

WESTLAKE ESTATES 2ND ADD.
(VOL.19, PG. 55)

CALAPOOYA RURAL FIRE
PROTECTION DISTRICT
INST NO 83--12166

INST. NO. 98--8216

NOTE: FD 5/8" IR 0.50'
WEST OF SET MONUMENT
NOTE: F.D. 1/2" I.R.
BEARS N85°28'50"W 5.30'
7.21'

FD. 3/4" I.P. NE COR
LOT 6, BLOCK 6, PLATT
"M", SL&W CO.

EXISTING 20' SEWER EASEMENT
PER INST NO 97-14124

LOT 1
VOL. 20,
PG. 16
N1°21'33"E
128.48'
10' STRIP ADDED TO LOT
1, VOL. 20, PG. 16, PER
INST. NO. 2000-19682

F.D. 1/2" IRON PIPE
NE COR LOT 2
BLOCK 6
SUTHERLIN LAND
& WATER PLAT "M"



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

FIELD CREW: SAM COREY RYAN PALMER
JIM FERRIS AND LESLIE BOAK

EQUIPMENT: NIKON TOTAL STATION AND
SDR 33 DATA COLLECTOR

OFFICE: WAYNE ROGERS

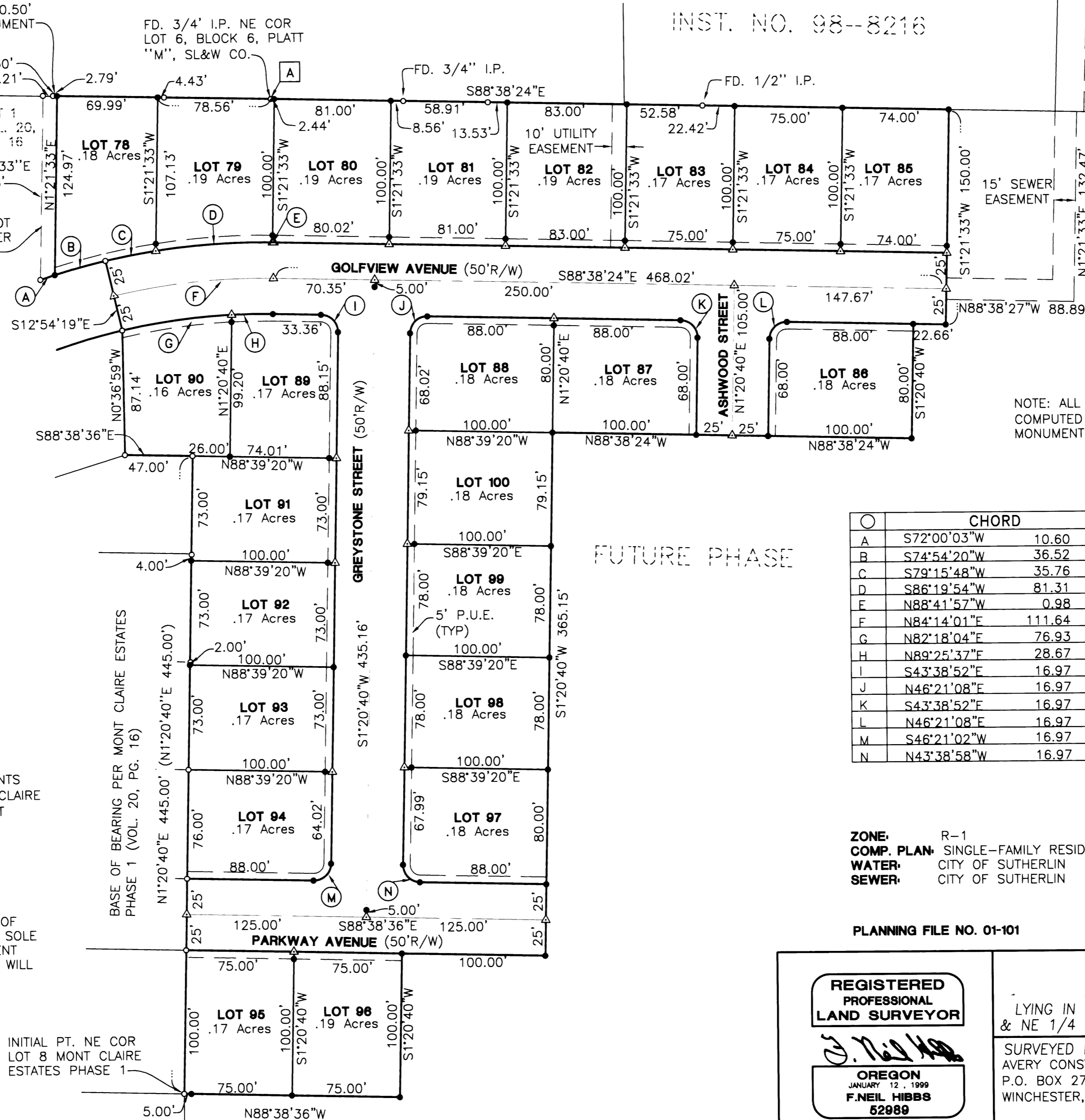
DRAFTING: TOM YOW

BEARING AND DISTANCES BETWEEN FOUND MONUMENTS
ALONG WESTERLY BOUNDARY RECORD PER "MONT CLAIRE
ESTATES PHASE 1" (VOL. 20, PG. 16) OF THE PLAT
RECORDS OF DOUGLAS COUNTY.

LINE [A] - [B] S88°38'24"E 1400.53',
REC. S88°38'24"E 1400.00' PER
SUTHERLIN LAND & WATER CO. PLAT "M".

NOTE: A BLANKET EASEMENT OVER THE REMAINDER OF
THE PARENT PARCEL IS HEREBY GRANTED FOR THE SOLE
PURPOSE OF STORM WATER DRAINAGE. SAID EASEMENT
WILL BE REPLACED WITH SPECIFIC EASEMENTS THAT WILL
BE DEFINED IN SUBSEQUENT PLATS.

INITIAL PT. NE COR
LOT 8 MONT CLAIRE
ESTATES PHASE 1



NOTE: ALL LOT CORNERS SHOWN AS
COMPUTED CORNERS HAVE 5' REFERENCE
MONUMENTS SET ALONG PROPERTY LINES.

○	CHORD	RADIUS	ARC
A	S72°00'03"W 10.60	475.00	10.60
B	S74°54'20"W 36.52	475.00	36.53
C	S79°15'48"W 35.76	475.00	35.77
D	S86°19'54"W 81.31	475.00	81.41
E	N88°41'57"W 0.98	475.00	0.98
F	N84°14'01"E 111.64	450.00	111.93
G	N82°18'04"E 76.93	425.00	77.03
H	N89°25'37"E 28.67	425.00	28.67
I	S43°38'52"E 16.97	12.00	18.85
J	N46°21'08"E 16.97	12.00	18.85
K	S43°38'52"E 16.97	12.00	18.85
L	N46°21'08"E 16.97	12.00	18.85
M	S46°21'02"W 16.97	12.00	18.85
N	N43°38'58"W 16.97	12.00	18.85

ZONE: R-1
COMP. PLAN: SINGLE-FAMILY RESIDENTIAL
WATER: CITY OF SUTHERLIN
SEWER: CITY OF SUTHERLIN

PLANNING FILE NO. 01-101

2002-07547

**REGISTERED
PROFESSIONAL
LAND SURVEYOR**

J. Neil Hibbs
**OREGON
JANUARY 12, 1999
F. NEIL HIBBS
52989**

EXPIRES: 6/30/2003

**SUBDIVISION
MONT CLAIRE ESTATES PHASE 4**

LYING IN THE SW 1/4 & SE 1/4 OF SEC 13 AND THE NW 1/4
& NE 1/4 OF SEC 24, T25S, R6W, W.M. DOUGLAS COUNTY, OREGON

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

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

DWG. BY: BWC

SCALE: 1"=60'

DATE: FEB, 2002

JOB NO: 1475-12

PAGE: 1 OF 2

2002-07547

2002-07547

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 AND SOUTHEAST 1/4 OF SECTION 13 AND THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 25 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, BEING A PORTION OF LOTS 4, 5, AND 6 OF BLOCK 6, OF THE SUTHERLIN LAND & WATER CO., PLAT "M" AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD AT THE NORTHEAST CORNER OF LOT 8, "MONT CLAIRE ESTATES, PHASE 1", VOLUME 20, PAGE 16, OF THE PLAT RECORDS OF DOUGLAS COUNTY; THENCE ALONG THE EAST BOUNDARY OF SAID "MONT CLAIRE ESTATES, PHASE 1", N1° 20' 40"E FOR 445.00 FEET TO A 5/8" IRON ROD; THENCE N88° 38' 36"W FOR 47.00 FEET TO A 5/8" IRON ROD; THENCE N0° 36' 59"W FOR 87.14 FEET TO A 5/8" IRON ROD ON THE SOUTHERLY RIGHT-OF-WAY OF GOLFVIEW AVENUE; THENCE N12° 54' 19"W FOR 50.00 FEET TO A 5/8" IRON ROD ON THE NORTHERLY RIGHT-OF-WAY OF GOLFVIEW AVENUE; THENCE ALONG A 475.00 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS S74° 54' 20"W 36.52 FEET) 36.53 FEET; THENCE N1° 21' 33"E FOR 124.97 FEET TO A POINT ON THE NORTH BOUNDARY OF LOT 6, BLOCK 6, OF THE SUTHERLIN LAND & WATER CO., PLAT "M", FROM WHICH A 5/8" IRON ROD AT THE NORTHWEST CORNER OF UNIT 1, PER M128-15, BEARS N88° 38' 24"W, 2.79 FEET; THENCE ALONG THE NORTH BOUNDARY OF LOTS 6, 5, AND A PORTION OF LOT 4, S88° 38' 24"E FOR 619.99 FEET, FROM WHICH A 1/2" IRON PIPE BEARS S88° 38' 24"E 929.09 FEET; THENCE LEAVING SAID NORTH BOUNDARY OF LOT 4, BLOCK 6, OF THE SUTHERLIN LAND & WATER CO., PLAT "M", S1° 21' 33"W FOR 150.00 FEET; THENCE N88° 38' 24"W FOR 22.66 FEET; THENCE S1° 20' 40"W FOR 80.00 FEET; THENCE N88° 38' 24"W FOR 250.00 FEET; THENCE S1° 20' 40"W FOR 365.16 FEET; THENCE N88° 38' 36"W FOR 100.00 FEET; THENCE S1° 20' 40"W FOR 100.00 FEET; THENCE N88° 38' 36"W FOR 150.00 FEET, TO THE POINT OF BEGINNING, AND CONTAINING 5.59 ACRES MORE OR LESS.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE A PORTION OF LOTS 4, 5, AND 6 OF BLOCK 6, SUTHERLIN LAND & WATER CO., PLAT "M". THE WEST BOUNDARY WAS DETERMINED FROM FOUND MONUMENTS ON THE EAST BOUNDARY OF "MONT CLAIRE ESTATES, PHASE 1", VOLUME 20, PAGE 16. THE NORTH BOUNDARY WAS DETERMINED FROM FOUND MONUMENTS PER LOTS 2, 4, 5, AND 6, BLOCK 6, SUTHERLIN LAND & WATER CO., PLAT "M" AND M128-15, INTERMEDIATE MONUMENTS WERE FOUND ON LINE AS NOTED. THE NORTHWEST CORNER AND THE SOUTHWEST CORNER OF LOT 78 OF THIS SUBDIVISION WERE DETERMINED PER INSTRUMENT NO. 2000-19682. THE BASIS OF BEARINGS IS A PORTION OF THE EAST BOUNDARY OF "MONT CLAIRE ESTATES, PHASE 1", VOLUME 20, PAGE 16.

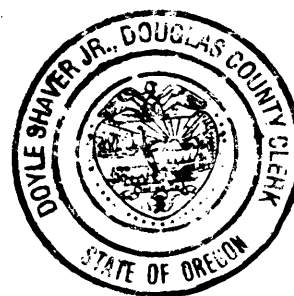
THIS PLAT IS SUBJECT TO PROTECTIVE AND RESTRICTIVE COVENANTS AS RECORDED IN INST. NO. 99-30118 (VOL. 1662, PG. 509)

APPROVALS:

[Signature] 2/25/02
PLANNING COMMISSION CHAIRMAN
CITY OF SUTHERLIN
Randy Allen 2-25-02
DOUGLAS COUNTY SURVEYOR
Bob Northcraft 3-11-02
DOUGLAS COUNTY TAX ASSESSOR

I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.
Sandra K. Connee 3/11/02
DOUGLAS COUNTY TAX COLLECTOR
2002-07547

FILED THIS 12th DAY OF March, 2002, 11:59 O'CLOCK AM/PM
Doyle Shawer Jr. 3-12-02
DOUGLAS COUNTY CLERK
[Signature] 3/12/02
DOUGLAS COUNTY COMMISSIONER
Michael J. Winter 3-11-02
DOUGLAS COUNTY COMMISSIONER



STATE OF OREGON] 98
COUNTY OF DOUGLAS]
I, DOYLE SHAWER JR., COUNTY CLERK AND
RECORDER OF CONVEYANCES, DO HEREBY CERTIFY
THAT THIS INSTRUMENT WAS RECORDED

RECORDED 12 AM 11:59

DOUGLAS COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY [Signature]
DEPUTY

FEE PP

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 4" TOGETHER WITH EASEMENTS AS SHOWN AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS SHOWN HEREON.

[Signature] Feb. 21 2002
C.A. GALPIN DATE

[Signature] FEB 21 2002
JOHN SCHLEINING DATE

ACKNOWLEDGMENT

STATE OF OREGON
COUNTY OF Jackson

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 21 DAY OF February, 2002, 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 1, 2003



2002-07547

REGISTERED PROFESSIONAL LAND SURVEYOR OREGON JANUARY 12, 1999 F. NEIL HIBBS 52989 EXPIRES: 6/30/2003	SUBDIVISION MONT CLAIRE ESTATES PHASE 4 LYING IN THE SW 1/4 & SE 1/4 OF SEC 13 AND THE NW 1/4 & NE 1/4 OF SEC 24, T25S, R6W, W.M. DOUGLAS COUNTY, OREGON	
	SURVEYED FOR: AVERY CONSTRUCTION P.O. BOX 277 WINCHESTER, OR 97495	SURVEYED BY: 741 S.E. Jackson Street Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392
SCALE: NO SCALE	DATE: FEB, 2002	DWG. BY: BWC JOB NO: 1475-12 PAGE: 2 OF 2