

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE A PORTION OF LOTS 9 AND 10, BLOCK 2, PLAT "A" SUTHERLIN LAND AND WATER COMPANY AS SHOWN HEREON INTO 22 LOTS.

BASIS OF BEARING IS BETWEEN CORNERS ON THE EAST LINE OF THE WEST 1/2 OF LOT 10 AS INDICATED HEREON PER M000-000, DOUGLAS COUNTY SURVEY RECORDS.

CORNERS FOUND AS INDICATED.

FIELD CREW: NEIL HIBBS & ROD McALLISTER  
EQUIPMENT: NIKON TOP GUN TOTAL STATION  
OFFICE: DOUG JACOBSON  
DRAFTING: DEREK FEIGEL

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT KEY WEST PROPERTIES, A JOINT VENTURE PARTNERSHIP CONSISTING OF LARVAN INC., A NEW JERSEY CORPORATION AND GALPIN LLC, AN OREGON LIMITED LIABILITY COMPANY IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND THAT C.A. GALPIN, ACTING MEMBER OF GALPIN LLC, AND JOHN SCHLEINING, PRESIDENT OF LARVAN INC. HAVE CAUSED THE SAME TO BE PLATTED INTO LOTS AND HEREBY DEDICATE EASEMENTS AS SHOWN HEREON; AND DEDICATE THAT PORTION OF QUAIL RUN STREET AND MONTCLAIR DRIVE AND THAT PORTION ADJACENT TO CENTRAL AVENUE TO THE PUBLIC USE FOREVER AS SHOWN HEREON.

C.A. GALPIN, ACTING MEMBER  
KEY WEST PROPERTIES  
GALPIN L.L.C.

SEE SUBDIVISION CONSENT AFFIDAVIT AS RECORDED IN BOOK 1572 PAGE 527

(INST. NO. 98-24268 )

JOHN SCHLEINING, PRESIDENT  
KEY WEST PROPERTIES  
LARVAN, INC.

SEE SUBDIVISION CONSENT AFFIDAVIT AS RECORDED IN BOOK 1572 PAGE 529

(INST. NO. 98-24269 )

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 LOTS 9 AND 10, BLOCK 2 OF PLAT "A" SUTHERLIN LAND AND WATER COMPANY, LYING IN SECTIONS 15 AND 16, TOWNSHIP 25 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, BEING A 5/8 INCH IRON ROD ON THE SOUTHERLY RIGHT OF WAY OF CENTRAL AVENUE, FROM WHICH A 5/8 INCH IRON ROD AT THE NORTHEAST CORNER OF ASHLEY ESTATES PHASE 1, RECORDED IN VOLUME 18, PAGE 37A OF DOUGLAS COUNTY SURVEY RECORDS BEARS S78°14'08"W 859.21 FEET; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY N77°30'14"E 457.44 FEET TO A POINT ON THE

WEST LINE OF THAT PROPERTY DESCRIBED IN BOOK 1498 PAGE 268 OF DOUGLAS COUNTY SURVEY RECORDS, FROM WHICH A 5/8 INCH IRON ROD BEARS S 38°54'40"W 1.00 FEET; THENCE ALONG SAID WEST LINE S0°43'09"E 531.01 FEET TO A 5/8 INCH IRON ROD; THENCE LEAVING SAID WEST LINE S90°00'0"W 132.80 FEET TO A 5/8 INCH IRON ROD; THENCE S78°14'57"W 51.07 FEET TO A 5/8 INCH IRON ROD; THENCE S90°00'00"W 200.00 FEET TO A 5/8 INCH IRON ROD; THENCE S0°00'00"E 33.41 FEET TO A 5/8 INCH IRON ROD; THENCE S90°00'00"W 165.00 FEET TO A 5/8 INCH IRON ROD; THENCE N0°00'00"E 280.86 FEET TO A 5/8 INCH IRON ROD; THENCE N77°30'14"E 136.08 FEET TO A 5/8 INCH IRON ROD; THENCE ALONG THE ARC OF A 325.00 FOOT RADIUS CURVE TO THE RIGHT (THE CHORD OF WHICH BEARS N25°18'40"E 70.51 FEET) 70.65 FEET TO A 5/8 INCH IRON ROD; THENCE S90°00'00"W 44.80 FEET TO A 5/8 INCH IRON ROD; THENCE N13°05'56"W 104.47 FEET TO THE INITIAL POINT.

*Donald A. Bentz*  
DONALD A. BENTZ PLS 839

98-24270

APPROVALS:

*Richard Schwartz* 10/20/98  
COMMUNITY DEVELOPEMENT DIRECTOR  
CITY OF SUTHERLIN DATE

*Joyce Morgan* 10/22/98  
DOUGLAS COUNTY COMMISSIONER DATE

*Michael D. Winter* 10/23/98  
DOUGLAS COUNTY COMMISSIONER DATE

*Keith Sherman - Chief Deputy* 10-22-98  
DOUGLAS COUNTY ASSESSOR DATE

*Ed Monahan* 10-22-98  
DOUGLAS COUNTY SURVEYOR DEPUTY DATE

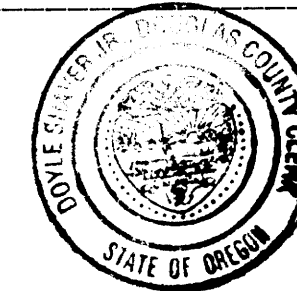
I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.

*Keith Sherman - Chief Deputy* 10-22-98  
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 23rd DAY OF Oct., 1998, 2:29 O'CLOCK AM/PM

DOUGLAS COUNTY CLERK

by *Carol Engle, Deputy*



COVENANT:

AS DIRECTED BY THE CITY OF SUTHERLIN, THE MINIMUM ELEVATION OF THE FEMA REFERENCE LEVEL OF BUILDINGS CONSTRUCTED IN THIS SUBDIVISION SHALL BE 1 FOOT ABOVE THE HIGH BANK OF SUTHERLIN CREEK CHANNEL AT A POINT PERPENDICULAR TO THE PROPOSED HOME SITE TO APPROXIMATE FEMA REQUIREMENTS.

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 OCT 23 PM 2:29

DOYLE SHAVER JR.  
DOUGLAS COUNTY CLERK  
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY  
BY *Carol Engle*  
DEPUTY  
FEE PP

98-24270

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 12, 1988  
DONALD A. BENTZ  
839

EXPIRES: 12/31/99

QUAIL RUN SUBDIVISION

LYING IN THE NE & SE 1/4 OF SEC. 16 & THE NW & SW 1/4 OF SEC. 15, T25S, R5W, W.M., DOUGLAS COUNTY, OREGON

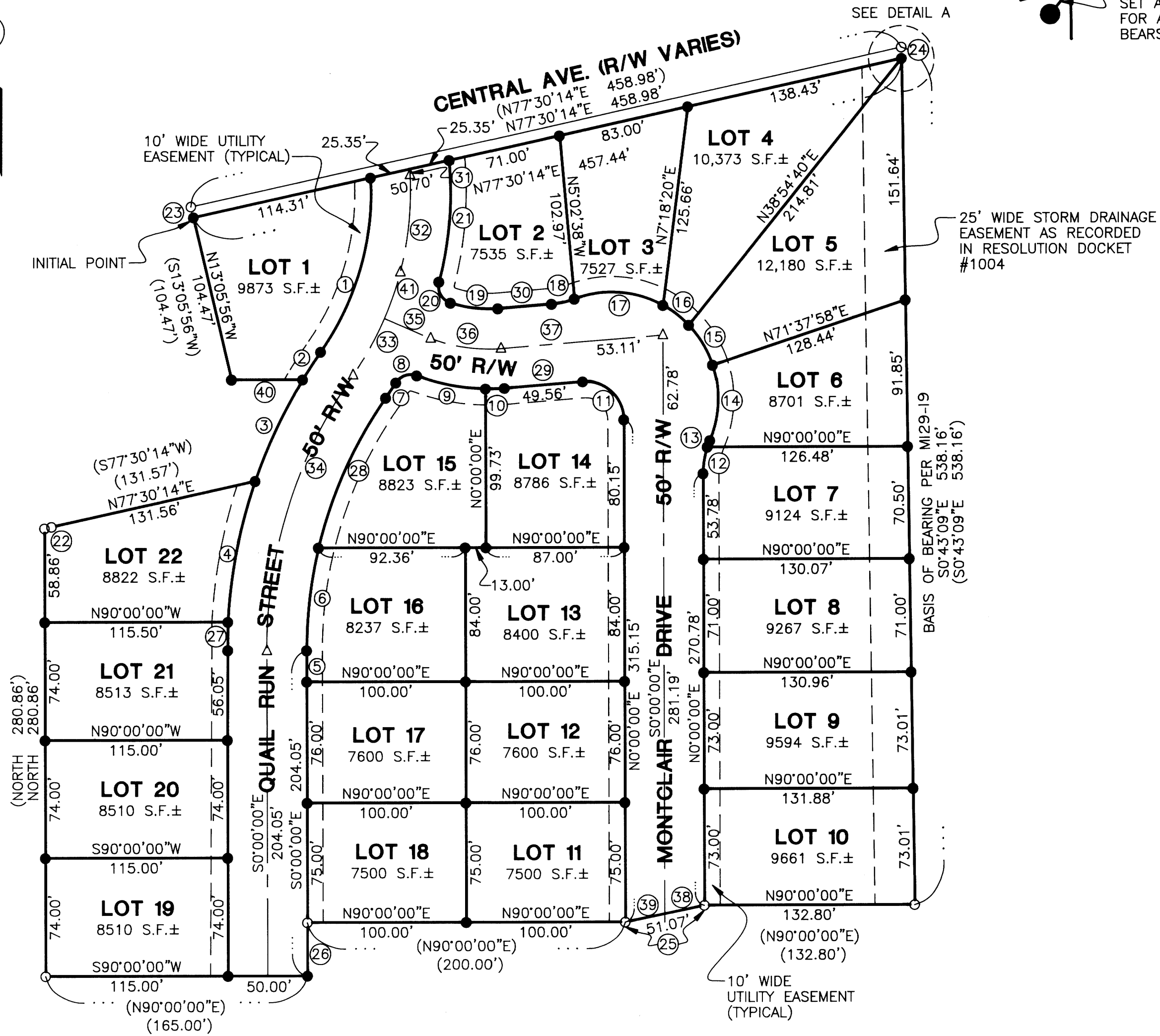
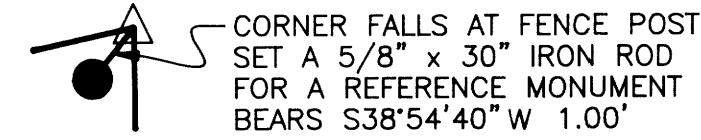
SURVEYED FOR:  
GORDON AVERY  
AVERY CONST./KEY WEST CO.  
P.O. BOX 277  
WINCHESTER, OR 97495

SURVEYED BY:  
*i.e.*  
ENGINEERING  
741 S.E. Jackson Street  
Roseburg, Oregon 97470  
PHONE (541) 673-0166  
FAX (541) 440-9392

SCALE: NO SCALE DATE: OCT., 1998 JOB NO. 1474-01 PAGE: 1 OF 2



DETAIL A



#	BEARING	DIST.	ARC	RADIUS	DELTA
1	S16°12'49"W	113.76'	115.87'	175.00'	37°56'03"
2	S33°21'35"W	20.66'	20.66'	325.00'	3°38'31"
3	S25°18'40"W	70.51'	70.65'	325.00'	12°27'20"
4	S11°07'29"W	89.98'	90.27'	325.00'	15°55'02"
5	N0°00'00"E	19.64'	---	---	---
6	N6°45'59"E	64.81'	64.96'	275.00'	13°32'02"
7	N33°43'05"E	11.49'	11.49'	275.00'	2°23'36"
8	N71°35'15"E	13.94'	15.10'	11.00'	78°40'12"
9	S79°05'38"E	43.96'	44.18'	125.00'	20°15'11"
10	N88°05'57"E	11.69'	11.70'	125.00'	5°21'38"
11	S47°17'26"E	35.27'	39.62'	24.00'	94°34'52"
12	N9°11'31"E	16.93'	17.00'	53.00'	18°23'02"
13	N20°42'46"E	4.31'	4.31'	53.00'	4°39'27"
14	N2°18'29"E	47.38'	48.43'	67.00'	41°25'01"
15	N30°53'58"W	29.08'	29.31'	67.00'	25°03'51"
16	N52°13'53"W	20.50'	20.58'	67.00'	17°36'00"
17	N85°48'19"W	56.15'	57.94'	67.00'	49°32'53"
18	S77°25'11"W	14.75'	14.80'	53.00'	15°59'54"
19	N83°09'29"W	29.71'	29.91'	75.00'	22°50'46"
20	N28°31'50"W	15.07'	16.61'	11.00'	86°29'56"
21	N4°57'51"E	76.65'	77.02'	225.00'	19°36'49"
22	N77°30'14"E	4.52'	---	---	---
23	N13°05'56"W	7.00'	---	---	---
24	S0°43'09"E	7.15'	---	---	---
25	S78°14'57"W	51.07'	---	---	---
26	S0°00'00"W	33.41'	---	---	---
27	S1°34'53"W	17.96'	17.96'	325.00'	3°09'58"
28	N24°21'26"E	103.28'	103.90'	275.00'	21°38'48"
29	N85°25'08"E	49.56'	---	---	---
30	S85°25'08"W	34.02'	---	---	---
31	S2°58'07"E	3.54'	---	---	---
32	S10°16'10"W	91.60'	92.42'	200.00'	26°28'52"
33	S29°20'39"W	40.68'	40.75'	200.00'	11°40'23"
34	S17°35'25"W	181.32'	184.20'	300.00'	35°10'51"
35	S66°27'07"E	27.29'	---	---	---
36	S80°31'00"E	48.60'	49.10'	100.00'	28°07'45"
37	N85°25'06"E	102.64'	---	---	---
38	N78°14'57"E	25.54'	---	---	---
39	N78°14'57"E	25.54'	---	---	---
40	S90°00'00"W	44.80'	---	---	---
(40)	(S90°00'00"W)	(44.80')	---	---	---
41	S19°05'09"W	30.84'	30.87'	200.00'	8°50'36"
(22)	(N77°30'14"E)	(4.52')	---	---	---
(25)	(N78°14'57"E)	(51.07')	---	---	---
(26)	(N0°00'00"E)	(33.41')	---	---	---

LEGEND

- SET 5/8"x30" IRON ROD w/CAP MARKED "IE ENG"
- FOUND 5/8" IRON ROD
- ( ) RECORD PER M129-19
- △ CALCULATED POINT - NOT FOUND OR SET

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 OCT 23 PM 2:25

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

BY *Donald A. Bentz*  
DEPUTY  
FEE

98-24270

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SCALE: 1" = 60' DATE: OCT., 1998 JOB NO. 1474-01 PAGE: 2 OF 2