

MORNING GLORY ESTATES

Located in:
Lot 8 of Block 3 of the
ROGUE VALLEY HEIGHTS EXTENSION to
the City of Medford, in the
N.E. 1/4 of the S.W. 1/4 of
Section 17, T.37S., R.1W., W.M.,
Jackson County, Oregon

*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS, that, HAROLD L. ICENHOWER, successor trustee for the Lee Roy Icenhower and Emma L. Icenhower Revocable Living Trust agreement dated October 21, 1994 is the owner in fee simple of the lands hereon described, and has subdivided the same 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 the subdivision, and does hereby dedicate to the public for public use those easements labeled as public utility easements, and does also create the minimum access drive across Lots 1-4 for the benefit of the owners, heirs and assignees of Lots 2-4 and does also create a 5 foot private easement across Lots 1-3 for access, construction and maintenance of storm drainage facilities for the benefit of the owners, heirs and assignees of Lots 2-4, and does hereby designate said subdivision as MORNING GLORY ESTATES.

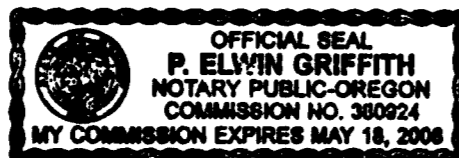
IN WITNESS HEREOF, signed this 10 day of January 2005.

Harold L. Icenhower, Trustee
Harold L. Icenhower, Trustee

STATE OF OREGON)
County of Jackson) ss.

The foregoing Instrument was acknowledged before me this 10 day of January, 2005, by Harold L. Icenhower, known to me as the person who executed the within instrument, as Successor Trustee, on behalf of the above named trust.

Before me: *P. Elwin Griffith*
Notary



*** SURVEYOR'S CERTIFICATE ***

STATE OF OREGON)
County of Jackson) ss.

I, Darrell L. Huck, 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 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.

BEGINNING at a point on the Southerly right-of-way line of Roberts Road, said point being the Northwest corner of Lot 8 in Block 3 of the ROGUE VALLEY HEIGHTS EXTENSION, in the City of Medford, according to the Official Plat thereof, now of record in Jackson County, Oregon, said point being marked with a 1 inch x 30 inch iron pipe with a plastic cap, for the INITIAL POINT OF BEGINNING; thence South 89°57'40" East (Record South 89°53'55" East) 125.00 feet to the Northeast corner of tract described in Instrument No. 95-36517 of the Deed Records of said Jackson County; thence South 00°06'32" East (Record South 00°01'55" East) along the Easterly boundary of said tract, 422.43 feet to the Southeast corner thereof; thence North 89°57'15" West (Record North 89°53'40" West) along the Southerly boundary of said tract, 125.00 feet to a point on the Westerly boundary of the aforementioned Lot 8 in Block 3; thence North 00°06'32" West (Record North 00°01'55" West) along said Westerly boundary, 422.41 feet to the INITIAL POINT OF BEGINNING.

Darrell L. Huck
SURVEYOR

*** APPROVALS ***

MEDFORD CITY PLANNING:

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

Phil O. Scott
Planning Director

February 17, 2005
Date

Examined and approved this 15th day of January 2005.

Laura Berkow
City Engineer

Paul D. Stein
City Surveyor

Examined and approved as required by O.R.S. 92.100 as of Feb 18, 2005.

Jeffrey D. [Signature]
Assessor, Department of Assessment

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid.

As of 2/18/05.

Carol Applegate
Tax Collector

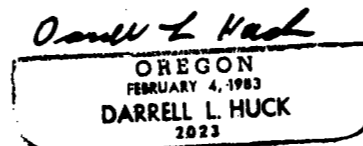
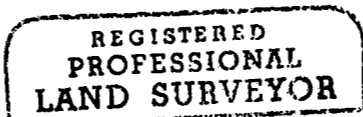
For order of the County Court approving this plat see Volume 212, page 494-496 of County Commissioners Journal of Proceedings.

RECORDER:

Filed for record this 22nd day of February, 2005 at 12:57 O'Clock P.M. and recorded in Volume 31 of Plats at page 11 of records of Jackson County, Oregon.

Kathleen S. Beckett
County Clerk

Carmen D. Helman
Deputy



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

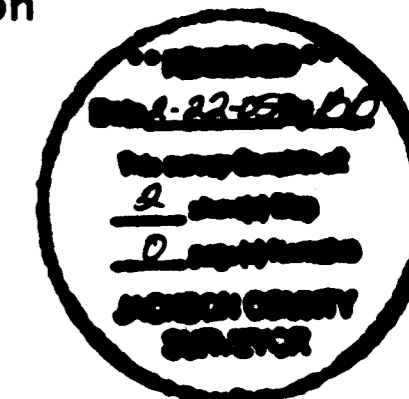
Darrell L. Huck
SURVEYOR

RENEWS 6/30/05

MORNING GLORY ESTATES

Located in:

Lot 8 of Block 3 of the ROGUE VALLEY HEIGHTS EXTENSION
the City of Medford, in the
N.E. 1/4 of the S.W. 1/4 of Section 17, T.37S., R.1W., W.M.
Jackson County, Oregon



**SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES**

PURPOSE: TO SURVEY, MONUMENT AND PREPARE FINAL PLAT OF MORNING GLORY ESTATES AS PER CITY OF MEDFORD FILE NO. LDS-96-33 AND PER CLIENT'S REQUEST.

PROCEDURE: UTILIZING FOUND MONUMENTATION AND INFORMATION PER FILED SURVEYS NO. 5276, 10934, AND 11837 AND PLAT OF ROGUE VALLEY HEIGHTS EXTENSION FOR CONTROL I ESTABLISH PROPER MONUMENTS AS SHOWN HEREON. INSTRUMENT NO. 95-36517 OF JACKSON COUNTY DEED RECORDS WAS USED TO DETERMINE BOUNDARY OF CLIENTS PROPERTY. AN ELECTRONIC TOTAL STATION WAS USED TO MAKE ALL MEASUREMENTS.

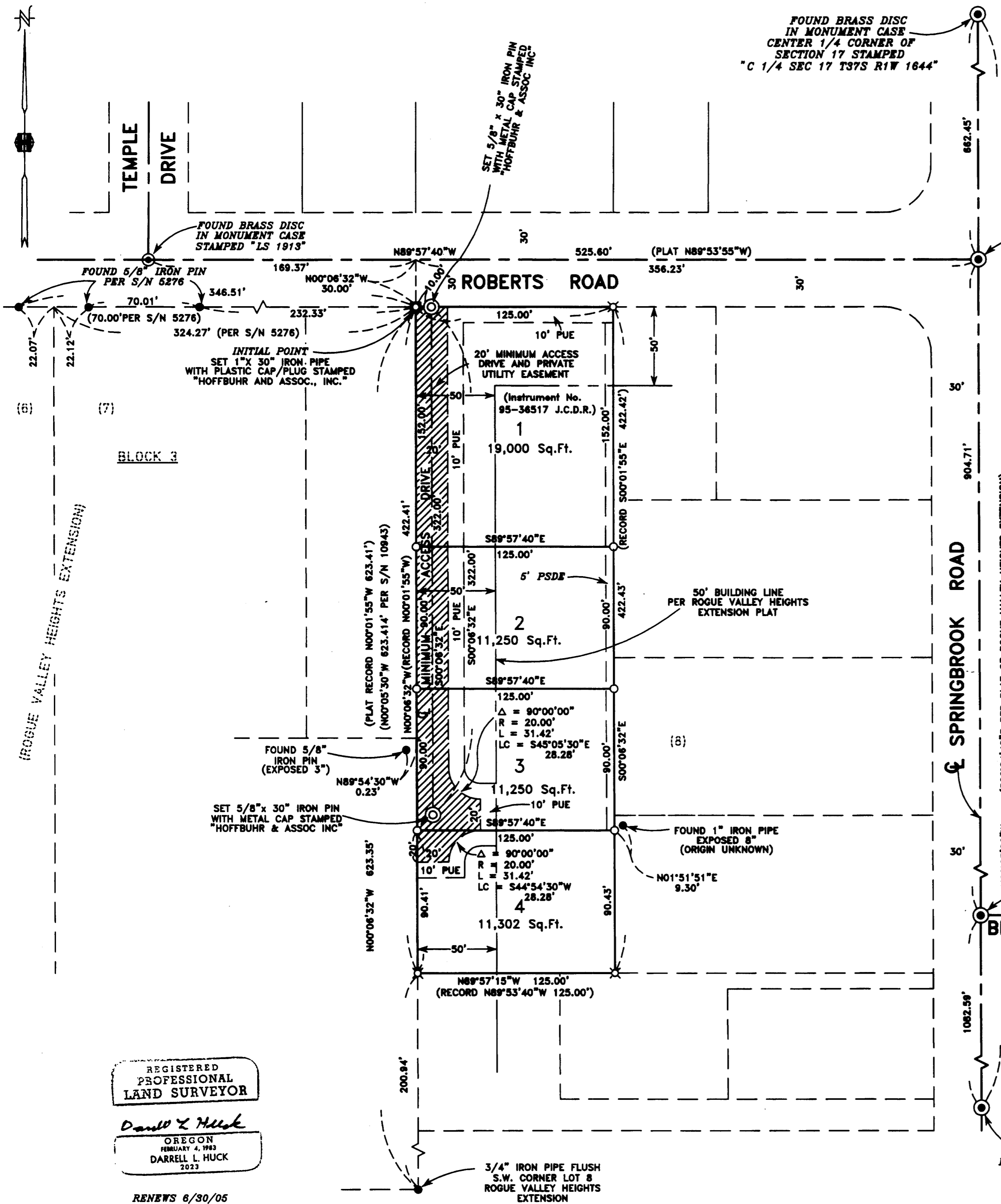
NOTE: UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED 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.

HOFFBUHR & ASSOCIATES, INC.
880 GOLF VIEW DRIVE, SUITE 201 MEDFORD, OREGON
(541) 779-4641 97504

SCALE: 1" = 50'
BASIS OF BEARING: DATE: NOVEMBER 30, 2004
FILED SURVEY NO. 10943
SPRINGBROOK ROAD

- = SET 5/8"x24" REBAR WITH PLASTIC CAP STAMPED "HOFFBUHR AND ASSOC. INC."
- ⊗ = SET 5/8"x30" REBAR WITH PLASTIC CAP STAMPED "HOFFBUHR AND ASSOC. INC."
- = FOUND SURVEY MONUMENT, AS NOTED.
- ⊙ = FOUND BRASS CAP MONUMENT, AS SHOWN.
- PUE = EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, IRRIGATION, GAS, WATER, ELECTRIC, TELEPHONE, CABLE TELEVISION AND SANITARY SEWER CONSTRUCTION AND MAINTENANCE.
- PSDE = PRIVATE STORM DRAINAGE EASEMENT
- J.C.D.R. = JACKSON COUNTY DEED RECORDS
- S/N = FILED SURVEY NUMBER

I certify this plat to be an exact
photocopy of the original.
Darrell L. Huck
SURVEYOR



REGISTERED
PROFESSIONAL
LAND SURVEYOR

Darrell L. Huck
OREGON
FEBRUARY 4, 1983
DARRELL L. HUCK
2023

RENEWS 6/30/06