

# MORGAN'S RIDGE SUBDIVISION THIRD ADDITION

SW1/4, SEC 36, TWP 26 S, R 6 W, WM TAX LOT 309

TAX ACCOUNT NO. R55754  
DOUGLAS COUNTY, OREGON  
SEPTEMBER 2002

### SURVEYED FOR

CASEY J MORGAN LOVING TRUST KIP MORGAN  
CASEY J MORGAN, TRUSTEE 730 NE LEON AVENUE  
730 NE LEON AVENUE MYRTLE CREEK, OR 97457  
MYRTLE CREEK, OR 97457 PH (541) 670-7139  
PH (541) 670-7139

ASSOCIATION TO MAINTAIN ROADWAYS RECORDED IN INSTRUMENTS 2002-028419 AND 2002-128424

\*EASEMENT LINES L37-L43 WERE DEDICATED ON MORGAN RIDGE SUBDIVISION 2ND ADDITION 10 FEET WIDE. LINES L41 - L43 ARE WIDENED TO 15 FEET.

THERE ARE NO OTHER CC&R's APPLICABLE TO THIS SUBDIVISION.

### DECLARATION

KNOW ALL MEN BY THESE PRESENTS, THAT I, KIP MORGAN, AM AN OWNER OF A PORTION 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.

*Kip Morgan*

KIP MORGAN

### ACKNOWLEDGMENT

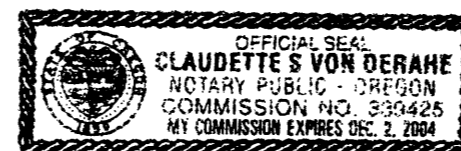
STATE OF OREGON }  
COUNTY OF DOUGLAS } SS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 10th DAY OF November 2002, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED KIP 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 MY OFFICIAL SEAL THIS DAY AND YEAR FIRST ABOVE WRITTEN.

*Claudette Von Derahe*

NOTARY PUBLIC OF OREGON  
MY COMMISSION EXPIRES:



### 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 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.

*Casey J. Morgan Trustee*  
CASEY J MORGAN, TRUSTEE

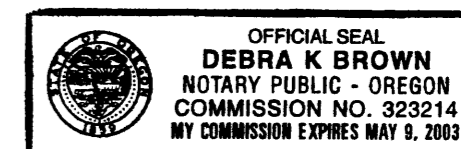
### ACKNOWLEDGMENT

STATE OF OREGON }  
COUNTY OF DOUGLAS } SS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 8th DAY OF November, 2002 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.

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

*Debra K Brown*  
NOTARY PUBLIC OF OREGON  
MY COMMISSION EXPIRES:



### EASEMENT CENTERLINE TABLE

NO.	DIRECTION	DISTANCE	WIDTH
L27	N 15°11'07" E	90.78 FT	60 FT
L28	S 09°06'39" W	374.15 FT	60 FT
L29	S 34°19'38" W	457.50 FT	60 FT
L30	N 75°46'10" W	354.14 FT	60 FT
L31	N 06°54'40" E	161.21 FT	35 FT
L32	N 82°58'24" W	197.37 FT	35 FT
L33	S 58°38'51" W	35.79 FT	35 FT
L34	S 86°45'31" W	97.14 FT	60 FT
L35	S 13°31'37" W	90.04 FT	35 FT
L36	S 23°45'52" E	194.48 FT	35 FT
L37	N 13°16'28" E	96.86 FT	10 FT
L38	N 23°40'08" E	134.85 FT	10 FT
L39	N 33°51'01" E	56.32 FT	10 FT
L40	N 44°02'56" E	14.21 FT	10 FT
L41	N 44°02'56" E	8.21 FT	15 FT
L42	N 51°00'31" E	38.51 FT	15 FT
L43	N 56°56'15" E	36.02 FT	15 FT
L44	N 16°57'07" W	124.55 FT	15 FT
L45	N 20°15'44" W	92.28 FT	15 FT
L46	N 48°44'11" W	43.18 FT	15 FT
L47	N 81°32'32" E	77.02 FT	15 FT
L48	S 00°00'00" W	226.60 FT	15 FT
L49	S 60°00'00" E	65.00 FT	15 FT
L50	N 81°32'32" E	87.20 FT	15 FT
L51	S 76°38'00" E	28.70 FT	15 FT
L52	N 24°07'06" E	202.82 FT	15 FT
L53	S 40°49'51" E	120.92 FT	15 FT
L54	S 64°45'59" E	119.69 FT	15 FT
L55	S 77°31'16" E	343.85 FT	15 FT
L56	S 11°36'05" W	49.24 FT	60 FT
L57	N 80°20'34" W	217.29 FT	15 FT
L58	N 67°50'24" W	141.92 FT	15 FT
L59	N 76°13'44" W	106.10 FT	15 FT
L60	N 45°29'52" W	179.90 FT	15 FT

### LINE TABLE

NO.	DIRECTION	DISTANCE
L1	N 35°18'26" E	119.91 FT
L2	N 68°50'02" E	150.30 FT
L3	N 20°44'21" E	163.34 FT
L4	S 82°56'40" E	59.38 FT
L5	N 11°59'19" E	66.81 FT
L6	N 78°20'30" E	135.09 FT
L7	S 78°12'03" E	130.81 FT
L8	S 31°41'15" W	81.18 FT
L9	S 20°40'23" E	209.09 FT
L10	S 52°03'35" W	66.66 FT
L11	N 52°34'18" E	158.76 FT
L12	N 64°45'59" W	117.26 FT
L13	N 21°51'37" E	134.12 FT
L14	N 51°57'50" W	171.75 FT
L15	N 20°52'17" W	114.84 FT
L16	N 44°02'42" W	124.28 FT
L17	N 61°58'43" W	21.77 FT
L18	S 06°13'31" E	13.02 FT
L19	S 46°15'11" E	132.62 FT
L20	S 19°11'30" E	114.28 FT
L21	S 51°15'27" W	174.30 FT
L22	S 34°21'24" W	157.60 FT
L23	S 58°19'58" E	235.98 FT
L24	S 42°13'18" E	296.92 FT
L25	S 82°04'27" E	270.07 FT
L26	N 69°49'59" W	173.88 FT

### CURVE TABLE

NO.	DELTA ANGLE	CURVE - ARC	CHORD DIRECTION	RADIUS	ARC LEN	CHORD LEN
C1	47°45'16"	20°27'46"	N 18°20'40" W	280.00	233.37	226.68
C2	16°06'40"	17°21'44"	N 50°16'38" W	330.00	92.79	92.49
C3	12°27'41"	21°13'14"	N 52°06'08" W	270.00	58.72	58.61

### EASEMENT CENTERLINE CURVE TABLE AND WIDTH

NO.	DELTA ANGLE	CURVE - ARC	CHORD DIRECTION	RADIUS	ARC LEN	CHORD LEN	WIDTH
C4	87°43'26"	121°28'01"	N 33°16'11" W	47.17	72.22	65.37	60 FT
C5	196°55'34"	88°33'02"	N 73°24'19" W	64.70	222.39	128.00	60 FT
C6	69°54'11"	81°51'04"	S 69°16'44" W	70.00	85.40	80.20	60 FT
C7	90°06'57"	46°46'19"	S 51°58'08" W	122.50	192.67	173.42	35 FT
C8	38°22'46"	134°48'49"	S 77°50'14" W	42.50	28.47	27.94	35 FT
C9	17°28'18"	57°17'45"	N 84°30'19" W	100.00	30.49	30.38	60 FT
C10	75°09'27"	95°29'35"	S 49°10'48" W	60.00	78.70	73.18	60 FT

### 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 plot of which the following is a true and correct description:

Beginning at the Initial Point, a 5/8" I.R. at the southeasterly property corner of Lot 13, Morgan's Ridge 2nd Addition, as recorded in Volume 20, Page 49 A&B in the Douglas County Surveyor's Office; thence N 14°16'34" E a distance of 189.59 ft to a Point; thence N45° 49'53" W a distance of 497.65 ft to a Point; thence N 63°27'23" W a distance of 382.72 ft to a Point; thence N 38°54'34" W a distance of 165.58 ft to a Point; thence N50°53'46" E a distance of 378.84 ft to a Point; thence S 60°51'56" E a distance of 480.50 ft to a Point; thence N 55°33'45" E a distance of 469.69 ft to a Point; thence S 59°05'17" E a distance of 95.90 ft to a Point; thence S 03°28'42" E a distance of 435.37 ft to a Point; thence N 37°26'21" E a distance of 482.99 ft to a Point; thence N 15°07'47" E a distance of 214.07 ft to a Point; thence N 65°03'31" E a distance of 149.38 ft to a Point; thence S 11°06'19" W a distance of 310.99 ft to a Point; thence S 10°47'44" W a distance of 625.10 ft to a Point; thence S 10°47'44" W a distance of 377.70 ft to a Point; thence S 21°51'37" W a distance of 134.12 ft to a Point; thence N 72°22'27" W a distance of 324.76 ft to a Point; thence N 82°04'27" W a distance of 334.12 ft to the Point of Beginning; containing 25.33 acres more or less, all located in SW1/4, Section 36, Twp 26 S, R 6 W, WM, Douglas County, Oregon.

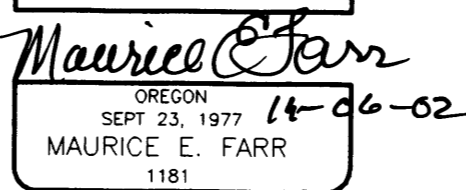
### NARRATIVE:

THIS IS A SURVEY TO CREATE A FIVE 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 LP 1999-0073 AND MORGAN'S RIDGE SECOND ADDITION V20P49 TO CONTROL THE SOUTHERN BOUNDARY. THE EASTERN BOUNDARY IS CONTROLLED BY THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY I-5 AND THE NORTHERLY AND WESTERLY BOUNDARY LINES ARE CONTROLLED BY DEVELOPMENT OF THE LOTS.

THE SURVEY WAS COMPLETED BY MAURICE E FARR, RICHARD M GARZA, JR AND KIP MORGAN USING A NIKON DTM-520 TOTAL STATION. COMPUTATIONS AND DRAFTING WAS PERFORMED BY MAURICE E FARR.

### SURVEYED BY

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



EXPIRES 12-31-03

*Debra K Brown*  
NOTARY PUBLIC OF OREGON  
MY COMMISSION EXPIRES:

