

1100-0102

DOUGLAS COUNTY OFFICIAL RECORDS  
BARBARA E. NIELSEN, COUNTY CLERK  
2010-005195  
NO FEE  
03/18/2010 10:29:14 AM  
PLAT-PAR Cnt=1 Str=3 MARRIAGECOUNTER  
This is a no fee document

ZERO-LOT-LINE LAND PARTITION  
LOT 93, ROSEWOOD ESTATES, PHASE 7, VOL 22 PAGE 22  
DEED NO 2009-15883  
IN NE 1/4 SEC 03, TWP 28 S, R 6W, WM

DOUGLAS COUNTY, OREGON  
JANUARY 2010  
SCALE 1" = 30'

OWNERS  
CAROL J. WILLIAMS  
TRS OF CAROL J. WILLIAMS LIVING TRUST  
ERIC J. & PHYLISS A. THOMPSON  
ROBERT AND BERNICE D. SHERMAN (JTWROS)  
2777 PINE ROCK DRIVE  
EUGENE, OR 97403

OWNERS AGREEMENT INSTRUMENT  
NO. 2010-005194

RESTRICTIVE AND PROTECTIVE COVENANTS  
FILED PER INSTRUMENT NO. 2004-025214.

APPROVALS

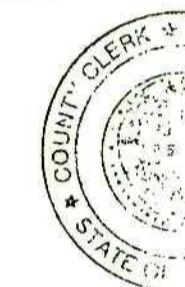
I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS  
OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.

*Sandra K. Corneil* 3/17/2010  
DOUGLAS COUNTY TAX COLLECTOR DATE

*Keith L. Cubic* 3/17/10  
DOUGLAS COUNTY PLANNING DIRECTOR DATE

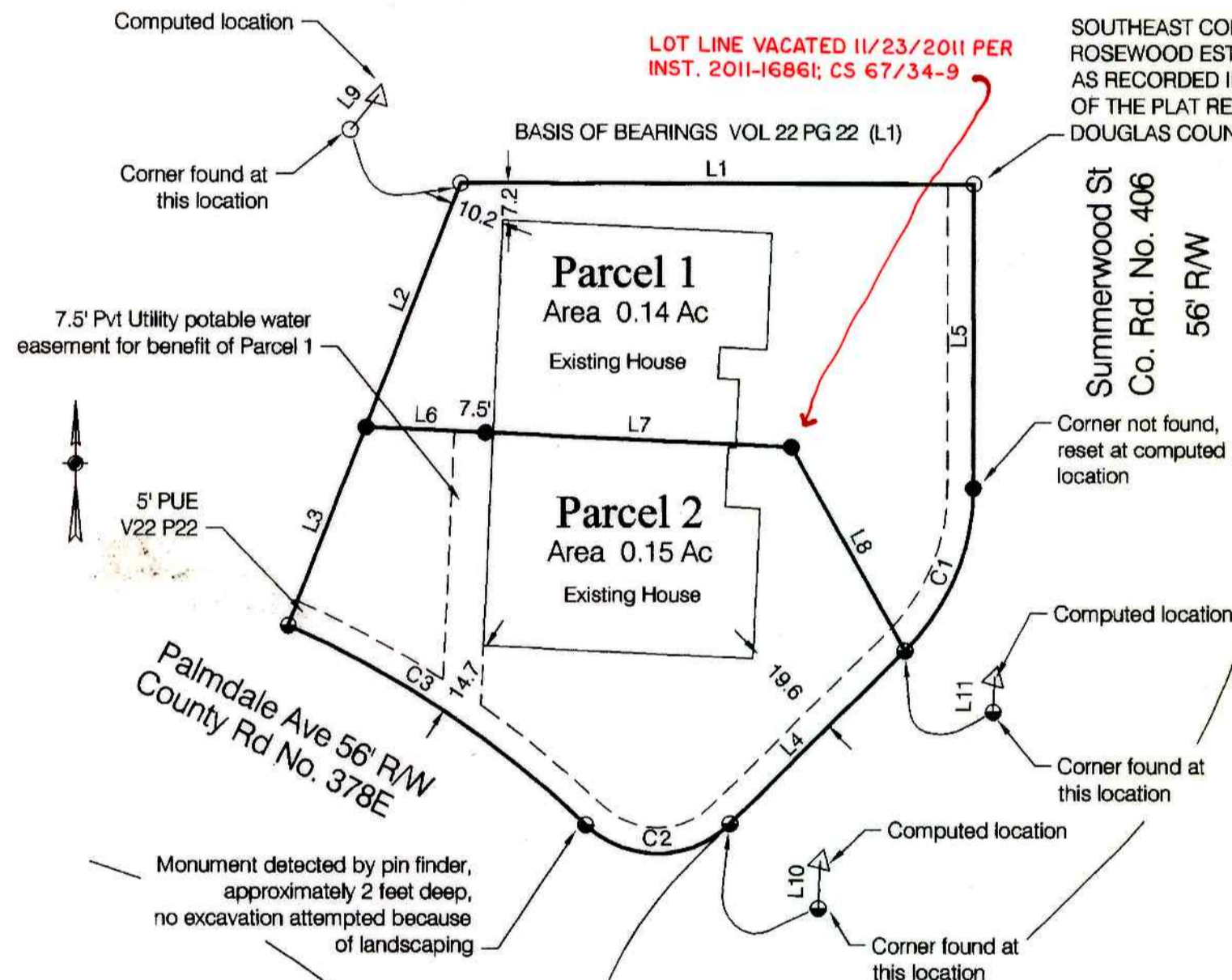
*Roy Luce* 3-17-10  
DOUGLAS COUNTY SURVEYOR DATE

FILED 18<sup>th</sup> DAY OF MARCH, 2010 AM  
*Barbara E. Nielsen, C.C.C.*  
COUNTY CLERK



LEGEND

- FND MONUMENT 5/8" I.R. PER VOL 22 PG 22
- FND MONUMENT 5/8" I.R. PER VOL 21 PG 57
- SET 5/8" X 30" I.R. WITH PLASTIC CAP  
MARKED M.E. FARR  
LS 1181
- △ COMPUTED POINT, NO MONUMENT SET
- PUE 5' PUBLIC UTILITY EASEMENT PER VOL 22 PG 22



LINE TABLE

NO.	DIRECTION	DISTANCE
L1	N 89°59'13" W	99.00 FT
L2	S 21°20'54" W	50.50 FT
L3	S 21°20'54" W	41.02 FT
L4	N 45°26'43" E	47.44 FT
L5	N 00°00'50" E	58.60 FT
L6	S 87°25'25" E	23.22 FT
L7	S 87°25'25" E	59.13 FT
L8	S 29°15'29" E	44.96 FT
L9	S 39°18'57" W	0.09 FT
L10	S 02°25'26" W	0.91 FT
L11	S 01°46'37" W	0.07 FT

CURVE TABLE

NO.	DEFLECTION ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	45°25'43"	S 22°43'47" W	44.00	34.89	33.98
C2	88°12'50"	S 89°32'42" W	20.00	30.79	27.84
C3	20°05'23"	N 56°24'02" W	198.00	69.43	69.07

COMPREHENSIVE PLAN  
ZONE  
WATER  
SEWER  
POWER  
PLANNING FILE

(RMD) MEDIUM DENSITY RESIDENTIAL  
(R1) SINGLE FAMILY RESIDENTIAL  
ROBERTS CREEK WATER DISTRICT  
GREEN SANITARY SEWER DISTRICT  
PACIFIC POWER  
NO. 07-168

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Maurice E. Farr*  
OREGON  
SEPT 23, 1977  
MAURICE E. FARR  
1181  
EXPIRES 12-31-11

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, THAT WE, CAROL J. WILLIAMS, TRS OF CAROL J. WILLIAMS LIVING TRUST AND ERIC J. & PHYLISS A. THOMPSON, HUSBAND AND WIFE, AND ROBERT AND BERNICE D. SHERMAN, HUSBAND AND WIFE, JTWROS, WHO ARE THE OWNERS OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN, HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED AS SHOWN ON THIS MAP.

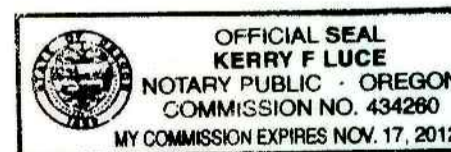
*Carol J. Williams Living Trust*  
CAROL J. WILLIAMS LIVING TRUST  
CAROL J. WILLIAMS, TRS  
*Eric J. Thompson*  
ERIC J. THOMPSON  
*Phyllis A. Thompson*  
PHYLISS A. THOMPSON  
*Robert Sherman*  
ROBERT SHERMAN  
*Bernice D. Sherman*  
BERNICE D. SHERMAN.  
DECEASED 2010-004919

ACKNOWLEDGMENT

STATE OF OREGON )  
COUNTY OF )

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 19<sup>th</sup> DAY OF FEBRUARY 2010, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED CAROL J. WILLIAMS, TRS OF CAROL J. WILLIAMS LIVING TRUST AND ERIC J. & PHYLISS A. THOMPSON, HUSBAND AND WIFE, AND ROBERT AND BERNICE D. SHERMAN, HUSBAND AND WIFE, WHO DID SAY THAT THEY ARE THE IDENTICAL PERSONS NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

PRINTED NAME: KERRY LUCE  
COMMISSION #: 434260  
MY COMMISSION EXPIRES: Nov 17, 2012  
SIGNATURE: *Kerry Luce*



NARRATIVE:

THIS IS A SURVEY TO CREATE A TWO-PARCEL ZERO-LOT-LINE LAND PARTITION FROM THAT PROPERTY DESCRIBED IN DEED 2009-15883 AS RECORDED DEED RECORDS OF DOUGLAS COUNTY RECORDER, DOUGLAS COUNTY, OREGON.

THE SURVEY WAS COMPLETED BY MAURICE E FARR AND RICHARD M. GARZA, JR, 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.

Parcel 1  
BEGINNING AT A 5/8" I.R. (IRON ROD) WHICH IS THE NORTHWESTERLY PROPERTY CORNER OF LOT 93, ROSEWOOD ESTATES, PHASE 7 AS RECORDED ON VOLUME 22, PAGE 22 OF THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON; THENCE SOUTH 21°20'54" WEST A DISTANCE OF 50.50 FT TO A 5/8" I.R.; THENCE SOUTH 87°25'25" EAST A DISTANCE OF 23.22 FT TO A 5/8" I.R.; THENCE SOUTH 87°25'25" EAST A DISTANCE OF 59.13 FT TO A 5/8" I.R.; THENCE SOUTH 29°15'29" EAST A DISTANCE OF 44.96 FT TO A 5/8" I.R.; ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 44.00 FEET 34.89 FEET ALONG SAID CURVE HAVING A CHORD DIRECTION OF NORTH 22°43'47" EAST AND A CHORD LENGTH OF 33.98 FEET; THENCE NORTH 00°00'50" EAST A DISTANCE OF 58.60 FT TO A 5/8" I.R.; THENCE NORTH 89°59'13" WEST A DISTANCE OF 99.00 TO THE POINT OF BEGINNING; CONTAINING 0.14 ACRES MORE OR LESS.

Parcel 2  
BEGINNING AT A 5/8" I.R. (IRON ROD) WHICH IS THE SOUTHWESTERLY PROPERTY CORNER OF LOT 93, ROSEWOOD ESTATES, PHASE 7 AS RECORDED ON VOLUME 22, PAGE 22 OF THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON; ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 198.00 FEET 69.43 FEET ALONG SAID CURVE HAVING A CHORD DIRECTION OF SOUTH 56°24'02" EAST AND A CHORD LENGTH OF 69.07 FEET TO A 5/8" I.R.; ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET 30.79 FEET ALONG SAID CURVE HAVING A CHORD DIRECTION OF NORTH 89°33'09" EAST AND A CHORD LENGTH OF 27.84 FEET TO A 5/8" I.R.; THENCE NORTH 45°25'43" EAST A DISTANCE OF 47.44 FT TO A POINT; THENCE NORTH 29°15'29" WEST A DISTANCE OF 44.96 FT TO A 5/8" I.R.; THENCE NORTH 87°25'25" WEST A DISTANCE OF 59.13 FT TO A 5/8" I.R.; THENCE NORTH 87°25'25" WEST A DISTANCE OF 23.22 FT TO A 5/8" I.R.; THENCE SOUTH 21°20'54" WEST A DISTANCE OF 41.02 FT TO THE POINT OF BEGINNING; CONTAINING 0.15 ACRES MORE OR LESS.

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

2010-0011