

# MORRIES ESTATES SUBDIVISION

LOCATED IN:

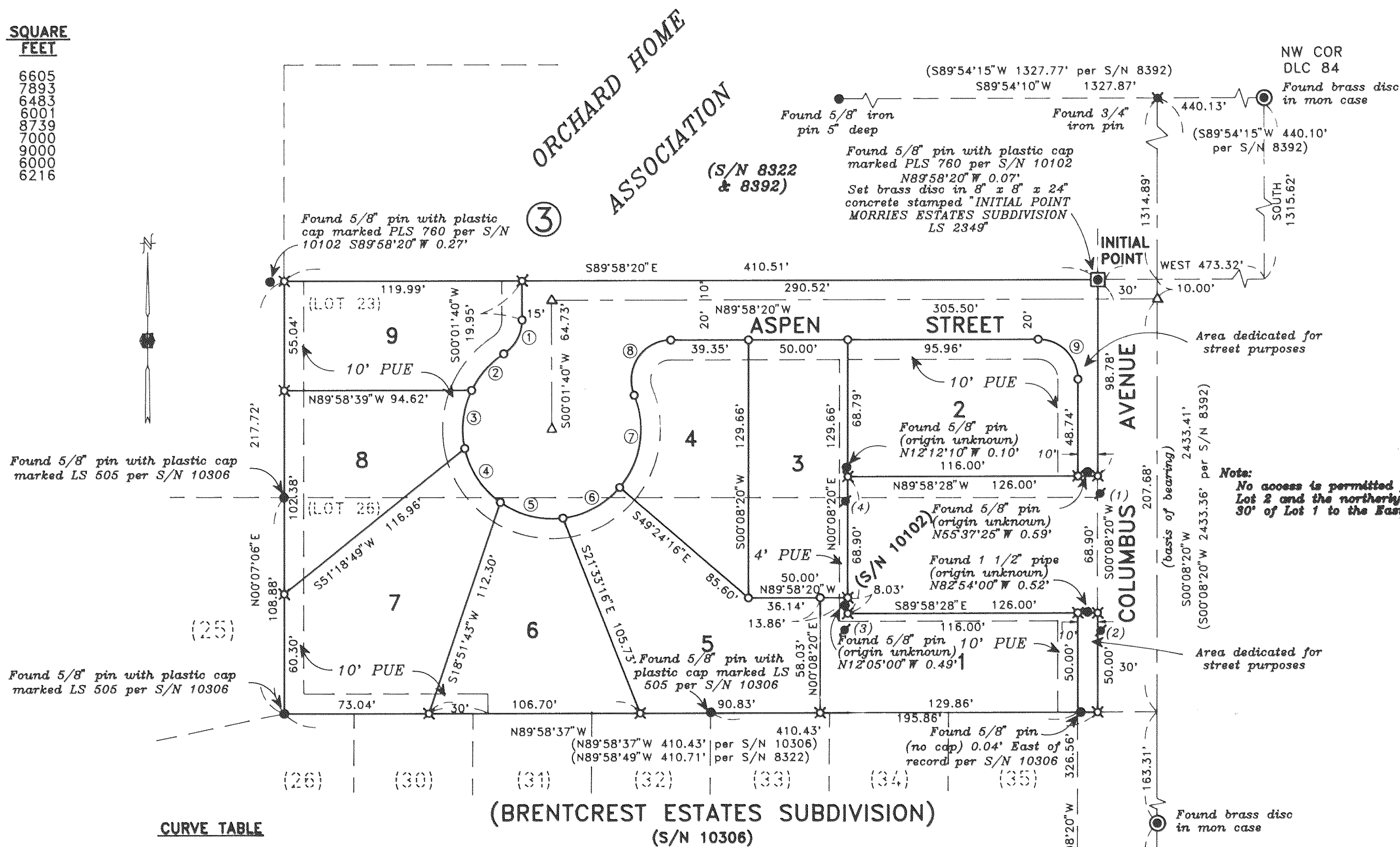
A Portion of Lots 23 and 26 of  
 Block 3, ORCHARD HOME ASSOCIATION  
 In the S.W. 1/4 of Section 36  
 Township 37 South, Range 2 West, Willamette Meridian  
 City of Medford Jackson County, Oregon

All deferred monuments will be set no later than  
January 9<sup>th</sup> 1993.  
 David M. Minnici  
 Surveyor

All deferred monuments are now set, see Document  
 No. 94-38214 of Official Records this 25 day of  
October 1994.  
 Approved: Verlyn Thomas  
 Jackson County Surveyor

**LOT SIZE**

LOT NUMBER	SQUARE FEET
1	6605
2	7893
3	6483
4	6001
5	8739
6	7000
7	9000
8	6000
9	6216



HOFFBUHR & ASSOCIATES, INC.  
 1062 EAST JACKSON MEDFORD, OREGON  
 779-4641  
 BY: DAVID M. MINNECI RPLS No. 2349  
 SCALE: 1 inch = 50' JULY 8, 1992  
 BASIS OF BEARING SURVEY NUMBER 8392  
 (C/L COLUMBUS AVE.)

Note:  
 No access is permitted from  
 Lot 2 and the northerly  
 30' of Lot 1 to the East

Legend:  
 ○ = Set 5/8"x24" iron pin with plastic cap stamped "D. MINNECI LS 2349".  
 □ = Set 5/8"x30" iron pin with plastic cap stamped "D. MINNECI LS 2349".  
 ● = Found 5/8" iron pin with plastic cap stamped "PLS 760" as noted below.  
 ● = Found 5/8" iron pin unless otherwise noted.  
 ⊙ = Found brass cap monument.  
 △ = Deferred Monument.  
 PUE = Easement for public utilities, storm drainage, gas, water, electric, cable television and sanitary sewer construction and maintenance.  
 S/N = Survey Number.

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	57°25'16"	20.00	20.04	19.22	N28°44'18"E
2	31°27'51"	45.00	24.71	24.40	S41°43'00"W
3	38°11'50"	45.00	30.00	29.45	S06°53'10"W
4	42°23'56"	45.00	33.30	32.55	S33°24'43"E
5	42°23'56"	45.00	33.30	32.55	S75°48'39"E
6	42°23'39"	45.00	33.30	32.54	N61°47'33"E
7	62°55'32"	45.00	49.42	46.97	N09°07'58"E
8	112°21'28"	20.00	39.22	33.23	S33°50'56"W
9	90°06'40"	20.00	31.45	28.31	N44°55'00"W

**FOUND MONUMENTS PER SURVEY NUMBER 10102**

- (1) S00°09'35"E 9.96'
- (2) S00°13'00"E 9.96'
- (3) S00°27'50"W 9.95'
- (4) S00°02'40"W 10.05'

David M. Minnici

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

# MORRIES ESTATES SUBDIVISION

Located in:

A portion of Lots 23 and 26 of Block 3, ORCHARD HOME ASSOCIATION  
in the Southwest 1/4 of Section 36,  
Township 37 South, Range 2 West, Willamette Meridian  
City of Medford, Jackson County, Oregon

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

\*\*\* SURVEYOR'S CERTIFICATE \*\*\*

KNOW ALL MEN BY THESE PRESENTS, that we, VERA DEVELOPMENT INC., an Oregon Corporation, are the owners in fee simple of the lands hereon described, and that we have subdivided the same into lots and streets 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 we do hereby dedicate to the public for public use the streets shown hereon, together with those easements labeled as public utility easements. We hereby designate said subdivision as MORRIES ESTATES SUBDIVISION.

STATE OF OREGON )  
County of Jackson ) ss.

I, David M. Minneci, a duly Registered Professional Land Surveyor of the State of Oregon, being duly sworn, do hereby certify that I have correctly surveyed 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 boundary lines:

VERA DEVELOPMENT INC.:

Morries P. Garbarini (Pres.)  
Morries P. Garbarini  
President

Commencing at the Northwest corner of Donation Land Claim No. 84, Township 37 South, Range 2 West, Willamette Meridian, Jackson County, Oregon; thence South 1315.62 feet; thence West 473.32 feet to the Northeast corner of Lot 23 in Block 3 of ORCHARD HOME ASSOCIATION TRACTS according to the Official Plat thereof, now of record, said Northeast corner being marked by a brass disc in concrete for the INITIAL POINT OF BEGINNING; thence South 00°08'20" West, along the Easterly line of said Lot 23, a distance of 98.78 feet to the Northeast corner of that tract described in instrument recorded as Document No. 85-14589, Official Records of Jackson County, Oregon; thence North 89°58'28" West, along the Northerly line of said tract, 126.00 feet to the Northwest corner thereof; thence South 00°08'20" West, along the Westerly line of said tract 68.90 feet to the Southwest corner thereof; thence South 89°58'28" East, along the Southerly line of said tract, 126.00 feet to the Southeast corner thereof; thence South 00°08'20" West 50.00 feet to the Southeast corner of Lot 26 in Block 3 of said Orchard Home Association Tracts; thence North 89°58'37" West, along the Southerly line of said Lot 26, a distance of 410.43 feet to the Southwest corner thereof; thence North 00°07'06" East, along the Westerly line of Lots 26 and 23, a distance of 217.72 feet to the Northwest corner of said Lot 23; thence South 89°58'20" East, along the Northerly line of said Lot 23, a distance of 410.51 feet to the initial point of beginning.

STATE OF OREGON )  
County of Jackson ) ss.

Date: July 15, 1992

On this, the 15th day of July, 1992, before me appeared Morries P. Garbarini, to me personally known, who being duly sworn, did say that he, the said Morries P. Garbarini, is President of Vera Development Inc., the within named Corporation, and that the said instrument was signed on behalf of said Corporation by authority of its Board of Directors, and Morries P. Garbarini acknowledges said instrument to be the free act and deed of said Corporation.

Before me:

Cheryl A. Ferns  
CHERYL A. FERNS  
NOTARY PUBLIC OREGON  
My Commission Expires 12-23-93

\*\*\* APPROVALS \*\*\*

David M. Minneci  
SURVEYOR

Medford City Planning:

I certify that, pursuant to authority granted in Ordinance No. 5785 this plat is hereby approved.

James M. Eisenhauer  
Planning Director

August 17, 1992  
Date

Examined and approved by the Medford Irrigation District in regular session this 14 day of July, 1992.

Mike Russell  
President

Bill Caldwell  
Secretary

Examined and approved this 13<sup>th</sup> day of August, 1992.

Lauren J. Beckers  
City Engineer  
For: Robert Deuel

Joe P. Poirer  
Acting City Surveyor

Examined and approved as required by O.R.S. 92.100 as of August 18, 1992.

Ann E. Backa Deputy  
Assessor, Department of Assessment

WATER RIGHTS STATEMENT:

THERE ARE NO WATER RIGHTS APPURTENANT TO THIS PROPERTY.

For order of the County Court approving this plat see Volume \_\_\_\_\_, page \_\_\_\_\_ of County Commissioners Journal of Proceedings.

Filed for record this 20 day of August, 1992 at 9:48 O'Clock A.M. and recorded in Volume 17 of Plats at page 23 of records of Jackson County, Oregon.

Kathleen S. Beckett  
County Clerk

Jay A. Rameter  
Deputy

Examined and approved as required by O.R.S. 92.095 as of August 18, 1992.

Gary Cadell  
Tax Collector

13118

SURVEY NO. \_\_\_\_\_

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250  
OREGON REVISED STATUTES

Survey for: Vera Development, Inc.  
1800 Peachy Road  
Ashland, Oregon 97520

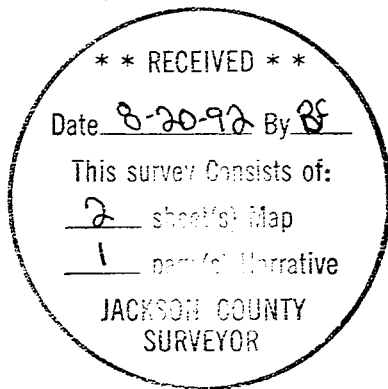
Location: A portion of Lots 23 and 26 of Block 3,  
Orchard Home Association in the Southwest  
one-quarter (1/4) of Section 36, Township 37  
South, Range 2 West, Willamette Meridian,  
Jackson County, Oregon

Purpose: To survey, monument and prepare a plat for  
MORRIES ESTATES SUBDIVISION per client's  
request

Procedure: Utilizing found monumentation per Survey  
Numbers 8392 and 10306, the boundary of the parent tract was  
established, divided into lots and monumented as shown on the  
accompanying plat.

Basis of Bearing: Survey Number 8392

Date: July 8, 1992



David M. Minneci  
Hoffbuhr & Associates, Inc.  
1062 East Jackson Street  
Medford, Oregon 97504