON
- D.R.J.C.O. = DEED RECORDS OF JACKSON COUNTY, OREGON

CHARLES POINT SUBDIVISION,  
PHASE 2  
S/N 20162

RECEIVED  
Date 7-20-12 By BB  
This survey consists of:  
4 sheet(s) Map  
1 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

CHARLES POINT SUBDIVISION,  
PHASE 10  
S/N 20968

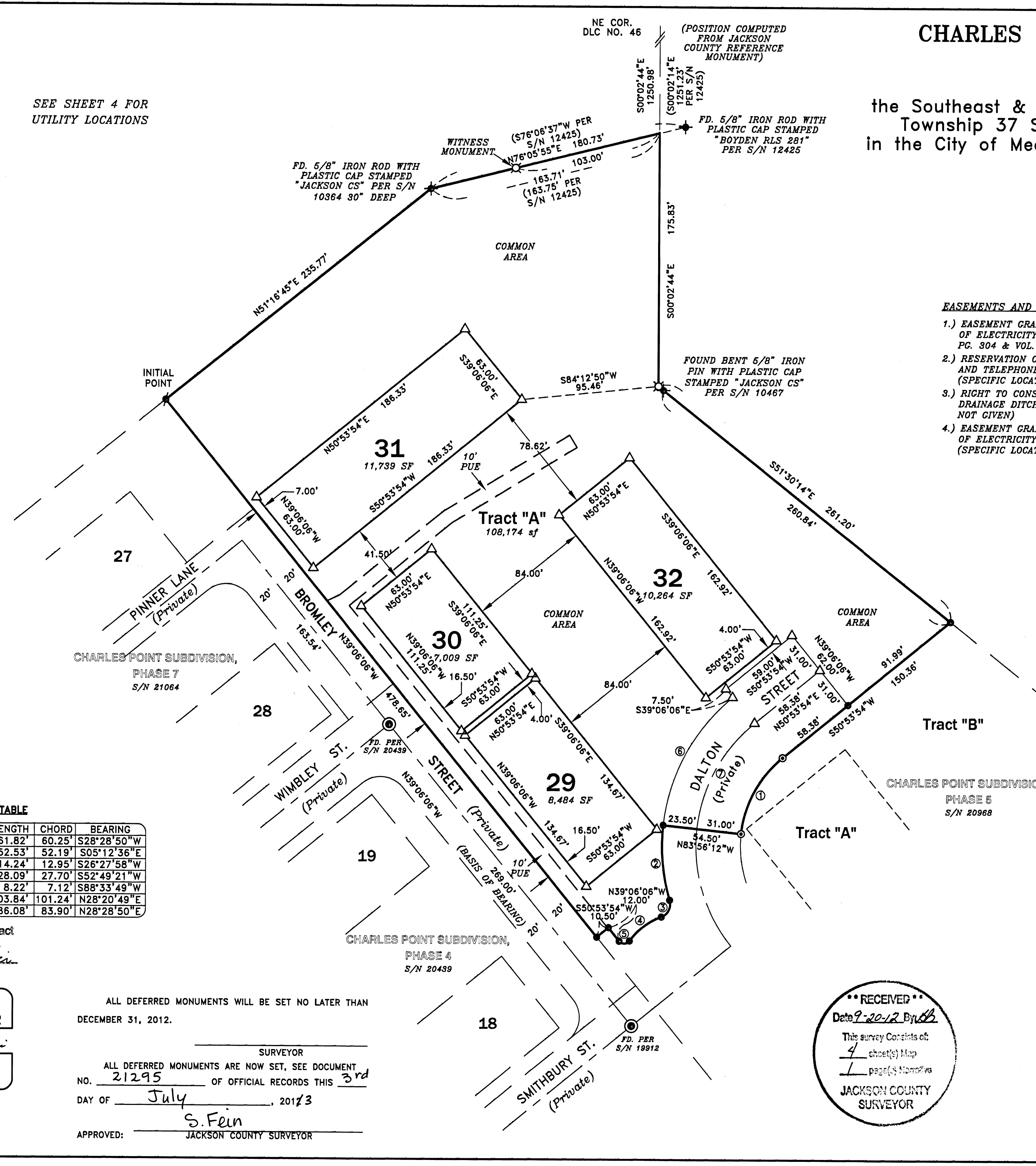
SEE SHEET 4 FOR UTILITY LOCATIONS

# CHARLES POINT SUBDIVISION, Phase 8

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

### EASEMENTS AND RESTRICTIONS PER PUBLIC RECORDS REPORT.

- 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)
- RESERVATION 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)
- 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)
- 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)



CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	44°50'06"	79.00'	61.82'	60.25'	S28°28'50"W
2	22°32'46"	133.50'	52.53'	52.19'	S05°12'36"E
3	85°53'55"	9.50'	14.24'	12.95'	S26°27'58"W
4	33°11'09"	48.50'	28.09'	27.70'	S52°49'21"W
5	104°40'08"	4.50'	8.22'	7.12'	S88°33'49"W
6	44°34'02"	133.50'	103.84'	101.24'	N28°20'49"E
7	44°50'06"	110.00'	86.08'	83.90'	N28°28'50"E

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 29, 1988 DAVID M. MINNECCI 2349

EXPIRES 12/31/12

ALL DEFERRED MONUMENTS WILL BE SET NO LATER THAN DECEMBER 31, 2012.

ALL DEFERRED MONUMENTS ARE NOW SET, SEE DOCUMENT NO. 21295 OF OFFICIAL RECORDS THIS 3rd DAY OF July, 2012

APPROVED: *S. Fein*  
JACKSON COUNTY SURVEYOR

RECEIVED  
Date 9-20-12 By *MB*  
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) 779-4641  
BY: DAVID M. MINNECCI RPLS NO. 2349 JULY 12, 2012  
SCALE: 1 INCH = 50' SURVEY NUMBER 20439  
BASIS OF BEARING: SURVEY NUMBER 20439 (CENTERLINE OF BROMLEY STREET)

- = SET 5/8" x 24" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECCI LS 2349".
- ⊗ = SET 5/8" x 30" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECCI LS 2349".
- △ = DEFERRED MONUMENT
- ⊙ = FOUND LEAD PLUG AND TACK WITH METAL WASHER STAMPED "LS 2349".
- = FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECCI LS 2349" PER S/N 20968.
- ⊛ = FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECCI LS 2349" PER S/N
- ⊕ = 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 HEREON.
- O.R.J.C.O. = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON
- D.R.J.C.O. = DEED RECORDS OF JACKSON COUNTY, OREGON

152/109

# CHARLES POINT SUBDIVISION, Phases 6 and 8

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.) 10-FOOT EASEMENT GRANTED CITY OF MEDFORD, BY AND THROUGH ITS BOARD OF WATER COMMISSIONERS, PER DOC. NO. 2006-006163, O.R.J.C.O.
- 2.) 10-FOOT EASEMENT GRANTED CITY OF MEDFORD, BY AND THROUGH ITS BOARD OF WATER COMMISSIONERS, PER DOC. NO. 2012-026419, O.R.J.C.O.
- 3.) BLANKET EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC/PRIVATE SERVICE LINES GRANTED IN CONDITIONS, COVENANTS AND RESTRICTIONS.

### DETAIL

SCALE: 1" = 25'

### STORMDRAIN TABLE

LINE	BEARING	DISTANCE
D1	S05°53'54"W	13.37'
D2	S39°06'06"E	83.69'
D3	S39°06'06"E	136.86'
D4	S50°53'54"W	16.47'
D5	S39°06'06"E	5.14'
D6	N50°53'54"E	31.40'
D7	N39°06'06"W	9.00'
D8	N50°53'54"E	70.00'
D9	N39°06'06"W	16.50'
D10	S50°53'54"W	66.25'
D11	S50°53'54"W	39.49'
D12	N39°06'06"W	84.45'
D13	S39°06'06"E	34.58'
D14	S50°53'54"W	10.00'
D15	S39°06'06"E	107.42'
D16	N50°53'54"E	21.91'
D17	S39°06'06"E	24.00'
D18	N84°06'06"W	56.51'
D19	N00°24'21"E	30.00'
D20	S06°26'51"E	72.05'
D21	N84°06'06"W	31.69'
D22	S50°53'54"W	42.00'
D23	N84°06'06"W	44.91'
D24	N39°06'06"W	54.46'
D25	S50°53'54"W	6.50'
D26	N39°06'06"W	114.53'
D27	N39°06'06"W	27.43'
D28	N50°53'54"E	81.89'
D29	S06°27'39"E	87.74'
D30	S39°06'06"E	82.50'
D31	N69°29'52"E	19.75'

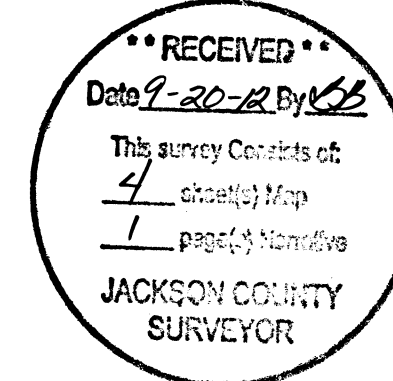
### WATERLINE TABLE

LINE	BEARING	DISTANCE
W1	N51°17'00"E	6.00'
W2	S38°43'00"E	28.24'
W3	N50°53'54"E	21.50'
W4	S38°43'00"E	68.28'
W5	N50°53'54"E	21.92'
W6	S39°06'06"E	25.00'
W7	N50°53'54"E	286.47'
W8	N39°06'06"W	20.00'
W9	N39°06'06"W	8.00'
W10	N50°53'54"E	9.83'
W11	N50°53'54"E	12.00'

### CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	180°22'50"	15.59'	49.09'	31.19'	S38°54'41"W
2	116°38'26"	15.59'	31.74'	26.54'	S07°02'28"E
3	179°37'09"	39.43'	123.61'	78.86'	N38°54'41"W
4	34°08'41"	39.43'	23.50'	23.15'	N33°49'33"E
5	27°23'36"	350.00'	167.34'	165.75'	S52°47'54"E

- RVSS = ROGUE VALLEY SEWER SERVICES EASEMENT GRANTED HEREON
- PDE = PRIVATE STORM DRAIN EASEMENT CREATED HEREON
- MWC = EXISTING MEDFORD WATER COMMISSION EASEMENT
- PUE = PUBLIC UTILITY EASEMENT GRANTED HEREON
- O.R.J.C.O. = OFFICIAL RECORDS OF 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, 2012

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, 1988  
DAVID M. MINNECCI 2349  
EXPIRES 12/31/12

15/1/87