



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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**REGISTERED PROFESSIONAL LAND SURVEYOR**

*J. Neil Hibbs*

**OREGON**  
JANUARY 12, 1999  
**F. NEIL HIBBS**  
52989

EXPIRES: 6/30/2001

**MONT CLAIRE ESTATES PHASE 3**

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

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

SCALE: 1" = 50'

DATE: JAN, 2001

DWG. BY: BWC

JOB NO: 1475-09-T4

PAGE: 1 OF 2