

CC & R'S:

ALL LOTS SHOWN ON THIS PLAT ARE SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS PER INSTRUMENT NO. 2012-17580, DOUGLAS COUNTY DEED RECORDS. *AMENDED PER INSTRUMENT NO. 2013-2230.

***NOTE:**

LOT 20 AND LOT 21, AS PLATTED HEREON WITHDRAWN FROM ABOVE-DESCRIBED COVENANTS PER INSTRUMENT NUMBER 2018-018944, DOUGLAS COUNTY DEED RECORDS.

EASEMENTS OF RECORD:

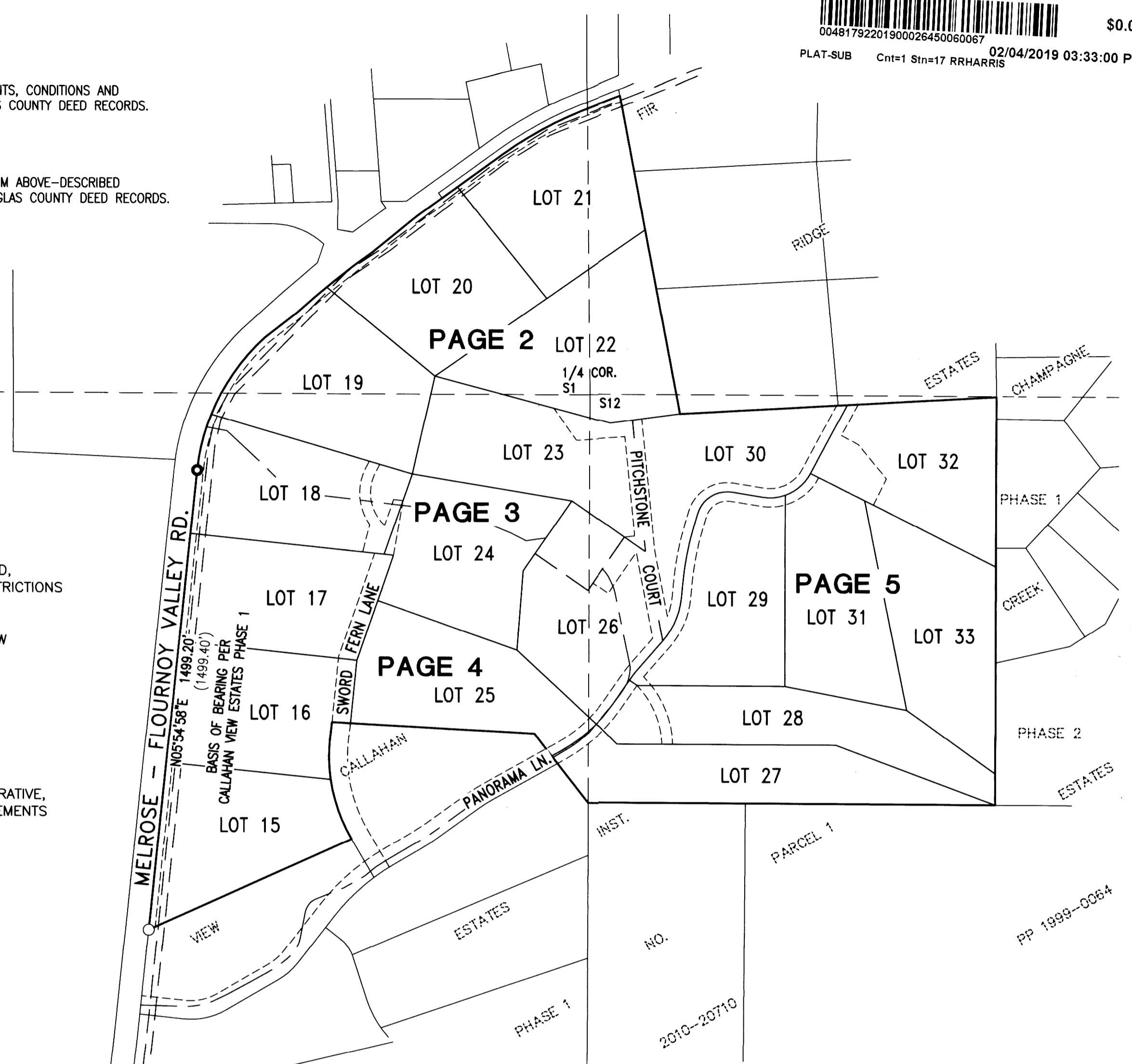
ALL EASEMENTS OF RECORD LISTED IN A STATUS OF RECORD TITLE REPORT PREPARED BY AMERITITLE OF ROSEBURG, TITLE NUMBER 263884AM, DATED OCTOBER 9, 2018 ARE SHOWN ON THIS PLAT, EXCEPT FOR THE FOLLOWING:

4. POWER EASEMENT GRANTED TO DOUGLAS ELECTRIC CO-OPERATIVE INC. BY EVA M. & JOHN J. RICHARDS MAY 19, 1958 IN VOL. 276, PG. 677 - INSTRUMENT #249127 (NOT SHOWN ON PLAT - EXACT LOCATION OF EASEMENT NOT DISCLOSED IN DOCUMENT)
5. 6' UTILITY EASEMENT GRANTED TO PACIFIC NORTHWEST BELL TELEPHONE COMPANY FOR UNDERGROUND PHONE LINE BY EVA M. RICHARDS NOVEMBER 19, 1969 IN INSTRUMENT NO. 69-13247, DOUGLAS COUNTY DEED RECORDS (NOT SHOWN ON PLAT - EXACT LOCATION OF EASEMENT NOT DISCLOSED IN DOCUMENT)
6. BLANKET EASEMENT COVERING ENTIRE SUBJECT PROPERTY GRANTED TO WEST DOUGLAS ELECTRIC COOPERATIVE BY JOHN & EVA RICHARDS SEPTEMBER 25, 1940 IN BOOK 1348, PAGE 846 (RE-RECORDED AS INSTRUMENT NO. 95-07895, DOUGLAS COUNTY DEED RECORDS (NOT SHOWN ON PLAT - BLANKET EASEMENT FOR THE PURPOSE OF REPLACING AND/OR MAINTAINING EXISTING OVERHEAD POWER LINES AND POLES ON SUBJECT PROPERTY)
8. 30' POWER LINE EASEMENT COVERING ENTIRE SUBJECT PROPERTY GRANTED TO DOUGLAS ELECTRIC COOPERATIVE INC. BY JOHN B. RICHARDS OCTOBER 15, 2001 IN INSTRUMENT NO. 2001-26686, DOUGLAS COUNTY DEED RECORDS (NOT SHOWN ON PLAT - EXACT LOCATION OF EASEMENT NOT DISCLOSED IN DOCUMENT - APPEARS TO BE 30' WIDE & CENTERED ON ANY OF DOUGLAS ELECTRIC'S EQUIPMENT LOCATED ON TRACT)

2	1
11	12

SHEET INDEX:

- PAGE 1: OVERALL, EASEMENTS OF RECORD, COVENANTS, CONDITIONS & RESTRICTIONS AND APPROVALS
- PAGE 2: MELROSE-FLOURNOY VALLEY R/W LOTS 19-22
- PAGE 3: LOTS 17, 18, 23 & 24
- PAGE 4: LOTS 15, 16 & 25
- PAGE 5: LOTS 26-33
- PAGE 6: SURVEYOR'S CERTIFICATE & NARRATIVE, DECLARATION AND ACKNOWLEDGEMENTS



APPROVALS:

[Signature] 2/1/19
 DOUGLAS COUNTY PLANNING DIRECTOR DATE

[Signature] 2/1/2019
 DOUGLAS COUNTY SURVEYOR DATE

[Signature] 2/4/19
 DOUGLAS COUNTY ASSESSOR DATE



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

[Signature] 2/4/19
 DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 4th DAY OF February, 2019, 3:33 O'CLOCK AM (PM)

[Signature] 2/4/19
 DOUGLAS COUNTY CLERK DATE

LEGEND

- FOUND 5/8" IRON ROD PER CALLAHAN VIEW ESTATES PHASE 1, UNLESS OTHERWISE NOTED
- FOUND 5/8" I.R. W/ALUMINUM CAP PER 1986 COUNTY ROAD PLANS
- () RECORD PER CALLAHAN VIEW ESTATES PHASE 1 (VOLUME 23, PAGE 37)

ZONE: 5R (RURAL RESIDENTIAL - 5 ACRE)
 COMP. PLAN: RR5 (RURAL RESIDENTIAL-5 ACRE)
 WATER: UMPQUA BASIN WATER ASSOCIATION
 SEWER: ON-SITE (SEPTIC)

PLANNING DEPARTMENT FILE NO. 09-050



0' 150' 300' 600'
 SCALE: 1" = 300'

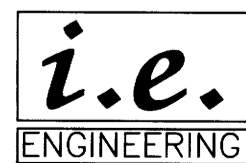
REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature]
 OREGON
 JULY 10, 2018
 DEREK ALLEN FEIGEL
 77555

EXPIRES: 12/31/19

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SURVEYED FOR:
 GUY SKEELE
 5775 SKYLINE DR.
 WEST LINN, OR 97068

PAGE: 1 OF 6
 JOB NO: 2797-01_T2
 DATE: 1-2-19

CALLAHAN VIEW ESTATES PHASE 2
 LYING IN THE S.W. 1/4 & S.E. 1/4 OF SEC. 1 AND THE N.W. 1/4 & N.E. 1/4 OF SEC. 12
 TOWNSHIP 27 SOUTH, RANGE 7 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON