

BLACK CAP ADDITION TO WESTERN VILLA ESTATES

A ±7.36 PLANNED COMMUNITY DEVELOPMENT
LOCATED IN THE SE ¼ OF THE SE ¼ SECTION 09, T39S, R20E, W.M.,
LAKE COUNTY, OREGON

SURVEYOR'S CERTIFICATE

I, DARRYL J. ANDERSON, OREGON REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2034, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS SHOWN ON THIS PLAT OF BLACK CAP ADDITION TO WESTERN VILLA ESTATES, THE BOUNDARY BEING DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE SE ¼ OF SECTION 9, TOWNSHIP 39 SOUTH, RANGE 20 EAST, WILLAMETTE MERIDIAN, LAKE COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A ½" IRON ROD THAT IS THE NORTHEAST CORNER OF THE PARCEL DESCRIBED IN DEED VOLUME 241 PAGE 212, SAID POINT BEARS N 16° 29' 14" W - 1881.06 FEET FROM THE SE CORNER OF SECTION 9, THENCE N 89° 41' 35" W - 303.75 FEET; THENCE S00°11'58"E-774.49 FEET; THENCE S00°11'58"E - 89.00 FEET; THENCE N 89° 49' 49" E - 10.00 FEET; THENCE S 00° 09' 28" E - 198.96 FEET; THENCE S 89° 47' 42" E - 294.75 FEET; THENCE N 00° 11' 12" W - 1061.85 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 7.36 ACRES

OWNER'S DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT I, ANDY HESS THE OWNER OF STERLING PROPERTIES, LLC, WHICH OWNS THE LANDS SHOWN ON THIS PLAT OF BLACK CAP ADDITION TO WESTERN VILLA ESTATES, THE BOUNDARY OF WHICH IS MORE PARTICULARLY DESCRIBED IN THE ATTACHED SURVEYOR'S CERTIFICATE, AND THAT I CAVED THE SAME TO BE SURVEYED, SUBDIVIDED, AND PLATTED INTO LOTS AS SHOWN HEREON, AND THAT I DO HEREBY SUBMIT FOR RECORD AND APPROVAL SAID PLANNED COMMUNITY DEVELOPMENT.

Andy Hess
ANDY HESS, STERLING PROPERTIES, LLC

APPROVALS

THIS PLAT OF BLACK CAP ADDITION TO WESTERN VILLA ESTATES, LOCATED AS DESCRIBED IN THE ATTACHED SURVEYOR'S CERTIFICATE, HAS BEEN EXAMINED AND APPROVED BY:

I HEREBY CERTIFY THAT ALL AD VALOREM TAXES, SPECIAL ASSESSMENTS, FEES, AND OTHER CHARGES REQUIRED BY LAW TO BE PLACED ON THE 2004-2005 TAX ROLL WHICH BECAME A LIEN OR WILL BECOME A LIEN ON THIS SUBDIVISION DURING THIS TAX YEAR BUT NOT YET CERTIFIED TO THE TAX COLLECTOR FOR COLLECTION HAVE BEEN PAID.

Pauline Swann 10/28/05
LAKE COUNTY ASSESSOR DATE

Rodney F. Callaghan 6/21/05
LAKE COUNTY SURVEYOR DATE

Ray Swinns
LAKE COUNTY PLANNING DIRECTOR DATE

Donald G. Parker 07-19-05
LAKE COUNTY PLANNING COMMISSION CHAIRPERSON DATE

Brad Whitcomb 9-21-05
LAKE COUNTY COMMISSIONER DATE

M. Stewart 9-21-05
LAKE COUNTY COMMISSIONER DATE

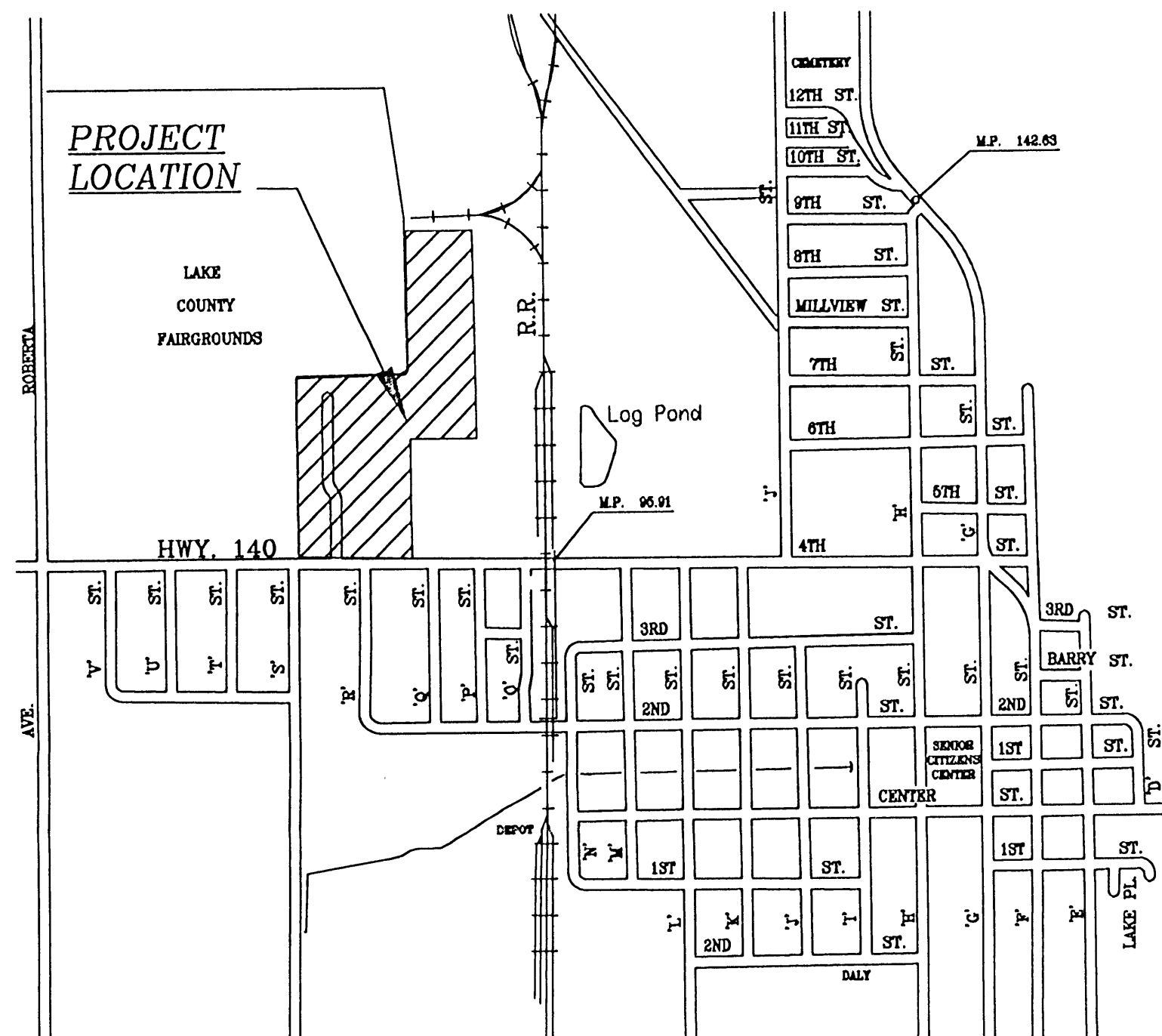
N. Melvin Dick 9-21-05
LAKE COUNTY COMMISSIONER DATE

SIGNATURES BY THE COUNTY COMMISSIONERS CONSTITUTE ACCEPTANCE BY THE COUNTY OF ANY DEDICATION MADE HEREON TO THE PUBLIC.

NARRATIVE

THE SURVEY FOR THE BOUNDARY AND PLATTING OF BLACK CAP ADDITION TO WESTERN VILLA ESTATES WAS CONDUCTED WITH A TRIMBLE 5700 REAL TIME G.P.S. EQUIPMENT AND NIKON TOTAL STATION. THE LOCATION OF THE BOUNDARY WAS DETERMINED BY FOUND MONUMENTS AS NOTED OR BY RE-ESTABLISHED MONUMENTS AS INDICATED ON THE PLAT. THE REMAINDER OF THE PLAT AND MONUMENTS WERE CONDUCTED IN COMPLIANCE WITH O.R.S. STATUTES AND LAKE COUNTY DEVELOPMENT GUIDELINES. BLACK CAP ADDITION TO WESTERN VILLA ESTATES IS PLATED UNDER O.R.S. 92.10 TO 92.190.

VICINITY MAP



BASIS OF BEARINGS

BASE BEARING DETERMINED BY STATIC G.P.S. OBSERVATIONS TAKEN AT THE SITE

ACKNOWLEDGMENT

STATE OF OREGON)
COUNTY OF Multnomah)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME FREELY AND VOLUNTARILY BY ANDY HESS KNOWN BY ME TO BE THE SAME INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE ABOVE DECLARATION ON THIS 13 DAY OF June, 2005.

Julie L. Spencer
NOTARY PUBLIC
PRINTED NAME: Julie L. Spencer
NOTARY PUBLIC - OREGON
COMMISSION NO: 364195
MY COMMISSION EXPIRES: January 12, 2007



STATE OF OREGON)
COUNTY OF LAKE)

I HEREBY CERTIFY THAT THE ATTACHED SUBMISSION MAPS WERE RECEIVED FOR RECORD THIS 28 DAY OF October, 2005 AT 1:40 O'CLOCK P. M. AND FILED IN PLAT CABINET B, SLEEVE 2005-110, LAKE COUNTY RECORDS.

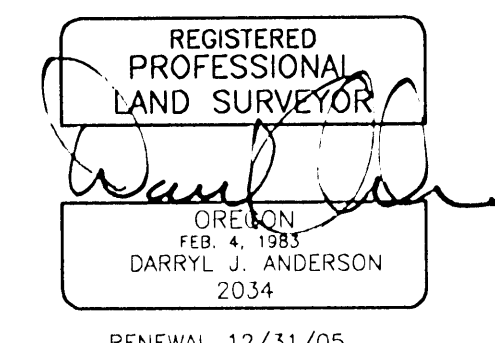
Stacia Feany
LAKE COUNTY CLERK
BY: _____ DEPUTY

I, DARRYL J. ANDERSON, OREGON REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2034 HEREBY CERTIFY THIS MYLAR TO BE AN EXACT COPY OF SHEET 1 OF 2. BLACK CAP ADDITION TO WESTERN VILLA ESTATES

Darryl J. Anderson 6/16/05
DARRYL J. ANDERSON DATE

LIST OF SHEETS

- SHEET 1 CERTIFICATES, SIGNATURES
- SHEET 2 17 LOTS OF BLACK CAP ADDITION TO WESTERN VILLA ESTATES



FILED
IN THE OFFICE OF THE
LAKE COUNTY SURVEYOR
THIS 29th DAY OF DEC. 2005
Rodney F. Callaghan
COUNTY SURVEYOR

PREPARED FOR:
STERLING PROPERTIES LLC.
P.O. BOX 821257
VANCOUVER, WA. 98682

PREPARED BY:
ANDERSON ENGINEERING & SURVEYING
P.O. BOX 28
LAKEVIEW, OREGON 97630
(541) 947-4407 (541) 947-2321 FAX
852 SW 15TH STREET, P.O. BOX 419
REDMOND, OREGON 97756
(541) 923-4307 (541) 923-4308 FAX
Date: 02/26/05 SHEET 1 OF 2
DRAWN BY: JEH JOB NO. 2003-27
EDSC: WESTERN VILLA ACAD: 2003-27-SIGN