

KNOLLS ESTATES P.U.D. PHASE 2

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

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:

BEGINNING AT A 5/8" X 30" IRON ROD WHICH BEARS N70°45'53"E 75.45 FEET FROM THE 1/4 CORNER COMMON TO SECTION 13, TOWNSHIP 25 SOUTH, RANGE 6 WEST, AND SECTION 18, TOWNSHIP 25 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON: THENCE N55°58'29"E 120.00 FEET; THENCE ALONG THE ARC OF A 422.50 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS N84°58'29"E 409.66 FEET) 427.69 FEET; THENCE S66°01'31"E 216.75 FEET; THENCE ALONG THE ARC OF A 277.50 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS S78°01'20"E 115.36 FEET) 116.21 FEET; THENCE N89°58'52"E 277.44 FEET; THENCE S00°01'08"E 45.00 FEET; THENCE S89°58'52"W 21.74 FEET; THENCE ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS S47°43'40"W 26.90 FEET) 29.50 FEET; THENCE S5°28'29"W 293.88 FEET; THENCE ALONG THE ARC OF A 340.00 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS S14°33'05"W 107.27 FEET) 107.72 FEET; THENCE S67°00'22"E 70.82 FEET; THENCE S11°20'33"W 121.22 FEET; THENCE S5°33'42"W 48.57 FEET; THENCE S5°51'09"E 113.51 FEET; THENCE S45°06'40"W 65.10 FEET; THENCE S82°15'51"W 72.61 FEET; THENCE N52°08'37"W 129.74 FEET; THENCE S71°31'08"W 88.70 FEET; THENCE S54°07'48"W 283.20 FEET; THENCE S71°20'36"W 102.45 FEET; THENCE S81°55'10"W 177.39 FEET; THENCE S66°53'59"W 182.00 FEET; THENCE S54°42'16"W 85.12 FEET; THENCE S50°53'15"W 335.20 FEET; THENCE S39°13'42"W 144.68 FEET; THENCE N79°15'00"W 90.00 FEET; THENCE N21°34'59"W 111.19 FEET; THENCE N3°25'52"E 358.08 FEET; THENCE N16°40'01"E 93.69 FEET; THENCE N24°36'48"E 320.00 FEET; THENCE N25°44'42"E 157.78 FEET; THENCE N15°55'02"E 71.70 FEET; THENCE N0°31'49"W 192.88 FEET; THENCE N8°05'43"W 101.67 FEET; THENCE ALONG THE ARC OF A 322.50 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS N63°54'35"W 154.79 FEET) 156.30 FEET; THENCE ALONG THE ARC OF A 277.50 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS N89°21'04"W 351.72 FEET) 380.94 FEET; THENCE ALONG THE ARC OF A 322.50 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS S64°43'30"W 149.51 FEET) 150.88 FEET; THENCE N0°04'18"W 41.90 FEET; THENCE N89°53'33"W 20.33 FEET; THENCE ALONG THE ARC OF A 277.50 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS N65°53'41"E 139.63 FEET) 141.15 FEET; THENCE ALONG THE ARC OF A 322.50 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS S89°21'04"E 408.76 FEET) 442.71 FEET; THENCE ALONG THE ARC OF A 277.50 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS S87°01'31"E 334.01 FEET) 358.41 FEET TO THE POINT OF BEGINNING, AND CONTAINING 34.01 ACRES OF LAND MORE OR LESS.

AS PER O.R.S. 92.070 (PAR. 2), I ALSO CERTIFY THAT THE POST MONUMENTATION IN THIS SUBDIVISION WILL BE ACCOMPLISHED WITHIN 90 CALENDAR DAYS FOLLOWING THE COMPLETION OF PAVING IMPROVEMENTS OR ONE YEAR FOLLOWING THE ORIGINAL PLAT RECORDATION, WHICHEVER OCCURS FIRST, IN ACCORDANCE WITH O.R.S. 92.060.

Donald A. Bentz
DONALD A. BENTZ
REGISTERED LAND SURVEYOR, 839

INTERIOR CORNER MONUMENTATION:

IN ACCORDANCE WITH O.R.S. 92.070, INTERIOR CORNERS OF THIS SUBDIVISION HAVE BEEN CORRECTLY SET WITH PROPER MONUMENTS. AN AFFIDAVIT HAS BEEN PREPARED REGARDING THE SETTING OF SAID MONUMENTS, AND IS RECORDED IN DOCUMENT NO. 98-07352 DOUGLAS COUNTY DEED RECORDS.

APPROVED THIS 8th DAY OF APRIL, 1998

Ramon Z. Wan
DOUGLAS COUNTY SURVEYOR

NARRATIVE:

THIS SURVEY WAS TO CREATE A PLANNED UNIT DEVELOPMENT ON A 33.89 ACRE PARCEL OF LAND BEING A PORTION OF THAT PROPERTY DESCRIBED IN THE RECORDS OF THE DOUGLAS COUNTY, OREGON, INSTRUMENT NOS. 92-15143 AND 92-15942. THE NORTHWEST END OF SCARDI BOULEVARD CONTROLLED BY FOUND PINS AT THE NORTHEAST CORNER OF "KNOLLS ESTATES P.U.D.", VOLUME 18, PAGE 1 A&B. THE CITY OF SUTHERLIN BOUNDARY CONTROLLED BY FOUND MONUMENTS AT THE NORTHEAST CORNERS OF LOTS 6,4,3,2, AND 1 OF "PLAT M - THE SUTHERLIN LAND & WATER COMPANY" VOLUME 4, PAGE 67, AND FOUND PINS FROM M70-31.

THE REMAINING PORTION OF PERIMETER ROADS, LOTS AND COMMON AREA CREATED AS SHOWN.

FIELD CREW: MARK HOLT
DAVE WILLIAMS
INSTRUMENT SET: 4
CALCULATIONS: ROMNEY WARE
TOM BIXBY
DRAFTING: KEVIN CATES
SURVEY DATE: NOV. 1995

DECLARATION:

KNOW ALL MEN BY THESE PRESENT THAT "ALASKA SUTHERLAND CORPORATION", A NEVADA CORPORATION, OWNER OF THE LANDS SHOWN ON THE ANNEXED PLAT, BY SAM N. SCARDI, PRESIDENT, AND RENE V. BURK, SECRETARY-TREASURER, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED BY THE NAME OF "KNOLLS ESTATES". ALL OPEN SPACES, ROADWAYS, CART PATHS AND PARKING AREAS ARE TO BE THE PROVIDENCE OF THE KNOLLS ESTATES P.U.D. ASSOCIATION. ALL OF THE LOTS ARE SUBJECT TO SLOPE EASEMENTS AND UTILITY EASEMENTS.

Sam N. Scardi
SAM N. SCARDI, PRESIDENT

Rene V. Burk
RENE V. BURK, SECRETARY-TREASURER

ACKNOWLEDGEMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 11th DAY OF Nov., 1995, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED SAM N. SCARDI, PRESIDENT, AND RENE V. BURK, SECRETARY-TREASURER DID SAY THAT THEY ARE THE IDENTICAL PEOPLE NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

Joanne MacDonald
NOTARY PUBLIC, STATE OF OREGON

APPROVALS:

BY ORDER OF THE DOUGLAS COUNTY COMMISSIONERS:

Richard E. War 10-27-95
COMMUNITY DEVELOPMENT DIRECTOR DATE

Richard E. War _____
COMMISSIONER DATE

John J. Morgan 7-11-96
COMMISSIONER DATE

Baris J. Seddehoff 7-17-96
COUNTY ASSESSOR DATE

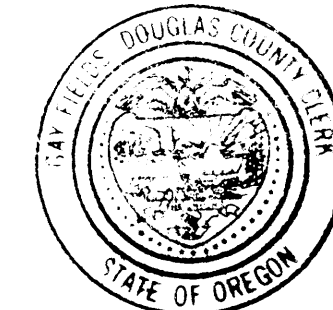
Arny E. Monson 7-11-96
COUNTY SURVEYOR DEPUTY DATE

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

Suzanne E. Cates, Dep 7-17-96
TAX COLLECTOR DATE

FILED THIS 7th DAY OF JULY, 1996,
11:43 O'CLOCK AM, IN VOLUME _____ PAGE _____

GAY FIELDS, County Clerk
COUNTY CLERK
John J. Burnett
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

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY John J. Burnett
DEPUTY
FEE PP

96-15115

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REGISTERED OREGON LAND SURVEYOR <u>Donald A. Bentz</u> JULY 12, 1968 DONALD A. BENTZ 839 EXPIRES 12-31-97	KNOLLS ESTATES P.U.D. PHASE 2 LYING IN THE EAST 1/2 SECTION 13, TOWNSHIP 25 SOUTH, RANGE 6 W, & IN THE WEST 1/2 SECTION 18, TOWNSHIP 25 SOUTH, RANGE 5 W, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON	
	SURVEYED FOR: ALASKA SUTHERLAND CORPORATION PO BOX 860 SUTHERLIN, OREGON 97479	SURVEYED BY: <u>i.e.</u> [ENGINEERING] 548 S.E. Jackson Suite 3 Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392
SCALE: 1"=50'	DATE: JULY 8, 1996	PAGE: 2 OF 8