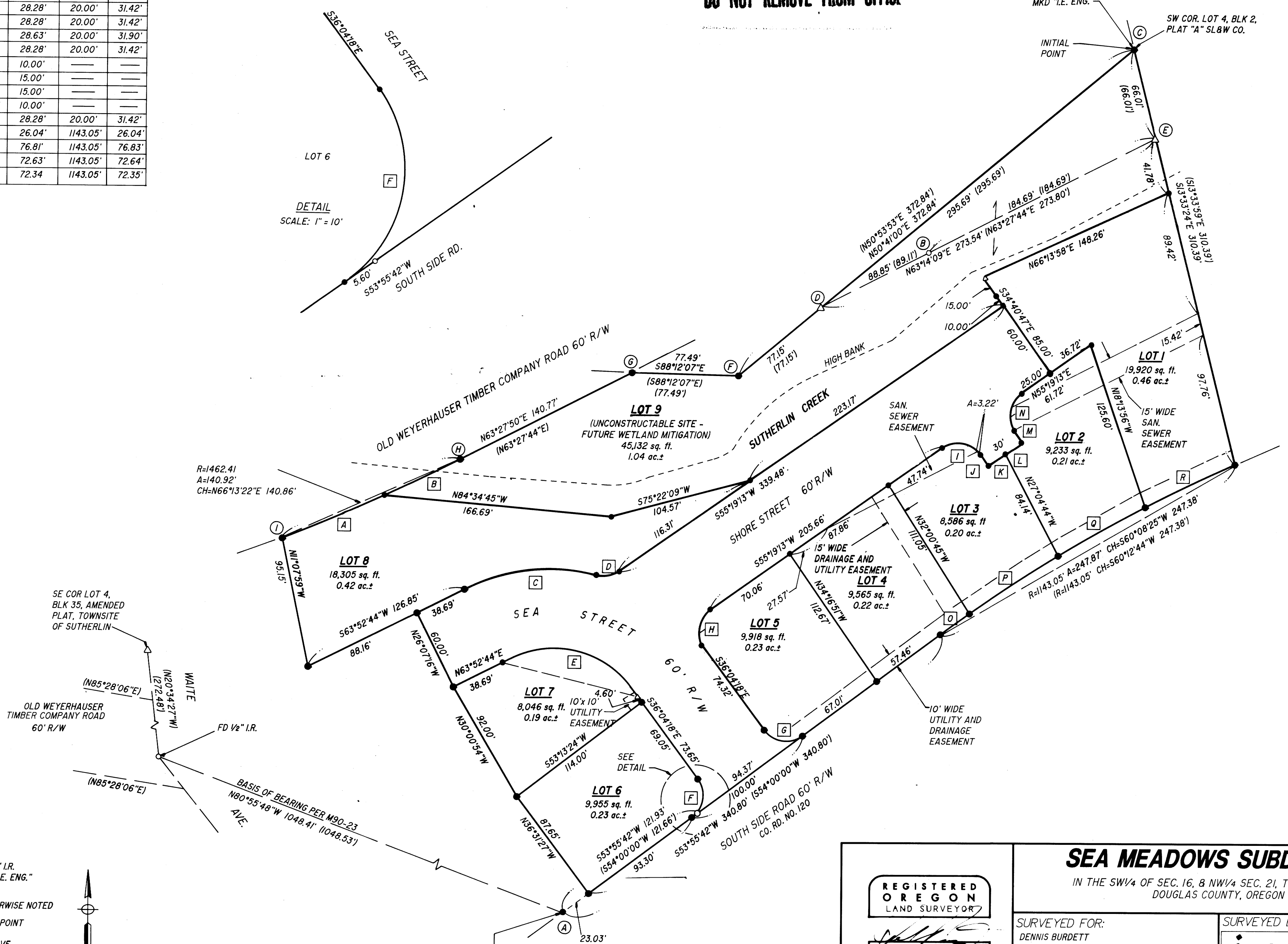


COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

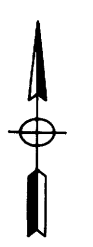
ORIGINALLY FOUND
3/4 I.P. BENT (NO REC.)
REPLACED WITH A
5/8" I.R. w/CAP
MKD "I.E. ENG."

BEARING	DIST.	RADIUS	ARC	
A	N67°24'53"E	80.06'	1462.41'	80.07'
B	N64°39'16"E	60.86'	1462.41'	60.85'
C	S84°11'54"W	97.23'	140.00'	99.30'
D	S79°55'08"W	16.65'	20.00'	17.17'
E	S76°05'47"E	102.90'	80.00'	111.77'
F	S8°55'42"W	28.28'	20.00'	31.42'
G	N81°04'18"W	28.28'	20.00'	31.42'
H	N9°37'27"E	28.63'	20.00'	31.90'
I	S79°40'47"E	28.28'	20.00'	31.42'
J	S34°40'47"E	10.00'	—	—
K	N55°19'13"E	15.00'	—	—
L	N55°19'13"E	15.00'	—	—
M	N34°40'47"W	10.00'	—	—
N	N10°19'13"E	28.28'	20.00'	31.42'
O	N54°34'52"E	26.04'	1143.05'	26.04'
P	N57°09'33"E	76.81'	1143.05'	76.83'
Q	N60°54'19"E	72.63'	1143.05'	72.64'
R	N64°32'21"E	72.34'	1143.05'	72.35'

DETAIL
SCALE: 1" = 10'



- LEGEND:**
- SET 5/8" x 30" I.R. w/CAP MKD "I.E. ENG."
 - FD 5/8" I.R. UNLESS OTHERWISE NOTED
 - △ CALCULATED POINT
 - SEE NARRATIVE PAGE 2



RECORD DATA:
(1) M90-23

95-23100

SEA MEADOWS SUBDIVISION

IN THE SW1/4 OF SEC. 16, & NW1/4 SEC. 21, T25S, R5W, W.M., DOUGLAS COUNTY, OREGON

REGISTERED OREGON LAND SURVEYOR

JULY 12, 1968
DONALD A. BENTZ
839

EXPIRES 12-31-95

SURVEYED FOR:
DENNIS BURDETT
352 S. WAITE AVE.
SUTHERLIN, OREGON 97479

SURVEYED BY:
i.e.
ENGINEERING
548 S.E. Jackson Suite 3
Roseburg, Oregon 97470
PHONE (503) 673-0166
FAX (503) 440-9392

SCALE: 1" = 50'

DATE: OCT. 1995

107-04

PAGE: 1 OF 2

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

SURVEYORS CERTIFICATE:

I, DONALD A. BENTZ, BEING 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 SEC. 21 & 16, TOWNSHIP 25 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 4, BLOCK 2, PLAT "A", SUTHERLIN LAND & WATER COMPANY AS RECORDED IN THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON; THENCE S13°33'24"E 310.39 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SOUTH SIDE RD. (COUNTY ROAD NO. 120); THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE ALONG THE ARC OF A 1143.05 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS S60°08'25"W 247.38 FEET) 247.87 FEET AND S53°55'42"W 317.77 FEET TO A 1/8" IRON ROD; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE N36°31'27"W 87.65 FEET TO A 1/8" IRON ROD; THENCE N30°00'54"W 92.00 FEET TO A 1/8" IRON ROD; THENCE N26°07'16"W 60.00 FEET TO A 1/8" IRON ROD; THENCE S63°52'44"W 88.16 FEET TO A 1/8" IRON ROD; THENCE N1°07'59"W 95.15 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE OLD WEYERHAUSER TIMBER COMPANY RAILROAD RIGHT-OF-WAY; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE ALONG THE ARC OF A 1462.41 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS N66°13'22"E 140.86 FEET) 140.92 FEET AND N63°27'30"E 140.77 FEET TO A 1/8" IRON ROD; THENCE S88°12'07"E 77.49 FEET TO A 1/8" IRON ROD; THENCE N50°41'00"E 372.84 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.07 ACRES MORE OR LESS.




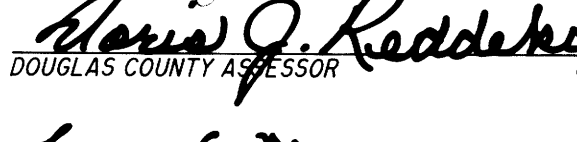


DONALD A. BENTZ P.L.S. #839

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE EXISTING PARCEL INTO 9 LOTS. ALL RECORD CALCULATIONS WERE BASED ON M90-23. THE FOUND MONUMENT AT THE ANGLE POINT OF THE SOUTHWEST RIGHT-OF-WAY OF SOUTH SIDE RD. AT THE OLD WEYERHAUSER TIMBER COMPANY ROAD WAS USED WITH THE FOUND MONUMENT ALONG THE NORTH RIGHT-OF-WAY OF SOUTH SIDE RD. (A) FOR THE BASIS OF BEARING. THE PC AND PT OF THE NORTH RIGHT-OF-WAY OF WAITE AVENUE WERE CALCULATED BY USING THE TANGENT CREATED BY THE FOUND MONUMENTS ALONG SAID RIGHT-OF-WAY, HOLDING RECORD DISTANCE TO THE PC AND HOLDING RECORD RADIUS AND CHORD DISTANCE THROUGH THE CURVE TO THE PT. THE EAST LINE OF THE SUBDIVISION WAS ESTABLISHED BY DISTANCE-DISTANCE INTERSECTION FROM THE PREVIOUSLY CALCULATED PT AND THE FOUND MONUMENT NEAR THE NORTH HIGH BANK OF SUTHERLIN CREEK (B). THE EAST LINE WAS THEN EXTENDED NORTHERLY THE RECORD DISTANCE TO THE NORTHEAST CORNER OF THE SUBDIVISION (C). (D) WAS CALCULATED BY BEARING-DISTANCE INTERSECTION, THE BEARING FROM THE EXTENSION OF LINE (E) TO (B) AND THE RECORD DISTANCE FROM (C). (F) WAS CALCULATED BY EXTENDING LINE (C) TO (D) THE RECORD DISTANCE. (G), (H) AND (I) WERE CALCULATED USING RECORD DATA.

FIELD CREW: DAVE WILLIAMS & ROD McALLISTER
EQUIPMENTS: NIKON TOP GUN TOTAL STATION
OFFICE: WENDELL T. HARNESS
DRAFTING: TIM ADAMS


APPROVALS:

 12-2-95
CITY OF SUTHERLIN DATE
 12/13/95
DOUGLAS COUNTY COMMISSIONER, CHAIRPERSON DATE
 12-14-95
DOUGLAS COUNTY COMMISSIONER DATE
 12-13-95
DOUGLAS COUNTY ASSESSOR DATE
 12-12-95
DOUGLAS COUNTY SURVEYOR DEPUTY DATE

DEDICATION:


KNOW ALL PEOPLE BY THESE PRESENTS THAT DENNIS C. & JANNA M. BURDETT, ARE THE OWNERS OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO LOTS, TOGETHER WITH EASEMENTS, AS SHOWN ON THIS MAP, AND DO HEREBY DEDICATE THAT PORTION OF SEA STREET AND SHORE STREET TO THE PUBLIC USE FOREVER.

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

 12-13-95
DOUGLAS COUNTY TAX COLLECTOR DEPUTY DATE

95-23100

FILED THIS 4th DAY OF DEC, 1995, 3:11 O'CLOCK AM PM


GAY FIELDS, County Cl. 
DOUGLAS COUNTY CLERK BY: DEPUTY

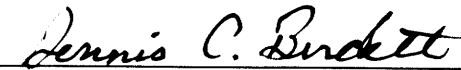



STATE OF OREGON }
COUNTY OF DOUGLAS } SS.
I, GAY FIELDS, COUNTY CLERK AND RECORDER OF CONVEYANCES, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED

95 DEC 14 PM 3:11

GAY FIELDS
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY  DEPUTY
FEE PP


DENNIS C. BURDETT


JANNA M. BURDETT

ACKNOWLEDGEMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 2 DAY OF Nov., 1995, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED DENNIS C. & JANNA M. BURDETT WHO DID SAY THAT THEY ARE THE IDENTICAL PEOPLE NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.


MY COMMISSION EXPIRES: 5-24-99

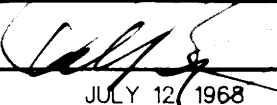


COMP. PLAN: SINGLE FAMILY RESIDENTIAL
ZONE: R-3
WATER: CITY OF SUTHERLIN
SEWER: CITY OF SUTHERLIN

NO APPURTENANT WATER RIGHTS ARE KNOWN TO EXIST ON THIS PROPERTY

95-23100

REGISTERED
OREGON
LAND SURVEYOR



JULY 12 1968
DONALD A. BENTZ
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SURVEYED BY:

i.e. ENGINEERING
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