

2003-0041 B

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SURVEYOR'S CERTIFICATE

I, JERRY LEE ESTABROOK, BEING DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS. THE LAND SHOWN ON THE ANNEXED PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION.

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 13 AND THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 25 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FROM WHICH THE SOUTHEAST CORNER OF SAID LOT 51 OF MONT CLAIRE ESTATES PHASE 2 BEARS NORTH 01°20'53" EAST 114.06 FEET; THENCE NORTH 01°20'53" EAST 114.06 FEET TO A 5/8" IRON ROD; THENCE NORTH 06°46'14" WEST 125.42 FEET TO A 5/8" IRON ROD ON THE SOUTH RIGHT-OF-WAY BOUNDARY OF GOLFVIEW AVE.; THENCE WESTERLY ALONG SAID RIGHT-OF-WAY BOUNDARY ON A 321.67 FOOT RADIUS CURVE TO THE RIGHT FOR 24.51 FEET (SAID CURVE HAVING A CHORD OF SOUTH 85°10'49" WEST 24.50 FEET) TO A 5/8" IRON ROD; THENCE SOUTH 87°21'06" WEST 105.81 FEET TO A 5/8" IRON ROD; THENCE WESTERLY ON A 125.00 FOOT RADIUS CURVE TO THE LEFT FOR 32.89 FEET (SAID CURVE HAVING A CHORD OF SOUTH 79°48'48" WEST 32.80 FEET) TO A 5/8" IRON ROD; THENCE LEAVING SAID RIGHT-OF-WAY BOUNDARY SOUTH 29°28'04" EAST 95.86 FEET TO A 5/8" IRON ROD; THENCE SOUTH 22°00'39" WEST 27.00 FEET TO A 5/8" IRON ROD; THENCE SOUTH 01°20'15" WEST 114.10' TO A 5/8" IRON ROD; THENCE SOUTH 88°39'45" EAST 140.16 FEET TO THE POINT OF BEGINNING.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO ADJUST THE BOUNDARY OF LOT 51 AND LOT 52 OF THE PLAT OF MONT CLAIRE ESTATES PHASE 2 AND THEN PARTITION SAID LOT 51 AND THAT PORTION ADDED TO LOT 51 PER THE PLAT OF MONT CLAIRE ESTATES PHASE 3 AS SHOWN HEREON. THE PROCEDURE WAS AS FOLLOWS: WE TIED RECORD MONUMENTS PER SAID PLATS OF MONT CLAIRE ESTATES PHASES 2 AND 3 AND USED THEM FOR CONTROL OF THIS BOUNDARY LINE ADJUSTMENT AND PARTITION.

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT KEY WEST PROPERTIES, IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAS CAUSED THE SAME TO BE PLATTED INTO PARCELS TOGETHER WITH EASEMENTS AS SHOWN.

C.A. GALPIN 5/5/03 DATE
John Schleinig by Stephen
On his atty in fact 5/5/03 DATE
JOHN SCHLEINIG

ZONE: R-1
COMP. PLAN: LOW DENSITY RESIDENTIAL
WATER: CITY OF SUTHERLIN
SEWER: CITY OF SUTHERLIN

FIELD CREW: RYAN PALMER AND JIM FERRIS
EQUIPMENT: NIKON TOTAL STATION AND SDR 33 DATA COLLECTOR
OFFICE: JERRY ESTABROOK
DRAFTING: MICHAEL JONES

PLANNING DEPARTMENT FILE NO. PAR-2002-01-11



APPROVALS

[Signature] 5-21-03
PLANNING COMMISSION CHAIRMAN DATE
CITY OF SUTHERLIN
Randy W... 5-23-03
DOUGLAS COUNTY SURVEYOR DATE

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

Sandra K. Correll 6/14/03
DOUGLAS COUNTY TAX COLLECTOR 2003-015118 DATE

FILED THIS 14 DAY OF JUNE, 2003, 2:47 O'CLOCK PM
BARBARA E. NIELSEN 6-6-03
DOUGLAS COUNTY CLERK BY: [Signature] DEPUTY DATE

ACKNOWLEDGMENT

STATE OF Oregon
COUNTY OF Jackson
KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 23rd DAY OF May, 2003, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED C.A. GLAPIN AND JOHN SCHLEINING, WHO DID SAY THAT THEY ARE THE IDENTICAL PERSONS NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

Patricia L. Thomas
NOTARY SIGNATURE

Patricia L. Thomas
NOTARY NAME

NOTARY PUBLIC - State of Oregon
COMMISSION NO.: 37112007 365902
MY COMMISSION EXPIRES: 3/1/2007



	LAND PARTITION AND BOUNDARY LINE ADJUSTMENT	
	LYING IN THE SW 1/4 OF SEC. 13 AND NW 1/4 OF SEC. 24, T25S, R6W, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON	
SURVEYED FOR: AVERY CONSTRUCTION P.O. BOX 277 WINCHESTER, OR 97495	SURVEYED BY: 741 SE Jackson Street Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392 iemail@ieengineering.com	DWG. BY: MLJ
SCALE: NO SCALE	DATE: MARCH, 2003	JOB NO: 1475-14 PAGE: 2 OF 2