

REPLAT OF CAPRI ESTATES REVISED #2

PART OF LOTS 6 & 7, BLOCK 2, S.L.&W. CO.
PLAT "A", LYING IN THE NW 1/4 OF THE SE
1/4 OF SECTION 16, T25S, R5W, W.M.,
DOUGLAS COUNTY, OREGON.

INTERIOR CORNER MONUMENTATION
IN ACCORDANCE WITH O.R.S. 92.070, THE CORNERS OF
THIS SUBDIVISION HAVE BEEN CORRECTLY SET WITH
PROPER MONUMENTS. AN AFFIDAVIT HAS BEEN PREPARED
REGARDING THE SETTING OF SAID MONUMENTS AND IS
RECORDED IN ~~FILE #~~ BOOK 1166 PAGES 788 & 789 1-27-92
DOUGLAS COUNTY DEED RECORDS.

SUBDIVIDER:
SHORT BLDG. CO.
P.O. BOX 80
WINCHESTER, OR 97495
(503) 672-3429

SURVEYED BY:
DONALD A. BENTZ INC.
1205 SE COURT
ROSEBURG, OR. 97470
(503) 673-0166

DOUGLAS COUNTY SURVEYOR

AFFIDAVIT OF CORRECTION
COUNTY CLERKS RECORD BK. 1164 PG. 757
JAN. 9, 1992

THIS PLAT IS SUBJECT TO THE PROTECTIVE
AND RESTRICTIVE COVENANTS AS RECORDED
IN ~~VOL. 736 PAGE 153~~ DOUGLAS COUNTY
DEED RECORDS. VOL. 1071 PG. 348

SURVEYOR'S CERTIFICATES:

I, DONALD A. BENTZ, BEING DULY SWORN,
HEREBY, DEPOSE AND SAY THAT I HAVE CORRECTLY
SURVEYED AND MARKED WITH PROPER MONU-
MENTS, THE LAND SHOWN ON THE ANNEXED PLAT,
OF WHICH THE FOLLOWING IS A TRUE AND COR-
RECT DESCRIPTION: BEGINNING AT THE SOUTHWEST
CORNER OF LOT 1, BLOCK 2, CAPRI ESTATES REVI-
SED AS RECORDED IN VOLUME 16, PAGE 68 IN THE
PLAT RECORDS OF DOUGLAS COUNTY, OREGON;
THENCE NORTH 57°13' EAST 133.43 FEET TO A 5/8"
IRON ROD; THENCE NORTH 76°29'15" EAST 124.39
FEET TO A 5/8" IRON ROD; THENCE SOUTH 13°-
32' EAST 819.04 FEET TO A 5/8" IRON ROD; TH-
ENCE SOUTH 54°45' WEST 170.33 FEET TO A 5/8"
IRON ROD; THENCE SOUTH 62°03' WEST 146.80
FEET; THENCE NORTH 22°25' WEST 908.33 FEET
TO A POINT ON THE SOUTHERLY LINE OF CENTRAL
AVENUE; THENCE ALONG SAID SOUTHERLY
LINE ALONG THE ARC OF A 1383.14 FOOT RADIUS
CURVE TO THE LEFT (THE LONG CHORD OF WHICH
BEARS NORTH 50°32'18" EAST 134.42 FEET)
134.46 FEET TO A 5/8" IRON ROD; THENCE ALONG
THE WESTERLY LINE OF GROVE LANE ALONG THE
ARC OF A 173.37 FOOT RADIUS CURVE TO THE RIGHT
(THE LONG CHORD OF WHICH BEARS SOUTH
27°00' EAST 83.44 FEET) 94.27 FEET TO A 5/8"
IRON ROD; THENCE LEAVING SAID WESTERLY LINE
NORTH 76°55' EAST 50.00 FEET TO THE POINT
OF BEGINNING, ALL IN SECTION 16, TOWNSHIP 25'
SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN,
DOUGLAS COUNTY, OREGON AND CONTAINING 7.45
ACRES OF LAND, MORE OR LESS.

APPROVALS

FILED THIS 18th DAY OF DECEMBER
19 90
GAY FIELDS, County Clerk
COUNTY CLERK
Deputy

CHAIRMAN	DATE
<i>[Signature]</i>	12-12-90
COMMISSIONER	DATE
<i>[Signature]</i>	12-12-90
COUNTY SURVEYOR	DATE
<i>[Signature]</i>	12-12-90
COUNTY ASSESSOR	DATE
<i>[Signature]</i>	12-12-90
CITY OF SUTHERLIN RECORDER	DATE
<i>[Signature]</i>	10/10/90
CITY OF SUTHERLIN MAYOR	DATE
<i>[Signature]</i>	10/10/90

AS PER O.R.S. 92.070(2), DONALD A. BENTZ, ALSO
STATES THE POST MONUMENTATION OF THE MONUMENTS
WITHIN THIS SUBDIVISION SHALL BE ACCOMPLISHED
WITHIN 30 DAYS OF COMPLETION OF CONSTRUCTION
OF THE IMPROVEMENTS IN THE SUBDIVISION BUT
NO LATER THAN SEPT. 30, 1991.

REGISTERED
PROFESSIONAL
LAND SURVEYOR
DONALD A. BENTZ
PLS#835

OREGON
JULY 12, 1966
DONALD A. BENTZ
839

ON Feb 26 1990 BEFORE
ME APPEARED DONALD A. BENTZ
WHO, BEING SWORN, DID SAY THAT
THE ABOVE ACT WAS HIS FREE ACT
AND DEED. INSTESTIMONY WERE OF I
SET MY HAND AND AFFIXED MY
OFFICIAL SEAL.

[Signature]
TONYA A. THEISS
NOTARY PUBLIC - OREGON
My Commission Expires 11/13/93

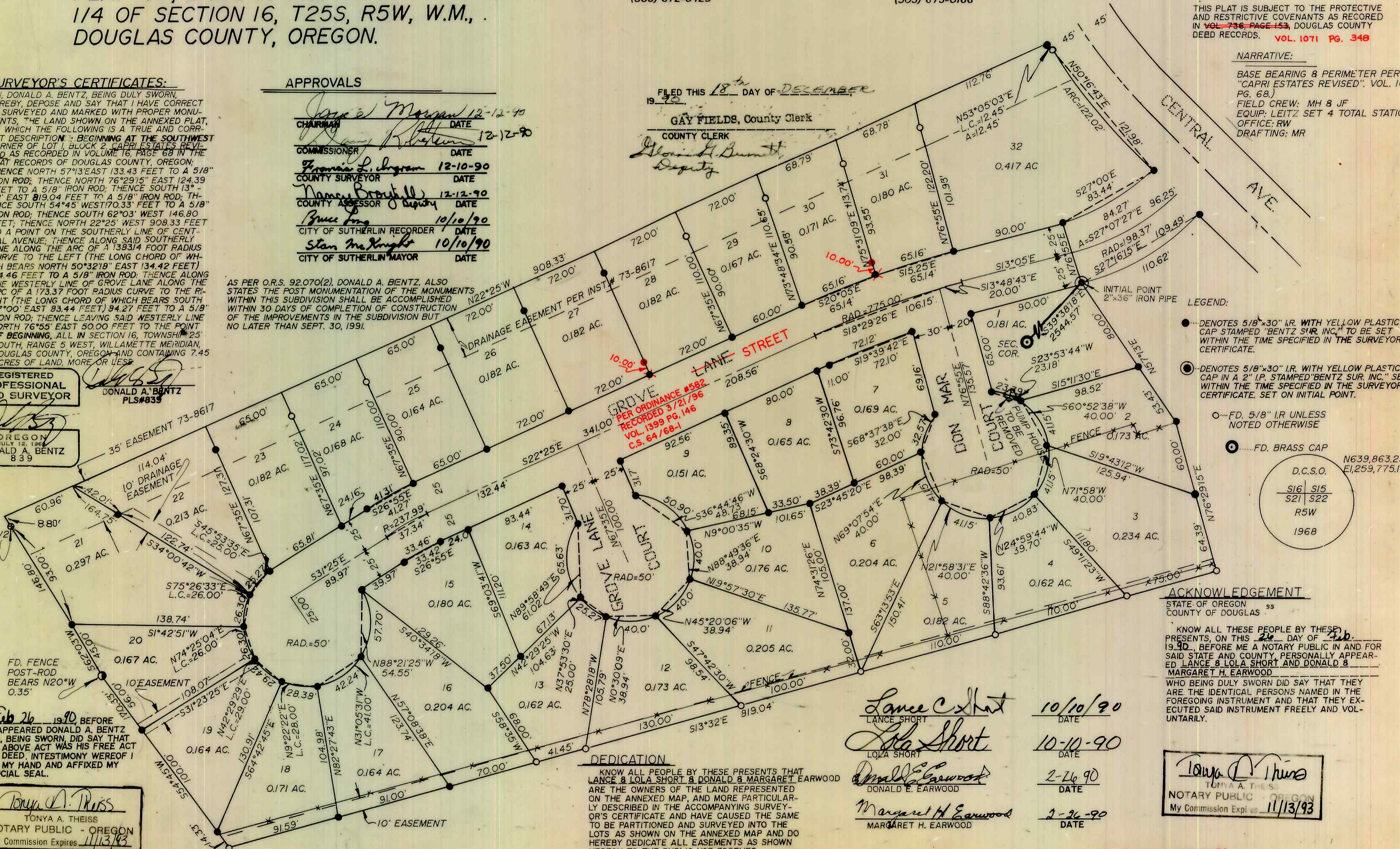
DEDICATION
KNOW ALL PEOPLE BY THESE PRESENTS THAT
LANCE & LOLA SHORT & DONALD & MARGARET EARWOOD
ARE THE OWNERS OF THE LAND REPRESENTED
ON THE ANNEXED MAP, AND MORE PARTICULAR-
LY DESCRIBED IN THE ACCOMPANYING SURVEY-
OR'S CERTIFICATE AND HAVE CAUSED THE SAME
TO BE PARTITIONED AND SURVEYED INTO THE
LOTS AS SHOWN ON THE ANNEXED MAP AND DO
HEREBY DEDICATE ALL EASEMENTS AS SHOWN
HEREON TO THE PUBLIC USE FOREVER.

[Signature] Lance Short 10/10/90
LANCE SHORT DATE
[Signature] Lola Short 10-10-90
LOLA SHORT DATE
[Signature] Donald E. Earwood 2-16-90
DONALD E. EARWOOD DATE
[Signature] Margaret H. Earwood 2-26-90
MARGARET H. EARWOOD DATE

ACKNOWLEDGEMENT
STATE OF OREGON ss
COUNTY OF DOUGLAS
KNOW ALL THESE PEOPLE BY THESE
PRESENTS, ON THIS 26 DAY OF Feb.
19 90, BEFORE ME A NOTARY PUBLIC IN AND FOR
SAID STATE AND COUNTY, PERSONALLY APPEAR-
ED LANCE & LOLA SHORT AND DONALD &
MARGARET H. EARWOOD
WHO BEING DULY SWORN DID SAY THAT THEY
ARE THE IDENTICAL PERSONS NAMED IN THE
FOREGOING INSTRUMENT AND THAT THEY EX-
ECUTED SAID INSTRUMENT FREELY AND VOL-
UNTARILY.

[Signature]
TONYA A. THEISS
NOTARY PUBLIC - OREGON
My Commission Expires 11/13/93

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE



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