

MORGAN'S RIDGE SUBDIVISION FOURTH ADDITION

SW1/4 SEC 36 & SE1/4 SEC 35, TWP 26 S, R 6 W, WM
DOUGLAS COUNTY, OREGON
JULY 2004

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

Earth berm to restrict access between Vanessa Way and Moorea Drive until Vanessa becomes a public road

Existing roadbed and driveway provide a more-than-adequate temporary Tee turn around cul-de-sac

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

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, the northeasterly property corner of Lot 12, Morgan's Ridge Subdivision 2nd Addition, as recorded in Vol 20, Pg. 49A&B of the Douglas County Surveyor's survey records; thence N 75°18'16" W a distance of 356.25 ft to a Point; thence S 51°13'00" W a distance of 370.94 ft to a Point; thence N 25°59'53" W a distance of 308.28 ft to a Point; thence N 85°24'54" W a distance of 130.54 ft to a Point; thence S 62°47'09" W a distance of 248.81 ft to a Point; along a curve to the left having a radius of 203.62 feet 115.91 feet along said curve through a central angle of 32°36'53" having a chord direction of N 67°15'01" W and a chord length of 114.35 feet; thence N 83°33'28" W a distance of 74.50 ft to a Point; along a curve to the right having a radius of 160.99 feet 144.32 feet along said curve through a central angle of 51°21'47" having a chord direction of N 57°52'34" W and a chord length of 139.54 feet; thence N 32°11'41" W a distance of 27.60 ft to a Point; along a curve to the right having a radius of 91.91 feet 95.36 feet long id curve through a central angle of 59°26'50" having a chord direction of N 02°28'15" W and a chord length of 91.14 feet; thence N 27°15'10" E a distance of 130.26 ft to a Point; along a curve to the left having a radius of 132.31 feet 165.03 feet along said curve through a central angle of 71°27'46" having a chord direction of N 08°28'43" W and a chord length of 154.53 feet; thence N 44°12'36" W a distance of 146.25 ft to a Point; along a curve to the right having a radius of 297.40 feet 168.65 feet along said curve through a central angle of 32°29'29" having a chord direction of N 27°57'51" W and a chord length of 166.40 feet; along a curve to the left having a radius of 130.00 feet 99.50 feet along said curve through a central angle of 43°51'16" having a chord direction of N 57°49'14" E and a chord length of 97.09 feet; thence S 77°06'13" E a distance of 265.29 ft to a Point; thence N 61°19'18" E a distance of 605.03 ft to a Point; thence S 07°26'53" E a distance of 252.22 ft to a Point; along a curve to the left having a radius of 330.00 feet 171.27 feet along said curve through a central angle of 29°44'11" having a chord direction of S 22°19'08" E and a chord length of 169.32 feet; along a curve to the left having a radius of 330.00 feet 50.04 feet along said curve through a central angle of 08°41'14" having a chord direction of S 41°31'41" E and a chord length of 49.99 feet; thence S 45°52'18" E a distance of 167.08 ft to a Point; along a curve to the left having a radius of 330.00 feet 71.77 feet along said curve through a central angle of 12°27'41" having a chord direction of S 52°06'08" E and a chord length of 71.63 feet; thence S 58°19'58" E a distance of 66.32 ft to a Point; thence S 58°19'58" E a distance of 169.66 ft to a Point; along a curve to the right having a radius of 270.00 feet 75.92 feet along said curve through a central angle of 16°06'40" having a chord direction of S 50°16'38" E and a chord length of 75.67 feet; thence S 42°13'18" E a distance of 302.52 ft; thence along a curve to the right having a radius of 20.00 feet 35.79 feet along said curve through a central angle of 102°32'09" having a chord direction of S 09°02'46" W and a chord length of 31.20 feet; along a curve to the left having a radius of 230.00 feet 71.86 feet along said curve through a central angle of 17°54'01" having a chord direction of S 51°21'50" W and a chord length of 71.56 feet to the Point of Beginning; containing 21.20 acres, all located in SW1/4, Sec 36 and SE1/4, Sec 35, Twp 26 S, R 6W,WM, Douglas County, Oregon.

LOT 22
5.04 Ac±

LOT 21
5.88 Ac±

LOT 20
5.10 Ac±

LOT 19
5.18 Ac±

LOT 12
MORGAN'S RIDGE SUB
2ND ADD
Volume 20, Page 49 A & B

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

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Maurice Farr
OREGON
SEPT 23, 1977
MAURICE E. FARR
1181
2-04
EXPIRES 12-31-05

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

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.



NO FEE

08/24/2004 09:48:59 AM
PLAT-SUB Cnt=1 Stn=1 RECEIPTCOUNTER
This is a no fee document

MORGAN'S RIDGE SUBDIVISION FOURTH ADDITION

SHEET 2 OF 2

SW1/4 SEC 36 & SE1/4 SEC 35, TWP 26 S, R 6 W, WM
DOUGLAS COUNTY, OREGON
JULY 2004

PUBLIC UTILITIES NOTES:

UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.

FENCES ARE ALLOWED; HOWEVER, FENCES SHALL HAVE ADEQUATE GATES OF NOT LESS THAN 16 FEET IN WIDTH FOR THE PASSAGE OF PACIFICORP'S MAINTENANCE VEHICLES. GATES CAN BE KEPT LOCKED PROVIDED PACIFICORP IS ALSO PERMITTED TO INSTALL ITS LOCK THEREON.

SURVEYED FOR

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

DECLARATION OF COVENANTS AND RESTRICTIONS
FOR MORGAN'S RIDGE SUBDIVISION FOURTH ADDITION.
RECORDER'S NO. 2004-018052

ASSOCIATION TO MAINTAIN ROADWAYS RECORDED IN
BOOK 1044, PAGE 581, RECORDER'S NO. 88-18582,
and RECORDER'S NO. 2004-015868

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N 42°13'18" W	302.52 FT
L2	N 58°19'58" W	169.66 FT
L3	N 58°19'58" W	66.32 FT
L4	N 45°52'18" W	167.08 FT
L5	N 07°26'53" W	252.22 FT
L6	S 61°19'18" W	605.03 FT
L7	N 77°06'13" W	265.29 FT
L8	S 44°12'36" E	146.25 FT
L9	S 27°15'10" W	130.26 FT
L10	S 32°11'41" E	27.60 FT
L11	S 83°33'28" E	74.50 FT
L12	N 62°47'09" E	248.81 FT
L13	S 85°24'54" E	130.54 FT
L14	S 25°59'53" E	308.28 FT
L15	N 51°13'00" E	370.94 FT
L16	S 75°18'16" E	356.25 FT
L17	N 54°32'24" E	520.30 FT
L18	N 38°13'18" W	365.00 FT
L19	N 65°12'45" E	565.84 FT
L20	N 17°53'01" W	371.56 FT
L21	N 07°27'03" W	310.32 FT
L22	S 51°06'50" W	211.67 FT
L23	S 77°38'01" W	87.20 FT
L24	S 35°53'36" W	265.88 FT
L25	S 31°40'02" W	12.38 FT
L26	S 44°07'42" W	15.00 FT
L30	S 09°21'57" W	115.61 FT
L31	S 28°05'04" W	150.05 FT
L32	S 09°21'57" W	107.27 FT
L33	S 52°53'42" E	33.39 FT
L34	S 52°53'42" E	56.11 FT
L35	S 21°16'51" W	135.62 FT
L36	S 75°24'29" E	262.98 FT
L37	N 80°28'15" E	59.80 FT
L38	S 60°04'18" E	49.39 FT
L39	S 67°23'13" E	50.06 FT
L40	S 60°23'01" E	50.19 FT
L41	S 37°32'03" E	40.43 FT
L42	S 34°13'25" E	70.72 FT
L43	S 18°44'21" E	61.24 FT
L44	S 15°11'43" E	41.83 FT
L45	S 32°57'46" E	17.47 FT
L46	S 67°50'45" E	15.07 FT
L50	N 45°47'24" E	30.00 FT
L51	N 42°54'10" W	111.84 FT
L52	N 30°58'45" W	85.61 FT
L53	N 01°04'54" E	59.86 FT
L54	N 27°38'58" E	67.90 FT

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 SURVEYS M79-38 AND M126-66 TO CONTROL THE WESTERLY BOUNDARY AND FOUND MONUMENTS FROM LAND PARTITION 1999-0073 AND MORGAN'S RIDGE SUBDIVISION, 1ST ADDITION, V20,P25 TO CONTROL THE EASTERLY BOUNDARY.

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.

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)



CURVE TABLE

NO	DELTA ANGLE	* OF CURVE - ARC	CHORD DIRECTION	RADIUS	ARC LEN	CHORD LEN
C1	17°54'01"	24°54'40"	N 51°21'50" E	230.00	71.86	71.56
C2	102°32'09"	286°28'44"	N 09°02'46" E	20.00	35.79	31.20
C3	16°06'40"	21°13'14"	N 50°16'38" W	270.00	75.92	75.67
C4	12°27'41"	17°21'44"	N 52°06'08" W	330.00	71.77	71.63
C5	08°41'14"	17°21'44"	N 41°31'41" W	330.00	50.04	49.99
C6	29°44'11"	17°21'44"	N 22°19'08" W	330.00	171.27	169.32
C7	122°27'14"	381°58'19"	N 67°39'33" W	15.00	32.06	26.30
C8	26°31'11"	15°04'40"	S 64°22'26" W	380.00	175.89	174.32
C9	41°44'25"	21°13'14"	S 56°45'49" W	270.00	196.70	192.38
C10	43°51'16"	44°04'25"	S 57°49'14" W	130.00	99.50	97.09
C11	32°29'29"	19°15'56"	S 27°57'51" E	297.40	168.65	166.40
C12	71°27'46"	43°18'15"	S 08°28'43" E	132.31	165.03	154.53
C13	59°26'50"	62°20'20"	S 02°28'15" E	91.91	95.36	91.14
C14	51°21'47"	35°35'23"	S 57°52'34" E	160.99	144.32	139.54
C15	32°36'53"	28°08'19"	S 67°15'01" E	203.62	115.91	114.35
C30	19°35'17"	57°17'45"	S 18°17'25" W	100.00	34.19	34.02
C31	62°15'39"	57°17'45"	S 21°45'53" E	100.00	108.67	103.40
C32	74°10'33"	30°09'20"	S 15°48'25" E	190.00	245.98	229.16
C33	96°41'20"	71°37'11"	S 27°03'49" E	80.00	135.00	119.54
C34	24°07'16"	57°17'45"	S 87°28'07" E	100.00	42.10	41.79
C35	39°27'27"	57°17'45"	S 79°48'01" E	100.00	68.87	67.51

APPROVALS

Bob Williamson for KLC 8-19-04
DOUGLAS COUNTY PLANNING DIRECTOR DATE

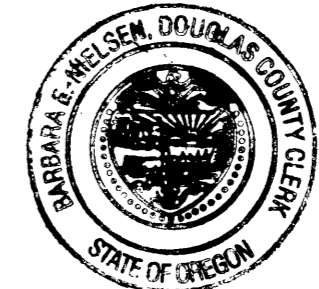
Romy Wan 8-20-04
DOUGLAS COUNTY SURVEYOR DATE

Paul Northrup 8-23-04
DOUGLAS COUNTY ASSESSOR DATE

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

Sandra K. Cree 8/23/04
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 24th DAY OF AUGUST 2004, 9:48 O'CLOCK AM



BARBARA E. NIELSEN
DOUGLAS COUNTY CLERK
Gloria J. Burnett
By: DEPUTY

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 }

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 22 DAY OF July 2004, 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.

Nicki Studebaker
NOTARY PUBLIC OF OREGON, NICKI STUDEBAKER
MY COMMISSION EXPIRES: October 21, 2005
Commission no. 348507

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