

NARRATIVE:

THE PURPOSE OF THIS MAP IS TO SHOW THE SUBDIVISION OF THE REMAINDER OF THE PARENT PARCEL OF ASHLEY ESTATES PHASES 1 & 2 AS SHOWN HEREON. THE FOUND MONUMENTS AT THE SOUTHEAST CORNER OF CAPRI ESTATES REVISED NO. 2 AND AT THE SOUTHWEST CORNER OF ASHLEY ESTATES PHASE 2 WERE USED AS THE BASIS OF BEARING PER SAID ASHLEY ESTATES PHASE 2. ALL PERIMETER MONUMENTS WERE FOUND.

FIELD CREW: NEIL HIBBS, ROD McALLISTER
EQUIPMENT: NIKON TOTAL STATION
CALCULATIONS: WENDELL T. HARNESS
DRAFTING: TIM ADAMS

DECLARATION:

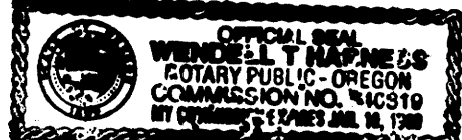
KNOW ALL PEOPLE BY THESE PRESENTS THAT MARK WECKS, DBA S & S BUILDERS IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY HEREIN AND HAVE CAUSED THE SAME TO BE PLATTED INTO LOTS TOGETHER WITH EASEMENTS AND HEREBY DEDICATE THAT PORTION OF NICHOLAS COURT AS SHOWN HEREON.

Mark Wecks
MARK WECKS,
DBA S & S BUILDERS

ACKNOWLEDGMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 15th DAY OF JULY, 1998 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.

Wendell T. Harness
MY COMMISSION EXPIRES: 1-18-99 

APPROVALS:

Richard Schuler 7-15-98
COMMUNITY DEVELOPMENT DIRECTOR
CITY OF SUTHERLIN

Joseph Morgan 7-20-98
DOUGLAS COUNTY COMMISSIONER

Michael J. Winter
DOUGLAS COUNTY COMMISSIONER

Ed Moman 7-15-98
DOUGLAS COUNTY SURVEYOR DEPUTY

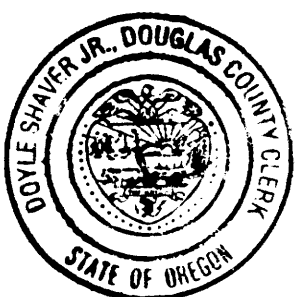
Marie J. Reddekopp 7-16-98
DOUGLAS COUNTY ASSESSOR

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

Marie J. Reddekopp 7-16-98
DOUGLAS COUNTY TAX COLLECTOR

FILED THIS 2nd DAY OF July, 1998, 12:21 O'CLOCK

DOYLE SHAVER JR., County Clerk
DOUGLAS COUNTY CLERK *by Carol Engel, Deputy*



SURVEYOR'S CERTIFICATE:

I, DOUGLAS J. JACOBSON, 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 LYING IN SECTION 16 OF TOWNSHIP 25 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, BEING A PORTION OF LOT 7, BLOCK 2, SUTHERLIN LAND & WATER COMPANY PLAT 'A' AS RECORDED IN THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT A 5/8" IRON ROD AT THE SOUTHEAST CORNER OF CAPRI ESTATES REVISED NO. 2; THENCE N13°31'25"W 331.49 FEET ALONG THE EASTERLY LINE OF SAID CAPRI ESTATES REVISED NO. 2 TO A 5/8" IRON ROD AT THE SOUTHWEST CORNER OF LOT 26 OF ASHLEY ESTATES PHASE 2; THENCE ALONG THE SOUTHERLY LINE OF SAID ASHLEY ESTATES PHASE 2 AS FOLLOWS: N87°33'24"E 95.60 FEET, S8°11'16"E 35.00 FEET, N87°28'00"E 97.19 FEET, N1°10'59"W 30.80 FEET AND N88°49'01"E 159.12 FEET TO THE SOUTHEAST CORNER OF LOT 19 OF THE ABOVE SAID ASHLEY ESTATES PHASE 2; THENCE S1°10'59"E 131.98 FEET ALONG THE EAST LINE OF THE AFOREMENTIONED LOT 7 TO THE SOUTHEAST CORNER THEREOF; THENCE S54°50'02"W 344.04 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 7 TO THE INITIAL POINT AND CONTAINING 1.69 ACRES, MORE OR LESS.

Douglas J. Jacobson
DOUGLAS J. JACOBSON P.L.S. #2710

COVENANTS:

SUBJECT TO PROTECTIVE COVENANTS AS FILED HERewith, DOUGLAS COUNTY, OREGON

VOL. 1355 PAGE 992
(INST. NO. 95-10942)



STATE OF OREGON | SS
COUNTY OF DOUGLAS |
I, DOYLE SHAVER JR., COUNTY CLERK AND
RECORDER OF CONVEYANCES, DO HEREBY CERTIFY
THAT THIS INSTRUMENT WAS RECORDED

98 JUL 22 PM 12:21

DOYLE SHAVER JR.
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY *Carol Engel*
DEPUTY
FEE PP

98-16991

REGISTERED PROFESSIONAL LAND SURVEYOR  EXPIRES: 6/30/99	ASHLEY ESTATES PHASE 3 IN LOT 7, BLK 2, PLAT A, SL&W CO., SE1/4 OF SEC. 16, T25S, R5W, W.M., DOUGLAS COUNTY, OREGON	
	SURVEYED FOR: MARK WECKS S & S BUILDERS 1070 N.W. GREENLEY ROSEBURG, OREGON 97470	SURVEYED BY:  741 S.E. Jackson Street Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392
SCALE: NO SCALE	DATE: JULY 1998	JOB NO. 433-04 PAGE: 1 OF 2

98-16991

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE