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09/03/2004 11:43:11 AM

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SURVEYOR'S CERTIFICATE:

I, LARRY E. MONREAN, OREGON PROFESSIONAL LAND SURVEYOR NO. 1830, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS AS SHOWN ON THE ANNEXED PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION.

A PORTION OF LOT 9 OF SUTHERLIN LAND AND WATER COMPANY PLAT "A" RECORDED IN VOLUME 1, PAGE 59 OF THE DOUGLAS COUNTY CLERK PLAT RECORDS. SAID PORTION LYING IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 25 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON. SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT 5/8" IRON ROD BEING THE SOUTHWEST CORNER OF LOT 41 OF QUAIL RUN SUBDIVISION PHASE 2 AS RECORDED IN VOLUME 20, PAGE 64 OF THE DOUGLAS COUNTY CLERK PLAT RECORDS; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 9 SOUTH 82°03'30" WEST 167.56 FEET TO A 5/8" IRON ROD; THENCE CONTINUING ALONG SAID BOUNDARY SOUTH 59°05'27" WEST 192.43 FEET; THENCE LEAVING SAID BOUNDARY NORTH 30°54'33" WEST 150.00 FEET; THENCE NORTH 27°37'00" WEST 55.48 FEET; THENCE NORTH 55°31'07" EAST 56.64 FEET; THENCE NORTH 30°54'33" WEST 40.52 FEET; THENCE NORTH 59°05'27" EAST 160.02 FEET; THENCE NORTH 201.95 FEET; THENCE EAST 89.03 FEET; THENCE ALONG THE ARC OF AN 11.00 FOOT RADIUS CURVE TO THE LEFT FOR 17.28 FEET, THE CHORD OF WHICH BEARS NORTH 45°00'00" EAST 15.56 FEET; THENCE NORTH 24.85 FEET; THENCE EAST 150.00 FEET TO A POINT ON THE WESTERLY BOUNDARY OF QUAIL RUN SUBDIVISION AS RECORDED IN VOLUME 19, PAGE 53 IN THE DOUGLAS COUNTY CLERK PLAT RECORDS; THENCE ALONG SAID BOUNDARY AND THE WESTERLY BOUNDARY OF SAID QUAIL RUN SUBDIVISION PHASE 2 THE FOLLOWING COURSES: SOUTH 54.23 FEET TO A 5/8" IRON ROD, SOUTH 235.69 FEET TO A 5/8" IRON ROD, AND SOUTH 07°41'48" EAST 154.17 FEET TO THE POINT OF BEGINNING. SAID PORTION CONTAINING 3.44 ACRES MORE OR LESS.

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE A PORTION OF LOT 9, BLOCK 2, OF THE SUTHERLIN LAND & WATER CO., PLAT "A". FOUND MONUMENTS PER QUAIL RUN SUBDIVISION, VOL. 19, PAGE 53, AND QUAIL RUN SUBDIVISION PHASE 2, VOL. 20, PAGE 64, 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 AND STANLEY A. AND MARY LOU MCKNIGHT ARE THE OWNERS OF THE LAND REPRESENTED HEREON, AND MORE PARTICULARLY DESCRIBED HEREIN AND THAT THEY HAVE CAUSED THE SAME TO BE PLATTED INTO LOTS TOGETHER WITH EASEMENTS AS SHOWN AND DO HEREBY DEDICATE STREETS AS SHOWN HEREIN TO THE PUBLIC USE FOREVER.

C. A. Galpin 8-19-04
C. A. GALPIN, ACTING MEMBER DATE

John Schleining by Stephen Susi 8/20/04
JOHN SCHLEINING, PRESIDENT Stephen Susi DATE
BY: Stephen Susi ATTORNEY IN FACT

Stan A. McKnight 8/20/04
STANLEY A. MCKNIGHT DATE

Mary Lou McKnight 08/20/04
MARY LOU MCKNIGHT DATE

ACKNOWLEDGMENT:

STATE OF OREGON }
COUNTY OF DOUGLAS } ss.

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 20th DAY OF August, 2004, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED STANLEY A. AND MARY LOU MCKNIGHT, WHO DID SAY THAT THEY ARE THE IDENTICAL PERSONS NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

Elaine Berg
NOTARY: ELAINE BERG
NOTARY PUBLIC - OREGON
COMMISSION NO.: 358908
MY COMMISSION EXPIRES: JUNE 23, 2006

ACKNOWLEDGMENT:

STATE OF Oregon }
COUNTY OF Douglas } ss.

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 19th DAY OF August, 2004, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED C. A. GALPIN, WHO DID SAY THAT THEY ARE THE IDENTICAL PERSONS NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

Elaine Berg
NOTARY SIGNATURE

Elaine Berg
NOTARY NAME

NOTARY PUBLIC - 358908
COMMISSION NO.: OREGON
MY COMMISSION EXPIRES: June 23, 2006

ACKNOWLEDGMENT THROUGH POWER OF ATTORNEY

STATE OF Oregon }
COUNTY OF Jackson } ss.

ON THIS 20th DAY OF August, 2004, BEFORE ME PERSONALLY APPEARED Stephanie Susi, (PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) (PERSONALLY KNOWN TO ME) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED IN THE FOREGOING INSTRUMENT AS THE ATTORNEY IN FACT OF JOHN SCHLEINING, AND ACKNOWLEDGED THAT HE/SHE SUBSCRIBED THE NAME OF JOHN SCHLEINING THERETO AS PRINCIPAL, AND HIS/HER OWN NAME AS ATTORNEY IN FACT.

Patricia L. Thomas
NOTARY SIGNATURE

Patricia L. Thomas
NOTARY NAME

NOTARY PUBLIC - Oregon
COMMISSION NO.: 365902
MY COMMISSION EXPIRES: 265902 Mar 1, 2007

APPROVALS:

Randy Smith 8-22-04
PLANNING COMMISSION CHAIRMAN DATE
CITY OF SUTHERLIN
Randy Smith 8-31-04
DOUGLAS COUNTY SURVEYOR DEPUTY DATE
Ron Norstrom 9-2-04
DOUGLAS COUNTY TAX ASSESSOR DATE

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

Sandra K. Conner 9-2-04
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 3rd DAY OF SEPT., 2004, 11:43 O'CLOCK AM/~~PM~~
Barbara E. Nielsen 9-3-04
DOUGLAS COUNTY CLERK Deputy DATE

Jan Van Dyke 9-3-04
DOUGLAS COUNTY COMMISSIONER DATE

Steve Morgan 9/3/04
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.

~~BOOK~~ ~~PAGE~~
INST. NO. 2004-021724

FIELD CREW: RYAN PALMER AND DEREK FEIGEL

EQUIPMENT: TOPCON TOTAL STATION AND TDS RECON DATA COLLECTOR

OFFICE: MICHAEL JONES

DRAFTING: SEAN HIRTLE

PLANNING DEPARTMENT FILE NO. SUB-2003-10-22

	QUAIL RUN PHASE 3	
	LYING IN THE SE 1/4 OF SECTION 16, TOWNSHIP 25 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON	
SURVEYED FOR: GORDON AVERY AVERY CONST./KEY WEST CO. P.O. BOX 277 WINCHESTER, OR 97495	SURVEYED BY: i.e. ENGINEERING 741 SE Jackson Street Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392 iemail@engineering.com	DWG. BY: STH JOB NO: 1474-07 T3
SCALE: AS SHOWN	DATE: JUNE, 2004	PAGE: 2 OF 2

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