

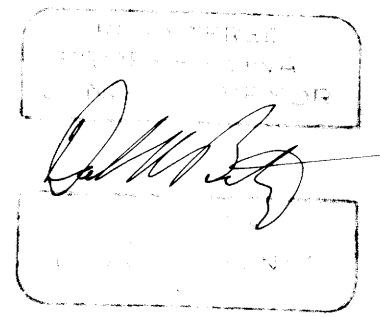
1990-0661

ACKNOWLEDGEMENT:

KNOW ALL THESE PEOPLE BY THESE PRESENTS, ON THIS 25 DAY OF SEPTEMBER 1990 BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED Casey Morgan 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.

SURVEYORS CERTIFICATE:

I, DONALD A. BENTZ, BEING DULY SWORN, HEREBY, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, THE LAND SHOWN HEREON, THE BOUNDARIES OF WHICH ARE DESCRIBED HEREON:
Donald A. Bentz
DONALD A. BENTZ LS 839



MAJOR LAND PARTITION
IN NE 1/4, NW 1/4, SW 1/4, SE 1/4 OF SEC. 35,
T26S, R6W, W.M. DOUGLAS COUNTY, OREGON.

SURVEYED BY:

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

OWNER & PARTITIONER:

CASEY MORGAN
1421 N. MYRTLE RD.
MYRTLE CREEK, OR. 97457

PARCEL 1

A PARCEL OF LAND LYING IN SEC. 35, T26S, R6W, W.M. DOUGLAS COUNTY, OREGON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" I.R. FROM WHICH POINT THE EAST 1/4 CORNER OF THE ABOVE SAID SEC. 35 BEARS SOUTH 176.22' FEET AND EAST 2124.69' FEET; THENCE S39°38'47"W 265.00' FEET; THENCE S53°42'36"W 107.90' FEET; THENCE S71°00'18"W 116.91' FEET; THENCE S82°57'46"W 93.13' FEET; THENCE N45°30'27"W 38.20' FEET; THENCE N38°20'21"W 80.34' FEET; THENCE N51°4'04"W 100.61' FEET; THENCE N51°4'39"W 154.65' FEET; THENCE N53°2'00"E 512.72' FEET; THENCE S26°19'25"E 47.50' FEET; THENCE S57°20'46"E 172.55' FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A ROADWAY AND UTILITY EASEMENT 60.00' FEET IN WIDTH, 30.00' FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE.

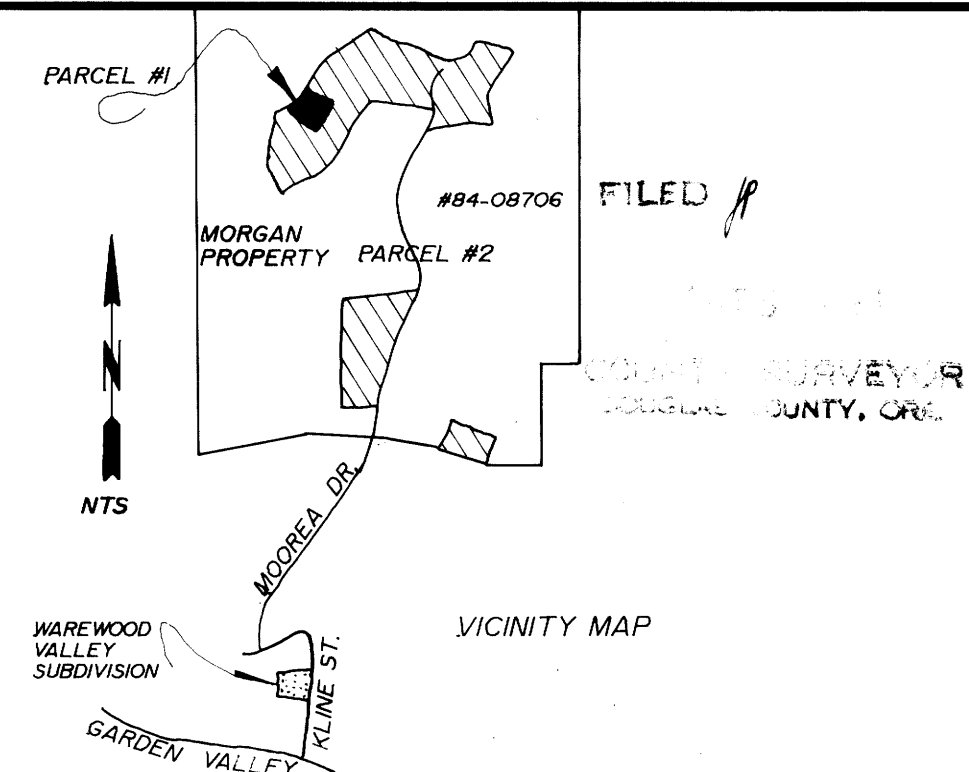
BEGINNING AT A POINT ON THE WESTERLY LINE OF THAT EASEMENT DESCRIBED IN VOL. 791, PG. 9 & 10 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON, SAID POINT BEARS NORTH 633.58' FEET AND WEST 805.09' FEET FROM THE EAST 1/4 CORNER OF THE ABOVE SAID SEC. 35; THENCE ALONG THE ARC OF A 310.00' FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS S81°48'21"W 274.07' FEET); THENCE S55°34'14"W 16.29' FEET; THENCE ALONG THE ARC OF A 131.92' FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS S77°49'49"W 99.95' FEET) 102.51' FEET; THENCE N79°54'36"W 93.23' FEET; THENCE ALONG THE ARC OF A 167.18' FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS N63°15'36"W 95.80' FEET) 97.16' FEET; THENCE N46°36'36"W 353.23' FEET; THENCE N56°29'23"W 20.05' FEET; THENCE N84°55'00"W 84.42' FEET; THENCE S83°43'17"W 53.25' FEET; THENCE S44°07'50"W 106.62' FEET; THENCE S27°28'00"W 46.54' FEET; THENCE S12°54'40"W 142.20' FEET; THENCE S14°53'37"W 192.81' FEET; THENCE S28°24'33"W 199.18' FEET; THENCE S42°25'49"W 114.97' FEET; THENCE S39°38'47"W 265.00' FEET; THENCE S53°42'36"W 107.90' FEET; THENCE S71°00'18"W 116.91' FEET; THENCE S82°57'46"W 93.13' FEET TO A POINT AND THERE TERMINATING.

THE ABOVE DESCRIBED PARCEL IS SUBJECT TO ANY PORTION OF THE ABOVE DESCRIBED ROADWAY AND UTILITY EASEMENT THAT LIES WITHIN THE SAID ABOVE DESCRIBED PARCEL.

ALSO TOGETHER WITH A ROADWAY AND UTILITY EASEMENT 35' FEET IN WIDTH, 17.5' FEET EACH SIDE OF A CENTERLINE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF THE ABOVE DESCRIBED PARCEL FROM WHICH THE EAST 1/4 CORNER OF THE ABOVE SAID SEC. 35 BEARS S57°20'46"E 206.48' FEET, SOUTH 176.22' FEET, AND EAST 2124.69' FEET; THENCE ALONG SAID CENTERLINE AS FOLLOWS: N48°55'45"E 438.80' FEET, N23°40'00"E 80.42' FEET, N23°40'23"E 22.79' FEET, AND N31°20'00"E 106.27' FEET TO THE CENTERLINE OF THE ABOVE DESCRIBED ROADWAY AND UTILITY EASEMENT AND THERE TERMINATING.

ALSO TOGETHER WITH A ROADWAY EASEMENT OVER A PORTION OF THAT EASEMENT DESCRIBED IN VOL. 791, PG. 9 & 10 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON, SAID PORTION BEGINNING AT THE END OF THE DEDICATION OF KLINE STREET NORTHERLY OVER MOOREA DRIVE TO THE POINT OF BEGINNING OF THE ABOVE DESCRIBED 60.00' FOOT WIDE ROADWAY AND UTILITY EASEMENT, SAID POINT OF BEGINNING BEARS NORTH 633.58' FEET AND WEST 805.09' FEET FROM THE EAST 1/4 CORNER OF THE ABOVE SAID SEC. 35.



DEDICATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT Casey Morgan IS (ARE) THE OWNER(S) OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE PARTITIONED AND SURVEYED INTO PARCELS AS SHOWN ON THE ANNEXED MAP.

CASEY MORGAN

Casey Morgan

WATER RIGHTS:

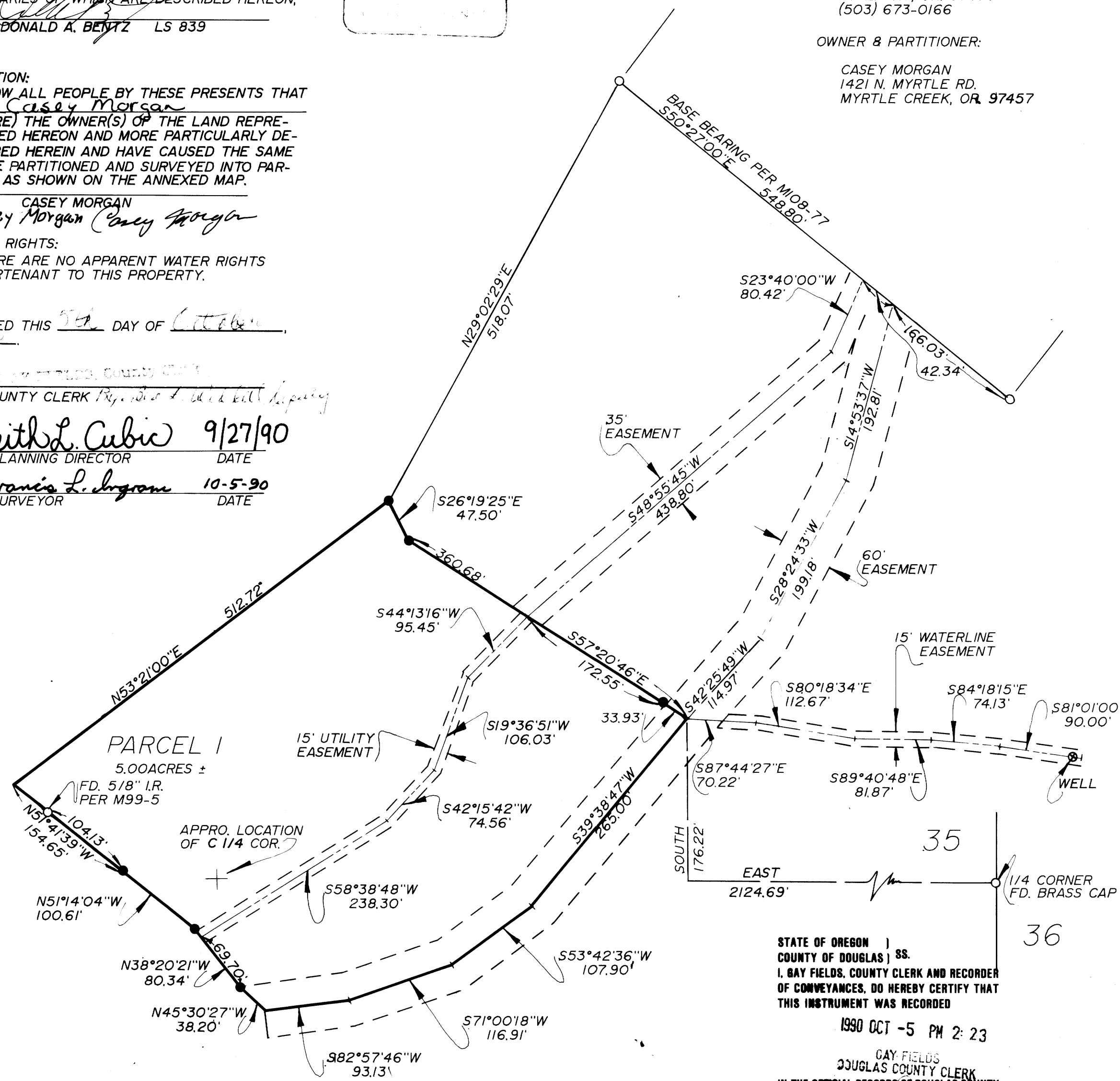
THERE ARE NO APPARENT WATER RIGHTS APPURTENANT TO THIS PROPERTY.

FILED THIS 24 DAY OF October 1990

COUNTY CLERK Keith L. Cubic

Keith L. Cubic 9/27/90
D.C. PLANNING DIRECTOR DATE

Francis L. Ingram 10-5-90
D.C. SURVEYOR DATE



ALSO TOGETHER WITH A WATERLINE EASEMENT, 15' FEET IN WIDTH, 7.5' FEET EACH SIDE OF A CENTERLINE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" I.R. FROM WHICH POINT THE EAST 1/4 CORNER OF THE ABOVE SAID SEC. 35 BEARS SOUTH 176.22' FEET AND EAST 2124.69' FEET; THENCE S87°44'27"E 70.22' FEET; THENCE S80°18'34"E 112.67' FEET; THENCE S89°40'48"E 81.87' FEET; THENCE S84°18'15"E 74.13' FEET; THENCE S81°01'00"E 90.00' FEET; TO A POINT AND THERE TERMINATING.

THE ABOVE DESCRIBED PARCEL IS SUBJECT TO A 15.00' FOOT WIDE UTILITY EASEMENT, 7.5' FEET EACH SIDE OF A CENTERLINE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF THE ABOVE DESCRIBED PARCEL FROM WHICH POINT THE EAST 1/4 CORNER OF THE ABOVE SAID SEC. 35 BEARS S57°20'46"E 206.48' FEET, SOUTH 176.22' FEET AND EAST 2124.69' FEET; THENCE S44°13'16"W 95.45' FEET; THENCE S19°36'51"W 106.03' FEET; THENCE S42°15'42"W 74.56' FEET; THENCE S58°38'48"W 238.30' FEET TO THE SOUTHERLY LINE OF THE ABOVE DESCRIBED PARCEL AND THERE TERMINATING.

PARCEL 2

ALL THAT PROPERTY DESCRIBED IN INST. # 84-08706 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON, EXCEPTING PARTS SOLD AS OF OCT. 1, 1990.

LEGEND:

- FD. 5/8" I.R. UNLESS NOTED OTHERWISE
- SET 5/8"x30" I.R. W/CAP MARKED "BENTZ SUR. INC."

WATER: WELL

SEWER: SEPTIC & DRAINFIELD

ZONING: 5-R

THIS PROPERTY IS WITHIN THE DOUGLAS COUNTY FIRE DISTRICT #2 BOUNDARY AND HAS NO MUNICIPAL OR PRIVATE WATER SYSTEM AVAILABLE FOR FIRE DEFENSE.

NARRATIVE:

SURVEY TO PARTITION PARCEL AS SHOWN, BASIS OF SURVEY PER M108-77, OTHER SURVEYS OF RECORD M79-38, M99-5, AND M107-18, FIELD CREW, M. HOLT, D. IVERSON EQUIP; LEITZ SET-4 TOTAL STATION OFFICE: R. WARE DRAFTING: M. RADCLIFFE

THIS PARCEL IS SUBJECT TO THE DECLARATION OF COVENANTS ESTABLISHING AN ASSOCIATION TO OWN AND MAINTAIN A PRIVATE ROADWAY AS SET FORTH IN INST. #84-14779, AND IN INST. # 88-13002, DOUGLAS COUNTY, OREGON, DEED RECORDS.

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 OCT -5 PM 2:23

GAY FIELDS
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

Gay Fields
DEPUTY

FEE

90-14952

1990-0053