

MAP OF SURVEY

IN LOTS 11, 12, AND 13, BLOCK 6,
PLAT 'M' SUTHERLIN LAND AND WATER COMPANY
S. 1/2 SECTION 13, T.25S., R.6W., W.M.



SCALE 1" = 100'

NARRATIVE

THIS SURVEY WAS MADE TO PROPERLY DESCRIBE AND MAP THAT PORTION OF THE PROPERTY DESCRIBED IN INSTRUMENT NO. 98-08216, BOOK 1532, PAGE 573, OF THE DOUGLAS COUNTY DEED RECORDS, LESS AND EXCEPTING THEREFROM, THAT PORTION PLATTED AS WESTLAKE ESTATES 2nd ADDITION, DOUGLAS COUNTY DEED RECORDS, AND ALSO TO MONUMENT THE SOUTHEAST CORNER OF THIS SUBJECT PROPERTY ON THE SOUTH LINE OF LOT 13, BLOCK 6, PLAT 'M', SUTHERLIN LAND AND WATER COMPANY.

THE NEW WEST LINE OF THIS PROPERTY IS THE ADJOINING EAST LINE OF THE NEWLY CREATED SAID WESTLAKE ESTATES 2nd ADDITION SUBDIVISION. THE SOUTH LINE OF THIS PROPERTY WAS ESTABLISHED BY FOUND ORIGINAL LOT MONUMENTS OF SAID BLOCK 6, PLAT 'M', AND AS SHOWN ON INSTRUMENTS 1993-0037 AND M128-15. THE EAST BOUNDARY OF THIS PROPERTY WAS ESTABLISHED BY CREATION OF PARCEL #1 OF THE M.L.P. SHOWN ON INSTRUMENT M95-14, AND IS ALSO DESCRIBED ON SAID INSTRUMENT 98-08216. THE TWO MONUMENTS ON THE EAST LINE OF M95-14 WERE FOUND AND THE EAST LINE WAS THEN EXTENDED 1.98' TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF LOT 13, BLOCK 6, PLAT 'M', AND A 5/8" IRON ROD WAS SET TO MARK THE SOUTH EAST CORNER OF THE SUBJECT PROPERTY. THE NORTH LINE OF THIS PROPERTY IS DEFINED BY THE SOUTHERLY RIGHT OF WAY OF HIGHWAY 138, AND MONUMENTS RECORDED PER M95-14, M43-21, WESTLAKE ESTATES- 1st ADDITION -PHASE I, VOL. 19, PAGE 15B, AND WESTLAKE ESTATES 2nd ADDITION.

THIS SURVEY WAS PERFORMED BY OLEN EDWARDS AND DAVID BEEDLE USING A SOKKIA SET 4BII TOTAL STATION. COMPUTATIONS AND DRAFTING BY DAVID BEEDLE.

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

FILED
Date: 12-7-1998 By: JP
This survey consists of:
Map: M130-75
Narrative:
Corner Rpt:
DOUGLAS COUNTY SURVEYOR

DESCRIPTION:

A PARCEL OF LAND IN LOTS 11, 12 & 13, BLOCK 6, PLAT 'M', SUTHERLIN LAND AND WATER COMPANY, LYING SOUTH OF HIGHWAY 138, IN THE SOUTH 1/2 OF SECTION 13, TOWNSHIP 25 SOUTH, RANGE 6 WEST, OF THE WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WHICH BEARS S56°22'54"E, 216.45 FEET, ALONG THE SOUTHERLY RIGHT OF WAY OF HIGHWAY 138 FROM A 5/8" IRON ROD, WHICH IS THE NORTHWEST CORNER OF LOT 63, WESTLAKE ESTATES 2nd ADDITION AS SHOWN IN DOUGLAS COUNTY DEED RECORDS:

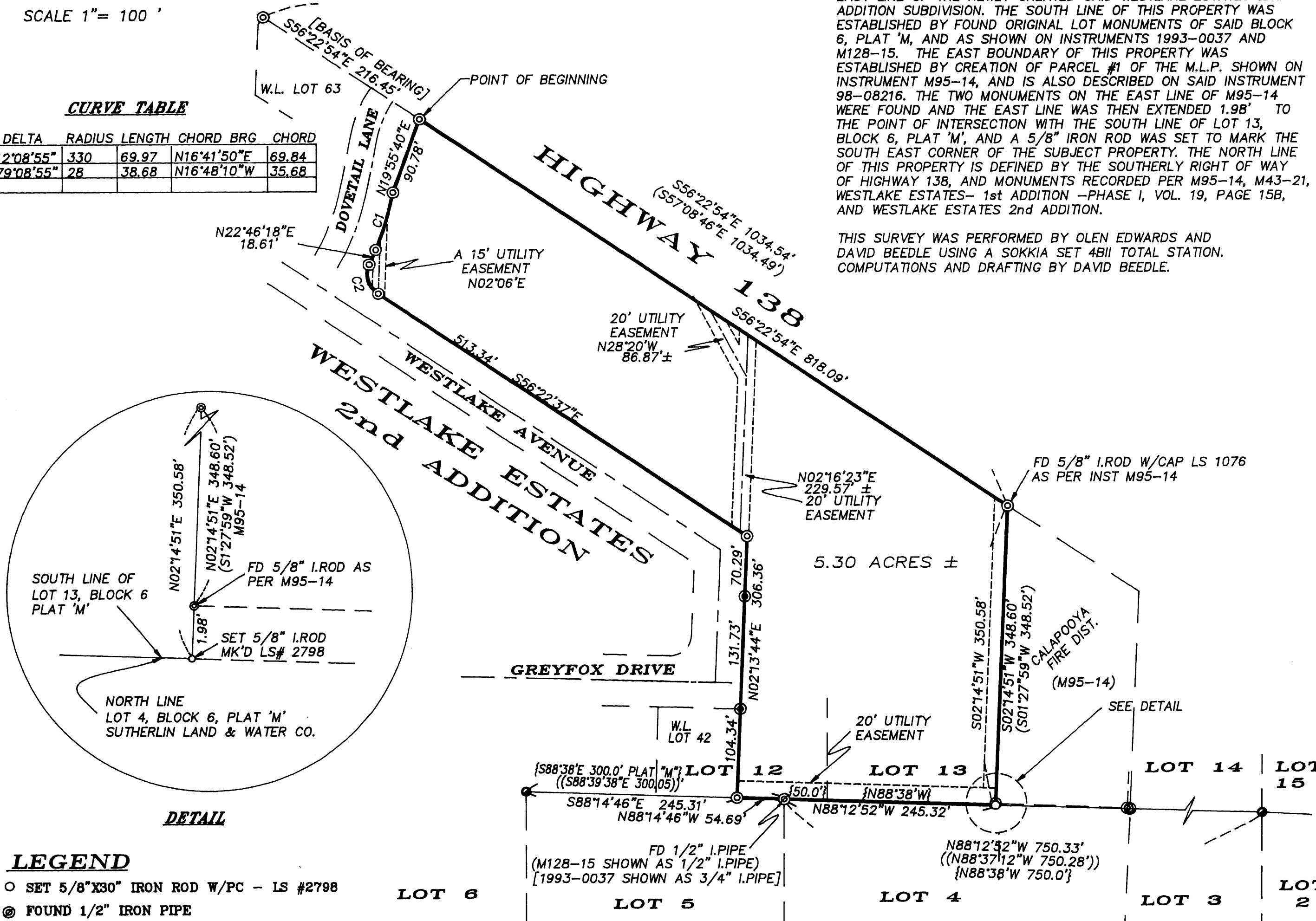
THENCE, FROM SAID POINT OF BEGINNING, CONTINUING ALONG SAID RIGHT OF WAY, S56°22'54"E, 818.09 FEET TO A 5/8" IRON ROD; THENCE LEAVING SAID RIGHT OF WAY, ALONG THE WEST BOUNDARY OF THE ADJOINING PROPERTY DESCRIBED ON INST. NO. M95-14, DOUGLAS COUNTY DEED RECORDS, S02°14'51"W, 348.60 FEET, TO A 5/8" IRON ROD; THENCE CONTINUING S02°14'51"W, 1.98 FEET, TO A 5/8" IRON ROD ON THE SOUTH LINE OF LOT 13, BLOCK 6, PLAT 'M', SUTHERLIN LAND AND WATER COMPANY; THENCE ALONG SAID SOUTH LINE OF LOT 13, AND LOT 12 OF SAID BLOCK 6, ON PLAT 'M', N88°12'52"W, 245.32 FEET, TO A 1/2" IRON PIPE LYING ON THE SOUTH LINE OF LOT 12, PLAT 'M' AND ALSO MONUMENTS THE NORTH EAST CORNER OF LOT 5, BLOCK 6, PLAT 'M'; THENCE CONTINUING ALONG SAID SOUTH LINE OF LOT 12, N88°14'46"W, 54.69 FEET, TO A 5/8" IRON ROD AND THE SOUTH EAST CORNER OF WESTLAKE ESTATES 2nd ADDITION SUBDIVISION; THENCE LEAVING SAID LOT 12 LINE AND FOLLOWING THE EAST BOUNDARY OF WESTLAKE ESTATES 2nd ADDITION, WHICH IS THE WEST BOUNDARY OF THIS PARCEL, N02°13'44"E, 306.36 FEET, TO A 5/8" IRON ROD; THENCE N56°22'37"W, 513.34 FEET, ALONG THE NORTHERLY RIGHT OF WAY OF WESTLAKE AVENUE TO A 5/8" IRON ROD; THENCE LEAVING SAID RIGHT OF WAY AND FOLLOWING THE EAST RIGHT OF WAY OF DOVETAIL LANE AROUND A 28 FOOT RADIUS CURVE TO THE RIGHT, 38.68 FEET, (THE LONG CHORD OF WHICH BEARS N16°48'10"W, 35.68 FEET), TO A 5/8" IRON ROD; THENCE N22°46'18"E, 18.61 FEET, TO A 5/8" IRON ROD; THENCE AROUND A 330 FOOT RADIUS CURVE TO THE LEFT, 69.97 FEET, (THE LONG CHORD OF WHICH BEARS N16°41'50"E, 69.84 FEET), TO A 5/8" IRON ROD; THENCE N19°55'40"E, 90.78 FEET, ALONG SAID DOVETAIL LANE RIGHT OF WAY, TO THE POINT OF BEGINNING, CONTAINING 5.30 ACRES, MORE OR LESS.

TOGETHER WITH THE FOLLOWING EASEMENTS:

1. AN EASEMENT FOR UTILITIES, 15 FEET IN WIDTH, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS: BEGINNING AT A 5/8" IRON ROD ON THE NORTHERLY RIGHT OF WAY OF WESTLAKE AVENUE, WHICH MONUMENTS THE P.C. OF A 28 FOOT RADIUS CURVE TO THE RIGHT AT THE INTERSECTION OF WESTLAKE AVENUE AND DOVETAIL LANE, THENCE N02°06'E, 65.67 FEET, MORE OR LESS, TO THE EASTERLY RIGHT OF WAY OF DOVETAIL LANE.
2. AN EASEMENT FOR UTILITIES, 20 FOOT IN WIDTH, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT LYING ON THE NORTHERLY RIGHT OF WAY OF WESTLAKE AVENUE N56°22'37"W, 9.48 FEET FROM A 5/8" IRON ROD AT THE INTERSECTION OF SAID NORTHERLY RIGHT OF WAY AND THE EASTERLY RIGHT OF WAY OF GREYFOX DRIVE; THENCE FROM SAID POINT N02°16'23"E, 181.74 FEET TO THE CENTER OF A MANHOLE LID WHERE THE CENTERLINE BRANCHES INTO TWO 20 FOOT EASEMENTS AS FOLLOWS: ONE BRANCH CONTINUES N02°16'23"E 47.83' FEET, AND TO THE SOUTHERLY RIGHT OF WAY OF HIGHWAY 138, THE OTHER BRANCH BEARS N28°20'W, 86.87 FEET, AND TO THE SAID SOUTHERLY RIGHT OF WAY OF HIGHWAY 138.
3. AN EASEMENT FOR UTILITIES, 20 FEET IN WIDTH, NORTH OF AND PARALLEL TO THE SOUTH PROPERTY BOUNDARY OF THIS PARCEL AS SHOWN ON THE PLAT.
4. AN EASEMENT FOR UTILITIES, 15 FEET IN WIDTH, WEST OF AND PARALLEL TO THE EAST PROPERTY BOUNDARY OF THIS PARCEL SHOWN ON THE PLAT.

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	BRG	CHORD
C1	12°08'55"	330	69.97	N16°41'50"E	69.84	
C2	79°08'55"	28	38.68	N16°48'10"W	35.68	



DETAIL

LEGEND

- SET 5/8" X30" IRON ROD W/PC - LS #2798
- ⊙ FOUND 1/2" IRON PIPE
- ⊙ FOUND 5/8" IRON ROD OR AS NOTED
- FOUND 3/4" IRON PIPE AS PER PLAT "M"
- ⊙ CALCULATED POINT
- (()) INST NO 1993-0037 OR AS NOTED
- () INST NO M95-14
- [] RECORDED VOL 19 PGs 55 A & B OF WESTLAKE 2nd ADDITION
- { } RECORDED "PLAT-M" OF THE SUTHERLIN LAND & WATER CO.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

David J. Beedle

OREGON
JAN. 21, 1997
DAVID J. BEEDLE
#2798
EXPIRES 12-31-99

DAVID J. BEEDLE
PROFESSIONAL
LAND SURVEYING
TEL 541-874-3258
163 TRAYLOR ROAD
RIDDLE, OREGON 97469

SCALE: 1"=100'
DATE: OCT. 30, 1998

SURVEYED FOR:
RALPH WEST
PO BOX 306
CANYONVILLE, OR 97417

MAP FILE M130-75

MAP FILE M130-75