

DOUGLAS COUNTY OFFICIAL RECORDS  
BARBARA E. NIELSEN, COUNTY CLERK 2003-004796



NO FEE  
02/18/2003 10:13:46 AM  
PLAT-PAR Cnt=1 Stn=18 RECORDINGDESK  
This is a no fee document

# LAND PARTITION

LOT 9, TODD BUILDING COMPANY SUBDIVISION NO 3  
VOLUME 5, PAGE 79  
NE 1/4, Section 20, T 27 S, R 5 W, WM  
CITY OF ROSEBURG  
Douglas County, Oregon  
Scale 1" = 50'

FEBRUARY 2003

## APPROVALS

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

*Sandra K. Coruee* 2/18/03  
DOUGLAS COUNTY TAX COLLECTOR DATE

*Don Stiff* 2-18-03  
COMMUNITY DEVELOPMENT DIRECTOR DATE

*Chris Boyd* 2/18/03  
PUBLIC WORKS DIRECTOR DATE

*Randy Weir* 2-18-03  
DOUGLAS COUNTY SURVEYOR DATE

FILED 18 FEBRUARY 2003 10:13 O'CLOCK  
BARBARA E. NIELSEN, COUNTY CLERK  
COUNTY CLERK  
*Barbara Nielsen, Deputy*  
STATE OF OREGON

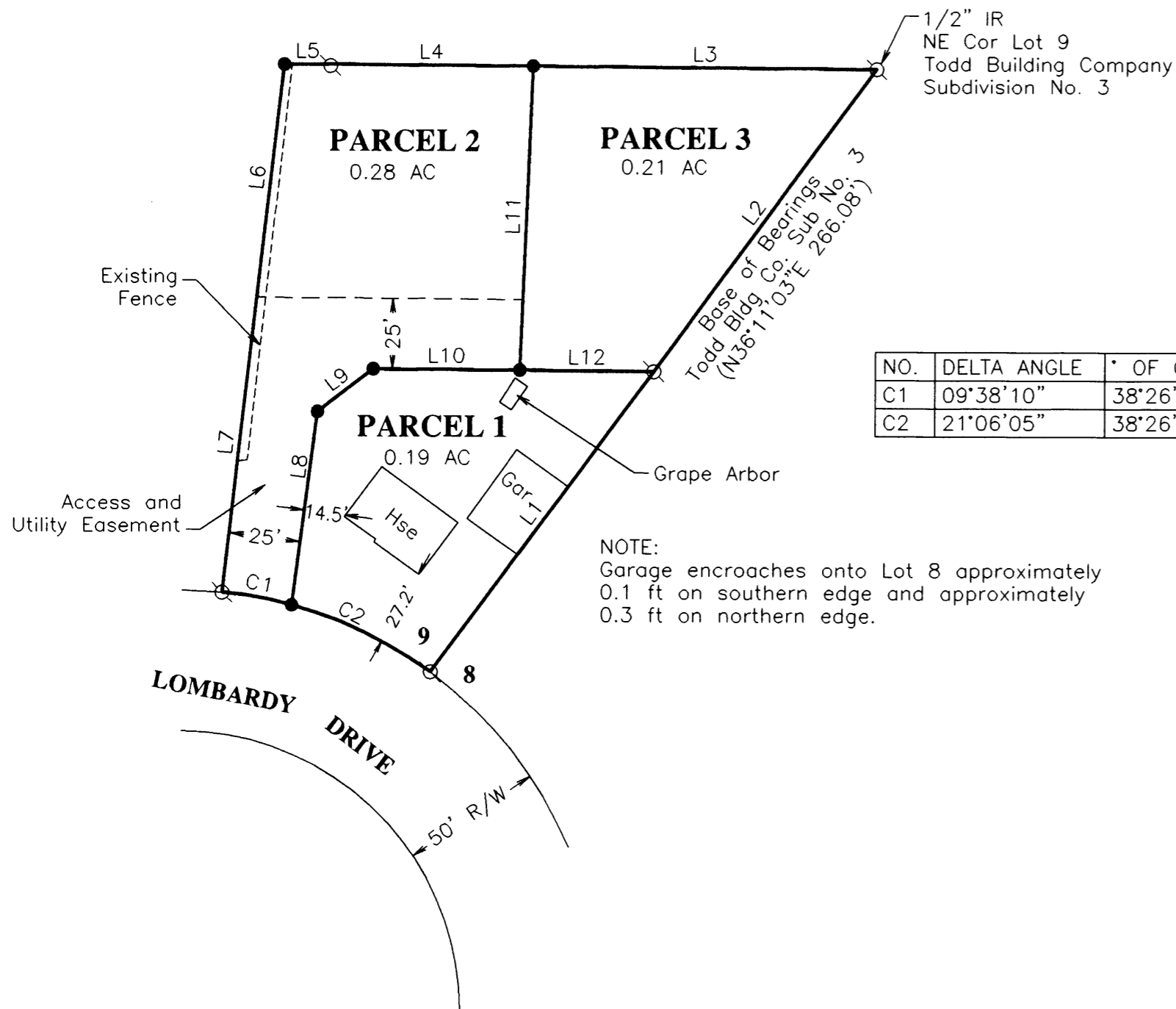
## LEGEND

- FOUND 5/8" IRON ROD OR AS NOTED
- SET MONUMENT 5/8" X 30" I.R. WITH YELLOW PLASTIC CAP MARKED ME FARR LS 1181



## OWNERS & PARTITIONERS:

LYNN E. & BRENDA C SHELBY  
2261 MOOREA DRIVE  
ROSEBURG, OR 97470  
PH 673-1421



## CURVE TABLE

NO.	DELTA ANGLE	° OF CURVE-ARC	CHORD DIRECTION	RADIUS	ARC LEN	CHORD LEN
C1	09°38'10"	38°26'36"	S 79°37'49" E	149.04	25.07	25.04
C2	21°06'05"	38°26'36"	S 64°15'41" E	149.04	54.89	54.58

## LINE TABLE

NO.	DIRECTION	DISTANCE
L1	N 36°11'03" E	132.95 FT
L2	N 36°11'03" E	133.13 FT
L3	N 89°37'05" W	121.56 FT
L4	N 89°37'05" W	71.67 FT
L5	N 89°37'05" W	16.25 FT
L6	S 06°29'40" W	82.22 FT
L7	S 06°29'40" W	106.94 FT
L8	N 07°17'58" E	69.54 FT
L9	N 52°17'58" E	25.00 FT
L10	S 89°37'05" E	51.77 FT
L11	N 02°17'05" E	108.03 FT
L12	S 89°37'05" E	47.27 FT

NOTE:  
Garage encroaches onto Lot 8 approximately 0.1 ft on southern edge and approximately 0.3 ft on northern edge.

## SURVEYOR'S CERTIFICATE

I, MAURICE E FARR, BEING FIRST 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:

LOT 9, TODD BUILDING COMPANY SUBDIVISION NO. 3, IN NE1/4, SECTION 20, TOWNSHIP 27 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, CONTAINING 0.19 ACRES, MORE OR LESS, IN PARCEL 1, 0.28 ACRES, MORE OR LESS IN PARCEL 2, AND 0.21 ACRES, MORE OR LESS, IN PARCEL 3, ALL LOCATED IN CITY OF ROSEBURG, DOUGLAS COUNTY, OREGON.

## NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PARTITION LOT 9, TODD BUILDING COMPANY SUBDIVISION NO 3, INTO 3 PARCELS AS SHOWN ON THE ABOVE MAP.

WE USED FOUND MONUMENTS FROM TODD BUILDING COMPANY SUBDIVISION NO 3 AND THE EAST BOUNDARY OF SAID LOT 9 WAS USED AS BASIS OF BEARING.

THIS SURVEY WAS PERFORMED BY MAURICE E FARR AND RICHARD GARZA, JR. USING A NIKON DTM-520 TOTAL STATION. CALCULATIONS AND DRAFTING WAS PERFORMED BY MAURICE E FARR.

PLANNING FILE P-02-010  
LOT 9, TODD BUILDING COMPANY SUBDIVISION NO. 3  
ZONE R-1-7.5  
COMPREHENSIVE PLAN LOW DENSITY RESIDENTIAL  
WATER CITY OF ROSEBURG  
SANITARY SEWER ROSEBURG URBAN SANITARY AUTHORITY

REGISTERED PROFESSIONAL LAND SURVEYOR

*Maurice E Farr*  
OREGON  
SEPT. 23, 1977  
MAURICE E. FARR  
1181 2-13-03

EXPIRES 12-31-03

MAP PREPARED BY:

*Maurice E Farr*

MAURICE E FARR  
PROFESSIONAL LAND SURVEYOR  
395 NE KIRBY AVENUE  
ROSEBURG, OR 97470  
PH (541) 957-9442

## DECLARATION

KNOW ALL MEN BY THESE PRESENTS, THAT WE, LYNN E SHELBY BRENDA C SHELBY, HUSBAND AND WIFE ARE THE OWNERS OF THE LANDS REPRESENTED AND DESCRIBED ON THIS PARTITION PLAT, HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED AS SET FORTH HEREON AND DO DEDICATE THE EASEMENTS FOR PRIVATE USE OF THE OWNERS OF THE PARCELS.

*Lynn E Shelby* *Brenda C Shelby*  
LYNN E SHELBY BRENDA C SHELBY

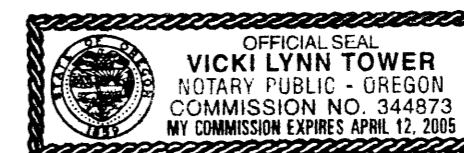
## ACKNOWLEDGMENT

STATE OF OREGON  
COUNTY OF DOUGLAS

KNOW ALL MEN BY THESE PRESENTS THAT ON THE 13TH DAY OF February, 2003, BEFORE ME APPEARED LYNN E SHELBY AND BRENDA C SHELBY, WHO BEING DULY SWORN, DID SAY THAT THEY SIGNED THE DECLARATION SET FORTH HEREON AS THEIR FREE AND VOLUNTARY ACT AND DEED.

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

*Vicki Lynn Tower*  
NOTARY PUBLIC OF OREGON  
MY COMMISSION EXPIRES: April 12, 2005



2003-0010

2003-0010