

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.

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.

Betty Tamm 1/14/2008
 BETTY TAMM, EXECUTIVE DIRECTOR DATE

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.

Elaine Berg
 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"

APPROVALS:

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

	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: 505 SE Main Street Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392 iemail@ieengineering.com	JOB NO: 973-25 DWG. BY: BHK
SCALE: NONE	DATE: DEC., 2007	PM: BHK
PLANNING DEPARTMENT FILE NO. SUB-2006-02-21		PAGE: 3 OF 3