

1994 - 0005

LEGEND

⊕ CORNER NOT FOUND AND MONUMENT NOT SET. REFERENCE BEARING AND DISTANCE COMPUTED FROM EXISTING FOUND MONUMENT TO MLP 1991-0069 MAP LOCATION.

⊗ FOUND 5/8" I.R. WITH PLASTIC CAP MARKED AS SHOWN

✱ MONUMENT NOT FOUND. RESET WITH 1/2" X 30" IR WITH PLASTIC CAP, AS SHOWN BELOW, USING MLP 1991-0069 MAP LOCATION FOR PARCEL #2 CORNERS AND USING MLP 1990-0011A&B MAP LOCATION FOR PARCEL #1.

● SET 1/2" X 30" I.R. WITH PLASTIC CAP MARKED M.E. FARR LS 1181

SANITARY SEWER WATER ZONING COMPREHENSIVE PLAN RR5 PLANNING FILE NO 92-114 NO WATER RIGHTS FOUND FOR THIS PROPERTY

SEPTIC TANK & DRAINFIELD WELL 5R

WATER WELL (REC N24°29'53"W 76.45' N23°27'53"W 77.22')

(REC N48°29'30"W 61.47' N46°27'11"W 64.28')

(REC N18°02'53"W 41.94' N18°02'53"W 41.94')

(REC N60°52'04"W 567.74' S60° 49' 08"E 191.43')

(REC N6°41'09"E 138.61' N55° 04' 31"W 40 FT)

SOURCE OF POTABLE WATER FOR PARCEL #3 IS RECORDED IN DOUGLAS COUNTY RECORDER'S DOCUMENT 85-2363.

DECLARATION

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

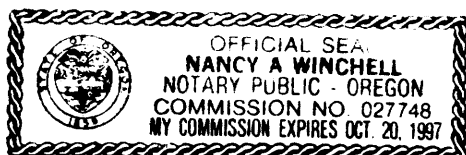
Casey Morgan CASEY MORGAN

ACKNOWLEDGEMENT

STATE OF OREGON COUNTY OF DOUGLAS

KNOW ALL MEN BY THESE PRESENTS THAT ON THE 21 DAY OF Jan. 1994 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 BY OFFICIAL SEAL THIS DAY AND YEAR FIRST ABOVE WRITTEN.



PARTITIONER

KIP MORGAN 730 NE LEON AVENUE MYRTLE CREEK, OR 97457 PH (503) 863-6212

COUNTY SURVEYORS FILE DATA DO NOT REMOVE FROM OFFICE

LAND PARTITION

TAX LOT 311, SW 1/4, SECTION 36, T26S, R6W, WM TAX LOTS 200 AND 207, NW 1/4, SECTION 1, T27S, R6W, WM PORTION OF TAX LOT 112, NE 1/4, SECTION 2, T27S, R6W, WM

DOUGLAS COUNTY, OREGON DECEMBER 31, 1993

SCALE 1" = 100'

FILED

Date: 1-21-94 By: JPP This survey consists of: Map: 1994-0005 Narrative: Corner Rpt:

DOUGLAS COUNTY SURVEYOR

EXISTING 30' EASEMENT AND EXISTING 60 FT ROADWAY PER MLP 1990-0011 A & B

PROPERTY CORNERS REFERENCED LOCATIONS PROPERTY CORNERS SHOWN BELOW WERE NOT FOUND AND REPLACEMENT MONUMENTS WERE NOT SET IN THE GRAVELLED ROADBED. PERIODICAL BLADING OF THE SURFACE AND ADDING SURFACE ROCK REPLACEMENT MAKE PRESERVING MONUMENTS IN A GRAVEL ROAD DIFFICULT. FOR THIS REASON, THE LOCATIONS OF THE PROPERTY CORNERS FALLING WITHIN THE ROADBED WERE REFERENCED FROM EXISTING MONUMENTS OUTSIDE OF THE ROADBED.

NOTE: ASSOCIATION TO MAINTAIN ROADWAYS RECORDED IN BOOK 1044 PAGE 581 RECORDER'S NO 88-18582

5/8" IR NO PLASTIC CAP NW COR LOT 21 WEST BRAE SUB BLOCK 3

APPROVALS

I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.

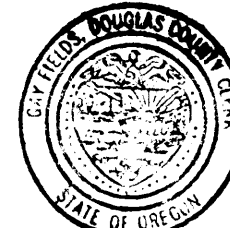
Jessie L. McKinney, Deputy 1-24-94 DOUGLAS COUNTY TAX COLLECTOR DATE

Keith L. Cubo 1/20/94 DOUGLAS COUNTY PLANNING DIRECTOR DATE

Jerry E. M... 1-21-94 DOUGLAS COUNTY SURVEYOR DEPUTY DATE

FILED 24th DAY OF JANUARY, 1994

COUNTY CLERK



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

94 JAN 24 PM 3:54

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

Jessie L. McKinney DEPUTY

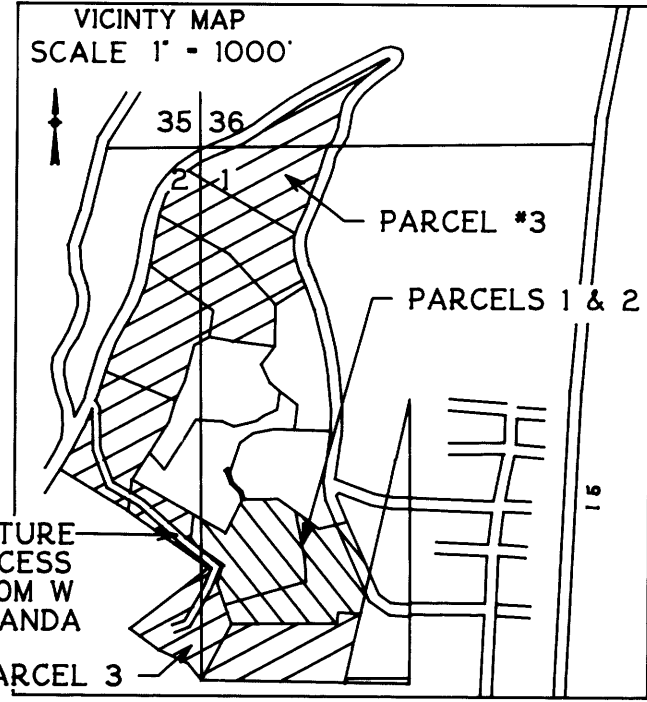
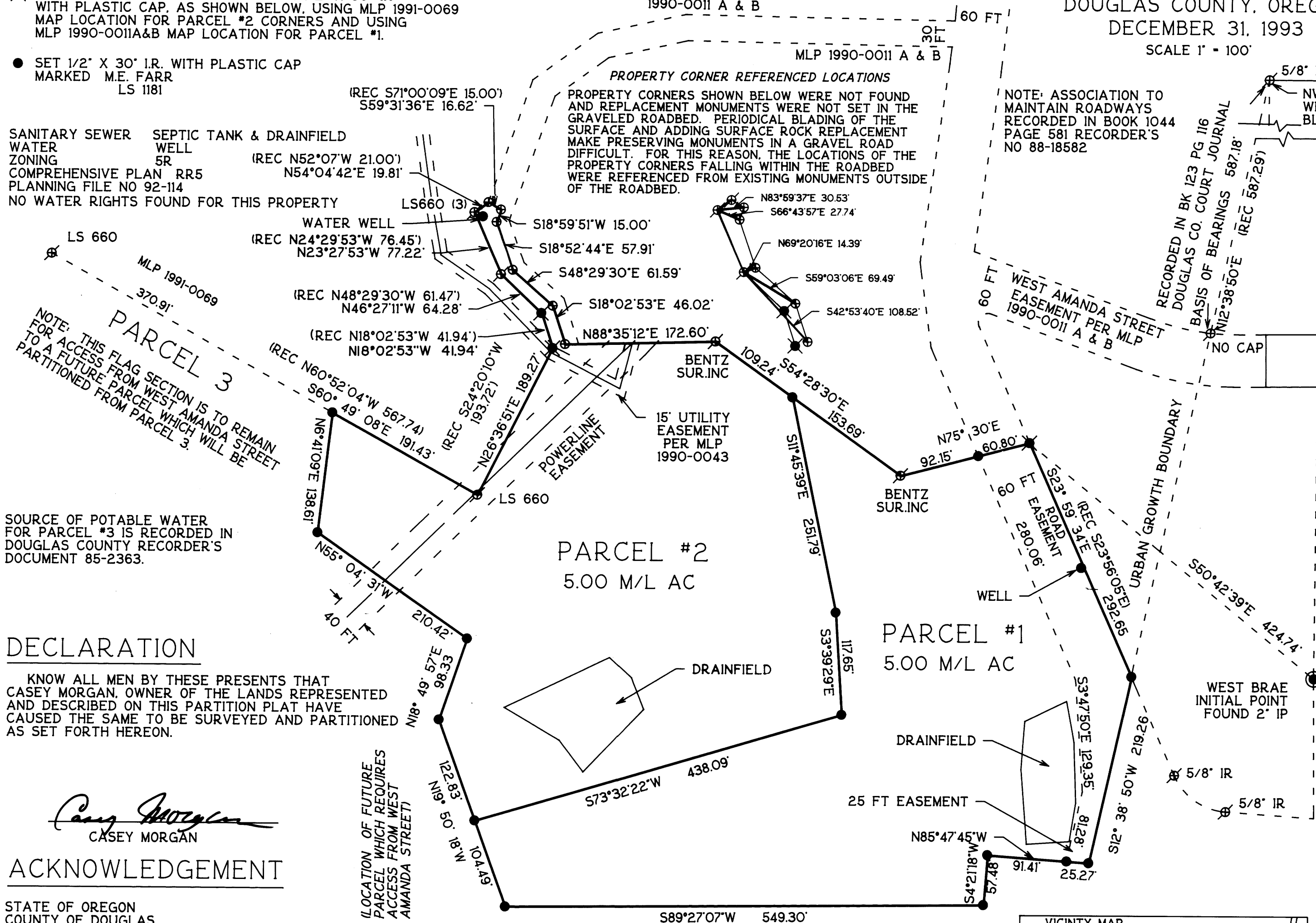
94-01547

PERIMETER DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THAT PROPERTY DESCRIBED IN INSTRUMENT #84-08706 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON AND LYING IN SECTIONS 1 & 2, TOWNSHIP 27 SOUTH, AND SECTION 36, TOWNSHIP 26 SOUTH, ALL IN RANGE 6 WEST, WILLAMETTE MERIDIAN, SAID PARCEL BEING DESCRIBED BELOW: BEGINNING AT A 1/2" IRON ROD (IR), FROM WHICH A 2" IRON PIPE AT THE INITIAL POINT OF WEST BRAE SUBDIVISION BEARS S50°42'39"E 424.74 FT. THENCE S23°59'34"E 292.65 FT TO 1/2" IR, WHICH IS ON THE URBAN GROWTH BOUNDARY AS RECORDED IN BOOK 123 PAGE 116 DOUGLAS COUNTY COURT JOURNAL; THENCE ALONG THE UGB S12°38'50"W 219.26 FT TO A 1/2" IR; THENCE N85°47'45"W 25.27 FT TO A 1/2" IR; THENCE N85°47'45"W 91.41 FT TO A 1/2" IR; THENCE N19°50'18"W 104.49 FT TO A 1/2" IR; THENCE N19°50'18"W 122.83 FT TO A 1/2" IR; THENCE N18°49'57"E 98.33 FT TO A 1/2" IR; THENCE N55°04'31"W 210.42 FT TO A 1/2" IR; THENCE N6°41'09"E 138.61 FT TO A 1/2" IR; THENCE N18°02'53"W 41.94 FT TO A 1/2" IR; THENCE N46°27'11"W 64.28 FT TO A 5/8" IR; THENCE N23°27'53"W 77.22 FT TO A 5/8" IR; THENCE N54°04'42"E 19.81 FT TO A 5/8" IR; THENCE N26°36'51"E 189.27 FT TO CENTERLINE OF THE ACCESS ROAD WHICH IS ALSO A CORNER OF MLP 1990-0011A&B; THENCE S18°59'51"W 15.00 FT; THENCE S18°52'44"E 57.91 FT; THENCE S48°29'30"E 61.59 FT; THENCE S18°02'53"E 46.02 FT; THENCE N88°35'12"E 172.60 FT TO A 5/8" IR; THENCE S54°28'30"E 109.24 FT TO A 1/2" IR; THENCE S54°28'30"E 153.69 FT TO A 5/8" IR; THENCE N75°30'E 152.95 FT TO THE POINT OF BEGINNING AND CONTAINING 5.00 ACRES M/L IN PARCEL 1 AND 5.00 ACRES M/L IN PARCEL 2, LOCATED IN NW 1/4 SEC 1 AND NE 1/4 SEC 2 TWP27S, R6W, WM, DOUGLAS COUNTY, OREGON.

PARCEL 1 IS SUBJECT TO A ROAD EASEMENT, FROM 25 FT TO 60 FT WIDE, THE WESTERLY LINE OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A 1/2" IR ON THE NORTH LINE OF PARCEL 1, FROM WHICH A 2" IRON PIPE AT THE INITIAL POINT OF WEST BRAE SUBDIVISION BEARS N75°30'E 60.08 FT AND S50°42'39"E 424.74 FT; THENCE ALONG SAID WESTERLY LINE S23°59'34"E 280.06 FT TO A 1/2" IR; THENCE S34°75'0"E 129.35 FT TO A 1/2" IR; THENCE S12°38'50"W 81.28 FT TO A 1/2" IR ON SOUTHERN BOUNDARY OF SAID PARCEL 1 AND TERMINATING THERE.

PARCEL 3 IS ALL THAT PROPERTY DESCRIBED IN INSTRUMENT # 84-08706 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON, LESS PARTS SOLD AS OF DECEMBER 1, 1993 AND EXCEPTING PARCELS #1 AND #2 SHOWN ABOVE, ALSO EXCEPTING THAT PORTION WHICH LIES WEST OF MOOREA DRIVE AND NORTH AND EAST OF AMANDA DRIVE, CONTAINING 35 ACRES, MORE OR LESS.



SURVEYOR'S CERTIFICATE

I, MAURICE E FARR, BEING DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND SHOWN ON THE PARTITION PLAT, THE BOUNDARIES OF WHICH ARE HEREON DESCRIBED.

Maurice E Farr MAURICE E. FARR LAND SURVEYOR 1960 SW BURDETTE DRIVE ROSEBURG, OR 97470 PH 679-6598

REGISTERED PROFESSIONAL LAND SURVEYOR Maurice E Farr EXPIRES 12-31-95