

2008-0047

DOUGLAS COUNTY OFFICIAL RECORDS
BARBARA E. NIELSEN, COUNTY CLERK

2008-013638



NO FEE

00222353200800136380010017

07/15/2008 03:24:11 PM

PLAT-PAR Cnt=1 Stn=1 RECORDINGDESK

This is a no fee document

LAND PARTITION

Portions of S¹/₂ of Section 23, SE¹/₄ of Section 25, Section 26, Section 35, and Section 36, Township 26 South, Range 6 West, W.M., and Portions of NW¹/₄ of Section 1, Section 2, Township 27 South, Range 6 West, W.M.

All that property listed in Instrument 77-2157 less Land Partitions and Subdivisions filed since 1983

CASEY J MORGAN LOVING TRUST
CASEY J MORGAN, TRUSTEE
730 NE LEON AVENUE
MYRTLE CREEK, OR 97457
PH (541) 870-7139

DOUGLAS COUNTY, OREGON
JUNE 2008
SCALE 1" = 100'

APPROVALS

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

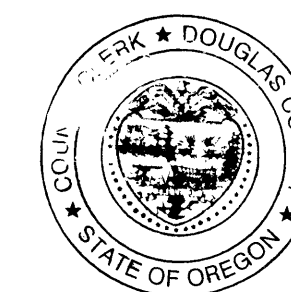
Sandra K. Conlee 7/15/08
DOUGLAS COUNTY TAX COLLECTOR DATE

Keith L. Cubie 7/15/08
DOUGLAS COUNTY PLANNING DIRECTOR DATE

Randy Smith 7-15-08
DOUGLAS COUNTY SURVEYOR DEPUTY DATE

FILED 15th DAY OF July, 2008 AM

BARBARA E. NIELSEN, by *Sharon Kaye*, Deputy
COUNTY CLERK



P.U.E. NOTE:
PUBLIC UTILITY EASEMENTS SHOWN ON THIS MAP ARE SUBJECT TO RESTRICTIONS RECORDED IN INSTRUMENT NO. 2008-013637 OF DEED RECORDS OF DOUGLAS COUNTY.

THESE PARCELS ARE SERVED BY THE ROAD EASEMENT AS CREATED IN INSTRUMENT NO. 77-2157 OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON.

THESE PARCELS ARE SUBJECT TO THE ROAD MAINTENANCE AGREEMENT ON DARLEY DRIVE AS RECORDED IN INSTRUMENT NO. 91-17302 IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON.

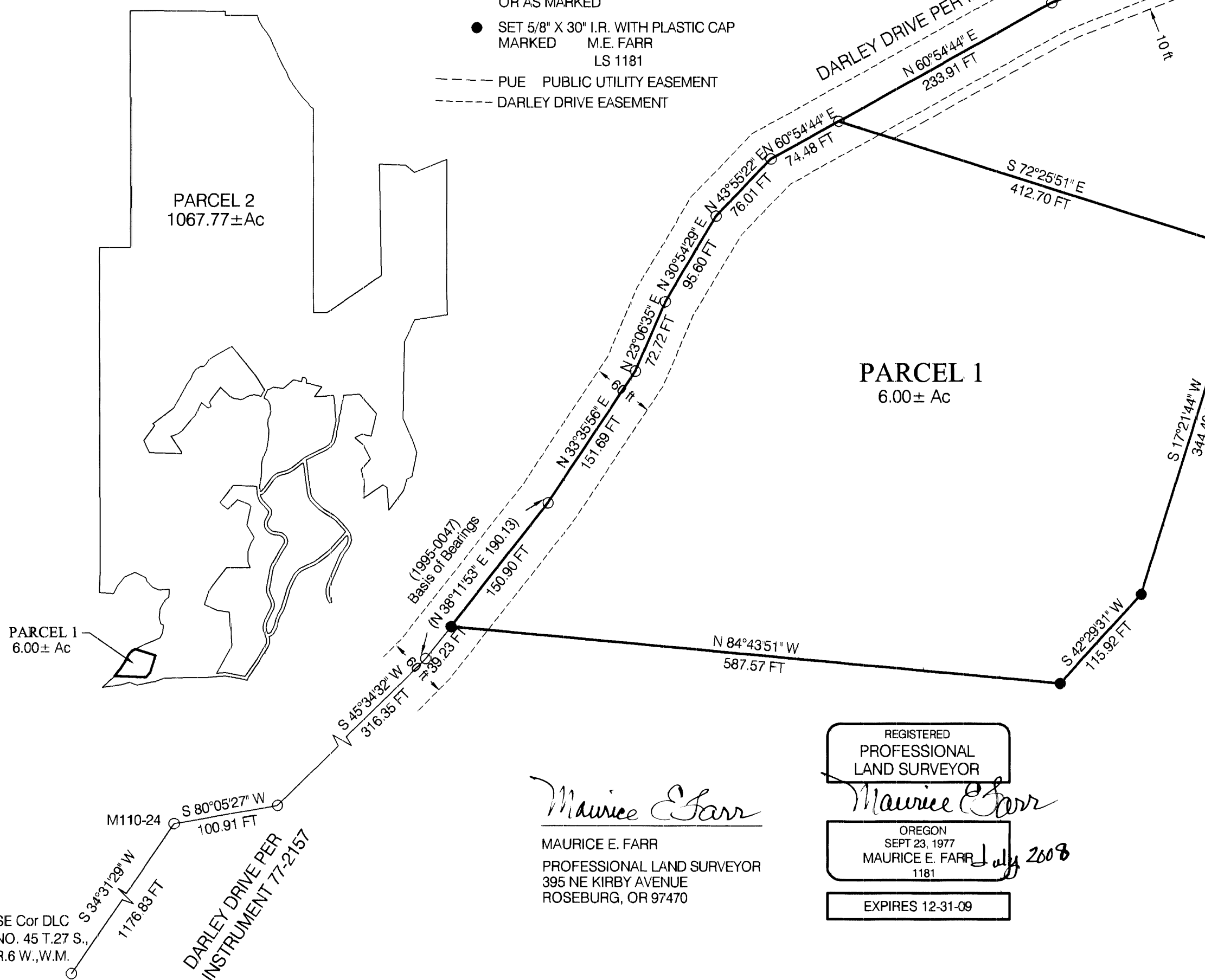
COMPREHENSIVE PLAN ZONE

COMMITTED RESIDENTIAL - 5 ACRE (RC5)
5R, RURAL RESIDENTIAL 5 ACRE, (FF) FARM FOREST AND (FG) EXCLUSIVE FARM USE - GRAZING
PARCEL 1 WILL BE ZONED 5R AND PARCEL 2 WILL BE ZONED 5R, FF AND FG
WATER WELL
SEPTIC TANK AND DRAIN FIELD
PACIFIC POWER
NO. 07-210

WATER
SEWER
POWER
PLANNING FILE

LEGEND

- FND MONUMENT 5/8" I.R. PER LP 1995-0047 OR AS MARKED
- SET 5/8" X 30" I.R. WITH PLASTIC CAP MARKED M.E. FARR LS 1181
- - - PUE PUBLIC UTILITY EASEMENT
- - - DARLEY DRIVE EASEMENT



NO STRUCTURE OTHER THAN A FENCE SHALL BE LOCATED CLOSER THAN 30 FEET FROM THE BOUNDARY OF THE PRIVATE ROAD EASEMENT.

NARRATIVE:

THIS IS A SURVEY TO CREATE A TWO-PARCEL LAND PARTITION FROM THAT PROPERTY DESCRIBED IN MEMORANDUM AGREEMENT NO. 77-2157 AS RECORDED IN BOOK 624 PAGE 383 OF DOUGLAS COUNTY RECORDER, DOUGLAS COUNTY, OREGON. WEST BOUNDARY PER LP 1995-0047, NORTH, EAST AND SOUTH BOUNDARIES BY FIELD SURVEY.

THE SURVEY WAS COMPLETED BY MAURICE E FARR AND KIP MORGAN USING A NIKON DTM-520 TOTAL STATION. COMPUTATIONS 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 ON PARCEL 1 AND DID NOT SURVEY NOR SET MONUMENTS ON PARCEL 2 OF THE LANDS SHOWN ON THE ANNEXED PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:

PARCEL 1
BEGINNING AT A POINT, FROM WHICH THE SOUTHEAST CORNER OF D.L.C. NO 45 AS RECORDED IN THE PLAT RECORDS OF THE DOUGLAS COUNTY SURVEYOR'S OFFICE BEARS SOUTH 38°11'53" WEST A DISTANCE OF 39.23 FT; SOUTH 45°34'32" WEST A DISTANCE OF 316.35 FT AND SOUTH 80°05'27" WEST A DISTANCE OF 100.91 FT AND SOUTH 34°31'29" WEST A DISTANCE OF 1176.83 FT; THENCE SOUTH 84°43'51" EAST A DISTANCE OF 587.57 FT TO A POINT; THENCE NORTH 42°29'31" EAST A DISTANCE OF 115.92 FT TO A POINT; THENCE NORTH 17°21'44" EAST A DISTANCE OF 344.40 FT TO A POINT; THENCE NORTH 72°25'51" WEST A DISTANCE OF 412.70 FT TO A POINT; THENCE SOUTH 60°54'44" WEST A DISTANCE OF 74.48 FT TO A POINT; THENCE SOUTH 43°55'22" WEST A DISTANCE OF 76.01 FT TO A POINT; THENCE SOUTH 30°54'29" WEST A DISTANCE OF 95.60 FT TO A POINT; THENCE SOUTH 23°06'35" WEST A DISTANCE OF 72.72 FT TO A POINT; THENCE SOUTH 33°35'56" WEST A DISTANCE OF 151.69 FT TO A POINT; THENCE SOUTH 38°11'53" WEST A DISTANCE OF 150.90 FT TO THE POINT OF BEGINNING; CONTAINING 6.00 ACRES MORE OR LESS, ALL LOCATED IN NW14, SECTION 2, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON.

PARCEL 2
ALL THAT PROPERTY LISTED IN INSTRUMENT 77-2157 LESS LAND PARTITIONS AND SUBDIVISIONS FILED SINCE 1983 AND LESS PARCEL 1.

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

REGISTERED PROFESSIONAL LAND SURVEYOR
Maurice Farr
OREGON SEPT 23, 1977
MAURICE E. FARR July 2008
1181
EXPIRES 12-31-09

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, THAT I, CASEY J. MORGAN, TRUSTEE FOR CASEY J MORGAN LOVING TRUST WHICH IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN, HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED AS SHOWN ON THIS MAP, AND HEREBY CREATE THE EASEMENTS AND PUBLIC UTILITY EASEMENTS SHOWN HEREON.

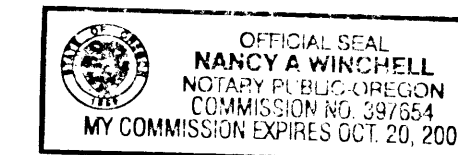
Casey J Morgan Trustee
CASEY J MORGAN, TRUSTEE

ACKNOWLEDGMENT

STATE OF OREGON)
COUNTY OF DOUGLAS)

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 14 DAY OF July, 2008, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED CASEY J MORGAN, TRUSTEE, CASEY J MORGAN LOVING TRUST, WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

Nancy A. Winchell
NOTARY PUBLIC OF OREGON
MY COMMISSION EXPIRES: Oct. 20, 2009



2008-0047