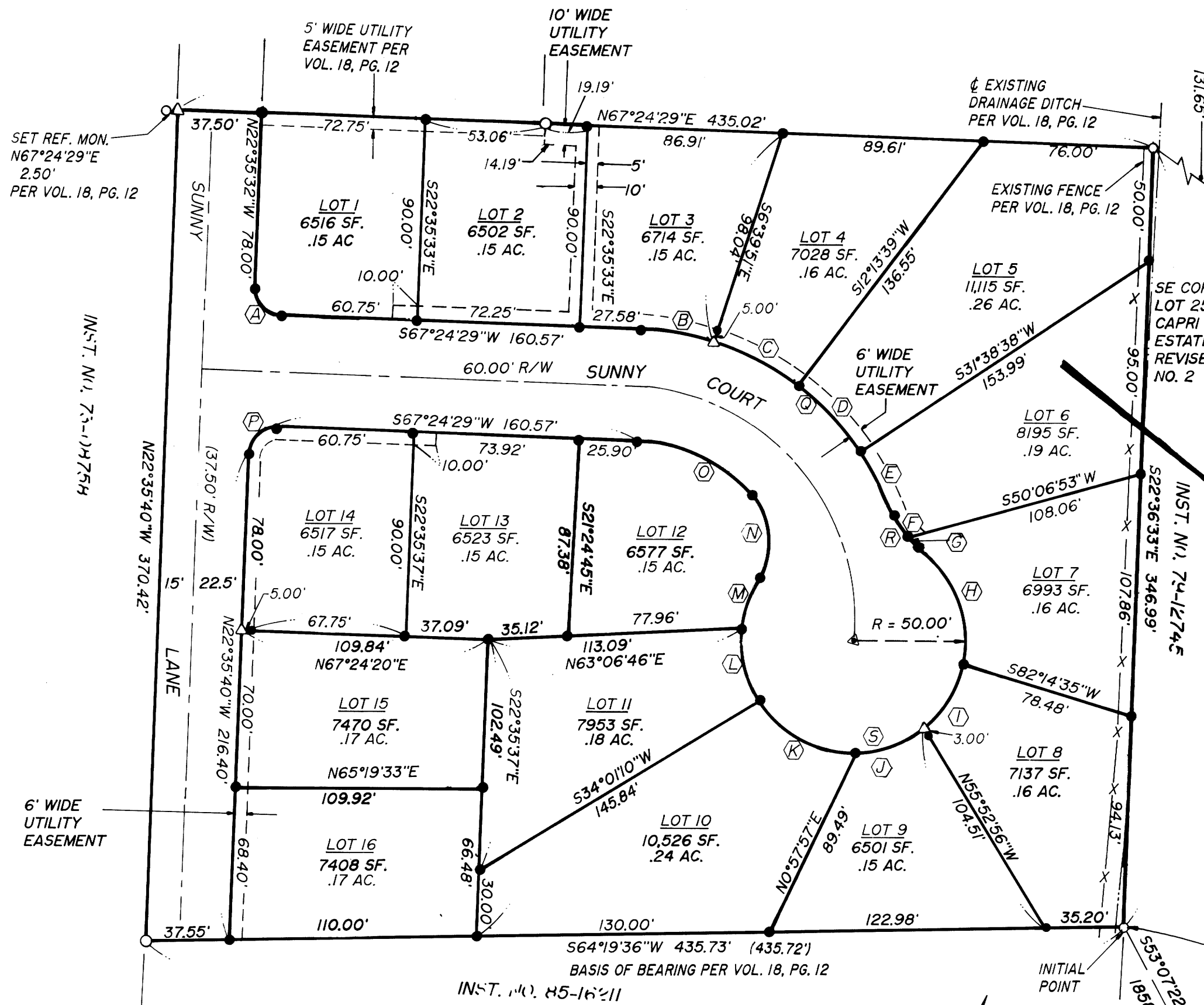


POLUDNIAK SUBD.  
VOL. 18, PG. 12



**SURVEYORS CERTIFICATE:**  
I DONALD A. BENTZ, 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:  
A PARCEL OF LAND BEING LOT 7 OF POLUDNIAK SUBDIVISION, VOLUME 18, PAGE 12 AS RECORDED IN THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON, LYING IN SECTION 16, TOWNSHIP 25 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHEAST CORNER OF THE ABOVE SAID LOT 7, FROM WHICH THE SOUTHEAST CORNER OF THE ABOVE SAID SECTION 16 BEARS S53°07'22"E 1858.06 FEET; THENCE ALONG THE SOUTH LINE OF THE SAID LOT 7 S64°19'36"W 435.73 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE ALONG THE WEST LINE OF SAID LOT 7 N22°35'40"W 370.42 FEET TO THE NORTHWEST CORNER THEREOF; THENCE ALONG THE NORTH LINE OF SAID LOT 7 N67°24'29"E 435.02 FEET TO THE NORTHEAST CORNER THEREOF; THENCE ALONG THE EAST LINE OF SAID LOT 7 S22°36'33"E 346.99 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.58 ACRES, MORE OR LESS.

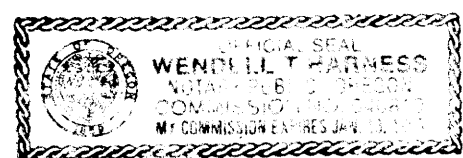
*Donald A. Bentz*  
DONALD A. BENTZ P.L.S. #839

**DEDICATION:**  
KNOW ALL PEOPLE BY THESE PRESENTS THAT JERZY J. POLUDNIAK IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO LOTS AS SHOWN ON THIS MAP, AND HEREBY DEDICATE THAT PORTION OF SUNNY LANE AND SUNNY COURT AND THE EASEMENTS SHOWN HEREON TO THE PUBLIC FOREVER.

*Jerzy J. Poludniak*  
JERZY J. POLUDNIAK

**ACKNOWLEDGEMENT:**  
STATE OF OREGON  
COUNTY OF DOUGLAS  
KNOW ALL PEOPLE BY THESE PRESENT ON THIS 24<sup>th</sup> DAY OF APRIL 1995, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JERZY J. POLUDNIAK WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE DID EXECUTE SAID INSTRUMENT FREELY AND VOLUNTARILY.

*Wendell T. Harness*  
MY COMMISSION EXPIRES: 1/18/99



DCSO BRASS CAP "JADE"  
BEARS N41°11'29"E 2307.89'  
FROM INITIAL POINT

THIS PLAT IS SUBJECT TO THE PROTECTIVE AND RESTRICTIVE COVENANTS AS RECORDED IN BOOK 1355 PAGE 340 95-10684 OF DOUGLAS COUNTY DEED RECORDS.

**NARRATIVE:**  
THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE EXISTING LOT 7 OF POLUDNIAK SUBDIVISION INTO 16 LOTS AS SHOWN HEREON. THE BASIS OF BEARING WAS ESTABLISHED ALONG THE SOUTH LINE OF SAID LOT 7 PER POLUDNIAK SUBDIVISION. ALL MONUMENTS WERE USED AS FOUND.

FIELD CREW: DAVE WILLIAMS & ROD McALLISTER  
EQUIPMENT: LIETZ SET 4 TOTAL STATION  
CALCULATIONS: WENDELL T. HARNESS  
DRAFTING: TIM ADAMS  
REFERENCE: POLUDNIAK SUBDIVISION, VOL. 18, PG. 12

**APPROVALS:**  
*Richard Schwartz* 4-25-95  
CITY OF SUTHERLIN DATE  
*Morgan* 6-7-95  
DOUGLAS COUNTY COMMISSIONER DATE  
*Sam Palatino* 6-7-95  
DOUGLAS COUNTY COMMISSIONER DATE  
*Marie J. Reddekopp* 6-7-95  
DOUGLAS COUNTY ASSESSOR DATE

*Sue E. Monahan* JUNE 6, 1995  
DOUGLAS COUNTY SURVEYOR DEPUTY DATE

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

*Anne E. Schroeder* 6-7-95  
DOUGLAS COUNTY TAX COLLECTOR 95-10685 DATE

FILED THIS 7<sup>th</sup> DAY OF JUNE 1995, 12:55 O'CLOCK PM  
VOL 18 PAGE 35

GAY FIELDS, County Clerk  
DOUGLAS COUNTY CLERK BY: *Gloria J. Burnett* DEPUTY

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

JUN 7 1995 12:55  
DOUGLAS COUNTY CLERK  
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY  
BY: *Gloria J. Burnett* DEPUTY  
VOL 18 PG 35 REC. 5992  
95-10685



CURVE DATA			
POINT	RADIUS	ARC	CHORD
A	12.00'	18.85'	N67°35'32"W 16.97'
B	125.00'	32.80'	S74°55'30"W 32.70'
C	125.00'	42.67'	N87°46'42"W 42.47'
D	125.00'	40.44'	N68°43'48"W 40.26'
E	125.00'	31.99'	N52°07'50"W 31.90'
F	30.00'	11.23'	N55°31'35"W 11.17'
G	30.00'	7.02'	N72°57'12"W 7.00'
H	50.00'	59.06'	N45°48'42"W 55.70'
I	50.00'	33.86'	N7°25'39"E 33.21'
J	50.00'	32.56'	N45°28'56"E 31.99'
K	50.00'	50.85'	S86°43'32"E 48.69'
L	50.00'	32.57'	S38°55'37"E 32.00'
M	50.00'	24.82'	S6°02'41"E 24.56'
N	30.00'	40.19'	S30°12'23"E 37.25'
O	75.00'	57.60'	N89°24'37"E 56.20'
P	12.00'	18.85'	N22°24'24"E 16.97'
Q	125.00'	147.90'	N78°41'45"W 139.42'
R	30.00'	18.24'	N62°13'35"W 18.00'
S	50.00'	233.72'	N54°15'39"E 72.04'

**LEGEND:**  
○ FD 5/8" I.R. UNLESS OTHERWISE NOTED  
● SET 5/8" x 30" I.R. W/CAP MKD "L.E. ENG."  
△ CALCULATED POINT

ZONING: R-1  
COMP. PLAN: SINGLE FAMILY RESIDENTIAL  
WATER: CITY OF SUTHERLIN  
SEWER: CITY OF SUTHERLIN

NO APPURTENANT WATER RIGHTS ARE KNOWN TO EXIST ON THIS PROPERTY

	<b>SUNNY HILLS SUBDIVISION</b> A REPLAT OF LOT 7, POLUDNIAK SUBDIVISION IN SE1/4 OF SEC. 16, T25S, R5W, W.M. DOUGLAS COUNTY, OREGON	
	SURVEYED FOR: JERZY POLUDNIAK SUNNY HILL DEV. 928 N.E. 4th STREET SUTHERLIN, OREGON 97479	SURVEYED BY: 548 S.E. Jackson Suite 3 Roseburg, Oregon 97470 PHONE (503) 673-0166 FAX (503) 440-9392
SCALE: 1" = 50'	DATE: FEB. 1995	PAGE: 1 OF 1

COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE