

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

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

PARCEL 2 PER PARTITION
PLAT NO. 1996-0067

COURSE DATA TABLE

| NO. | RADIUS | DELTA | LENGTH | LONG CHORD OR COURSE | COURSE |
|-----|--------|-----------|--------|----------------------|--------|
| C1 | 100.00 | 38°49'15" | 67.76 | S68°01'22"E | 66.47 |
| C2 | 100.00 | 38°49'15" | 67.76 | S68°01'22"E | 66.47 |
| C3 | 70.00 | 38°00'20" | 46.43 | S67°36'55"E | 45.59 |
| C4 | 130.00 | 22°11'28" | 50.35 | S59°42'29"E | 50.04 |
| C5 | 130.00 | 16°37'48" | 37.73 | S79°07'06"E | 37.60 |
| C6 | 130.00 | 38°49'15" | 88.08 | S68°01'22"E | 86.41 |
| C7 | 19.12 | 90°00'00" | 30.03 | N42°26'01"W | 27.04 |
| C8 | 19.12 | 90°00'00" | 30.03 | S47°34'01"W | 27.04 |
| C9 | 70.00 | 38°49'15" | 47.43 | N68°01'22"W | 46.53 |
| C10 | 130.00 | 38°49'15" | 88.08 | N68°01'22"W | 86.41 |

SW CORNER DLC NO. 45
FD. 1.5" IRON PIPE.

"M85 1991" NAD83
Y=504373.25
X=4174615.43
Z=641.2

N05°56'41"E - MAP BEARING
N07°17'20"E - GRID BEARING
S53°05'46"E 1924.30

"M84 1991" NAD83
Y=503524.74
X=4174506.90
Z=634.6

PARCEL 2 PER PARTITION
PLAT NO. 1992-0043

INITIAL POINT -
NW COR PARCEL 1
PER PARTITION PLAT
NO. 1996-0067.

PARCEL 1 PER PARTITION
PLAT NO. 1995-0027

PART OF PARCEL 1 PER
PARTITION PLAT NO. 1996-0067

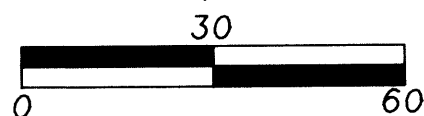
- LEGEND:
- ⊙ - FOUND COUNTY SURVEYOR GEODETIC SURVEY DISK AS SHOWN.
 - ⊕ - FOUND DLC CORNER AS SHOWN. CI - SEE COURSE DATA TABLE.
 - - FOUND 5/8" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC. PER PARTITION PLAT NOS. 1992-0043, 1995-0027 & 1996-0067.
 - - SET 5/8" x 30" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
 - ⊙ - SET 5/8" x 30" IRON PIN W/ ALUM. CAP MKD. L.J. FRIAR & ASSOC. IN MONUMENT CASE.

DRDCO - DEED RECORDS OF DOUGLAS COUNTY, OREGON.

BASIS OF BEARINGS: PARTITION PLAT NO. 1996-0067.

ZONING: GENERAL COMMERCIAL
WATER: CITY OF MYRTLE CREEK
SEWER: CITY OF MYRTLE CREEK
PLANNING FILE #: PUD-84-1A4
THERE ARE NO WATER RIGHTS APPURTENANT TO THIS PROPERTY.

T29S R5W SEC28 TL1109



REGISTERED
PROFESSIONAL
LAND SURVEYOR

James E. Hibbs
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
Renewal Date 6-30-97

EASEMENTS AFFECTING PROPERTY

- 1) EASEMENT FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY PER BOOK 91, PAGE 516. DRDCO IS A GENERAL AREA LEGAL DESCRIPTION AND CANNOT BE DEPICTED HEREON.
- 2) 30' WIDE INGRESS-EGRESS & UTILITY LINE EASEMENT PER BK. 933, PG. 342. DRDCO AFFECTS THE SOUTHERLY PORTION OF THIS PROPERTY. EXACT LOCATION NOT STATED.
- 3) UTILITY EASEMENT PER BOOK 1128, PAGE 309. DRDCO CANNOT BE DEPICTED FROM THE LEGAL DESCRIPTION GIVEN.

97-00019

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