

**MAJOR LAND PARTITION**

IN THE SE 1/4 OF SEC 35 & THE SW 1/4 OF SEC 36 T26S R6W WM  
SCALE 1"=100' DEC 25, 1990

SURVEYED FOR CASEY MORGAN 863-6212  
730 NE LEON AVE - MYRTLE CREEK, OR.

SANITARY - SEPTIC SYSTEM  
WATER - WELL  
ZONING 5 R COMP. PLAN RR5  
NO RECORDED WATER RIGHT

PLANNING DEPT. PRELIMINARY FILE NO. 90049

FILED  
JAN 24 1991  
COUNTY CLERK  
DOUGLAS COUNTY

- FD. 5/8" I.R.
- FD. MON., NOT RECOVERED, STRONG MAGNETIC READING-
- SET 3/4" x 30" I. R. W/CAP LS660
- FD BRASS CAP 1/4 COR 35/36 T26S R6W

**NOTE**

THIS PRCL. SUBJECT TO THE DECLARATION OF COVENANTS ESTABLISHING AN ASSOCIATION TO OWN AND MAINTAIN A PRIVATE ROADWAY, AS SET FORTH IN RECORDERS NO'S 84-14779 & 88-13002, RECORDS DOUGLAS COUNTY, OR.

THIS PROPERTY LIES WITHIN THE DOUGLAS CO. FIRE DIST. NO. 2 BOUNDARY AND HAS NO MUNICIPAL OR PRIVATE WATER SYSTEM AVAILABLE FOR FIRE PROTECTION.

**SURVEYORS CERTIFICATE**

**PARCEL 1**

I, BRUCE R. ROGERS, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS DELINEATED ON THE ANNEXED MAJOR LAND PARTITION, OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION OF PARCEL NO. 1: BEGINNING AT A 3/4" I. R. SET AT S.E. COR. OF THE ROBERT & BARBARA SEVILLE PROP AS DESCRIBED IN BK 948 PG 506 RECORDS DOUGLAS COUNTY, ORE., RCRS. NO. 86-6764, FROM WHICH PT. THE 1/4 COR. COMMON TO SECS 35 & 36 T26S R6W WM BEARS N21°01'46"W 452.85 FT.; THENCE S0°02'43"E 36.05 FT.; THENCE S55°18'37"W 531.69 FT.; THENCE S87°55'06"W 533.31 FT TO A POINT IN THE EASTERLY R/W LINE OF THAT 60' ROADWAY SET FORTH ON CO. SURVEYORS MAP FILE M79-38, AND DESCRIBED IN BK 750 PG 546, RCRS. NO 80-4683; THENCE ALONG SAID EASTERLY R/W LINE AS FOLLOWS: N2°11'40"W 61.46 FT., ALONG THE ARC OF A 428.37 FT. RADIUS CURVE TO THE RT. (THE CHORD OF WHICH BEARS N5°14'22"E 110.84 FT.) 111.16 FT., N12°40'23"E 71.57 FT., AND ALONG THE ARC OF A 249.49 FT. RADIUS CURVE TO THE RT. (THE LONG CHORD OF WHICH BEARS N15°38'28"E 25.44 FT.) 25.44 FT.; THENCE LEAVING SAID R/W LINE, ALONG THE SOUTH LINE OF SAID SEVILLE PROP, N84°24'56"E 944.28 FT. TO THE P.O.B., AND CONTAINING 5.04 ACRES OF LAND, MORE OR LESS, IN SECS. 35 & 36 T26S R6W WM. TOGETHER WITH AN ESMT. 60' IN WIDTH OVER THE ROADWAY SET FORTH IN THE SAID RECORDERS NO 80-4683.

*Bruce R. Rogers*  
BRUCE R. ROGERS - REG. PROFESSIONAL LAND SURVEYOR  
LS 660 - 200 NE PATTERSON, ROSEBURG, OREGON  
672-2834

**PARCEL 2**

THAT PROPERTY SET FORTH IN INST. NO 84-08706 RECORDS OF DOUGLAS COUNTY, OR. LESS PARTS SOLD AS OF DEC. 25, 1990, AND EXCEPTING THEREFROM PRCL. 1 ABOVE.

AN ESMT. OVER AND ACROSS AND APPURTENANT TO PRCLS 1 & 2, AND DESCRIBED AS FOLLOWS:

A EASEMENT 60' IN WIDTH, 15' ON THE WESTERLY SIDE AND 45' ON THE EASTERLY SIDE OF THE FOLLOWING DESCRIBED CENTERLINE - BEGINNING AT THE NE COR. OF PRCL NO. 1, FROM WHICH PT. THE 1/4 COR. COMMON TO SECS 35 & 36 T26S R6W WM BEARS N0°02'43"W 36.05 FT. & N21°01'46"W 452.85 FT.; THENCE S 58°07'43"W 227.36 FT.; THENCE S53°12'35"W 304.80 FT.; THENCE S70°48'47"W 289.52 FT.; THENCE S38°00'03"W 440.95 FT.; THENCE S6°20'44"E 100 FT. MORE OR LESS TO A PT. IN THE EAST R/W LINE OF THAT 60' ROADWAY SET FORTH IN RECORDERS NO 80-4683, RECORDS, DOUGLAS COUNTY, OR., AND THERE TERMINATING, THE EASTERLY LINE BEING EXTENDED TO INTERSECT SAID R/W LINE.

REGISTERED  
OREGON  
LAND SURVEYOR  
*Bruce R. Rogers*  
JAN 19 1991  
BRUCE R. ROGERS  
660

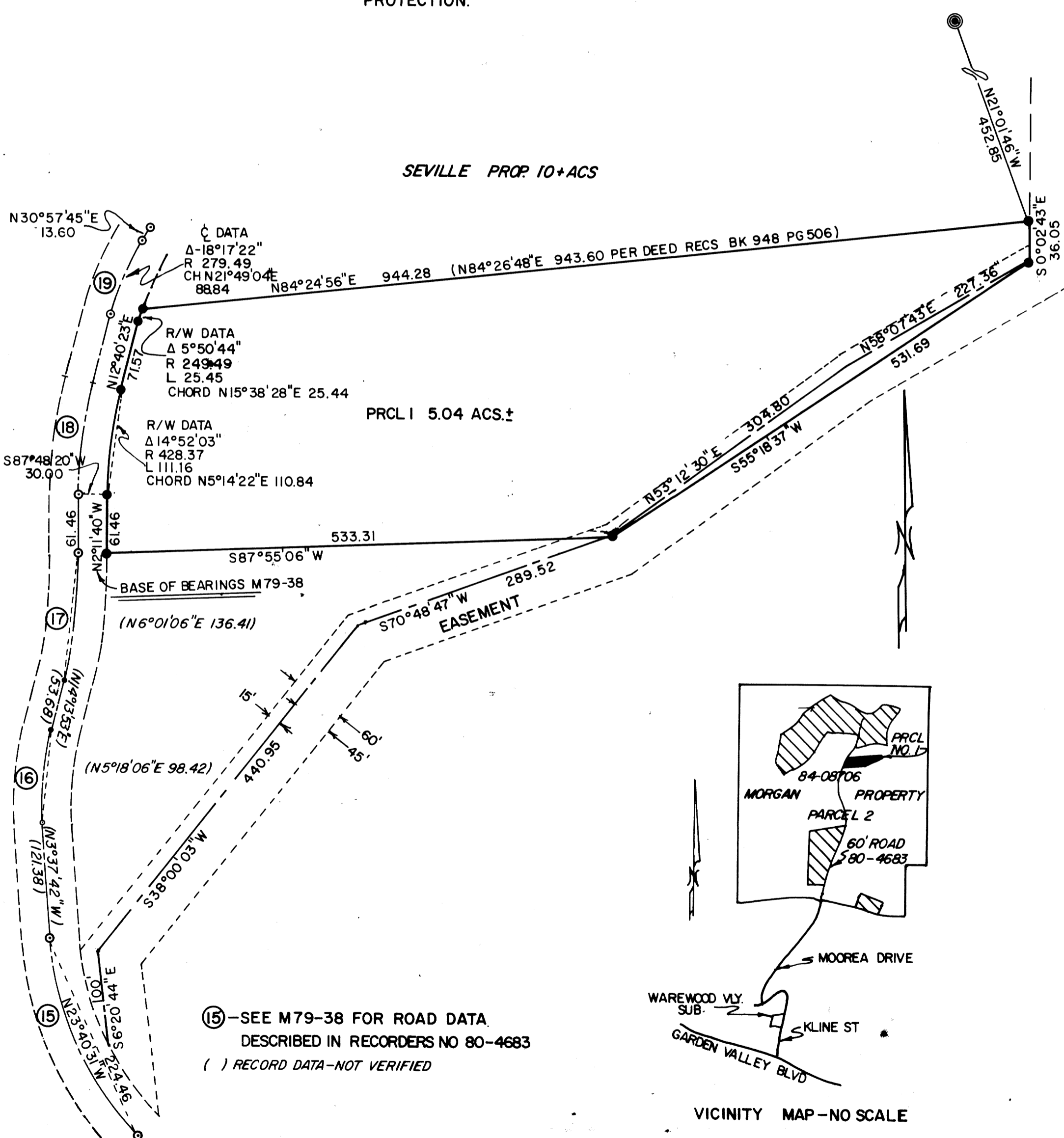
STATE OF OREGON )  
COUNTY OF DOUGLAS ) SS.  
I, GAY FIELDS, COUNTY CLERK AND RECORDER  
OF CONVEYANCES, DO HEREBY CERTIFY THAT  
THIS INSTRUMENT WAS RECORDED

1991 JAN 25 11 18 43  
GAY FIELDS, COUNTY CLERK  
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY  
BY *Debra K. Pfele*  
DEPUTY  
FEE PP

91-01071

**APPROVALS**

*Keith L. Cubic* 1/15/91  
DOUGLAS CO. PLANNING DIRECTOR DATE  
GAY FIELDS, County Clerk  
*Debra K. Pfele* Deputy  
COUNTY CLERK DATE 1-25-91



1991 - 0005

1991 - 0005