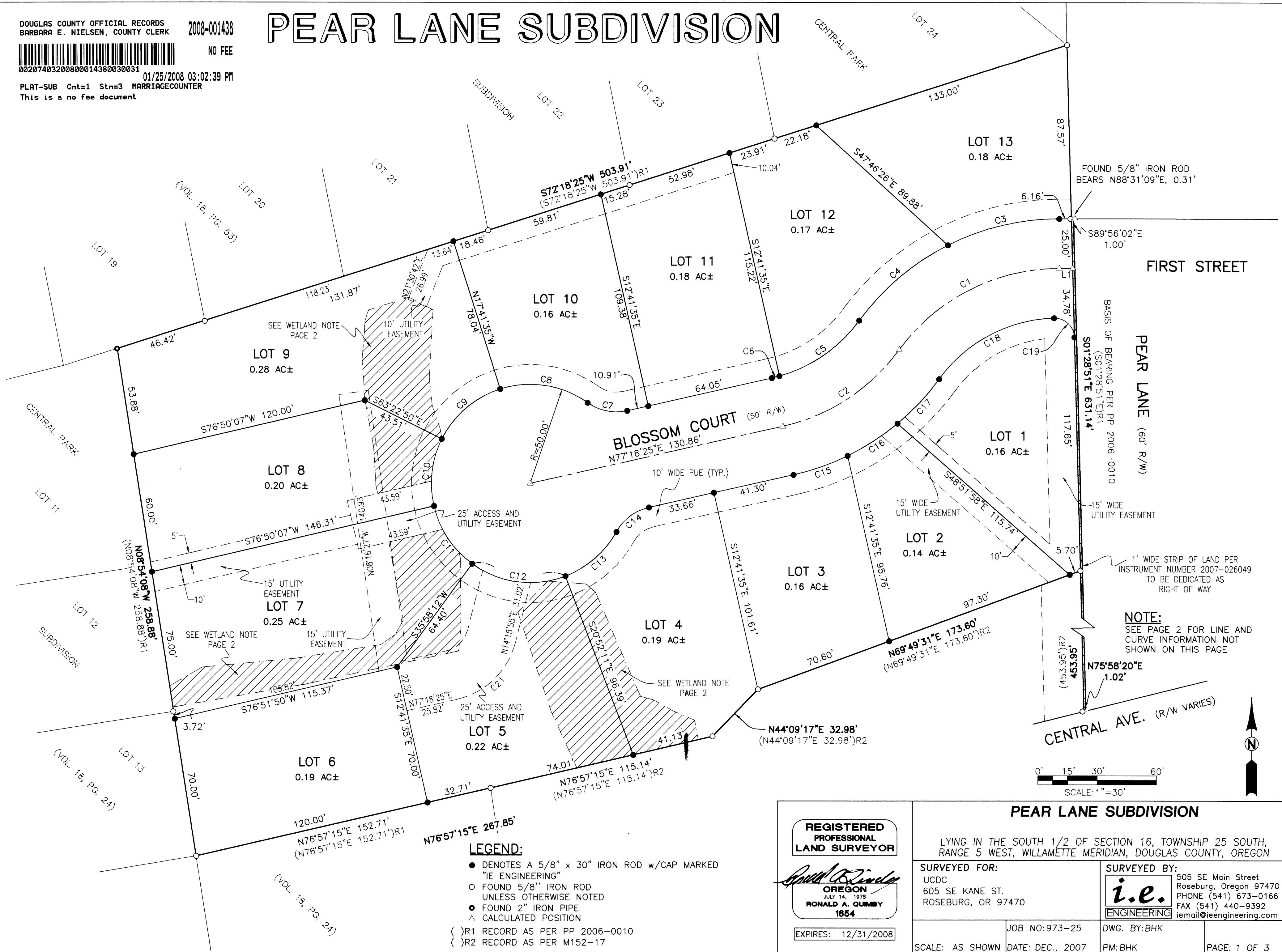


DOUGLAS COUNTY OFFICIAL RECORDS
 BARBARA E. NIELSEN, COUNTY CLERK 2008-001438
 NO FEE
 00207403200800014380030031
 01/25/2008 03:02:39 PM
 PLAT-SUB Cnt=1 Stn=3 MARRIAGECOUNTER
 This is a no fee document

PEAR LANE SUBDIVISION



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LEGEND:

- DENOTES A 5/8" x 30" IRON ROD w/CAP MARKED "IE ENGINEERING"
- FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
- FOUND 2" IRON PIPE
- △ CALCULATED POSITION

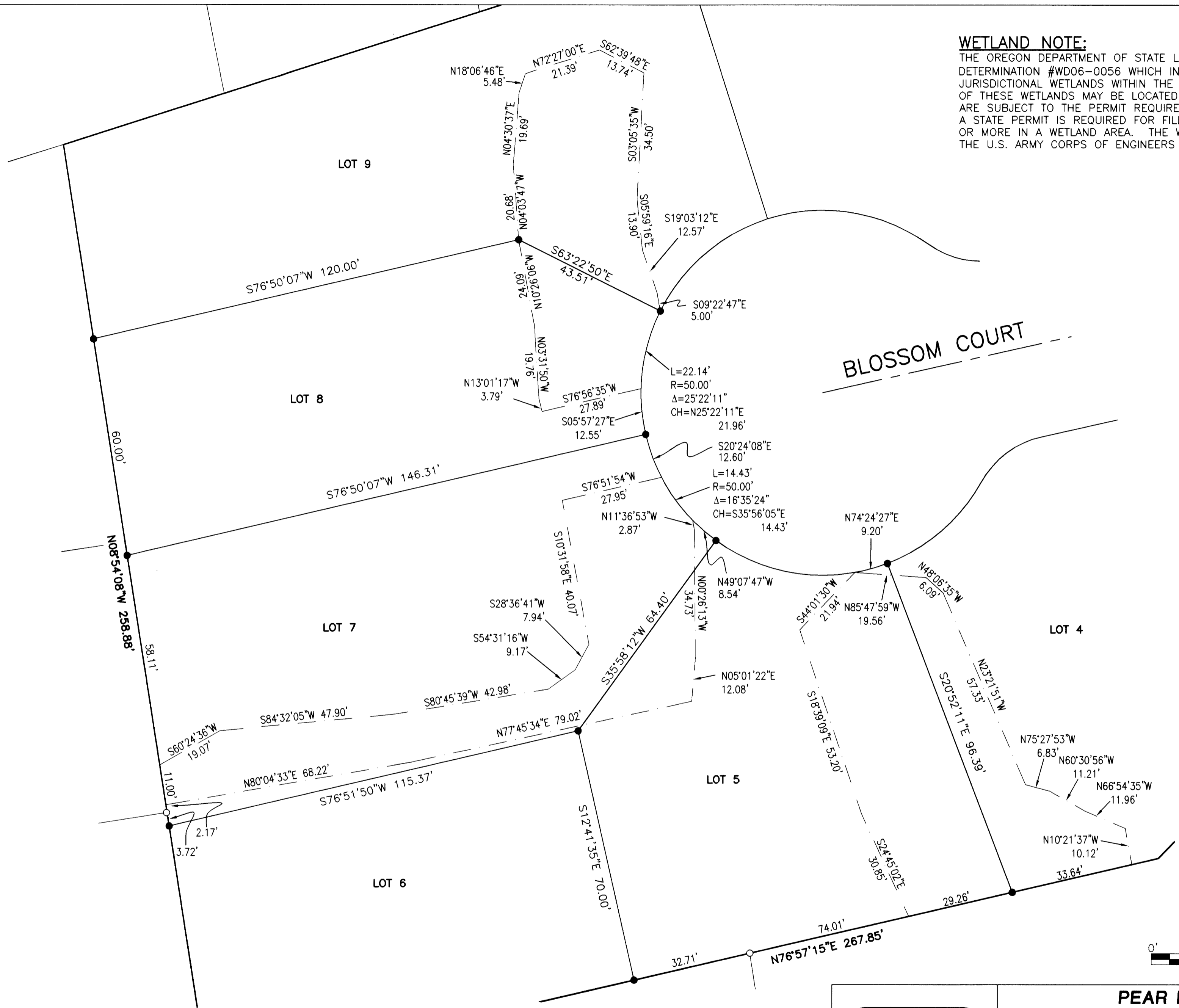
()R1 RECORD AS PER PP 2006-0010
 ()R2 RECORD AS PER M152-17

REGISTERED PROFESSIONAL LAND SURVEYOR
Ronald A. Gumbly
 OREGON
 JULY 14, 1978
 RONALD A. GUMBLY
 1654
 EXPIRES: 12/31/2008

PEAR LANE SUBDIVISION	
LYING IN THE SOUTH 1/2 OF SECTION 16, TOWNSHIP 25 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON	
SURVEYED FOR: UCDC 605 SE KANE ST. ROSEBURG, OR 97470	SURVEYED BY: i.e. ENGINEERING 505 SE Main Street Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392 iremail@ieengineering.com
SCALE: AS SHOWN	JOB NO: 973-25 DATE: DEC., 2007 DWG. BY: BHK PM: BHK
PAGE: 1 OF 3	

WETLAND NOTE:

THE OREGON DEPARTMENT OF STATE LANDS HAS CONCURRED WITH WETLAND DETERMINATION #WD06-0056 WHICH INDICATES THE PRESENCE OF JURISDICTIONAL WETLANDS WITHIN THE PEAR LANE SUBDIVISION. SOME PORTION OF THESE WETLANDS MAY BE LOCATED WITHIN THIS PARCEL. THE WETLANDS ARE SUBJECT TO THE PERMIT REQUIREMENTS OF THE STATE REMOVAL-FILL LAW. A STATE PERMIT IS REQUIRED FOR FILL OR EXCAVATION OF 50 CUBIC YARDS OR MORE IN A WETLAND AREA. THE WETLANDS MAY ALSO BE REGULATED BY THE U.S. ARMY CORPS OF ENGINEERS UNDER THE CLEAN WATER ACT.



LEGEND:

- DENOTES A 5/8" x 30" IRON ROD w/CAP MARKED "IE ENGINEERING"
 - FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
 - FOUND 2" IRON PIPE
 - △ CALCULATED POSITION
- () R1 RECORD AS PER PP 2006-0010
 () R2 RECORD AS PER M152-17

REGISTERED PROFESSIONAL LAND SURVEYOR

Ronald A. Quimby
OREGON
JULY 14, 1978
RONALD A. QUIMBY
1854

EXPIRES: 12/31/2008

PEAR LANE SUBDIVISION

LYING IN THE SOUTH 1/2 OF SECTION 16, TOWNSHIP 25 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

SURVEYED FOR:
UCDC
605 SE KANE ST.
ROSEBURG, OR 97470

SURVEYED BY:
i.e.
ENGINEERING
505 SE Main Street
Roseburg, Oregon 97470
PHONE (541) 673-0166
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iemail@ieengineering.com

SCALE: AS SHOWN
DATE: DEC., 2007

JOB NO: 973-25
DWG. BY: BHK
PM: BHK

PAGE: 2 OF 3

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT UMPQUA COMMUNITY DEVELOPMENT CORPORATION, IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAS CAUSED THE SAME TO BE PLATTED BY THE NAME OF "PEAR LANE SUBDIVISION" TOGETHER WITH EASEMENTS AS SHOWN AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREET, BLOSSOM COURT, SHOWN HEREON AND THAT 1-FOOT STRIP OF LAND AS DESCRIBED IN INSTRUMENT NUMBER 2007-026049.

APPROVALS:

[Signature] 1-17-08
 PLANNING COMMISSION CHAIRMAN
 CITY OF SUTHERLIN DATE

[Signature] 1-23-08
 DOUGLAS COUNTY SURVEYOR DATE

[Signature] 1-25-08
 DOUGLAS COUNTY TAX ASSESSOR DATE

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

[Signature] 1/25/08
 DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 25th DAY OF JANUARY 2008, 3:02 O'CLOCK AM (PM)

[Signature] 1-25-08
 DOUGLAS COUNTY CLERK DATE

[Signature] 1-25-08
 DOUGLAS COUNTY COMMISSIONER DATE

[Signature] 1-25-08
 DOUGLAS COUNTY COMMISSIONER DATE

FIELD CREW: BILL GOODSON AND RICHARD OLSON

EQUIPMENT: TOPCON TOTAL STATION AND TDS RECON DATA COLLECTOR

OFFICE: BRENT KNAPP

DRAFTING: BRENT KNAPP

ZONE: R-1
COMP. PLAN: RESIDENTIAL LOW DENSITY
WATER: CITY OF SUTHERLIN
SEWER: CITY OF SUTHERLIN

SURVEYOR'S CERTIFICATE:

I, RONALD A. QUIMBY, OREGON PROFESSIONAL LAND SURVEYOR NO. 1654, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND SHOWN ON THE ANNEXED PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:

THAT TRACT OF LAND DESCRIBED AS A PORTION OF PARCEL 3 OF PARTITION PLAT 2006-0010, DOUGLAS COUNTY PLAT RECORDS, AND TITLED EXHIBIT A OF INSTRUMENT NUMBER 2007-003851, DEED RECORDS OF DOUGLAS COUNTY, AND ALL OF THAT LAND AS DESCRIBED IN INSTRUMENT NUMBER 2007-026049, DOUGLAS COUNTY DEED RECORDS, LOCATED IN THE SOUTH HALF OF SECTION 16, TOWNSHIP 25 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD AT THE NORTHEAST CORNER OF SAID PARCEL 3; THENCE ALONG THE EAST BOUNDARY OF SAID PARCEL 3 ALSO BEING THE WEST RIGHT-OF-WAY BOUNDARY OF PEAR LANE, SOUTH 01°28'51" EAST, 265.00 FEET TO A 5/8-INCH IRON ROD; THENCE LEAVING SAID EAST BOUNDARY AND SAID WEST RIGHT-OF-WAY BOUNDARY, SOUTH 69°49'31" WEST, 173.60 FEET TO A 5/8-INCH IRON ROD; THENCE SOUTH 44°09'17" WEST, 32.98 FEET TO A 5/8-INCH IRON ROD; THENCE SOUTH 76°57'15" WEST, 267.85 FEET TO A 5/8-INCH IRON ROD AT THE MOST WESTERLY SOUTHWEST CORNER OF SAID PARCEL 3; THENCE ALONG THE WEST BOUNDARY OF SAID PARCEL 3, NORTH 08°54'08" WEST, 258.88 FEET TO A 2-INCH IRON PIPE AT THE NORTHWEST CORNER OF SAID PARCEL 3; THENCE ALONG THE NORTH BOUNDARY OF SAID PARCEL 3, NORTH 72°18'25" EAST, 503.91 FEET TO THE POINT OF BEGINNING AND THERE TERMINATING. THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 2.94 ACRES, MORE OR LESS.

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THAT UNIT OF LAND DESCRIBED AS A PORTION OF PARCEL 3 OF PARTITION PLAT 2006-0010, DOUGLAS COUNTY PLAT RECORDS, AND TITLED EXHIBIT A OF INSTRUMENT NUMBER 2007-003851, DEED RECORDS OF DOUGLAS COUNTY, AND THAT TRACT OF LAND AS DESCRIBED IN INSTRUMENT NUMBER 2007-026049 INTO THE LOTS AS SHOWN HEREON. THE PROCEDURE WAS AS FOLLOWS:

MONUMENTS OF RECORD WERE TIED AND HELD AS SHOWN. MONUMENTS WERE THEN SET IN ORDER TO DELINEATE THE NEWLY FORMED LOT BOUNDARIES AS SHOWN.

NOTE:

SUBJECT TO COVENANTS AS RECORDED IN INSTRUMENT NO. 2008-001433 OF DEED RECORDS OF DOUGLAS COUNTY.

P.U.E. NOTE:

PUBLIC UTILITY EASEMENTS SHOWN ON THIS MAP ARE SUBJECT TO RESTRICTIONS RECORDED IN INSTRUMENT NUMBER 2008-001436 OF DEED RECORDS OF DOUGLAS COUNTY.

ACKNOWLEDGMENT:

STATE OF OREGON }
 COUNTY OF DOUGLAS } ss.

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 14th DAY OF January, 2008, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED BETTY TAMM AS EXECUTIVE DIRECTOR OF UMPQUA DEVELOPMENT CORPORATION, WHO DID SAY THAT SHE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT SHE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

[Signature]
 NOTARY: ELAINE BERG
 NOTARY PUBLIC - OREGON
 COMMISSION NO.: 405611
 MY COMMISSION EXPIRES: JUNE 23, 2010



LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°56'02"W	6.84'

CURVE TABLE					
CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	CURVE LENGTH	DELTA
C1	S63°05'30"W	90.72'	100.00'	94.16'	53°56'56"
C2	N56°42'43"E	70.35'	100.00'	71.89'	41°11'23"
C3	S76°41'39"W	57.81'	125.00'	58.33'	26°44'59"
C4	S49°43'21"W	58.81'	125.00'	59.36'	27°12'39"
C5	N55°12'06"E	49.04'	75.00'	49.96'	38°10'08"
C6	N75°47'48"E	3.95'	75.00'	3.95'	3°01'15"
C7	S78°35'53"E	20.41'	25.00'	21.03'	48°11'23"
C8	N81°05'53"W	44.77'	50.00'	46.42'	53°11'23"
C9	S49°27'48"W	38.82'	50.00'	39.87'	45°41'15"
C10	S06°43'38"W	34.03'	50.00'	34.72'	39°47'04"
C11	S33°35'51"E	34.91'	50.00'	35.67'	41°10'32"
C12	S82°26'59"E	47.59'	50.00'	49.60'	56°50'23"
C13	N49°07'26"E	34.21'	50.00'	34.92'	40°00'47"
C14	S53°12'44"W	20.41'	25.00'	21.03'	48°11'23"
C15	N70°40'11"E	28.90'	125.00'	28.96'	13°16'28"
C16	N57°08'28"E	30.00'	125.00'	30.07'	13°46'58"
C17	N43°11'01"E	30.75'	125.00'	30.83'	14°07'58"
C18	S62°06'45"W	65.74'	75.00'	68.06'	51°59'27"
C19	N46°41'11"W	14.19'	10.00'	15.78'	90°24'40"
C20	N79°27'33"E	17.93'	50.00'	18.03'	20°39'27"
C21	N45°47'10"E	41.30'	39.50'	43.46'	63°02'30"
C22	S40°53'26"E	22.83'	50.00'	23.04'	26°35'20"

PLANNING DEPARTMENT FILE NO. SUB-2006-02-21

	PEAR LANE SUBDIVISION	
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SCALE: NONE	DATE: DEC., 2007	PM: BHK
		PAGE: 3 OF 3