

**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.

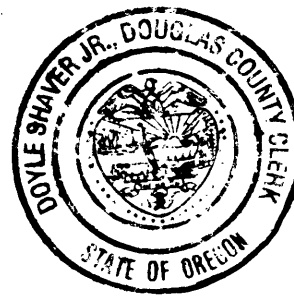
THIS PLAT IS SUBJECT TO PROTECTIVE AND RESTRICTIVE COVENANTS AS RECORDED IN INST. NO. 99-30118 (VOL. 1662, PG. 509)

**APPROVALS:**

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

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

FILED THIS 12<sup>th</sup> DAY OF March, 2002, 11:59 O'CLOCK AM/PM  
[Signature] 3-12-02  
DOUGLAS COUNTY CLERK BY: DEPUTY DATE  
[Signature] 3/12/02  
DOUGLAS COUNTY COMMISSIONER DATE  
[Signature] 3-11-02  
DOUGLAS COUNTY COMMISSIONER DATE



STATE OF OREGON ] 98  
COUNTY OF DOUGLAS ]  
I, DOYLE SHAWVER 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.

[Signature]  
MY COMMISSION EXPIRES: Mar 1, 2003



2002-07547

	<b>SUBDIVISION</b> <b>MONT CLAIRE ESTATES PHASE 4</b> 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	JOB NO: 1475-12
		PAGE: 2 OF 2