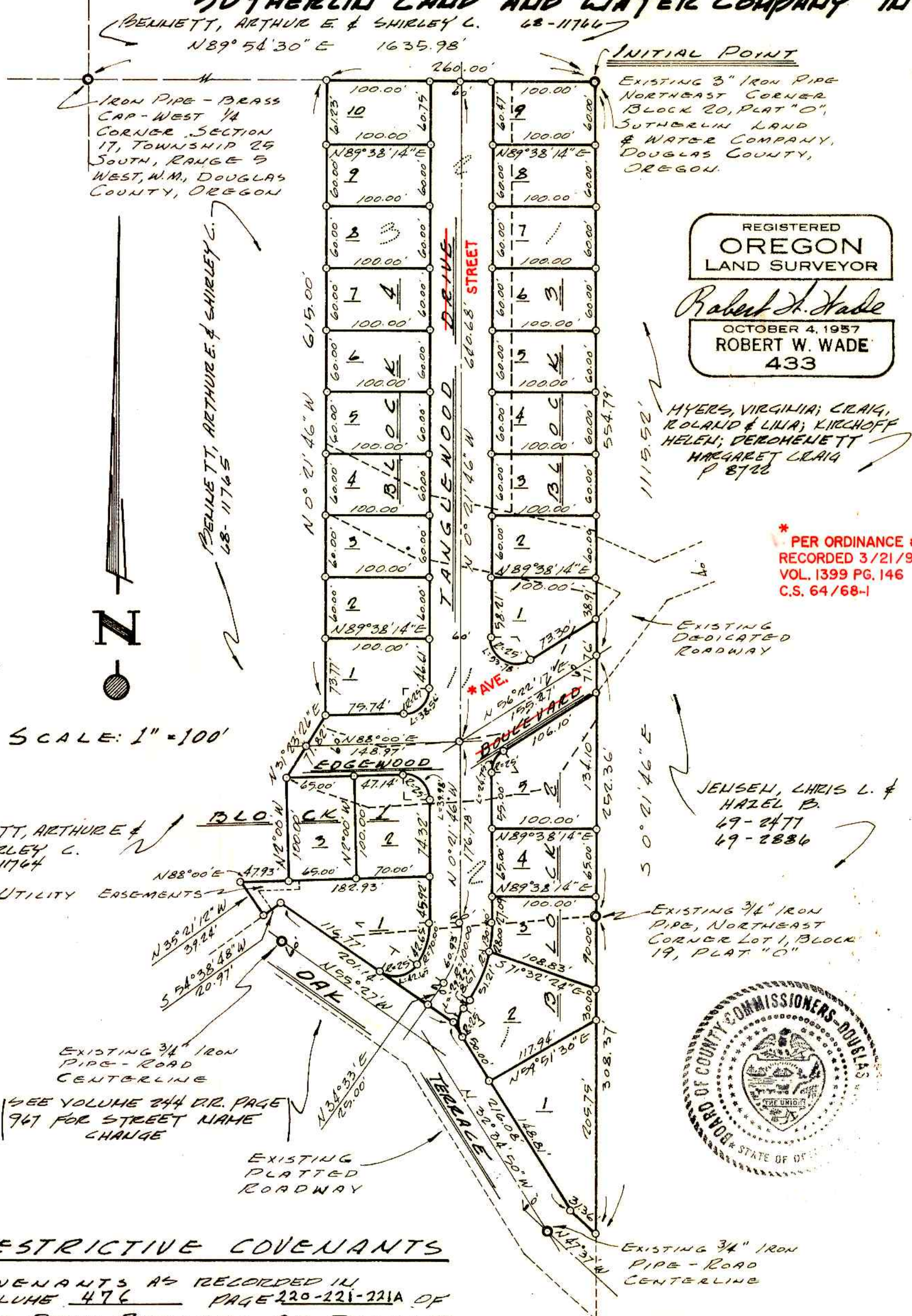


# SUTHERLIN KNOLLS ESTATES PLAT 1

BEING A SUBDIVISION OF LOTS 1, 2 & 11 BLOCK 19 AND LOTS 1, 2, & 3 BLOCK 20 PLAT "O"  
SUTHERLIN LAND AND WATER COMPANY IN SECTION 17, T25 S., R25 W., W.M., DOUGLAS COUNTY, OREGON



REGISTERED  
OREGON  
LAND SURVEYOR  
  
*Robert W. Wade*  
OCTOBER 4, 1957  
ROBERT W. WADE  
433

\* PER ORDINANCE #582  
RECORDED 3/21/96  
VOL. 1399 PG. 146  
C.S. 64/68-1

## SURVEYOR'S AFFIDAVIT

STATE OF OREGON ss.  
COUNTY OF DOUGLAS ss.  
I, Robert W. Wade, being duly sworn upon oath, say that I am a Registered Professional Land Surveyor by Occupation; that I have correctly surveyed the following tract of land to wit: BEGINNING AT THE NORTHEAST CORNER OF BLOCK 20, PLAT "O", SUTHERLIN LAND AND WATER COMPANY, AS ON FILE IN THE COUNTY CLERK'S OFFICE, DOUGLAS COUNTY, OREGON, SAID POINT BEING LOCATED NORTH 89° 54' 30" EAST A DISTANCE OF 1635.98 FEET FROM THE IRON PIPE AND BRASS CAP AT THE WEST 1/4 CORNER OF SECTION 17, TOWNSHIP 25 SOUTH, RANGE 25 WEST, W.M., IN THE SAID DOUGLAS COUNTY; THENCE; ALONG THE EAST LINE OF THE SAID PLAT "O", SOUTH 0° 21' 46" EAST A DISTANCE OF 1115.52 FEET TO THE NORTHEASTERLY LINE OF FOURTH AVENUE AS PLATTED IN THE SAID PLAT "O"; THENCE, ALONG THE SAID FOURTH AVENUE AS FOLLOWS, NORTH 47° 37' WEST A DISTANCE OF 31.36 FEET; THENCE, NORTH 32° 34' 50" WEST A DISTANCE OF 216.08 FEET; THENCE, NORTH 55° 27' WEST A DISTANCE OF 201.14 FEET; THENCE, SOUTH 54° 38' 48" WEST A DISTANCE OF 20.97 FEET; THENCE, LEAVING THE SAID FOURTH AVENUE, NORTH 35° 21' 12" WEST A DISTANCE OF 39.24 FEET; THENCE, NORTH 88° 00' 00" EAST A DISTANCE OF 47.93 FEET; THENCE, NORTH 2° 00' 00" WEST A DISTANCE OF 100.00 FEET; THENCE, NORTH 31° 23' 26" EAST A DISTANCE OF 71.82 FEET; THENCE, NORTH 0° 21' 46" WEST A DISTANCE OF 615.00 FEET TO THE NORTH LINE OF THE SAID PLAT "O"; THENCE, ALONG THE SAID NORTH LINE, NORTH 89° 54' 30" EAST A DISTANCE OF 260.00 FEET TO THE POINT OF BEGINNING. CONTAINING 5.83 ACRES, MORE OR LESS AND BEING A SUBDIVISION OF LOTS 1, 2 & 11 BLOCK 19 AND LOTS 1, 2 & 3 BLOCK 20 PLAT "O" S.L. & W. Co. IN SECTION 17, T25 S., R25 W., W.M., AS FILED & RECORDED IN VOL. 4, PAGE 57 PLAT RECORDED OF DOUGLAS COUNTY, OREGON. ALSO, THAT IRON PIPES OF THE PROPER DIMENSION WERE SET AT ALL LOT CORNERS, BLOCK CORNERS AND STREET CENTERLINE INTERSECTIONS AS REQUIRED BY OREGON STATE LAW AND ARE INDICATED THUSLY O ON THE ADJACENT MAP. ALSO, THAT THE ANNEXED AND ACCOMPANYING PLAT AND MAP IS A TRUE AND CORRECT PLAT OF THE ABOVE DESCRIBED TRACT AND IS DRAWN TO A SCALE OF 1" = 100 FEET, THE FIGURES THEREON BEING THE ACTUAL DISTANCES INTENDED AND THE SAME ARE THE TRUE DISTANCES AND DIMENSIONS. ALSO, I, ROBERT W. WADE, BEING DULY SWORN, DEPOSE AND SAY THAT THE ANNEXED TRACING IS AN EXACT COPY OF THE FINAL PLAT THEREOF.

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th DAY OF JUNE, 1971.  
*Margie Stimpff*  
NOTARY PUBLIC FOR OREGON. MY COMMISSION EXPIRES OCTOBER 18, 1974



## APPROVALS

CITY OF SUTHERLIN PLANNING COMMISSION  
APPROVED June 2, 1971  
*C. Barnes* PRESIDENT  
*Ray Stutts* SECRETARY

BOARD OF COUNTY COMMISSIONERS  
*W. Segel* CHAIRMAN  
*Ray E. Doorn* COMMISSIONER  
*David M. Hummel* ASSESSOR  
*James W. Ryan* SURVEYOR 9/22/71

CERTIFICATE OF THE COUNTY CLERK  
STATE OF OREGON ss.  
COUNTY OF DOUGLAS ss.  
I, G.D. MYLLENBECK, COUNTY CLERK IN AND FOR THE SAID COUNTY AND STATE DO HEREBY CERTIFY THAT THE WITHIN PLAT WAS DULY RECORDED BY ME IN THE DOUGLAS COUNTY RECORDS IN VOLUME 14 OF TOWN PLATS ON PAGE 5 ON THIS 20th DAY OF SEPTEMBER, 1971, AT 1:15 P.M. ALSO, I HEREBY CERTIFY THAT THE WITHIN COPY OF THE PLAT HAS BEEN BY ME COMPARED WITH THE ORIGINAL THEREOF AND IS AN EXACT COPY OF THE WHOLE THEREOF AS THE SAME APPEARS ON FILE IN MY OFFICE AND IN MY CUSTODY.  
*G.D. Myllembeck*  
COUNTY CLERK

DEDICATION  
ARTHUR E. BENNETT AND SHIRLEY C. BENNETT, KNOW ALL MEN BY THESE PRESENTS THAT SUTHERLIN REALTY, d.b.a. BENNETT REALTY IS THE OWNER OF THE LAND DESCRIBED IN THE SURVEYOR'S AFFIDAVIT HEREON, AND DOES HEREBY LAYOUT AND SUBDIVIDE THE SAME AS SHOWN UPON THE ANNEXED PLAT AND HEREBY DEDICATE ALL STREETS AND UTILITY EASEMENTS TO THE USE OF THE PUBLIC FOREVER, AND DO HEREBY EXECUTE AND OFFER FOR FILING AND RECORD IN THE OFFICE OF THE COUNTY CLERK OF DOUGLAS COUNTY, OREGON AND IN THE COUNTY COURT OF SAID COUNTY AND STATE THE ANNEXED AND ACCOMPANYING PLAT OF "SUTHERLIN KNOLLS ESTATES - PLAT 1" IN TESTIMONY WHEREOF SUTHERLIN REALTY, d.b.a. BENNETT REALTY HAS CAUSED THIS INSTRUMENT TO BE SIGNED BY ITS PRESIDENT AND SECRETARY.  
*Arthur E. Bennett* PRESIDENT  
*Shirley C. Bennett* SECRETARY  
SUTHERLIN REALTY, d.b.a. BENNETT REALTY  
STATE OF OREGON ss.  
COUNTY OF DOUGLAS ss.  
THIS IS TO CERTIFY THAT ON THE 16 DAY OF July, 1971, APPEARED BEFORE ME, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, THE FOREGOING NAMED PRESIDENT AND SECRETARY OF SUTHERLIN REALTY, d.b.a., BENNETT REALTY, PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND THEY ACKNOWLEDGE THE FOREGOING INSTRUMENT, THAT THEY EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE PURPOSES AND USES THEREIN NAMED. IN WITNESS WHEREOF I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THE CERTIFICATE FIRST WRITTEN.  
*Mary S. Badway*  
NOTARY PUBLIC FOR OREGON

**RESTRICTIVE COVENANTS**  
COVENANTS AS RECORDED IN VOLUME 476 PAGE 220-221-221A OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON.

**LEGEND**  
⊙ FOUND 3/4" IRON PIPE  
○ SET 3/4" IRON PIPE