

DOUGLAS COUNTY OFFICIAL RECORDS  
 BARBARA E. NIELSEN, COUNTY CLERK  
 2007-025342  
 NO FEE  
 11/30/2007 03:57:03 PM  
 PLAT-PAR Cnt=1 Stn=1 RECEIPTCOUNTER  
 This is a no fee document

# LAND PARTITION

NW 1/4, SECTION 3, TWP 27 S, R 6 W, WM  
 UNDER MEASURE 37 PROVISIONS  
 DEED INSTRUMENTS 1987-14881 & 2005-20274  
 DOUGLAS COUNTY, OREGON  
 NOVEMBER 2007  
 SCALE 1" = 60'  
 PHASE I

BORG TRUST  
 LYNN R & LILLIAN G BORG, TRS  
 223 CEDRUS LANE  
 ROSEBURG, OR 97470

## APPROVALS

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

*Randy Wan* 11-30-07  
 DOUGLAS COUNTY TAX COLLECTOR DATE  
 Surveyor

*Keith L. Cubic* 11/30/07  
 DOUGLAS COUNTY PLANNING DIRECTOR DATE

*Sandra K. Conree* 11/30/07  
 DOUGLAS COUNTY SURVEYOR DATE  
 TAX COLLECTOR

FILED 30 DAY OF November, 2007 AM 5:57



*Carol Engle, Deputy*



## DECLARATION

KNOW ALL MEN BY THESE PRESENTS, THAT WE, LYNN R BORG AND LILLIAN G BORG, TRUSTEES OF THE BORG TRUST, 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.

*Lynn R. Borg, Trustee*  
 BORG TRUST  
 LYNN R BORG, TRS

*Lillian G. Borg, Trustee*  
 BORG TRUST  
 LILLIAN G BORG, TRS

## ACKNOWLEDGMENT

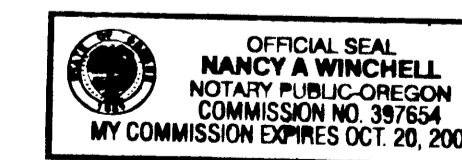
STATE OF OREGON )  
 COUNTY OF DOUGLAS )

KNOW ALL MEN BY THESE PRESENTS THAT ON THE 28 DAY OF

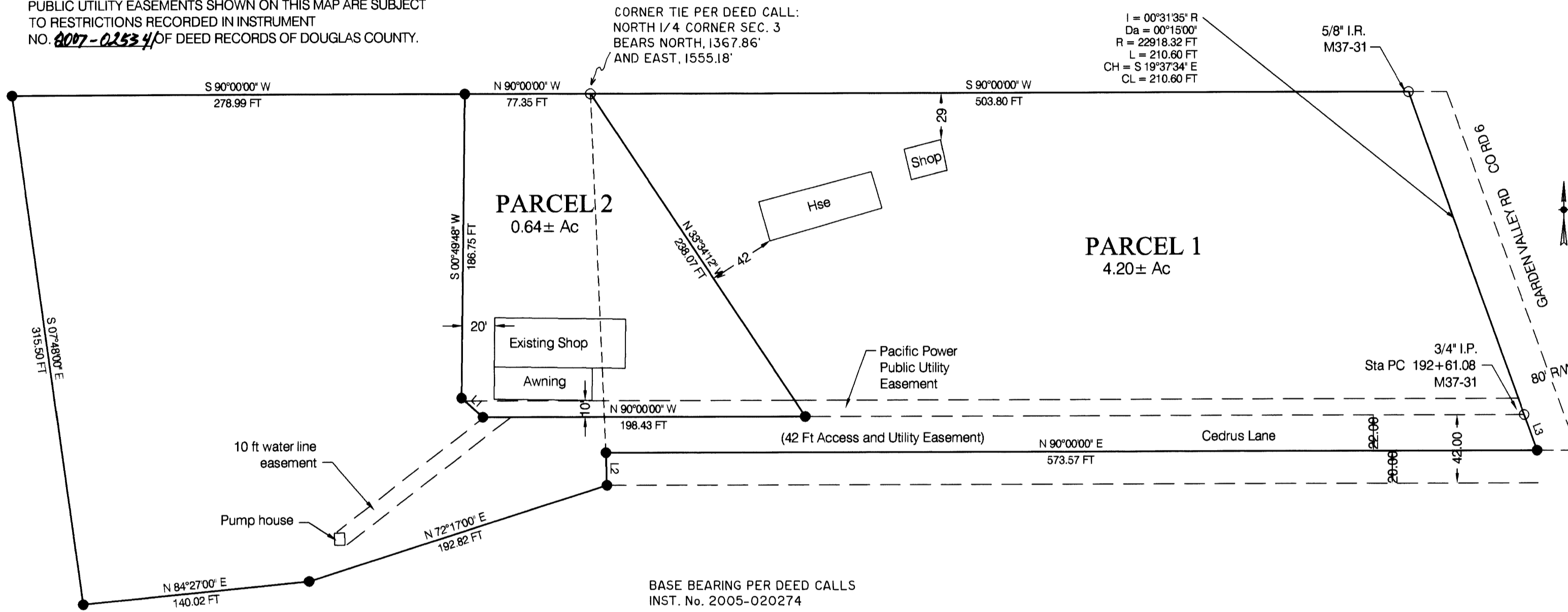
Nov., 2007, BEFORE ME APPEARED LYNN R BORG AND LILLIAN G BORG, TRUSTEES OF THE BORG TRUST, WHO BEING DULY SWORN, DID SAY THAT THEY SIGNED THE DECLARATION SET FORTH HEREON AS THEIR FREE AND VOLUNTARY ACT AND DEED.

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

*Nancy A. Winchell*  
 NOTARY PUBLIC OF OREGON  
 MY COMMISSION EXPIRES: Oct. 20, 2009



P.U.E. NOTE:  
 PUBLIC UTILITY EASEMENTS SHOWN ON THIS MAP ARE SUBJECT TO RESTRICTIONS RECORDED IN INSTRUMENT NO. 2007-02534 OF DEED RECORDS OF DOUGLAS COUNTY.



### LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N 48°45'07\" W	17.65 FT
L2	N 01°52'43\" W	20.01 FT
L3	N 19°44'18\" W	23.37 FT

### NARRATIVE:

THIS IS A SURVEY TO CREATE A TWO-PARCEL LAND PARTITION FROM THAT PROPERTY DESCRIBED IN DEED INSTRUMENTS 1987-14881 AND 2005-20274, AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON. NORTH AND SOUTH BOUNDARY PER M37-31, EAST BOUNDARY PER DOUGLAS COUNTY ROAD NO. 6 AS SHOWN ON SURVEY M37-31. WESTERN BOUNDARY DESCRIBED BY EXISTING FENCE LINE.

THE SURVEY WAS COMPLETED BY MAURICE E FARR AND GREGG DANSKINE USING A NIKON DTM-520 TOTAL STATION. COMPUTATIONS AND DRAFTING WAS PERFORMED BY MAURICE E FARR.

### 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:

BEGINNING AT A POINT, WHICH IS THE SOUTHEASTERLY PROPERTY CORNER OF THAT PROPERTY DESCRIBED IN DEED INSTRUMENT 2005-20274 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON; THENCE SOUTH 19°44'18\" EAST A DISTANCE OF 23.37 FEET TO A POINT; THENCE NORTH 90°00'00\" WEST A DISTANCE OF 573.57 FEET TO A POINT; THENCE SOUTH 01°52'43\" EAST A DISTANCE OF 20.01 FEET TO A POINT; THENCE SOUTH 72°17'00\" WEST A DISTANCE OF 192.82 FEET TO A POINT; THENCE SOUTH 84°27'00\" WEST A DISTANCE OF 140.02 FEET TO A POINT; THENCE NORTH 07°48'00\" WEST A DISTANCE OF 315.50 FEET TO A POINT; THENCE NORTH 90°00'00\" EAST A DISTANCE OF 278.99 FEET TO A POINT; THENCE NORTH 90°00'00\" EAST A DISTANCE OF 77.35 FEET TO A POINT; THENCE NORTH 90°00'00\" EAST A DISTANCE OF 503.80 FEET TO A POINT; ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 22918.32 FEET 210.60 FEET ALONG SAID CURVE HAVING A CHORD DIRECTION OF SOUTH 19°37'34\" EAST AND A CHORD LENGTH OF 210.60 FEET; TO THE POINT OF BEGINNING; CONTAINING 4.97 ACRES MORE OR LESS, ALL LOCATED IN NW 1/4, SEC. 3, TWP 27 S, R 6W, WM, DOUGLAS COUNTY OREGON.

### LEGEND

- FND MONUMENT 5/8\" I.R. OR AS SHOWN
- SET 5/8\" X 30\" I.R. WITH PLASTIC CAP MARKED M.E. FARR LS 1181
- PUE PUBLIC UTILITY EASEMENT

*Maurice E. Farr*  
 MAURICE E. FARR  
 PROFESSIONAL LAND SURVEYOR  
 395 NE KIRBY AVENUE  
 ROSEBURG, OR 97470



- COMPREHENSIVE PLAN
- ZONE
- WATER
- SEWER
- POWER
- PLANNING FILE
- COMMITTED RESIDENTIAL - 2ACRE (RC2)
- RR
- UMPQUA BASIN WATER ASSOCIATION
- SEPTIC TANK AND DRAIN FIELD
- PACIFIC POWER
- NO. 07-084

2007-0162

2007-0162