

# MORNINGSIDE SUBDIVISION UNIT NO. 1

LOCATED IN S.W. 1/4 SECTION 12, T.37S., R.2W., W.M.  
CITY OF MEDFORD, JACKSON COUNTY, OREGON

## SURVEYOR'S CERTIFICATE

STATE OF OREGON)  
County of Jackson)

I, VERLYN THOMAS, a duly Registered Professional Land Surveyor of the State of Oregon, being first duly sworn, do hereby certify that I have correctly surveyed and marked with proper monuments as provided by law the tract of land hereon shown, said plat being a correct representation of the same, and the following is an accurate description of the boundary lines:

Beginning at a concrete monument with metal disc for the Initial Point of Beginning from which the Quarter corner between Sections 12 and 13, Township 37 South, Range 2 West, Willamette Meridian, Jackson County, Oregon, bears East, 989.25 feet (record 989.20 feet) and South, 909.38 feet (record 909.35 feet), said Initial Point also being the northwest corner of Block 5, MEADOWCREST VIEW SUBDIVISION in the City of Medford; thence along the westerly and northwesterly boundary of said Subdivision as follows:  
South 0° 03' West, 349.99 (record 350.00) feet,  
South 56° 00' East, 125.00 feet,  
South 35° 30' West, 178.77 (record 178.78) feet,  
South 0° 03' West, 343.93 (record 344.00) feet,  
South 17° 25' East, 91.31 feet,  
South 80° 30' West, 183.00 feet to the southeasterly corner of parcel described in Instrument No. 78-19554 of the Official Records of Jackson County, Oregon; thence along the northeasterly boundary of said parcel as follows:  
North 9° 30' West, 19.91 feet,  
North 62° 52' 43" West, 91.98 feet, (record North 62° 52' 25" West, 91.93 feet),  
North 27° 10' 04" West, (record North 27° 09' 35" West), 94.86 feet,  
North 76° 46' 50" West, 115.02 feet, (record North 76° 48' 10" West, 115.00 feet), to intersect the easterly boundary of parcel described in Instrument No. 66-00927, said Records; thence along said easterly boundary as follows:  
North 3° 58' 57" West, (record North 3° 59' 10" West), 157.99 feet,  
North 36° 38' 20" West, 350.53 feet, (record North 36° 38' 00" West, 350.88 feet), to intersect the southeasterly boundary of parcel described in Instrument No. 66-00925, said Records; thence along said southeasterly boundary, North 17° 54' 10" East, 142.28 feet; thence North 32° 24' 40" West, 113.17 feet to intersect the northwesterly boundary of parcel described in Instrument No. 66-01616, said Records; thence along said northwesterly boundary, North 58° 08' East, 23.03 feet to intersect the east boundary of parcel described in Volume 382, Page 248 of the Deed Records of Jackson County, Oregon; thence along said east boundary as follows:  
North 0° 01' 30" West, 136.86 feet,  
North 82° 00' East, 49.00 feet,  
North, 27.45 feet; thence leaving said east boundary, North 89° 52' East, 563.46 feet to the Initial Point of Beginning.

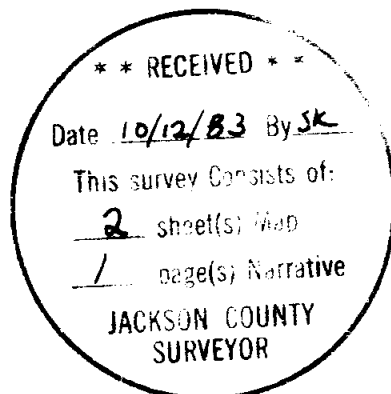
*Verlyn Thomas*  
Surveyor

Subscribed and sworn to before me this 20<sup>th</sup> day of June, 1983.

*Valarie J. Gibson*  
Notary Public for Oregon

My Commission Expires: 6-30-85

*Verlyn Thomas*



This is to certify that this tracing is an exact copy of the original plat.  
*Verlyn Thomas*  
Surveyor

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That JOHN-WAYNE CONSTRUCTION COMPANY, INC., an Oregon Corporation, is the owner in fee simple of the lands hereon described, and that we have subdivided the same into lots and blocks as shown hereon, and the number and size of the lots and lengths 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 all street shown hereon, together with all easements as shown hereon, and we hereby grant to the City of Medford in fee simple those areas portrayed and designated hereon as a street plug. By its approval of this plat, the said City undertakes that at its discretion, it will deed the street plug(s) for public street purposes. We do hereby designate said Subdivision as MORNINGSIDE SUBDIVISION UNIT NO. 1.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 20<sup>th</sup> day of June, 1983.

*T. W. Christian*  
T. W. Christian, President

*John T. Logston*  
John T. Logston, Secretary

STATE OF OREGON)  
County of Jackson)

VALARIE J. GIBSON  
NOTARY PUBLIC

Personally appeared the above named T.W. Christian, President and John T. Logston, Secretary of JOHN-WAYNE CONSTRUCTION COMPANY, INC., an Oregon Corporation, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before Me: *Valarie J. Gibson*  
Notary Public for Oregon

My Commission Expires: 6-30-85

## APPROVALS

I certify that pursuant to authority granted to us by the Medford Planning Commission in open meeting of Sept 27, 1983, 1983, the above plat is hereby approved by the Medford Planning Commission. Dated this 27<sup>th</sup> day of September, 1983.

*Louise M. Matheson*  
President

*[Signature]*  
Secretary

Examined and approved by the Rogue River Valley Irrigation District in regular session this four day of July, 1983.

*Otha Paulson*  
President

*[Signature]*  
Secretary

Examined and approved this 4<sup>th</sup> day of Sept, 1983.

By: *[Signature]*  
City Engineer, (Acting)

*[Signature]*  
City Surveyor

Examined and approved this 30 day of Sept, 1983.

By: *[Signature]*  
Deputy

*[Signature]*  
Director of Assessment & Taxation

For order of the County Court approving this plat see Volume 138 Page 258-260 of County Commissioner's Journal of Proceedings.

By: *[Signature]*  
Deputy

*[Signature]*  
County Clerk

Filed for record this 12<sup>th</sup> day of October, 1983, at 11:01 O'Clock A. M., and recorded in Volume 15, of Plats on Page 7 of Records of Jackson County, Oregon.

By: *[Signature]*  
Deputy

*[Signature]*  
County Clerk

SURVEY NO. 9753

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

**For:** John Wayne Construction  
2821 Bullock Road  
Medford, OR 97501

**Purpose:** To monument and record a plat for "MORNINGSIDE SUBDIVISION, UNIT NO. 1" in the City of Medford, Oregon.

**Procedure:** The southerly and easterly boundaries of the subject property are adjacent to MEADOWCREST VIEW SUBDIVISION, recorded in 1967. Most of the monuments on this Subdivision have apparently been destroyed by construction.

Survey Nos. 5865, 1309 and 2940 established part of the westerly boundary and monuments were recovered as indicated on the accompanying plat.

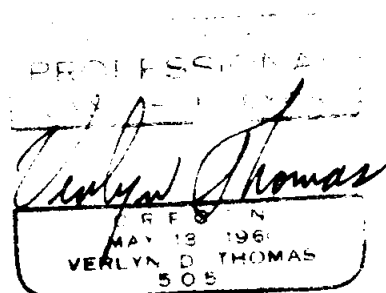
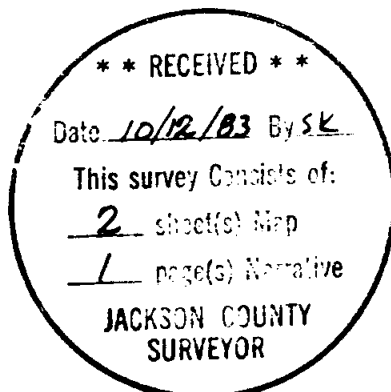
The balance of the westerly boundary was established according to boundaries described in various deeds as referred to in the Surveyor's Certificate.

The north boundary was established on a westerly projection of the north boundary of MEADOWCREST VIEW SUBDIVISION.

**Basis of Bearings:** MEADOWCREST VIEW SUBDIVISION

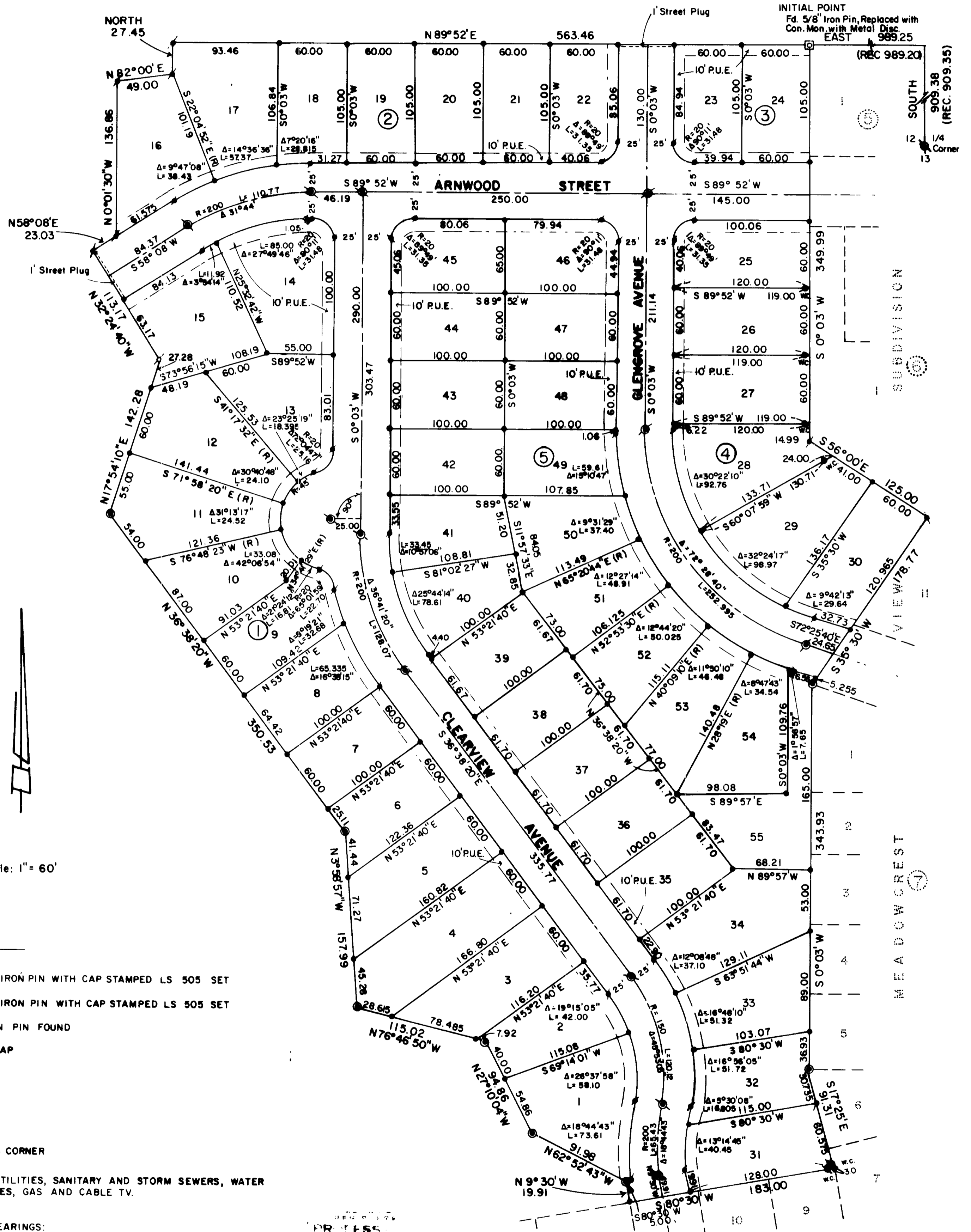
Verlyn Thomas  
Professional Land Surveyor  
304 South Holly  
Medford, OR 97501  
773-8866

37-2W-12CB



# MORNINGSIDE SUBDIVISION UNIT NO. 1

LOCATED IN S.W. 1/4 SECTION 12, T. 37S., R. 2W. W.M.  
CITY OF MEDFORD, JACKSON COUNTY, OREGON



Scale: 1" = 60'

### LEGEND

- ✦ 5/8" x 30" IRON PIN WITH CAP STAMPED LS 505 SET
- 5/8" x 24" IRON PIN WITH CAP STAMPED LS 505 SET
- ⊙ 5/8" IRON PIN FOUND
- BRASS CAP

W.C. WITNESS CORNER

P.U.E. PUBLIC UTILITIES, SANITARY AND STORM SEWERS, WATER FACILITIES, GAS AND CABLE TV.

(R) RADIAL

BASIS OF BEARINGS:  
MEADOWCREST VIEW SUBDIVISION

This is to certify that this tracing is an exact copy of the original plat

*Verde Thomas*  
Surveyor

RECEIVED  
Date 10/12/83 RYSC  
This survey is of  
2  
TALK  
SILVER

PROFESSOR  
*Verde Thomas*  
MAY 15 1983  
JACKSON COUNTY, OREGON