

**DECLARATION**

KNOW ALL MEN BY THESE PRESENTS THAT JOHN R. ATKINSON AND DONNA M. ATKINSON ARE OWNERS OF THE LAND SHOWN AND DESCRIBED ON THIS ANNEXED MAP AND THEY HAVE CAUSED THE SAME TO BE SURVEYED AND MAPPED AND MARKED WITH PROPER MONUMENTS.

*Donna M. Atkinson*  
DONNA M. ATKINSON

*John R. Atkinson*  
JOHN R. ATKINSON

**ACKNOWLEDGEMENT**

STATE OF OREGON  
COUNTY OF DOUGLAS

KNOW ALL MEN BY THESE PRESENTS THAT ON

THE 22<sup>nd</sup> DAY OF March 1995, BEFORE ME APPEARED JOHN R. ATKINSON AND DONNA M. ATKINSON, 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 MY OFFICIAL SEAL THIS DAY AND YEAR FIRST ABOVE WRITTEN.

*Patricia A. Toombs*  
NOTARY PUBLIC OF OREGON  
MY COMMISSION EXPIRES: 10/17/97



**OWNERS**

JOHN R. & DONNA M. ATKINSON  
2631 NW KLINE STREET  
ROSEBURG, OR 97470  
PH (503) 672-8445 & 679-4693

SANITARY SEWER ROSEBURG URBAN SANITARY AUTHORITY  
WATER CITY OF ROSEBURG  
ZONING R-1-7.5 COUNTY FARM FOREST  
COMPREHENSIVE PLAN LOW DENSITY RESIDENTIAL  
PLANNING FILE NO 94-9  
ZONING CHANGE FILE NO 94-3  
NO WATER RIGHT FOUND FOR THIS PROPERTY

**WAREWOOD ESTATES PLANNED UNIT DEVELOPMENT**

A MAJOR AMENDMENT TO ADD LOT 10 TO THE WAREWOOD ESTATES PUD  
NW 1/4, SECTION 11, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN

DOUGLAS COUNTY, OREGON

MARCH 20, 1995  
SCALE 1" = 50'

**COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE**

STATE OF OREGON )  
COUNTY OF DOUGLAS )  
I, GAY FIELDS, COUNTY CLERK AND RECORDER OF  
CONVEYANCES, DO HEREBY CERTIFY THAT THIS  
INSTRUMENT WAS RECORDED

55 MAR 24 AM 8:25

DOUGLAS COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY *Nancy R. Dauvergne*  
DEPUTY

95-05805

APPROVALS Vol. 18 pg. 32

*Bob Leone* 3/22/95  
CITY OF ROSEBURG PLANNING COMMISSION CHAIRMAN DATE

*Paul G. Goff* 3/22/95  
CITY OF ROSEBURG COMMUNITY DEVELOPMENT DIRECTOR DATE

*Chris Berglund* 3/22/95  
CITY OF ROSEBURG PUBLIC WORKS DIRECTOR DATE

*Joyce Morgan* 3/23/95  
DOUGLAS COUNTY COMMISSIONER CHAIRMAN DATE

*Michael J. Winter* 3-23-95  
DOUGLAS COUNTY COMMISSIONER DATE

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

*Anne E. Schroeder* 3/23/95  
DOUGLAS COUNTY TAX COLLECTOR DATE

*Shirley J. Reddick* 3/23/95  
DOUGLAS COUNTY ASSESSOR DATE

*Janey T. Morrison* 3/23/95  
DOUGLAS COUNTY SURVEYOR DEPUTY DATE

FILED THIS 24<sup>th</sup> DAY OF March 1995  
95-05805 8:25 AM

GAY FIELDS, County Clerk

COUNTY CLERK  
by *Nancy R. Dauvergne* Deputy



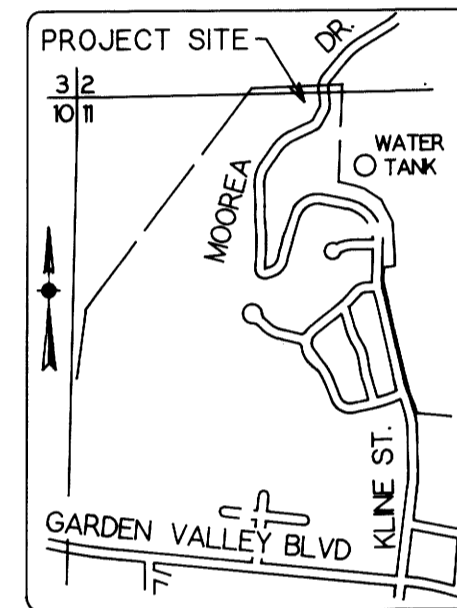
**SURVEYOR'S CERTIFICATE**

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 5/8" IRON ROD (IR) WHICH IS THE MOST NORTHERLY CORNER OF WAREWOOD ESTATES PLANNED UNIT DEVELOPMENT, SAID POINT ALSO BEING ON THE SOUTHERLY LINE OF RIDGEVIEW RANCH P.U.D. LYING IN THE NW 1/4 OF SECTION 11, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, AS RECORDED WITH THE DOUGLAS COUNTY SURVEYOR'S OFFICE (VOLUME 17 PAGE 55A), THENCE S37°28'55"E 258.70 FEET ALONG THE NORTHEASTERLY BOUNDARY OF WAREWOOD ESTATES P.U.D. TO A POINT ON THE NORTHERLY EASEMENT LINE OF MOOREA DRIVE FROM WHICH A REFERENCE CORNER, A 5/8" IR, BEARS N67°21'20"E 75 FT; THENCE S19°32'08"E 60.00 FEET TO A 5/8" IR, SAID POINT BEING ON THE SOUTHERLY EASEMENT LINE OF SAID MOOREA DRIVE; THENCE

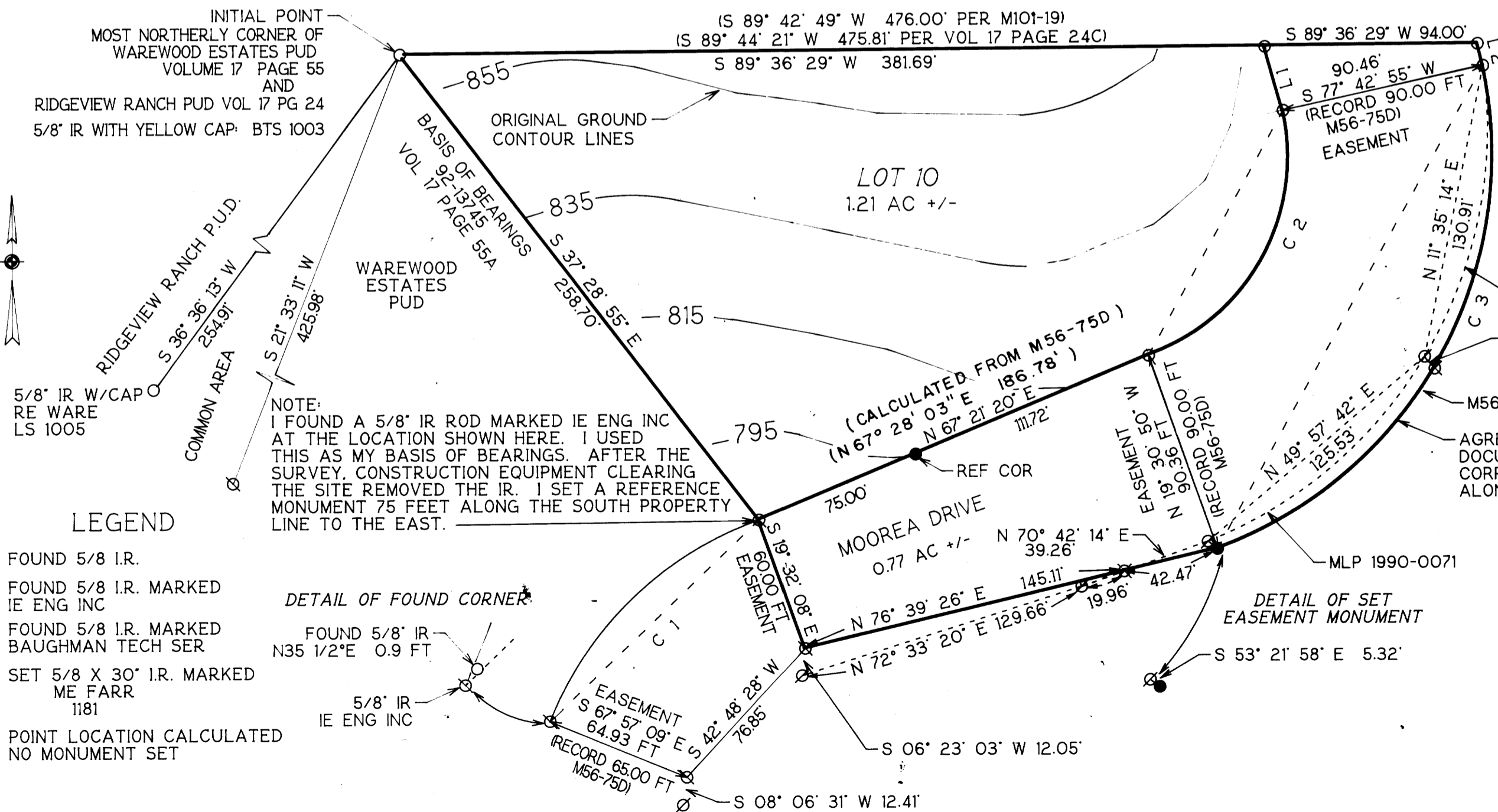
N76°39'26"E 145.11 FT ALONG SAID SOUTHERLY EASEMENT TO A POINT; THENCE CONTINUING N76°39'26"E 42.47 FT ALONG SAID EASEMENT LINE TO A 5/8" IR; THENCE CONTINUING ALONG SAID EASEMENT LINE ALONG A 183.71 FT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS N29°06'33"E 242.84 FT) 265.31 FT TO A 5/8" IR; THENCE CONTINUING ALONG SAID SOUTHERLY EASEMENT LINE N13°57'59"W 9.99 FT TO A 5/8" IR; THENCE S89°36'29"W 94.00 FT TO A POINT ON THE WESTERLY BOUNDARY OF MOOREA DRIVE EASEMENT LINE; THENCE S89°36'29"W 381.69 FT TO THE POINT OF BEGINNING CONTAINING 1.98 ACRES.

*Maurice E. Farr*  
MAURICE E. FARR  
PROFESSIONAL LAND SURVEYOR  
1960 SW BURDETTE DRIVE  
ROSEBURG, OR 97470  
PH (503) 679-6598

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Maurice E. Farr*  
OREGON SEPT 23, 1977  
MAURICE E. FARR 1181  
EXPIRES 12-31-95



RECORD	CURVE	DELTA ANGLE	RADIUS	ARC	CHORD	CHORD BEARING
M56-75C	C 1	48° 28' 53"	155.92'	131.93'	128.03'	S 46° 17' 44" W
	C 1	48° 43' 41"	155.92'	131.94'	128.04'	S 46° 12' 32" W
M56-75D	C 2	82° 40' 50"	93.25'	134.56'	123.19'	N 29° 11' 46" E
	C 2	84° 03' 06"	92.09'	135.09'	123.30'	N 29° 04' 55" E
M56-75D	C 3	82° 40' 50"	183.25'	264.44'	242.08'	S 29° 11' 46" W
	C 3	82° 44' 37"	183.71'	265.31'	242.84'	S 29° 06' 33" W



LINE	BEARING	DISTANCE
(RECORD M56-75D) L 1	N 12° 08' 39" W	29.14'
L 1	N 15° 50' 23" W	29.38'
(RECORD M56-75D) L 2	N 12° 08' 39" W	10.06'
L 2	S 13° 57' 59" E	9.99'

MLP 1990-0071  
S 41° 32' 09" E 6.73'  
M56-75D  
AGREEMENT LINE PER DOUGLAS COUNTY RECORDER'S DOCUMENT \*95-05095, BOOK 1342, PAGE 962 TO CORRECT THE PROPERTY BOUNDARY DESCRIPTION ALONG THE MOOREA DRIVE SOUTHERN EASEMENT LINE.

**NARRATIVE:**

THE PURPOSE OF THIS SURVEY WAS TO ADD LOT 10 TO THE EXISTING WAREWOOD ESTATES PLANNED UNIT DEVELOPMENT. WE USED FOUND MONUMENTS FOR WAREWOOD ESTATES PUD, VOL 17, PAGE 55 FOR THE BASIS OF BEARINGS AND M56-75D FOR THE BASIS OF BEARINGS AS CONTROL FOR MOOREA DRIVE EASEMENT. I USED THE LOCATION OF THE FOUND MONUMENTS TO COMPUTE THE BEARINGS AND DISTANCES FOR THE DESCRIPTION OF THE EASEMENT SIDELINES. BECAUSE THE MONUMENTS ON BOTH SIDES OF THE EASEMENT ARE NOT WITHIN 0.1 FEET OF THE RECORD LOCATIONS, COMPUTATIONS WILL SHOW DIFFERENT VALUES FOR THE DELTA ANGLE, THE RADIUS AND THE CHORD BEARINGS. THESE SMALL DIFFERENCES WILL NOT MATERIALLY AFFECT THE INTENT OF THE ORIGINAL CENTERLINE DESCRIPTION. THIS SURVEY WAS PERFORMED BY MAURICE E. FARR AND RICHARD M. GARZA, JR USING A LIETZ SET 4 TOTAL STATION. CALCULATIONS AND DRAFTING WAS PERFORMED BY MAURICE E. FARR.

95-05805

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