

MAJOR LAND PARTITION

IN THE NW 1/4 SECTION 1, T27S, R6W, W.M.,
DOUGLAS COUNTY, OREGON

PARTITIONER
KIP MORGAN
1421 N MYRTLE RD.
MYRTLE CREEK, OR
(503) 863-6212

SURVEYED BY
DONALD A. BENTZ INC.
1205 SE COURT
ROSEBURG, OR. 97470
(503) 673-0166

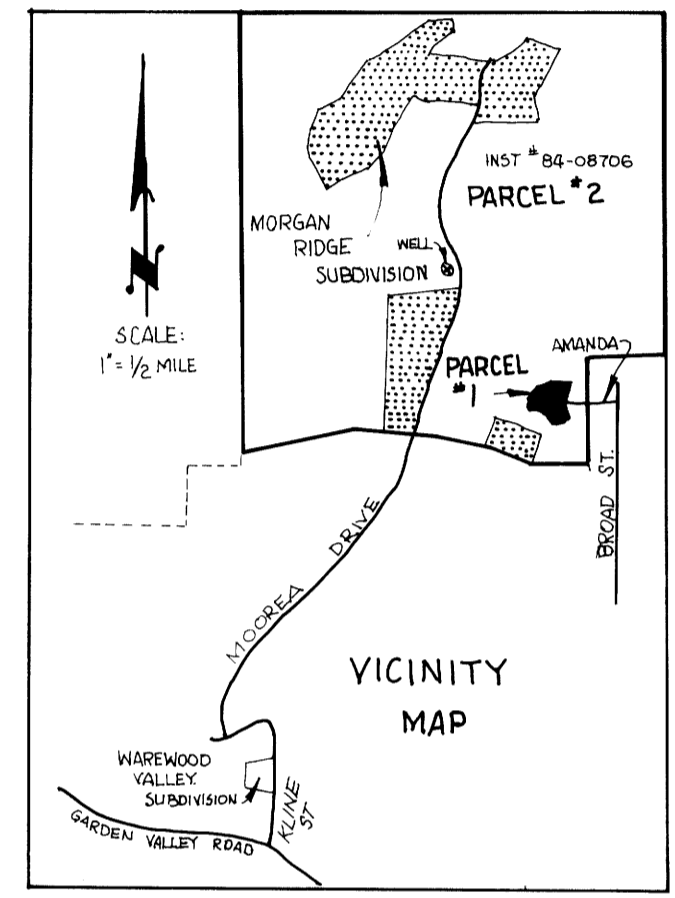
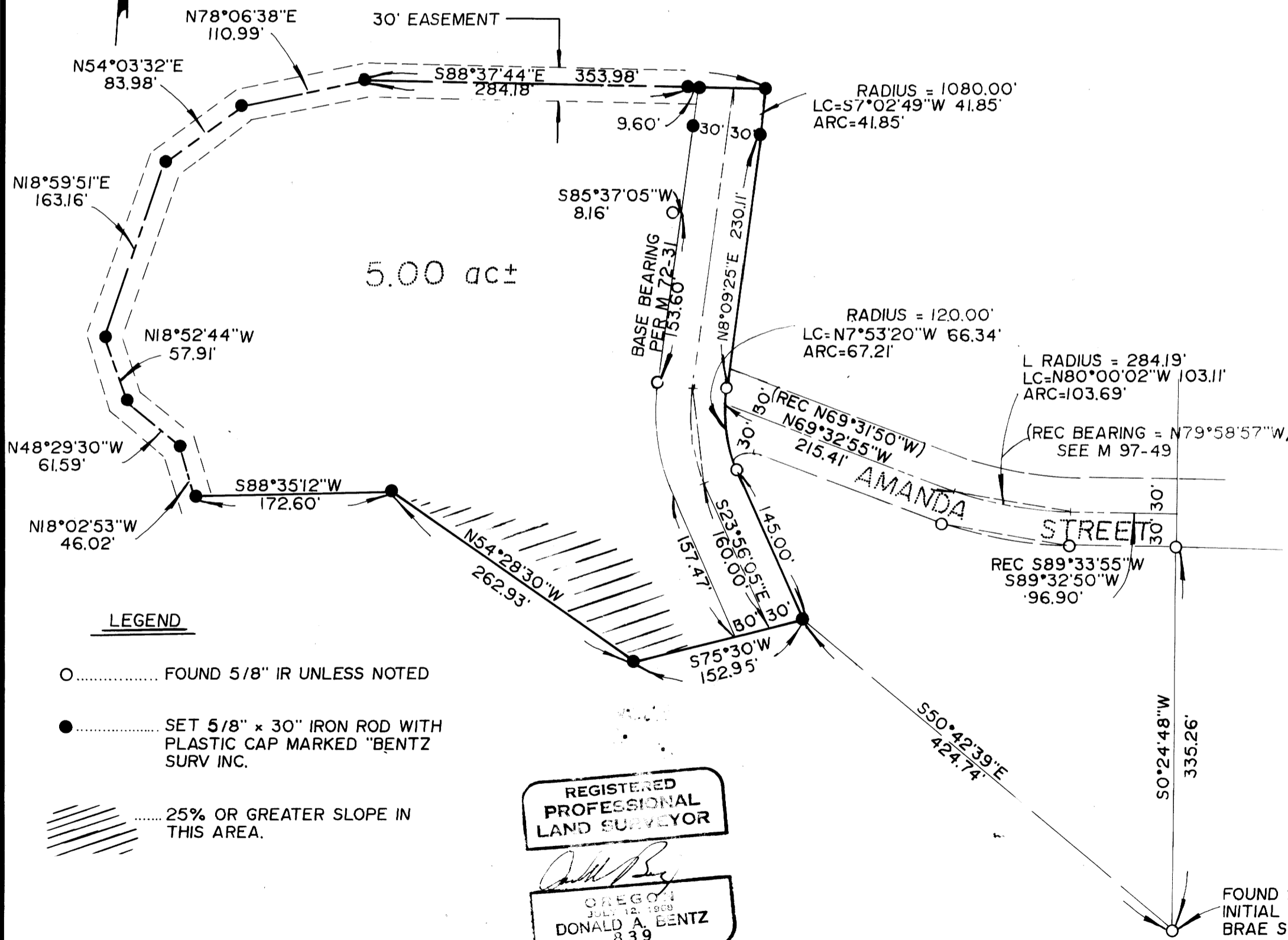
SCALE: 1" = 100'

NOV 1989

ZONING: 5R

SEWER - SEPTIC

WATER - WELL



LEGEND

- O..... FOUND 5/8" IR UNLESS NOTED
- SET 5/8" x 30" IRON ROD WITH PLASTIC CAP MARKED "BENTZ SURV INC.
- ////..... 25% OR GREATER SLOPE IN THIS AREA.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Donald A. Bentz
OREGON
JULY 12, 1969
DONALD A. BENTZ
839

FOUND 2" IRON PIPE
INITIAL POINT OF "WEST
BRAE SUBDIVISION"

1990 - 0011 A

1990 - 0011 A

1990 - 0011 B

MAJOR LAND PARTITION
FOR KIP MORGAN

PARCEL 1

A PARCEL OF LAND BEING A PORTION OF THAT PROPERTY DESCRIBED IN INSTRUMENT NO. 84-08706 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON AND LYING IN SECTION 1, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FROM WHICH A 2" IRON PIPE AT THE INITIAL POINT OF WEST BRAE SUBDIVISION BEARS S50°42'39"E 424.74 FEET; THENCE S75°30'W 152.95 FEET TO A 5/8" IRON ROD; THENCE N54°28'30"W 262.93 FEET TO A 5/8" IRON ROD; THENCE S88°35'12"W 172.60 FEET TO A 5/8" IRON ROD; THENCE N18°02'53"W 46.02 FEET TO A 5/8" IRON ROD; THENCE N48°29'30"W 61.59 FEET TO A 5/8" IRON ROD; THENCE N18°52'44"W 57.91 FEET TO A 5/8" IRON ROD; THENCE N18°59'51"E 163.16 FEET TO A 5/8" IRON ROD; THENCE N54°03'32"E 83.98 FEET TO A 5/8" IRON ROD; THENCE N78°06'38"E 110.99 FEET TO A 5/8" IRON ROD; THENCE S88°37'44"E 353.98 FEET TO A 5/8" IRON ROD IN THE EASTERLY LINE OF A 60 FOOT WIDE EASEMENT; THENCE ALONG SAID EASTERLY LINE AS FOLLOWS: ALONG THE ARC OF A 1080.00 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS S7°02'49"W 41.85 FEET) 41.85 FEET TO A 5/8" IRON ROD, S8°09'25"W 230.11 FEET TO A 5/8" IRON ROD, ALONG THE ARC OF A 120.00 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS S7°53'20"E 66.34 FEET) 67.21 FEET TO A 5/8" IRON ROD, AND S23°56'05"E 145.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.00 ACRES OF LAND, MORE OR LESS.

INCLUDED WITH THE ABOVE DESCRIBED PARCEL IS A 60 FOOT WIDE NON-EXCLUSIVE EASEMENT, 30 FEET EACH SIDE OF A CENTERLINE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE CENTERLINE OF AMANDA STREET FROM WHICH POINT A 2" IRON PIPE AT THE INITIAL POINT OF WEST BRAE SUBDIVISION BEARS S0°24'48"W 365.26 FEET; THENCE S89°32'50"W 96.90 FEET; THENCE ALONG THE ARC OF A 284.19 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS N80°00'02"W 103.11 FEET) 103.69 FEET; THENCE N69°32'55"W 215.41 FEET TO THE EAST LINE OF THE ABOVE DESCRIBED PARCEL AND THERE TERMINATING.

ALSO, INCLUDED WITH THE ABOVE DESCRIBED PARCEL IS A 15 FOOT WIDE NON-EXCLUSIVE EASEMENT, LYING NORTHERLY & WESTERLY OF AND ADJACENT WITH THE NORTH AND WEST LINES OF THE SAID ABOVE DESCRIBED PARCEL.

THE ABOVE DESCRIBED PARCEL IS SUBJECT TO A 15 FOOT WIDE NON-EXCLUSIVE EASEMENT, LYING SOUTHERLY AND EASTERLY OF AND ADJACENT WITH THE NORTH AND WEST LINES OF SAID ABOVE DESCRIBED PARCEL.

ALSO, THE EASTERLY 60 FEET OF THE ABOVE DESCRIBED PARCEL IS SUBJECT TO A NON-EXCLUSIVE EASEMENT.

PARCEL 2

ALL THAT PROPERTY DESCRIBED IN INSTRUMENT NO. 84-08706 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON, LESS PARTS SOLD AS OF DEC. 1, 1989 AND EXCEPTING PARCEL ONE SHOWN HEREON.

NARRATIVE

SURVEY FOR THE PURPOSE TO MONUMENT THAT MAJOR LAND PARTITION APPROVED PER PLANNING DEPT. FILE NO. 87-177. SURVEYS OF RECORD ARE N 72-31, M97-49, AND WEST BRAE SUBDIVISION. FIELD CREW: DAVE DELATTE & RUSS BOLIN. EQUIPMENT: LEITZ SET 4 TOTAL STATION. COMPUTATIONS: ROMEY WARE DRAFTING: RICK BRITELL

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

1990 MAR 19 PM 3:38

GAY FIELDS
DOUGLAS COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY Robert J. Burnett
DEPUTY

FEE 10⁰⁰ PP



REGISTERED
PROFESSIONAL
LAND SURVEYOR

Donald A. Bentz
OREGON
JULY 12, 1968
DONALD A. BENTZ
839

APPROVALS

Keith Cubic 3/14/90
DOUGLAS CO. PLANNING DEPT. DATE

James E. Morrison DEPUTY 3-16-90
DOUGLAS CO. SURVEYOR DATE

1990 - 0011 B