

ORIGINAL 5/8" I.R.
FD APPROX. 1' WESTERLY
REPLACED w/5/8" I.R.
w/"I.E. ENG." CAP
S.W. COR.
ASHLEY ESTATES
PHASE 1
INITIAL POINT

ASHLEY ESTATES PHASE 1
VOL. 18, PG. 37

REPLAT OF CAPRI ESTATES REVISED NO. 2
VOL. 17, PG. 42

ORIGINAL 5/8" I.R.
FD BENT REPLACED
w/5/8" I.R.
w/"I.E. ENG." CAP

COVENANTS:

SUBJECT TO PROTECTIVE COVENANTS
AS FILED HERewith, DOUGLAS
COUNTY, OREGON
VOL. 1355 PAGE 992
(INST. NO. 95-10942)



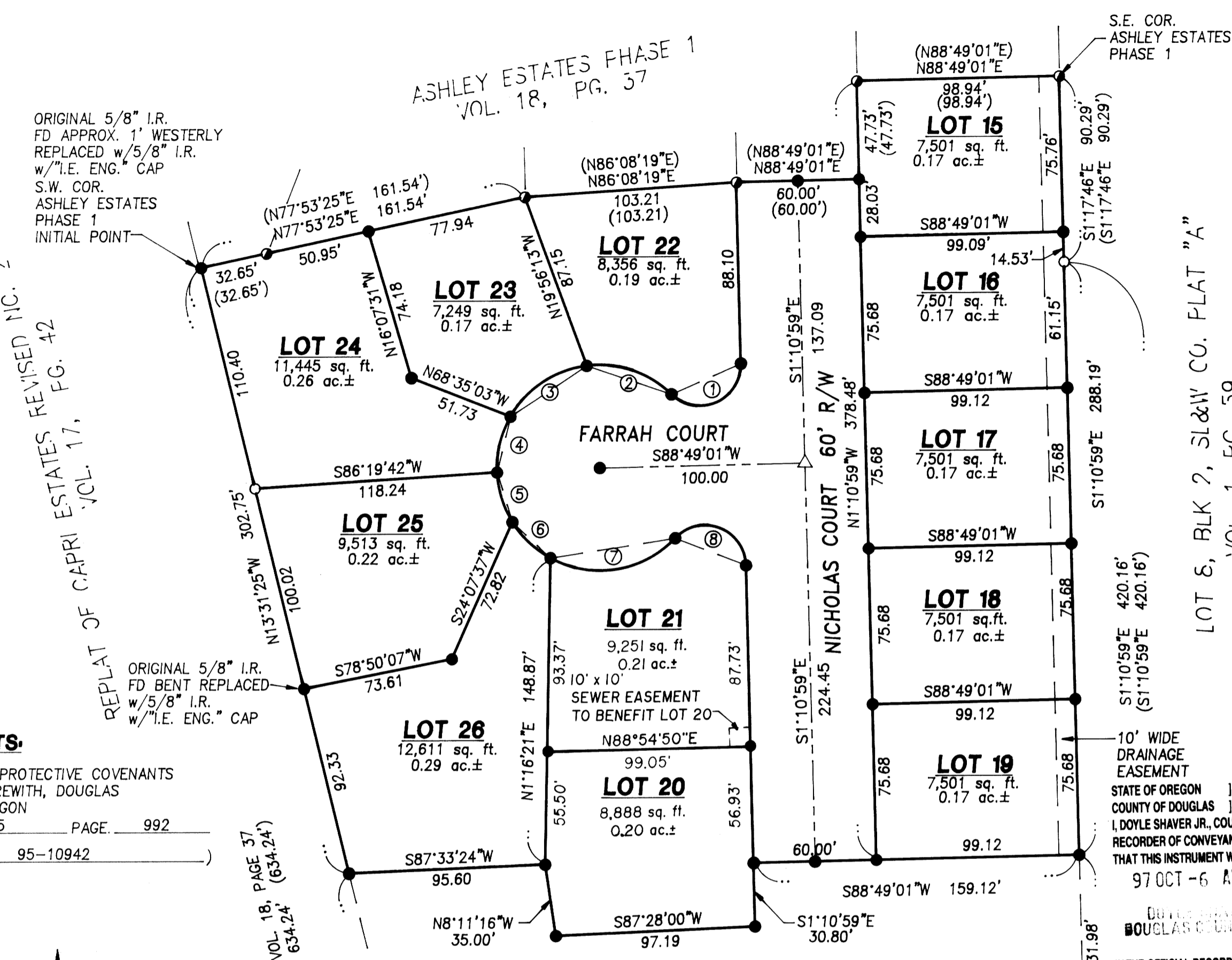
LEGEND:

- SET 5/8" X 30" IRON ROD w/CAP MKD "I.E. ENG."
- FD 5/8" IRON ROD UNLESS OTHERWISE NOTED
- FD 5/8" IRON ROD w/CAP MKD "I.E. ENG."
- △ CALCULATED POINT
- () REC. DATA PER ASHLEY ESTATES PHASE 1 VOL. 18, PG. 37

#	BEARING - DISTANCE	ARC	RADIUS
1	S66°36'34"W 37.03'	47.33'	20.00'
2	N71°18'22"W 43.38'	44.87'	50.00'
3	S56°31'43"W 44.55'	46.18'	50.00'
4	S13°49'57"W 27.96'	28.34'	50.00'
5	S17°00'34"E 25.21'	25.49'	50.00'
6	S46°21'51"E 25.46'	25.75'	50.00'
7	N81°03'31"E 61.33'	66.02'	50.00'
8	S68°58'31"E 37.03'	47.33'	20.00'

97-20337

S.E. COR. OF
CAPRI ESTATES
REVISED NO. 2



S.E. COR.
ASHLEY ESTATES
PHASE 1

LOT 8, BLK 2, SL&W CO. PLAT "A"
VOL. 1, PG. 59

SURVEYOR'S 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, VOLUME 1, PAGE 59 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 INITIAL POINT BEING A 5/8" IRON ROD AT THE SOUTHWEST CORNER OF ASHLEY ESTATES PHASE 1, VOLUME 18, PAGE 37; THENCE ALONG THE SOUTH LINE OF SAID ASHLEY ESTATES PHASE 1 AS FOLLOWS: N77°53'25"E 161.54 FEET, N86°08'19"E 103.21 FEET, N88°49'01"E 60.00 FEET, N1°10'59"W 47.73 FEET, AND N88°49'01"E 98.94 FEET TO A 5/8" IRON ROD AT THE SOUTH EAST CORNER OF SAID ASHLEY ESTATES PHASE 1; THENCE S1°17'46"E 90.29 FEET AND S1°10'59"E 288.18 FEET ALONG THE EAST LINE OF THE ABOVE SAID LOT 7, BLOCK 2, PLAT "A", SUTHERLIN LAND AND WATER COMPANY FROM WHICH A 1/2" IRON ROD AT THE SOUTHEAST CORNER OF SAID LOT 7, BLOCK 2 PLAT "A", SUTHERLIN LAND AND WATER COMPANY BEARS S1°10'59"E 131.98 FEET; THENCE LEAVING SAID EAST LINE S88°49'01"W 159.12 FEET; THENCE S1°10'59"E 30.80 FEET; THENCE S87°28'00"W 97.19 FEET; THENCE N8°11'16"W 35.00 FEET; THENCE S87°33'24"W 95.60 FEET TO A 5/8" IRON ROD ALONG THE EASTERLY LINE OF REPLAT OF CAPRI ESTATES REVISED NO. 2, VOLUME 17, PAGE 42; THENCE N13°31'25"W 302.75 FEET ALONG SAID EASTERLY LINE TO THE POINT OF BEGINNING AND CONTAINING 3.08 ACRES, MORE OR LESS.

DONALD A. BENTZ P.L.S. 839

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE A PORTION OF LOT 7, BLOCK 2, PLAT "A" SUTHERLIN LAND & WATER COMPANY AS SHOWN HEREON INTO 12 LOTS. THE FOUND MONUMENTS AT THE SOUTHEAST CORNER OF REPLAT OF CAPRI ESTATES NO. 2 VOLUME 17, PAGE 42 AND THE SOUTHWEST CORNER OF ASHLEY ESTATES PHASE 1 VOLUME 18, PAGE 37 WERE USED AS THE BASIS OF BEARING. ALL MONUMENTS WERE USED AS FOUND.

FIELD CREW: NEIL HIBBS & ROD McALLISTER
EQUIPMENT: NIKON TOP GUN TOTAL STATION
OFFICE: WENDELL T. HARNES
DRAFTING: TIM ADAMS

DECLARATION:

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 PLATTED INTO LOTS AND HEREBY DEDICATE THAT PORTION OF FARRAH COURT AND NICHOLAS COURT TO THE PUBLIC USE FOREVER AS SHOWN HEREON.

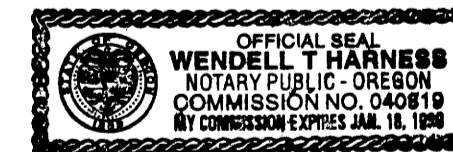
MARK WECKS,
DBA S&S BUILDERS

ACKNOWLEDGEMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 29th DAY OF SEPT., 1997, 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 EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

MY COMMISSION EXPIRES: 1-15-99



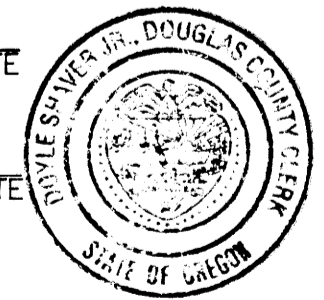
APPROVALS

- COMMUNITY DEVELOPMENT DIRECTOR
CITY OF SUTHERLIN
- DOUGLAS COUNTY COMMISSIONER
- DOUGLAS COUNTY COMMISSIONER
- DOUGLAS COUNTY ASSESSOR - DEPUTY
- DOUGLAS COUNTY SURVEYOR DEPUTY
- DOUGLAS COUNTY TAX COLLECTOR DEPUTY
- DOUGLAS COUNTY CLERK

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

FILED THIS DAY OF SEPTEMBER, 1997, 1:02:00 CLOCK PM

FD 1/2" IRON
ROD AT THE
S.E. COR. LOT 7,
BLOCK 2, PLAT A,
SL&W CO.



97-20337

<p>REGISTERED PROFESSIONAL LAND SURVEYOR</p> <p>OREGON JULY 12, 1988 DONALD A. BENTZ 839</p> <p>EXPIRES: 12/31/97</p>	<p>ASHLEY ESTATES PHASE 2</p> <p>IN LOT 7, BLK 2, PLAT A, SL&W CO., SE1/4 OF SEC. 16, T25S, R5W, W.M., DOUGLAS COUNTY, OREGON</p>	
	<p>SURVEYED FOR: MARK WECKS S & S BUILDERS 1070 N.M. GREENLEY ROSEBURG, OREGON 97470</p>	<p>SURVEYED BY: i.e. ENGINEERING</p> <p>741 S.E. Jackson Street Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392</p>
SCALE: 1" = 50'	DATE: SEPT. 1997	JOB NO. 433-03 PAGE: 1 OF 1