

# MAJOR LAND PARTITION

PLANNING DEPT. NUMBER 91-065  
IN THE NW 1/4 OF SEC. 2 T27S R6W WM DOUGLAS CO., OREGON  
SCALE 1"=200' AUG 15, 1991

APPROVALS  
PLANNING DIRECTOR Keith L. Cubie, Aug. 28, 1991  
COUNTY SURVEYOR Larry E. Moman DEPT. SEPT. 4, 1991  
FILED THIS 4 DAY OF SEPTEMBER, 1991  
COUNTY CLERK \_\_\_\_\_

OWNER / PARTITIONER - CASEY J. MORGAN - 730 NE LEON AVE.  
MYRTLE CREEK, OR 97457 863-6212  
SURVEYOR - BRUCE R. ROGERS - 443 W UMPQUA - ROSEBURG, ORE.  
97470 672-2834

SANITARY - ON SITE SEPTIC SYSTEM

WATER - WELL

ZONING - 5R COMP. PLAN - RR5

NO RECORDED WATER RIGHT

SEP. 4 1991

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

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 SEP - 4 PM 1:05  
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY  
BY Bruce R. Rogers  
DEPUTY  
FEE 9.00

### SURVEYORS CERTIFICATE

I, BRUCE R. ROGERS, DEPOSE AND SAY THAT I HAVE SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND DELINEATED AS PARCEL NO. ONE HEREON, I DID NOT SURVEY PARCEL NO. TWO AND MAKE NO REPRESENTATION AS TO THE ACCURACY OF THE DESCRIPTION AS SUPPLIED ME.

Bruce R. Rogers  
BRUCE R. ROGERS - REG. PROFESSIONAL LAND  
SURVEYOR - LS 660

PARCEL NO ONE  
A PARCEL OF LAND IN SEC 2 T27S R6W WM AND DESCRIBED AS FOLLOWS:  
BEGINNING AT A 5/8" I.R., THE NW COR. OF THE DONALD A. & CAROL O. BENTZ PROP AS DESCRIBED IN DEED RECORDED IN BK. 1078 PG. 396, RECORDS OF DOUGLAS COUNTY, ORE., RECORDERS NO 89-16296, FROM WHICH PT. THE S.E. COR. OF DLC NO. 45, T27S R6W WM, BEARS S0°44'38"W 395.98', N89°12'40"W 651.12', AND S0°41'54"W 584.22'; THENCE N0°44'38"E (RECORD N0°35'36"E PER M45-71) 606.35' ALONG THE EASTERLY LINE OF THE TIPTON FAMILY TRUST PROPERTY AS DESCRIBED IN BK 1060, PG 193, RECORDS, DOUGLAS COUNTY, ORE., RECORDERS NO 89-7328 TO A 5/8" I.R.; THENCE N1°03'36"E 437.99' (REC N0°55'20"E PER M42-64) ALONG THE EASTERLY LINE OF THE LEWIS J. FULLERTON AND DOUGLAS F. LEFEVRE PROP AS DESCRIBED IN RECORDERS NO 82-6752, RECORDS, DOUGLAS COUNTY, ORE., TO A 5/8" I.R.; THENCE N1°03'36"E ALONG SAID EASTERLY LINE 782.96'; THENCE S88°13'09"E 262.98'; THENCE N29°18'43"E 173.88'; THENCE N36°32'12"E 214.42'; THENCE N67°41'12"E 220.40'; THENCE S61°41'48"E 138.86'; THENCE S62°11'05"E 89.80'; THENCE S18°37'45"E 65.53'; THENCE S42°42'35"E 164.67'; THENCE S66°54'45"E 138.04'; THENCE N86°31'39"E 190.65'; THENCE S57°48'25"W 86.90'; THENCE S72°21'14"W 186.12'; THENCE S5°39'35"W 177.21'; THENCE S14°05'10"E 125.62'; THENCE S76°40'35"E 64.27'; THENCE S10°36'37"W 156.67'; THENCE S22°37'37"W 102.91'; THENCE S68°45'34"W 366.99'; THENCE S60°54'44"W 233.91'; THENCE S43°58'76.14'; THENCE S30°57'04"W 95.75'; THENCE S23°09'17"W 72.85'; THENCE S33°38'57"W 151.72'; THENCE S38°14'W 189.87'; THENCE S44°40'W 315.92' TO A POINT IN THE NORTH LINE OF THE AFORESAID BENTZ PROP.; THENCE S80°03'W (RECORD S79°57'30"W PER M110-24) ALONG SAID NORTH LINE 100.91' TO THE POB. AND CONTAINING 40.520 ACS.±

PARCEL NO TWO  
THAT PROPERTY SET FORTH DOUGLAS COUNTY DEED RECORDS, RECORDERS NO 84-8706, LESS PARTS SOLD, AND LESS PRCL. NO. ONE ABOVE

### EASEMENTS

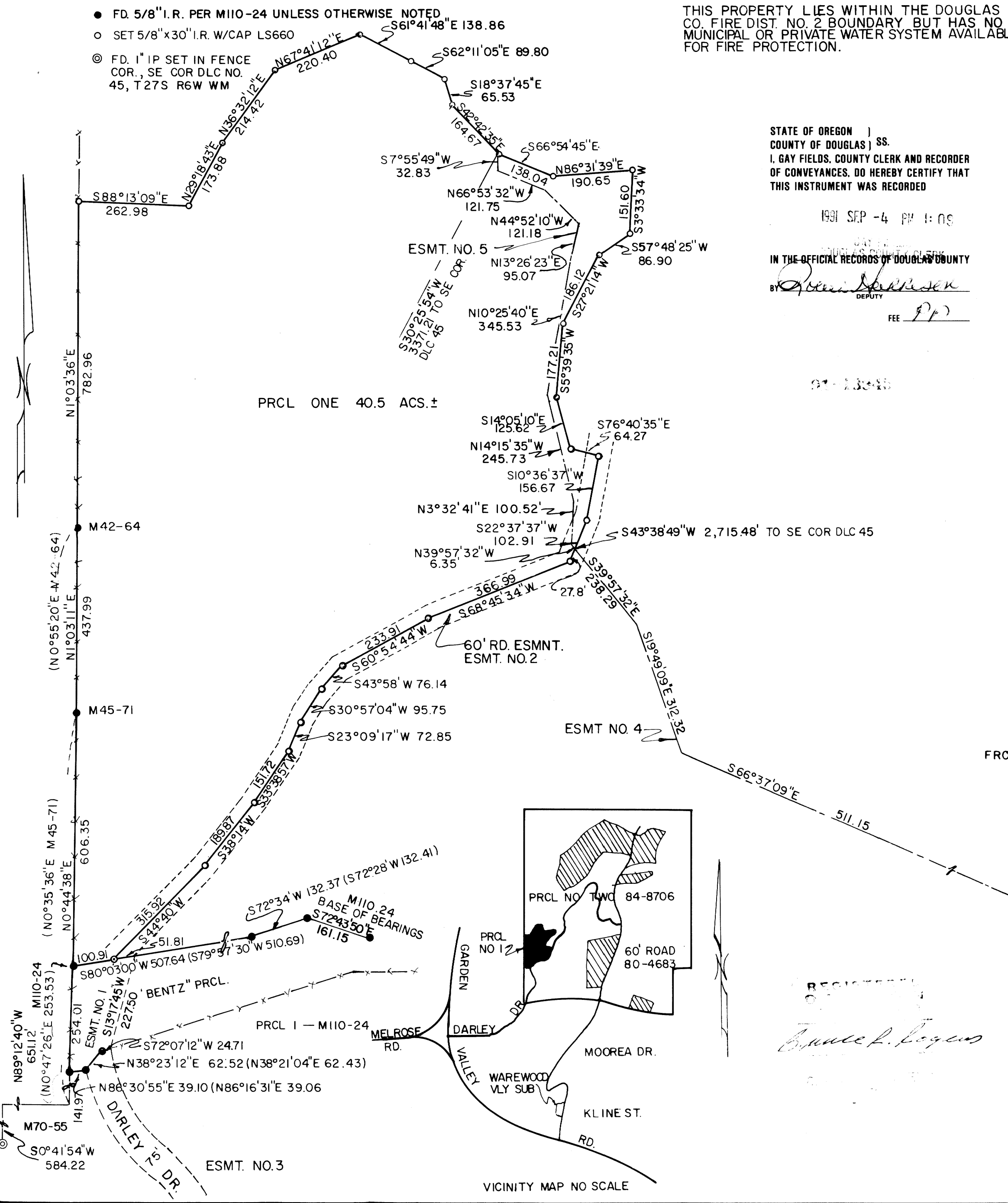
NO. ONE  
TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS AND UTILITY PURPOSES OVER THE FOLLOWING PARCEL: BEGINNING AT A 5/8" I.R., FROM WHICH PT. THE SE COR. OF SAID DLC NO 45 BEARS S0°44'38"W 141.97', N89°12'40"W 651.12', AND S0°41'54"W 584.22'; THENCE N0°44'38"E 254.01'; THENCE N80°03'E 152.72'; THENCE S13°17'45"W 227.50'; THENCE S72°07'12"W 24.71'; THENCE S38°23'12"W 62.52'; THENCE S86°30'55"W 39.10' TO THE P.O.B.

NO TWO  
TOGETHER WITH AND SUBJECT TO AN ESMT 60' IN WIDTH, THE C OF WHICH IS DESCRIBED AS FOLLOWS: BEGINNING AT A 5/8" I.R. FROM WHICH PT. THE SE COR. OF SAID DLC 45 BEARS S80°03'W 100.91', S0°44'38'W 254.01', S0°44'38'W 141.97', N89°12'40'W 651.12', AND S0°41'54'W 584.22'; THENCE ALONG SAID C, THE FOLLOWING COURSES AND DISTANCES: N44°40'E 315.92', N38°14'E 189.87', N33°38'57"E 151.72', N23°09'17"E 72.85', N30°57'04"E 95.75', N43°58'E 76.14', N60°54'44"E 233.91', N68°45'34"E 366.99', N22°37'37"E 102.91', AND N10°36'37"E 156.67' AND THERE TERMINATING

NO THREE  
TOGETHER WITH AN ESMT. OVER THAT ROADWAY KNOWN AS "DARLEY DRIVE" AND DESCRIBED IN RECORDERS NO 77-2157. SAID PARCELS SUBJECT TO ROAD MAINTENANCE AGRMT. RECORDED IN COUNTY RECORDS, SAID ROADWAY IS DEPICTED ON MAP NO M100-51.

NO FOUR  
TOGETHER WITH A UTILITY ESMT. 15' IN WIDTH, THE C OF WHICH IS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH BEARS N43°38'49"E 2,715.48' FROM THE SE COR. OF DLC NO 45 T27S R6W WM, THENCE S39°57'32"E 238.29'; THENCE S19°49'09"E 312.32'; THENCE S66°37'09"E 511.15'; THENCE S70°46'02"E 163.63'; THENCE S83°24'29"E 188.78'; THENCE S84°32'29"E 111.60'; THENCE N87°02'31"E 96.84'; THENCE S81°03'29"E 274.78'; THENCE S72°58'29"E 141.68' TO A PP&L TRANSFORMER WHICH BEARS N72°31'43"E 3,731.26' FROM THE SE COR. OF SAID DLC 45 AND THERE TERMINATING.

NO FIVE  
SUBJECT TO A UTILITY ESMT. FOR THE BENEFIT OF PRCL 2, BEING 15' IN WIDTH, THE C BEING DESCRIBED AS FOLLOWS: BEGINNING AT A PT. WHICH BEARS N43°38'49"E 2,715.48' FROM THE SE COR. OF SAID DLC 45; THENCE N39°57'32"W 6.35'; THENCE N3°32'41"E 100.52'; THENCE N14°15'35"W 245.73'; THENCE N10°25'40"E 345.53'; THENCE N13°26'23"E 95.07'; THENCE N44°52'10"W 121.18'; THENCE N66°53'32"W 121.75'; THENCE N7°55'49"E 32.83' TO A PT IN THE NORTH LINE OF PRCL NO ONE, WHICH PT. BEARS N30°25'54"E 3371.21' FROM THE SE COR. OF SAID DLC 45 AND THERE TERMINATING.



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