



CHORD	CHORD	RADIUS	ARC	
1	S15°55'04"W	59.14	275.00	59.25
2	S05°25'08"W	41.49	275.00	41.53
3	S22°03'21"W	31.13	43.00	31.86
4	S61°38'40"W	27.10	43.00	27.57
5	N80°18'33"W	28.96	43.00	29.54
6	S37°53'42"E	33.23	43.00	34.12
7	S25°16'36"W	55.78	43.00	60.70
8	S39°02'51"W	17.95	20.00	18.62
9	S06°44'10"W	3.93	20.00	3.94
10	S44°19'29"E	17.09	12.00	19.02
11	S45°40'31"W	16.85	12.00	18.67
12	S02°47'45"W	19.32	325.00	19.32
13	S09°37'07"W	58.00	325.00	58.08
14	S18°24'51"W	41.68	325.00	41.71
15	S11°35'30"W	109.33	300.00	109.95

\*NOTE:  
ALL EXTERIOR BEARINGS AND DISTANCES  
ARE RECORD PER "MONT CLAIRE ESTATES,  
PHASE 2" (VOL. 20, PG. 31).

\*NOTE:  
IF SIDEWALKS HAVE NOT BEEN  
CONSTRUCTED AFTER TWO YEARS  
FROM THE DATE THE FINAL  
SUBDIVISION PLAT IS FILED, THE  
CITY OF SUTHERLIN WILL REQUIRE  
ALL LOTS TO DO SO AT THAT TIME.

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

2001-07744

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<p>REGISTERED PROFESSIONAL LAND SURVEYOR</p> <p><i>J. Neil Hibbs</i></p> <p>OREGON JANUARY 12, 1999 F. NEIL HIBBS 52989</p> <p>EXPIRES: 6/30/2001</p>	<p><b>MONT CLAIRE ESTATES PHASE 3</b></p> <p>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</p>	
	<p>SURVEYED FOR: AVERY CONSTRUCTION P.O. BOX 277 WINCHESTER, OR 97495</p>	<p>SURVEYED BY: <b>i.e.</b> 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: JAN, 2001</p>	<p>DWG. BY: BWC JOB NO: 1475-09-T4 PAGE: 1 OF 2</p>

**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 SOUTHEAST CORNER OF LOT 53, MONT CLAIRE ESTATES, PHASE 2, ALSO BEING ON THE WEST BOUNDARY OF THAT PARCEL AS DESCRIBED IN INSTRUMENT NO. 80-01540; THENCE ALONG SAID WEST BOUNDARY OF THAT PARCEL AS DESCRIBED IN INSTRUMENT NO. 80-01540, S. 1' 20' 15" W., 32.79 FEET; THENCE LEAVING SAID WEST BOUNDARY OF THAT PARCEL AS DESCRIBED IN INSTRUMENT NO. 80-01540, N. 88° 39' 45" W., 50.00 FEET; THENCE S. 1' 20' 15" W., 591.09 FEET TO INTERSECTION WITH THE NORTH RIGHT-OF-WAY OF FORT MCKAY ROAD, COUNTY ROAD NO. 9; THENCE ALONG SAID NORTH RIGHT-OF-WAY OF FORT MCKAY ROAD, COUNTY ROAD NO. 9, N. 88° 38' 36" W., 288.13 FEET TO A 5/8" IRON ROD AT THE INTERSECTION WITH THE EAST RIGHT-OF-WAY OF CHURCH ROAD, COUNTY ROAD NO. 9A; THENCE ALONG SAID EAST RIGHT-OF-WAY OF CHURCH ROAD, N. 0° 16' 00" E., 745.80 FEET TO A 5/8" IRON ROD AT THE MOST WESTERLY CORNER OF LOT 59, MONT CLAIRE ESTATES, PHASE 2; THENCE LEAVING SAID EAST RIGHT-OF-WAY OF CHURCH ROAD ALONG THE SOUTH BOUNDARY OF MONT CLAIRE ESTATES, PHASE 2, S. 68° 57' 31" E., 173.43 FEET TO A 5/8" IRON ROD AT THE SOUTHEAST CORNER OF LOT 60, MONT CLAIRE ESTATES, PHASE 2, THENCE S. 67° 54' 34" E., 50.00 FEET TO A 5/8" IRON ROD ON THE EASTERLY RIGHT-OF-WAY OF GOLFPVIEW AVENUE; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY OF GOLFPVIEW AVENUE, N. 22° 05' 26" E., 12.63 FEET TO A 5/8" IRON ROD AT THE SOUTHWEST CORNER OF LOT 53, MONT CLAIRE ESTATES, PHASE 2; THENCE S. 65° 57' 29" E., 148.97 FEET TO THE POINT OF BEGINNING. TOTAL ACREAGE IS 4.74 ACRES, MORE OR LESS.

**NARRATIVE**

THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE A PORTION OF LOT 8, BLOCK 6 OF PLAT "M", SUTHERLIN LAND AND WATER CO. AND TO ADJUST BOUNDARIES AS SHOWN, THE PERIMETER OF THE SUBDIVISION WAS LOCATED WITHIN FOUND MONUMENTS PER MONT CLAIRE ESTATES, PHASE 2, VOL. 20, PAGE 31.

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

2001-07744

**APPROVALS:**

John B. L. 3/30/01  
COMMUNITY DEVELOPMENT DIRECTOR  
CITY OF SUTHERLIN DATE  
Rosney Wan 3-30-01  
DOUGLAS COUNTY SURVEYOR DATE  
Ron NORTON 4-4-01  
DOUGLAS COUNTY TAX ASSESSOR DATE

I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.  
Jamar K. Kuegel 4-4-01  
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 6 DAY OF April, 2001, 9:42 O'CLOCK (AM/PM)  
DOYLE SHAVER JR. by Carol Engel, Deputy 4-6-01  
DOUGLAS COUNTY CLERK DATE  
Darryl Roberts 4-5-01  
DOUGLAS COUNTY COMMISSIONER DATE  
Michael J. Winters 4-6-01  
DOUGLAS COUNTY COMMISSIONER DATE

**DECLARATION**

KNOW ALL PEOPLE BY THESE PRESENTS THAT KEY WEST PROPERTIES IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAS CAUSED THE SAME TO BE PLATTED BY THE NAME OF "MONT CLAIRE ESTATES PHASE 3" TOGETHER WITH EASEMENTS AS SHOWN AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS SHOWN HEREON.

C.A. Galpin 2-9-01  
C.A. GALPIN DATE  
John Schleining 2-9-2001  
JOHN SCHLEINING DATE

**ACKNOWLEDGMENT**

STATE OF OREGON  
COUNTY OF Oregon  
KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 9th DAY OF February, 2001, 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, 2001



2001-07744

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SCALE: NO SCALE	DATE: JAN, 2001	JOB NO: 1475-09-T4 PAGE: 2 OF 2