

# SEA MEADOWS SUBDIVISION 1<sup>ST</sup> ADDITION

IN THE SW<sup>1</sup>/<sub>4</sub> OF SEC. 16 AND THE NW<sup>1</sup>/<sub>4</sub> OF SEC. 21, T25S, R5W, W.M.,  
DOUGLAS COUNTY, OREGON

**DECLARATION:**

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 PLATTED INTO LOTS, TOGETHER WITH EASEMENTS, AS SHOWN ON THIS MAP, AND DO HEREBY DEDICATE SEA STREET AND A PORTION OF OLD WEYERHAEUSER TIMBER RAILROAD TO THE PUBLIC USE FOREVER.

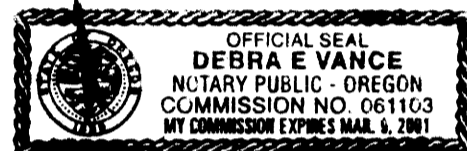
*Dennis C. Burdett*  
DENNIS C. BURDETT  
*Janna M. Burdett*  
JANNA M. BURDETT

**ACKNOWLEDGEMENT:**

STATE OF OREGON  
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 14 DAY OF September, 1998, 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.

*Debra E Vance*  
MY COMMISSION EXPIRES: Mar 9, 2001



**DECLARATION:**

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE CITY OF SUTHERLIN IS THE OWNER OF A PORTION OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND THAT JAMES R. KRUEGER, FINANCE DIRECTOR OF SAID CITY OF SUTHERLIN, HAS CAUSED SAID LAND TO BE SURVEYED AND PLATTED INTO LOTS, TOGETHER WITH EASEMENTS AS SHOWN ON THIS MAP, AND DOES HEREBY DEDICATE SEA STREET AND OLD WEYERHAEUSER TIMBER RAILROAD TO THE PUBLIC USE FOREVER.

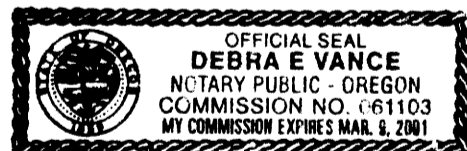
*James R. Krueger*  
JAMES R. KRUEGER, FINANCE DIRECTOR

**ACKNOWLEDGEMENT:**

STATE OF OREGON  
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 14 DAY OF September, 1998, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY PERSONALLY APPEARED JAMES R. KRUEGER, FINANCE DIRECTOR OF THE CITY OF SUTHERLIN, WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

*Debra E Vance*  
MY COMMISSION EXPIRES: Mar 9, 2001



**APPROVALS:**

*Richard Schwartz* 9-14-98  
COMMUNITY DEVELOPMENT DIRECTOR  
CITY OF SUTHERLIN

*Jack Morgan* 9-15-98  
DOUGLAS COUNTY COMMISSIONER

*Doug Robertson* 9-15-98  
DOUGLAS COUNTY COMMISSIONER

*Ed Moman* 9-15-98  
DOUGLAS COUNTY SURVEYOR DEPUTY

**SURVEYOR'S CERTIFICATE:**

I, DOUGLAS J. JACOBSON, 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 SECTIONS 16 AND 21 OF TOWNSHIP 25 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, BEING A PORTION OF THAT PROPERTY DESCRIBED IN INSTRUMENT NO. 93-21233 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD AT THE NORTHWEST CORNER OF THE ABOVE SAID PROPERTY DESCRIBED IN INSTRUMENT NO. 93-21233; THENCE ALONG THE NORTH LINE OF SAID PROPERTY S88°42'16"E 473.98 FEET AND S88°19'19"E 210.52 FEET TO THE NORTHWEST CORNER OF THAT PROPERTY DESCRIBED IN INSTRUMENT NO. 95-15670; THENCE ALONG THE WESTERLY AND SOUTHERLY LINES OF SAID PROPERTY DESCRIBED IN INSTRUMENT NO. 95-15670 AS FOLLOWS: S20°41'26"E 44.97 FEET, S82°06'29"E 45.52 FEET, S78°07'41"E 97.77 FEET AND S85°09'09"E 17.98 FEET TO THE NORTH RIGHT-OF-WAY LINE OF THE OLD WEYERHAEUSER TIMBER RAILROAD; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE ALONG THE ARC OF A 1402.41-FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS S69°13'38"W 54.60 FEET) 54.61 FEET TO A POINT; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE S20°50'46"E 60.01 FEET TO A 5/8" IRON ROD ON THE SOUTH RIGHT-OF-WAY LINE OF THE ABOVE SAID OLD WEYERHAEUSER TIMBER RAILROAD; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE ALONG THE ARC OF A 130.00-FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS S34°12'27"E 71.47 FEET) 72.41 FEET TO A 5/8" IRON ROD; THENCE ALONG THE ARC OF A 23.00-FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS S67°08'55"E 34.66 FEET) 39.26 FEET TO A 5/8" IRON ROD ON THE SOUTHEASTERLY LINE OF LOT 8 OF SEA MEADOWS SUBDIVISION; THENCE ALONG SAID SOUTHEASTERLY LINE N63°57'15"E 67.34 FEET TO A 5/8" IRON ROD; THENCE LEAVING SAID SOUTHEASTERLY LINE S26°02'45"E 60.00 FEET TO A 5/8" IRON ROD AT THE NORTHWEST CORNER OF LOT 7 OF THE ABOVE SAID SEA MEADOWS SUBDIVISION; THENCE ALONG THE SOUTHWESTERLY LINES OF LOTS 7 AND 6 OF SAID SEA MEADOWS SUBDIVISION S29°56'23"E 92.00 FEET AND S36°26'55"E 87.42 FEET TO A 5/8" IRON ROD AT THE NORTHERLY RIGHT-OF-WAY LINE OF SOUTH SIDE ROAD; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AS FOLLOWS: S53°56'24"W 216.43 FEET TO A 5/8" IRON ROD, ALONG THE ARC OF A 354.89-FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS N89°12'56"W 425.61 FEET) 456.62 FEET, N52°22'19"W 508.32 FEET AND N20°35'56"W 235.52 FEET TO THE POINT OF BEGINNING.

*Doug Jacobson*  
DOUGLAS J. JACOBSON P.L.S. NO. 2710

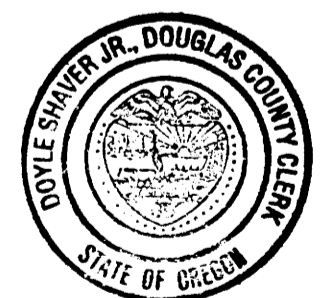
*Marie J. Reddekopp* 9-15-98  
DOUGLAS COUNTY ASSESSOR

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

*Marie J. Reddekopp* 9-15-98  
DOUGLAS COUNTY TAX COLLECTOR

FILED THIS 15<sup>th</sup> DAY OF SEPTEMBER, 1998, 3:19 O'CLOCK PM.

*Doyle Shaver Jr.*  
DOYLE SHAVER JR., County Clerk  
DOUGLAS COUNTY CLERK BY: DEPUTY



**NARRATIVE:**

THE PURPOSE OF THIS PLAT IS TO ADJUST LOT 8 OF SEA MEADOWS SUBDIVISION (UNIT A ON THIS PLAT) AND SUBDIVIDE THE REMAINING PORTION OF INSTRUMENT NO. 93-21233 AFTER EXCEPTING INSTRUMENT NO. 95-15670, INSTRUMENT NO. 78-21584 AND SEA MEADOWS SUBDIVISION, ALL AS SHOWN HEREON. FOR THE BASIS OF BEARING, THE FOUND MONUMENTS AT POINTS (A) AND (B) WERE USED PER SEA MEADOWS SUBDIVISION. POINT (C) WAS COMPUTED USING A DISTANCE-DISTANCE INTERSECTION FROM THE FOUND MONUMENT AT POINT (B) AND THE FOUND MONUMENT AT THE NORTHWEST CORNER OF THE PROPERTY PER M90-23. POINT (D) WAS DETERMINED BY FIRST COMPUTING THE P.I. OF THE CURVE BY BEARING-DISTANCE INTERSECTION FROM POINT (E) (BEARING) AND POINT (C) (DISTANCE) PER M90-23; THEN THE TANGENT (POINT (E) TO THE P.I.) WAS HELD TO COMPUTE THE CURVE AND ESTABLISH THE LOCATION OF POINT (D). THE NORTHERLY RIGHT-OF-WAY OF THE WEYERHAEUSER R.R. WAS ESTABLISHED BY CALCULATING POINT (F) (THE WEST END OF THE R/W) BY TRAVERSING THE RECORD DISTANCE FROM POINT (C) PER M90-23 AND CALCULATING POINT G (WHERE THE R/W INTERSECTS THE SOUTH LINE OF P.P. NO. 1995-42) BY TRAVERSING RECORD DISTANCE ALONG THE EXTENSION OF LINE (I)-(H) PER P.P. NO. 1995-42. THE SOUTHERLY R/W OF THE WEYERHAEUSER R.R. WAS ESTABLISHED BY OFFSETTING THE RECORD WIDTH PER M90-23. POINT (J) WAS COMPUTED BY HOLDING THE RECORD DISTANCE PER INSTRUMENT NO. 95-15670 FROM POINT (G) AND ALONG LINE (G)-(I). THE RECORD SOUTHERLY LINE OF INSTRUMENT NO. 95-15670 WAS THEN COMPUTED AND ROTATED TO MATCH BETWEEN POINTS (I) AND (K).

FIELD CREW: RYAN PALMER & DEREK FEIGEL  
EQUIPMENT: NIKON TOTAL STATION  
CALCULATIONS: WENDELL T. HARNESS  
DRAFTING: TIM ADAMS

T25S, R5W, SEC. 21 BA TAX LOT 1000  
TAX ACCOUNT NO. 36781.01

T25S, R5W, SEC. 21 BA TAX LOT 1300  
TAX ACCOUNT NO. 36781.03

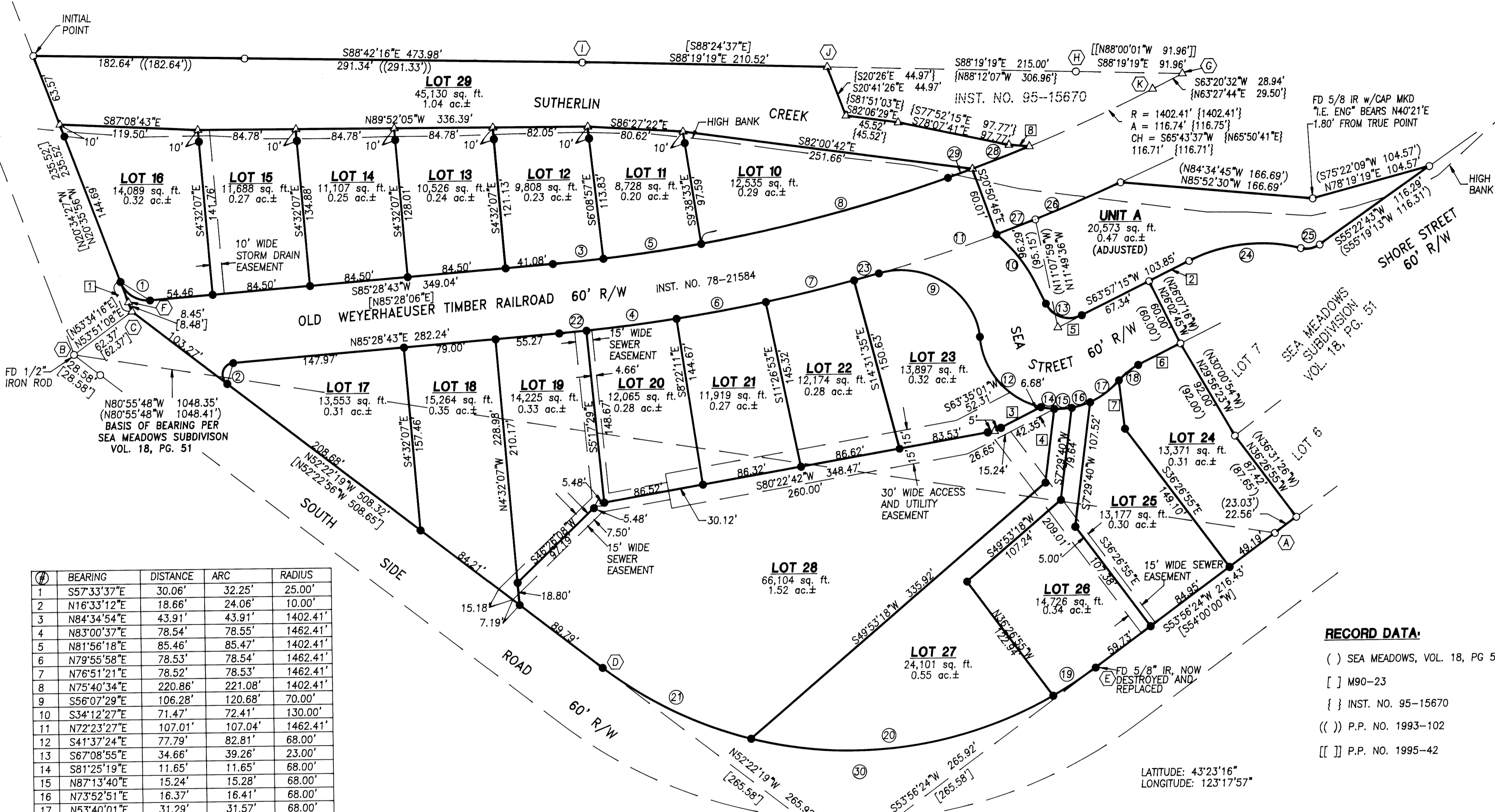
WATER: CITY OF SUTHERLIN  
SEWER: CITY OF SUTHERLIN  
ZONE: R-3  
COMP. PLAN: SINGLE FAMILY RESIDENTIAL

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

SEP 15 PM 3:19

DOYLE SHAVER JR.  
DOUGLAS COUNTY CLERK  
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY  
BY *Debra E Vance*  
DEPUTY  
FEE PP

<b>REGISTERED PROFESSIONAL LAND SURVEYOR</b>		<b>SEA MEADOWS SUBDIVISION 1st ADDITION</b>	
DOUGLAS J. JACOBSON 2710		IN THE SW <sup>1</sup> / <sub>4</sub> OF SEC. 16 & THE NW <sup>1</sup> / <sub>4</sub> OF SEC. 21, T25S, R5W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON	
SURVEYED FOR: DENNIS BURDETT, 352 S. WAITE AVE. SUTHERLIN, OREGON 97479		SURVEYED BY: <i>i.e.</i> 741 S.E. Jackson Street Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392	
EXPIRES: 6/30/99	SCALE: NO SCALE	DATE: AUG. 1998	JOB NO. 107-05
98-21411		98-21411	
		PAGE: 1 OF 2	



#	BEARING	DISTANCE	ARC	RADIUS
1	S57°33'37"E	30.06'	32.25'	25.00'
2	N16°33'12"E	18.66'	24.06'	10.00'
3	N84°34'54"E	43.91'	43.91'	1402.41'
4	N83°00'37"E	78.54'	78.55'	1462.41'
5	N81°56'18"E	85.46'	85.47'	1402.41'
6	N79°55'58"E	78.53'	78.54'	1462.41'
7	N76°51'21"E	78.52'	78.53'	1462.41'
8	N75°40'34"E	220.86'	221.08'	1402.41'
9	S56°07'29"E	106.28'	120.68'	70.00'
10	S34°12'27"E	71.47'	72.41'	130.00'
11	N72°23'27"E	107.01'	107.04'	1462.41'
12	S41°37'24"E	77.79'	82.81'	68.00'
13	S67°08'55"E	34.66'	39.26'	23.00'
14	S81°25'19"E	11.65'	11.65'	68.00'
15	N87°13'40"E	15.24'	15.28'	68.00'
16	N73°52'51"E	16.37'	16.41'	68.00'
17	N53°40'01"E	31.29'	31.57'	68.00'
18	N52°24'20"E	20.98'	21.13'	51.37'
19	S57°26'42"W	43.39'	43.42'	354.89'
20	S82°42'59"W	263.20'	269.64'	354.89'
21	N63°56'40"W	142.39'	143.36'	354.89'
22	N85°00'50"E	23.73'	23.73'	1462.41'
23	N74°54'09"E	21.18'	21.18'	1462.41'
24	S84°17'09"W	97.29'	99.36'	140.00'
25	S80°01'29"W	16.68'	17.21'	(20.00')
26	N67°19'02"E	80.06'	80.07'	(1462.41)'
27	N69°35'24"E	35.94'	35.94'	(1462.41)'
28	N69°13'38"E	54.60'	54.61'	1402.41'
29	N70°45'05"E	20.00'	20.00'	1402.41'
30	N89°12'58"W	425.61'	456.42'	354.89'

#	BEARING	DISTANCE
1	N20°35'56"W	27.26'
2	S63°57'15"W	38.58' (38.69')
3	S63°35'01"W	44.91'
4	S72°9'40"W	63.69'
5	S63°57'15"W	20.82'
6	S63°57'15"W	40.92'
7	S6°23'49"E	41.84'
8	S85°09'09"E	17.98'



**LEGEND:**

- SET 5/8" X 30" IRON ROD w/CAP MKD "I.E. ENG."
- FD 5/8" w/CAP MKD "I.E. ENG" UNLESS NOTED OTHERWISE
- △ CALCULATED POINT

**RECORD DATA:**

- ( ) SEA MEADOWS, VOL. 18, PG 51
- [ ] M90-23
- { } INST. NO. 95-15670
- (( )) P.P. NO. 1993-102
- [[ ]] P.P. NO. 1995-42

LATITUDE: 43°23'16"  
LONGITUDE: 123°17'57"

<b>REGISTERED PROFESSIONAL LAND SURVEYOR</b>  <b>OREGON</b> JULY 25, 1995 <b>DOUGLAS J. JACOBSON</b> 2710 EXPIRES: 6/30/99		<b>SEA MEADOWS SUBDIVISION</b> <b>1st ADDITION</b> IN THE SW¼ OF SEC. 16 & THE NW¼ OF SEC. 21, T25S, R5W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON	
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SCALE: 1" = 60'	DATE: AUG. 1998	JOB NO. 107-05	<b>98-21411</b>
		PAGE: 2 OF 2	