

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.

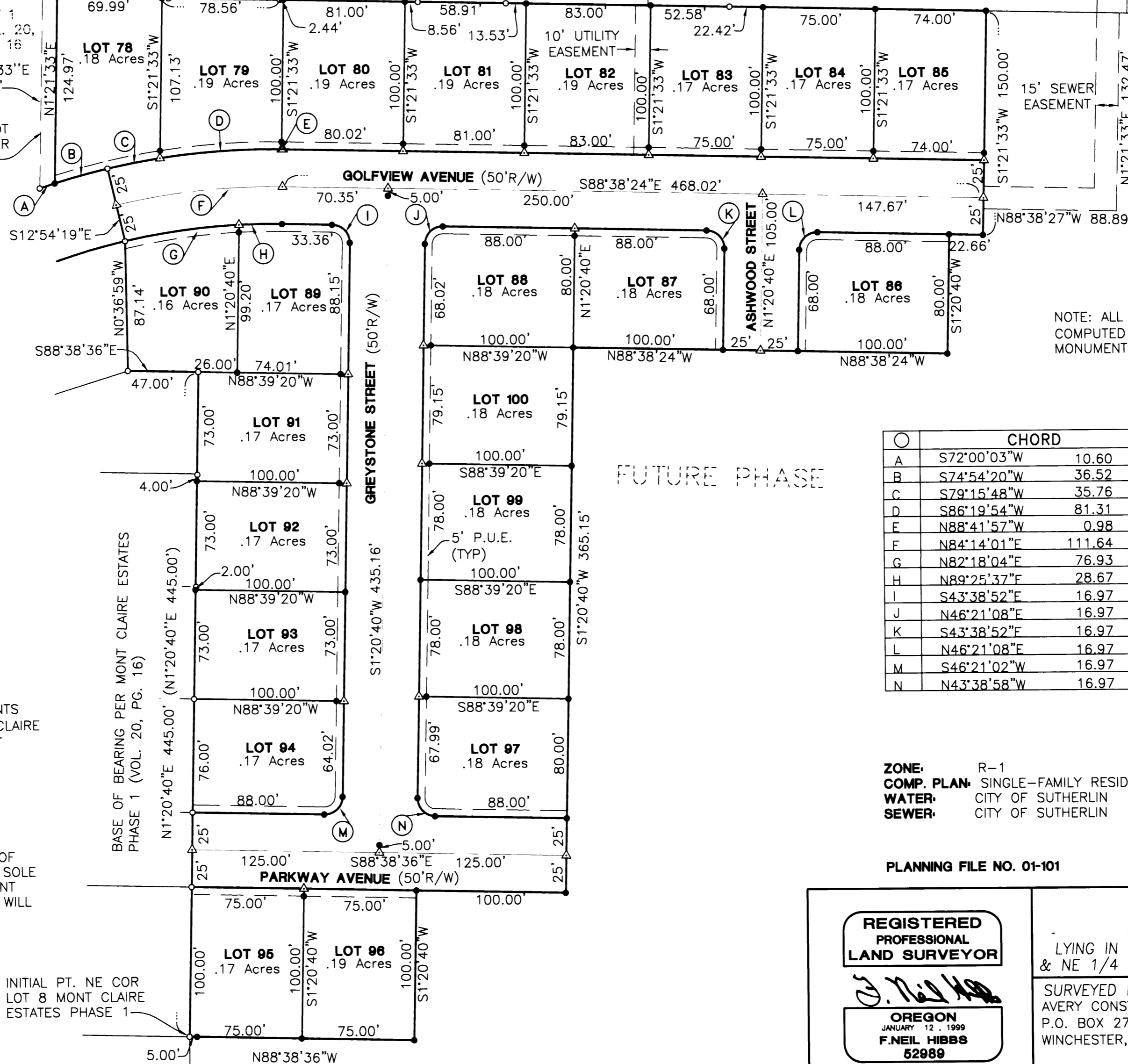
EXISTING 20' SEWER EASEMENT  
PER INST NO 97-14124

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

FD. 3/4" I.P.  
S88°38'24"E

FD. 1/2" I.P.

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



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

**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

| 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

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