

DOUGLAS COUNTY OFFICIAL RECORDS  
 BARBARA E. NIELSEN, COUNTY CLERK  
 2008-002875  
 NO FEE  
 02/20/2008 02:09:43 PM  
 PLAT-SUB Cnt=1 Str=1 RECEIPTCOUNTER  
 This is a no fee document

# HORSMANN SUBDIVISION PLAT

A REPLAT OF PARCELS 2 AND 3  
 LAND PARTITION PLAT #2007-0056  
 S. 1/2 SECTION 13, T.25S., R.6W., W.M.

CITY OF SUTHERLIN, DOUGLAS COUNTY, OREGON - JANUARY 2008  
 PLANNING FILE # S-07-4

**APPROVALS:**

*Bandy Smith* 2-13-08  
 DOUGLAS COUNTY SURVEYOR DEPUTY DATE  
*Jan. 29, 2008*  
 SUTHERLIN PLANNING COMMISSION CHAIRMAN DATE  
 Ron Northcraft 2-19-08  
 DOUGLAS COUNTY ASSESSOR DATE  
*David Robertson* 2-20-08  
 DOUGLAS COUNTY COMMISSIONER DATE  
*Mark Kithel* 2-20-08  
 DOUGLAS COUNTY COMMISSIONER DATE

**SURVEYORS CERTIFICATE:**

I, CARL A. SWEEDEN, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED THE LAND SHOWN HEREIN IN ACCORDANCE WITH OREGON REVISED STATUTES CHAPTER 92.

*Carl A. Sweeden* 1/24/08  
 CARL A. SWEEDEN LS 2752 DATE

**LEGAL DESCRIPTION:**

PARCELS 2 AND 3, LAND PARTITION PLAT #2007-0056, DOUGLAS COUNTY OREGON, PARTITION PLAT RECORDS.

**NARRATIVE:**

THIS SURVEY WAS COMPLETED AT THE REQUEST OF THE OWNER SHOWN TO SUBDIVIDE THE LANDS DESCRIBED AS PARCELS 2 AND 3, P.P. #07-0056, AS PER CITY OF SUTHERLIN PLANNING COMMISSION FILE NO. S-07-4. THE BASIS OF BEARING FOR THIS SURVEY IS THE NORTH LINE OF PARCEL 2, P.P. #07-0056.

FIELD CREW: M. RICE, S. HANUSSAK  
 EQUIPMENT: NIKON DTM-521 W/ SUPPORT  
 CALCULATIONS AND MAPPING: M. RICE

**DECLARATION:**

KNOW ALL PEOPLE BY THESE PRESENTS THAT MELVIN M. HORSMANN, ARLENE M. HORSMANN, MARSHALL HORSMAN AND ROSE HORSMAN ARE THE OWNERS OF THE LAND BEING HEREON DESCRIBED AND THEY HAVE CAUSED THE SAME TO BE SUBDIVIDED AND PLATTED, IN ACCORDANCE WITH ORS CHAPTER 92, AND DO HEREBY CREATE FOR THE BENEFIT OF THE CITY OF SUTHERLIN THE 15' WIDE WATERLINE, WASTEWATER AND STORM EASEMENTS, THE 10' WIDE P.U.E. AS SHOWN AND DO DEDICATE TO THE PUBLIC FOREVER ALL STREET RIGHT-OF-WAYS AS SHOWN. THE OWNERS DO ALSO DECLARE AND ACKNOWLEDGE ALL THE EXISTING EASEMENTS SHOWN HEREON.

*Melvin M. Horsmann Arlene M. Horsmann*  
 MELVIN M. HORSMANN ARLENE M. HORSMANN

FOR MARSHALL AND ROSE HORSMAN SEE AFFIDAVIT OF CONSENT # 2008-002874

**ACKNOWLEDGEMENTS:**

STATE OF OREGON )  
 COUNTY OF DOUGLAS)

THERE PERSONALLY APPEARED BEFORE ME MELVIN M. HORSMANN AND ARLENE M. HORSMANN, WHO ARE KNOWN TO ME TO BE THE IDENTICAL INDIVIDUALS WHO EXECUTED THE FOREGOING INSTRUMENT AND WHO DO HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

24 DAY OF JAN., 2008.

*Stacey R. LeFevre* *Stacey R. LeFevre*  
 NOTARY PUBLIC - OREGON (PRINTED NAME) (SIGNATURE)

403377 March 20, 2010  
 COMMISSION NO. MY COMMISSION EXPIRES

**LEGEND:**

- FOUND 5/8" IRON ROD W/ RED PLASTIC CAP "SWEEDEN LS 2752" OR AS NOTED
  - SET 5/8" X 30" IRON ROD W/ RED PLASTIC CAP "SWEEDEN LS 2752"
  - SET 2 5/8" MAGNAIL WITH BRASS WASHER "SWEEDEN LS 2752"
  - ▲ COMPUTED POINT, NOTHING FOUND OR SET
- MEASURED EQUALS P.P. #07-0056 UNLESS NOTED

PARCEL 1  
 P.P. #2007-0056  
 NOT A PART OF  
 LAND PARTITION

WESTLAKE AVENUE  
 (60' WIDTH)

15' WIDE  
 WATERLINE AND WASTEWATER  
 EASEMENT

GREYFOX DRIVE  
 (60' WIDTH)

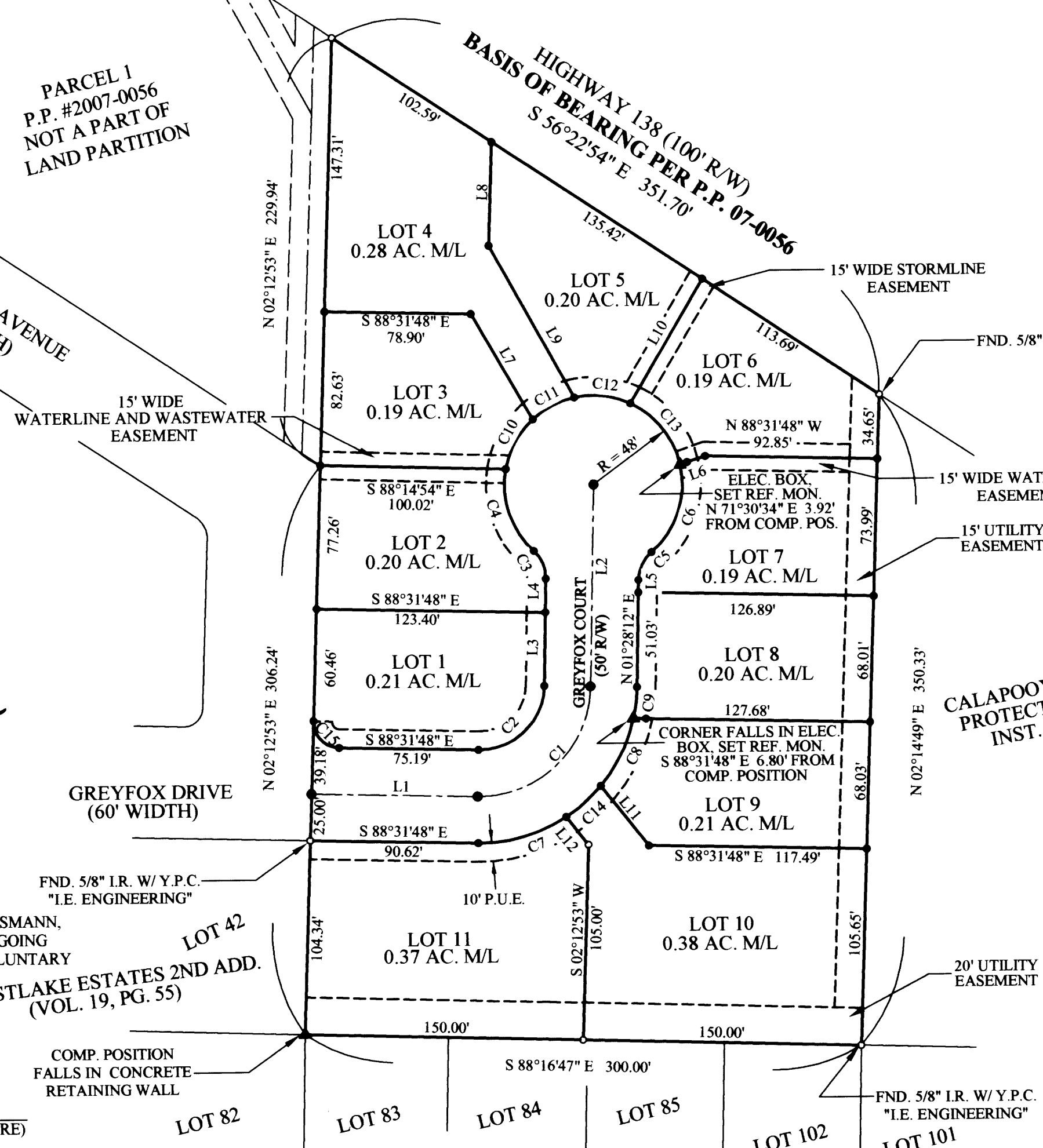
FND. 5/8" I.R. W/ Y.P.C.  
 "I.E. ENGINEERING"

LOT 42  
 WESTLAKE ESTATES 2ND ADD.  
 (VOL. 19, PG. 55)

COMP. POSITION  
 FALLS IN CONCRETE  
 RETAINING WALL

LOT 82 LOT 83 LOT 84 LOT 85  
 MONT CLAIRE ESTATES PHASE 4  
 (VOL. 20, PG. 56A)

LOT 102 LOT 101  
 MONT CLAIRE ESTATES PHASE 5  
 (VOL. 21, PG. 24)

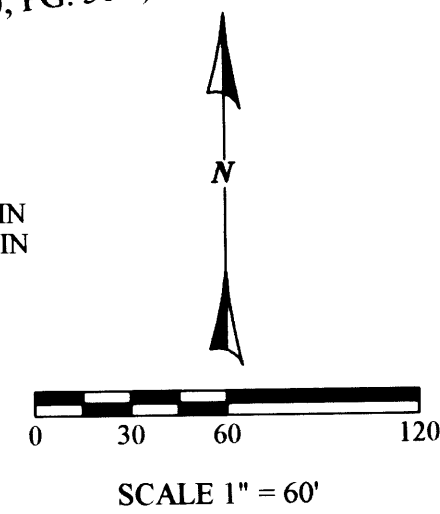


CALAPOOYA RURAL FIRE  
 PROTECTION DISTRICT  
 INST. NO. 83-12166

CURVE TABLE					
CURVE	CHORD BRG.	CHORD DIST.	DELTA	RADIUS	LENGTH
C1	N 46°28'12" E	84.85'	89°59'46"	60.00	94.24
C2	S 46°28'10" W	49.50'	89°59'46"	35.00	54.98
C3	S 22°28'46" E	16.24'	47°54'57"	20.00	16.73
C4	S 18°21'05" E	46.55'	58°00'59"	48.00	48.60
C5	N 25°45'10" E	16.44'	48°32'23"	20.00	16.94
C6	N 18°53'01" E	49.67'	62°18'51"	48.00	52.20
C7	S 74°11'25" W	49.35'	33°45'07"	85.00	50.07
C8	N 26°41'13" E	40.25'	27°23'25"	85.00	40.63
C9	S 07°13'55" W	17.06'	11°31'11"	85.00	17.09
C10	S 29°11'29" W	30.52'	37°04'09"	48.00	31.06
C11	S 62°56'54" W	25.21'	30°26'42"	48.00	25.51
C12	S 83°19'26" E	30.47'	37°00'37"	48.00	31.01
C13	N 38°32'46" W	42.49'	52°32'43"	48.00	44.02
C14	N 48°50'53" E	25.03'	16°55'57"	85.00	25.12
C15	N 43°09'28" W	19.93'	90°44'41"	14.00	22.17

SHORT LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 88°31'48" E	89.70'
L2	N 01°28'12" E	108.73'
L3	N 01°28'12" E	39.64'
L4	N 01°28'12" E	18.12'
L5	N 01°28'12" E	6.73'
L6	S 71°30'34" W	14.28'
L7	S 29°55'25" E	65.72'
L8	S 02°16'23" W	55.97'
L9	S 28°52'10" E	93.63'
L10	S 30°43'51" W	77.34'
L11	N 38°25'26" W	41.20'
L12	N 38°25'26" W	19.11'

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR  
*Carl A. Sweeden*  
 OREGON  
 CARL A. SWEEDEN  
 2752  
 JANUARY 16, 1996  
 EXPIRES 6-30-08



WATER:  
 SEWER:  
 ZONING:  
 COMP. PLAN:  
 CITY OF SUTHERLIN  
 CITY OF SUTHERLIN  
 R-1, R-2 AND C-3

**OWNER AND SUBDIVIDER:**  
 MELVIN M. HORSMANN  
 1333 BRAD ROAD  
 OAKLAND, OREGON 97462

**EGR & Associates, Inc.**  
 Engineers and Surveyors

602 SE Parrott St. (541) 672-8344  
 Roseburg, Oregon 97470 Fax (541) 492-1167

VOL. 23 PAGE 11

VOL. 23 PAGE 11