





NO FEE

10/23/2002 08:37:52 AM

PLAT-SUB Cnt=1 Stn=18 GLORIA  
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**SURVEYOR'S CERTIFICATE**

I, JERRY LEE ESTABROOK, BEING DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MONUMENTED THE LANDS AS 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 15 AND IN THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 25 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, AND BEING A PORTION OF LOTS 9 AND 10, BLOCK 2, OF THE SUTHERLIN LAND & WATER CO., PLAT "A" AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD AT THE SOUTHEAST CORNER OF QUAIL RUN SUBDIVISION, VOL. 19, PAGE 53 AS RECORDED IN THE SURVEYOR'S OFFICE OF DOUGLAS COUNTY; THENCE S. 0° 43' 08" E., 358.14 FEET TO A 5/8" IRON ROD; THENCE S. 82° 03' 30" W., 326.47 FEET TO A 3/4" IRON PIPE; THENCE S. 82° 03' 30" W., 210.32 FEET TO A 5/8" IRON ROD; THENCE N. 7° 41' 49" W., 154.16 FEET TO A 5/8" IRON ROD; THENCE NORTH, 235.69 FEET TO A 5/8" IRON ROD AT THE SOUTHWEST CORNER OF ABOVE SAID QUAIL RUN SUBDIVISION, VOL. 19, PAGE 53; THENCE CONTINUING ALONG THE SOUTH BOUNDARY OF QUAIL RUN SUBDIVISION, EAST, 165.00 FEET TO A 5/8" IRON ROD; THENCE NORTH, 33.41 FEET TO A 5/8" IRON ROD; THENCE EAST, 200 FEET TO A 5/8" IRON ROD; THENCE N. 78° 14' 57" E., 51.07 FEET TO A 5/8" IRON ROD; THENCE EAST, 132.80 FEET, TO THE POINT OF BEGINNING AND CONTAINING 4.75 ACRES MORE OR LESS.

**NARRATIVE**

THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE A PORTION OF LOTS 9 AND 10, BLOCK 2, OF THE SUTHERLIN LAND & WATER CO., PLAT "A". FOUND MONUMENTS PER QUAIL RUN SUBDIVISION, VOL. 19, PAGE 53, THE CORNER OF LOTS 9 AND 10, BLOCK 2, SUTHERLIN LAND AND WATER CO., PLAT "A", AND A PORTION OF THE SURVEY, M131-7, AS RECORDED IN THE DOUGLAS COUNTY SURVEYOR'S OFFICE WERE FOUND AND USED. FOUND MONUMENTS ON THE EAST BOUNDARY OF SURVEY, M131-7 WERE USED AS THE BASIS OF BEARING.

**DECLARATION**

KNOW ALL PEOPLE BY THESE PRESENTS THAT KEY WEST PROPERTIES, A JOINT VENTURE PARTNERSHIP CONSISTING OF LARVAN INC., A NEW JERSEY CORPORATION AND GALPIN LLC AN OREGON LIMITED LIABILITY COMPANY IS THE OWNER OF THE LAND REPRESENTED HEREON, AND MORE PARTICULARLY DESCRIBED HEREIN AND THAT C.A. GALPIN, ACTING MEMBER OF GALPIN LLC, AND JOHN SCHLEINING, PRESIDENT OF LARVAN INC. HAVE CAUSED THE SAME TO BE PLATTED INTO LOTS TOGETHER WITH EASEMENTS AS SHOWN AND DO HEREBY DEDICATE THAT PORTION SHOWN AS QUAIL RUN STREET, MONTCLAIR DRIVE, AND ASPEN RUN AVENUE TO THE PUBLIC USE FOREVER.

C. A. Galpin Sept 18, 2002  
C. A. GALPIN, ACTING MEMBER DATE

John Schleining Sept. 18, 2002  
JOHN SCHLEINING, PRESIDENT DATE



**ACKNOWLEDGMENT**

STATE OF OREGON  
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 19 DAY OF September, 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

**APPROVALS**

[Signature] 9/30/02  
PLANNING COMMISSION CHAIRMAN DATE  
CITY OF SUTHERLIN

[Signature] 10-2-02  
DOUGLAS COUNTY SURVEYOR DATE

[Signature] 10-22-02  
DOUGLAS COUNTY TAX ASSESSOR DATE

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

[Signature] 10/22/02  
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 23<sup>rd</sup> DAY OF OCT, 2002, 8:37 O'CLOCK AM/PM



[Signature] 10-23-02  
DOUGLAS COUNTY CLERK DATE  
By: Deputy

[Signature] 10-22-02  
DOUGLAS COUNTY COMMISSIONER DATE

[Signature] 10-22-02  
DOUGLAS COUNTY COMMISSIONER DATE

**COVENANT**

AS DIRECTED BY THE CITY OF SUTHERLIN, THE MINIMUM HABITABLE GROUND FLOOR ELEVATION OF BUILDINGS CONSTRUCTED IN THIS SUBDIVISION SHALL BE 1 FOOT ABOVE THE HIGH BANK OF SUTHERLIN CREEK CHANNEL AT A POINT PERPENDICULAR TO THE PROPOSED HOME PER CITY REQUIREMENTS.

SUBJECT TO PROTECTIVE COVENANTS AS FILED HERewith, DOUGLAS COUNTY, OREGON.

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| <p><b>REGISTERED PROFESSIONAL LAND SURVEYOR</b></p> <p><u>[Signature]</u></p> <p><b>OREGON</b><br/>JUNE 30, 1995<br/>JERRY LEE ESTABROOK<br/>2703</p> <p>EXPIRES: 12/31/2003</p> | <p><b>PHASE II</b><br/><b>QUAIL RUN SUBDIVISION</b><br/>LYING IN THE SE 1/4 OF SEC. 16 &amp; THE SW 1/4 OF SEC. 15, T25S, R5W, W.M., DOUGLAS COUNTY, OREGON</p> |   |
|  | <p>SURVEYED FOR:<br/>GORDON AVERY<br/>AVERY CONST./KEY WEST CO.<br/>P.O. BOX 277<br/>WINCHESTER, OR 97495</p>   | <p>SURVEYED BY:<br/><b>i.e.</b><br/>ENGINEERING</p> <p>741 S.E. Jackson Street<br/>Roseburg, Oregon 97470<br/>PHONE (541) 673-0166<br/>FAX (541) 440-9392</p> |
|  | <p>SCALE: NO SCALE</p>  | <p>DATE: APRIL 2002</p>   |
|  | <p>DWG. BY: FLB</p>   | <p>JOB NO: 1474-04</p>  |
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