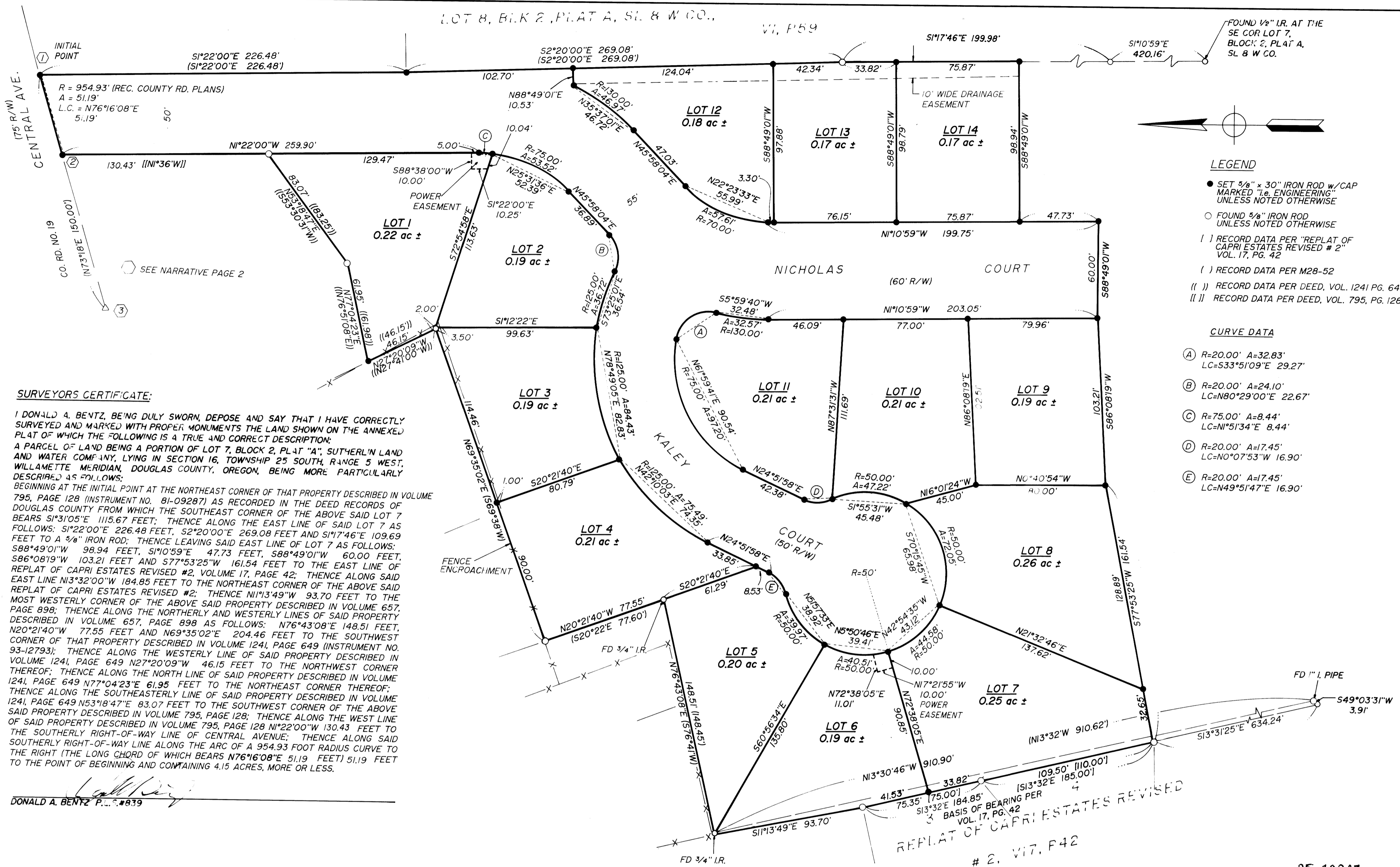


LOT 8, BLK 2, PLAT A, SL & W CO., VI, P59



**LEGEND**

- SET 5/8" x 30" IRON ROD w/CAP MARKED "i.e. ENGINEERING" UNLESS NOTED OTHERWISE
- FOUND 5/8" IRON ROD UNLESS NOTED OTHERWISE
- ( I ) RECORD DATA PER "REPLAT OF CAPRI ESTATES REVISED # 2" VOL. 17, PG. 42
- ( II ) RECORD DATA PER M28-52
- ( III ) RECORD DATA PER DEED, VOL. 1241 PG. 648
- ( IV ) RECORD DATA PER DEED, VOL. 795, PG. 128

**CURVE DATA**

- (A) R=20.00' A=32.83' LC=S33°51'09"E 29.27'
- (B) R=20.00' A=24.10' LC=N80°29'00"E 22.67'
- (C) R=75.00' A=8.44' LC=N°51'34"E 8.44'
- (D) R=20.00' A=17.45' LC=N0°07'53"W 16.90'
- (E) R=20.00' A=17.45' LC=N49°51'47"E 16.90'

**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 A PORTION OF LOT 7, BLOCK 2, PLAT "A", SUTHERLIN LAND AND WATER COMPANY, LYING IN SECTION 16, TOWNSHIP 25 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT AT THE NORTHEAST CORNER OF THAT PROPERTY DESCRIBED IN VOLUME 795, PAGE 128 (INSTRUMENT NO. 81-09287) AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY FROM WHICH THE SOUTHEAST CORNER OF THE ABOVE SAID LOT 7 BEARS S1°31'05"E 1115.67 FEET; THENCE ALONG THE EAST LINE OF SAID LOT 7 AS FOLLOWS: S1°22'00"E 226.48 FEET, S2°20'00"E 269.08 FEET AND S1°17'46"E 109.69 FEET TO A 5/8" IRON ROD; THENCE LEAVING SAID EAST LINE OF LOT 7 AS FOLLOWS: S88°49'01"W 98.94 FEET, S1°10'59"E 47.73 FEET, S88°49'01"W 60.00 FEET, S86°08'19"W 103.21 FEET AND S77°53'25"W 161.54 FEET TO THE EAST LINE OF REPLAT OF CAPRI ESTATES REVISED #2, VOLUME 17, PAGE 42; THENCE ALONG SAID EAST LINE N13°32'00"W 184.85 FEET TO THE NORTHEAST CORNER OF THE ABOVE SAID REPLAT OF CAPRI ESTATES REVISED #2; THENCE N11°13'49"W 93.70 FEET TO THE MOST WESTERLY CORNER OF THE ABOVE SAID PROPERTY DESCRIBED IN VOLUME 657, PAGE 898; THENCE ALONG THE NORTHERLY AND WESTERLY LINES OF SAID PROPERTY DESCRIBED IN VOLUME 657, PAGE 898 AS FOLLOWS: N76°43'08"E 148.51 FEET, N20°21'40"W 77.55 FEET AND N69°35'02"E 204.46 FEET TO THE SOUTHWEST CORNER OF THAT PROPERTY DESCRIBED IN VOLUME 1241, PAGE 649 (INSTRUMENT NO. 93-12793); THENCE ALONG THE WESTERLY LINE OF SAID PROPERTY DESCRIBED IN VOLUME 1241, PAGE 649 N27°20'09"W 46.15 FEET TO THE NORTHWEST CORNER THEREOF; THENCE ALONG THE NORTH LINE OF SAID PROPERTY DESCRIBED IN VOLUME 1241, PAGE 649 N77°04'23"E 61.95 FEET TO THE NORTHEAST CORNER THEREOF; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID PROPERTY DESCRIBED IN VOLUME 1241, PAGE 649 N53°18'47"E 83.07 FEET TO THE SOUTHWEST CORNER OF THE ABOVE SAID PROPERTY DESCRIBED IN VOLUME 795, PAGE 128; THENCE ALONG THE WEST LINE OF SAID PROPERTY DESCRIBED IN VOLUME 795, PAGE 128 N1°22'00"W 130.43 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF CENTRAL AVENUE; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE ALONG THE ARC OF A 954.93 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS N76°16'08"E 51.19 FEET) 51.19 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.15 ACRES, MORE OR LESS.

DONALD A. BENTZ P.L.S. #839

REPLAT OF CAPRI ESTATES REVISED # 2, VI, P 42

COUNTY SURVEYORS FILE DATA DO NOT REMOVE FROM OFFICE

95-10943

**ASHLEY ESTATES PHASE I**  
IN LOT 7, BLK 2, PLAT A, SL&W CO., SE 1/4 OF SEC. 16, T25S, R5W, W.M., DOUGLAS COUNTY, OREGON

<p>REGISTERED OREGON LAND SURVEYOR</p> <p>JULY 12, 1988 DONALD A. BENTZ 839</p> <p>EXPIRES 12-31-95</p>	<p>SURVEYED FOR: MARK WECKS 585 BUILDERS 1070 N.W. GREENLEAF - ROSEBURG, OR 97470; PHONE: (503) 673-1171</p>	<p>SURVEYED BY: <b>i.e.</b> ENGINEERING</p> <p>548 S.E. Jackson Suite 3 Roseburg, Oregon 97470 PHONE (503) 673-0166 FAX (503) 440-9392</p>
SCALE: 1"=40'	DATE: APRIL 1995	433-03
PAGE: 1 OF 2		

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE PORTION OF LOT 7, BLOCK 2, PLAT "A", SUTHERLIN LAND & WATER COMPANY SHOWN HEREON INTO 14 LOTS. THE FOUND MONUMENTS AT THE SOUTHEAST CORNER OF LOT 4 AND THE NORTHEAST CORNER OF LOT 3 PER REPLAT OF CAPRI ESTATES, VOLUME 17, PAGE 42 WERE USED AS THE BASIS OF BEARING. ALL MONUMENTS WERE USED AS FOUND, WHILE OTHER PERTINENT PERIMETER CORNERS WERE DETERMINED AS FOLLOWS:

- THE WEST LINE OF LOTS 6 & 7 WAS DETERMINED USING THE FOUND MONUMENTS AT THE NORTHWEST CORNER OF LOT 6 AND THE EAST LINE OF REPLAT OF CAPRI ESTATES REV. #2
- THE NORTHWEST CORNER OF LOT 1 WAS CALCULATED BY DISTANCE-DISTANCE INTERSECTION FROM THE FOUND MONUMENTS ALONG THE NORTH LINE AND AT THE SOUTHWEST CORNER PER INSTRUMENT NO. 93-12793.
- THE EAST LINE OF THE SUBDIVISION WAS DETERMINED USING THE FOUND MONUMENTS AT THE SOUTHEAST CORNER OF LOT 7, BLOCK 2, PLAT "A", SL&W CO. AND TRAVERSING RECORD NORTHERLY PER M28-52 TO THE SOUTHERLY RIGHT-OF-WAY OF CENTRAL AVENUE.
- THE SOUTHERLY RIGHT-OF-WAY OF CENTRAL AVENUE WAS DETERMINED BY TRAVERSING RECORD FROM FOUND MONUMENTS ALONG THE EAST LINE TO POINT ① PER M28-52; THE RIGHT-OF-WAY WAS THEN ESTABLISHED USING RECORD DATA PER M28-52 (① TO ③); POINT ② WAS THEN CALCULATED BY INTERSECTING THE WEST RIGHT-OF-WAY OF NICHOLAS COURT WITH THE SOUTHERLY RIGHT-OF-WAY OF CENTRAL AVENUE. THE RADIUS WAS OBTAINED FROM COUNTY ROAD PLANS (RD. NO. 19)

FIELD CREW: DAVE WILLIAMS AND ROD McALLISTER

EQUIPMENT: LIETZ SET 4 TOTAL STATION

CALCULATIONS: WENDELL T. HARNESS

DRAFTING: TIM ADAMS

REFERENCES: REPLAT OF CAPRI ESTATES REV. # 2, VOL. 17, PG. 42; M28-52; DEED VOL. 657, PG. 898, INST# 77-23002; DEED VOL. 1241, PG. 648, INST.# 93-12793; DEED VOL. 1241, PG. 650, INST. #93-12794; DEED VOL. 795, PG. 128, INST.# 81-09287; COUNTY ROAD PLANS, NO. 19

DEDICATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT MARK WECKS, DBA S & S BUILDERS, 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 SHOWN ON THIS MAP, AND DO HEREBY DEDICATE THAT PORTION OF NICHOLAS COURT AND KALEY COURT SHOWN TO THE PUBLIC USE FOREVER.

Mark Wecks  
MARK WECKS,  
DBA S & S BUILDERS

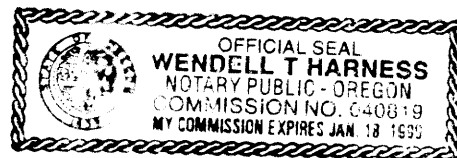
ACKNOWLEDGEMENT:

STATE OF OREGON  
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENT ON THIS 16<sup>th</sup> DAY OF MAY, 1995, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED MARK WECKS, DBA S & S BUILDERS 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



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

NO APPURTENANT WATER RIGHTS ARE KNOWN TO EXIST ON THIS PROPERTY

COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE

APPROVALS:

Richard Stewart 5-17-95  
CITY OF SUTHERLIN DATE

Steve Morgan 6/5/95  
DOUGLAS COUNTY COMMISSIONER, CHAIRPERSON DATE

Doug Johnson 6-5-95  
DOUGLAS COUNTY COMMISSIONER DATE

David Reddekopp 6-5-95  
DOUGLAS COUNTY ASSESSOR DATE

Ann E. Morgan 6-2-95  
DOUGLAS COUNTY SURVEYOR DATE

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

Anne E. Schroeder 6/5/95  
DOUGLAS COUNTY TAX COLLECTOR DATE  
Vol 18 pg 37 95-10943

FILED THIS 12<sup>th</sup> DAY OF JUNE, 1995, 3:30 O'CLOCK PM

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

THIS PLAT IS SUBJECT TO THE PROTECTIVE AND RESTRICTIVE COVENANTS AS RECORDED IN BOOK 1355 PAGE 992 95-10943 OF DOUGLAS COUNTY DEED RECORDS.

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

95 JUN 12 PM 3:20

DOUGLAS COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY Gloria J. Burnett  
DEPUTY

VOL 18 PG 37 95-10943

REGISTERED  
OREGON  
LAND SURVEYOR

Donald A. Bentz  
JULY 12, 1998  
DONALD A. BENTZ  
839

EXPIRES 12-31-95

ASHLEY ESTATES PHASE I

IN LOT 7, BLK 2, PLAT A, SL & W CO.,  
SE 1/4 OF SEC. 16, T25S, R5W, W.M.,  
DOUGLAS COUNTY, OREGON

SURVEYED FOR:  
MARK WECKS  
S & S BUILDERS  
1070 N.W. GREENLEY - ROSEBURG, OR  
97470; PHONE: (503) 673-1171

SURVEYED BY:  
i.e.  
ENGINEERING  
548 S.E. Jackson Suite 3  
Roseburg, Oregon 97470  
PHONE (503) 673-0166  
FAX (503) 440-9392

SCALE:

DATE: APRIL 1995

433-03

PAGE: 2 OF 2