

1994 - 0091

- LEGEND**
- ⊕ FOUND 1/2" I.R. WITH PLASTIC CAP MARKED M.E. FARR LS 1181
  - ⊗ FOUND I.R. MARKED AS SHOWN
  - ⊕ SET 1/2" X 30" I.R. WITH PLASTIC CAP MARKED M.E. FARR LS 1181
  - ⊗ SET 1/2" X 30" I.R. WITH PLASTIC CAP AT MAP LOCATION MARKED ME FARR LS 1181

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

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

# 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

SEPTEMBER 23, 1994

SCALE 1" = 100'

**COUNTY SURVEYORS FILE DATA  
 DO NOT REMOVE FROM OFFICE**

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 NOV -4 AM 8:49

DOUGLAS COUNTY CLERK  
 IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY *Gay Fields*  
 FEE PP

**PARCEL 1**  
 SANITARY SEWER ROSEBURG URBAN SANITARY AUTHORITY  
 WATER CITY OF ROSEBURG  
 ZONING RR2  
 COMPREHENSIVE PLAN RMD  
 PLANNING FILE NO 94-074  
 NO WATER RIGHT FOUND FOR THIS PROPERTY

**PARCEL 2**  
 SANITARY SEWER SEPTIC TANK & DRAINFIELD  
 WATER WELL  
 ZONING 5R  
 COMPREHENSIVE PLAN RR5  
 PLANNING FILE NO 94-074  
 NO WATER RIGHT FOUND FOR THIS PROPERTY

**PARCEL 3**  
 NOTE: THIS FLAG SECTION IS TO REMAIN FOR ACCESS FROM WEST AMANDA STREET TO A PARCEL WHICH WILL BE PARTITIONED FROM PARCEL 3 IN THE FUTURE.

SOURCE OF POTABLE WATER FOR PARCEL 3 IS RECORDED IN DOUGLAS COUNTY RECORDER'S DOCUMENT 85-2363.  
 SANITARY SEWER SEPTIC TANK & DRAINFIELD  
 ZONING 5R  
 COMPREHENSIVE PLAN RR5  
 NO WATER RIGHT FOUND FOR THIS PROPERTY

## 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 18<sup>th</sup> DAY OF October, 1994, BEFORE ME APPEARED CASEY MORGAN WHO BEING DULY SWORN, DID SAY THAT HE SIGNED THE DECLARATION 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.



*Kerry Ribeiro*  
 NOTARY PUBLIC OF OREGON  
 MY COMMISSION EXPIRES: 01-26-96

## APPROVALS

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

*Donna Mitchell Deputy* 11/3/94  
 DOUGLAS COUNTY TAX COLLECTOR DATE

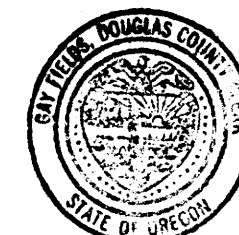
*Keith L. Cubic* 10/24/94  
 DOUGLAS COUNTY PLANNING DIRECTOR DATE

*Amy C. Moore* 11-1-94  
 DOUGLAS COUNTY SURVEYOR DEPUTY DATE

8:49 AM 94-23492

FILED 4<sup>th</sup> DAY OF NOVEMBER, 1994

GAY FIELDS, County Clerk  
 COUNTY CLERK BY: DEPUTY



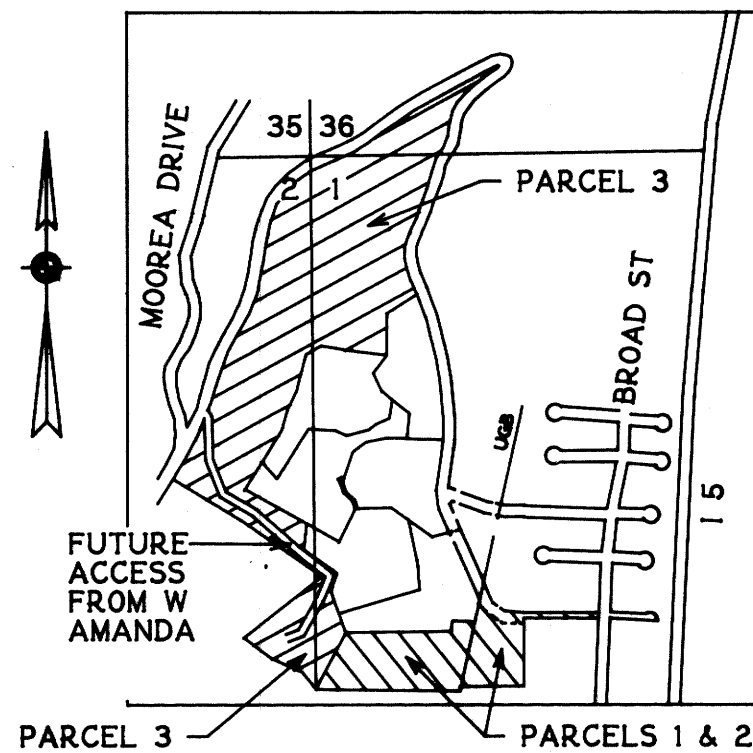
## PERIMETER DESCRIPTION

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 S89°33'42"E 209.72 FT; WHICH SAID 1/2" IR IS ON THE URBAN GROWTH BOUNDARY AS RECORDED IN BOOK 123 PAGE 116 DOUGLAS COUNTY COURT JOURNAL; THENCE S23°55'00"E 123.68 FT TO A 5/8" IR; THENCE ALONG A 70.00 FT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS S54°57'12"E 72.18 FT TO A 5/8" IR; THENCE S85°59'25"E 102.02 FT TO A 5/8" IR; THENCE S00°28'05"E 15.00 FT TO A 5/8" IR; THENCE S89°59'16"E 371.49 FT TO A 1/2" IR ON THE WEST RIGHT OF WAY LINE OF BROAD STREET; THENCE S00°00'45"W 30.00 FT TO A 1/2" IR; THENCE N89°39'10"W 371.72 FT TO A 1/2" IR; THENCE S00°26'58"W 334.70 FT TO A 1/2" IR; THENCE N89°39'10"W 328.39 FT TO A 1/2" IR ON THE URBAN GROWTH BOUNDARY; THENCE S89°39'10"W 7.08 FT TO A 1/2" IR; THENCE N4°21'18"E 57.48 FT TO A 1/2" IR; THENCE S85°47'45"E 91.41 FT TO A 1/2" IR; THENCE S85°47'45"E 25.27 FT TO A POINT ON THE URBAN GROWTH BOUNDARY; THENCE N12°38'50"E ALONG SAID UGB 219.26 FT TO A 1/2" IR, THE POINT OF BEGINNING AND CONTAINING 3.00 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.

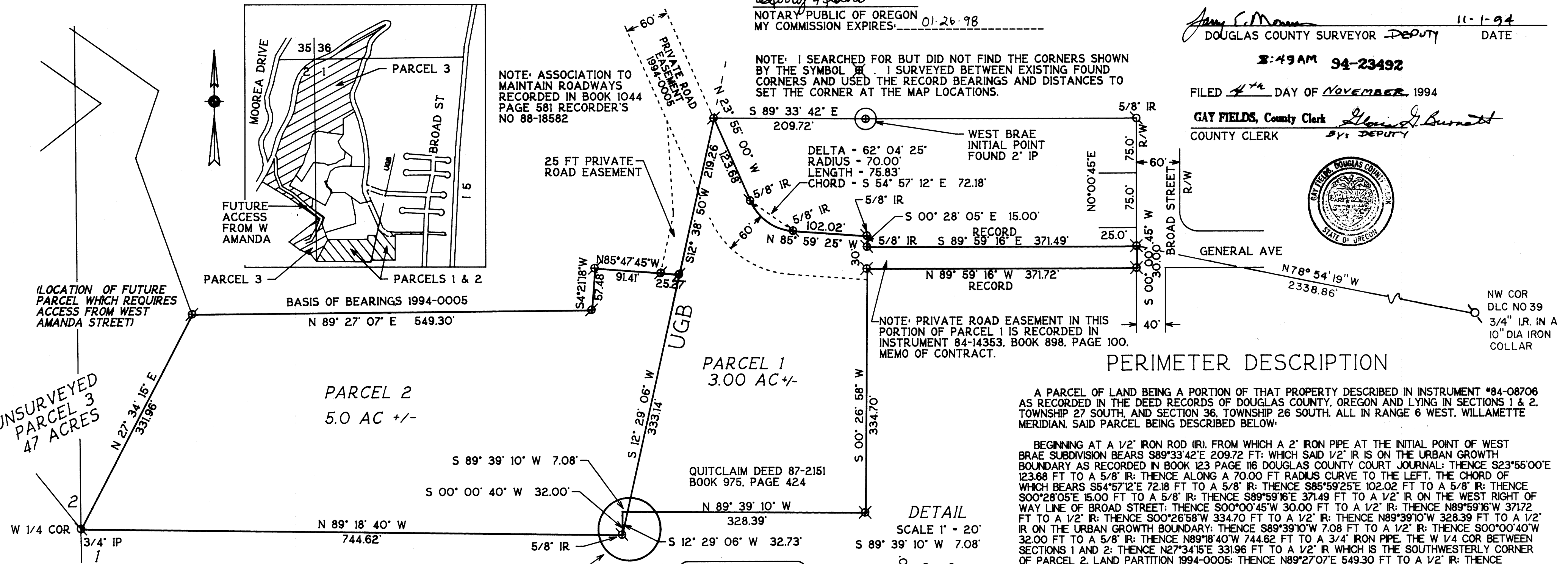
PARCEL 3 IS ALL THAT PROPERTY DESCRIBED IN INSTRUMENT # 84-08706 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON, LESS PARCELS SOLD AS OF DECEMBER 1, 1993 ALSO LESS PARCELS DESCRIBED IN INSTRUMENT 94-09900 AND INSTRUMENT 94-15547 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON, AND EXCEPTING PARCELS 1 AND 2 SHOWN ABOVE, AND ALSO EXCEPTING THAT PORTION WHICH LIES WEST OF MOOREA AND NORTH AND EAST OF AMANDA DRIVE AND CONTAINING 47 ACRES MORE OR LESS.

VICINITY MAP  
 SCALE 1 IN = 1000 FT

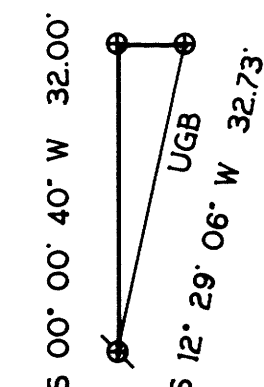


NOTE: ASSOCIATION TO MAINTAIN ROADWAYS RECORDED IN BOOK 1044 PAGE 581 RECORDER'S NO 88-18582

NOTE: I SEARCHED FOR BUT DID NOT FIND THE CORNERS SHOWN BY THE SYMBOL ⊗. I SURVEYED BETWEEN EXISTING FOUND CORNERS AND USED THE RECORD BEARINGS AND DISTANCES TO SET THE CORNER AT THE MAP LOCATIONS.



**DETAIL**  
 SCALE 1" = 20'



## SURVEYOR'S CERTIFICATE

I, MAURICE E FARR, BEING DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS PARCELS 1 & 2, SHOWN ON THE PARTITION PLAT, THE BOUNDARIES OF WHICH ARE HEREON DESCRIBED. I DID NOT SURVEY OR MARK PARCEL 3 WITH MONUMENTS.

*Maurice E Farr*  
 MAURICE E. FARR  
 PROFESSIONAL LAND SURVEYOR  
 1960 SW BURDETTE DRIVE  
 ROSEBURG, OR 97470  
 PH (503) 679-6598

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

*Maurice E Farr*  
 OREGON  
 SEPT 23, 1977  
 MAURICE E. FARR  
 181

EXPIRES 12-31-95

94-23492

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