

MORNING LIGHT ESTATES SUBDIVISION

CITY OF MEDFORD PLANNING ACTION LDS-97-67
LOCATED IN

THE N.W. 1/4 OF SECTION 18, T37S, R1W, WM
CITY OF MEDFORD, JACKSON COUNTY, OREGON
JUNE 9, 1998

*** SURVEYORS CERTIFICATE ***

I, RICHARD L. BATH, A DULY REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, LICENSE NO. 1069, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION, AND THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE TRACT OF LAND HEREON SHOWN, AND THAT THIS PLAT AND SURVEY CONFORM WITH THE ORDINANCES OF THE CITY OF MEDFORD AND THE STATUTES OF THE STATE OF OREGON, AND THAT THE FOLLOWING IS AN ACCURATE TITLE DESCRIPTION OF THE OUTSIDE BOUNDARY OF SAID TRACT:

Commencing at a brass cap marking the southeast corner of Donation Land Claim No. 38 in Township 37 South, Range 1 West, of the Willamette Meridian in Jackson County, Oregon, thence South 89°54'35" East, along the north line of Donation Land Claim No. 39, said Township and Range, 641.10 feet to the Initial Point of Beginning; thence North 315.64 feet (deed record 316.2 feet) to the south right-of-way line of HILTON (City) ROAD; thence South 89°58'50" East (deed record East) 137.60 feet; thence South, along the west boundary of Northcrest Subdivision, according to the official plat thereof, now of record in Jackson County, Oregon, 315.81 feet (plat record 315.85 feet) to said north Claim line; thence North 89°54'35" West, along said Claim line, 137.60 feet to the Initial Point of Beginning.

*** DECLARATION ***

KNOW ALL PERSONS BY THESE PRESENTS, that I, DON N. TERSIEFF, am the owner in fee simple of the lands shown hereon and further described in the Surveyor's Certificate, and that Cletus Christian, Norma Christian, Paul Strahl, and Helen Strahl are beneficiary interest holders in said lands and that we have caused the same to be subdivided and platted into lots 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 this subdivision. I do hereby dedicate to the public, for public use, those areas designated hereon as public utility easements (PUE's). TCI Cablevision, their assigns and/or successors in interest are hereby granted the right to install and maintain TV cable service over, across and through the public utility easements as shown hereon, as long as it does not interfere with the installation and maintenance of other utilities. I do also hereby make and create the Mutual Private Access Easement over Lots 2, 3, and 4 to benefit Lots 3, 4, and 5. I do also hereby make and create hereon the 10.00 foot wide Private Storm Drain Easements (P.S.D.E.) as shown hereon. I do hereby designate this subdivision as MORNING LIGHT ESTATES SUBDIVISION.

Don N. Tersieff
DON N. TERSIEFF

STATE OF OREGON) SS
COUNTY OF JACKSON)

PERSONALLY APPEARED THE ABOVE NAMED DON N. TERSIEFF, WHO BEING DULY SWORN, DID SAY THAT HE IS THE OWNER IN FEE SIMPLE OF THE LANDS HEREON DESCRIBED, AND ACKNOWLEDGES THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.
BEFORE ME THIS 24 DAY OF June, 1998.

OFFICIAL SEAL
DEBBIE KOSMATKA
NOTARY PUBLIC-OREGON
COMMISSION NO. 057818
MY COMMISSION EXPIRES SEPT. 22, 2000

Debbie Kosmatka
NOTARY PUBLIC FOR OREGON

SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

PURPOSE: TO SURVEY AND MONUMENT THE OUTSIDE BOUNDARY OF MORNING LIGHT ESTATE SUBDIVISION, AND INTERIOR LOTS AS APPROVED BY CITY OF MEDFORD PLANNING COMMISSION, PER LDS-97-67.

PROCEDURE: USING S/N 9981 AND NORTHCREST SUBD. (S/N 12837) TO CONTROL THE PLAT BOUNDARY, WHICH DATA IS CONSISTANT WITH THE SUBJECT PROPERTY'S LEGAL DESCRIPTION, MONUMENTED AND PLATTED THE SUBDIVISION AS SHOWN. Re: Doc. No. 97-10667 O.R.

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100 THIS 30 DAY OF September, 1998.

Ron Aubrey Dept ASSESSOR
9-5-1998 DATE

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF 09/03, 1998.

Chellea Stumpf TAX COLLECTOR
09-03-98 DATE

RECORDER'S CERTIFICATE:

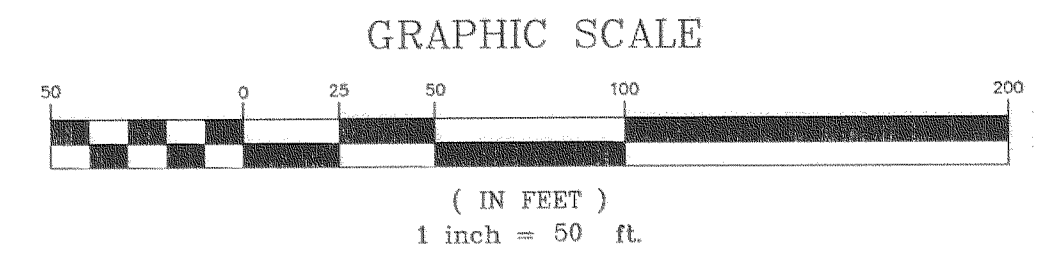
FILED FOR RECORD THIS 9th DAY OF September, 1998 AT 2:56 O'CLOCK P M., AND RECORDED IN VOLUME 24 OF PLATS AT PAGE 37 OF RECORDS OF JACKSON COUNTY, OREGON.

Kathleen S. Beckett COUNTY CLERK
Kieby LeBeaon DEPUTY

FOR ORDER OF THE COUNTY COURT APPROVING THIS PLAT SEE VOL. 24, PAGE 37 OF THE COMMISSIONERS JOURNAL OF PROCEEDINGS.

SURVEY FOR :
DON N. TERSIEFF
3008 EDGEWOOD DRIVE
MEDFORD, OREGON 97504

SURVEY BY :
HARDEY ENGINEERING & ASSOC. INC.
BY: RICHARD L. BATH LS 1069
P.O. BOX 1625
MEDFORD, OREGON 97501



CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD
C1	90°00'00"	15.00	23.56	S 45° W	21.21
C2	90°00'00"	15.00	23.56	S 45° E	21.21

LINE TABLE		
LINE	BEARING	LENGTH
L1	SOUTH	20.00'
L2	SOUTH	9.37'
L3	EAST	20.00'
L4	S67°12'34"W	51.63'

LEGEND

- = SET 3/8"x 24" IRON REBAR W/ ORANGE PLASTIC CAP MARKED "HARDEY ENG. & ASSOC."
- ⦿ = SET 3/8"x 30" IRON REBAR W/ ORANGE PLASTIC CAP MARKED "HARDEY ENG. & ASSOC."
- ⊗ = FD. 5/8" REBAR W/PLASTIC CAP STAMPED "D. McMAHAN LS 1913" PER NORTHCREST SUBD.
- PUE = PUBLIC UTILITY EASEMENT TO INCLUDE ELECTRIC, TELEPHONE, GAS, CABLE TELEVISION, SANITARY SEWER AND STORM DRAIN.
- S/N = FILED SURVEY NUMBER
- D.R. = DEED RECORD MEASUREMENT
- P.R. = PLAT RECORD
- P.S.D.E. = PRIVATE STORM DRAIN EASEMENT
- BASIS OF BEARING = D.L.C. LINE PER NORTHCREST SUBD.

REGISTERED PROFESSIONAL LAND SURVEYOR
Richard L. Bath
OREGON
JULY 30, 1976
RICHARD L. BATH
No. 1069
EXP. 12/31/99

** RECEIVED **
Date 9-9-98 By RF
This survey consists of:
1 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

I HEREBY CERTIFY THIS PLAT TO BE AN EXACT COPY OF THE ORIGINAL PLAT.

Richard L. Bath
SURVEYOR

APPROVALS:

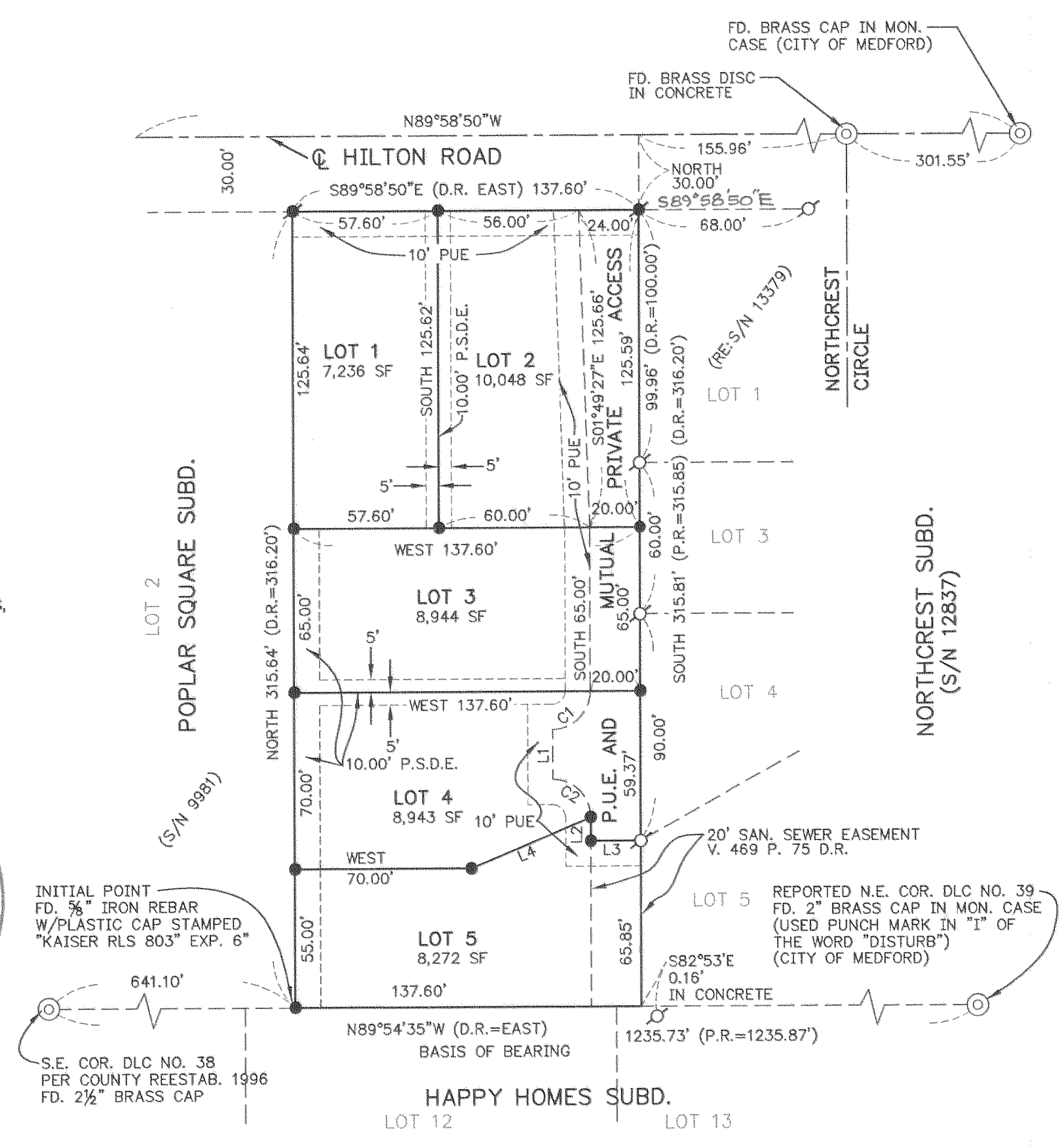
MEDFORD CITY PLANNING

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

James M. Campbell August 20, 1998
PLANNING DIRECTOR DATE

MEDFORD CITY ENGINEER AND SURVEYOR

EXAMINED AND APPROVED THIS 4th DAY OF August, 1998.
Paul D. Lewis CITY SURVEYOR
Robert Sewell CITY ENGINEER



AFFIDAVIT OF DECLARATION APPROVAL:

FOR FEE OWNER, VENDOR OR THE MORTGAGE OR TRUST DEED HOLDER, COMPLYING WITH ORS 92.075 (4). SEE DOCUMENT NO(S). 98-27053 OFFICIAL RECORDS, JACKSON COUNTY, OREGON.

Hardey Engineering & Associates, Inc.
HEA
ENGINEERING INTEGRITY
P.O. BOX 1625
MEDFORD, OREGON
97501-0124
VOICE: 541-772-6880
FAX: 541-772-9573
EMAIL: hardey@wave.net

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