



BEARING	DISTANCE
S01°21'31"W	10.00'
S01°21'31"W	10.00'
S01°21'31"W	7.08'
S21°36'06"E	45.02'
S21°36'06"E	34.79'
N29°04'38"W	8.13'
S29°04'38"E	43.40'
S29°04'38"E	11.62'
N87°21'06"E	14.47'
S01°20'54"W	41.52'

CHORD	RADIUS	ARC
A S03°37'20"E	46.88'	270.00'
B S62°01'07"E	16.06'	10.00'
C N67°59'25"E	56.72'	475.00'
D S70°02'43"W	104.33'	425.00'
E S69°00'34"W	126.60'	450.00'
F S20°41'48"W	13.46'	10.00'
G S20°04'29"E	22.92'	430.00'
H S15°03'16"E	52.40'	430.00'
I S07°00'59"E	68.15'	430.00'
J S00°33'48"E	28.63'	430.00'
K N43°38'58"W	14.14'	10.00'
L S46°21'02"W	14.14'	10.00'
M S43°38'58"E	14.14'	10.00'
N S46°21'02"W	14.14'	10.00'
O N43°38'58"W	14.14'	10.00'
P N46°21'02"E	14.14'	10.00'
Q N00°07'22"E	15.76'	370.00'
R N08°49'56"W	99.61'	370.00'
S S10°07'43"E	159.13'	400.00'
T N19°05'40"W	32.50'	370.00'
U S19°52'13"E	18.13'	300.00'
V S70°20'22"E	15.03'	10.00'
W S15°55'22"W	14.14'	10.00'
X S21°46'54"E	57.15'	225.00'
Y N13°51'57"W	104.95'	200.00'
Z S06°34'22"E	61.95'	225.00'
AA N02°57'35"W	26.25'	175.00'

BB	N18°10'10"W	66.23'	175.00'	66.63'
CC	S69°55'19"E	13.08'	10.00'	14.26'
DD	S73°15'30"W	101.83'	300.00'	102.33'
EE	S76°08'16"W	78.08'	325.00'	78.26'
FF	S85°11'24"W	20.75'	275.00'	20.75'
GG	N73°14'56"E	93.47'	275.00'	93.92'
HH	N62°11'30"E	12.18'	275.00'	12.18'
II	S62°12'18"W	13.43'	300.00'	13.43'
JJ	S23°43'54"W	12.09'	10.00'	12.98'
KK	S6°00'50"E	84.71'	330.00'	84.94'
LL	N08°23'25"W	101.60'	300.00'	102.09'

REGISTERED PROFESSIONAL LAND SURVEYOR
F. Neil Hibbs
OREGON
 JANUARY 12, 1989
F. NEIL HIBBS
 52989
 EXPIRES: 6/30/2001

MONT CLAIRE ESTATES PHASE 1
SUBDIVISION AND BOUNDARY LINE ADJUSTMENT
 LYING IN THE NW 1/4 OF SECTION 24 AND THE SW 1/4 OF SECTION 13, T25S, R6W, W. M., DOUGLAS COUNTY, OREGON

SURVEYED FOR:
 AVERY CONSTRUCTION
 P.O. BOX 277
 WINCHESTER, OREGON 97495

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

DWG. BY: MLJ
99-30119

SCALE: 1" = 60' DATE: NOV. 1999 JOB NO: 1475-05 PAGE: 1 OF 2

LEGEND

- SET 5/8" x 30" IR w/CAP MARKED "I. E. ENG."
- FOUND 5/8" IR UNLESS OTHERWISE NOTED
- △ CALCULATED POSITION
- () RECORD PER M128-15
- (()) RECORD PER 1993-0037

SURVEYOR'S CERTIFICATE

I, F. NEIL HIBBS, BEING FIRST 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 SECTIONS 13 AND 24, TOWNSHIP 25 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, BEING A PORTION OF LOTS 6 AND 7, BLOCK 6, OF THE SUTHERLIN LAND & WATER CO., PLAT "M" AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD (A), SAID ROD BEING S. 88° 38' 24" E., 140.27 FEET FROM THE NORTHWEST CORNER OF LOT 7, BLOCK 6, PLAT "M", SUTHERLIN LAND & WATER CO.; THENCE S. 1° 20' 43" W., 245.46 FEET (C); THENCE N. 89° 08' 45" W., 60.00 FEET; THENCE S. 1° 20' 43" W., 103.60 FEET; THENCE N. 87° 21' 06" E., 14.47 FEET; THENCE 20.75 FEET ALONG THE ARC OF A 275.00 FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS N. 85° 11' 24" E., 20.75 FEET; THENCE S. 6° 57' 17" E., 50.00 FEET; THENCE S. 6° 46' 14" E., 125.42 FEET TO A 5/8" IRON ROD (B); THENCE S. 1° 20' 43" W., 162.24 FEET (G); THENCE S. 88° 39' 17" E., 100.00 FEET; THENCE S. 1° 20' 43" W., 34.00 FEET; THENCE S. 88° 38' 36" E., 148.74 FEET; THENCE S. 1° 20' 40" W., 79.00 FEET; THENCE N. 88° 38' 36" W., 12.00 FEET; THENCE S. 1° 20' 40" W., 309.95 FEET; THENCE N. 88° 39' 18" W., 71.85 FEET TO A 5/8" IRON ROD; THENCE S. 1° 23' 10" W., 113.03 FEET TO A 5/8" IRON ROD; THENCE S. 88° 38' 36" E., 243.95 FEET TO A 5/8" IRON ROD ON THE WEST BOUNDARY OF UNIT 2, M128-15; THENCE N. 1° 20' 40" E., 127.46 FEET TO A 5/8" IRON ROD AT THE SOUTHWEST CORNER OF UNIT 1, M128-15; THENCE N. 89° 41' 46" E., 110.05 FEET (F); THENCE N. 1° 20' 40" E., 141.35 FEET; THENCE N. 88° 38' 36" W., 35.00 FEET; THENCE N. 1° 20' 40" E., 101.00 FEET; THENCE S. 88° 38' 36" E., 25.07 FEET; THENCE N. 1° 20' 40" E., 595.00 FEET; THENCE N. 88° 38' 36" W., 47.00 FEET; THENCE N. 0° 36' 59" W., 87.14 FEET; THENCE N. 12° 54' 19" W., 50.00 FEET; THENCE 47.13 FEET ALONG THE ARC OF A 475.00 FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS S. 74° 15' 08" W., 47.11 FEET; THENCE N. 1° 21' 33" E., 128.48 FEET TO THE NORTH LINE OF SAID PLAT "M", SUTHERLIN LAND & WATER CO., SAID POINT BEING N. 88° 38' 24" W., 7.21 FEET FROM THE NORTHWEST CORNER OF UNIT 1, M128-15; THENCE ALONG SAID NORTH LINE N. 88° 38' 24" W., 191.55 FEET TO A 3/4" IRON PIPE AT THE NORTHEAST CORNER OF LOT 7, BLOCK 6, PLAT "M", SUTHERLIN LAND & WATER CO.; THENCE N. 88° 38' 24" W., 209.97 FEET TO A 5/8" IRON ROD, THE PLACE OF BEGINNING AND CONTAINING 11.01 ACRES, MORE OR LESS.

F. Neil Hibbs
F. NEIL HIBBS P.L.S. #52989 12-6-99 DATE

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE A PORTION OF LOTS 6 & 7 OF BLOCK 6, SUTHERLIN LAND & WATER CO., PLAT "M". POINT "C" WAS SET AT A POINT CREATED BY EXTENDING LINE "E-D" TO IT'S INTERSECTION WITH LINE "A-B". POINT "F" WAS SET ON LINE BETWEEN FOUND MONUMENTS. POINT "B" IS THE NORTHEAST CORNER OF THAT PROPERTY DESCRIBED IN INSTRUMENT NO. 80-01540 OF THE DEED RECORDS OF DOUGLAS COUNTY, WITH POINT "G" BEING SET ALONG THE EASTERLY BOUNDARY OF THAT SAME PROPERTY. POINT "H" WAS SET ON LINE BETWEEN POINTS "D" AND "C". ALL OTHER EXTERIOR CORNERS WERE SET RANDOMLY THROUGH OWNERS PROPERTY TO CREATE THE BOUNDARY. THE BASIS OF BEARINGS IS THE WEST BOUNDARY OF UNIT 1, M128-15.

THIS PLAT IS SUBJECT TO PROTECTIVE AND RESTRICTIVE COVENANTS AS RECORDED IN INST. NO. 99-30118 (VOL. 1662, PG. 509)

FIELD CREW: NEIL HIBBS, ROD McALLISTER, RYAN PALMER AND WAYNE ROGERS
EQUIPMENT: NIKON TOTAL STATION AND SDR 33 DATA COLLECTOR
OFFICE: NEIL HIBBS
DRAFTING: MICHAEL JONES

PLANNING DEPT. FILE NO. SUB 97-09-134

ZONE: R-1
COMP. PLAN: LOW DENSITY RESIDENTIAL
WATER: CITY OF SUTHERLIN
SEWER: CITY OF SUTHERLIN

99-30119

99-30119

APPROVALS:

Steve Hunter 12/10/99
COMMUNITY DEVELOPMENT DIRECTOR DATE
CITY OF SUTHERLIN
Ed Moran 12-14-99
DOUGLAS COUNTY SURVEYOR DEPUTY DATE
Steve Reaman 12-20-99
DOUGLAS COUNTY TAX ASSESSOR DEPUTY DATE

I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.
Steve Reaman 12-20-99
DOUGLAS COUNTY TAX COLLECTOR DEPUTY DATE

FILED THIS 21ST DAY OF DEC, 1999, 10:35 O'CLOCK AM/PM
DOYLE SHAVER JR.
DOUGLAS COUNTY CLERK BY DEPUTY
John Schleinung 12-20-99
DOUGLAS COUNTY COMMISSIONER DATE
John Morgan 12/20/99
DOUGLAS COUNTY COMMISSIONER DATE

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
99 DEC 21 AM 10:35

DOYLE SHAVER JR.
DOUGLAS COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY *John Schleinung*
DEPUTY
FEE PP



DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT C. A. GALPIN AND JOHN SCHLEINING, MONT CLIARE JOINT VENTURE, ARE THE OWNERS OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE PLATTED INTO LOTS TOGETHER WITH EASEMENTS AND ~~ROADS AS SHOWN~~. HEREBY DEDICATE TO THE PUBLIC THE STREETS AS PLATTED AND SHOWN HEREON.

C. A. Galpin 12-1-99
C. A. GALPIN DATE

John Schleinung 12-1-99
JOHN SCHLEINING DATE

AFFIDAVIT OF CORRECTION:
RECORDED FEB. 23, 2000
IN BOOK 1673 PAGES 893-894
CO. CLERK RECORDS
C.S. FILE 65/28-4

ACKNOWLEDGMENT

STATE OF Oregon
COUNTY OF Jackson

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 7th DAY OF December, 1999, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED C. A. GALPIN AND JOHN SCHLEINING, WHO DID SAY THAT THEY ARE THE IDENTICAL PERSONS NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

Patricia L. Thomas
MY COMMISSION EXPIRES: Mar 01, 2003



REGISTERED PROFESSIONAL LAND SURVEYOR <i>F. Neil Hibbs</i> OREGON JANUARY 12, 1999 F. NEIL HIBBS 52989 EXPIRES: 6/30/2001	MONT CLAIRE ESTATES PHASE 1 SUBDIVISION AND BOUNDARY LINE ADJUSTMENT LYING IN THE NW 1/4 OF SECTION 24 AND THE SW 1/4 OF SECTION 13, T25S, R6W, W. M., DOUGLAS COUNTY, OREGON	
	SURVEYED FOR: AVERY CONSTRUCTION P.O. BOX 277 WINCHESTER, OREGON 97495	SURVEYED BY: <i>i.e.</i> ENGINEERING 741 S.E. Jackson Street Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392
SCALE: NO SCALE	DATE: NOV. 1999	DWG. BY: MLJ JOB NO: 1475-05 PAGE: 2 OF 2