

ZONING (5-R) RURAL RESIDENTIAL - 5 ACRE  
SANITARY SEWER SEPTIC TANK AND DRAIN FIELDS  
WATER PRIVATE WATER WELLS  
PLANNING FILE #99-215  
ROSEBURG-GREEN PLANNING ADVISORY COMMITTEE (PAC)

SURVEYED FOR

MORGAN'S RIDGE SUBDIVISION FIRST ADDITION

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

SW1/4, SEC 36, TWP 26 S, R 6 W, WM  
NE1/4, SEC 2, TWP 27 S, R 6 W, WM TAX LOT 112  
NW1/4, SEC 1, TWP 27 S, R 6 W, WM TAX LOT 700  
TAX ACCOUNT NOS. 8761.33 AND 8760.00  
DOUGLAS COUNTY, OREGON  
MAY 2000

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

00 JUN 16 PM 2:12

DOYLE SHAVER JR.  
DOUGLAS COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY: *Shirley G. Bennett*  
DEPUTY  
FEE PP

Table with 3 columns: NO., DIRECTION, DIST. Rows L2 to L46.

Table with 3 columns: NO., DIRECTION, DIST. Rows L47 to L91.

ASSOCIATION TO MAINTAIN ROADWAYS RECORDED IN  
BOOK 1044, PAGE 581, RECORDER'S NO. 88-18582, and  
BOOK 1690, PAGE 870, RECORDER'S NO. 2000-11335.

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 a 5/8" IR at the Northerly corner of Parcel 1, Survey M98-8, the Initial Point, on the Eastern boundary of the Moorea Drive easement, thence along the northerly line of said Parcel 1 S60°13'15"E 413.62 ft to a 5/8" IR on the westerly boundary of Parcel 1, 1995-32; thence along said Parcel 1 N06°37'25"E 159.61 ft to a 5/8" IR on the westerly boundary of Parcel 1, 1991-69; thence along said Parcel 1 N32°07'00"E 172.08 ft to a 5/8" IR on the westerly boundary of Parcel 1, 1990-43; thence along said Parcel 1 N32°05'57"E 190.10 ft to a 5/8" IR; N16°14'17"E 114.46 ft to a 5/8" IR; N25°19'05"E 106.70 ft to a 5/8" IR; N14°37'56"E 99.72 ft to a 5/8" IR; N14°47'24"E 98.35 ft to a 5/8" IR; N60°54'33"E 91.05 ft to a 5/8" IR; S79°30'48"E 131.18 ft to a 5/8" IR; S83°13'59"E 213.63 ft to a 5/8" IR on the westerly boundary of Parcel 2, 1990-43; thence along the northwesterly line of said Parcel 2 N00°40'53"E 219.41 ft to a 5/8" IR; N57°27'20"E 193.19 ft to a 5/8" IR on the westerly boundary of the West Amanda Street easement; thence along said easement N24°32'26"W 48.40 ft to a 5/8" IR; around a curve to the right through a central angle of 48°10'29" an arc distance of 361.55 ft a chord bearing of N00°27'11"W 350.99 ft to a 5/8" IR; N23°38'04"E 548.56 ft to a 5/8" IR; around a curve to the right, through a central angle of 12°41'28", an arc distance of 95.25 ft a chord bearing of N29°58'48"E 95.05 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 50°55'50", an arc distance of 195.56 ft, a chord bearing of N10°51'37"E 189.18 ft to a 5/8" IR; around a curve to the left, through a central angle of 103°29'21", an arc distance of 21.67 ft, a chord bearing of N66°20'58"W 18.85 ft to a 5/8" IR on the easterly easement line of Serena Drive; thence along said easterly easement around a curve to the left, through a central angle of 19°29'31", an arc distance of 57.83 ft, a chord bearing of S52°09'35"W 57.56 ft to a 5/8" IR; S42°24'50"W 354.18 ft to a 5/8" IR; around a curve to the right, through a central angle of 10°12'20", an arc distance of 76.59 ft, a chord bearing of S47°31'00"W 76.49 ft to a 5/8" IR; S52°37'10"W 271.24 ft to a 5/8" IR; around a curve to the right, through a central angle of 13°28'04", an arc distance of 101.07 ft, a chord bearing of S59°21'12"W 100.84 ft to a 5/8" IR; S66°05'14"W 203.21 ft to a 5/8" IR; around a curve to the left, through a central angle of 40°41'00", an arc distance of 234.32 ft, a chord bearing of S45°44'44"W 229.43 ft to a 5/8" IR; S25°24'15"W 234.67 ft to a 5/8" IR; around a curve to the left, through a central angle of 08°29'46", an arc distance of 54.87 ft, a chord bearing of S21°09'22"W 54.82 ft to a 5/8" IR; S16°39'39"W 294.91 ft to a 5/8" IR; around a curve to the right, through a central angle of 14°23'18", an arc distance of 107.98 ft, a chord bearing of S23°51'18"W, 107.70 ft to a 5/8" IR; S31°02'57"W 72.03 ft to a 5/8" IR; around a curve to the left, through a central angle of 16°00'42", an arc distance of 103.40 ft, a chord bearing of S23°02'36"W 103.06 ft to a 5/8" IR; S15°02'15"W 70.27 ft to a 5/8" IR; around a curve to the right, through a central angle of 14°36'21", an arc distance of 160.60 ft, a chord bearing of S22°20'26"W 160.16 ft to a 5/8" IR; S29°38'36"W 31.23 ft to a 5/8" IR; around a curve to the right, through a central angle of 40°36'07", an arc distance of 92.12 ft, a chord bearing of S49°56'39"W 90.21 ft to a 5/8" IR; S70°14'43"W 36.61 ft to a 5/8" IR on the easterly boundary line of Moorea Drive; thence along said easement S19°45'17"E 17.74 ft to a 5/8" IR; around a curve to the right, through a central angle of 52°32'14", an arc distance of 177.63 ft, a chord bearing of S06°30'27"W 171.48 ft to a 5/8" IR; S32°47'18"W 184.53 ft to a 5/8" IR; to the Point of Beginning, Containing 26.32 acres more or less, located in portions of SW 1/4, Section 36, T26S, NW 1/4, Section 1, T27S and NE 1/4, Section 2, T27S, all in R6W, WM, Douglas County, Oregon.

APPROVALS

Keith L. Cubie JUN 13, 2000  
DOUGLAS COUNTY PLANNING DIRECTOR  
Ed Mann 6-14-00  
DOUGLAS COUNTY SURVEYOR  
Koo Nothkrans 6/14/2000  
DOUGLAS COUNTY ASSESSOR  
Darryl Robertson 6-15-00  
DOUGLAS COUNTY COMMISSIONER  
Michael J. White 6-15-00  
DOUGLAS COUNTY COMMISSIONER  
James R. Kuegel 6-14-2000  
DOUGLAS COUNTY TAX COLLECTOR

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

FILED THIS 16th DAY OF JUNE, 2000, 2:12 O'CLOCK PM



DOYLE SHAVER JR. Shirley G. Bennett  
DOUGLAS COUNTY CLERK DEPUTY

DECLARATION

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

Casey J. Morgan Trustee  
CASEY J MORGAN, TRUSTEE

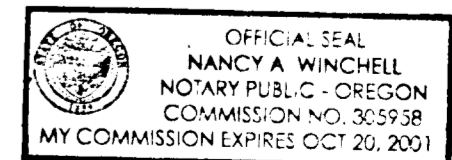
ACKNOWLEDGMENT

STATE OF OREGON }  
COUNTY OF DOUGLAS } SS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 7 DAY OF June 2000, 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 BY OFFICIAL SEAL THIS DAY AND YEAR FIRST ABOVE WRITTEN.

Nancy A. Winchell  
NOTARY PUBLIC OF OREGON  
MY COMMISSION EXPIRES: 10/20/01



Curve Data

Table with 5 columns: NO., Delta, R', L', CD, LC'. Rows C1 to C20.

SURVEYED BY

Maurice E Farr

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



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 SURVEY M98-8 TO CONTROL THE SOUTHERLY BOUNDARY AND FOUND MONUMENTS FROM LAND PARTITIONS 1995-32, 1991-69, AND 1990-43 AND MORGAN'S RIDGE SUBDIVISION V19, P51 A & B 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.

EASEMENT CONDITIONS

THE 60 FT ACCESS EASEMENTS SHOWN HEREON WILL BE EXTINGUISHED UPON THE ACCEPTANCE OF THE SERVIENT ESTATE OF SAID EASEMENT AREAS AS PUBLIC ROAD RIGHTS OF WAY, WHETHER BY DEDICATION, BY CONVEYANCE OF TITLE IN FEE SIMPLE, BY GRANT OF PUBLIC EASEMENT, OR BY ANY OTHER MEANS. THEREAFTER, ANY UTILITY FACILITIES LOCATED WITHIN, UPON OR ACROSS SAID EASEMENT AREA WILL BE SUBJECT TO STATE STATUTES AND LOCAL ORDINANCES GOVERNING THE INSTALLATION OR LOCATION OF UTILITY FACILITIES WITHIN PUBLIC ROAD RIGHTS OF WAY.