

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

SCALE: 1" = 40'

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

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.

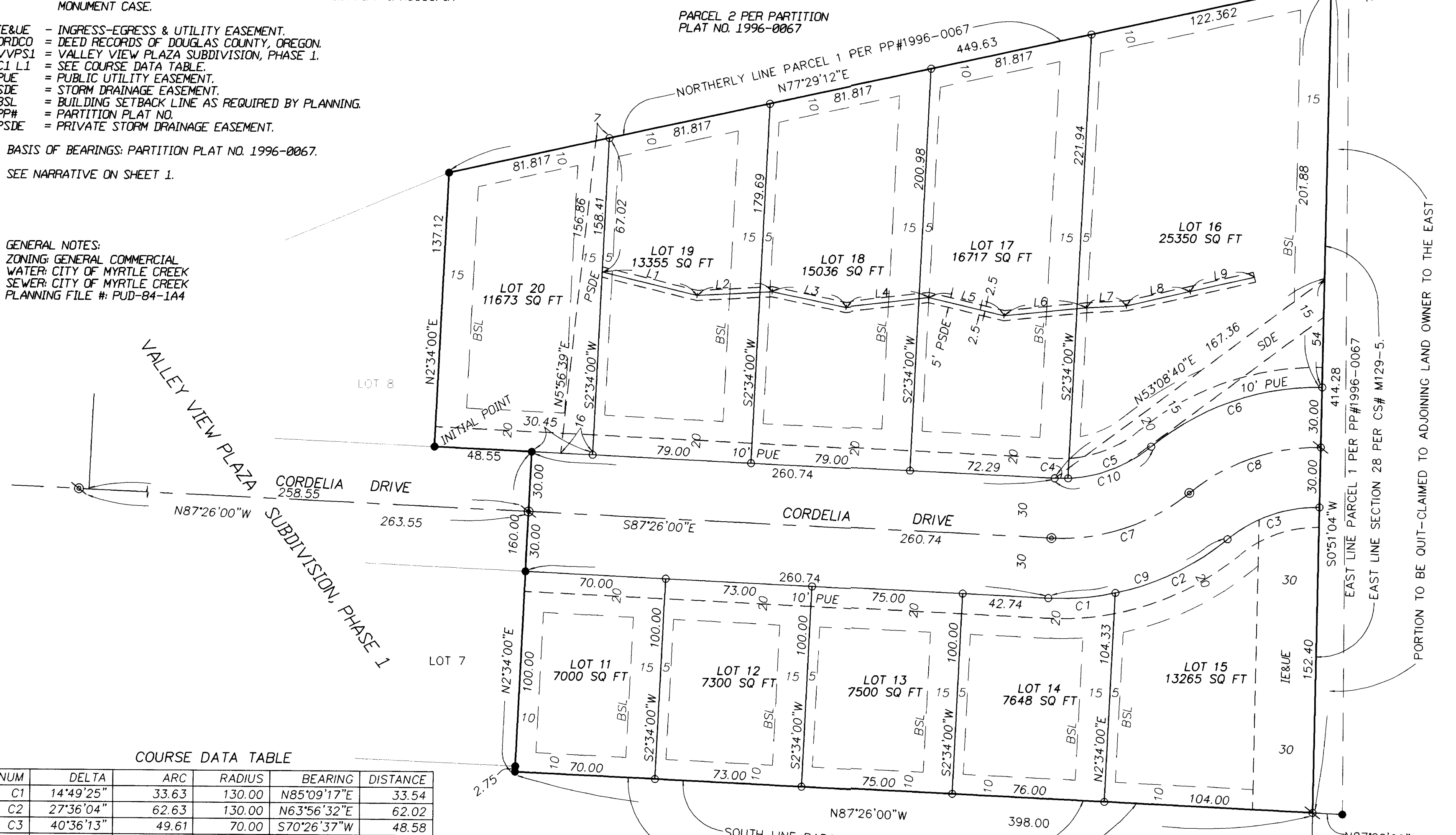
- IE&UE = INGRESS-EGRESS & UTILITY EASEMENT.
- DRDCO = DEED RECORDS OF DOUGLAS COUNTY, OREGON.
- VVPS1 = VALLEY VIEW PLAZA SUBDIVISION, PHASE 1.
- C1 L1 = SEE COURSE DATA TABLE.
- PUE = PUBLIC UTILITY EASEMENT.
- SDE = STORM DRAINAGE EASEMENT.
- BSL = BUILDING SETBACK LINE AS REQUIRED BY PLANNING.
- 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

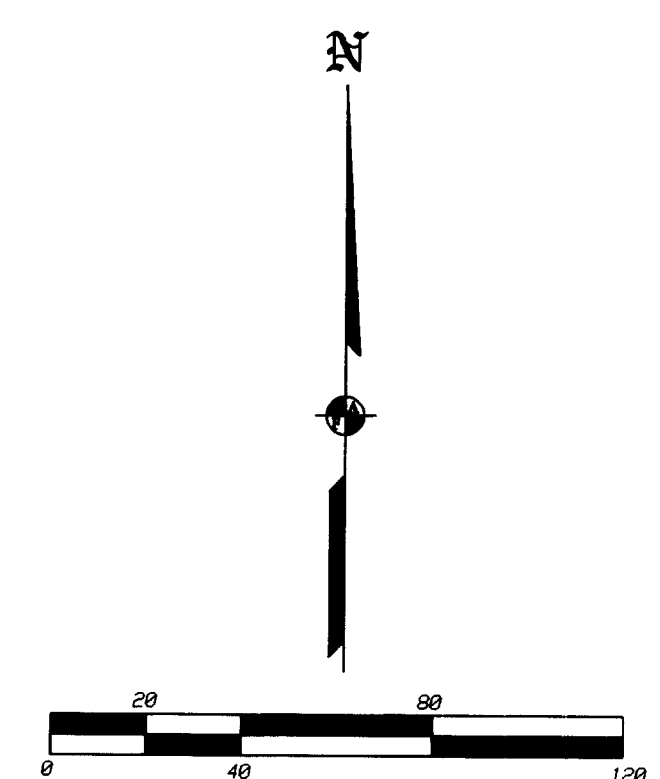
NUM	DISTANCE	BEARING	NUM	DISTANCE	BEARING
L1	48.66	S76°28'53"E	L6	41.34	N84°04'25"E
L2	37.50	N86°38'58"E	L7	19.79	N86°59'31"E
L3	37.61	S78°22'12"E	L8	32.57	N76°52'36"E
L4	41.10	N83°10'39"E	L9	32.99	N76°57'12"E
L5	38.71	S76°56'15"E			

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.



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

2001-04842

REGISTERED PROFESSIONAL LAND SURVEYOR

James E. Hibbs

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