

MINOR LAND PARTITION
IN THE NW 1/4 OF SEC 1 T27S R6W WM
FEB 4, 1992 SCALE 1"=50'

- SET 5/8"x30" I.R. W/CAP LS660
- FD. 5/8" I.R. - WEST BRAE SUB AND M2-290 (CS M63-17)

OWNER - CASEY MORGAN
4850 MOOREA DR.
ROSEBURG, OR. 97470
673-7778

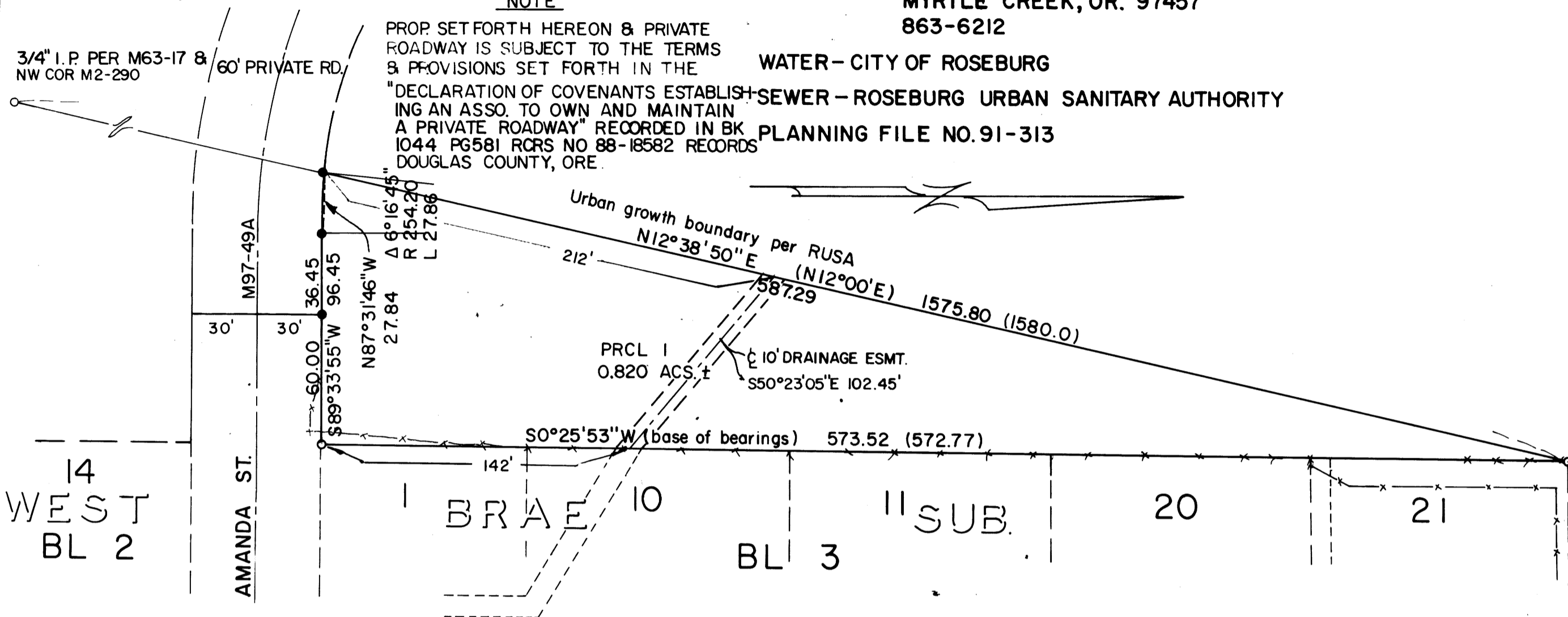
ZONING: RR
COMP. PLAN: RMD

DEVELOPER - KIP MORGAN
730 NE LEON AVE
MYRTLE CREEK, OR. 97457
863-6212

WATER - CITY OF ROSEBURG
SEWER - ROSEBURG URBAN SANITARY AUTHORITY
PLANNING FILE NO. 91-313

NOTE

PROP SET FORTH HEREON & PRIVATE ROADWAY IS SUBJECT TO THE TERMS & PROVISIONS SET FORTH IN THE "DECLARATION OF COVENANTS ESTABLISHING AN ASSO. TO OWN AND MAINTAIN A PRIVATE ROADWAY" RECORDED IN BK 1044 PG 581 RCRS NO 88-18582 RECORDS DOUGLAS COUNTY, ORE.



WE FIND NO WATER RIGHTS APPT. TO THIS PROP.

SURVEYORS CERTIFICATE

I, BRUCE R. ROGERS, BEING DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS DELINEATED ON THE ANNEXED PLAT, THE BOUNDARIES OF WHICH ARE HEREON DESCRIBED

Bruce R. Rogers
BRUCE R. ROGERS REG. PROFESSIONAL SURVEYOR
443 WEST UMPQUA, ROSEBURG, OR. 97470 672-2834

PRCL 1

BEGINNING AT THE N.W. COR. OF LOT 21 BL 3 WEST BRAE SUBDIVISION; THENCE S0°25'53\"/>

PRCL 2

- ALL THAT PROP DESCRIBED IN RECORDERS NO 84-8706 DEED RECORDS, DOUGLAS COUNTY, OR., LESS AND EXCEPTING THOSE PARTS SOLD AS OF DEC. 31, 1991. ALSO EXCEPTING THE FOLLOWING DESCRIBED LANDS
- A PRCL. OF LAND IN SECS 25, 26, 35 & 36 T26S R6W WM DESCRIBED AS FOLLOWS: BEGINNING AT THE SW COR OF THE NE 1/4 OF THE NE 1/4 SAID SEC 35; THENCE EAST 2,640'; THENCE NORTH TO THE NORTH UMPQUA RIVER; THENCE NORTHWESTERLY ALONG SAID NORTH UMPQUA RIVER TO A PT. DUE NORTH OF THE P.O.B.; THENCE SOUTH TO THE P.O.B.
 - ALL THAT PROPERTY LYING SOUTHERLY OF AMANDA ST. EXTENSION.
 - THAT PRCL. COMMONLY KNOWN AS MORGANS RIDGE AND DESCRIBED IN EXHIBIT "A" IN BK 913 PG 151 RECRS. NO 85-5244 DEED RECORDS, DOUGLAS COUNTY, OR.
 - THAT PRCL KNOWN AS CASEY'S POND IN SECS 35 & 36 T26S R6W & 1 & 2 T27S R6W WM AND DESCRIBED AS: BEGINNING AT THE NE COR. OF THE WILLIS & MARION JOHNSON PROP. DESCRIBED IN BK 929 PG 357 RCRS NO 85-13469; THENCE SOUTH TO A PT ON THE NORTH R/W LINE OF AMANDA ST. EXTENSION; THENCE SOUTHERLY ALONG SAID R/W LINE TO A PT OF INTERSECTION WITH THE WEST R/W LINE OF MOOREA DRIVE; THENCE NTHLY. ALONG THE WEST R/W LINE OF MOOREA DRIVE TO A PT. ON THE NORTH LINE OF SAID SEC 2; THENCE WEST ALONG SAID NORTH LINE 970'; THENCE NORTH 1380' MORE OR LESS, TO A PT. ON THE STHLY LINE OF PRCL DESCRIBED IN SAID BK. 913 PG 151 RCRS NO 85-5244 THENCE EASTERLY ALONG SAID SOUTH LINE TO A PT. IN THE EAST R/W LINE OF MOOREA DRIVE; THENCE STHLY. ALONG SAID R/W LINE TO A PT. ON THE E/W CENTERLINE OF SAID SEC 35, THENCE EAST ALONG SAID CENTERLINE AND ALSO THE E/W CENTERLINE OF SAID SEC 36 TO A PT. ON THE EAST LINE OF PRCL. NO. "A" MLP 80-6260, THENCE NTHLY. ALONG SAID ESTLY. LINE, AND THE NTHLY. EXTENSION OF SAID LINE TO THE P.O.B.
 - A PRCL. IN S35 T26S R6W & S2 T27S R6W WM, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE WEST R/W LINE OF MOOREA DRIVE, AT THE SE COR. OF THE HERBERT AND SUSAN HOBI PROP. AS DESCRIBED IN BK 928 PG 857 RCRS NO 85-13282. RECORDS OF DOUGLAS COUNTY, THENCE SOUTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID HOBI PROP. TO THE SW COR. OF SAID PROP.; THENCE S45°W 200'; THENCE SOUTHERLY IN A STRAIGHT LINE, TO THE NW COR. OF THE FRED ENGLE PROP DESCRIBED IN BK. 901 PG 305 RCRS NO 84-15907; THENCE EASTERLY ALONG THE NORTH LINE OF THE ENGLE PROP TO A PT. IN THE WEST R/W LINE OF SAID MOOREA DRIVE; THENCE NORTHERLY ALONG SAID WEST LINE TO THE P.O.B.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT CASEY MORGAN, OWNER OF THE LANDS REPRESENTED AND DESCRIBED ON THE ANNEXED PLAT HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED AS SET FORTH HEREON

Casey Morgan
CASEY MORGAN

APPROVALS

Keith L. Cubic 5/4/92
DOUGLAS COUNTY PLANNING DIRECTOR DATE

Randy E. Morgan DEPUTY 5-20-92
DOUGLAS COUNTY SURVEYOR DATE

FILED MAY 20 1992
GAY FIELDS County Clerk
COUNTY CLERK
Blaine G. Bennett DEPUTY

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

1992 MAY 20 PM 2:15

GAY FIELDS
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
Blaine G. Bennett
DEPUTY
FEE \$P

92-09282



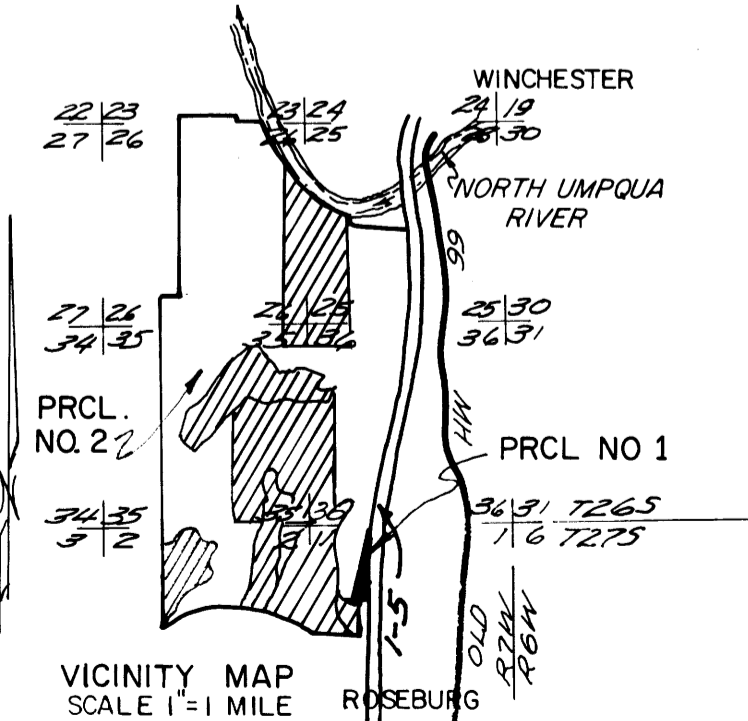
ACKNOWLEDGMENT

STATE OF OREGON) SS
COUNTY OF DOUGLAS)

KNOW ALL MEN BY THESE PRESENTS, THAT ON THE 26th DAY OF February, 1992, BEFORE ME APPEARED CASEY MORGAN WHO BEING DULY SWORN, DID SAY THAT HE EXECUTED THE DEDICATION SET FORTH HEREON AS HIS FREE AND VOLUNTARY ACT AND DEED

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS DAY AND YEAR FIRST ABOVE WRITTEN.

Shari Longest
4/18/92



RECORDED
ON
JULY 10, 1992
BRUCE R. ROGERS
600

1992 - 0036

1992 - 0036