

VALLEY VIEW PLAZA SUBDIVISION, PHASE 1
 BEING A PORTION OF THE S.E. 1/4 OF SECTION 28,
 T.29 S., R.5 W., W.M. CITY OF MYRTLE CREEK
 DOUGLAS COUNTY, OREGON

SURVEY FOR:
 MICK & BECKY MELOY
 2408 GREENRIDGE DRIVE
 MEDFORD, OR 97504

SURVEY BY:
 L.J. FRIAR & ASSOC., P.C.
 CONSULTING LAND SURVEYORS
 304 SOUTH HOLLY STREET
 MEDFORD, OREGON 97501
 PHONE: (541) 772-2782

SCALE: 1" = 30'

DATE: OCTOBER 21, 1996

* * * * * APPROVALS * * * * *

APPROVED BY THE CITY OF MYRTLE CREEK:

BY: [Signature] DATE: 12/2/96
 PLANNING COMMISSION CHAIRMAN

BY: [Signature] DATE: 12/18/96
 CITY COUNCIL

BY: [Signature] DATE: 12/18/96
 CITY RECORDER

APPROVED BY DOUGLAS COUNTY:

BY: [Signature] DATE: 12-31-96
 DOUGLAS COUNTY COMMISSIONER

BY: [Signature] DATE: 12-31-96
 DOUGLAS COUNTY COMMISSIONER

BY: [Signature] DATE: 12-30-96
 DOUGLAS COUNTY ASSESSOR

BY: [Signature] DATE: 12-27-96
 DOUGLAS COUNTY SURVEYOR DEPUTY

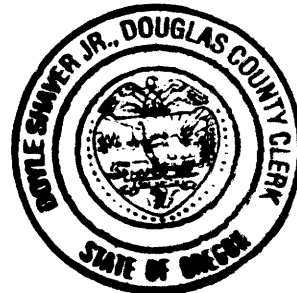
I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.

BY: [Signature] DATE: 12-30-96
 DOUGLAS COUNTY TAX COLLECTOR 97-00019

FILED THIS 2nd DAY OF JANUARY, 1997, AT 10:48 O'CLOCK A.M.

BY: [Signature] DATE: 1-2-97
 DOUGLAS COUNTY CLERK

BY: [Signature]
 DEPUTY



**COUNTY SURVEYORS FILE DATA
 DO NOT REMOVE FROM OFFICE**

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

I, JAMES E. HIBBS, BEING FIRST DULY SWORN DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND SHOWN ON THIS PLAT OF WHICH THE FOLLOWING IN A TRUE AND ACCURATE DESCRIPTION:

BEGINNING AT THE NORTHWEST CORNER OF PARCEL 1 PER PARTITION PLAT NO. 1996-0067, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD, IN DOUGLAS COUNTY, OREGON, AND THE INITIAL POINT OF BEGINNING: THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL 1, SOUTH 87°26'00" EAST, 177.16 FEET; THENCE NORTH 00°04'18" WEST, 55.00 FEET; THENCE SOUTH 87°26'00" EAST, 105.00 FEET; THENCE SOUTH 02°34'00" WEST, 80.00 FEET; THENCE SOUTH 87°26'00" EAST, 60.00 FEET; THENCE NORTH 02°34'00" EAST, 80.00 FEET; THENCE SOUTH 87°26'00" EAST, 100.00 FEET; THENCE NORTH 67°09'32" EAST, 88.57 FEET; THENCE LEAVING SAID NORTHERLY LINE, SOUTH 02°34'00" WEST, 137.12 FEET; THENCE SOUTH 87°26'00" EAST, 48.55 FEET; THENCE SOUTH 02°34'00" WEST, 157.25 FEET; THENCE NORTH 87°33'41" WEST, 560.08 FEET TO THE WEST LINE OF SAID PARCEL 1; THENCE ALONG SAID WEST LINE, NORTH 00°17'00" WEST, 162.88 FEET TO AN ANGLE POINT; THENCE CONTINUE ALONG SAID WEST LINE, NORTH 02°34'00" EAST, 40.00 FEET TO THE INITIAL POINT OF BEGINNING, CONTAINING 2.93 ACRES.

[Signature]
 JAMES E. HIBBS PLS 2234

STATE OF OREGON)
 COUNTY OF DOUGLAS) ss.
 I, _____, COUNTY CLERK AND RECORDER OF CONVEYANCES, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED

97 JAN -2 AM 10:48

DOYLE SHAVER JR.
 DOUGLAS COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY: [Signature]
 DEPUTY

FEE PP

* * * * * DECLARATION * * * * *

KNOW ALL MEN BY THESE PRESENTS THAT WE, MICK R. MELOY AND BECKY J. MELOY, HUSBAND AND WIFE, ARE THE OWNERS IN FEE SIMPLE OF THE LAND SHOWN ON THIS PLAT, MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO THE LOTS AND STREET AS SHOWN HEREON. WE HEREBY STATE THAT SAID LAND IS PART OF A PLANNED DEVELOPMENT AND IS SUBJECT TO COMPLIANCE WITH (1) THE PLANNED DEVELOPMENT ORDINANCE OF THE CITY OF MYRTLE CREEK, (2) THE CONDITIONS ATTACHED TO THE APPROVED P.U.D. PLAN AND (3) THE PROTECTIVE COVENANTS RECORDED IN BOOK 964, PAGE 518 OF DOUGLAS COUNTY RECORDS. WE HEREBY DEDICATE THE PUBLIC FOR PUBLIC USE THE STREET SHOWN HEREON LABELED AS CORDELIA DRIVE AS WELL AS THE AREA SHOWN HEREON LABELED AS PUBLIC UTILITY EASEMENT (PUE). WE HEREBY DESIGNATE SAID SUBDIVISION AS VALLEY VIEW PLAZA SUBDIVISION, PHASE 1.

[Signature]
 MICK R. MELOY

[Signature]
 BECKY J. MELOY

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

PURPOSE: TO SURVEY AND MONUMENT THE LOTS AND STREET OF VALLEY VIEW SUBDIVISION, PHASE 1. SEE CITY OF MYRTLE CREEK PLANNING FILE NO. PUD-84-1A4.

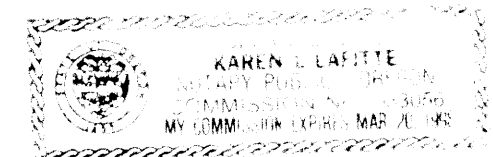
PROCEDURE: FROM CONTROL AND MONUMENTS ESTABLISHED BY THIS OFFICE DURING THE COMPLETION OF PARTITION PLAT NOS. 1992-0043, 1995-0027 & 1996-0067, CALCULATED THE POSITION OF THE LOT AND STREET CORNERS PER THE APPROVED TENTATIVE PLAT & SET SAME. THE SOUTH LINE OF THIS SUBDIVISION WAS SHIFTED NORTHERLY TO CONFORM TO AN EXISTING FENCE LINE. THE STRIP BETWEEN THE NEW SOUTH LINE AND THE SOUTH LINE OF PARCEL 1 IS TO BE DEEDED TO THE ADJOINER TO THE SOUTH. THOSE MONUMENTS FOUND AS WELL AS THOSE SET ARE AS SHOWN HEREON.

PROTECTIVE COVENANTS:
 PROTECTIVE COVENTS HAVE BEEN FILED AS INST. NO. 97-00018, IN BOOK 1448 PAGE 285 OF THE RECORDS OF DOUGLAS COUNTY, OREGON.

REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature]
 OREGON
 JULY 17, 1986
 JAMES E. HIBBS
 2234
 Renewal Date 6-30-97

BEFORE ME: [Signature]
 NOTARY PUBLIC OF OREGON.



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