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
MARCH 22, 1995
SCALE 1" = 100'
PLANNING FILE NO. 95-002

LEGEND

- FOUND 1/2" I.R WITH PLASTIC CAP MARKED ME FARR LS 1181
- FOUND 5/8" I.R. MARKED AS SHOWN
- CALCULATED POSITION, NO MONUMENT SET
- SET 5/8" X 30" I.R. WITH PLASTIC CAP AT MAP LOCATION MARKED ME FARR 1181

PARCEL 1

SOURCE OF POTABLE WATER FOR PARCEL 1 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

PARCEL 2

SOURCE OF POTABLE WATER FOR PARCEL 2 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

ACKNOWLEDGEMENT

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL MEN BY THESE PRESENTS THAT ON THE 7th DAY OF April, 1995, 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.

OFFICIAL SEAL
JEAN H CRAWFORD
NOTARY PUBLIC - OREGON
COMMISSION NO. 033943
MY COMMISSION EXPIRES APR 17, 1998

Jean H Crawford
NOTARY PUBLIC OF OREGON
MY COMMISSION EXPIRES 4-17-98

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

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

DECLARATION OF COVENANTS ESTABLISHING AN ASSOCIATION TO OWN AND MAINTAIN A PRIVATE ROADWAY, INCLUDING THE TERMS AND PROVISIONS THEREOF RECORDED NOVEMBER 15, 1984, IN BOOK 899, PAGE 01, INSTRUMENT NO. 84-14779, DEED RECORDS OF DOUGLAS COUNTY, OREGON.

STATE OF OREGON]
COUNTY OF DOUGLAS] ss.
I, GAY FIELDS, COUNTY CLERK AND RECORDER OF CONVEYANCES, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED
95 APR 11 AM 8:44
GAY FIELDS
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY Gay G. Burnett DEPUTY
FEE PP

APPROVALS

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

Anne E. Schroeder 4/10/95
DOUGLAS COUNTY TAX COLLECTOR DATE

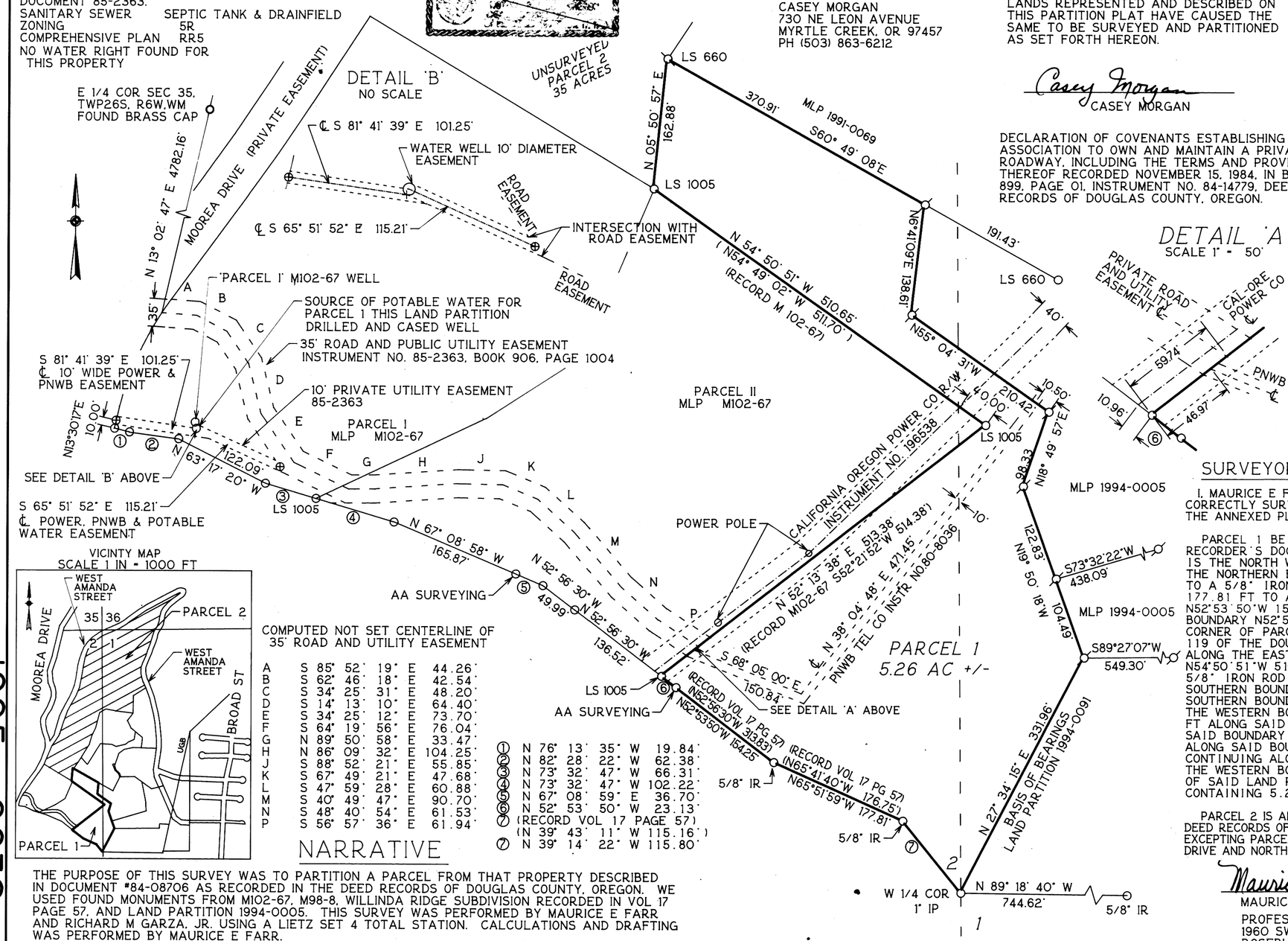
Bob Williamson for KLC 4/7/95
DOUGLAS COUNTY PLANNING DIRECTOR DATE

Larry E Morrison 4/10/95
DOUGLAS COUNTY SURVEYOR DEPUTY DATE

8:44 A.M. 95-07193

FILED THIS 11th DAY OF APRIL, 1995
GAY FIELDS, County Clerk By: DEPUTY Gay G. Burnett
COUNTY CLERK

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Maurice E Farr
OREGON
SEPT 23, 1977
MAURICE E. FARR
1181
EXPIRES 12-31-95



VICINTY MAP
SCALE 1 IN = 1000 FT

COMPUTED NOT SET CENTERLINE OF 35' ROAD AND UTILITY EASEMENT

A	S 85° 52' 19" E	44.26'
B	S 62° 46' 18" E	42.54'
C	S 34° 25' 31" E	48.20'
D	S 14° 13' 10" E	64.40'
E	S 34° 25' 12" E	73.70'
F	S 64° 19' 56" E	76.04'
G	N 89° 50' 58" E	33.47'
H	N 86° 09' 32" E	104.25'
J	S 88° 52' 21" E	55.85'
K	S 67° 49' 21" E	47.68'
L	S 47° 59' 28" E	60.88'
M	S 40° 49' 47" E	90.70'
N	S 48° 40' 54" E	61.53'
P	S 56° 57' 36" E	61.94'

①	N 76° 13' 35" W 19.84'
②	N 82° 28' 22" W 62.38'
③	N 73° 32' 47" W 66.31'
④	N 73° 32' 47" W 102.22'
⑤	N 67° 08' 59" E 36.70'
⑥	N 52° 53' 50" W 23.13'
⑦	(RECORD VOL 17 PAGE 57) (N 39° 43' 11" W 115.16')
⑦	N 39° 14' 22" W 115.80'

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO PARTITION A PARCEL FROM THAT PROPERTY DESCRIBED IN DOCUMENT #84-08706 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON. WE USED FOUND MONUMENTS FROM M102-67, M98-8, WILLINDA RIDGE SUBDIVISION RECORDED IN VOL 17 PAGE 57, AND LAND PARTITION 1994-0005. THIS SURVEY WAS PERFORMED BY MAURICE E FARR AND RICHARD M GARZA, JR. USING A LIETZ SET 4 TOTAL STATION. CALCULATIONS AND DRAFTING WAS PERFORMED BY MAURICE E FARR.

SURVEYOR'S CERTIFICATE

I, MAURICE E FARR, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS SHOWN ON THE THE ANNEXED PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:

PARCEL 1 BEING A PORTION OF THAT PROPERTY DESCRIBED IN DOUGLAS COUNTY RECORDER'S DOCUMENT #84-08706, BEGINNING AT A 1" DIAMETER IRON PIPE, WHICH IS THE NORTH WEST CORNER OF LOT 8, EDENBOWER ORCHARD TRACTS, THENCE ALONG THE NORTHERN BOUNDARY OF WILLINDA RIDGE SUBDIVISION N39°14'22"W 115.80 FT TO A 5/8" IRON ROD; THENCE CONTINUING ALONG SAID BOUNDARY N65°51'59"W 177.81 FT TO A 5/8" IRON ROD; THENCE CONTINUING ALONG SAID BOUNDARY N52°53'50"W 154.25 FT TO A 5/8" IRON ROD; THENCE CONTINUING ALONG SAID BOUNDARY N52°53'50"W 23.13 FT TO A 5/8" IRON ROD WHICH IS THE SOUTHEASTERLY CORNER OF PARCEL II OF MINOR LAND PARTITION M102-67 FILED IN BOOK 9 PAGE 119 OF THE DOUGLAS COUNTY SURVEYOR'S OFFICE; THENCE N52°13'38"E 513.38 FT ALONG THE EASTERN BOUNDARY OF SAID PARCEL II TO A 5/8" IRON ROD; THENCE N54°50'51"W 510.65 FT ALONG THE NORTHERN BOUNDARY OF SAID PARCEL II TO A 5/8" IRON ROD; THENCE N5°50'57"E 162.88 FT TO A 5/8" IRON ROD ON THE SOUTHERN BOUNDARY OF MINOR LAND PARTITION 1991-0069; THENCE ALONG THE SOUTHERN BOUNDARY OF SAID MLP S60°49'08"E 370.91 FT TO A 1/2" IRON ROD ON THE WESTERN BOUNDARY OF LAND PARTITION 1994-0005; THENCE S6°41'09"W 138.61 FT ALONG SAID WESTERN BOUNDARY TO A 1/2" IRON ROD; THENCE CONTINUING ALONG SAID BOUNDARY S55°04'31"E 210.42 FT TO A 1/2" IRON ROD; THENCE CONTINUING ALONG SAID BOUNDARY S18°49'57"W 98.33 FT TO A 1/2" IRON ROD; THENCE CONTINUING ALONG SAID BOUNDARY S19°50'18"E 227.32 FT TO A 1/2" IRON ROD ON THE WESTERN BOUNDARY OF LAND PARTITION 1994-0091; THENCE ALONG THE BOUNDARY OF SAID LAND PARTITION S27°34'15"W 331.96 FT TO THE POINT OF BEGINNING, CONTAINING 5.26 ACRES, MORE OR LESS, LOCATED IN DOUGLAS COUNTY, OREGON.

PARCEL 2 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, 1994 AND EXCEPTING PARCEL #1 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.

Maurice E Farr
MAURICE E. FARR
PROFESSIONAL LAND SURVEYOR
1960 SW BURDETTE DRIVE
ROSEBURG, OR 97470

95-07193

1995 - 0032

1995 - 0032

COUNTY SURVEYORS FILE BOOK
DO NOT REMOVE FROM OFFICE