

1999-0073

LEGEND

- SET 5/8" X 30" I.R. WITH PLASTIC CAP MARKED M.E. FARR LS 1181
- ⊕ FND 5/8" IR W/CAP MARKED "M.E. FARR, LS 1181"
- △ LOCATION CALCULATED, NO MONUMENT SET

PARCEL 1 & 2

COMPREHENSIVE PLAN (RR5) RURAL RESIDENTIAL - 5 ACRE  
 ZONING (5-R) RURAL RESIDENTIAL - 5 ACRE  
 SANITARY SEWER SEPTIC TANK AND DRAIN FIELDS  
 WATER PRIVATE WATER WELLS  
 ROSEBURG-GREEN PLANNING ADVISORY COMMITTEE (PAC) #98-372  
 PLANNING FILE

LAND PARTITION

PART OF TAX ACCOUNT NOS. 8760.17 & 7542.04  
 SW 1/4, SEC 36, TWP 26 S, R 6 W,WM  
 NW 1/4, SEC 1, TWP 27 S, R 6 W,WM  
 DOUGLAS COUNTY, OREGON

STATE OF OREGON | 98  
 COUNTY OF DOUGLAS | 1  
 I, DOYLE SHAVER JR., COUNTY CLERK AND  
 RECORDER OF CONVEYANCES, DO HEREBY CERTIFY  
 THAT THIS INSTRUMENT WAS RECORDED

99 AUG 25 PM 3:41

DOYLE SHAVER JR.  
 DOUGLAS COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY *Alan L. Bennett* DEPUTY

FEE PP

APPROVALS

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

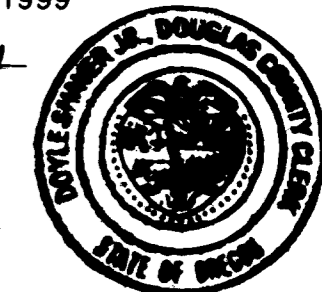
*Ron Nutter* 8/25/99  
 DOUGLAS COUNTY TAX COLLECTOR DATE

*Keith L. Cubic* 8/12/99  
 DOUGLAS COUNTY PLANNING DIRECTOR DATE

*Ed Manna* DEPUTY 8-13-99  
 DOUGLAS COUNTY SURVEYOR DATE

FILED 25<sup>th</sup> DAY OF AUGUST, 1999

DOYLE SHAVER JR., *Alan L. Bennett*  
 COUNTY CLERK BY DEPUTY



DECLARATION

KNOW ALL MEN BY THESE PRESENTS, THAT I, CASEY J MORGAN, TRUSTEE FOR CASEY J MORGAN LOVING TRUST, THE 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.

*Casey J. Morgan*  
 CASEY J MORGAN, TRUSTEE

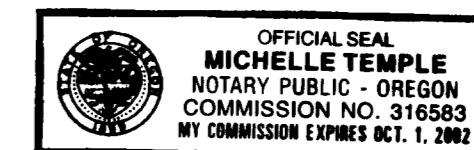
ACKNOWLEDGMENT

STATE OF OREGON }  
 COUNTY OF DOUGLAS }

KNOW ALL MEN BY THESE PRESENTS THAT ON THE 11 DAY OF August, 1999, BEFORE ME APPEARED CASEY J MORGAN, TRUSTEE, WHO BEING DULY SWORN, DID SAY THAT HE SIGNED THE DECLARATION SET FORTH HEREON AS HIS FREE AND VOLUNTARY ACT AND DEED.

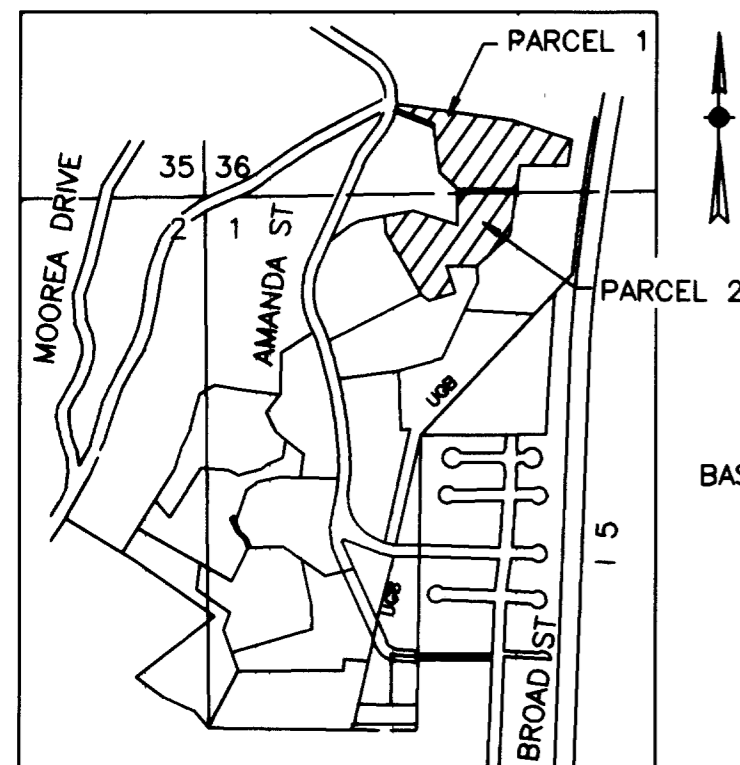
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED BY OFFICIAL SEAL THIS DAY AND YEAR FIRST ABOVE WRITTEN.

*Michelle Temple*  
 NOTARY PUBLIC OF OREGON  
 MY COMMISSION EXPIRES: 10-1-02

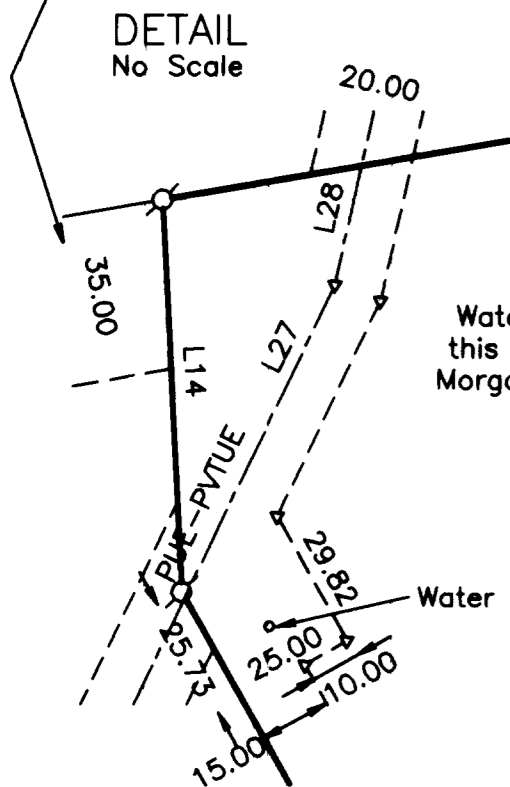


99-21749

VICINITY MAP  
 SCALE 1 IN = 1000 FT



35' PRIVATE ACCESS AND PRIVATE AND PUBLIC UTILITY EASEMENT



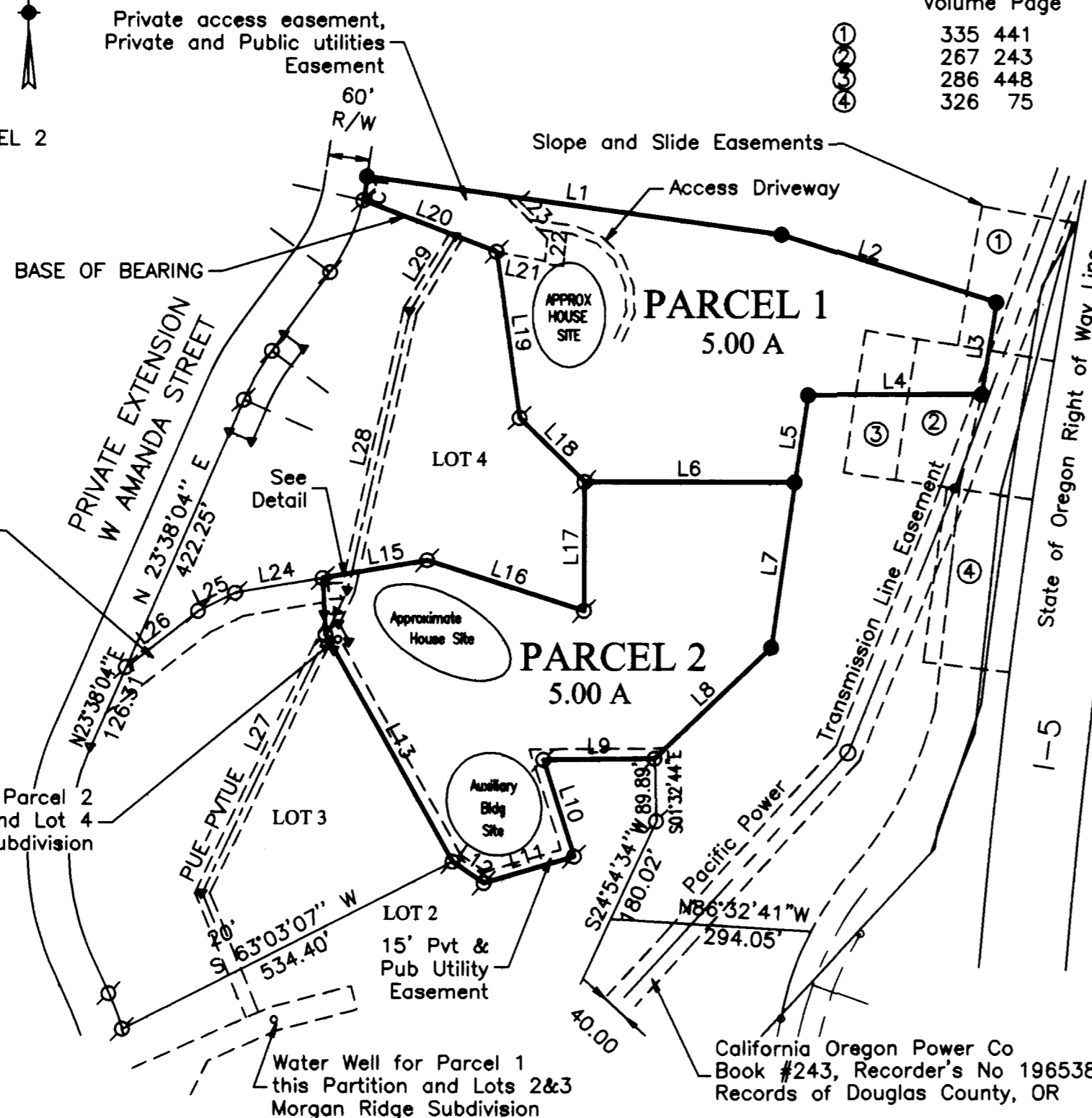
NOTE: ASSOCIATION TO MAINTAIN ROADWAYS RECORDED IN BOOK 1044 PAGE 581 RECORDER'S NO 88-18582

Private access easement, Private and Public utilities Easement

OWNER CASEY J MORGAN LOVING TRUST  
 CASEY J MORGAN, TRUSTEE  
 730 NE LEON AVENUE  
 MYRTLE CREEK, OR 97457  
 PH (541) 863-6212

State of Oregon Easements

Map No.	Doug. County Deed Records Volume Page	State of Oregon File No.	RW File No.	Type
335	441	36713	RW 25820	Easement
267	243	25778	RW 18029	Slope Easement
286	448	29469	RW 20442	Additional Easement
326	75	36713	RW 24883	Easement



LINE DATA

NUMBER	DIRECTION	DISTANCE
L1	S 82°04'27" E	604.20'
L2	S 72°22'27" E	324.76'
L3	S 09°03'34" W	134.51'
L4	S 89°53'29" W	249.53'
L5	S 08°34'39" W	127.00'
L6	WEST	303.45'
L7	S 07°57'17" W	241.83'
L8	S 46°08'12" W	233.17'
L9	S 89°22'31" W	160.43'
L10	S 17°38'37" E	146.46'
L11	S 73°33'47" W	135.69'
L12	N 55°48'29" W	54.71'
L13	N 29°15'13" W	376.69'
L14	N 02°55'40" W	81.66'
L15	N 80°13'38" E	153.11'
L16	S 72°08'23" E	238.05'
L17	N 00°06'25" E	186.86'
L18	N 45°38'09" W	131.59'
L19	N 07°57'41" W	242.36'
L20	N 69°00'42" W	206.48'
L21	S 78°56'04" E	71.31'
L22	N 05°21'38" E	32.04'
L23	N 44°33'48" W	87.96'
L24	S 80°14'21" W	127.89'
L25	S 63°46'60" W	59.97'
L26	S 51°57'17" W	132.20'
L27	N 25°28'53" E	485.58'
L28	N 12°28'40" E	412.85'
L29	N 31°21'50" E	127.56'

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" IR, THE MOST NORTHERLY CORNER OF LOT 4, MORGAN'S RIDGE SUBDIVISION, AS RECORDED IN THE DOUGLAS COUNTY SURVEYOR'S OFFICE IN VOL 19, PAGE 51; THENCE AROUND A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 07°10'00" AN ARC DISTANCE OF 35.02 FT A CHORD BEARING OF N09°11'25"E 35.00 FT TO A 5/8" IR; THENCE S82°04'27"E 604.20 FT TO A 5/8" IR; THENCE S72°22'27"E 324.76 FT TO A 5/8" IR; THENCE S09°03'34"W 134.51 FT TO A 5/8" IR; THENCE S89°53'29"W 249.53 FT TO A 5/8" IR; THENCE S08°34'39"W 127.00 FT TO A 5/8" IR; THENCE WEST 303.45 FT TO A 5/8" IR; THENCE N45°38'09"W 131.59 FT TO A 5/8" IR; THENCE N07°57'41"W 242.36 FT TO A 5/8" IR; THENCE N69°00'42"W 206.48 FT TO THE POINT OF BEGINNING, CONTAINING 5.00 ACRES MORE OR LESS, LOCATED IN PART OF SECTION 36, TWP 26 S, R 6 W,WM, DOUGLAS COUNTY, OREGON.

**PARCEL 2**  
 BEGINNING AT A 5/8" IR, THE MOST NORTHERLY CORNER OF LOT 3, MORGAN'S RIDGE SUBDIVISION, AS RECORDED IN THE DOUGLAS COUNTY SURVEYOR'S OFFICE IN VOL 19, PAGE 51; THENCE N80°13'38"E 153.11 FT TO A 5/8" IR; THENCE S72°08'23"E 238.05 FT TO A 5/8" IR; THENCE N00°06'25"E 186.86 FT TO A 5/8" IR; THENCE EAST 303.45 FT TO A 5/8" IR; THENCE S07°57'17"W 241.83 FT TO A 5/8" IR; THENCE S46°08'12"W 233.17 FT TO A 5/8" IR; THENCE S89°22'31"W 160.43 FT TO A 5/8" IR; THENCE S17°38'37"E 146.46 FT TO A 5/8" IR; THENCE S73°33'47"W 135.69 FT TO A 5/8" IR; THENCE N55°48'29"W 54.71 FT TO A 5/8" IR; THENCE N29°15'13"W 376.69 FT TO A 5/8" IR; THENCE N02°55'40"W 81.66 FT TO THE POINT OF BEGINNING, CONTAINING 5.00 ACRES MORE OR LESS, LOCATED IN PART OF SEC 36, TWP 26 S AND SEC 1, TWP 27 S, BOTH IN R 6 W,WM, DOUGLAS COUNTY, OREGON.

CURVE DATA

NO.	Delta Angle	Degree	Chord Bearing	T'	R'	L'	LC'
C1	07°10'00"	20°34'23"	N 09°11'25" E	17.53	280.00	35.02	35.00

*Maurice E Farr*

MAURICE E. FARR  
 PROFESSIONAL LAND SURVEYOR  
 395 NE KIRBY AVENUE  
 ROSEBURG, OR 97470



NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PARTITION TWO 5 ACRE PARCELS FROM THAT PROPERTY DESCRIBED IN INSTRUMENT #84-08708 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON. WE USED FOUND MONUMENTS FROM MORGAN RIDGE SUBDIVISION AND 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.

99-21749

99-21749

1999-0073