

# EAGLE SUBDIVISION

LOCATED IN LOT 1 & 2, BLOCK 1 OF  
SUTHERLIN LAND & WATER CO., PLAT "A"  
SW1/4, OF SEC. 16, T25S, R5W, W.M.  
DOUGLAS COUNTY, OREGON  
SCALE: 1" = 40'  
JULY, 1996

PREPARED FOR:  
LARRY & PATRICIA WALLER  
609 E. CENTRAL  
SUTHERLIN, OR. 97479

PREPARED BY:  
BTS INC., ENGINEERING & SURVEYING  
431 S.E. MAIN STREET  
ROSEBURG, OR 97470  
(503) 673-0966

LINE	BEARING	DISTANCE
L 1	N 20°10'00"W	42.57'
L 2	N 20°10'00"W	30.76'
L 3	S 77°12'25"W	11.53'
L 4	N 77°12'25"E	6.00'
L 5	S 20°10'00"E	32.43'
L 6	N 13°03'34"E	29.42'
L 7	S 28°05'46"W	46.08'
L 8	S 77°05'39"W	20.22'
L 9	N 77°16'46"E	30.26'
L 10	N 77°16'46"E	30.26'
L 11	S 20°02'40"E	14.96'

## INTERIOR CORNER MONUMENTATION

IN ACCORDANCE WITH O.R.S. 92.070, THE INTERIOR CORNERS OF THIS SUBDIVISION HAVE BEEN CORRECTLY SET WITH PROPER MONUMENTATION. AN AFFIDAVIT HAS BEEN PREPARED REGARDING THE SETTING OF SAID MONUMENTS, AND IS RECORDED AS INST. NO. 96-22475 IN BOOK 1438 PAGE 404 OF DOUGLAS COUNTY RECORDS, APPROVED THIS 28th DAY OF OCTOBER, 1996

*Janet R. Sundeen*  
DOUGLAS COUNTY SURVEYOR

## LEGEND:

- = SET 5/8" x 30" IRON ROD w/PLASTIC CAP MK'D. "BTS ENG-SURV"
- ⊙ = SET 5/8" x 30" IRON ROD w/PLASTIC CAP MK'D. "BTS ENG-SURV" PER INTERIOR CORNER MONUMENTATION AFFIDAVIT.
- ⊗ = CHISELED A 1 1/2" "X" IN A CONCRETE CURB
- = FD. 5/8" IRON ROD PER 1995-0021
- = FD. 5/8" IRON ROD PER M113-27 OR AS NOTED.
- = FD. 5/8" IRON ROD PER M94-18
- = FD. 5/8" IRON ROD OR AS NOTED PER M64-55
- △ = COMPUTED PT., PT. FALLS IN MANHOLE

## APPROVALS

CITY OF SUTHERLIN  
*Bruce Jones* 7/10/96  
CITY MANAGER DATE  
*Joe Marziani* 7-11-96  
MAYOR DATE  
*[Signature]* 7-12-96  
DIRECTOR OF UTILITIES DATE  
BY THE ORDER OF THE DOUGLAS COUNTY BOARD OF COMMISSIONERS:  
*Michael O. Johnston* 7/30/96  
COMMISSIONER DATE  
*[Signature]* 7-30-96  
COMMISSIONER DATE

## TAX COLLECTOR CERTIFICATE:

I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.  
*Anne E. Schroeder* 7/30/96  
DOUGLAS COUNTY TAX COLLECTOR DATE

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	14°04'21"	105.00'	25.79'	12.96'	25.72'	N 27°12'10"W
C 2	18°38'06"	105.00'	34.15'	17.23'	34.00'	N 43°33'24"W
C 3	19°11'17"	105.00'	35.16'	17.75'	35.00'	N 62°28'05"W
C 4	30°43'51"	105.00'	56.32'	28.85'	55.64'	N 87°25'40"W
C 5	26°08'06"	50.00'	22.81'	11.61'	22.61'	N 62°43'49"W
C 6	60°00'00"	50.00'	52.36'	28.87'	50.00'	S 74°12'08"W
C 7	43°31'15"	50.00'	37.98'	19.96'	37.07'	S 22°26'31"W
C 8	45°06'06"	50.00'	39.36'	20.76'	38.35'	S 21°52'10"E
C 9	32°31'13"	50.00'	28.38'	14.58'	28.00'	S 60°40'49"E
C 10	78°58'57"	50.00'	68.93'	41.20'	63.60'	N 63°34'05"E
C 11	24°09'42"	45.00'	18.98'	9.63'	18.84'	N 89°17'16"E
C 12	44°23'32"	45.00'	34.87'	18.36'	34.00'	S 56°26'07"E
C 13	14°04'21"	45.00'	11.05'	5.55'	11.02'	S 27°12'11"E
C 14	68°33'14"	75.00'	89.74'	51.12'	88.48'	S 68°30'58"E
C 15	14°04'21"	75.00'	18.42'	9.26'	18.37'	S 27°12'11"E

## DECLARATION AND DEDICATION

KNOW ALL PEOPLE BY THESE PRESENT THAT LARRY E. AND PATRICIA G. WALLER ARE THE OWNERS OF THE LAND REPRESENTED ON THIS SUBDIVISION PLAT AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND, IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. 92-075, HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED IN THE NAME OF "EAGLE SUBDIVISION" AND DO HEREBY DEDICATE THE STREET AND UTILITY EASEMENTS SHOWN THEREON TO THE USE OF THE PUBLIC FOREVER.

*Larry E. Waller*  
LARRY E. WALLER  
*Patricia G. Waller*  
PATRICIA G. WALLER

## ACKNOWLEDGMENT

STATE OF OREGON )  
COUNTY OF DOUGLAS ) SS

KNOW ALL PEOPLE BY THESE PRESENT, ON THIS 9th DAY OF July, 1996, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED LARRY E. WALLER AND PATRICIA G. WALLER, TO ME KNOWN TO BE THE PERSONS DESCRIBED, IN AND WHO EXECUTED THE FOREGOING DECLARATION AND DEDICATION, WHO, BEING DULY SWORN, DID SAY THAT THEY EXECUTED THE SAME FOR THE PURPOSES SET FORTH THEREIN.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET FORTH MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

*Christine J. Tombrake*  
NOTARY PUBLIC, STATE OF OREGON

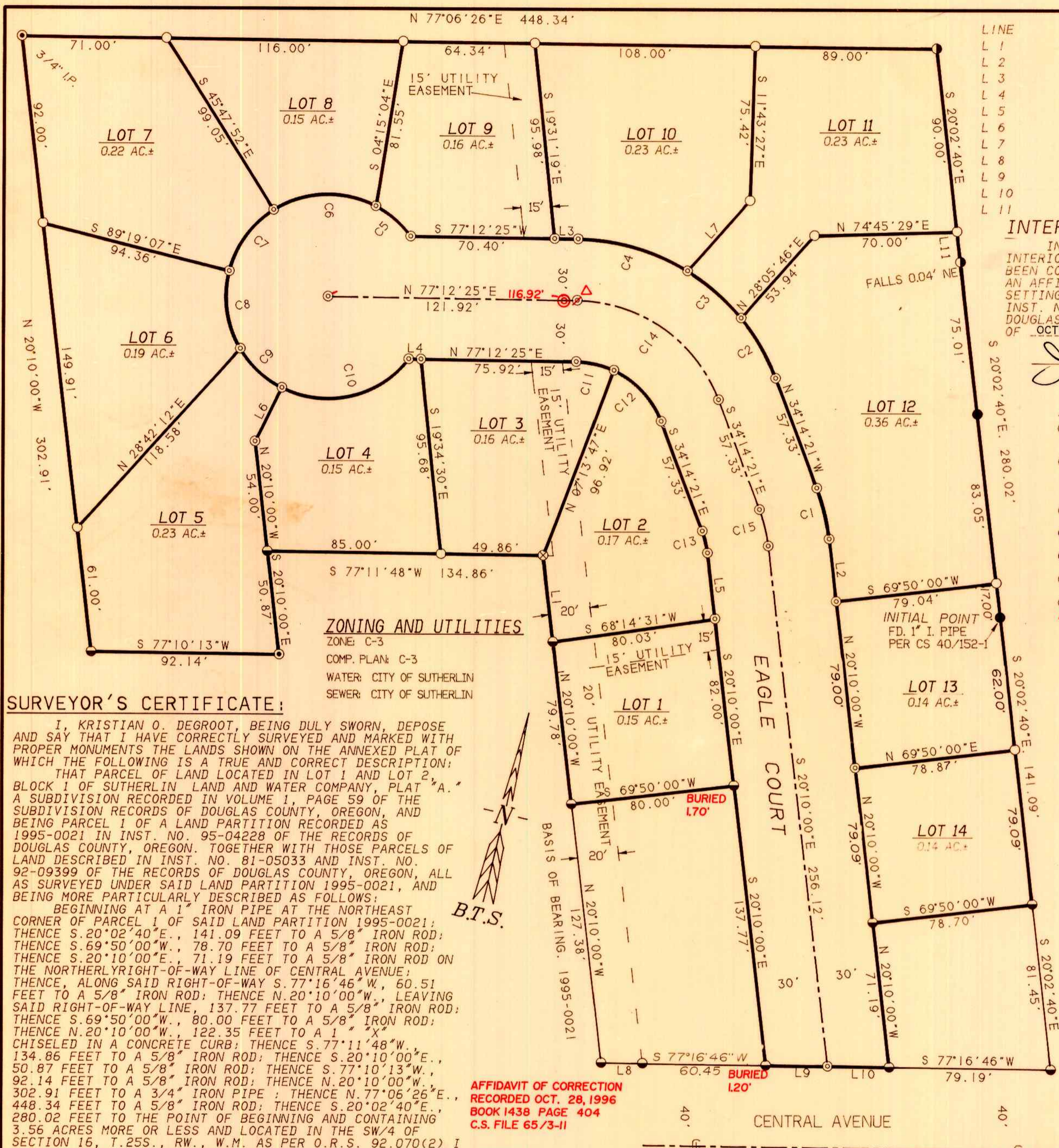


*Janet R. Sundeen* 7-30-96  
DOUGLAS COUNTY SURVEYOR DATE  
*Stavros G. Hadzidakis* 7-30-96  
DOUGLAS COUNTY ASSESSOR DATE  
*Gay Fields* 7/31/96  
DOUGLAS COUNTY CLERK DATE

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 JUL 31 AM 9:50  
DOUGLAS COUNTY CLERK  
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY  
BY *Paula [Signature]* DEPUTY  
96-16189



## ZONING AND UTILITIES

ZONE: C-3  
COMP. PLAN: C-3  
WATER: CITY OF SUTHERLIN  
SEWER: CITY OF SUTHERLIN

## SURVEYOR'S CERTIFICATE:

I, KRISTIAN O. DEGROOT, BEING DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS SHOWN ON THE ANNEXED PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION: THAT PARCEL OF LAND LOCATED IN LOT 1 AND LOT 2, BLOCK 1 OF SUTHERLIN LAND AND WATER COMPANY, PLAT "A," A SUBDIVISION RECORDED IN VOLUME 1, PAGE 59 OF THE SUBDIVISION RECORDS OF DOUGLAS COUNTY, OREGON, AND BEING PARCEL 1 OF A LAND PARTITION RECORDED AS 1995-0021 IN INST. NO. 95-04228 OF THE RECORDS OF DOUGLAS COUNTY, OREGON. TOGETHER WITH THOSE PARCELS OF LAND DESCRIBED IN INST. NO. 81-05033 AND INST. NO. 92-09399 OF THE RECORDS OF DOUGLAS COUNTY, OREGON, ALL AS SURVEYED UNDER SAID LAND PARTITION 1995-0021, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A 1" IRON PIPE AT THE NORTHEAST CORNER OF PARCEL 1 OF SAID LAND PARTITION 1995-0021; THENCE S.20°02'40"E., 141.09 FEET TO A 5/8" IRON ROD; THENCE S.69°50'00"W., 78.70 FEET TO A 5/8" IRON ROD; THENCE S.20°10'00"E., 71.19 FEET TO A 5/8" IRON ROD ON THE NORTHERLYRIGHT-OF-WAY LINE OF CENTRAL AVENUE; THENCE, ALONG SAID RIGHT-OF-WAY S.77°16'46"W., 60.51 FEET TO A 5/8" IRON ROD; THENCE N.20°10'00"W., LEAVING SAID RIGHT-OF-WAY LINE, 137.77 FEET TO A 5/8" IRON ROD; THENCE S.69°50'00"W., 80.00 FEET TO A 5/8" IRON ROD; THENCE N.20°10'00"W., 122.35 FEET TO A 1" "X" CHISELED IN A CONCRETE CURB; THENCE S.77°11'48"W., 134.86 FEET TO A 5/8" IRON ROD; THENCE S.20°10'00"E., 50.87 FEET TO A 5/8" IRON ROD; THENCE S.77°10'13"W., 92.14 FEET TO A 5/8" IRON ROD; THENCE N.20°10'00"W., 302.91 FEET TO A 3/4" IRON PIPE; THENCE N.77°06'26"E., 448.34 FEET TO A 5/8" IRON ROD; THENCE S.20°02'40"E., 280.02 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.56 ACRES MORE OR LESS AND LOCATED IN THE SW/4 OF SECTION 16, T.25S., R.W., W.M. AS PER O.R.S. 92.070(2) I ALSO CERTIFY THAT THE POST MONUMENTATION OF INTERIOR MONUMENTS IN THIS SUBDIVISION WILL BE ACCOMPLISHED WITHIN 90 CALENDER DAYS FOLLOWING THE COMPLETION OF IMPROVEMENTS OR ONE YEAR FOLLOWING THE ORIGINAL PLAT RECORDATION, WHICHEVER OCCURS FIRST, IN ACCORDANCE WITH O.R.S. 92.060.

AFFIDAVIT OF CORRECTION  
RECORDED OCT. 28, 1996  
BOOK 1438 PAGE 404  
C.S. FILE 65/3-11

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON JULY 17, 1981  
KRISTIAN O. DEGROOT  
1941

EXPIRES: 12-31-95

## NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO CREATE A 14 LOT SUBDIVISION ON THAT PROPERTY DESCRIBED IN INST. NO. 81-05033, 84-04472, 92-09399 AND PARCEL 1 OF LAND PARTITION 1995-0021 ALL AS SURVEYED UNDER LAND PARTITION 1995-0021. CORNER MONUMENTS PER 1995-0021 CONTROLLED THE BOUNDARY OF THIS SUBDIVISION. THIS SURVEY WAS PERFORMED BY LES FANNING, MATT DIXON, AARON FANNING AND KEN MACK USING A SOKKIA SET 2BII AND SET 5A TOTAL STATIONS WITH COMPUTATIONS BY KRIS DEGROOT AND DRAFTING BY BILL WARREN.

*Kristian O. Degroot*  
KRISTIAN O. DEGROOT  
REGISTERED LAND SURVEYOR, 1941