

WESTLAKE ESTATES 2ND ADDITION

IN LOTS 10, 11, AND 12, BLOCK 6,
PLAT 'M' SUTHERLIN LAND AND WATER COMPANY
S. 1/2, SECTION 13, T.25S., R.6W., W.M.

DOUGLAS COUNTY, OREGON

OCTOBER 1998

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT RALPH AND TERRI SUE WEST OF WEST DEVELOPMENT COMPANY, 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 2ND ADDITION" 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.

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE A PORTION OF THE PROPERTY DESCRIBED IN DEED REFERENCE 98-08216 OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON, INTO LOTS AS SHOWN ON THE PLAT HEREON.

MONUMENTS COMMON TO THE WEST BOUNDARY OF THIS SUBDIVISION AND THE EAST BOUNDARIES OF THE ADJOINING WESTLAKE ESTATES 1ST ADDITION - PHASE I, AND PHASE II PARCELS, WERE FOUND AS SHOWN ON THE PLAT. SOME OF THE MONUMENTS ON THE EAST LINE COULD NOT BE TIED OR WERE OUT OF POSITION DUE TO CONSTRUCTION OF A WOODEN FENCE ALONG THE WEST LINE AND OVER SEVERAL MONUMENT POSITIONS, THESE MONUMENT POSITIONS ARE REFERENCED AS SHOWN ON THE PLAT.

THE SOUTH LINE OF THE PLAT WAS CONTROLLED BY ORIGINAL MONUMENTS FOUND AS PER PLAT "M" SUTHERLIN LAND AND WATER COMPANY, AND REFERENCED BY SURVEYS M128-15, 1993-0037, AND WESTLAKE ESTATES 1ST ADDITION - PHASE II, AND THE NORTH LINE WAS CONTROLLED BY SURVEY M95-14.

THIS SURVEY WAS PERFORMED BY OLEN EDWARDS AND DAVID BEEDLE USING A SOKKIA SET 4BII TOTAL STATION. COMPUTATIONS AND DRAFTING WERE BY DAVID BEEDLE.

SURVEYOR'S CERTIFICATE:

I, DAVID J. BEEDLE, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE CORNERS SO INDICATED ON THE SUBDIVISION PLAT SHOWN AND DESCRIBED HEREON.

DESCRIPTION:

A PARCEL OF LAND IN LOTS 10, 11, & 12, BLOCK 6, PLAT "M", SUTHERLIN LAND AND WATER COMPANY, IN THE SOUTH 1/2 OF SECTION 13, TOWNSHIP 25 SOUTH, RANGE 6 WEST, OF THE WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD AT THE NORTHEAST CORNER OF LOT 19, WESTLAKE ESTATES - 1ST ADDITION - PHASE I, AS RECORDED IN VOLUME 19, PAGE 15B, OF THE DOUGLAS COUNTY DEED RECORDS:

THENCE S02°08'31"W, 330.06 FEET, ALONG THE EAST BOUNDARY OF SAID WESTLAKE ESTATES - 1ST ADDITION - PHASE I, TO A 5/8" IRON ROD; THENCE S88°38'15"E, 20.00 FEET, ALONG THE SOUTH RIGHT OF WAY OF WESTLAKE AVENUE TO A 5/8" IRON ROD; THENCE CONTINUING ALONG SAID EAST BOUNDARY OF WESTLAKE ESTATES - 1ST ADDITION - PHASE I, S09°21'01"W, 84.72 FEET, TO A POINT AT THE NORTHEAST CORNER OF LOT 24, WESTLAKE ESTATES- 1ST ADDITION- PHASE II, AS RECORDED IN VOLUME 19, PAGE 35, OF THE DOUGLAS COUNTY DEED RECORDS; THENCE CONTINUING ALONG THE EAST BOUNDARY OF SAID WESTLAKE ESTATES - 1ST ADDITION- PHASE II, S09°18'15"W, 77.54 FEET, TO A 5/8" IRON ROD; THENCE N89°57'02"E, 107.71 FEET, TO A 5/8" IRON ROD; THENCE S21°38'00"W, 173.64 FEET, TO A POINT; THENCE N88°38'07"W, 42.64 FEET, TO A 5/8" IRON ROD; THENCE S21°38'28"W, 133.66 FEET, TO A 5/8" IRON ROD; THENCE S88°33'12"E, 41.42 FEET, TO A 5/8" IRON ROD; THENCE S01°45'54"W, 60.02 FEET, TO A 5/8" IRON ROD; THENCE N88°32'06"W, 63.11 FEET TO A 5/8" IRON ROD; THENCE S21°37'16"W, 107.11 FEET TO A 5/8" IRON ROD ON THE SOUTH LINE OF LOT 10, BLOCK 6, PLAT "M", SUTHERLIN LAND AND WATER COMPANY, AND THE SOUTHEAST CORNER OF LOT 34 OF SAID WESTLAKE ESTATES - 1ST ADDITION - PHASE II SUBDIVISION, THENCE S88°13'39"E, 166.34 FEET ALONG SAID SOUTH LINE OF PLAT "M", TO A 3/4" IRON PIPE, THE SOUTHWEST CORNER OF LOT 11, BLOCK 6 PLAT "M"; THENCE ALONG THE SOUTH LINE OF SAID LOT 11, S88°13'00"E, 350.14 FEET, TO A 3/4" IRON PIPE, THE SOUTH WEST CORNER OF LOT 12, BLOCK 6, PLAT "M"; THENCE ALONG THE SOUTH LINE OF SAID LOT 12, S88°14'46"E, 245.31 FEET, TO A 5/8" IRON ROD AND THE SOUTHWEST CORNER OF THIS SUBDIVISION; THENCE N02°13'44"E, 306.36 FEET, TO A 5/8" IRON ROD; THENCE N56°22'37"W, 513.34 FEET, ALONG THE NORTHERLY RIGHT OF WAY OF WESTLAKE AVENUE TO A 5/8" IRON ROD; THENCE LEAVING SAID RIGHT OF WAY AND FOLLOWING THE EAST RIGHT OF WAY OF DOVETAIL LANE AROUND A 28 FOOT RADIUS CURVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS N16°48'10"W, 35.68 FEET, TO A 5/8" IRON ROD; THENCE N22°46'18"E, 18.61 FEET, TO A 5/8" IRON ROD; THENCE AROUND A 330 FOOT RADIUS CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS N16°41'50"E, 69.84 FEET, TO A 5/8" IRON ROD; THENCE N19°55'40"E, 90.78 FEET, ALONG SAID DOVETAIL LANE RIGHT OF WAY, TO A 5/8" IRON ROD ON THE SOUTHERLY RIGHT OF WAY OF HIGHWAY 138; THENCE FOLLOWING SAID HIGHWAY RIGHT OF WAY N56°22'54"W, 216.45 FEET, TO A 5/8" IRON ROD; THENCE S34°37'39"W, 9.90 FEET TO A 5/8" IRON ROD; THENCE N56°23'02"W, 93.71 FEET ALONG SAID RIGHT OF WAY TO THE POINT OF BEGINNING. CONTAINING 9.00 ACRES, MORE OR LESS.

ACKNOWLEDGMENT:

STATE OF OREGON)
COUNTY OF DOUGLAS) SS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 27TH DAY OF OCT., 1998, 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 OF 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.

Jean H Crawford
NOTARY PUBLIC, STATE OF OREGON

MY COMMISSION EXPIRES 4-17-2002



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

Shirley J Reddekoop
DOUGLAS COUNTY TAX COLLECTOR 11-2-98
DATE

98-25004
FILED THIS 27TH DAY OF NOVEMBER, 1998 2:57 PM
DOYLE SHAVER JR., County Clerk
DOUGLAS COUNTY CLERK

By: *Shirley J Reddekoop*
DEPUTY



APPROVALS

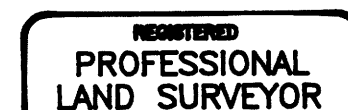
Richard Schwartz
CITY OF SUTHERLIN PLANNING DIRECTOR 10/27/98
DATE

Eric Morgan
DOUGLAS COUNTY COMMISSIONER 11/2/98
DATE

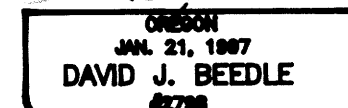
Ray Peterson
DOUGLAS COUNTY COMMISSIONER 11-2-98
DATE

Shirley J Reddekoop
DOUGLAS COUNTY ASSESSOR 11-2-98
DATE

Ed Morgan
DOUGLAS COUNTY SURVEYOR DEPUTY 10-28-98
DATE



David J. Beedle



EXPIRES 12-31-99

98-25004



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

NOV-2 PM 2:57

DOYLE SHAVER JR.,
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY *Shirley J Reddekoop*
DEPUTY

FEE PP