

*** APPROVALS ***

File No. LDS-06-019

I certify that, pursuant to authority granted in Ordinance No. 5785 this plat is hereby approved.

[Signature] Planning Director October 11, 2007 Date

EXAMINED AND APPROVED this 27th day of September, 2007.

[Signature] City Engineer [Signature] City Surveyor

EXAMINED AND APPROVED as required by ORS 92.100 as of NOVEMBER 19, 2007.

[Signature] Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of 11-19, 2007.

[Signature] Tax Collector

*** DECLARATION ***

Know all men by these presents that M V ENTERPRISES, LLC, is the owner in fee of the lands shown on this Plat, more particularly described in the Surveyor's Certificate, and have subdivided the same into the Lots and Common Area as shown on Sheet 2, and that the size of the lots and the course and length of all lines are plainly set forth, and that this Plat is a correct representation of the same and does hereby dedicate to the public, under the jurisdiction of the City of Medford, the Right of Way Dedication, together with those easements shown on Sheet 2 labeled as Public Utility Easement (PUE) and Public Sanitary Sewer Easement (SSE); and does hereby make and establish the non-exclusive Private Utility Easement (UE) and Reciprocal Access Easement (RAE) for the benefit of Lots 1-5, inclusive and the Common Area; and does hereby designate said Subdivision as MYRTLEWOOD ESTATES which shall be subject to a Declaration of Covenants, Conditions and Restrictions to be recorded simultaneously with this Plat setting forth provisions for the maintenance of the Common Area; and does hereby make and establish the Private Storm Drainage Easement (PSDE) for the benefit of the Lots as shown on Sheet 2.

[Signature]
MICHAEL B. VILLERS, MANAGING MEMBER
M V ENTERPRISES, LLC

STATE OF OREGON)
) ss.
COUNTY OF JACKSON)

PERSONALLY appeared the above named Michael B. Villers, and acknowledged the foregoing instrument to be his voluntary act and deed and was signed on behalf of M V Enterprises, LLC.

Dated this 6th day of August, 2007.

[Signature]
[Signature] Notary Public - Oregon

Commission No. 402251

My Commission Expires March 10, 2010

*** AFFIDAVITS OF CONSENT ***

From Bank of the Cascades recorded as Doc. # 2007-052388 ORJCO.

From Michael B. Villers and Rachel L. Villers recorded as Doc. # 2007-052387 ORJCO.

MYRTLE WOOD ESTATES

A Pad Lot Development located in the
S.W. 1/4 of Sec. 18, T.37S., R.1W., W.M. & in the
City of Medford Jackson County, Oregon
(LDS-06-019)

SURVEY FOR:

M V ENTERPRISES, LLC
P.O. BOX 4774
MEDFORD, OR 97501

SURVEY BY:

L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
816 WEST EIGHTH STREET
MEDFORD, OREGON 97501
PHONE: (541) 772-2782
EMAIL: ljfriar@charter.net

DATE:

DECEMBER 14, 2006

*** RECORDER'S CERTIFICATE ***

Filed for record this 19 day of November, 2007 at

10:31 o'clock A.M., and recorded in Volume 33 of Plats

at Page 74 of the records of Jackson County, Oregon and recorded as

Document No. 2007-052389, Official Records of Jackson County, Oregon.

[Signature] County Clerk [Signature] Deputy

Declaration of Covenants, Conditions and Restrictions recorded as Document No. 2006-041746, Official Records of Jackson County, Oregon.

*** SURVEYOR'S CERTIFICATE ***

I, JAMES E. HIBBS, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS AS PROVIDED BY LAW THE TRACT OF LAND SHOWN HEREON, SAID PLAT BEING AN ACCURATE REPRESENTATION OF THE SAME, AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE EXTERIOR BOUNDARY LINES:

Beginning at the Northwest corner of WILDWOOD CONDOMINIUM, PHASE 1, according to the official plat thereof, now of record, in Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along the West line thereof, South 00°47'36" West, 150.00 feet to the Southeast corner of that tract described in Document No. 2006-007227, Official Records of Jackson County, Oregon; thence along the South line of said tract, North 89°57'22" West, 80.00 feet to the Southwest corner thereof; thence along the West line of said tract, North 00°47'36" East, 150.00 feet to the South line of Morrow Road; thence along said South line, South 89°57'22" East, 80.00 feet to the initial point of beginning.

REGISTERED PROFESSIONAL LAND SURVEYOR
[Signature]
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-09

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.
[Signature]
SURVEYOR

RECEIVED
DATE 11-19-07 BY [Signature]
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

APPROVED FOR RECORDING.

[Signature]
COUNTY COMMISSIONER/ADMINISTRATOR

11-19-2007
DATE

SHEET 1 OF 2

SURVEY FOR:

M V ENTERPRISES, LLC
P.O. BOX 4774
MEDFORD, OR 97501

SURVEY BY:

L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
816 WEST EIGHTH STREET
MEDFORD, OREGON 97501
PHONE: (541) 772-2782
EMAIL: ljfriar@charter.net

DATE:

DECEMBER 14, 2006

MYRTLE WOOD ESTATES

A Pad Lot Development located in the
S.W. 1/4 of Sec. 18, T.37S., R.1W., W.M. & in the
City of Medford Jackson County, Oregon
(LDS-06-019)

FD. BRASS CAP IN
MON. CASE 0.06' SOUTH
OF CENTERLINE. SEE
FS11527.

LEGEND:

- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. THOMAS LS505 PER FS8376, 8465 OR 9064.
- ⊙ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. THOMAS LS505. NOT OF RECORD.
- ∅ = SET 5/8" X 30" IRON PIN & PLASTIC CAP MKD. L.J. & ASSOC.
- = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. & ASSOC.
- ⊗ = SET BRASS TAG MKD. L.J. & ASSOC. IN LEAD PLUG IN CONCRETE SIDEWALK.
- FS = FILED SURVEY #.
- PUE = PUBLIC UTILITY EASEMENT.
- X- = FENCE LINE.
- SDE = PRIVATE STORM DRAINAGE EASEMENT PER DOC. 2005-020730, ORJCO.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- CA = COMMON AREA, RAE & UE.
- RAE = RECIPROCAL ACCESS EASEMENT.
- UE = PRIVATE UTILITY EASEMENT FOR LOTS 1-5, INCLUSIVE.
- PSSE = PRIVATE SANITARY SEWER EASEMENT PER V.415, P.8, JCDR.
- EX = EXTERIOR OF BUILDING SIDING.
- JCDR = JACKSON COUNTY DEED RECORDS.
- PSDE(✓) = PRIVATE STORM DRAINAGE EASEMENT (LOT WITH RIGHT TO USE).
- WLE = PUBLIC WATER MAIN EASEMENT PER DOC. 89-27898, ORJCO.
- FD. = FOUND.
- MKD. = MARKED.
- R/W = RIGHT OF WAY.
- SSE = PUBLIC SANITARY SEWER EASEMENT.
- 0.50WC = WITNESS CORNER MONUMENT SET EASTERLY OF TRUE CORNER.

BASIS OF BEARINGS:

SURVEY NO. 8376 AS SHOWN HEREON.

UNIT OF MEASUREMENT = FEET SCALE: 1" = 20'

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

PURPOSE: TO SURVEY AND MONUMENT THE LOTS AND COMMON AREA OF MYRTLE WOOD ESTATES. SEE CITY OF MEDFORD PLANNING FILE NO. LDS-06-019.

PROCEDURE: MADE TIES TO MONUMENTS AS SHOWN HEREON TO CONTROL THIS SURVEY. HELD THE NORTH & SOUTH LINES AND EAST & WEST LINES PARALLEL PER DOC. 2006-007227, ORJCO. COMPUTED THE POSITION OF THE LOT AND COMMON AREA CORNERS AND SET MONUMENTS AS SHOWN ON SHEET 2.

NOTE REQUIRED BY PLANNING COMMISSION:

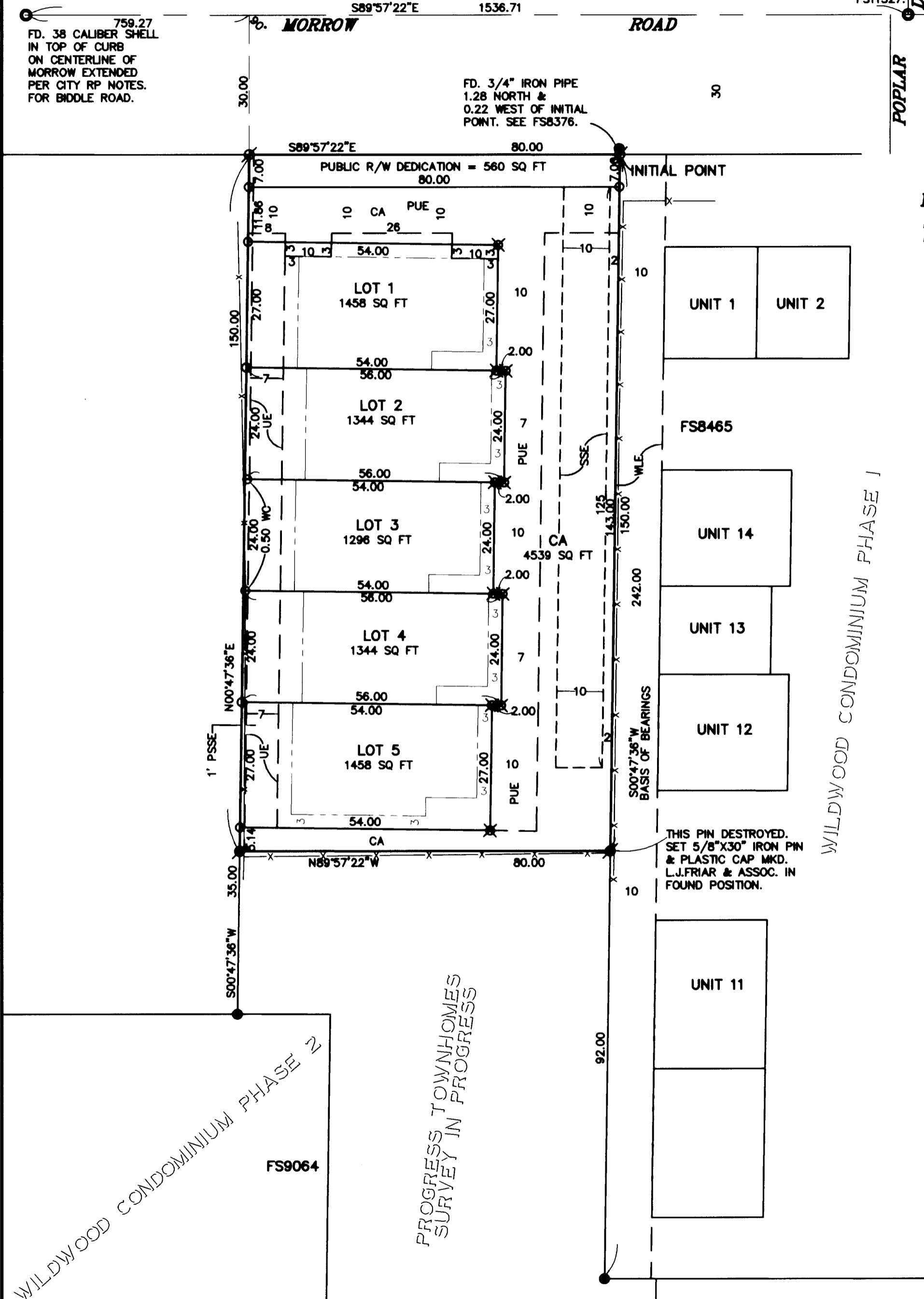
NO PARKING IS ALLOWED WITHIN FIRE DEPARTMENT ACCESS AND TURN AROUND AREAS.

GENERAL NOTES:

COMMON AREA IS ALL PROPERTY LYING OUTSIDE OF LOTS AND PUBLIC R/W DEDICATION.

EASEMENTS PER SUBDIVISION GUARANTEE

R/W FOR ELECTRICITY PER V.383, P.381 & V.410, P.312, JCDR ARE UNLOCATABLE BUT MAY AFFECT SUBJECT PROPERTY.



BEARING NOTE FOR LOTS 1-5:
NORTH-SOUTH BEARING: N00°47'36"E
EAST-WEST BEARING: S89°12'24"E

WILDWOOD CONDOMINIUM PHASE I

WILDWOOD CONDOMINIUM PHASE 2

PROGRESS TOWNHOMES SURVEY IN PROGRESS

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.
James E. Hibbs
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
James E. Hibbs
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-09

RECEIVED
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This survey consists of:
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JACKSON COUNTY SURVEYOR