

LEGEND

- O SET 5/8"x30" REBAR WITH YELLOW PLASTIC CAP MARKED "TEMPLIN 2359"
- FOUND 5/8" IRON ROD PER "LAWNVIEW SUBDIVISION PHASE 2"
- SET BRASS DISC IN CONCRETE (8"x8"x24")
- △ DEFERRED MONUMENT
- P.U.E. EASEMENT FOR PUBLIC UTILITIES, DRAINAGE, CABLE TELEVISION, AND SANITARY SEWER CONSTRUCTION AND MAINTENANCE, WATER.
- () DEED RECORD

FD. BRASS CAP, GEODETIC CONTROL POINT "ROBERTS" PER JACKSON COUNTY RECORDS.

GEODETIC CONTROL POINT "WOODS" (NOT OCCUPIED)

OPAL HEIGHTS SUBDIVISION

APPROVALS

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

James M. Einhardt October 1, 1990
PLANNING DIRECTOR

EXAMINED AND APPROVED THIS 24th DAY OF SEPTEMBER, 1990.

Robert T. Doud CITY ENGINEER
Paul D. Lewis CITY SURVEYOR

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100 AS OF 5 October, 1990.

Sheef Swift
ASSESSOR DEPARTMENT OF ASSESSMENT

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 94.036 AS OF October 5, 1990.

Barbara E. Waide
TAX COLLECTOR

EXAMINED AND APPROVED BY THE MEDFORD IRRIGATION DISTRICT IN REGULAR SESSION

THIS 17 DAY OF August, 1990.

Ed Eason PRESIDENT
Robert J. ... SECRETARY

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT I, OPAL R. COX AM THE OWNER IN FEE SIMPLE OF THE LANDS HEREON DESCRIBED AND THAT I HAVE SUBDIVIDED THE SAME INTO LOTS AND 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, AND I DO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREET SHOWN HEREON, TOGETHER WITH THOSE EASEMENTS LABELED AS PUBLIC UTILITY EASEMENTS, AND I HEREBY GRANT TO THE CITY OF MEDFORD IN FEE SIMPLE, THAT AREA SHOWN AND DESIGNATED HEREON AS A 1' NON-ACCESS STRIP AND STREET PLUG. BY ITS APPROVAL OF THIS PLAT, THE CITY OF MEDFORD DECLARES THAT UPON DEDICATION OF THE EXTENSION OF THE AFFECTED STREET, IT THEREBY DEDICATES THE STREET PLUG FOR PUBLIC PURPOSES. I DO HEREBY DEDICATE TO THE PUBLIC FOR IRRIGATION PURPOSES THE 15 FOOT WIDE EASEMENT SHOWN HEREON AND THE 5.0 FOOT WIDE EASEMENT FOR STORM DRAIN PURPOSES AS SHOWN. I HEREBY DESIGNATE SAID SUBDIVISION AS "OPAL HEIGHTS SUBDIVISION".

Opal R. Cox
OPAL R. COX

I CERTIFY THAT THIS IS AN EXACT PHOTOCOPIY OF THE ORIGINAL PLAT
M. Y. L.
RICHARD G. TEMPLIN RLS 2359

STATE OF OREGON)
COUNTY OF JACKSON) SS.

PERSONALLY APPEARED THE ABOVE NAMED Opal R. Cox AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

BEFORE ME: *Lisa K. Campoy*
NOTARY PUBLIC - OREGON
My Commission Expires 8-26-93

RECORDER'S CERTIFICATE

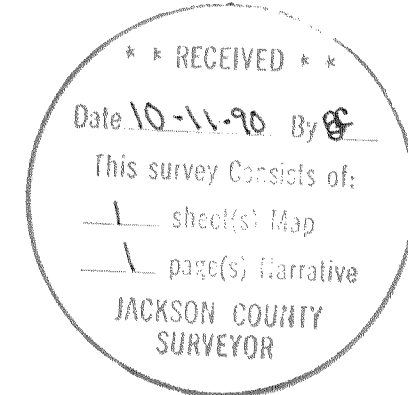
FILED FOR RECORD THIS 11 DAY OF October, 1990, AT 8:56 O'CLOCK A. M.

AND RECORDED IN VOLUME 16, PAGE 85 OF THE "SUBDIVISION" RECORDS OF JACKSON COUNTY, OREGON.

Kathleen S. Beckett COUNTY CLERK
Joy A. Rametta DEPUTY

WATER RIGHT STATEMENT

DOCUMENT NO. 90-25739 OFFICIAL RECORDS



SURVEYOR'S CERTIFICATE

I, RICHARD G. TEMPLIN, A DULY REGISTERED SURVEYOR OF THE STATE OF OREGON DO HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME 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 PARENT TRACT, AS SET FORTH HEREON:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 17, TOWNSHIP 37 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON, SAID POINT BEING ON THE CENTERLINE OF LONE PINE ROAD; THENCE NORTH, 30.00 FEET TO THE NORTH RIGHT OF WAY LINE OF SAID ROAD; THENCE NORTH 89° 48' 40" WEST ALONG SAID NORTH RIGHT OF WAY LINE, 943.20 FEET; THENCE NORTH 00° 04' 30" WEST (RECORD NORTH 00° 01' 00" EAST); 302.85 FEET TO A BRASS DISC SET IN CONCRETE FOR THE " INITIAL POINT OF BEGINNING "; THENCE CONTINUE NORTH 00° 04' 30" WEST ALONG THE EAST LINE OF " LAWNVIEW SUBDIVISION PHASE 2 ", 341.31 FEET (RECORD NORTH 00° 01' 00" EAST 343.95 FEET, TO A 5/8" IRON ROD AT THE NORTHEAST CORNER OF LOT 118 OF SAID SUBDIVISION; THENCE SOUTH 89° 59' 00" EAST, 184.75 FEET TO A 5/8" IRON ROD, BEING ON THE WESTERLY LINE OF INSTRUMENT NUMBER 90-09159 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON; THENCE SOUTH 03° 30' 00" WEST ALONG SAID LINE, 229.35 FEET TO A 5/8" IRON ROD; THENCE NORTH 89° 59' 00" WEST, 23.85 FEET; THENCE SOUTH 00° 04' 30" EAST, 112.38 FEET (RECORD SOUTH 00° 01' 00" WEST, 115.00 FEET); THENCE NORTH 89° 59' 00" WEST, 146.60 FEET (RECORD SOUTH 00° 01' 00" WEST) TO THE INITIAL POINT OF BEGINNING.

M. Y. L.
RICHARD G. TEMPLIN RLS. 2359

Sharon A. Katz
11-30-91

SUBSCRIBED AND SWORN BEFORE ME THIS 21st DAY OF August, 1990.

THE DEFERRED MONUMENT WILL BE SET NO LATER THAN DECEMBER 31, 1990.

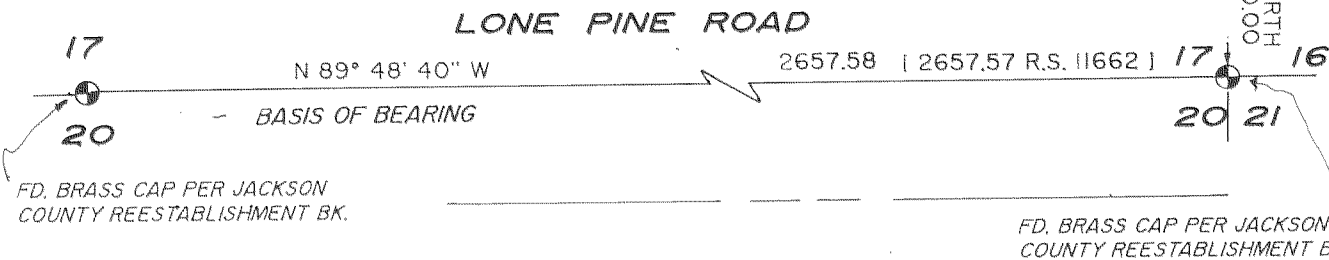
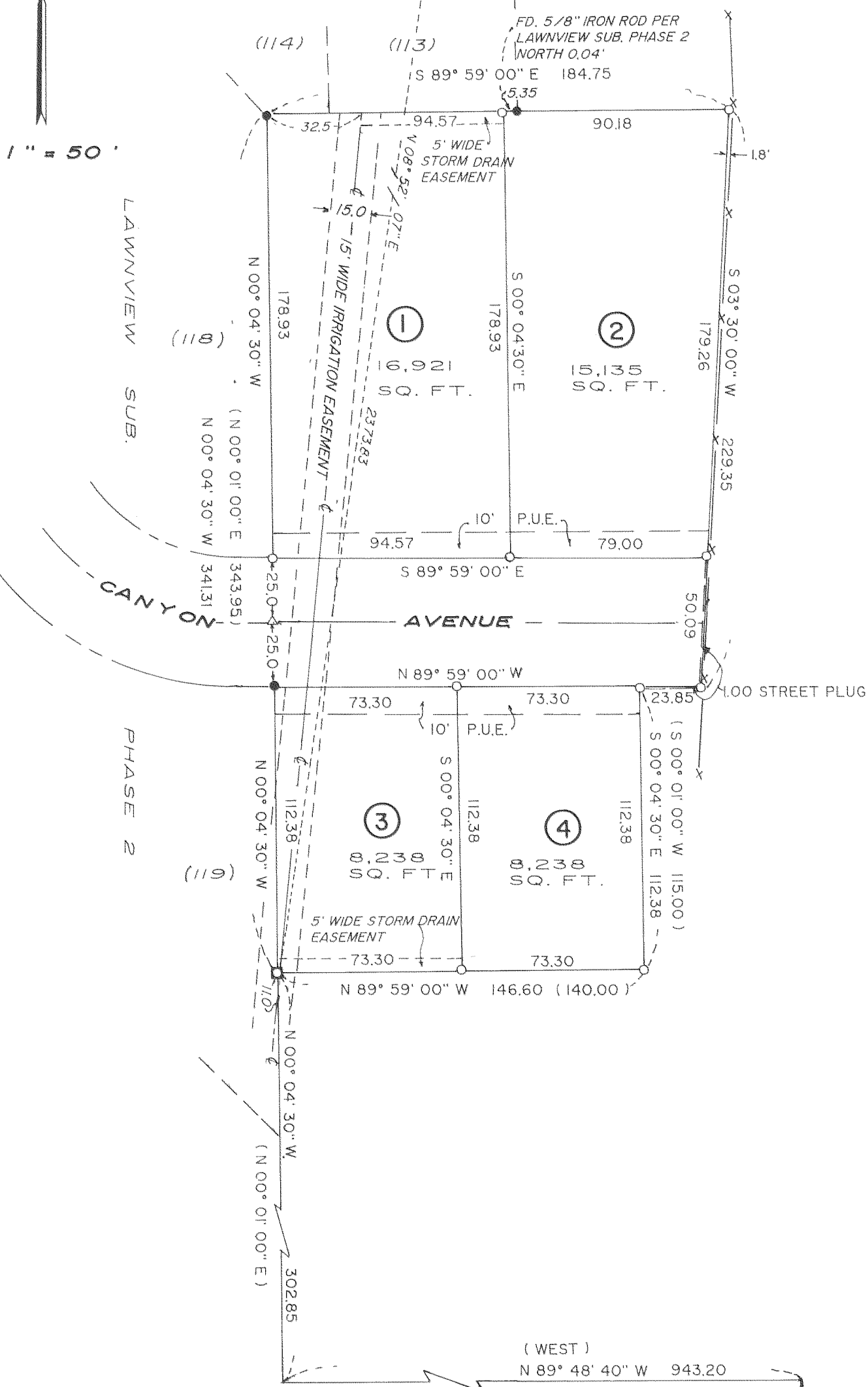
M. Y. L.
SURVEYOR

THE DEFERRED MONUMENT IS NOW SET, SEE DOCUMENT NO. 90-31228 OF OFFICIAL RECORDS

THIS 17th DAY OF DECEMBER, 1990.

APPROVED: JACKSON COUNTY SURVEYOR. *Verlynn Thomas*

<i>M. Y. L.</i>	RICHARD TEMPLIN LAND SURVEYING	
	2042 SANDRA PL	776-0991 MEDFORD, OREGON
OPAL HEIGHTS SUBDIVISION		
LOCATED IN		
LOT 12 OF SEWART ACRES, SE 1/4 OF SECTION 17, T. 37S., R. 1W., W.M.		
CITY OF MEDFORD, JACKSON COUNTY, OREGON		
SURVEY FOR: MR. CRIS GALPIN		DATE: AUGUST, 1990
P.O. BOX 8271 MEDFORD, OREGON 97504		



RICHARD G. TEMPLIN
PROFESSIONAL LAND SURVEYOR
2042 Sandra Pl.
Medford, Oregon 97504
(503) 776-0991 • 474-7720

SURVEY NO. 12225

OPAL HEIGHTS SUBDIVISION

SURVEY FOR: Mr. Cris Galpin
P.O. Box 8271
Medford, Oregon 97501

LOCATION: Lot 12 of Steward Acres, SE 1/4 of Section 17,
Township 37 South, Range 1 West, Willamette
Meridian, Jackson County, Oregon.

PURPOSE: To create a (4) lot division from the parent
tract of land more particularly described in
90-12076 of the Official Records of Jackson
County, Oregon.

DATE: August 30, 1990

BASIS OF
BEARING: Based upon R.S. 11662.

PROCEDURE: Tied monuments as shown on accompanying plat
and set monuments at computed positions.

