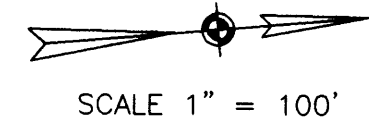
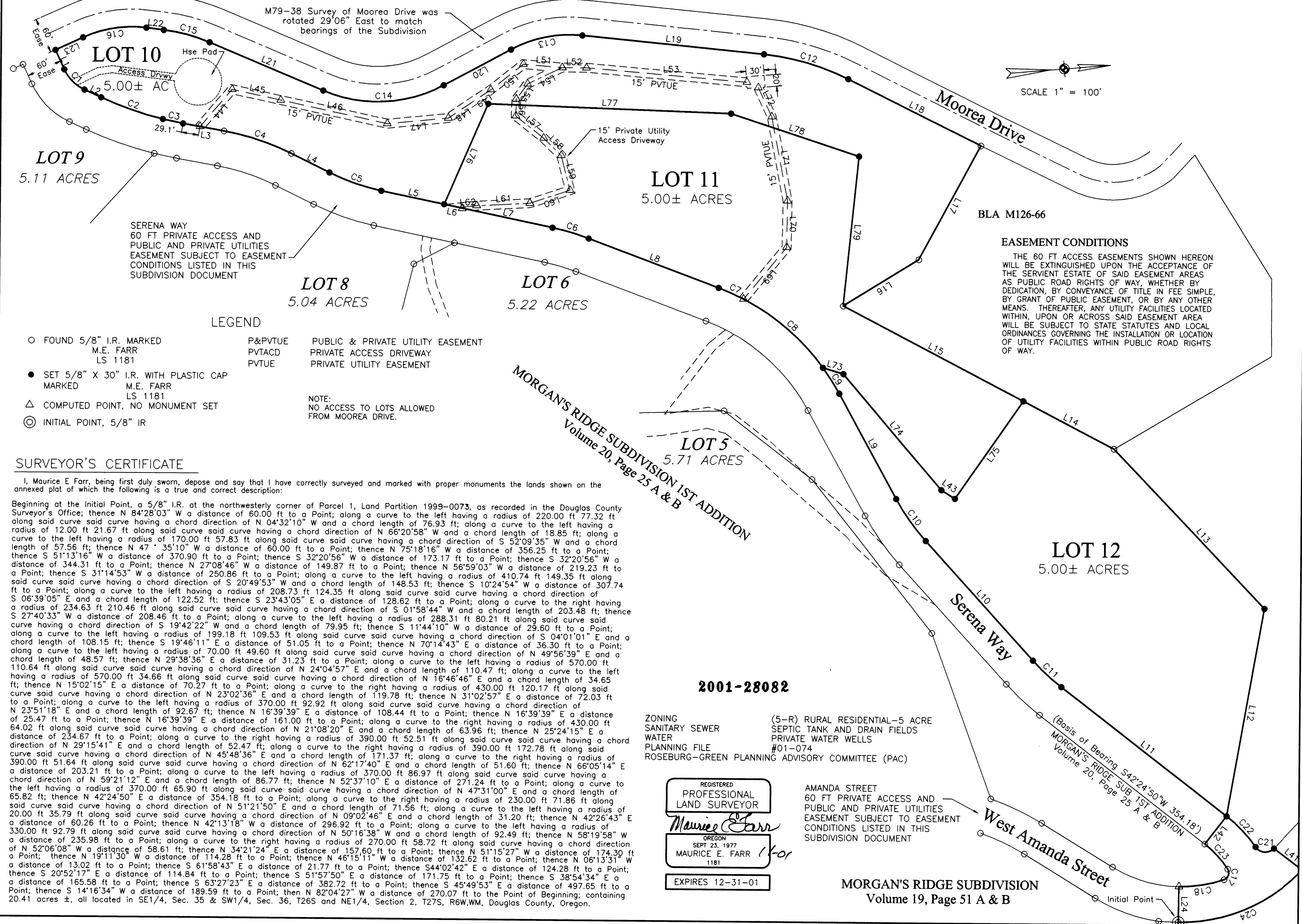


MORGAN'S RIDGE SUBDIVISION SECOND ADDITION



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.

LEGEND

- FOUND 5/8" I.R. MARKED
M.E. FARR
LS 1181
 - SET 5/8" X 30" I.R. WITH PLASTIC CAP
MARKED
M.E. FARR
LS 1181
 - △ COMPUTED POINT, NO MONUMENT SET
 - ◎ INITIAL POINT, 5/8" IR
 - P&PVTUE PUBLIC & PRIVATE UTILITY EASEMENT
 - PVTACD PRIVATE ACCESS DRIVEWAY
 - PVTUE PRIVATE UTILITY EASEMENT
- NOTE:
NO ACCESS TO LOTS ALLOWED FROM MOOREA DRIVE.

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" I.R. at the northwesterly corner of Parcel 1, Land Partition 1999-0073, as recorded in the Douglas County Surveyor's Office; thence N 84°28'03" W a distance of 60.00 ft to a Point; along a curve to the left having a radius of 220.00 ft 77.32 ft along said curve said curve having a chord direction of N 04°32'10" W and a chord length of 76.93 ft; along a curve to the left having a radius of 12.00 ft 21.67 ft along said curve said curve having a chord direction of N 66°20'58" W and a chord length of 18.85 ft; along a curve to the left having a radius of 170.00 ft 57.83 ft along said curve said curve having a chord direction of S 52°09'35" W and a chord length of 57.56 ft; thence N 47° 35'10" W a distance of 60.00 ft to a Point; thence N 75°18'16" W a distance of 356.25 ft to a Point; thence S 51°13'16" W a distance of 370.90 ft to a Point; thence S 32°20'56" W a distance of 173.17 ft to a Point; thence S 32°20'56" W a distance of 344.31 ft to a Point; thence N 27°08'46" W a distance of 149.87 ft to a Point; thence N 56°59'03" W a distance of 219.23 ft to a Point; thence S 31°14'53" W a distance of 250.86 ft to a Point; along a curve to the left having a radius of 410.74 ft 149.35 ft along said curve said curve having a chord direction of S 20°49'53" W and a chord length of 148.53 ft; thence S 10°24'54" W a distance of 307.74 ft to a Point; along a curve to the left having a radius of 208.73 ft 124.35 ft along said curve said curve having a chord direction of S 06°39'05" E and a chord length of 122.52 ft; thence S 23°43'05" E a distance of 128.62 ft to a Point; along a curve to the right having a radius of 234.63 ft 210.46 ft along said curve said curve having a chord direction of S 01°58'44" W and a chord length of 203.48 ft; thence S 27°40'33" W a distance of 208.46 ft to a Point; along a curve to the left having a radius of 288.31 ft 80.21 ft along said curve said curve having a chord direction of S 19°42'22" W and a chord length of 79.95 ft; thence S 11°44'10" W a distance of 29.60 ft to a Point; along a curve to the left having a radius of 199.18 ft 109.53 ft along said curve said curve having a chord direction of S 04°01'01" E and a chord length of 108.15 ft; thence S 19°46'11" E a distance of 51.05 ft to a Point; thence N 70°14'43" E a distance of 36.30 ft to a Point; along a curve to the left having a radius of 70.00 ft 49.60 ft along said curve said curve having a chord direction of N 49°56'39" E and a chord length of 48.57 ft; thence N 29°38'36" E a distance of 31.23 ft to a Point; along a curve to the left having a radius of 570.00 ft 110.64 ft along said curve said curve having a chord direction of N 24°04'57" E and a chord length of 110.47 ft; along a curve to the left having a radius of 570.00 ft 34.66 ft along said curve said curve having a chord direction of N 16°46'46" E and a chord length of 34.65 ft; thence N 15°02'15" E a distance of 70.27 ft to a Point; along a curve to the right having a radius of 430.00 ft 120.17 ft along said curve said curve having a chord direction of N 23°02'36" E and a chord length of 119.78 ft; thence N 31°02'57" E a distance of 72.03 ft to a Point; along a curve to the left having a radius of 370.00 ft 92.92 ft along said curve said curve having a chord direction of N 23°51'18" E and a chord length of 92.67 ft; thence N 16°39'39" E a distance of 108.44 ft to a Point; thence N 16°39'39" E a distance of 25.47 ft to a Point; thence N 16°39'39" E a distance of 161.00 ft to a Point; along a curve to the right having a radius of 430.00 ft 64.02 ft along said curve said curve having a chord direction of N 21°08'20" E and a chord length of 63.96 ft; thence N 25°24'15" E a distance of 234.67 ft to a Point; along a curve to the right having a radius of 390.00 ft 52.51 ft along said curve said curve having a chord direction of N 29°15'41" E and a chord length of 52.47 ft; along a curve to the right having a radius of 390.00 ft 172.78 ft along said curve said curve having a chord direction of N 45°48'36" E and a chord length of 171.37 ft; along a curve to the right having a radius of 390.00 ft 51.64 ft along said curve said curve having a chord direction of N 62°17'40" E and a chord length of 51.60 ft; thence N 66°05'14" E a distance of 203.21 ft to a Point; along a curve to the left having a radius of 370.00 ft 86.97 ft along said curve said curve having a chord direction of N 59°21'12" E and a chord length of 86.77 ft; thence N 52°37'10" E a distance of 271.24 ft to a Point; along a curve to the left having a radius of 370.00 ft 65.90 ft along said curve said curve having a chord direction of N 47°31'00" E and a chord length of 65.82 ft; thence N 42°24'50" E a distance of 354.18 ft to a Point; along a curve to the right having a radius of 230.00 ft 71.86 ft along said curve said curve having a chord direction of N 51°21'50" E and a chord length of 71.56 ft; along a curve to the left having a radius of 20.00 ft 35.79 ft along said curve said curve having a chord direction of N 09°02'46" E and a chord length of 31.20 ft; thence N 42°26'43" E a distance of 60.26 ft to a Point; thence N 42°13'18" W a distance of 296.92 ft to a Point; along a curve to the left having a radius of 330.00 ft 92.79 ft along said curve said curve having a chord direction of N 50°16'38" W and a chord length of 92.49 ft; thence N 58°19'58" W a distance of 235.98 ft to a Point; along a curve to the right having a radius of 270.00 ft 58.72 ft along said curve having a chord direction of N 52°06'08" W a distance of 58.61 ft; thence N 34°21'24" E a distance of 157.60 ft to a Point; thence N 51°15'27" W a distance of 174.30 ft to a Point; thence N 19°11'30" W a distance of 114.28 ft to a Point; thence N 46°15'11" W a distance of 132.62 ft to a Point; thence N 06°13'31" W a distance of 13.02 ft to a Point; thence S 61°58'43" E a distance of 21.77 ft to a Point; thence S44°02'42" E a distance of 124.28 ft to a Point; thence S 20°52'17" E a distance of 114.84 ft to a Point; thence S 51°57'50" E a distance of 171.75 ft to a Point; thence S 38°54'34" E a distance of 165.58 ft to a Point; thence S 63°27'23" E a distance of 382.72 ft to a Point; thence S 45°49'53" E a distance of 497.65 ft to a Point; thence S 14°16'34" W a distance of 189.59 ft to a Point; then N 82°04'27" W a distance of 270.07 ft to the Point of Beginning; containing 20.41 acres ±, all located in SE1/4, Sec. 35 & SW1/4, Sec. 36, T26S and NE1/4, Section 2, T27S, R6W,WM, Douglas County, Oregon.

MORGAN'S RIDGE SUBDIVISION 1ST ADDITION
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2001-28082

ZONING (5-R) RURAL RESIDENTIAL-5 ACRE
SANITARY SEWER SEPTIC TANK AND DRAIN FIELDS
WATER PRIVATE WATER WELLS
PLANNING FILE #01-074
ROSEBURG-GREEN PLANNING ADVISORY COMMITTEE (PAC)

REGISTERED PROFESSIONAL LAND SURVEYOR
Maurice E Farr
OREGON
SEPT 23, 1977
MAURICE E. FARR
1181
EXPIRES 12-31-01

AMANDA STREET
60 FT PRIVATE ACCESS AND PUBLIC AND PRIVATE UTILITIES EASEMENT SUBJECT TO EASEMENT CONDITIONS LISTED IN THIS SUBDIVISION DOCUMENT

MORGAN'S RIDGE SUBDIVISION
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