

6200 - 0661

FILED THIS 19th DAY OF Dec 19 90
GAY FIELDS, County Clerk
Deputy
COUNTY CLERK

PARCEL #1
A PARCEL OF LAND LYING IN SECTION 35, T26S, R6W, W.M. 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 SECTION 35 BEARS SOUTH 176.22' FEET AND EAST 2124.69' FEET; THENCE N57°20'46"W 360.68' FEET TO A 5/8" I.R.; THENCE N26°19'25"W 47.50' FEET TO A 5/8" I.R.; THENCE N29°02'29"E 518.07' FEET TO A 5/8" I.R.; THENCE ALONG THE SOUTH-WESTERLY LINE OF THAT PROPERTY DESCRIBED AS PARCEL 1 IN VOL. 11, PG. 8, AS RECORDED IN THE MINOR LAND PARTITION RECORDS OF DOUGLAS COUNTY, OREGON, S50°27'00"E 548.80' FEET TO A 5/8" I.R.; THENCE S30°00'00"E 90.00' FEET TO A 5/8" I.R.; THENCE S62°00'00"W 75.00' FEET TO A 5/8" I.R.; THENCE N49°14'35"W 161.75' FEET TO A 5/8" I.R.; THENCE S24°51'15"W 80.51' FEET TO A 5/8" I.R.; THENCE S28°24'33"W 199.18' FEET TO A 5/8" I.R.; THENCE S42°25'49"W 114.97' 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. S 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 SECTION 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) 283.89' 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

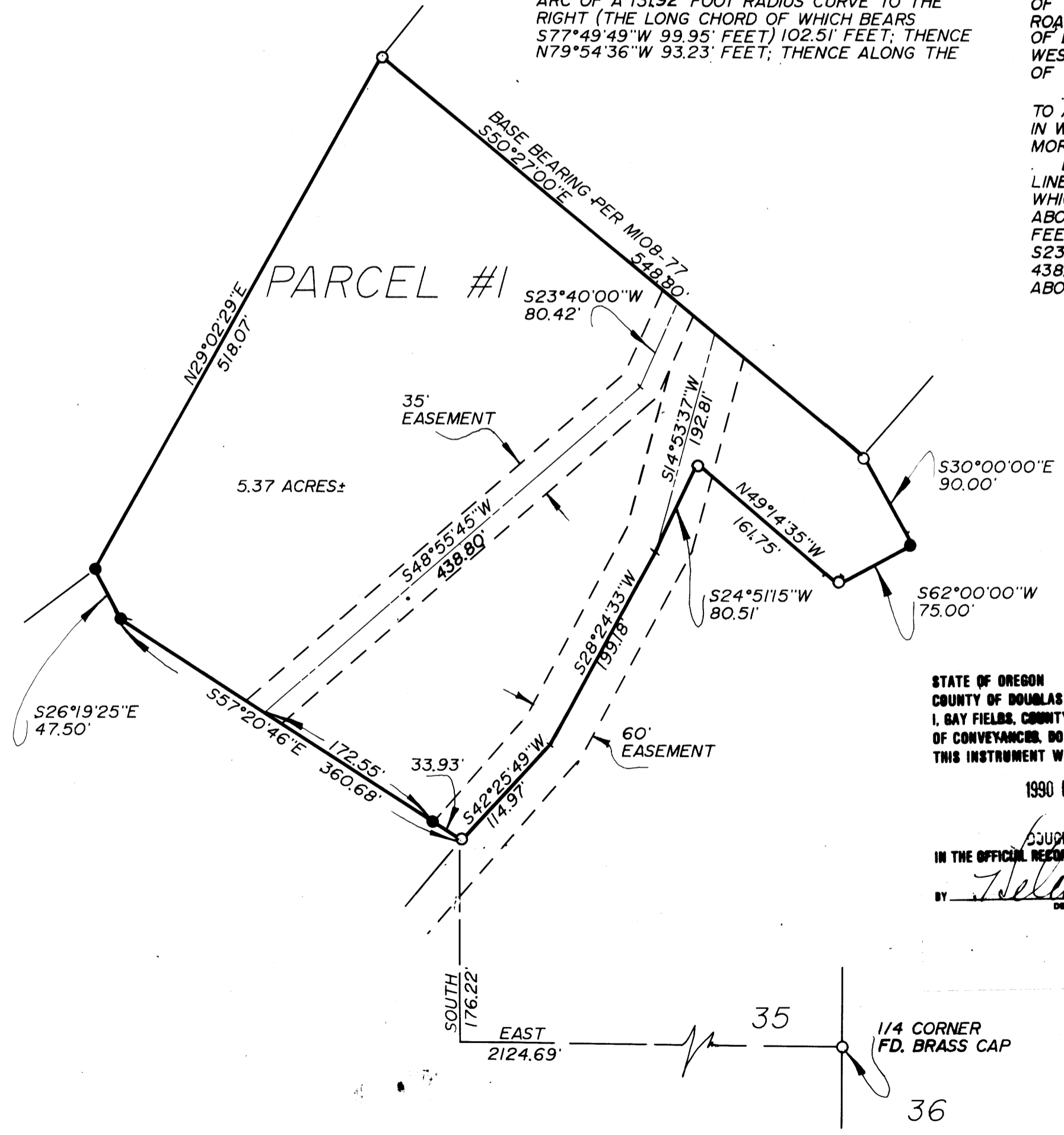
ARC OF A 167.18' FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS N63°15'36"W 95.80' FEET) 97.16' FEET; THENCE N46°36'36"W 353.23' FEET; THENCE N56°29'23"W 20.05' FEET; THENCE N84°55'00"W 84.42' FEET; THENCE S83°43'17"W 53.25' FEET; THENCE S44°07'50"W 106.62' FEET; THENCE S27°28'00"W 46.54' 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 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 SECTION 35, BEARS SOUTH 649.57' FEET, AND EAST 1935.44' FEET; THENCE ALONG SAID CENTERLINE 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. S 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 SECTION 35.
THE ABOVE DESCRIBED PARCEL IS SUBJECT TO 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 POINT THE EAST 1/4 CORNER OF THE ABOVE SAID SECTION 35, BEARS SOUTH 649.57' FEET AND EAST 1935.44' FEET; THENCE S23°40'00"W 80.42' FEET AND S48°55'45"W 438.80' FEET TO THE SOUTHERLY LINE OF THE ABOVE SAID PARCEL AND THERE TERMINATING.

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

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 DS 839
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

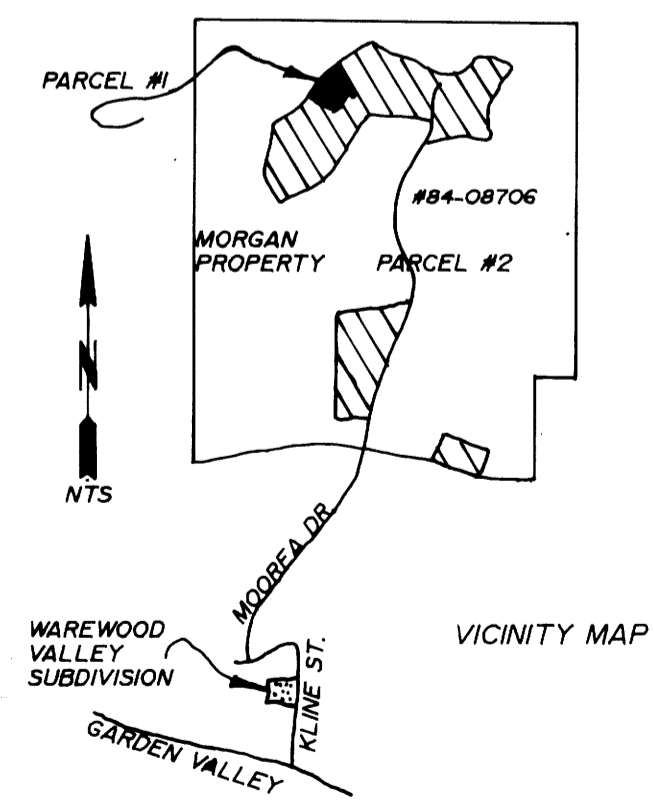
OWNER/PARTITIONER: CASEY MORGAN
1421 N. MYRTLE RD.
MYRTLE CREEK, OR 97457
SURVEYED BY: DONALD A. BENTZ INC.
1205 SE COURT
ROSEBURG, OR. 97470
(503) 673-0166

APPROVALS: Keith L. Cubic 12/11/90
D.C. PLANNING DIRECTOR DATE
Francis L. Ingram 12-17-90
D.C. SURVEYOR DATE



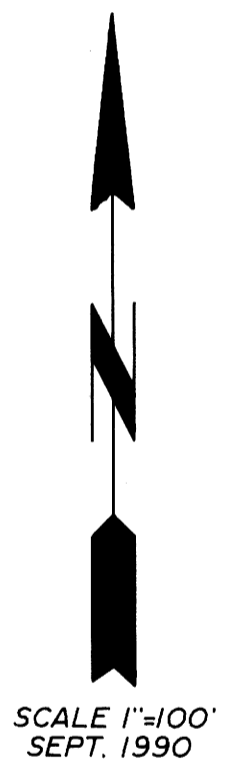
PARCEL #2
ALL THAT PROPERTY DESCRIBED IN INST. #84-08706 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON, EXCEPTING PARTS SOLD AS OF OCT. 1, 1990.

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 DEC 19 AM 9:21
GAY FIELDS
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY *Deputy*
DEPUTY
FF



- 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
COMP. PLAN: RR5
PLANNING DEPT. FILE # 90-250

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



1990 - 0079