

CHARLES POINT SUBDIVISION,
Phase 9
(A Planned Community)

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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*** 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 STREETS (DALTON STREET, CROXLEY LANE AND QUEENSBURY 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 THOSE EASEMENTS LABELED AS PUBLIC UTILITY EASEMENTS OVER AND ACROSS TRACTS "A" AND "B", DALTON STREET AND A PORTION OF LOT 36 AS SHOWN HEREON; 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 TRACTS "A" AND "B", DALTON STREET, CROXLEY LANE, QUEENSBURY LANE AND A PORTION OF LOTS 34 AND 35. DECLARANT HEREBY CREATES FOR THE BENEFIT OF THE OWNERS, THEIR HEIRS AND ASSIGNS OF LOTS 33, 34, 35, 36, 37, 38, 39, 40, 41, TRACTS "A" AND "B" AND PHASE 3, PRIVATE STORM DRAIN FACILITIES OVER AND ACROSS TRACTS "A" AND "B", DALTON STREET AND CROXLEY LANE. DECLARANT HEREBY DESIGNATES SAID SUBDIVISION AS CHARLES POINT SUBDIVISION, PHASE 9.

CHARLES POINT, LLC, AN OREGON LIMITED LIABILITY COMPANY

IN WITNESS WHEREOF, SIGNED THIS THE 19th DAY OF March, 2014.

BY: Philip Smith

TITLE: Member Charles Point, LLC

STATE OF OREGON)
COUNTY OF JACKSON) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19 DAY OF March, 2014, BY Philip 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.

Brian G. [Signature]
NOTARY



*** APPROVALS ***

MEDFORD CITY PLANNING:

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

James E. Haber 4/3/14
PLANNING DIRECTOR DATE

EXAMINED AND APPROVED THIS 27 DAY OF MARCH, 2014.

[Signature] [Signature]
CITY ENGINEER CITY SURVEYOR

EXAMINED AND APPROVED THIS 7 DAY OF April, 2014.

[Signature]
ROGUE VALLEY SEWER SERVICES

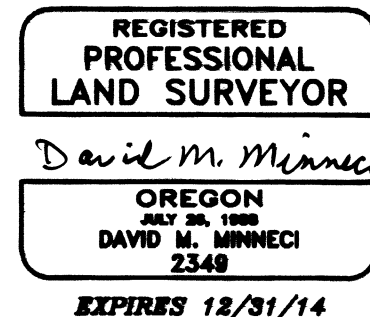
EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100 THIS 9th DAY OF April, 2014.

[Signature] 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 9th DAY OF April, 2014.

Tami Nelson Deputy
TAX COLLECTOR

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

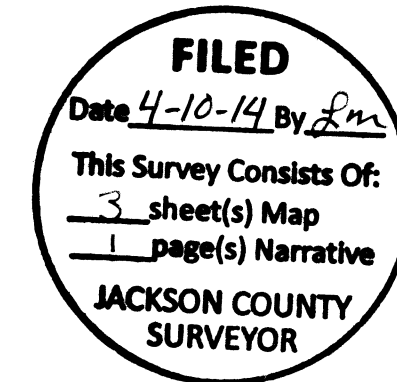


*** SURVEYOR'S CERTIFICATE ***

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 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 SOUTHERLY CORNER OF CHARLES POINT SUBDIVISION, PHASE 5 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 9; THENCE, ALONG THE SOUTHEASTERLY BOUNDARY OF SAID PHASE 5 AS FOLLOWS: NORTH 50°53'54" EAST 10.50 FEET; THENCE NORTH 39°06'06" WEST 11.00 FEET; THENCE, ALONG THE ARC OF A 4.50 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD TO WHICH BEARS NORTH 13°14'00" EAST 7.12 FEET), AN ARC DISTANCE OF 8.22 FEET; THENCE, ALONG THE ARC OF A 48.50 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD TO WHICH BEARS NORTH 48°58'27" EAST 27.70 FEET), AN ARC DISTANCE OF 28.09 FEET; THENCE, ALONG THE ARC OF A 9.50 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD TO WHICH BEARS NORTH 75°19'49" EAST 12.95 FEET), AN ARC DISTANCE OF 14.24 FEET; THENCE, ALONG THE ARC OF A 133.50 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD TO WHICH BEARS SOUTH 75°51'37" EAST 65.23 FEET), AN ARC DISTANCE OF 65.89 FEET; THENCE NORTH 54.50 FEET; THENCE EAST 27.00 FEET; THENCE NORTH 50°53'54" EAST 213.83 FEET TO THE MOST EASTERLY CORNER THEREOF; SAID POINT BEING ON THE NORTHEASTERLY LINE ESTABLISHED BY SURVEY NO. 10467, FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR; THENCE, ALONG SAID NORTHEASTERLY LINE, SOUTH 51°30'14" EAST (RECORD SOUTH 51°32'14" EAST) 169.52 FEET; THENCE SOUTH 34°34'18" EAST 497.10 FEET (RECORD SOUTH 34°32'14" EAST 497.065 FEET) TO THE NORTHERLY LINE OF DONATION LAND CLAIM NO. 48, SAID TOWNSHIP AND RANGE; THENCE, ALONG SAID NORTHERLY LINE, SOUTH 89°59'13" WEST (RECORD SOUTH 89°57'08" WEST) 635.42 FEET TO A POINT ON THE EASTERLY BOUNDARY OF CHARLES POINT SUBDIVISION, PHASE 3, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD IN SAID JACKSON COUNTY; THENCE, ALONG SAID EASTERLY BOUNDARY, NORTH 109.62 FEET; THENCE EAST 26.00 FEET; THENCE NORTH 68.07 FEET; THENCE NORTH 39°06'06" WEST 155.03 FEET TO THE POINT OF BEGINNING.

David M. Minnici
SURVEYOR



CONSENT TO DECLARATION BY TRUST DEED HOLDERS

AFFIDAVIT OF CONSENT BY AMERICANWEST BANK, SUCCESSOR BY MERGER TO PREMIERWEST BANK, RECORDED AS DOCUMENT NO. 2014-008451, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

APPROVAL FOR RECORDING

[Signature] 4/9/14
COUNTY COMMISSIONER/ADMINISTRATOR DATE

FILED FOR RECORD THIS 10th DAY OF April, 2014 AT 9:27 O'CLOCK A.M. AND RECORDED

IN VOLUME 40 OF PLATS AT PAGE 4 OF RECORDS OF JACKSON COUNTY, OREGON.

Christine D. Walker Carmen D. Helman
COUNTY CLERK DEPUTY



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

127460

SURVEY NO _____

**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

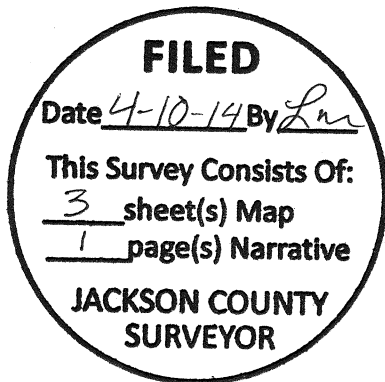
Location: The Southeast and Southwest ¼ of Section 32, Township 37 South, Range 1 West, Willamette Meridian, City of Medford, Jackson County, Oregon.

Purpose: To survey, monument and record a Subdivision Plat for **CHARLES POINT SUBDIVISION, PHASE 9** per client's request. Phase 9 is a portion of that area described as Parcel 4 in Document No. 2008-015320, Official Records of Jackson County, Oregon.

Procedure: The Southwesterly and Northwesterly boundaries of Phase 9 are controlled by the existing Plats of **CHARLES POINT SUBDIVISION, PHASES 3 AND 5**. Several of the monuments set on those Phases were destroyed by construction and had to be reset using the original control. The Southerly boundary is controlled by the Northerly line of Donation Land Claim No. 48. The Northerly portion of the Northeasterly boundary was established by a Southeasterly prolongation of the Northeasterly boundary of Phase 5. The Southerly portion was established using the found monument from Survey No. 10467 near the Southeast corner and the record distance (4.89 feet) from the found 1" iron pipe and the found 5/8" iron pin to the East. The resulting distances from the intersection of these two lines checks favorably with Survey No. 10467.

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

Date: February 3, 2014



David M. Minneci
L.S. 2349 - Oregon
Expires 12/31/14
880 Golf View Dr., Suite 201
Medford, Oregon 97504

**CHARLES POINT SUBDIVISION,
Phase 9**

(A Planned Community)

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

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' FEBRUARY 3, 2014

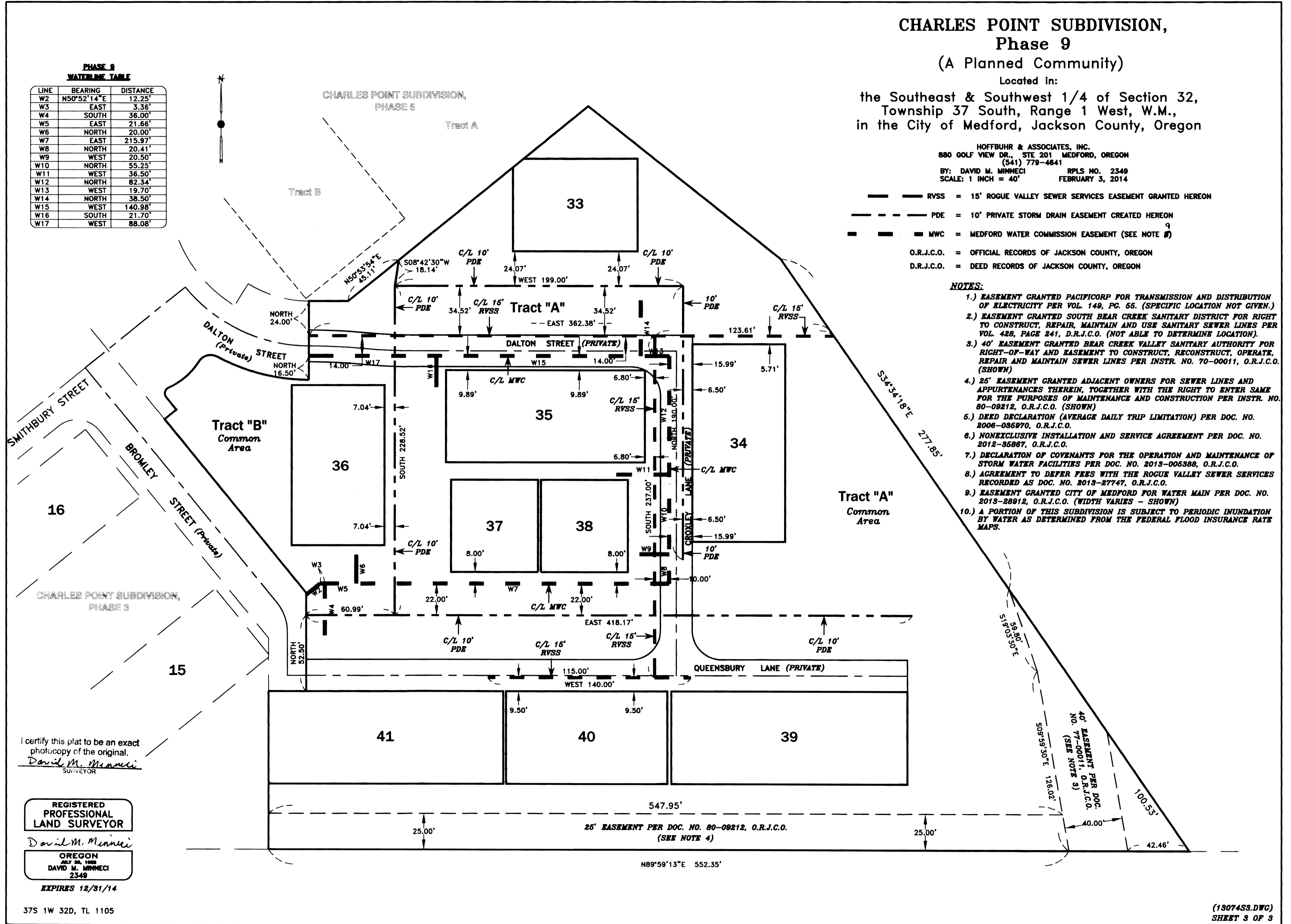
- RVSS = 15' ROGUE VALLEY SEWER SERVICES EASEMENT GRANTED HEREON
- PDE = 10' PRIVATE STORM DRAIN EASEMENT CREATED HEREON
- MWC = MEDFORD WATER COMMISSION EASEMENT (SEE NOTE 9)
- O.R.J.C.O. = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON
- D.R.J.C.O. = DEED RECORDS OF JACKSON COUNTY, OREGON

NOTES:

- 1.) EASEMENT GRANTED PACIFICORP FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY PER VOL. 149, PG. 55. (SPECIFIC LOCATION NOT GIVEN.)
- 2.) EASEMENT GRANTED SOUTH BEAR CREEK SANITARY DISTRICT FOR RIGHT TO CONSTRUCT, REPAIR, MAINTAIN AND USE SANITARY SEWER LINES PER VOL. 428, PAGE 241, D.R.J.C.O. (NOT ABLE TO DETERMINE LOCATION).
- 3.) 40' EASEMENT GRANTED BEAR CREEK VALLEY SANITARY AUTHORITY FOR RIGHT-OF-WAY AND EASEMENT TO CONSTRUCT, RECONSTRUCT, OPERATE, REPAIR AND MAINTAIN SEWER LINES PER INSTR. NO. 70-00011, O.R.J.C.O. (SHOWN)
- 4.) 25' EASEMENT GRANTED ADJACENT OWNERS FOR SEWER LINES AND APPURTENANCES THEREIN, TOGETHER WITH THE RIGHT TO ENTER SAME FOR THE PURPOSES OF MAINTENANCE AND CONSTRUCTION PER INSTR. NO. 80-09212, O.R.J.C.O. (SHOWN)
- 5.) DEED DECLARATION (AVERAGE DAILY TRIP LIMITATION) PER DOC. NO. 2006-036970, O.R.J.C.O.
- 6.) NONEXCLUSIVE INSTALLATION AND SERVICE AGREEMENT PER DOC. NO. 2012-35867, O.R.J.C.O.
- 7.) DECLARATION OF COVENANTS FOR THE OPERATION AND MAINTENANCE OF STORM WATER FACILITIES PER DOC. NO. 2013-006388, O.R.J.C.O.
- 8.) AGREEMENT TO DEFER FEES WITH THE ROGUE VALLEY SEWER SERVICES RECORDED AS DOC. NO. 2013-27747, O.R.J.C.O.
- 9.) EASEMENT GRANTED CITY OF MEDFORD FOR WATER MAIN PER DOC. NO. 2013-28912, O.R.J.C.O. (WIDTH VARIES - SHOWN)
- 10.) A PORTION OF THIS SUBDIVISION IS SUBJECT TO PERIODIC INUNDATION BY WATER AS DETERMINED FROM THE FEDERAL FLOOD INSURANCE RATE MAPS.

**PHASE 9
WATERLINE TABLE**

LINE	BEARING	DISTANCE
W2	N50°52'14"E	12.25'
W3	EAST	3.36'
W4	SOUTH	36.00'
W5	EAST	21.66'
W6	NORTH	20.00'
W7	EAST	215.97'
W8	NORTH	20.41'
W9	WEST	20.50'
W10	NORTH	55.25'
W11	WEST	36.50'
W12	NORTH	82.34'
W13	WEST	19.70'
W14	NORTH	38.50'
W15	WEST	140.98'
W16	SOUTH	21.70'
W17	WEST	88.08'



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

David M. Minnici
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

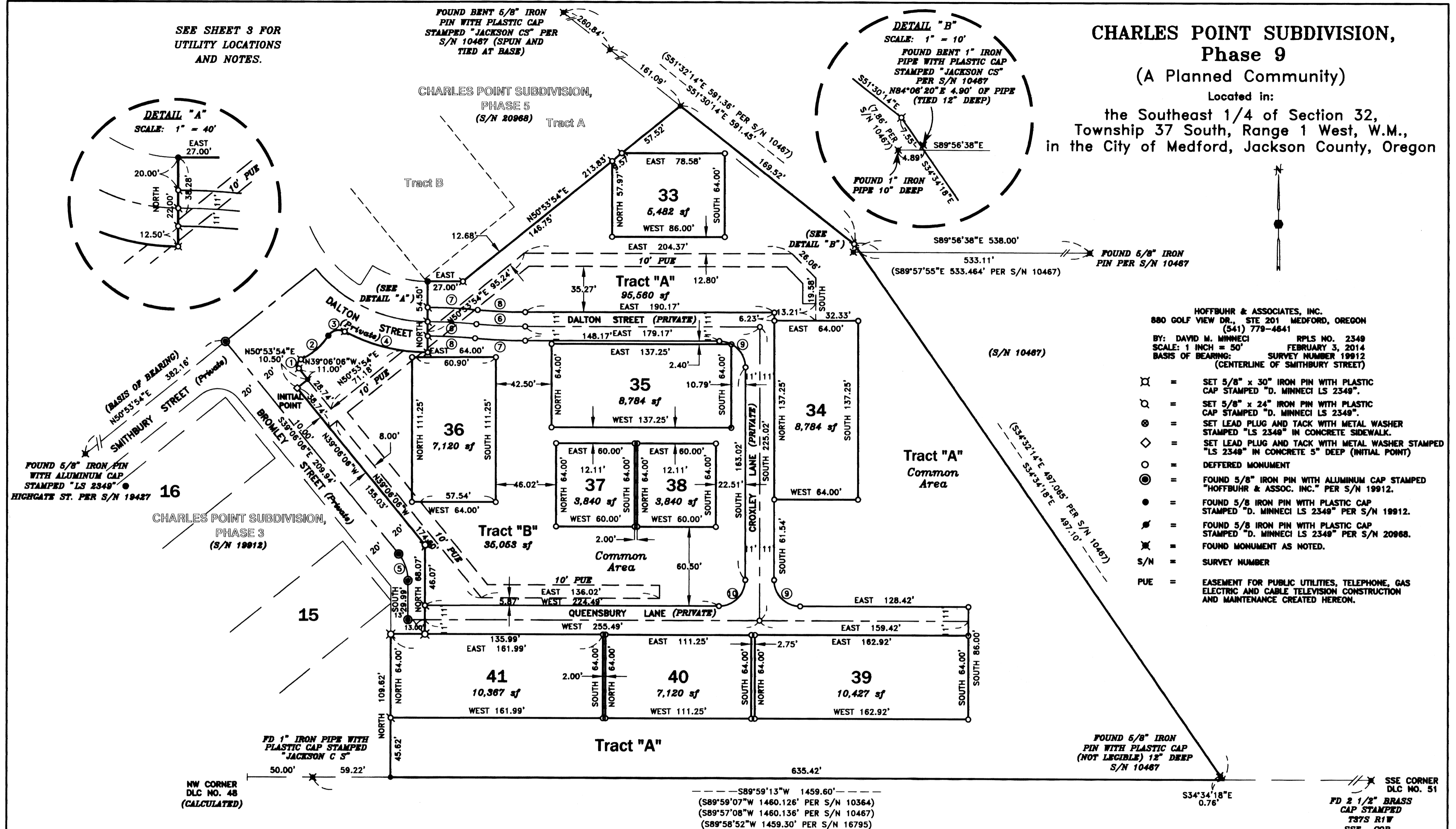
David M. Minnici

OREGON
JULY 26, 1988
DAVID M. MINNECI
2349

EXPIRES 12/31/14

CHARLES POINT SUBDIVISION, Phase 9 (A Planned Community)

Located in:
the Southeast 1/4 of Section 32,
Township 37 South, Range 1 West, W.M.,
in the City of Medford, 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' FEBRUARY 3, 2014
BASIS OF BEARING: SURVEY NUMBER 19912
(CENTERLINE OF SMITHBURY STREET)
- ⊗ = SET 5/8" x 30" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECI LS 2349".
 - ⊙ = SET 5/8" x 24" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECI LS 2349".
 - ⊕ = SET LEAD PLUG AND TACK WITH METAL WASHER STAMPED "LS 2349" IN CONCRETE SIDEWALK.
 - ⊖ = SET LEAD PLUG AND TACK WITH METAL WASHER STAMPED "LS 2349" IN CONCRETE 5" DEEP (INITIAL POINT)
 - = DEFERRED MONUMENT
 - ⊙ = FOUND 5/8" IRON PIN WITH ALUMINUM CAP STAMPED "HOFFBUHR & ASSOC. INC." PER S/N 19912.
 - = FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECI LS 2349" PER S/N 19912.
 - ⊙ = FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECI LS 2349" PER S/N 20968.
 - ⊙ = FOUND MONUMENT AS NOTED.
 - S/N = SURVEY NUMBER
 - PUE = EASEMENT FOR PUBLIC UTILITIES, TELEPHONE, GAS ELECTRIC AND CABLE TELEVISION CONSTRUCTION AND MAINTENANCE CREATED HEREON.

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	104°40'09"	4.50'	8.22'	7.12'	N13°14'00"E
2	33°11'09"	48.50'	28.09'	27.70'	N48°58'27"E
3	85°53'55"	9.50'	14.24'	12.95'	N78°19'46"E
4	28°16'47"	133.50'	65.89'	65.23'	S75°51'37"E
5	39°06'06"	32.00'	21.84'	21.42'	S19°33'03"E
6	05°20'58"	400.00'	37.35'	37.33'	S87°19'31"E
7	05°20'58"	411.00'	38.37'	38.36'	S87°19'31"E
8	05°20'58"	389.00'	36.32'	36.31'	S87°19'31"E
9	90°00'00"	20.00'	31.42'	28.28'	S45°00'00"E
10	90°00'00"	20.00'	31.42'	28.28'	S45°00'00"E

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

ALL DEFERRED MONUMENTS WILL BE SET NO LATER THAN
JUNE 2, 2014.

David M. Minnici
SURVEYOR

ALL DEFERRED MONUMENTS ARE NOW SET, SEE DOCUMENT
NO. 2015-028242 OF OFFICIAL RECORDS THIS 19th
DAY OF August, 2015 (CS 21789)

APPROVED: *[Signature]* 10/28/15
JACKSON COUNTY SURVEYOR
C.O.M.

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.

REGISTERED PROFESSIONAL LAND SURVEYOR
David M. Minnici
OREGON
JULY 28, 1988
DAVID M. MINNECI
2349
EXPIRES 12/31/14