

# KNOLLS ESTATES P.U.D.

A PLANNED COMMUNITY

LOCATED IN THE S.E. 1/4 OF SECTION 13, T.25 S., R.6W., W.M.

### SURVEYOR'S CERTIFICATE:

I, GLENN S. BAUGHMAN, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS SHOWN ON THE ANNEXED PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:

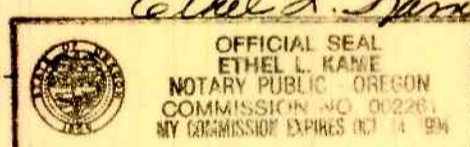
BEGINNING AT A 5/8" x 30" IRON ROD FROM WHICH POINT THE SECTION CORNER COMMON TO SECTIONS 13 AND 24, TOWNSHIP 25 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, AND SECTIONS 18 AND 19, TOWNSHIP 25 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, BEARS S. 29°50'11" E., 1885.95 FEET; THENCE N. 78°50'09" W., 371.44 FEET; THENCE N. 88°18'00" W., 100.05 FEET; THENCE N. 1°02'22" E., 338.56 FEET; THENCE N. 85°27'22" W., 42.29 FEET; THENCE S. 55°20'16" W., 147.33 FEET; THENCE S. 83°19'10" W., 63.09 FEET; THENCE N. 87°08'15" W., 86.57 FEET; THENCE N. 88°12'56" W., 165.67 FEET; THENCE N. 1°11'45" E., 666.37 FEET; THENCE S. 89°59'10" E., 949.64 FEET; THENCE S. 89°58'49" E., 139.34 FEET; THENCE S. 0°01'31" E., 46.37 FEET; THENCE S. 26°43'50" W., 261.71 FEET; THENCE S. 5°26'11" W., 75.0 FEET; THENCE S. 25°47'47" E., 82.46 FEET; THENCE S. 13°40'19" E., 133.83 FEET; THENCE S. 4°44'43" W., 270.40 FEET; THENCE S. 26°43'50" W., 193.14 TO THE POINT OF BEGINNING, AND CONTAINING 19.15 ACRES OF LAND MORE OR LESS.

AS PER O.R.S. 92.070 (PAR.2), I ALSO CERTIFY THAT THE POST MONUMENTATION OF INTERIOR MONUMENTS IN THIS SUBDIVISION WILL BE ACCOMPLISHED WITHIN 90 CALENDAR DAYS FOLLOWING THE COMPLETION OF PAVING IMPROVEMENTS OR ONE YEAR FOLLOWING THE ORIGINAL PLAT RECORDATION, WHICHEVER OCCURS FIRST, IN ACCORDANCE WITH O.R.S. 92.060.

*Glenn S. Baughman*  
 GLENN S. BAUGHMAN  
 REGISTERED LAND SURVEYOR, 536

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13 DAY OF July, 1993.

*Ethel L. Kame*  
 ETHEL L. KAME  
 NOTARY PUBLIC, STATE OF OREGON



### NOTE:

THERE ARE NO WATER RIGHTS OF RECORD ON THIS PARCEL OF PROPERTY.

### NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO CREATE A PLANNED UNIT DEVELOPMENT ON A 19.08 ACRE PARCEL OF LAND BEING A PORTION OF THAT PROPERTY DESCRIBED IN INST. NO. 92-15942 OF THE RECORDS OF DOUGLAS COUNTY, OREGON. THE EAST PORTION OF THE SOUTH BOUNDARY LYING ALONG THE NORTH R/W LINE OF LAUREL AVE. WAS CONTROLLED BY ORIGINAL PLAT MONUMENTS ON LOTS 15 & 16 BLOCK 6, OF THE S.L.B.W. PLAT 'M'. THE WEST PORTION OF THE SOUTH LINE, WEST LINE AND THE WEST PORTION OF THE NORTH LINE WAS CONTROLLED BY MLP BOOK 10 PG. 141 OF THE RECORDS OF DOUGLAS COUNTY. I PROPORTION THE N.E. CORNER OF LOT 7 IN BETWEEN THE FD. N.W. CORNER AND THE N.E. COR OF LOT 6 THEN FORCING A LINE TO THE FOUND S.E. CORNER. THE EAST PORTION OF THE NORTH LINE WAS CONTROLLED BY ORIGINAL MONUMENTS FOUND ON THE NORTH LINE OF SAID PLAT 'M'. THE EAST LINE OF THE PLAT LIES WITHIN THE BOUNDARIES OF INST. NO. 92-15942 THE SURVEY WAS PERFORMED BY K. DEGROOT AND VARIOUS OTHER MEMBERS OF THE SURVEY CREWS USING A SET 5 LIETZ TOTAL STATION. THE DRAFTING AND CALCULATIONS WERE PERFORMED BY G. BAUGHMAN AND W. WARREN.

STATE OF OREGON } ss  
 COUNTY OF DOUGLAS }

I, GAY FIELDS, COUNTY CLERK OF DOUGLAS COUNTY, OREGON, DO HEREBY CERTIFY THAT THE WITHIN COPY OF PLAT HAS BEEN BY ME COMPARED WITH THE ORIGINAL THEREOF AND THAT IT IS AN EXACT COPY OF THE WHOLE THEREOF AS THE SAME APPEARS ON FILE IN MY OFFICE AND CUSTODY. WITNESS MY HAND AND SEAL THIS 8<sup>th</sup> DAY OF JUNE, 1995.

*Gay Fields*  
 GAY FIELDS  
 COUNTY CLERK



### INTERIOR CORNER MONUMENTATION:

IN ACCORDANCE WITH 92.070, INTERIOR 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 DOCUMENT NO. BOOK 135 PG 394 DOUGLAS COUNTY DEED RECORDS.

APPROVED THIS 9th DAY OF MAY, 1995.

*Janet R. Jundeen*  
 JANET R. JUNDEEN  
 DOUGLAS COUNTY SURVEYOR



### DEDICATION:

KNOW ALL MEN BY THESE PRESENT THAT 'ALASKA SUTHERLAND CORPORATION', A NEVADA CORPORATION, OWNER OF THE LANDS SHOWN ON THE ANNEXED PLAT, BY SAM N. SCARDI, PRESIDENT, AND RENE V. BURK, SECRETARY-TREASURER, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED BY THE NAME OF 'KNOLLS ESTATES' AND DEDICATES TO THE PUBLIC USE FOREVER THAT PORTION OF DOVETAIL LANE LYING WITHIN THE P.U.D. ALL OPEN SPACES, ROADWAYS, CART PATHS AND PARKING AREAS ARE TO BE THE PROVIDENCE OF THE KNOLLS ESTATES P.U.D. ASSOCIATION, ALL OF THE LOTS ARE SUBJECT TO SLOPE EASEMENTS AND UTILITY EASEMENTS.

*Sam N. Scardi*  
 SAM N. SCARDI, PRESIDENT

*René V. Burk*  
 RENE V. BURK, SECRETARY-TREASURER



### ACKNOWLEDGEMENT:

STATE OF OREGON } ss  
 COUNTY OF DOUGLAS }

ON THE 19th DAY OF July, 1993, BEFORE ME PERSONALLY APPEARED SAM N. SCARDI, PRESIDENT, AND RENE V. BURK, SECRETARY-TREASURER OF 'ALASKA SUTHERLAND CORPORATION', A NEVADA CORPORATION, AND ACKNOWLEDGED THAT THEY EXECUTED THIS INSTRUMENT ON BEHALF OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS DAY AND YEAR ABOVE WRITTEN

*Joanne MacDonald*  
 JOANNE MACDONALD  
 NOTARY PUBLIC, STATE OF OREGON

MY COMMISSION EXPIRES ON THE 23 DAY OF Nov, 1994

### APPROVALS:

BY ORDER OF THE DOUGLAS COUNTY COMMISSIONERS:

<i>Joyce Morgan</i> CHAIRPERSON	<u>8-20-93</u> DATE
<i>Angie Robinson</i> COMMISSIONER	<u>8-20-93</u> DATE
<i>absent</i> COMMISSIONER	_____ DATE
<i>David J. Reddekoop</i> COUNTY ASSESSOR	<u>8-20-93</u> DATE
<i>Ray E. Mone</i> COUNTY SURVEYOR DEPUTY	<u>7-23-93</u> DATE

CITY OF SUTHERLIN  
 PLANNING COMMISSION:

*Gene Droule*  
 GENE DROULE  
 CHAIRPERSON

*\_\_\_\_\_  
 PLANNING OFFICER*

7/19/93  
 DATE

\_\_\_\_\_  
 DATE

STATE OF OREGON } ss  
 COUNTY OF DOUGLAS }  
 I, GAY FIELDS, COUNTY CLERK AND RECORDER OF CONVEYANCES, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED

93 AUG 24 AM 8:12

GAY FIELDS  
 DOUGLAS COUNTY CLERK  
 IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

*Gloria J. Burnett*  
 GLORIA J. BURNETT  
 DEPUTY

30.00  
 FEE

FILED THIS 24th DAY OF AUGUST, 1993

IN VOLUME 18 PAGE 1-A, GAY FIELDS, County Clerk  
 COUNTY CLERK

93-17212

SHEET 1 OF 2

COUNTY SURVEYORS FILE DATA  
 DO NOT REMOVE FROM OFFICE