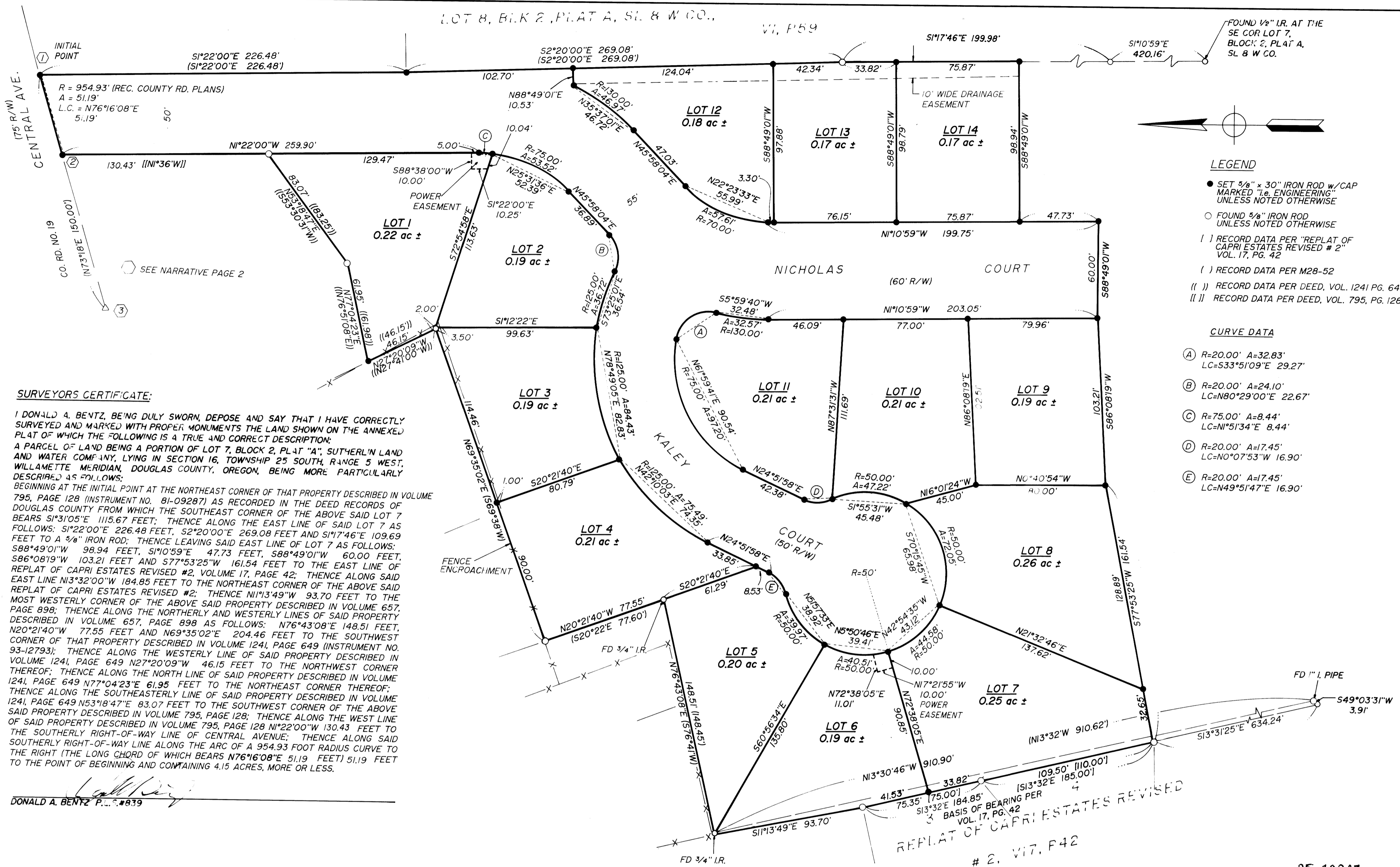


LOT 8, BLK 2, PLAT A, SL & W CO., VI, P59



FOUND 1/8" IR. AT THE SE COR LOT 7, BLOCK 2, PLAT A, SL & W CO.

LEGEND

- SET 3/8" x 30" IRON ROD w/CAP MARKED "i.e. ENGINEERING" UNLESS NOTED OTHERWISE
- FOUND 3/8" 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. 649
- ( 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 3/8" 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

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

REGISTERED OREGON LAND SURVEYOR

JULY 12, 1988 DONALD A. BENTZ 839

EXPIRES 12-31-95

SURVEYED FOR: MARK WECKS 585 BUILDERS 1070 N.W. GREENLEAF - 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: 1"=40' DATE: APRIL 1995 433-03 PAGE: 1 OF 2

COUNTY SURVEYORS FILE DATA DO NOT REMOVE FROM OFFICE