

DREAM VIEW ESTATES  
A SUBDIVISION  
located in the  
NORTHWEST ONE-QUARTER SECTION 16,  
TOWNSHIP 37 SOUTH, RANGE 1 WEST,  
WILLAMETTE MERIDIAN, CITY OF MEDFORD,  
JACKSON COUNTY, OREGON

Surveyor's Certificate:

I, Herbert A. Farber, a duly registered Professional Land Surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with proper monuments, as provided by law, the tract of land hereon shown, this plat being a correct representation of the same, and the following is an accurate description of the boundary lines:

BEGINNING at the northwest corner of Lot 32 of VIEWPOINT SUBDIVISION, PHASE 2 as recorded in Volume 20, Page 57 of the Plat Records of Jackson County, Oregon and filed as Survey No. 14725 in the office of the Jackson County Surveyor, said corner being on the southerly right-of-way of Wheat Ridge Drive and the east line of that tract described in Instrument No. 74-06799 of the Official Records of said County, said corner also being the INITIAL POINT of this subdivision; thence, leaving said right-of-way, South 00°27'14" East (record South 00°29'12" East), along the extended west boundary of said Phase 2 and the east line of said tract, 243.08 feet to the southeast corner of said tract; thence North 89°48'29" West (record North 89°50' West), along the south line of said tract, 242.40 feet (record 242.44 feet) to the southwest corner of said tract; thence North 00°28'25" West (record North 00°30' West), along the west line of said tract, 524.35 feet (record 524.47 feet) to the northwest corner of said tract; thence North 89°52'42" East (record North 89°53'30" East), along the north line of said tract, 242.57 feet (record 242.44 feet) to the northeast corner of said tract, said corner being on the west boundary of said Phase 2; thence South 00°27'14" East (record South 00°29'12" East), along said west boundary and said east line, 282.60 feet to the INITIAL POINT OF BEGINNING.

Herbert A. Farber  
Herbert A. Farber, PLS 2189

for  
**TOMMIE and CONNIE BISSELL**  
3426 DELTA WATERS ROAD  
MEDFORD, OREGON 97504

Declaration:

KNOW ALL MEN BY THESE PRESENTS, that Tommie E. Bissell and Connie J. Bissell are the owners of the lands hereon described and have subdivided the same into lots and streets, as shown hereon, and the size of the lots and the courses and lengths of all lines are plainly set forth and that this plat is a correct representation of the Subdivision and do hereby dedicate to the public for public use, as shown hereon, the streets and public utility easements and do hereby grant to the City of Medford the 15-foot-wide sanitary sewer and storm drain easement, as shown hereon, for the purpose of constructing and maintaining said sanitary sewer and storm drain as part of the public systems of said City and do hereby create the temporary emergency vehicle turnaround easement, as shown hereon, for the benefit of Dream View Estates, said turnaround easement to be extinguished upon the approved extension of Wheat Ridge Drive and do hereby create the private storm drain easements, as shown hereon, for the benefit of Lots 1, 3, 4, 6, 7 and Viewpoint Subdivision, Phase 2 and do hereby grant to the City of Medford, in fee simple, the area portrayed and designated hereon as a street plug. By its' approval of the plat, the City of Medford declares that, upon the approved extension of the affected street, it thereby dedicates the street plug for public street purposes and extinguish the temporary emergency vehicle turnaround easement. We hereby designate said subdivision as Dream View Estates.

Tommie E. Bissell      Connie J. Bissell  
Tommie E. Bissell      Connie J. Bissell

Release Affidavit:

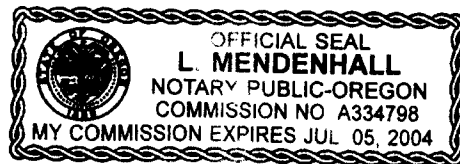
For, PremierWest Bank, as beneficiary of that Trust Deed dated December 13, 2002 and recorded December 18, 2002 as Instrument No. 02-67673 of the Official Records of Jackson County, Oregon.

See Instrument No. 03-74864

State of Oregon )  
                          ss  
County of Jackson )

The foregoing instrument was acknowledged before me this 14 day of October, 2003, by Tommie E. Bissell.

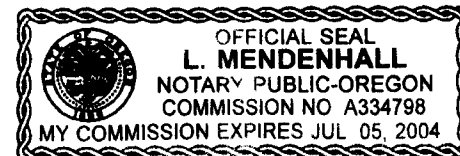
Notary Public for Oregon L. Mendenhall



State of Oregon )  
                          ss  
County of Jackson )

The foregoing instrument was acknowledged before me this 14 day of October, 2003, by Connie J. Bissell.

Notary Public for Oregon L. Mendenhall



Approvals:

I certify that, pursuant to authority granted in Ordinance No. 5785, this plat is hereby approved.  
This 24 day of October, 2003.

Paul D. Jani  
Planning Director

Examined and approved this 14 day of OCTOBER, 2003.

Paul D. Jani      [Signature]  
City Surveyor      City Engineer

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of 10/27/03.

Lynnda Adsett, Deputy      10/27/03  
Tax Collector      Date

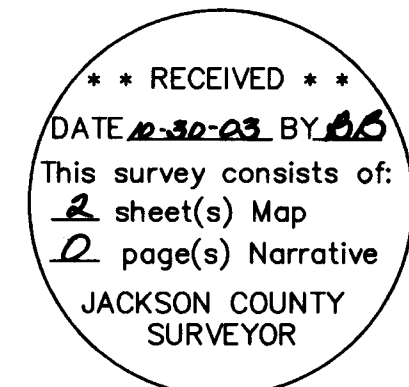
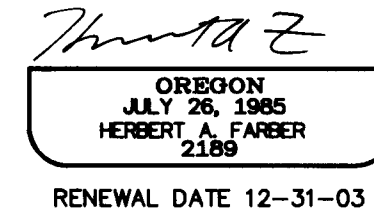
Examined and approved as required by O.R.S. 92.100 this 27<sup>th</sup> day of October, 2003.

[Signature]      10/27/03  
Assessor      Date

Recorder:

Filed for record this 30<sup>th</sup> day of OCTOBER, 2003 at 11:40 O'clock A. M. and recorded in Volume 29, Page 49 of the Plat Records of Jackson County, Oregon.

KATHLEEN S. BECKETT      CHERYL AVGERIS  
County Clerk      DEPUTY Date



For the order of the County Court approving this plat see Volume 205, Page 2291-2296 of the Commissioner's Journal of Proceedings.

I, Herbert A. Farber, do hereby certify that this is an exact copy of the original.

Herbert A. Farber

**\*\* RECEIVED \*\***  
 DATE 10-20-03 BY AF  
 This survey consists of:  
2 sheet(s) Map  
2 page(s) Narrative  
 JACKSON COUNTY  
 SURVEYOR

LINE TABLE		
NUM	DISTANCE	BEARING
L1	9.42'	S89°50'50"E
L2	9.21'	S89°50'50"E
L3	8.99'	S89°50'50"E

CURVE TABLE					
NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	21°19'13"	66.98'	180.00'	N79°29'33"E	66.59'
C2	13°58'34"	43.91'	180.00'	N61°50'39"E	43.80'
C3	7°18'09"	47.16'	370.00'	S58°30'26"W	47.13'
C4	6°07'00"	39.50'	370.00'	S65°33'01"W	39.48'
C5	21°52'37"	141.28'	370.00'	S79°12'50"W	140.42'
C6	35°17'48"	123.21'	200.00'	N72°30'16"E	121.27'
C7	23°09'26"	141.46'	350.00'	S78°34'25"W	141.50'
C8	17°25'55"	66.93'	220.00'	N81°26'12"E	66.68'
C9	11°51'01"	45.50'	220.00'	N66°47'44"E	45.42'
C10	6°00'51"	23.09'	220.00'	N57°51'47"E	23.08'
C11	10°41'21"	61.57'	330.00'	S60°12'03"W	61.48'
C12	24°36'25"	141.73'	330.00'	S77°50'56"W	140.64'
C13	12°08'21"	74.15'	350.00'	S60°55'32"W	74.01'
C14	1°18'08"	5.00'	220.00'	N60°13'09"E	5.00'
C15	4°42'43"	18.09'	220.00'	N57°12'43"E	18.09'

**DREAM VIEW ESTATES**

A SUBDIVISION

located in the

NORTHWEST ONE-QUARTER SECTION 16,  
 TOWNSHIP 37 SOUTH, RANGE 1 WEST,  
 WILLAMETTE MERIDIAN, CITY OF MEDFORD,  
 JACKSON COUNTY, OREGON

for

**TOMMIE and CONNIE BISSELL**

3426 DELTA WATERS ROAD  
 MEDFORD, OREGON 97504

**LEGEND**

- = FOUND 2 1/2" GALVANIZED IRON PIPE FENCE POST
- ⊕ = FOUND 2 1/2" BRASS CAP, STREET CENTERLINE, S/N 14725
- = FOUND 5/8" IRON PIN, S/N 14725
- ⊗ = FOUND 1 1/4" SQUARE BOLT w/ 3/4" SHAFT, S/N 921
- ◇ = FOUND 3/4", INSIDE DIAMETER, IRON PIPE, S/N 921
- △ = FOUND 5/8" IRON PIN, S/N 8744
- △ = SET TACK w\ WASHER STAMPED "LS 2189", IN CONCRETE
- ⊙ = SET 5/8" x 30" IRON PIN w/ YELLOW PLASTIC CAP MARKED "FARBER PLS 2189"
- = SET 5/8" x 24" IRON PIN w/ YELLOW PLASTIC CAP MARKED "FARBER PLS 2189"
- S/N = RECORD FILED SURVEY NUMBER
- SS = SANITARY SEWER
- SD = STORM DRAIN

- BASIS OF BEARING IS TRUE NORTH, NAD 83/91 DATUM, AS DERIVED BY GLOBAL POSITIONING SYSTEM OBSERVATIONS.
- RECORD SURVEY DATA IS SHOWN IN PARENTHESIS ADJACENT TO MEASURED SURVEY DATA WHERE APPLICABLE.
- INST. No. = INSTRUMENT NUMBER AS RECORDED IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- PUE = PUBLIC UTILITY EASEMENT FOR WATER, SANITARY SEWER, STORM DRAIN, PHONE, GAS, AND CABLE TV.

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

**PURPOSE:** TO SURVEY AND MONUMENT DREAM VIEW ESTATES, A SUBDIVISION APPROVED BY THE CITY OF MEDFORD PLANNING COMMISSION, FILE No. LDS-96-20.

**PROCEDURE:** UTILIZING CONTROL ESTABLISHED DURING PREVIOUS SURVEYS IN THE AREA, AND THIS SURVEY, I LOCATED THE AFFECTED PROPERTY AND MONUMENTED THE LOTS AND STREETS AS SHOWN HEREON.

I TIED MONUMENTS FROM SURVEY No.'s 921, 8744 AND 14725. SURVEY No. 921 MONUMENTED THE TRACT CURRENTLY DESCRIBED IN INSTRUMENT No. 74-06799 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON. I HELD THE FOUND 3/4" BOLTS, FROM SURVEY No. 921, AS THE SE, SW AND NW DEED CORNERS TO SAID TRACT. THE 3/4" BOLT MONUMENTING THE NE CORNER OF SAID TRACT WAS SEARCHED FOR AND NOT FOUND.

THE EAST LINE TO SAID TRACT WAS ESTABLISHED USING SAID FOUND 3/4" BOLT AT THE SE DEED CORNER AND THE FOUND 5/8" IRON PIN MONUMENTING THE NW CORNER OF LOT 37 PER SURVEY No. 14725. THE DISTANCE BETWEEN SAID FOUND MONUMENTS WAS WITHIN 0.01' OF SURVEY No. 14725 PLAT RECORD. THE FOUND 5/8" IRON PIN WITNESS CORNER, MONUMENTING THE MOST EASTERLY-SOUTHEAST CORNER OF PARCEL No. 2 OF SURVEY No. 8744, WAS FOUND TO BE ON SAID EAST LINE, GIVING FURTHER CORROBORATION TO SAID EAST LINE'S VALIDITY.

THE NE DEED CORNER WAS RE-ESTABLISHED USING RECORD DISTANCE FROM SAID 5/8" IRON PIN WITNESS CORNER PER SAID SURVEY No. 8744.

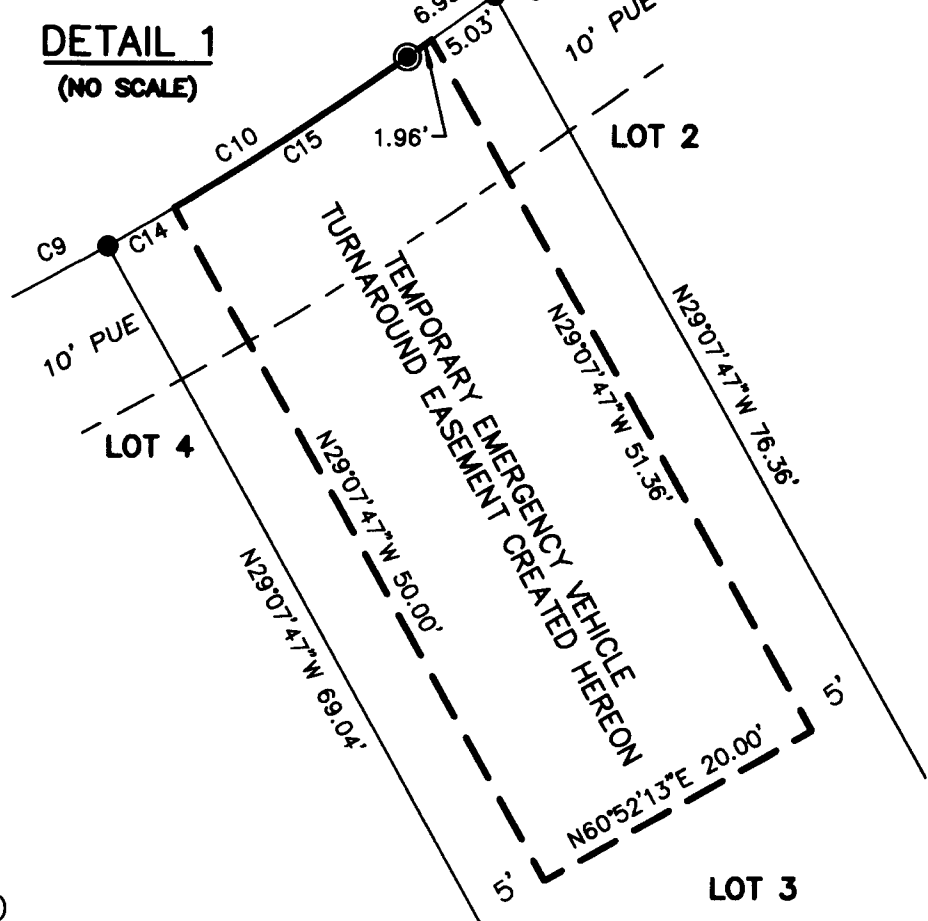
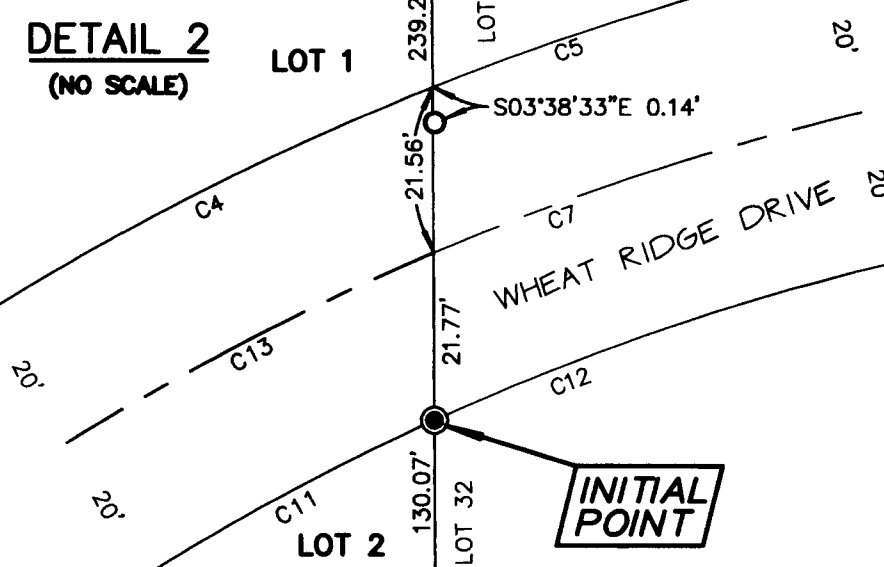
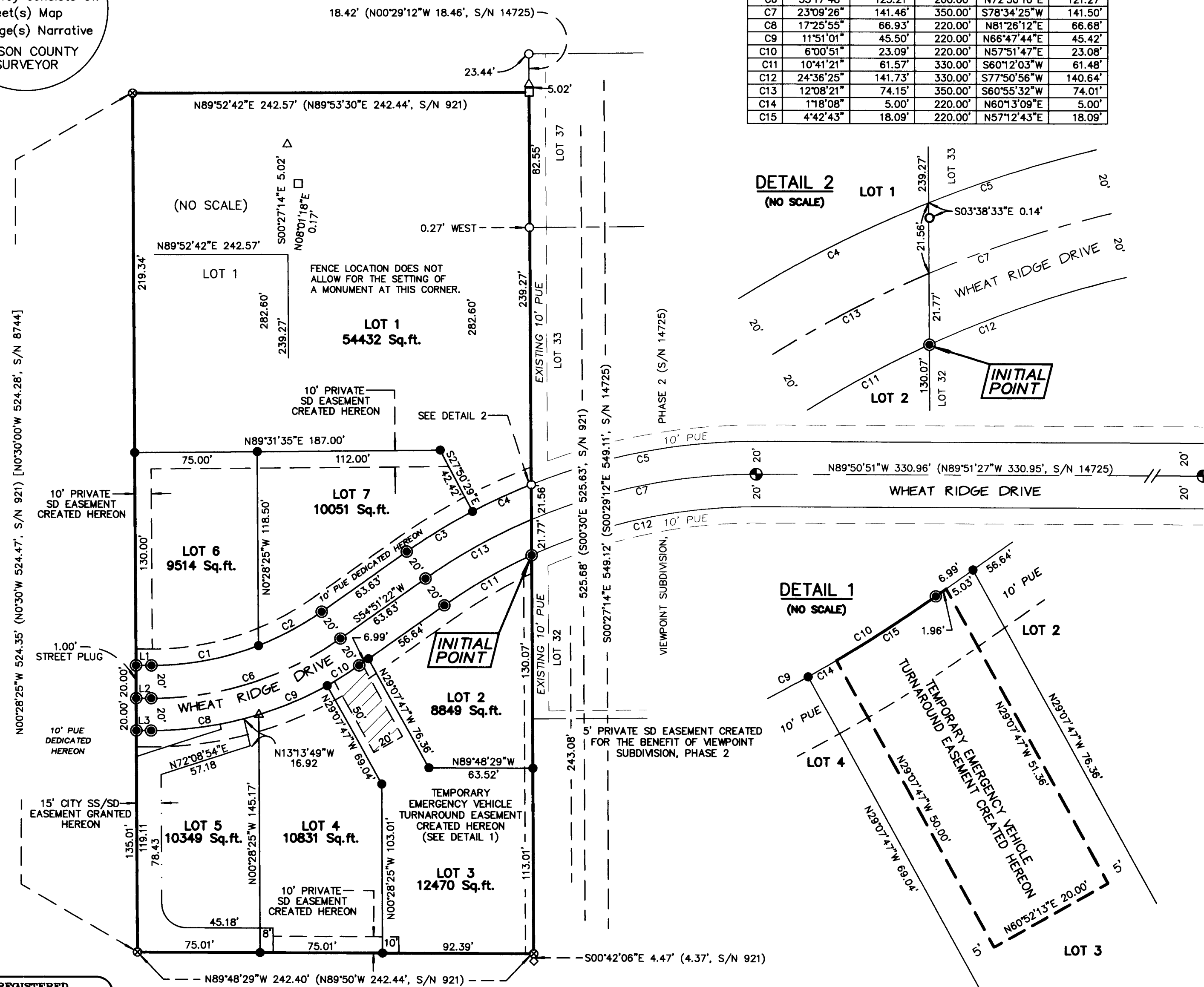
Surveyed by:

**FARBER & SONS, INC.**  
 dba FARBER SURVEYING  
 (541) 664-5599

**OFFICE LOCATION:** 431 OAK STREET, CENTRAL POINT, OREGON 97502  
**MAILING ADDRESS:** P.O. BOX 5286, CENTRAL POINT, OREGON 97502

SCALE: 1" = 50'  
 DATE: OCTOBER 2, 2003  
 JOB NO.: 1055-02

DRAWING FILE: JOBS\MEDFORD\_NE\DREAM VIEW\DREAM VIEW ESTATES FINAL PLAT.FLX



This statement is added to this plat as required by PacifiCorp.  
 "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 (PUE) 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."

I, Herbert A. Farber, do hereby certify that this is an exact copy of the original.

*Herbert A. Farber*

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

*Herbert A. Farber*  
 OREGON  
 JULY 26, 1965  
 HERBERT A. FARBER  
 2189

RENEWAL DATE 12-31-03