

MAJOR LAND PARTITION

IN NW 1/4 OF SEC. 1 & NE 1/4 OF SEC. 2 T27S, R6W,
WILLAMETTE MERIDIAN, DOUGLAS COUNTY,
OREGON.

FILED

28
SEP 11 1990

COUNTY CLERK
DOUGLAS COUNTY

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 SEP 11 AM 10:07

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY Dee L. Webbell
DEPUTY

PARCEL 1

90-13689

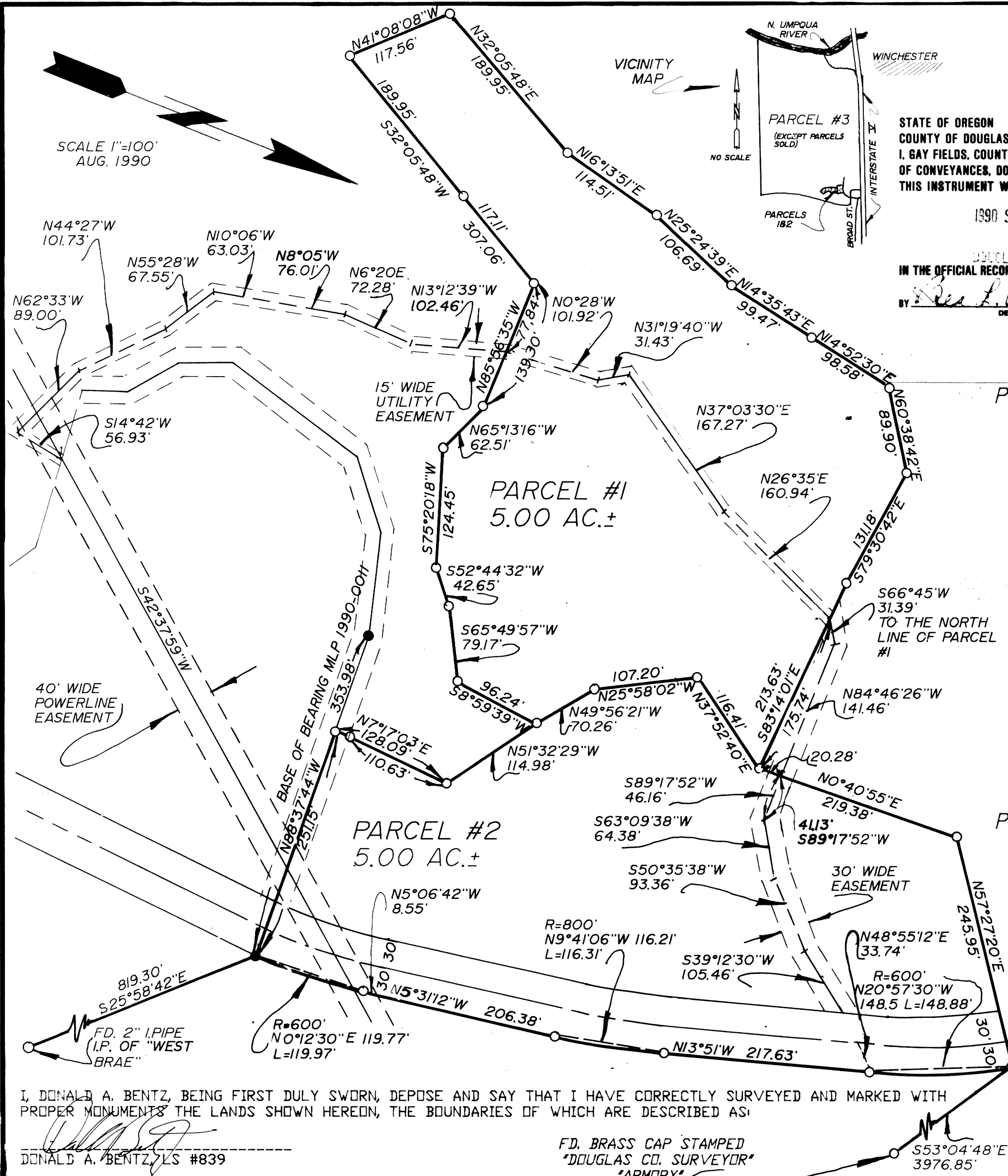
SURVEY BY:

PARTITIONER:

DONALD A. BENTZ INC.
1205 SE COURT STREET
ROSEBURG, OR 97470
503-673-0166

KIP MORGAN
730 NE LEON AVENUE
MYRTLE CREEK, OR 97457
503-863-6212

SEWER: SEPTIC
COMP:
WATER: WELL
ZONE: 5R



A PARCEL OF LAND BEING A PORTION OF THAT PROPERTY DESCRIBED IN INSTRUMENT #84-08706 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON AND LYING IN SECTION 1 & 2, 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 S31° 15' 32"E 1374.04 FEET; THENCE S37° 52' 40"W 116.41 FEET TO A 5/8" IRON ROD; THENCE S25° 58' 02"E 107.20 FEET TO A 5/8" IRON ROD; THENCE S49° 56' 21"E 70.26 FEET TO A 5/8" IRON ROD; THENCE S8° 59' 39"W 96.24 FEET TO A 5/8" IRON ROD; THENCE S65° 49' 57"W 79.17 FEET TO A 5/8" IRON ROD; THENCE S52° 44' 32"W 42.65 FEET TO A 5/8" IRON ROD; THENCE S75° 20' 18"W 124.45 FEET TO A 5/8" IRON ROD; THENCE N65° 13' 16"W 62.51 FEET TO A 5/8" IRON ROD; THENCE N85° 56' 35"W 139.30 FEET TO A 5/8" IRON ROD; THENCE S32° 05' 48"W 307.06 FEET TO A 5/8" IRON ROD; THENCE N41° 08' 08"W 117.56 FEET TO A 5/8" IRON ROD; THENCE N32° 05' 48"E 189.95 FEET TO A 5/8" IRON ROD; THENCE N16° 13' 51"E 114.51 FEET TO A 5/8" IRON ROD; THENCE N25° 24' 39"E 106.69 FEET TO A 5/8" IRON ROD; THENCE N14° 35' 43"E 99.47 FEET TO A 5/8" IRON ROD; THENCE N60° 38' 42"E 89.90 FEET TO A 5/8" IRON ROD; THENCE S79° 30' 42"E 131.18 FEET TO A 5/8" IRON ROD; THENCE S83° 14' 01"E 213.63 FEET TO THE POINT OF BEGINNING. INCLUDED WITH THE ABOVE DESCRIBED PARCEL IS A 60 FOOT WIDE ROADWAY EASEMENT THE EASTERLY LINE OF WHICH IS 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 S25° 58' 42"E 819.30 FEET; THENCE ALONG SAID EASTERLY LINE AS FOLLOWS: ALONG THE ARC OF A 600 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS N0° 12' 30"W 119.77 FEET) 119.97 FEET TO A 5/8" IRON ROD; N5° 31' 12"W 206.38 FEET TO A 5/8" IRON ROD; ALONG THE ARC OF A 800 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS N9° 41' 06"W 116.21 FEET) 116.31 FEET TO A 5/8" IRON ROD; N13° 51' W 217.63 FEET TO A 5/8" IRON ROD; AND ALONG THE ARC OF A 600 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS N20° 57' 30"W 148.88 FEET) 148.88 FEET TO A 5/8" IRON ROD AND THERE TERMINATING. ALSO INCLUDED WITH THE ABOVE DESCRIBED PARCEL IS A 30 FOOT WIDE ROADWAY EASEMENT THE CENTERLINE OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE CENTERLINE OF THE ABOVE DESCRIBED 60 FOOT WIDE ROADWAY EASEMENT FROM WHICH POINT A 2" IRON PIPE AT THE INITIAL POINT OF WEST BRAE SUBDIVISION BEARS S19° 11' 45"E 1445.80 FEET; THENCE S39° 12' 30"W 105.46 FEET; THENCE S50° 35' 38"W 93.36 FEET; THENCE S63° 09' 38"W 64.38 FEET; THENCE S89° 17' 52"W 46.16 FEET; THENCE N84° 46' 26"W 141.46 FEET; THENCE S66° 45' 00"W 31.39 FEET TO THE NORTH LINE OF THE ABOVE DESCRIBE PARCEL.

PARCEL 2

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 S25° 58' 42"E 819.30 FEET; THENCE N88° 37' 44"W 251.15 FEET; THENCE N7° 17' 03"E 128.09 FEET TO A 5/8" IRON ROD; THENCE N51° 32' 29"W 114.98 FEET TO A 5/8" IRON ROD; THENCE N49° 56' 21"W 70.26 FEET TO A 5/8" IRON ROD; THENCE N25° 58' 02"W 107.20 FEET TO A 5/8" IRON ROD; THENCE N37° 52' 40"E 116.41 FEET TO A 5/8" IRON ROD; THENCE N0° 40' 55"E 219.38 FEET TO A 5/8" IRON ROD; THENCE N57° 27' 20"E 245.95 FEET TO A 5/8" IRON ROD; THENCE ALONG THE ARC OF A 600.00 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS S20° 57' 30"E 148.88 FEET) 148.88 FEET TO A 5/8" IRON ROD; THENCE S13° 51'E 217.63 FEET TO A 5/8" IRON ROD; THENCE ALONG THE ARC OF A 800 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS S9° 41' 06"E 116.21 FEET) 116.31 FEET TO A 5/8" IRON ROD; THENCE S5° 31' 12"E 206.38 FEET TO A 5/8" IRON ROD; THENCE ALONG THE ARC OF A 600 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS S0° 12' 30"W 119.77 FEET) 119.97 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL IS SUBJECT TO A 60.00 FOOT WIDE ROADWAY EASEMENT THE EASTERLY LINE OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A 5/8" IRON ROD ON THE EAST LINE OF THE ABOVE DESCRIBED PARCEL FROM WHICH A 2" IRON PIPE AT THE INITIAL POINT OF WEST BRAE SUBDIVISION BEARS S25° 58' 42"E 819.30 FEET; THENCE ALONG SAID EAST LINE AS FOLLOWS: ALONG THE ARC OF A 600 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS N0° 12' 30"W 119.77 FEET) 119.97 FEET TO A 5/8" IRON ROD; N5° 31' 12"W 206.38 FEET TO A 5/8" IRON ROD; ALONG THE ARC OF A 800 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS N9° 41' 06"W 116.21 FEET) 116.31 FEET TO A 5/8" IRON ROD; N13° 51' W 217.63 FEET TO A 5/8" IRON ROD; AND ALONG THE ARC OF A 600 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS N20° 57' 30"W 148.88 FEET) 148.88 FEET TO A 5/8" IRON ROD AT THE NORTHEAST CORNER OF THE ABOVE SAID PROPERTY AND THERE TERMINATING. ALSO SUBJECT TO A 30.00 FOOT EASEMENT THE CENTERLINE OF WHICH IS DESCRIBED AS BEGINNING AT A POINT IN THE CENTERLINE OF THE ABOVE DESCRIBED 60.00 FOOT WIDE ROADWAY EASEMENT FROM WHICH POINT A 2" IRON PIPE AT THE INITIAL POINT OF WEST BRAE SUBDIVISION BEARS S19° 11' 45"E 1445.80 FEET; THENCE S39° 12' 30"W 105.46 FEET; THENCE S50° 35' 38"W 93.36 FEET; THENCE S63° 09' 38"W 64.38 FEET; THENCE S89° 17' 52"W 46.16 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL.

PARCEL 3

ALL THAT PROPERTY DESCRIBED IN INST.# 84-08706 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON, LESS PARTS SOL SOLD AS OF DEC. 1, 1989 AND EXCEPTING PARCEL PARCELS #1 & #2 SHOWN HEREON.

SCALE: 1=100
DATE: JUNE 10, 1990

NARRATIVE:

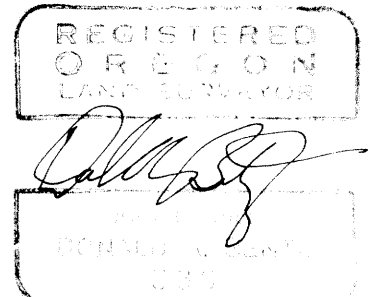
FIELD CREW: M. HOLT, R. BOLIN, D. BOLIN
EQUIP: SET 4 TOTAL STATION
OFFICE: ROMEY WARE
DRAFTING: M. RADCLIFFE, J. POLAND

APPROVALS:

Dee L. Webbell 9-11-90
DC SURVEYORS DEPUTY DATE
Frank Nielsen 8/20/90
for DC PLANNING DIRECTOR DATE

LEGEND:

- FD. 5/8" I.R. UNLESS NOTED OTHERWISE.
- SET 5/8" x 30" I.R. WITH CAP MARKED "BENTZ SUR. INC."



I, DONALD A. BENTZ, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS SHOWN HEREON, THE BOUNDARIES OF WHICH ARE DESCRIBED AS:

DONALD A. BENTZ LS #839

DEDICATION: KNOW ALL PEOPLE BY THESE PRESENTS THAT CASEY MORGAN IS (ARE) THE OWNER(S) OF LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE PARTITIONED AND SURVEYED INTO PARCELS AS SHOWN.

CASEY MORGAN

ACKNOWLEDGEMENT: STATE OF OREGON DOUGLAS COUNTY SS

KNOW ALL PEOPLE BY THESE PRESENTS THAT ON THE 13th DAY of August 1990, BEFORE ME A NOTARY PUBLIC, IN AND FOR THE STATE OF OREGON, PERSONALLY APPEARED Casey Morgan BEING DULY SWORN, DID SAY THAT HE/SHE IS THE IDENTICAL PERSON(S) NAMED IN THE FOREGOING INSTRUMENT AND THAT SAID INSTRUMENT WAS EXECUTED FREELY AND VOLUNTARILY.

NOTARY PUBLIC

WATER RIGHTS: THERE ARE NO WATER RIGHTS APPURTENANT TO THIS PROPERTY

F.D. BRASS CAP STAMPED "DOUGLAS CO. SURVEYOR" "ARMORY"

NOTARY PUBLIC - OREGON
My Commission Expires 11/13/93

FILED 11th DAY OF September 1990

COUNTY CLERK Dee L. Webbell

1990-0043

1990-0043