

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

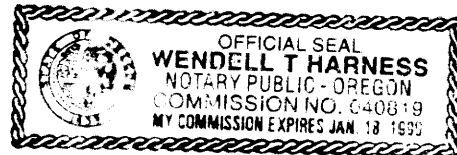
ACKNOWLEDGEMENT:

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 FEB 30 1995 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