



NO FEE

06/08/2004 02:33:43 PM

PLAT-SUB Cnt=1 Stn=1 RECEIPTCOUNTER
This is a no fee document

ZONE: R-1
COMP. PLAN: SINGLE-FAMILY RESIDENTIAL
WATER: CITY OF SUTHERLIN
SEWER: CITY OF SUTHERLIN

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 LAND SHOWN ON THE ANNEXED PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION.

THE PARENT PARCEL BEING A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 25 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON. SAID PARENT PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 85 OF MONT CLAIRE ESTATES PHASE 4, VOLUME 20, PAGE 56, AS FILED IN THE DOUGLAS COUNTY RECORDER'S OFFICE; THENCE ALONG THE NORTH BOUNDARY OF LOT 4, BLOCK 6 OF S.L. & W. COMPANY PLAT M SOUTH 88°38'24" EAST 163.80 FEET; THENCE LEAVING SAID BOUNDARY SOUTH 01°21'36" WEST 82.46 FEET; THENCE SOUTH 66°32'07" WEST 47.92 FEET; THENCE SOUTH 43°32'31" WEST 73.54 FEET; THENCE ALONG THE ARC OF A 23.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT 18.53 FEET, THE CHORD OF WHICH BEARS NORTH 65°33'42" WEST 18.03 FEET; THENCE ALONG A TANGENT TO SAID CURVE NORTH 88°38'25" WEST 54.34 FEET TO THE SOUTHEAST CORNER OF GOLFVIEW AVENUE AS SHOWN ON SAID MONT CLAIRE ESTATES PHASE 4; THENCE ALONG THE EASTERLY BOUNDARY OF SAID RIGHT-OF-WAY AND THE EASTERLY BOUNDARY OF SAID LOT 85 NORTH 01°21'33" EAST 150.00 FEET TO THE POINT OF BEGINNING. SAID PARENT PARCEL CONTAINING 0.48 ACRES MORE OR LESS.

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE THE PARENT PARCEL AS SHOWN HEREON. THE PROCEDURE WAS AS FOLLOWS: WE TIED EXISTING MONUMENTS AS SHOWN HEREON. WE THEN HELD PROPERTY LINES BETWEEN MONUMENTS AS SHOWN HEREON. WE THEN SUBDIVIDED SAID PARENT PARCEL AS SHOWN.

CURVE TABLE

CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	CURVE LENGTH
C1	N69°05'34"W	49.26'	64.00'	50.57'
C2	S75°43'10"W	27.82'	64.00'	28.04'
C3	N77°15'46"E	26.30'	54.00'	26.57'
C4	N66°35'51"W	36.03'	48.00'	36.93'
C5	N65°33'42"W	18.03'	23.00'	18.53'

LEGEND

- SET 5/8" x 30" IR w/CAP MARKED "I.E. ENGINEERING" UNLESS OTHERWISE NOTED
- FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
- ⊙ FOUND 1/2" IRON PIPE
- △ CALCULATED POSITION
- () R1 RECORD AS PER VOL. 20, PG. 56

FIELD CREW: RYAN PALMER AND DEREK FEIGEL

EQUIPMENT: NIKON TOTAL STATION AND TDS RECON DATA COLLECTOR

OFFICE: ED MONREAN

DRAFTING: MICHAEL JONES

NOTE: SUBJECT TO COVENANTS AS RECORDED IN INSTRUMENT NO. 99-30118 OF DEED RECORDS OF DOUGLAS COUNTY.

APPROVALS:

Barbara E. Nielsen 5-24-04
PLANNING COMMISSION CHAIRMAN DATE
CITY OF SUTHERLIN
Romy Wren 5-25-04
DOUGLAS COUNTY SURVEYOR DATE
Ron Northcraft 6-2-04
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. Corne 6/2/04
DOUGLAS COUNTY TAX COLLECTOR DATE
FILED THIS 8th DAY OF JUNE, 2004, 2:33 O'CLOCK PM
2004-014127
Barbara E. Nielsen 6-8-04
DOUGLAS COUNTY CLERK DATE
Deputy
Deputy 6-2-04
DOUGLAS COUNTY COMMISSIONER DATE
Deputy 6/2/04
DOUGLAS COUNTY COMMISSIONER DATE

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT KEY WEST PROPERTIES, LARVAN INC. AND GALPIN L.L.C., ARE THE OWNERS OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE PLATTED BY THE NAME OF "MONT CLAIRE ESTATES PHASE 5" TOGETHER WITH EASEMENTS AS SHOWN AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS SHOWN HEREON.

Stephen S. Secretary 5/18/04
C.A. GALPIN TITLE: MEMBER COMPANY: GALPIN LLC DATE
John Schleinig 5/17/04
JOHN SCHLEINIG TITLE: PRES. COMPANY: LARVAN INC. DATE

ACKNOWLEDGMENT:

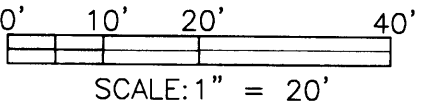
STATE OF Oregon
COUNTY OF Jackson } ss.

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 18th DAY OF May, 2004, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED C.A. GALPIN AND JOHN SCHLEINIG, 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
NOTARY SIGNATURE

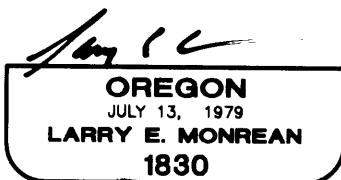
Patricia L. Thomas
NOTARY NAME

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



PLANNING DEPARTMENT FILE NO. SUB-2003-04-08

REGISTERED PROFESSIONAL LAND SURVEYOR



EXPIRES: 12/31/2004

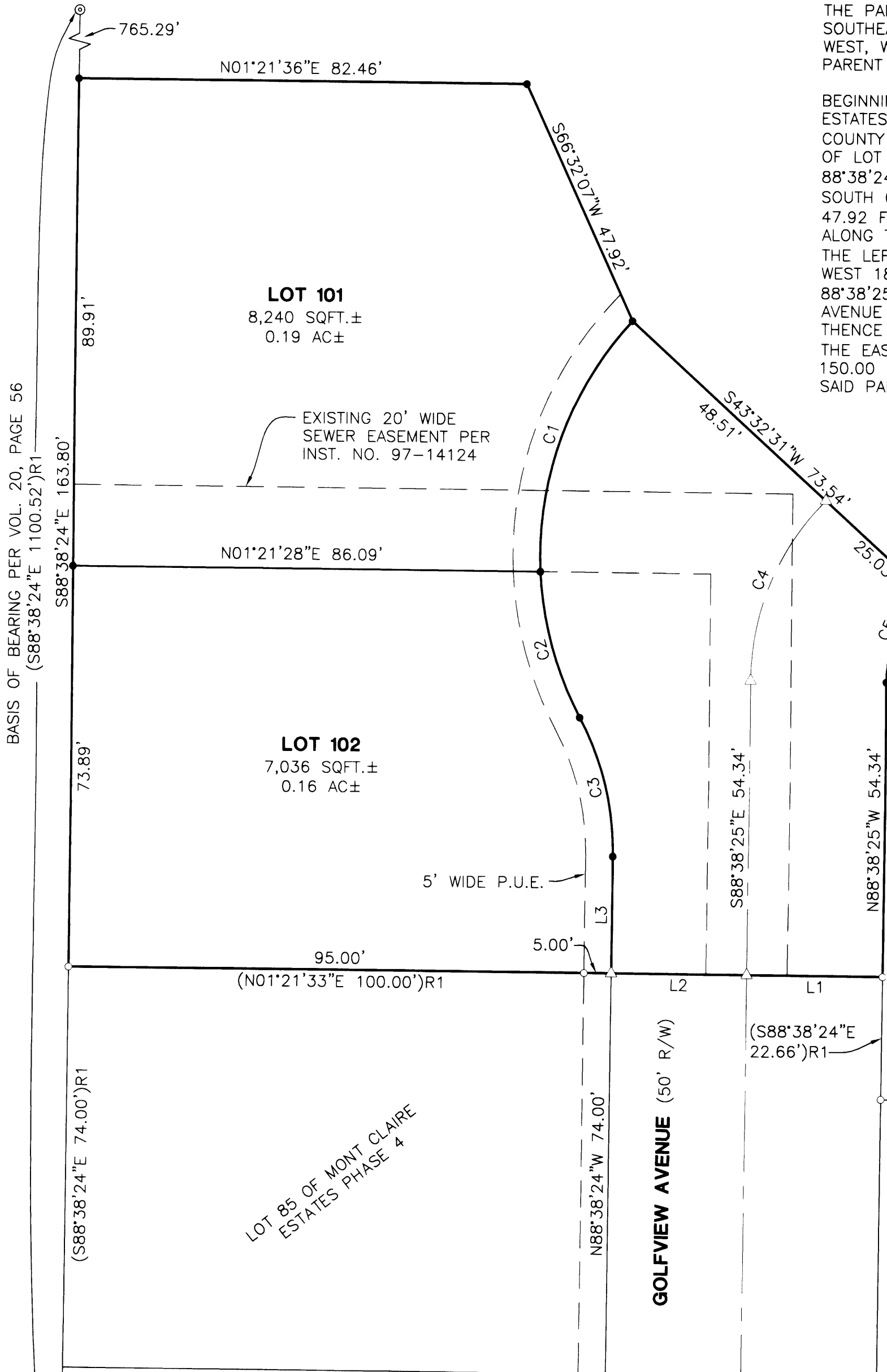
MONT CLAIRE ESTATES PHASE 5

LYING IN THE SE 1/4 OF SECTION 13, TOWNSHIP 25 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

SURVEYED FOR:
AVERY CONSTRUCTION
P.O. BOX 277
WINCHESTER, OREGON 97495

SURVEYED BY:
i.e.
ENGINEERING
741 SE Jackson Street
Roseburg, Oregon 97470
PHONE (541) 673-0166
FAX (541) 440-9392
iemail@ieengineering.com

SCALE: AS SHOWN DATE: APRIL, 2004 JOB NO: 1474-16 T4 PAGE: 1 OF 1



LINE TABLE

LINE	BEARING	LENGTH
L1	(S01°21'33"W	25.00')R1
L2	(S01°21'33"W	25.00')R1
L3	N88°38'25"W	21.59'