

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 OF SECTION 13 AND THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 25 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD AT THE SOUTHEAST CORNER OF LOT 53, MONT CLAIRE ESTATES, PHASE 2, ALSO BEING ON THE WEST BOUNDARY OF THAT PARCEL AS DESCRIBED IN INSTRUMENT NO. 80-01540; THENCE ALONG SAID WEST BOUNDARY OF THAT PARCEL AS DESCRIBED IN INSTRUMENT NO. 80-01540, S. 1' 20' 15" W., 32.79 FEET; THENCE LEAVING SAID WEST BOUNDARY OF THAT PARCEL AS DESCRIBED IN INSTRUMENT NO. 80-01540, N. 88° 39' 45" W., 50.00 FEET; THENCE S. 1' 20' 15" W., 591.09 FEET TO INTERSECTION WITH THE NORTH RIGHT-OF-WAY OF FORT MCKAY ROAD, COUNTY ROAD NO. 9; THENCE ALONG SAID NORTH RIGHT-OF-WAY OF FORT MCKAY ROAD, COUNTY ROAD NO. 9, N. 88° 38' 36" W., 288.13 FEET TO A 5/8" IRON ROD AT THE INTERSECTION WITH THE EAST RIGHT-OF-WAY OF CHURCH ROAD, COUNTY ROAD NO. 9A; THENCE ALONG SAID EAST RIGHT-OF-WAY OF CHURCH ROAD, N. 0° 16' 00" E., 745.80 FEET TO A 5/8" IRON ROD AT THE MOST WESTERLY CORNER OF LOT 59, MONT CLAIRE ESTATES, PHASE 2; THENCE LEAVING SAID EAST RIGHT-OF-WAY OF CHURCH ROAD ALONG THE SOUTH BOUNDARY OF MONT CLAIRE ESTATES, PHASE 2, S. 68° 57' 31" E., 173.43 FEET TO A 5/8" IRON ROD AT THE SOUTHEAST CORNER OF LOT 60, MONT CLAIRE ESTATES, PHASE 2, THENCE S. 67° 54' 34" E., 50.00 FEET TO A 5/8" IRON ROD ON THE EASTERLY RIGHT-OF-WAY OF GOLFPVIEW AVENUE; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY OF GOLFPVIEW AVENUE, N. 22° 05' 26" E., 12.63 FEET TO A 5/8" IRON ROD AT THE SOUTHWEST CORNER OF LOT 53, MONT CLAIRE ESTATES, PHASE 2; THENCE S. 65° 57' 29" E., 148.97 FEET TO THE POINT OF BEGINNING. TOTAL ACREAGE IS 4.74 ACRES, MORE OR LESS.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE A PORTION OF LOT 8, BLOCK 6 OF PLAT "M", SUTHERLIN LAND AND WATER CO. AND TO ADJUST BOUNDARIES AS SHOWN, THE PERIMETER OF THE SUBDIVISION WAS LOCATED WITHIN FOUND MONUMENTS PER MONT CLAIRE ESTATES, PHASE 2, VOL. 20, PAGE 31.

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

FIELD CREW: WAYNE ROGERS, RYAN PALMER AND LESLIE BOAK
EQUIPMENT: NIKON TOTAL STATION AND SDR 33 DATA COLLECTOR
OFFICE: NEIL HIBBS
DRAFTING: BRYAN CROSGROVE

ZONE: R-1
COMP. PLAN: LOW DENSITY RESIDENTIAL
WATER: CITY OF SUTHERLIN
SEWER: CITY OF SUTHERLIN

2001-07744

APPROVALS:

John B. L. 3/30/01
COMMUNITY DEVELOPMENT DIRECTOR
CITY OF SUTHERLIN DATE
Rosney Wan 3-30-01
DOUGLAS COUNTY SURVEYOR DATE
Ron Noreturns 4-4-01
DOUGLAS COUNTY TAX ASSESSOR DATE

I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.
Jamar K. Kuegel 4-4-01
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 6 DAY OF April, 2001, 9:42 O'CLOCK (AM/PM)
DOYLE SHAVER JR. by Carol Engle, Deputy 4-6-01
DOUGLAS COUNTY CLERK DATE
Darryl Roberts 4-5-01
DOUGLAS COUNTY COMMISSIONER DATE
Michael J. Winters 4-6-01
DOUGLAS COUNTY COMMISSIONER DATE

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

C.A. Galpin 2-9-01
C.A. GALPIN DATE
John Schleining 2-9-2001
JOHN SCHLEINING DATE

ACKNOWLEDGMENT

STATE OF OREGON
COUNTY OF Oregon
KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 9th DAY OF February, 2001, 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 01, 2001



2001-07744

	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: <u>i.e.</u> ENGINEERING 741 S.E. Jackson Street Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392	
SCALE: NO SCALE	DATE: JAN, 2001	DWG. BY: BWC JOB NO: 1475-09-T4 PAGE: 2 OF 2