

**VALLEY VIEW PLAZA SUBDIVISION, PHASE 2**  
 BEING A PORTION OF PARCEL 1 PER PARTITION PLAT NO. P-1996-0067,  
 AND LOCATED IN THE S.E. 1/4 OF SEC. 28, T.29S., R.5W., 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  
 816 WEST EIGHTH STREET  
 MEDFORD, OREGON 97501  
 PHONE: (541) 772-2782

\* \* \* APPROVALS \* \* \*

APPROVED BY THE CITY OF MYRTLE CREEK:

BY:  Dale J. Green  DATE:  2/2/01   
 PLANNING COMMISSION CHAIRMAN

BY:  [Signature]  DATE:  2/1/01   
 CITY COUNCIL

BY:  [Signature]  DATE:  2-1-01   
 CITY RECORDER

APPROVED BY DOUGLAS COUNTY:

BY:  [Signature]  DATE:  2/26/01   
 DOUGLAS COUNTY COMMISSIONER

BY:  [Signature]  DATE:  2-23-01   
 DOUGLAS COUNTY COMMISSIONER

BY:  [Signature]  DATE:  2-23-01   
 DOUGLAS COUNTY ASSESSOR

BY:  Ed Moran  DATE:  2/21/01   
 DOUGLAS COUNTY SURVEYOR DEPUTY

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

BY:  James R. Krum  DATE:  2-23-01   
 DOUGLAS COUNTY TAX COLLECTOR

FILED THIS  27th  DAY OF  February , 20 01 , AT  8:06  O'CLOCK  A  M.

BY:  DOYLE SHAVER JR., by Carol Engb, Deputy  DATE:  2-27-2001   
 DOUGLAS COUNTY CLERK



DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS RECORDED AS DOC. #  2001-04839 , DRDCO.

DATE: JANUARY 2, 2001

\* \* \* 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 SOUTHEAST CORNER OF LOT 8 OF VALLEY VIEW PLAZA SUBDIVISION, PHASE 1, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD, IN DOUGLAS COUNTY, OREGON AND THE INITIAL POINT OF BEGINNING; THENCE ALONG THE EAST LINE OF SAID LOT 8, NORTH 02°34'00" EAST, 137.12 FEET TO THE NORTHEAST CORNER THEREOF; THENCE ALONG THE NORTHERLY LINE OF PARCEL 1 PER PARTITION PLAT NO. P-1996-0067, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD, IN DOUGLAS COUNTY, OREGON, NORTH 77°29'12" EAST, 449.63 FEET TO THE EAST LINE OF SECTION 28, TOWNSHIP 29 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN AS SHOWN ON SURVEY NO. M129-5 IN THE OFFICE OF THE DOUGLAS COUNTY SURVEYOR; THENCE LONG SAID EAST LINE, SOUTH 00°51'04" WEST, 414.28 FEET TO THE SOUTH LINE OF SAID PARCEL 1; THENCE ALONG SAID SOUTH LINE NORTH 87°26'00" WEST, 398.00 FEET TO A 5/8 INCH IRON PIN BEING ON THE SOUTHERLY PROLONGATION OF THE EAST LINE OF SAID PARCEL 1; THENCE NORTH 02°34'00" EAST, 160.00 ALONG SAID EAST LINE AND ITS SOUTHERLY PROLONGATION TO THE NORTHEAST CORNER OF CORDELIA DRIVE; THENCE ALONG THE NORTHERLY LINE THEREOF, NORTH 87°26'00" WEST, 48.55 FEET TO THE INITIAL POINT OF BEGINNING CONTAINING 3.42 ACRES, MORE OR LESS.



\* \* \* DECLARATION & DEDICATION \* \* \*

KNOW ALL MEN BY THESE PRESENTS THAT EAGLES NEST HOMES, LLC, IS THE OWNER IN FEE SIMPLE OF THE LAND SHOWN ON THIS PLAT, MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND HAS CAUSED THE SAME TO BE SUBDIVIDED INTO THE LOTS AND STREET AS SHOWN HEREON AND DOES 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 DRDCO AND DOES HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREET SHOWN ON SHEET 2 LABELED AS CORDELIA DRIVE AS WELL AS THE AREA SHOWN ON SHEET 2 LABELED AS PUBLIC UTILITY EASEMENT (PUE) AND STORM DRAINAGE EASEMENT (SDE) AND DOES HEREBY ESTABLISH THE INGRESS, EGRESS & UTILITY EASEMENT OVER AND ACROSS LOT 15 FOR THE PURPOSE OF REPLACING THE SOUTHERLY INGRESS, EGRESS & UTILITY EASEMENT RESERVED IN BOOK 933, PAGE 342, DRDCO. EAGLES NEST HOMES, LLC, DOES HEREBY DECLARE THAT THIS SUBDIVISION SHALL BE SUBJECT TO A DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS TO BE RECORDED SIMULTANEOUSLY WITH THIS PLAT AND DOES HEREBY DESIGNATE SAID SUBDIVISION AS VALLEY VIEW PLAZA SUBDIVISION, PHASE 2. EAGLES NEST HOMES, LLC DOES HEREBY ESTABLISH THE PRIVATE STORM DRAINAGE EASEMENTS SHOWN ON SHEET 2.

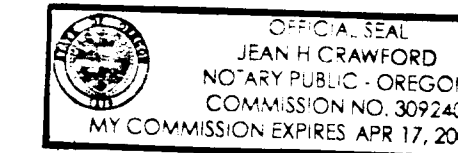
Mick R. Meloy   Paul A. Kerley   
 MICK R. MELOY, MEMBER EAGLE NEST HOMES, LLC  
 PAUL A. KERLEY, MEMBER EAGLE NEST HOMES, LLC

\* \* \* ACKNOWLEDGEMENT \* \* \*

STATE OF OREGON )  
 ) SS.  
 COUNTY OF JACKSON ) Douglas  
 PERSONALLY APPEARED THE ABOVE NAMED MICK R. MELOY OF EAGLES NEST HOMES, LLC AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

DATED THIS  7<sup>th</sup>  DAY OF  Feb. , 20 01

BEFORE ME:  Jean H Crawford   
 NOTARY PUBLIC OF OREGON.

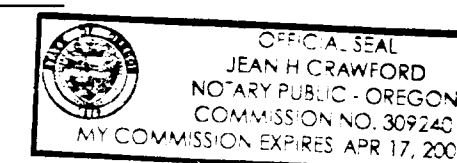


STATE OF OREGON )  
 ) SS.  
 COUNTY OF JACKSON ) Douglas

PERSONALLY APPEARED THE ABOVE NAMED PAUL A. KERLEY OF EAGLES NEST HOMES, LLC AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

DATED THIS  7<sup>th</sup>  DAY OF  Feb. , 20 01

BEFORE ME:  Jean H Crawford   
 NOTARY PUBLIC OF OREGON.



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

PURPOSE: TO SURVEY AND MONUMENT THE LOTS AND STREET OF VALLEY VIEW SUBDIVISION PHASE 2. 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 & VVPSI, TIED TO SECTION CORNER ESTABLISHED BY M129-5 TO FIX THE BOUNDARY. COMPUTED THE POSITION OF THE LOT AND STREET CORNERS PER THE APPROVED TENTATIVE PLAT & SET SAME. THOSE MONUMENTS FOUND AS WELL AS THOSE SET ARE AS SHOWN ON SHEET 2. AFTER DISCUSSIONS WITH MY CLIENT AS WELL AS THE PRIOR OWNER EARLE NESSE, IT WAS DECIDED TO USE THE EAST LINE OF SECTION 28 AS MONUMENTED BY SURVEY NO. M129-5 TO FIX THE EASTERLY BOUNDARY. MY CLIENT AS WELL AS MR. NESSE WERE ADVISED BY ME TO QUIT-CLAIM ANY INTEREST THEY MAY HAVE IN THE PROPERTY LYING EAST OF THE ABOVE MENTIONED EAST LINE TO THE ADJOINING LAND OWNER TO THE EAST.

STATE OF OREGON )  
 COUNTY OF DOUGLAS ) SS  
 I, DOYLE SHAVER JR., COUNTY CLERK AND  
 RECORDER OF CONVEYANCES, DO HEREBY CERTIFY  
 THAT THIS INSTRUMENT WAS RECORDED

01 FEB 27 AM 8:06

DOYLE SHAVER JR.  
 DOUGLAS COUNTY CLERK  
 IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY:  [Signature]   
 DEPUTY  
 FEE  PP

**AFFIDAVIT ON CONSENT**

FROM DAVE MAZZOCCO RECORDED AS DOC. #  2001-04841 , DRDCO.

2001-04842

2001-04842

Sheet 1 of 2

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VOL. 20 PAGE 37 A

# VALLEY VIEW PLAZA SUBDIVISION, PHASE 2

BEING A PORTION OF PARCEL 1 PER PARTITION PLAT NO. P-1996-0067,  
AND LOCATED IN THE S.E. 1/4 OF SEC. 28, T.29S., R.5W., 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  
816 WEST EIGHTH STREET  
MEDFORD, OREGON 97501  
PHONE: (541) 772-2782

SCALE: 1" = 40'

DATE: JANUARY 2, 2001

**LEGEND:**

- ⊙ = FOUND COUNTY SURVEYOR BRASS CAP AS SHOWN.
- = FOUND BRASS CAPPED IRON PIPE MKD. PLS2391 PER CS M129-5.
- = FOUND 5/8" IRON PIN W/ PLASTIC CAP MKD. L.J.FRIAR & ASSOC. PER PARTITION PLAT NOS. 1996-0067 OR VVPS1.
- ⊗ = FOUND 5/8" IRON PIN W/ ALUM. CAP MKD. L.J.FRIAR & ASSOC. IN MON. WELL IN MONUMENT CASE PER VVPS1.
- = SET 5/8" x 24" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- ⊗ = 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.

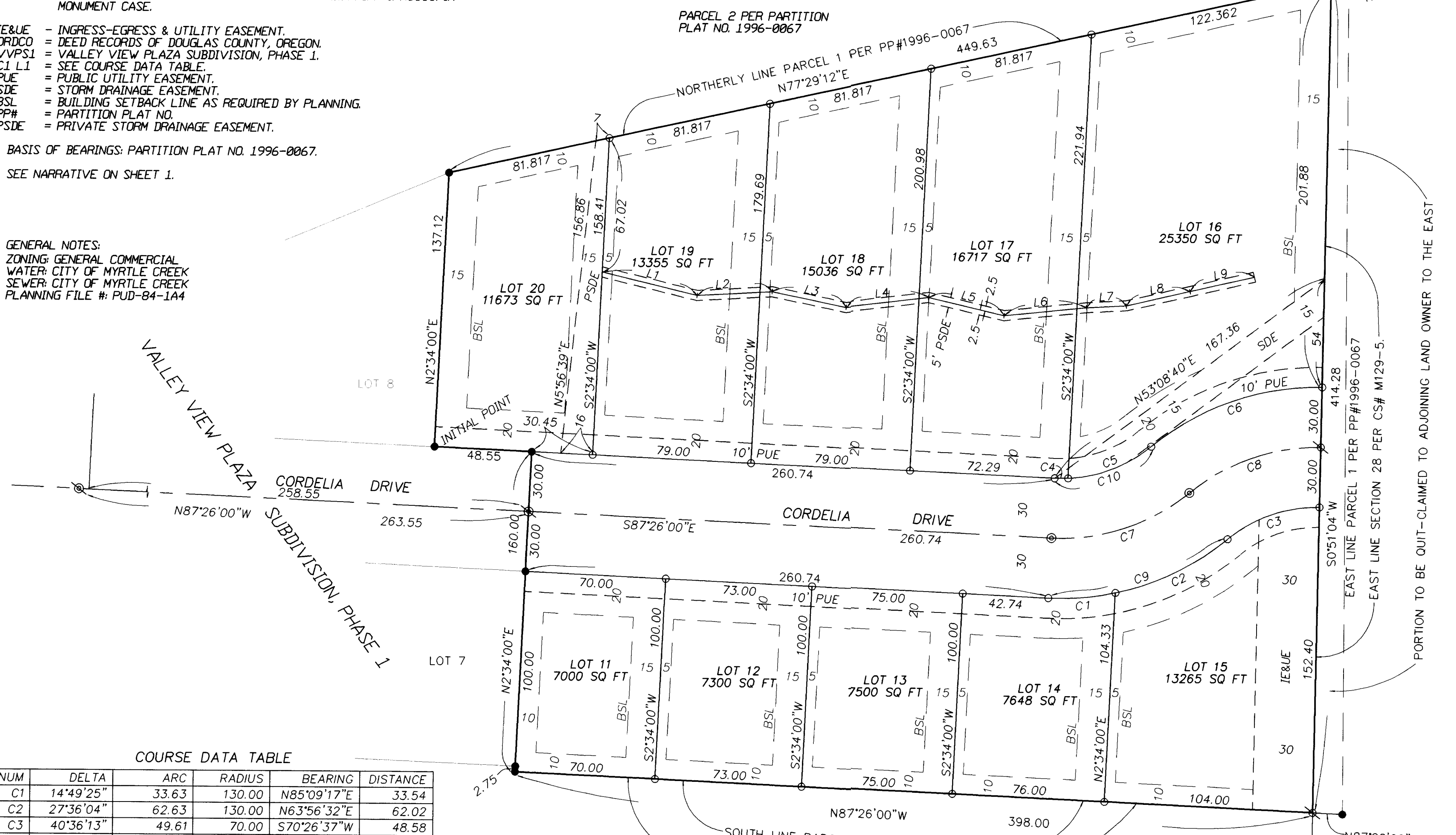
- IE&UE = INGRESS-EGRESS & UTILITY EASEMENT.
- DRDCO = DEED RECORDS OF DOUGLAS COUNTY, OREGON.
- VVPS1 = VALLEY VIEW PLAZA SUBDIVISION, PHASE 1.
- C1 L1 = SEE COURSE DATA TABLE.
- PUE = PUBLIC UTILITY EASEMENT.
- SDE = STORM DRAINAGE EASEMENT.
- BSL = BUILDING SETBACK LINE AS REQUIRED BY PLANNING.
- PP# = PARTITION PLAT NO.
- PSDE = PRIVATE STORM DRAINAGE EASEMENT.

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

SEE NARRATIVE ON SHEET 1.

**GENERAL NOTES:**

ZONING: GENERAL COMMERCIAL  
WATER: CITY OF MYRTLE CREEK  
SEWER: CITY OF MYRTLE CREEK  
PLANNING FILE #: PUD-84-1A4



**COURSE DATA TABLE**

| NUM | DELTA     | ARC   | RADIUS | BEARING     | DISTANCE |
|-----|-----------|-------|--------|-------------|----------|
| C1  | 14°49'25" | 33.63 | 130.00 | N85°09'17"E | 33.54    |
| C2  | 27°36'04" | 62.63 | 130.00 | N63°56'32"E | 62.02    |
| C3  | 40°36'13" | 49.61 | 70.00  | S70°26'37"W | 48.58    |
| C4  | 5°30'09"  | 6.72  | 70.00  | N89°48'57"E | 6.72     |
| C5  | 36°55'20" | 45.11 | 70.00  | N68°36'10"E | 44.33    |
| C6  | 40°39'08" | 92.24 | 130.00 | S70°28'04"W | 90.31    |
| C7  | 42°25'30" | 74.05 | 100.00 | N71°21'15"E | 72.37    |
| C8  | 40°38'07" | 70.92 | 100.00 | S70°27'34"W | 69.44    |
| C9  | 42°25'29" | 96.26 | 130.00 | N71°21'15"E | 94.08    |
| C10 | 42°25'29" | 51.83 | 70.00  | N71°21'15"E | 50.66    |

| NUM | DISTANCE | BEARING     | NUM | DISTANCE | BEARING     |
|-----|----------|-------------|-----|----------|-------------|
| L1  | 48.66    | S76°28'53"E | L6  | 41.34    | N84°04'25"E |
| L2  | 37.50    | N86°38'58"E | L7  | 19.79    | N86°59'31"E |
| L3  | 37.61    | S78°22'12"E | L8  | 32.57    | N76°52'36"E |
| L4  | 41.10    | N83°10'39"E | L9  | 32.99    | N76°57'12"E |
| L5  | 38.71    | S76°56'15"E |     |          |             |

T29S, R05W, S28DD, TL200

**2001-04842**

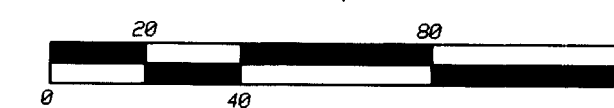
**EASEMENTS AFFECTING PROPERTY**

- 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. THIS EASEMENT HAS BEEN EXTINGUISHED BY DOC.# 2001-04838, DRDCO AND HAS BEEN REPLACED BY THE INGRESS-EGRESS & UTILITY EASEMENT ALONG THE PORTION OF LOT 15 AS SHOWN HEREON.
- 3) UTILITY EASEMENT PER BOOK 1128, PAGE 309, DRDCO CANNOT BE DEPICTED FROM THE LEGAL DESCRIPTION GIVEN.

**2001-04842**

REGISTERED PROFESSIONAL LAND SURVEYOR

*James E. Hibbs*  
OREGON  
JULY 17, 1986  
JAMES E. HIBBS  
2234  
RENEWAL DATE 6-30-01



PORTION TO BE QUIT-CLAIMED TO ADJOINING LAND OWNER TO THE EAST