

MORGAN'S RIDGE SUBDIVISION

SEC 36, TWP 26 S, R 6 W, WM TAX LOT 309
SEC 1, TWP 27 S, R 6 W, WM TAX LOT 212
TAX ACCOUNT NOS. 7542.04 AND 8760.17
DOUGLAS COUNTY, OREGON
SEPTEMBER 1998
SCALE 1" = 100'

- LEGEND**
- Q FOUND I.R. MARKED AS SHOWN
 - ⊕ MONUMENT NOT FOUND, RESET WITH 5/8" X 30" I.R. WITH PLASTIC CAP MARKED
 - SET 5/8" X 30" I.R. WITH PLASTIC CAP MARKED
 - △ COMPUTED POINT, NO MONUMENT SET
 - ⊙ 2" IRON PIPE, INITIAL POINT WEST BRAE SUBDIVISION
 - PP O POWER POLE
 - PUE PUBLIC UTILITY EASEMENT
 - PVTUE PRIVATE UTILITY EASEMENT
 - FS WATER SUMP FOR FIRE PROTECTION
 - WATER WELL

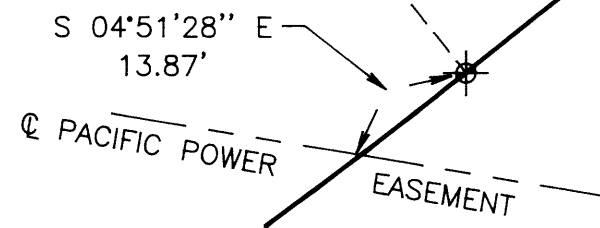
REGISTERED PROFESSIONAL LAND SURVEYOR

Maurice E. Farr

OREGON
SEPT 23, 1977
MAURICE E. FARR
1181

EXPIRES 12-31-99

DETAIL B
TIE TO EASEMENT
SCALE: 1" = 20'



PARCEL 1
1990-0043

35' PRIVATE ROAD EASEMENT,
PUBLIC UTILITY EASEMENT &
PRIVATE UTILITY EASEMENT

SEE DETAIL B

PARCEL 1
1990-0011

LOT 1
5.00 A

LOT 2
5.00 A

LOT 3
5.04 A

LOT 4
5.01 A

CURVE DATA

NUMBER	DELTA	CHORD BEARING	T'	R'	L'	LC'
C1	01°23'46"	N 70°14'48" W	3.10	254.19	6.19	6.19
C2	77°42'20"	N 30°41'45" W	201.38	250.00	339.05	313.66
C3	02°13'13"	N 07°02'49" E	20.93	1080.00	41.85	41.85
C4	11°27'23"	N 00°12'30" E	60.19	600.00	119.97	119.77
C5	08°19'48"	N 09°41'06" W	58.26	800.00	116.31	116.21
C6	03°20'57"	N 15°31'29" W	12.57	430.00	25.14	25.13
C7	07°20'28"	N 20°52'11" W	27.59	430.00	55.10	55.06
C8	48°10'29"	N 00°27'11" W	165.41	370.00	311.10	302.02
C9	12°41'28"	N 29°58'48" E	41.15	370.00	81.96	81.79
C10	23°33'07"	N 24°32'59" E	58.37	280.00	115.10	114.29
C11	03°28'36"	N 03°46'54" W	19.27	635.00	38.53	38.52
C12	08°20'02"	N 09°41'05" W	60.84	835.00	121.46	121.35
C13	14°13'00"	N 20°57'30" W	74.82	600.00	148.88	148.49
C14	06°36'04"	N 21°14'24" W	26.82	465.00	53.57	53.54
C15	24°13'47"	N 12°25'32" W	68.69	320.00	135.32	134.32
C16	32°05'30"	S 07°53'20" E	34.51	120.00	67.21	66.34
C17	20°54'15"	S 80°00'03" E	57.96	314.19	114.63	114.00
C18	19°30'27"	N 80°41'56" W	43.70	254.19	86.54	86.13

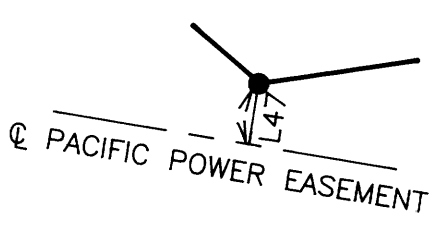
LINE DATA

NUMBER	DIRECTION	DISTANCE
L31	S 15°37'49" E	28.12'
L32	S 34°43'27" W	34.36'
L33	S 67°51'45" W	34.21'
L34	S 07°39'07" W	58.74'
L35	S 08°09'25" W	222.60'
L36	N 43°16'35" E	20.12'
L37	S 69°43'39" E	178.54'
L38	N 00°27'10" W	60.00'
L39	N 89°32'50" E	59.09'
L40	N 00°24'48" E	60.00'
L41	S 89°32'50" W	60.00'
L42	S 89°32'50" W	37.35'
L43	N 63°47'00" E	59.97'
L44	N 52°55'03" E	193.87'
L45	N 70°15'23" E	59.71'
L46	N 87°26'56" E	104.05'
L47	S 47°22'05" E	31.81'

LINE DATA

NUMBER	DIRECTION	DISTANCE
L1	N 69°32'55" W	20.95'
L2	N 08°09'25" E	7.53'
L3	N 24°32'26" W	58.89'
L4	S 02°55'40" E	81.66'
L5	N 87°57'24" E	35.00'
L6	N 05°30'34" W	206.36'
L7	N 13°51'06" W	84.25'
L8	N 13°51'06" W	50.54'
L9	N 26°51'39" E	111.90'
L10	N 65°57'57" E	110.63'
L11	N 75°16'44" E	117.89'
L12	N 14°43'16" W	35.00'
L13	S 75°16'44" W	120.74'
L14	S 65°57'57" W	216.94'
L15	N 25°36'22" W	59.50'
L16	N 24°32'26" W	58.89'
L17	N 22°19'40" W	190.27'
L18	N 25°28'53" E	485.58'
L19	N 12°28'40" E	412.85'
L20	N 31°21'50" E	127.56'
L21	N 31°21'50" E	10.66'
L22	N 63°03'07" E	35.47'
L23	N 36°34'14" E	42.09'
L24	S 63°06'55" E	61.22'
L25	S 34°36'41" W	62.67'
L26	N 30°43'19" E	89.20'
L27	N 01°07'44" W	24.02'
L28	N 87°23'35" W	55.14'
L29	N 86°42'33" W	53.00'
L30	S 55°04'46" E	25.45'

DETAIL A
TIE TO EASEMENT
SCALE: 1" = 10'



SURVEYED FOR

CASEY MORGAN
730 NE LEON AVENUE
MYRTLE CREEK, OR 97457
PH (541) 670-7139

MORGAN'S RIDGE SUBDIVISION

SEC 36, TWP 26 S, R 6 W, WM TAX LOT 309
SEC 1, TWP 27 S, R 6 W, WM TAX LOT 212
TAX ACCOUNT NOS. 7542.04 AND 8760.17

DOUGLAS COUNTY, OREGON
SEPTEMBER 1998

ZONING (5-R) RURAL RESIDENTIAL - 5 ACRE
SANITARY SEWER SEPTIC TANK AND DRAIN FIELDS
WATER PRIVATE WATER WELLS
PLANNING FILE #97-251
PROPERTY IS SUBJECT TO THE AIRPORT IMPACT OVERLAY
ROSEBURG-GREEN PLANNING ADVISORY COMMITTEE (PAC)

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

SURVEYED BY

Maurice E Farr

MAURICE E. FARR
PROFESSIONAL LAND SURVEYOR
395 NE KIRBY AVENUE
ROSEBURG, OR 97470
PH (541) 957-9442

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Maurice E Farr

OREGON
SEPT 23, 1977
MAURICE E. FARR
1181

EXPIRES 12-31-99

NARRATIVE:

THIS IS A SURVEY TO CREATE A FOUR LOT SUBDIVISION FROM A PORTION OF THAT PROPERTY DESCRIBED IN INSTRUMENT #84-08706, AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON. WE USED FOUND MONUMENTS FROM LAND PARTITION 1990-0011 TO CONTROL THE SOUTHERLY BOUNDARIES AND FOUND MONUMENTS FROM LAND PARTITION 1993-0031 TO CONTROL THE EASTERLY BOUNDARY.

THE SURVEY WAS COMPLETED BY MAURICE E FARR AND RICHARD M GARZA, JR USING A LIETZ SET 4 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 THE LANDS SHOWN ON THE ANNEXED PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:

BEGINNING AT THE INITIAL POINT, A 5/8" IRON ROD (IR), FROM WHICH A 2" IP AT THE INITIAL POINT OF WEST BRAE SUBDIVISION BEARS S23°43'32"E 446.11 FT; THENCE ALONG THE NORTHERN AND EASTERLY EASEMENT LINE OF WEST AMANDA STREET AROUND A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 01°23'46", AN ARC DISTANCE OF 6.19 FT, A CHORD BEARING OF N70°14'48"W 6.19 FT TO A 5/8" IR; THENCE CONTINUING ALONG SAID EASEMENT LINE N69°32'55"W 20.95 FT TO A 5/8" IR; AROUND A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 77°42'20", AN ARC DISTANCE OF 339.05 FT, A CHORD BEARING OF N30°41'45"W 313.66 FT TO A 5/8" IR; N08°09'25"E 7.53 FT TO A 5/8" IR; AROUND A CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 02°13'13", AN ARC DISTANCE OF 41.85 FT, A CHORD BEARING OF N07°02'49"E 41.85 FT TO A 5/8" IR; AROUND A CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 11°27'23", AN ARC DISTANCE OF 119.97 FT, A CHORD BEARING OF N00°12'30"E 119.77 FT TO A 5/8" IR; N05°31'12"W 206.38 FT TO A 5/8" IR; AROUND A CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 08°19'48", AN ARC DISTANCE OF 116.31 FT, A CHORD BEARING OF N09°41'06"W 116.21 FT TO A 5/8" IR; N13°51'W 88.21 FT TO A 5/8" IR; N13°51'W 180.92 FT TO A 5/8" IR; AROUND A CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 03°20'57", AN ARC DISTANCE OF 25.14 FT, A CHORD BEARING OF N15°31'29"W 25.13 FT TO A 5/8" IR; AROUND A CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 07°20'28", AN ARC DISTANCE OF 55.10 FT, A CHORD BEARING OF N20°52'11"W 55.06 FT TO A 5/8" IR; N24°32'26"W 58.89 FT TO A 5/8" IR; AROUND A CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 48°10'29", AN ARC DISTANCE OF 311.10 FT, A CHORD BEARING OF N00°27'11"W 302.02 FT TO A 5/8" IR; N 23°38'04" E 126.31 FT TO A 5/8" IR; N23°38'04"E 422.25 FT TO A 5/8" IR; AROUND A CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 12°41'28", AN ARC DISTANCE OF 81.96 FT, A CHORD BEARING OF N29°58'48"E 81.79 FT TO A 5/8" IR; N36°19'32"E 141.30 FT TO A 5/8" IR; AROUND A CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 23°33'07", AN ARC DISTANCE OF 115.10 FT, A CHORD BEARING OF N24°32'59"E 114.29 FT TO A 5/8" IR; THENCE LEAVING SAID WEST AMANDA STREET EASEMENT, S69°00'42"E 206.48 FT TO A 5/8" IR; THENCE S07°57'41"E 242.36 FT TO A 5/8" IR; THENCE S45°38'09"E 131.59 FT TO A 5/8" IR; THENCE S00°06'25"W 186.86 FT TO A 5/8" IR; THENCE N72°08'23"W 238.05 FT TO A 5/8" IR; THENCE S80°13'38"W 153.11 FT TO A 5/8" IR; THENCE S02°55'40"E 81.66 FT TO A 5/8" IR; THENCE S29°15'13"E 376.69 FT TO A 5/8" IR; THENCE S55°48'29"E 54.71 FT TO A 5/8" IR; THENCE N73°33'47"E 135.69 FT TO A 5/8" IR; THENCE N17°38'37"W 146.46 FT TO A 5/8" IR; THENCE N89°22'31"E 160.43 FT TO A 5/8" IR; THENCE S01°32'44"E 89.89 FT TO A 5/8" IR; THENCE S24°54'34"W 435.87 FT TO A 5/8" IR; THENCE S73°49'27"W 233.78 FT TO A 5/8" IR; THENCE S01°57'37"E 307.19 FT TO A 5/8" IR; THENCE N86°59'22"E 46.58 FT TO A 5/8" IR; THENCE S12°24'04"W 603.74 FT TO THE POINT OF BEGINNING CONTAINING 20.05 ACRES MORE OR LESS, ALL LOCATED IN A PORTION OF SECTION 36, T26S, R6W, WM AND A PORTION OF SECTION 1, T27S, R6W, WM, DOUGLAS COUNTY, OREGON.

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

50 OCT -2 AM 10:29

DOYLE SHAVER JR.
DOUGLAS COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY *Alan J. Burnett*
DEPUTY

FEE PP

APPROVALS

Bob Williams for KLC 9/25/98
DOUGLAS COUNTY PLANNING DIRECTOR DATE

Ed M... 9-28-98
DOUGLAS COUNTY SURVEYOR DEPUTY DATE

Mario J. Reddekopp 10-1-98
DOUGLAS COUNTY ASSESSOR DATE

Casey Morgan 10/2/98
DOUGLAS COUNTY COMMISSIONER DATE

... 10-1-98
DOUGLAS COUNTY COMMISSIONER DATE

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

Mario J. Reddekopp 10-1-98
DOUGLAS COUNTY TAX COLLECTOR 98-22855 DATE

FILED THIS 2nd DAY OF OCTOBER, 1998, 10:29 O'CLOCK AM



DOYLE SHAVER JR., County Clerk

DOUGLAS COUNTY CLERK

Alan J. Burnett
BY: DEPUTY

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, THAT I, CASEY MORGAN, AM THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED INTO LOTS AS SHOWN ON THIS MAP, AND HEREBY CREATE THE EASEMENTS AND PUBLIC UTILITY EASEMENTS SHOWN HEREON AND DO DEDICATE THE PUBLIC UTILITY EASEMENTS TO THE PUBLIC.

Casey Morgan
CASEY MORGAN

ACKNOWLEDGMENT

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 22nd DAY OF Sept. 1998, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED CASEY MORGAN, WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

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

Verbi Adante

NOTARY PUBLIC OF OREGON
MY COMMISSION EXPIRES: _____