

1995 - 0078

LEGEND

- FOUND 1/2" I.R. WITH PLASTIC CAP MARKED M.E. FARR LS 1181
- FOUND I.R. MARKED AS SHOWN
- SET 5/8" X 30" I.R. WITH PLASTIC CAP MARKED M.E. FARR 1181
- ✕ LOCATION CALCULATED. NO MONUMENT SET

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 AND COMMON BOUNDARY LINE ADJUSTMENT REPLAT OF PARTITION #1995-0071

NW 1/4, SECTION 1, TWP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN
TAX ACCOUNT NOS. 8760.04, 8760.13, 51008.02, AND 51008.09
DOUGLAS COUNTY, OREGON
AUGUST 3, 1995
SCALE 1" = 100'

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

PARCEL 1
SANITARY SEWER ROSEBURG URBAN SANITARY AUTHORITY
WATER CITY OF ROSEBURG
ZONING R1
COMPREHENSIVE PLAN RMD
PLANNING FILE NO 95-099
NO WATER RIGHT FOUND FOR THIS PROPERTY

PARCEL 2
SANITARY SEWER ROSEBURG URBAN SANITARY AUTHORITY
WATER CITY OF ROSEBURG
ZONING R1
COMPREHENSIVE PLAN RMD
PLANNING FILE NO 95-099
NO WATER RIGHT FOUND FOR THIS PROPERTY

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, THAT I, 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, AND DEDICATE THE EASEMENTS SHOWN HEREON TO THE PUBLIC FOREVER.

Casey Morgan
CASEY MORGAN

ACKNOWLEDGEMENT

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL MEN BY THESE PRESENTS THAT ON THE 4 DAY OF Aug., 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.

Nancy A. Winchell
NOTARY PUBLIC OF OREGON
MY COMMISSION EXPIRES: 10-20-97



APPROVALS

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

Suzanne L. Cates, Rep. 8-7-95
DOUGLAS COUNTY TAX COLLECTOR DATE

Keith L. Cubic 8/7/95
DOUGLAS COUNTY PLANNING DIRECTOR DATE

Janet R. Sundeen 8/7/95
DOUGLAS COUNTY SURVEYOR DATE

FILED 8th DAY OF August, 1995 12:40 P.M.
STATE OF OREGON 1 SS.
COUNTY OF DOUGLAS 1 SS.
GAY FIELDS, County Clerk
COUNTY CLERK
by *Nancy R. Davenport Deputy* INSTRUMENT WAS RECORDED



95-14835

95 AUG - 8 PM 12:40

GAY FIELDS
DOUGLAS COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

by *Nancy R. Davenport*

THE PARTITIONER AGREES TO IRREVOCABLY OFFER TO DEDICATE TO DOUGLAS COUNTY THE 5 FOOT STRIP ALONG THE WESTERN BOUNDARY OF BROAD STREET AT THE EASTERN TIP OF PARCELS 1 AND 2.

REFERENCE NO. 95-12962

THE PARTITIONER AGREES TO IRREVOCABLY OFFER TO DEDICATE TO DOUGLAS COUNTY THE 30 FOOT STRIP WHICH EXTENDS TO BROAD STREET TOGETHER WITH THE 60 FOOT STRIP OF LAND WHICH EXTENDS WESTERLY FROM THE WEST END OF SAID 30 FOOT STRIP TO THE NORTH LINE OF PARCEL 2.

REFERENCE NO. 95-12965

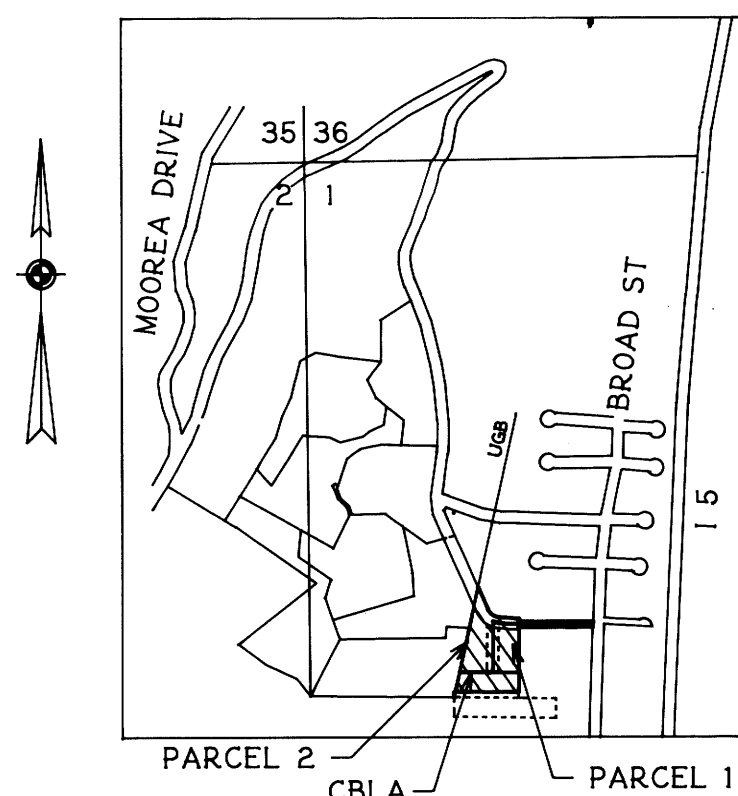
SURVEYOR'S CERTIFICATE

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 ANNEXED PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:

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; SAID PROPERTY BEING PARCEL 1 OF LAND PARTITION 94-0091, RECORDED IN DOUGLAS COUNTY SURVEYOR'S OFFICE; 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°59'16"W 371.72 FT TO A 1/2" IR; THENCE S00°26'58"W 234.70 FT TO A 5/8" IR; THENCE N89°39'10"W 307.00 FT TO A 5/8" IR ON THE URBAN GROWTH BOUNDARY; THENCE N12°29'06"E 230.85 FT ALONG THE UGB TO A 1/2" IR; THENCE N12°38'50"E ALONG SAID UGB 219.42 FT TO A 1/2" IR, THE POINT OF BEGINNING AND CONTAINING 0.91 ACRES M/L IN PARCEL 1 AND 1.36 ACRES M/L IN PARCEL 2, ALL LOCATED IN NW 1/4, SECTION 1, TWP27S, R6W, WM, DOUGLAS COUNTY, OREGON.

95-14835

VICINITY MAP
SCALE 1 IN = 1000 FT



CURVE DATA

- A DELTA - 62° 04' 25"
RADIUS - 70.00'
LENGTH - 75.83'
CHORD - S 54° 57' 12" E 72.18'
- B DELTA - 17° 43' 16"
RADIUS - 100.00'
LENGTH - 30.92'
CHORD - S 77° 08' 24" E 30.80'
- C DELTA - 27° 05' 53"
RADIUS - 130.00'
LENGTH - 61.48'
CHORD - S 72° 26' 57" E 60.91'
- D DELTA - 34° 59' 17"
RADIUS - 130.00'
LENGTH - 79.37'
CHORD - S 41° 24' 38" E 78.15'

PARCEL 2
1.36 AC

PARCEL 1
0.91 AC

0.73 AC

SEE
DETAIL
ABOVE

CORNER NOT FOUND. RESET USING
MAP LOCATION

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION EXISTING PARCEL 1 CREATED IN LAND PARTITION 94-0091 INTO TWO PARCELS AND MOVE THE SOUTHERN BOUNDARY LINE OF SAID PARCEL 1 NORTH 100 FEET FOR A COMMON BOUNDARY LINE ADJUSTMENT. WE USED FOUND MONUMENTS FOR WEST BRAE SUBDIVISION AND FOR LAND PARTITION 1994-0005 FOR THE BASIS OF BEARINGS. 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.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Maurice E Farr

OREGON
SEPT 23, 1977
MAURICE E. FARR
1181

EXPIRES 12-31-95

Maurice E Farr

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

1995 - 0078