

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

LAND PARTITION

NW 1/4, SECTION 1, TWP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN
TAX ACCOUNT NO. 8760.17
DOUGLAS COUNTY, OREGON
APRIL 1996
SCALE 1" = 100'

APPROVALS

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

Suzanne E. Cates, Dep 5-30-96
DOUGLAS COUNTY TAX COLLECTOR DATE

Keith L. Cubic 5/30/96
DOUGLAS COUNTY PLANNING DIRECTOR DATE

Mary C. Moman 5-30-96
DOUGLAS COUNTY SURVEYOR DEPUTY DATE

96-11589 1:44 P.M.
FILED 30th DAY OF MAY, 1996

GAY FIELDS, County Clerk *Glenn J. Burnett*
COUNTY CLERK BY DEPUTY



ACKNOWLEDGEMENT

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL MEN BY THESE PRESENTS THAT ON THE 17th DAY OF May, 1996, 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.

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



PP

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:

PARCEL 1

BEGINNING AT A 5/8" IRON ROD (IR), FROM WHICH A 2" IRON PIPE AT THE INITIAL POINT OF WEST BRAE SUBDIVISION BEARS S02°25'53"W 968.78 FT; WHICH SAID 5/8" IR IS ON THE URBAN GROWTH BOUNDARY AS RECORDED IN BOOK 123 PAGE 116 DOUGLAS COUNTY COURT JOURNAL; SAID PROPERTY BEING A PORTION OF LAND DESCRIBED IN INSTRUMENT 84-08706, RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON, THENCE N89°51'44"E ALONG THE NORTH BOUNDARY OF WEST BRAE SUBDIVISION 650.32 FT TO A 5/8" IR; THENCE ALONG THE WEST RIGHT OF WAY LINE OF INTERSTATE HWY 5 ON A PORTION OF A 250 FT SPIRAL, THE LONG CHORD OF WHICH BEARS N2°22'57"E 187.44 FT TO A 5/8" IR; THENCE CONTINUING ALONG THE WEST R/W LINE ON A 0°30' CURVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS N4°08'27"E 561.86 FT TO A 5/8" IR AT THE INTERSECTION WITH THE URBAN GROWTH BOUNDARY AS RECORDED IN BOOK 123, PAGE 116, DOUGLAS COUNTY COURT JOURNAL; THENCE S43°00'00"W 1024.45 FT TO THE POINT OF BEGINNING, CONTAINING 5.58 ACRES MORE OR LESS, ALL LOCATED IN NW 1/4, SECTION 1, TWP27S, R6W,WM, DOUGLAS COUNTY, OREGON.

PARCEL 2

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, 1995 AND EXCEPTING PARCEL 1 SHOWN ABOVE, ALSO EXCEPTING THAT PORTION WHICH LIES WEST OF AMANDA STREET AND ALL THAT AREA NOT IN SECTION 1, TWP27S, R6W,WM, CONTAINING 18.5 ACRES, MORE OR LESS.

96-11589

PARTITIONER
KIP MORGAN
730 NE LEON AVENUE
MYRTLE CREEK, OR 97457
PH (541) 863-6212
OWNER
CASEY MORGAN
730 NE LEON AVENUE
MYRTLE CREEK, OR 97457
PH (541) 863-6212

DECLARATION

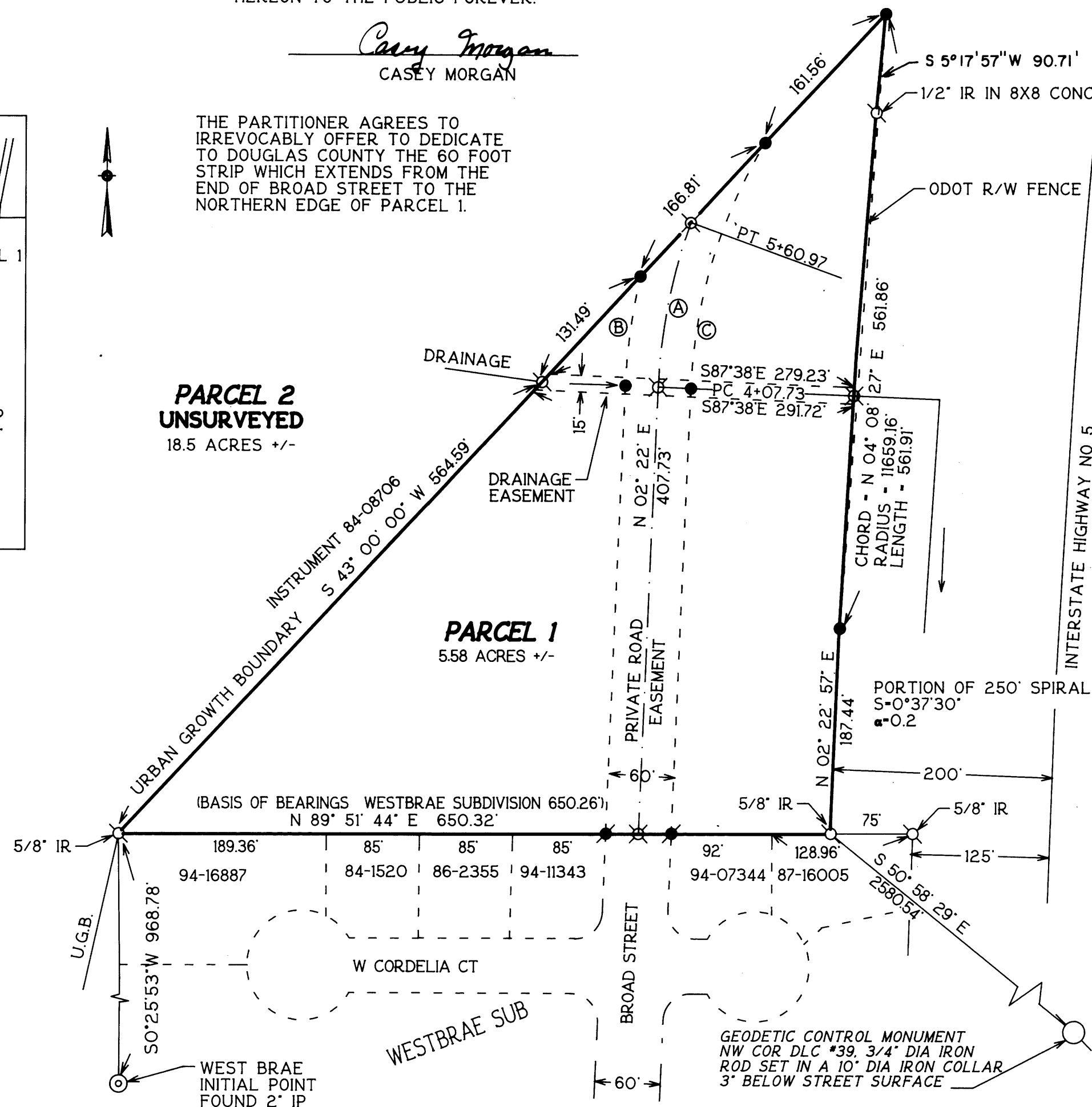
KNOW ALL MEN BY THESE PRESENTS, THAT I, CASEY MORGAN, OWNER OF THE LANDS REPRESENTED AND DESCRIBED ON THIS PARTITION PLAT, HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED AS SET FORTH HEREON, AND DEDICATE THE EASEMENTS SHOWN HEREON TO THE PUBLIC FOREVER.

Casey Morgan
CASEY MORGAN

THE PARTITIONER AGREES TO IRREVOCABLY OFFER TO DEDICATE TO DOUGLAS COUNTY THE 60 FOOT STRIP WHICH EXTENDS FROM THE END OF BROAD STREET TO THE NORTHERN EDGE OF PARCEL 1.

PARCEL 2
UNSURVEYED
18.5 ACRES +/-

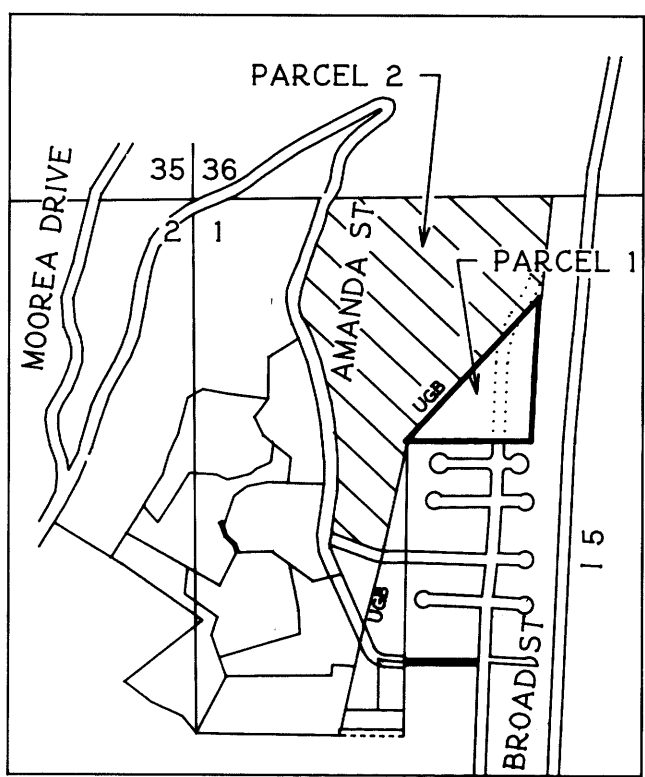
PARCEL 1
5.58 ACRES +/-



- LEGEND
- FOUND I.R. MARKED AS SHOWN
- SET 5/8" X 30" I.R. WITH PLASTIC CAP MARKED
- LOCATION CALCULATED, NO MONUMENT SET
- MONUMENT NOT FOUND, RESET 5/8" X 30" IR MARKED

PARCEL 1
SANITARY SEWER WATER ZONE
ROSEBURG URBAN SANITARY AUTHORITY CITY OF ROSEBURG
RR RURAL RESIDENTIAL 2 ACRES
5R RURAL RESIDENTIAL 5 ACRES
COMPREHENSIVE PLAN RC2 & RC5
PLANNING FILE NO 95-101

VICINITY MAP
SCALE 1 IN = 1000 FT



CURVE DATA

- A DELTA - 17° 33' 35" RT
RADIUS - 500.00'
LENGTH - 153.24'
CHORD - N 11° 08' 45" E 152.64'
- B DELTA - 10° 51' 06"
RADIUS - 530.00'
LENGTH - 100.38'
CHORD - N 07° 47' 32" E 100.23'
- C DELTA - 29° 19' 45"
RADIUS - 470.00'
LENGTH - 240.58'
CHORD - N 17° 01' 51" E 237.97'

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION A PARCEL FROM THAT PROPERTY DESCRIBED IN INSTRUMENT *84-08708 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON. WE USED FOUND MONUMENTS FROM WEST BRAE SUBDIVISION AND THE NORTHERN BOUNDARY OF WEST BRAE SUBDIVISION FOR THE BASIS OF BEARINGS. THIS SURVEY WAS PERFORMED BY MAURICE E FARR AND RICHARD GARZA, JR USING A LIETZ SET 4 TOTAL STATION. CALCULATIONS AND DRAFTING WAS PERFORMED BY MAURICE E FARR.

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

REGISTERED PROFESSIONAL LAND SURVEYOR
Maurice E Farr
OREGON SEPT 23, 1977
MAURICE E. FARR 181
EXPIRES 12-31-97