

**CALAPOOIA CROSSING**

A Subdivision In the NE 1/4 of Section 19 And the NW 1/4 of Section 20. Township 25 South, Range 5 West, W.M.

July, 2002

**LEGEND**

- Found 5/8" iron rod with cap marked "LANG SURVEYING" unless noted
- Set 5/8" x 30" iron rebar w/ yellow plastic cap marked "Land Mark PLS 2287"
- Calculated Point

**Record Information**

- ( ) Record per M122-24A
- [ ] Record per M72-43

OWNERS: Douglas County  
1036 SE Douglas Ave.  
Roseburg, OR 97470

Umpqua C.D.C.  
738 S.E. Kane St.  
Roseburg, OR 97470

WATER: City of Sutherlin

SEWER: City of Sutherlin

ZONING: R-2

COMP. PLAN: Medium Density Residential

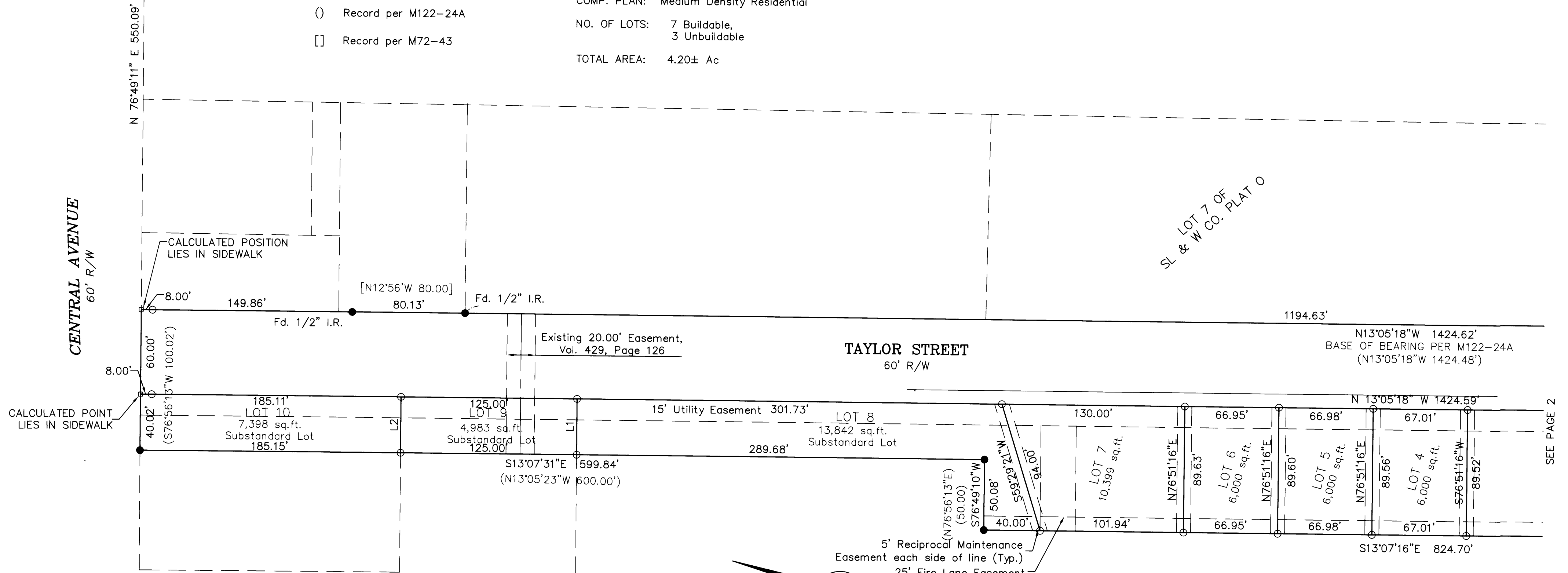
NO. OF LOTS: 7 Buildable,  
3 Unbuildable

TOTAL AREA: 4.20± Ac

**Narrative:**

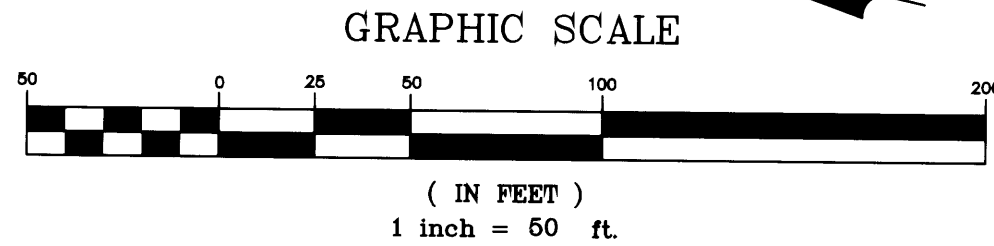
The purpose of this survey is to subdivide a portion of the property described in Instrument Number 90-02760 of the Deed Records of Douglas County, Oregon.

Monuments per M122-24 of the record surveys of Douglas County, Oregon were found as shown and held to control the boundary. The northeast corner of the property was not found and replaced at the intersection of the easterly boundary (as established by holding the southeast corner and the two 1/2 inch iron rods on the east line) and the southerly right-of-way line of Central Avenue.



LINE TABLE		
LINE	LENGTH	BEARING
L1	39.82	N76°45'19"E
L2	39.90	S76°45'19"W

2002-24670



Sheet 1 of 2

REGISTERED PROFESSIONAL LAND SURVEYOR  
 Mark A. Heimburger  
 OREGON JULY 16, 1927  
 MARK A. HEIMBURGER 2287  
 EXPIRES 6/30/03

Land Mark SURVEYING INC.  
 3329 N.E. Stephens Street  
 Roseburg, Oregon 97470  
 Tel (541) 677-9400  
 Fax (541) 677-9401

**CALAPOOIA CROSSING**

A Subdivision In The NE 1/4 of Section 19  
 And The NW 1/4 of Section 20.  
 Township 25 South, Range 5 West, W.M.  
 July, 2002

**Surveyor's Certificate:**

I, Mark A. Heimburger, do hereby certify that I have correctly surveyed and monumented with proper monuments the corners so indicated on the annexed plat and that the boundaries are described as a portion of the Westerly one half of Lot 7, Block 2, of the Sutherlin Land and Water Company's Plat 'O', more particularly described as follows:

Beginning at the a 3/4" iron rod at the Southwest corner of Lot 7, Block 2, Sutherlin Land and Water Company, Plat 'O', said point being the Initial Point. Thence along the west boundary of said Lot 7, North 13°07'16" West a distance of 824.70 feet to a 5/8 inch iron rod with a cap marked "LANG SURVEYING"; thence leaving said west boundary of Lot 7 North 76°49'10" East a distance of 50.08 feet to a 5/8 inch iron rod with a cap marked "LANG SURVEYING"; thence North 13°07'31" West a distance of 599.84 feet to a 5/8 inch iron rod with a cap marked "LANG SURVEYING" on the southerly right-of-way of Central Avenue; thence along said southerly right-of-way North 76°49'11" East a distance of 100.02 feet to a 5/8 inch iron rod with a cap marked "LAND MARK SURVEYING"; thence leaving said right-of-way South 13°05'18" East a distance of 1424.62 feet to a 5/8 inch iron rod with a cap marked "LANG SURVEYING" on the southerly boundary of said Lot 7; thence along said southerly boundary South 76°51'16" West a distance of 149.24 to the Point of Beginning, containing 4.20 acres more or less.

*Mark A. Heimburger*  
 Mark A. Heimburger, PLS #2287

**APPROVALS**

<i>Sal A. [Signature]</i>	9/11/02
Planning Commission Chairman City of Sutherlin	Date
<i>Rosney [Signature]</i>	9-11-02
Douglas County Surveyor	Date
<i>Lang [Signature]</i>	9-12-02
Douglas County Commissioner	Date
<i>Michael J. Winters</i>	9-13-02
Douglas County Commissioner	Date
<i>Joyce Morgan</i>	9/17/02
Douglas County Commissioner	Date
<i>Low [Signature]</i>	9/19/02
Douglas County Tax Assessor	Date

I hereby certify that all taxes and special assessments or other charges required by law, have been paid.

*Sandra K. Innes* 9/18/02  
 Douglas County Tax Collector Date

Filed this 20th day of September, 2002, at 8:11 AM  
*Doyle Shaver Jr.* 9-20-02  
 Douglas County Clerk Date

**ACKNOWLEDGMENT.**

State of Oregon )  
 ss  
 County of Douglas)

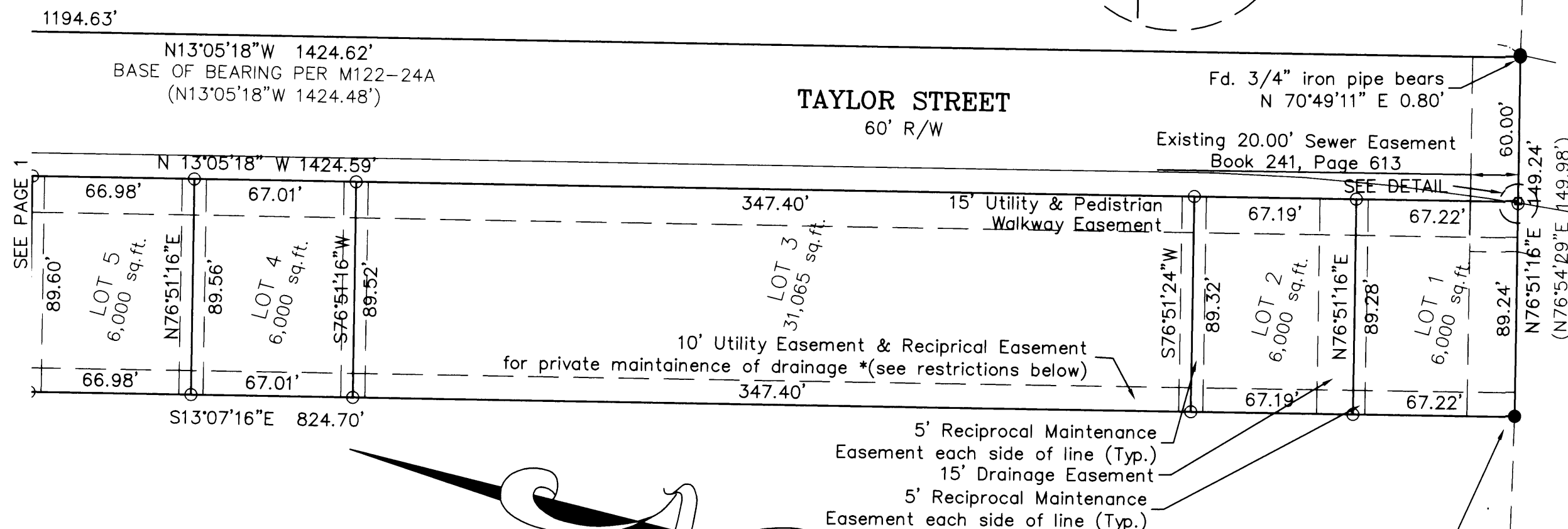
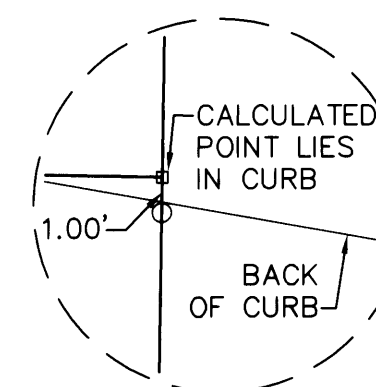
KNOW ALL PEOPLE BY THESE PRESENTS: that on this 9th day of September 2002, before me a Notary Public of and for said State and County, did personally appear Betty Tamm, Executive Director of Umpqua Community Development Corporation, who being duly sworn, did say that she is the identical persons named in the foregoing instrument and she executed said instrument freely and voluntarily.

*Karan B. Reed*  
 Notary Public, State of Oregon  
 350620 12-30-2005  
 Commission Number Expiration Date



2002-24670

DETAIL  
 SCALE: NTS



**DECLARATION.**

KNOW ALL PEOPLE BY THESE PRESENTS. that DOUGLAS COUNTY CORPORATION AND UMPQUA COMMUNITY DEVELOPMENT CORPORATION, owners of the land represented on the annexed map, and more particularly described in the accompanying Surveyor's Certificate, do hereby declare the annexed map to be a correct map of the subdivision plat including all pedestrian walkway easements as shown on plat of said property. They have caused this subdivision plat to be prepared and the property to be subdivided into lots as shown by the name of " CALAPOOIA CROSSING ", and do hereby dedicate to the public forever the use of the streets and utility, drainage and fire lane easements shown thereon.

DOUGLAS COUNTY CORPORATION <i>Doug Robertson</i> Douglas County Commissioner	UMPQUA COMMUNITY DEVELOPMENT <i>Betty Tamm</i> Betty Tamm, Executive Director
<i>Michael J. Winters</i> Douglas County Commissioner	
<i>Joyce Morgan</i> Douglas County Commissioner	

STATE OF OREGON )  
 COUNTY OF DOUGLAS ) ss  
 I, DOYLE SHAVER JR., COUNTY CLERK AND  
 RECORDER OF CONVEYANCES, DO HEREBY CERTIFY  
 THAT THIS INSTRUMENT WAS RECORDED  
 02 SEP 20 AM 8:11  
 DOYLE SHAVER JR.  
 COUNTY CLERK  
 IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY  
 BY *Doyle Shaver Jr.*  
 FEE PP

OWNERS: Douglas County  
 1036 SE Douglas Ave.  
 Roseburg, OR 97470  
  
 Umpqua C.D.C.  
 738 S.E. Kane St.  
 Roseburg, OR 97470

WATER: City of Sutherlin  
 SEWER: City of Sutherlin  
 ZONING: R-2  
 COMP. PLAN: Medium Density Residential

NO. OF LOTS: 7 Buildable  
 2 Unbuildable - Retained  
 by Douglas County

TOTAL AREA: 4.20± Ac

\* Drainage Swale Easement. No restriction, alteration or diversion of drainage within this easement. Maintenance is the responsibility of the property owner.

**LEGEND**

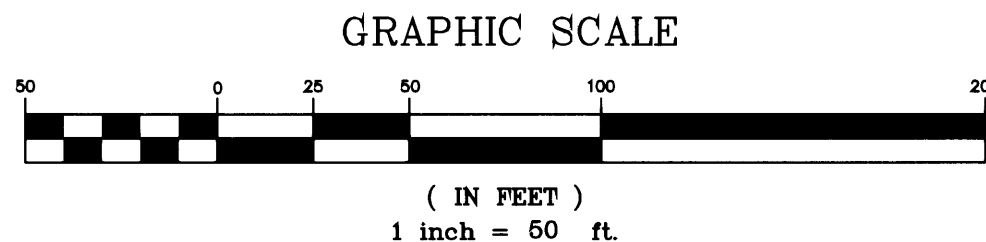
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  - Calculated Point
- Record Information  
 ( ) Record per M122-24A  
 [ ] Record per M72-43

**ACKNOWLEDGMENT.**

State of Oregon )  
 ss  
 County of Douglas) **2002-24670**

KNOW ALL PEOPLE BY THESE PRESENTS: that on this 17th day of September 2002, before me a Notary Public of and for said State and County, did personally appear Doug Robertson, Joyce Morgan and Michael J. Winters, Commissioners for said County, who being duly sworn, did say that they are the identical persons named in the foregoing instrument and they executed said instrument freely and voluntarily.

*Laura A. Duncan* June 28, 2006  
 Notary Public, State of Oregon Expiration Date  
 356286  
 Commission Number



Sheet 2 of 2

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

*Mark A. Heimburger*

OREGON  
 JULY 16, 1927  
 MARK A. HEIMBURGER  
 2287  
 EXPIRES 6/30/03

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LM Proj. No. 2001-0083

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