

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

WESTLAKE ESTATES

IN LOT 9 & 10, BLOCK 6 AND LOT 11, BLOCK 8 PLAT 'M'
SUTHERLIN LAND AND WATER COMPANY
IN THE SW 1/4, SECTION 13, TOWNSHIP 25 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN,
DOUGLAS COUNTY, OREGON
JANUARY, 1996

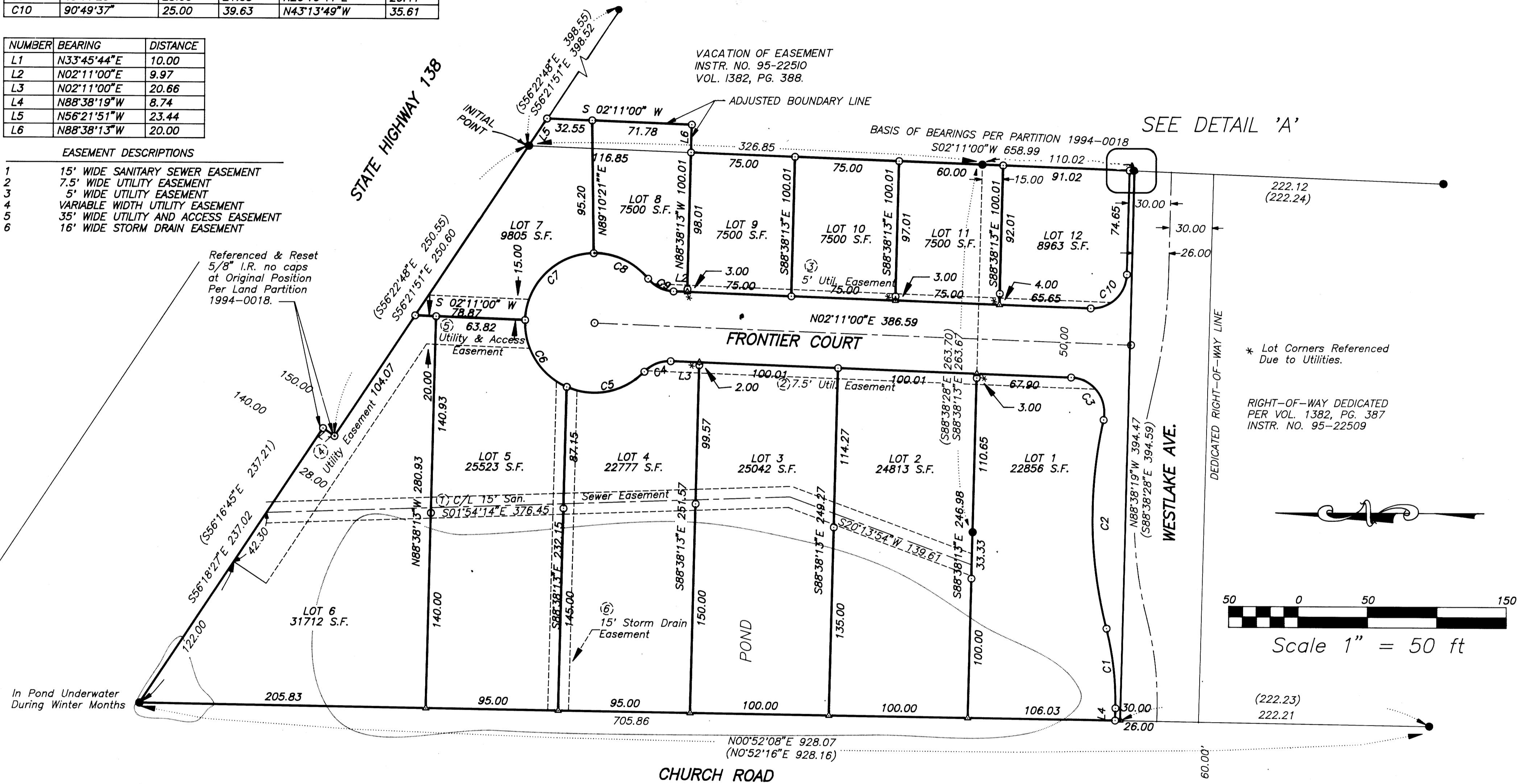
| NUMBER | Delta | Radius | Length | Chord Brng | Chord |
|--------|------------|--------|--------|-------------|--------|
| C1 | 15°49'47" | 209.00 | 57.74 | N83°26'48"E | 57.56 |
| C2 | 27°02'14" | 320.00 | 151.00 | N89°03'01"E | 149.61 |
| C3 | 100°23'09" | 25.00 | 43.80 | N52°22'34"E | 38.41 |
| C4 | 48°11'23" | 25.00 | 21.03 | N21°54'42"W | 20.41 |
| C5 | 69°27'44" | 50.00 | 60.62 | N11°16'31"W | 56.97 |
| C6 | 68°43'39" | 50.00 | 59.98 | N57°49'10"E | 56.44 |
| C7 | 86°59'21" | 50.00 | 75.91 | N44°19'20"W | 68.83 |
| C8 | 51°12'02" | 50.00 | 44.68 | N24°46'22"E | 43.21 |
| C9 | 48°11'23" | 25.00 | 21.03 | N26°16'41"E | 20.41 |
| C10 | 90°49'37" | 25.00 | 39.63 | N43°13'49"W | 35.61 |

| NUMBER | BEARING | DISTANCE |
|--------|-------------|----------|
| L1 | N33°45'44"E | 10.00 |
| L2 | N02°11'00"E | 9.97 |
| L3 | N02°11'00"E | 20.66 |
| L4 | N88°38'19"W | 8.74 |
| L5 | N56°21'51"W | 23.44 |
| L6 | N88°38'13"W | 20.00 |

EASEMENT DESCRIPTIONS

- 1 15' WIDE SANITARY SEWER EASEMENT
- 2 7.5' WIDE UTILITY EASEMENT
- 3 5' WIDE UTILITY EASEMENT
- 4 VARIABLE WIDTH UTILITY EASEMENT
- 5 35' WIDE UTILITY AND ACCESS EASEMENT
- 6 16' WIDE STORM DRAIN EASEMENT

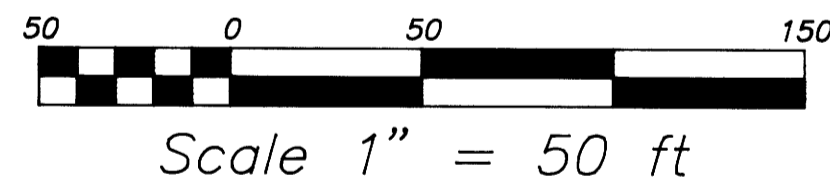
Referenced & Reset
5/8" I.R. no caps
at Original Position
Per Land Partition
1994-0018.



SEE DETAIL 'A'

* Lot Corners Referenced
Due to Utilities.

RIGHT-OF-WAY DEDICATED
PER VOL. 1382, PG. 387
INSTR. NO. 95-22509

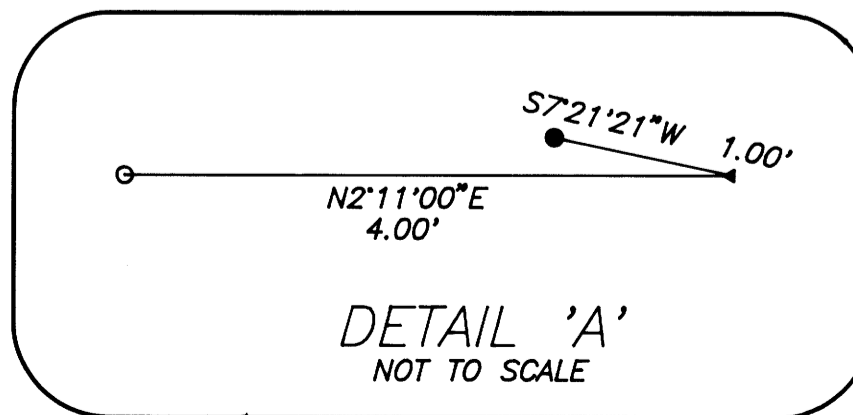


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LEGEND:

- Found 5/8" Iron Rod or as noted.
 - ▲ Calculated Point
 - Set 5/8" x 30" Iron Rod with Yellow Plastic Cap marked "AA SURVEYING INC."
- RECORD INFORMATION:
() Partition 1994-0018
- Geodetic Monument "R456" bears N55°47'40"W 4041.72 feet from Northwest corner.



REGISTERED
PROFESSIONAL
LAND SURVEYOR

Mark A. Heimburger

OREGON
July 16, 1987
MARK A. HEIMBURGER
2287
EXP. DATE: 6-30-97

96-01360

AA

SURVEYING SERVICE, INC.

3076 EAST DIAMOND LAKE BLVD.
ROSEBURG, OREGON 97470
TEL (541)672-2096
FAX (541)672-0611

WESTLAKE ESTATES
IN LOT 9 & 10, BLOCK 6 AND LOT 11, BLOCK 8 PLAT 'M'
SUTHERLIN LAND AND WATER COMPANY
IN THE SW 1/4, SECTION 13, TOWNSHIP 25 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN,
DOUGLAS COUNTY, OREGON JANUARY, 1996

SURVEYOR'S CERTIFICATE

I, Mark A. Heimbürger, do hereby certify that I have correctly surveyed and monumented with proper monuments the corners so indicated on the annexed plat and that the boundaries are properly described hereon.

Parcel 2 and Parcel 3, Partition Plat Number 1994-0018, together with a portion of the property described in Deed Reference Number 89-08848 of the Deed Records of Douglas County, Oregon more particularly described as follows:

Beginning at a 5/8 inch iron rod at the most northeasterly corner of Parcel 3 of Land Partition 1994-0018, said point being on the southerly Right-Of-Way line of State Highway 138; thence along said Right-Of-Way line S56°21'51"E 23.44 feet to a 5/8 inch iron rod; thence leaving said southerly Right-Of-Way line S2°11'00"W 104.33 feet to a 5/8 inch iron rod; thence N88°38'13"W 20.00 feet to a 5/8 inch iron rod on the east line of said Parcel 3, said Partition 1994-0018; thence N2°11'00"E 116.85 feet to the Point of Beginning.

All containing 5.30 acres more or less, all lying in the SW 1/4 of Section 13, Township 25 South, Range 6 West, Willamette Meridian, Douglas County, Oregon.

Mark A. Heimbürger
Mark A. Heimbürger

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS: that Ralph and Terri Sue West, husband and wife, and Huffman & Wright Timber owners of the land represented on the annexed map, and more particularly described in the accompanying Surveyor's Certificate, do hereby declare the annexed map to be a correct representation of the subdivision plat of said property and that they have caused this subdivision to be platted by the name of "Westlake Estates" and the property to be subdivided into lots as shown in accordance with the provisions of Chapter 92 of Oregon Revised Statutes and do hereby dedicate to the public forever the use of the streets and easements as shown. There are no water rights appurtenant to subject property.

Ralph West
Ralph West
Terri Sue West
Terri Sue West
Gregory A. Gaston
Gregory A. Gaston, Corporate Secretary & Treasurer, Huffman & Wright Timber

ACKNOWLEDGEMENT:

State of Oregon)
County of Douglas) ss

KNOW ALL PEOPLE BY THESE PRESENTS: that on this 3rd day of January, 1995, before me a Notary Public in and for said State and County, did personally appear Ralph and Terri Sue West and Gregory A. Gaston, Corporate Secretary & Treasurer, Huffman & Wright Timber, who being duly sworn, did say that they are the identical persons named in the foregoing instrument and they executed said instrument freely and voluntarily.

Carole M. Cody July 19, 1999
Notary Public, State of Oregon



APPROVALS

Approved: 1-24-96

By Michael D. Wirtz
Douglas County Commissioner Chairperson

Approved: 1-24-96

By Joyce Morgan
Douglas County Commissioner

Approved: January 23, 1996

By Richard Schwartz
City of Sutherlin Community Development Specialist

Approved: JAN. 23, 1996

By Jerry E. Monahan
Douglas County Surveyor DEPUTY

Approved: JAN. 24, 1996

By David J. Reddehoff
Douglas County Assessor

I hereby certify that all taxes and special assessments or other charges required by law, have been paid.

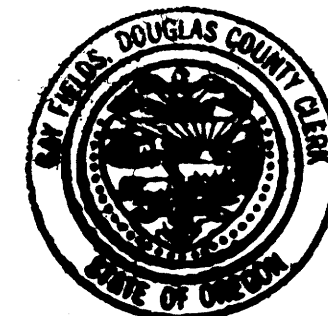
Approved: 1-24-96

By Suzanne E. Cotter, Dep.
Douglas County Tax Collector

96-01360 9:32 A.M.

Filed this 24th day of JANUARY, 1996

By GAY FIELDS, County Clerk Glenn J. Bennett
Douglas County Clerk BY: 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

96 JAN 24 AM 9:32

DOUGLAS COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY Glenn J. Bennett
DEPUTY

FEE PP

NARRATIVE

The purpose of this survey was to subdivide the property described in the accompanying Surveyor's Certificate into lots as shown hereon.

Monuments were found per Partition 1994-0018 and used to determine the boundary.

PROTECTIVE COVENANTS RECORDED IN BOOK 1389, PAGE 216

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