

DOUGLAS COUNTY OFFICIAL RECORDS
BARBARA E. NIELSEN, COUNTY CLERK
2005-028997
NO FEE
11/18/2005 11:37:13 AM
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DEER CREEK COURT
LOCATED IN THE NW 1/4 OF SECTION 20
TOWNSHIP 27 SOUTH, RANGE 5 WEST, W.M.
DOUGLAS COUNTY, OREGON
JULY 2005

Legal Owner/Partitioner: Michael J. & Jennifer M. Kramer
344 River Club Drive
Roseburg, Oregon 97470
Water: City of Roseburg
Sewer: R.U.S.A.
Zoning: MR 14
Number of Parcels: 5
Comp. Plan: MULTI-FAMILY RESIDENTIAL
City of Roseburg File No.: S-04-6

DECLARATION:
KNOW ALL PEOPLE BY THESE PRESENTS: that we, MICHAEL J. & JENNIFER M. KRAMER, owners of the land represented on the annexed map, and more particularly described in the accompanying Surveyor's Certificate, do hereby declare the annexed map to be a correct map of the Deer Creek Court Subdivision and that we have caused this subdivision plat to be prepared and the property to be divided into parcels and the easements to be created as shown hereon.

Michael J. Kramer
Michael J. Kramer
Jennifer M. Kramer
Jennifer M. Kramer

DEDICATION
We, MICHAEL J. & JENNIFER M. KRAMER, owners of the land represented on the annexed map, and more particularly described in the Surveyor's Certificate, do hereby dedicate to the public forever, all Right-of-Way within Deer Creek Court as shown as being dedicated hereon for their respective uses.

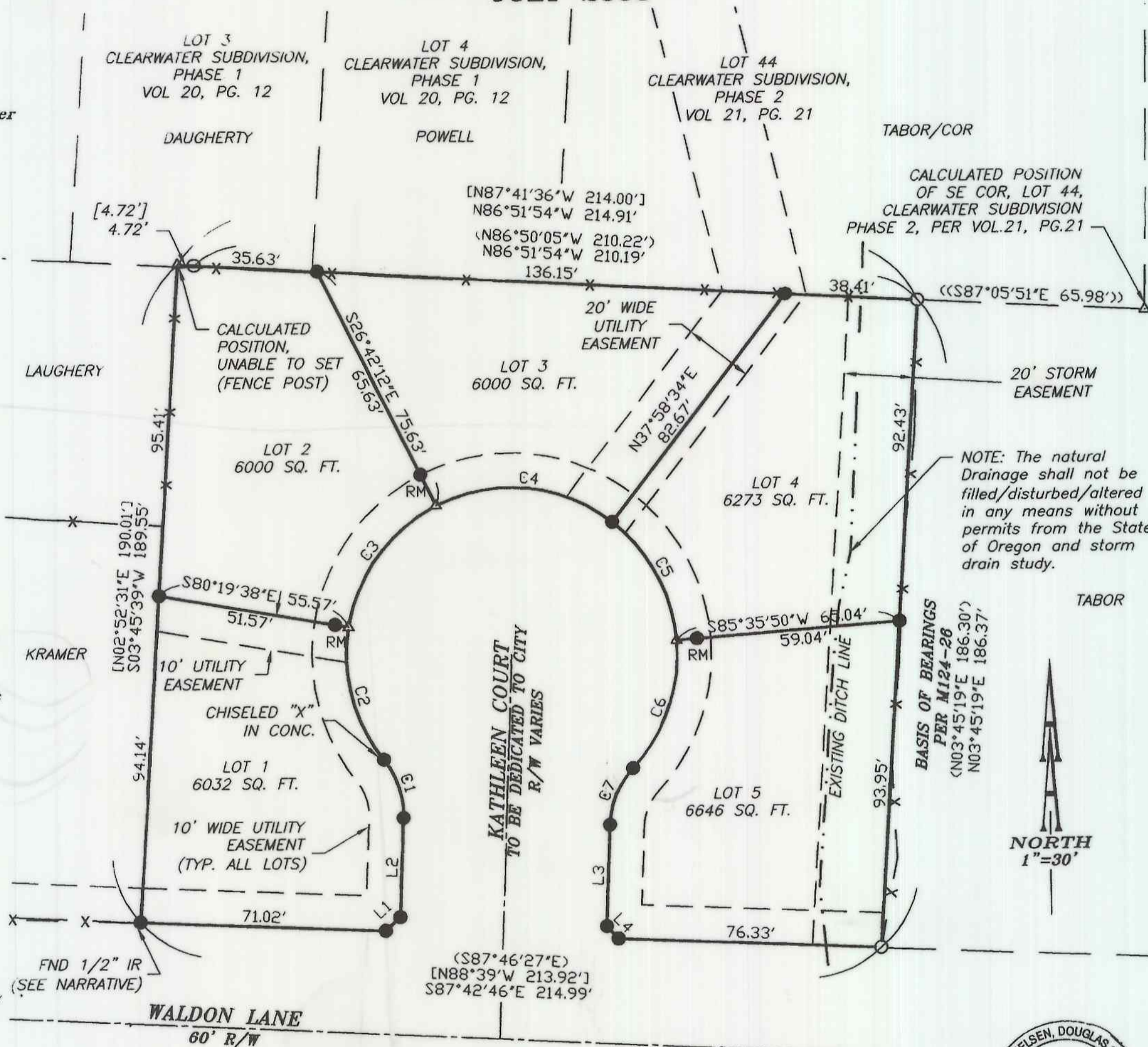
Michael J. Kramer
Michael J. Kramer
Jennifer M. Kramer
Jennifer M. Kramer

ACKNOWLEDGMENT:
State of Oregon)
County of Douglas) SS

KNOW ALL PEOPLE BY THESE PRESENTS: that on this 24th day of AUGUST, 2005, before me, a Notary Public in and for said State and County, did personally appear MICHAEL J. & JENNIFER M. KRAMER, who being duly sworn, did say that they are the identical persons named in the foregoing instrument and that they executed said instrument freely and voluntarily.

Robert L. Richard
Notary Public, State of Oregon
Commission Number: 380328
My commission expires on: May 03, 2008

DEED OF EASEMENT TO
PACIFIC POWER 2005-029050



LEGEND:

- Found 5/8" Iron Rod, unless otherwise noted
- △ Calculated Point
- Set 5/8" x 30" Iron Rod with Yellow Plastic Cap marked "AA SURVEYING INC."
- Reference Monument, Set 5/8" x 30" Iron Rod with Yellow Plastic Cap marked "AA SURVEYING INC."

RECORD INFORMATION:

- () Record of Survey M124-26
- [] Survey for Deed Description M83-12
- (()) Clearwater Sub., Ph. 2, Vol. 21, Pg. 21

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	S47°28'34"W	5.79'
L2	S02°17'14"W	28.67'
L3	N02°17'14"E	29.25'
L4	S42°54'06"E	4.97'
L5	S86°51'54"E	4.72'

CURVE TABLE					
NUMBER	DEFLECTION ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	41°06'44"	25.00	17.94	S18°16'08"E	17.56
C2	48°33'31"	48.00	40.68	N14°32'44"W	39.47
C3	53°35'11"	48.00	44.89	S36°31'37"W	43.27
C4	64°39'22"	48.00	54.17	S84°21'07"E	51.34
C5	47°37'16"	48.00	39.90	N28°12'48"W	38.76
C6	47°48'07"	48.00	40.05	N19°29'54"E	38.90
C7	41°06'44"	25.00	17.94	N22°50'36"E	17.56

APPROVALS:

Doug Roberts 11-18-05
Douglas County Commissioner Date
Don Van Dyke 11-18-05
Douglas County Commissioner Date
Judith H. Allen 11/3/05
City of Roseburg, Community Development Director Date
Jeffrey 11/3/05
City of Roseburg, Public Works Director Date
Randy Smith 11-9-05
Douglas County Surveyor Deputy Date
I hereby certify that all taxes and special assessments, or other charges required by law, have been paid.
Sandra K. Cooney 11/16/05
Douglas County Tax Collector Date
Ron Northrup 11-17-05
Douglas County Assessor Date

Filed this 18th day of NOVEMBER, 2005. 11:37 A.M.
2005-028997

Barbara E. Nielsen
Douglas County Clerk
Gloria H. Burnett
By: DEPUTY

NARRATIVE

The purpose of this survey is to divide the property described in the Surveyor's Certificate. The Northerly line was established by holding found monuments. The NW corner was established by holding record distance from found monument, which matched existing occupation line(fence). The 1/2" IR found in the SW corner of subject property was destroyed during construction and a new monument was replaced in exact location. The property was then divided as shown. Reference Monuments were set in locations where unable to set true position.

SURVEYOR'S CERTIFICATE

I, Herman A. Pieske, being duly sworn, depose and say that the boundaries of the properties on the annexed plat are properly described as follows:

That land described as Parcel 1, per Exhibit "A", Instrument 2004-23668, Records of Douglas County, Oregon, and containing 0.93 acres, more or less.

Herman A. Pieske
Herman A. Pieske



REGISTERED PROFESSIONAL LAND SURVEYOR
Herman A. Pieske
OREGON
JULY 14, 1978
HERMAN A. PIESKE
1651
EXP. DATE: 12-31-06

AA
SURVEYING & ENGINEERING, INC.
ENGINEERING • SURVEYING • PLANNING
3076 NE DIAMOND LAKE BLVD.
ROSEBURG, OREGON 97470
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