

CHORD	RADIUS	ARC
1	S43°38'58"E 16.97'	12.00' 18.85'
2	S46°21'03"W 16.97'	12.00' 18.85'
3	S30°57'58"E 21.38'	20.00' 22.56'
4	N30°58'00"W 45.97'	43.00' 48.50'
5	N41°44'28"E 55.73'	43.00' 60.63'
6	S69°55'40"E 40.29'	43.00' 41.93'
7	S20°19'27"E 31.76'	43.00' 32.53'
8	S84°09'46"W 19.47'	175.00' 19.48'
9	S68°29'01"W 75.70'	175.00' 76.30'
10	S54°17'17"W 10.41'	175.00' 10.41'
11	S65°30'42"E 27.63'	15.66' 33.84'
12	N45°20'47"W 57.25'	43.00' 62.65'
13	S70°11'44"W 33.21'	43.00' 34.10'
14	S24°45'30"W 33.21'	43.00' 34.10'
15	S20°40'43"E 33.21'	43.00' 34.10'
16	S69°37'29"E 38.01'	43.00' 39.37'
17	N33°56'50"W 27.63'	15.66' 33.84'
18	S25°01'27"W 17.91'	175.00' 17.92'
19	S24°02'21"W 8.50'	125.00' 8.50'
20	S56°40'11"W 127.57'	125.00' 133.87'
21	S31°10'50"W 47.40'	150.00' 47.60'
22	S63°48'40"W 119.82'	150.00' 123.26'
23	N85°11'27"E 22.62'	300.00' 24.51'
24	N85°10'49"E 24.50'	325.00' 22.63'

*NOTE: ALL EXTERIOR BEARINGS AND DISTANCES, BETWEEN FOUND MONUMENTS, PER VOL.20 PG. 16A. EXCEPT WHERE NOTED.

- LEGEND**
- SET 5/8" x 30" IR w/CAP MARKED "I.E. ENG" UNLESS OTHERWISE NOTED
 - FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
 - △ CALCULATED POSITION
 - [] RECORD AS PER PLAT "M", SL&W CO., VOL.4, PG. 67
 - () RECORD AS PER M 128-15
 - (()) RECORD AS PER LAND PARTITION 1993-0037

2000-22171

<p>REGISTERED PROFESSIONAL LAND SURVEYOR</p> <p><i>F. Neil Hibbs</i></p> <p>OREGON JANUARY 12, 1999 F. NEIL HIBBS 52989</p> <p>EXPIRES: 6/30/2001</p>	<p>MONT CLAIRE ESTATES PHASE 2 SUBDIVISION</p> <p>LYING IN THE NW 1/4 OF SECTION 24 AND THE SW 1/4 OF SECTION 13, T25S, R6W, W. M., DOUGLAS COUNTY, OREGON</p>	
	<p>SURVEYED FOR: AVERY CONSTRUCTION P.O. BOX 277 WINCHESTER, OREGON 97495</p>	<p>SURVEYED BY: i.e. ENGINEERING 741 S.E. Jackson Street Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392</p>
<p>SCALE: 1" = 50'</p>	<p>DATE: OCT. 2000</p>	<p>DWG. BY: BWC JOB NO: 1475-09 PAGE: 1 OF 2</p>

FORT MCKAY ROAD (CO. RD. NO. 9) 60' R/W

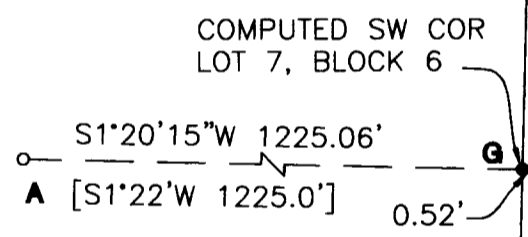
S88°38'36"E 2438.15' [S88°38'E 2438.0']

S88°38'36"E 2438.15' [S88°38'E 2438.0']

NOTE:
RECORD FOR LINE "C-E" IS
[N0°06'E 1225.5']
PLAT-N0°16'E 1225.45'

2000-22171

COMP. R/W @
SW COR. LOT 8,
BLOCK 6, PLAT
"M" SL&W CO.



COMP. R/W @
SW COR. LOT 8,
BLOCK 6, PLAT
"M" SL&W CO.



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 THE SOUTHWEST 1/4 OF SECTION 13 AND THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 25 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD AT THE NORTHWEST CORNER OF LOT 34, MONT CLAIRE ESTATES, PHASE 1; THENCE ALONG THE WEST BOUNDARY OF ABOVE SAID MONT CLAIRE ESTATES, PHASE 1, S. 1' 20' 43" W., 103.60 FEET TO A 5/8" IRON ROD; THENCE N. 37' 21' 06" E., 14.47 FEET TO A 5/8" IRON ROD; THENCE ALONG THE ARC OF A 275.00 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS N. 35' 11' 24" E., 20.75 FEET) 20.75 FEET TO A 5/8" IRON ROD; THENCE S. 6' 57' 17" E., 50.00 FEET TO A 5/8" IRON ROD AT THE NORTHWEST CORNER OF LOT 33, MONT CLAIRE ESTATES, PHASE 1; THENCE S. 6' 46' 14" E., 125.42 FEET TO A 5/8" IRON ROD ON THE WEST BOUNDARY OF LOT 32, MONT CLAIRE ESTATES, PHASE 1, ALSO BEING THE NORTHEAST CORNER OF THAT PARCEL AS DESCRIBED IN INSTRUMENT NO. 80-01540 OF THE DEED RECORDS OF DOUGLAS COUNTY; THENCE LEAVING SAID WESTERLY BOUNDARY OF MONT CLAIRE ESTATES, PHASE 1 ALONG THE NORTH BOUNDARY OF THE ABOVE SAID PARCEL AS DESCRIBED IN INSTRUMENT NO. 80-01540, N. 88' 38' 48" W., 140.20 FEET, TO THE NORTHWEST CORNER OF THE ABOVE SAID PARCEL AS DESCRIBED IN INSTRUMENT NO. 80-01540; THENCE ALONG THE WEST BOUNDARY OF THE ABOVE SAID PARCEL AS DESCRIBED IN INSTRUMENT NO. 80-01540, S. 1' 20' 15" W., 81.30 FEET; THENCE LEAVING SAID WEST BOUNDARY OF ABOVE SAID PARCEL AS DESCRIBED IN INSTRUMENT NO. 80-01540, N. 65' 57' 29" W., 148.97 FEET; THENCE S. 22' 05' 26" W., 12.63 FEET; THENCE N. 67' 54' 34" W., 50.00 FEET; THENCE N. 68' 57' 31" W., 173.43 FEET TO THE EASTERLY RIGHT-OF-WAY OF CHURCH ROAD; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY OF CHURCH ROAD, N. 00' 16' 00" E., 229.76 FEET; THENCE S. 89' 08' 45" E., 347.35 FEET TO A 3/4" IRON ROD; THENCE S. 89' 08' 45" E., 89.14 FEET TO THE POINT OF BEGINNING.

ALSO AND TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL.

BEGINNING AT A 5/8" IRON ROD AT THE SOUTHWEST CORNER OF LOT 30, OF MONT CLAIRE ESTATES, PHASE 1; THENCE ALONG THE SOUTHERLY BOUNDARY OF MONT CLAIRE ESTATES, PHASE 1, S. 88' 39' 17" E., 100.00 FEET TO A 5/8" IRON ROD; THENCE S. 1' 20' 43" W., 34.00 FEET TO A 5/8" IRON ROD; THENCE S. 88' 38' 36" E., 148.74 FEET, TO A 5/8" IRON ROD AT THE SOUTHEAST CORNER OF LOT 29, MONT CLAIRE ESTATES, PHASE 1; THENCE S. 1' 20' 37" W., 79.00 FEET TO A 5/8" IRON ROD AT THE SOUTHWEST CORNER OF LOT 18, MONT CLAIRE ESTATES, PHASE 1; THENCE N. 88' 38' 36" W., 12.00 FEET TO A 5/8" IRON ROD; THENCE S. 1' 20' 40" W., 309.95 FEET TO A 5/8" IRON ROD ON THE NORTHERLY BOUNDARY OF LOT 13, MONT CLAIRE ESTATES, PHASE 1; THENCE N. 88' 39' 18" W., 71.85 FEET TO A 5/8" IRON ROD AT THE NORTHWEST CORNER OF LOT 13, MONT CLAIRE ESTATES, PHASE 1 ALSO BEING THE SOUTHEAST CORNER OF THAT PARCEL AS DESCRIBED IN INSTRUMENT NO. 2000-3541 OF THE DEED RECORDS OF DOUGLAS COUNTY; THENCE ALONG THE SOUTH BOUNDARY OF SAID PARCEL AS DESCRIBED IN INSTRUMENT NO. 2000-3541, N. 88' 37' 50" W., 164.88 FEET TO A 5/8" IRON ROD AT THE SOUTHWEST CORNER OF THAT PARCEL AS DESCRIBED IN INSTRUMENT NO. 2000-3541; THENCE N. 1' 20' 36" E., 180.00 FEET TO A 5/8" IRON ROD AT THE NORTHWEST CORNER OF THAT PARCEL AS DESCRIBED IN INSTRUMENT NO. 2000-3541; THENCE N. 1' 20' 36" E., 242.91 FEET TO THE POINT OF BEGINNING.

TOTAL ACREAGE IS 5.27 ACRES, MORE OR LESS.

NARRATIVE :

THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE A PORTION OF LOTS 6, 7 AND 8, BLOCK 6 OF PLAT "M", SUTHERLIN LAND AND WATER CO.. POINT "C" WAS CREATED BY EXTENDING LINE "A-B" IN A WESTERLY DIRECTION, RECORD DISTANCE FROM POINT "A". POINT "D" WAS CREATED BY EXTENDING THE LINE BETWEEN FOUND 1/2" IRON PIPES FOUND AT THE NORTHEAST AND SOUTHEAST CORNERS OF LOT 15, BLOCK 6 OF SAID PLAT "M", SL&W CO. TO INTERSECTION WITH A LINE RUN EASTERLY FROM FOUND MONUMENTS "H" AND "I". POINT "G" WAS SET AT THE INTERSECTION OF A WESTERLY EXTENSION OF LINE "D-H" AND LINE "A-F". POINT "E" WAS SET AT RECORD DISTANCE FROM POINT "G" ON A WESTERLY EXTENSION OF LINE "D-G". POINTS ALONG THE WESTERLY BOUNDARY OF LOTS 58 AND 59 WERE SET ON LINE BETWEEN POINTS "C" AND "E". POINTS SET ALONG THE WESTERLY BOUNDARY OF TAX LOT 300 WERE SET ON LINE BETWEEN FOUND MONUMENTS "A" AND "F".

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

FIELD CREW: WAYNE ROGERS, RYAN PALMER AND LESLIE BOAK

EQUIPMENT: NIKON TOTAL STATION AND SDR 33 DATA COLLECTOR

OFFICE: NEIL HIBBS

DRAFTING: BRYAN CROSGROVE

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

PLANNING DEPARTMENT FILE NUMBER: SUB-1-1-2000

2000-22171

APPROVALS:

John B. Long 10/30/00
COMMUNITY DEVELOPMENT DIRECTOR
CITY OF SUTHERLIN DATE

Ronny Wain 10-31-00
DOUGLAS COUNTY SURVEYOR DATE

ROBERT NORTHGRAVE 11/1/00
DOUGLAS COUNTY TAX ASSESSOR DATE

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

James R. Krueger 10-31-00
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 1st DAY OF November, 2000, 12:02 O'CLOCK AM/PM
DOYLE SHAVER JR. by Carl Engel, Deputy
DOUGLAS COUNTY CLERK 11-1-2000 DATE

Michael J. Winters 11-1-2000
DOUGLAS COUNTY COMMISSIONER DATE

Joyce Morgan 11/1/00
DOUGLAS COUNTY COMMISSIONER DATE

DEDICATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT C.A. GALPIN AND JOHN SCHLEINING, KEY WEST PROPERTIES, ARE THE OWNERS OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE PLATTED BY THE NAME OF "MONT CLAIRE ESTATES PHASE 2" TOGETHER WITH EASEMENTS AS SHOWN AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS SHOWN HEREON.

C.A. Galpin 10/24/00
C.A. GALPIN DATE

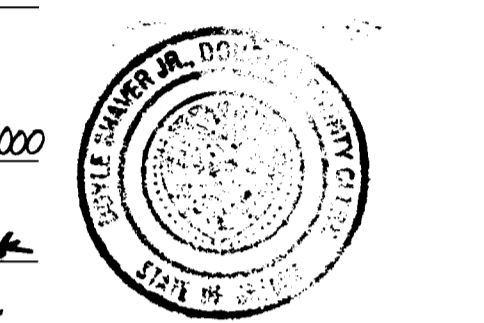
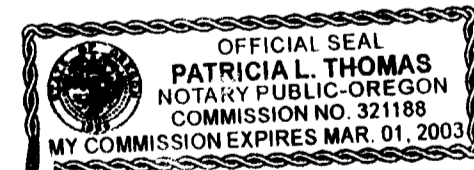
John Schleming 10/24/00
JOHN SCHLEINING DATE

ACKNOWLEDGMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 24th DAY OF October, 2000, 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



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
00 NOV -1 PM 12:02
DOYLE SHAVER JR.
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY Carl Engel DEPUTY
REC

2000-22171

	MONT CLAIRE ESTATES PHASE 2 SUBDIVISION 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: 741 S.E. Jackson Street Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392
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