

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

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)

DOUGLAS COUNTY, OREGON  
SEPTEMBER 1998

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.

*Terri Adair*

NOTARY PUBLIC OF OREGON  
MY COMMISSION EXPIRES: \_\_\_\_\_