

# HORIZON HILLS SUBDIVISION

IN NW 1/4 OF SEC. 1, T 29 S, R 6 W, W.M.  
 DOUGLAS COUNTY, OREGON - FEBRUARY 2008  
 PLANNING FILE # 07-041

**SURVEYORS CERTIFICATE:**

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

*Carl A. Sweeden*  
 CARL A. SWEEDEN LS 2752

**LEGAL DESCRIPTION:**

ALL THAT LAND PER INST. #2006-17415, DOUGLAS COUNTY, OREGON, DEEDS AND RECORDS.

**NARRATIVE:**

THIS SURVEY WAS COMPLETED AT THE REQUEST OF THE OWNER TO ESTABLISH THE BOUNDARY OF THAT LAND DESCRIBED IN INST. #06-17415, DOUGLAS COUNTY, OREGON, DEEDS AND RECORDS AND TO THEN SUBDIVIDE SAID LAND AS SHOWN AND AS APPROVED PER DOUGLAS COUNTY PLANNING DEPARTMENT FILE #07-041. THE NORTH AND EAST BOUNDARY WAS ESTABLISHED 30 FEET SOUTH AND WEST OF THE CENTERLINE OF HORIZON LANE PER DEED AS HELD TO THE CORNER MARKERS FOUND ALONG THE CENTERLINE. THE SOUTH AND WEST BOUNDARY OF THE LAND WAS HELD PER PARCEL 2, BOOK 5, PAGE 127 A & B. THE BASIS OF BEARING FOR THIS SURVEY IS THE WEST LINE OF PARCEL 2, BOOK 5, PAGE 127 A & B.

**DECLARATION:**

KNOW ALL PEOPLE BY THESE PRESENTS THAT MATTHEW R. JACOBS DOES HEREBY DECLARE THAT HE IS THE OWNER OF THE LAND AND THAT HE DOES CAUSE THE PROPERTY TO BE SUBDIVIDED AND PLATTED AS SHOWN AND IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92, OREGON REVISED STATUTES AND IN ACCORDANCE WITH THE DOUGLAS COUNTY PLANNING APPROVAL FILE #07-041, AND HE DOES CREATE THE SEPTIC AREA EASEMENTS A TO BENEFIT 3 AND CREATES THE SEPTIC LINE THE SEPTIC AREA EASEMENT IS FOR THE CONSTRUCTION, MAINTENANCE, USE, AND REPAIR OF AN INDIVIDUAL ONSITE WASTEWATER TREATMENT SYSTEM (HEREIN CALLED "SYSTEM") APPURTENANT TO LOT 3. GRANTORS, FOR THEMSELVES AND THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT THE ABOVE-DESCRIBED PROPERTY OF THE GRANTORS SHALL NOT BE USED FOR ANY CONFLICTING PURPOSE DETRIMENTAL TO SAID SYSTEM OR CONTRARY TO LAWS AND RULES OF GOVERNMENTAL AGENCIES APPLICABLE OR RELATED TO SAID SYSTEM.

*Matthew R. Jacobs*  
 MATTHEW R. JACOBS

**ACKNOWLEDGMENTS:**

STATE OF OREGON )  
 COUNTY OF DOUGLAS )

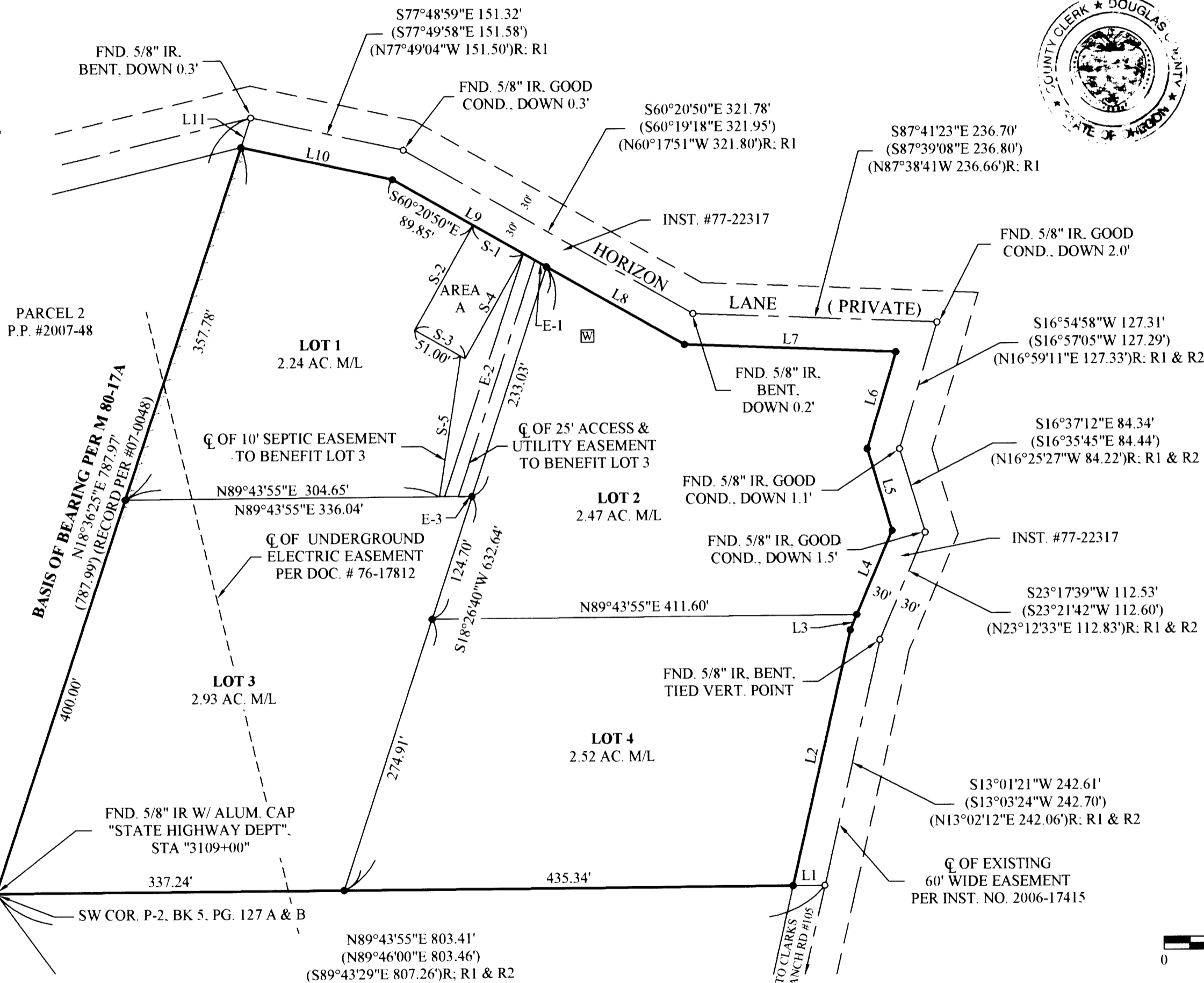
THERE PERSONALLY APPEARED BEFORE ME MATTHEW R. JACOBS WHO IS KNOWN TO ME TO BE THE IDENTICAL INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT AND WHO DOES HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS:

20 DAY OF MARCH, 2007.

*Frank F. Perea*  
 FRANK F. PEREA (SIGNATURE)  
 NOTARY PUBLIC - OREGON (PRINTED NAME)

401426  
 COMMISSION NO. MY COMMISSION EXPIRES 01-17-2010



**LEGEND**

- SET 5/8" X 30" IRON ROD W/ RED PLASTIC CAP "SWEEDEN LS 2752"
- ▲ COMPUTED POINT, NOTHING FOUND OR SET
- FOUND MONUMENT AS SHOWN
- ( ) RECORD PER M 80-17A
- ( )R RECORD PER M 52-68A
- ( )R1 RECORD PER INST. #06-17415
- ( )R2 RECORD PER M 52-28
- ☒ WELL

FIELD CREW: T. RUSHING, C. BEECROFT  
 EQUIPMENT: NIKON DTM-521 W/ SUPPORT  
 CALCULATIONS AND MAPPING: S. HANUSSAK

WATER: CLARKS BRANCH WATER ASSO.  
 SEWER: SEPTIC SYSTEM  
 ZONING: RR  
 COMP PLAN: COMMITTED RESIDENTIAL- 2 AC



**APPROVALS:**

*Keith L. Cubic* 3/28/08  
 DOUGLAS COUNTY PLANNING DIRECTOR DATE

*Randy Smith* 3-28-08  
 DOUGLAS COUNTY SURVEYOR DEPUTY DATE

*Ron Northcrest* 4-2-08  
 DOUGLAS COUNTY ASSESSOR DATE

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

*Sandra K. Couce* 4/2/08  
 DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 4th DAY OF April, 2007 8:20 pm

*Barbara E. Nielsen* 4-4-2008  
 DOUGLAS COUNTY CLERK DATE  
*Carl Sweeden, Deputy*

**SEPTIC EASEMENT LINE TABLE**

LINE	BEARING	LENGTH
S-1	S60°20'50"E	56.00'
S-2	N29°39'10"E	115.73'
S-3	S60°20'50"E	56.00'
S-4	N29°39'10"E	115.73'
S-5	S08°56'56"W	137.39'

**ACCESS EASEMENT LINE TABLE**

LINE	BEARING	LENGTH
E-1	N60°20'50"W	12.74'
E-2	S18°26'40"W	239.74'
E-3	N89°43'55"E	13.20'

**LINE TABLE**

LINE	BEARING	LENGTH
L1	S89°43'55"W	30.83'
L2	S13°01'21"W	252.39'
L3	S23°17'39"W	16.09'
L4	S23°17'39"W	88.24'
L5	S16°37'12"E	82.48'
L6	S16°54'58"W	97.53'
L7	S87°41'23"E	205.18'
L8	S60°20'50"E	153.14'
L9	S60°20'50"E	171.34'
L10	S77°48'59"E	150.09'
L11	N18°36'25"E	30.19'

**OWNER / SUBDIVIDER:**

MATTHEW R. JACOBS  
 751 W AMANDA ST.  
 ROSEBURG, OREGON, 97470



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 Roseburg, Oregon 97470 Fax (541) 492-1167