

DOUGLAS COUNTY OFFICIAL RECORDS
 BARBARA E. NIELSEN, COUNTY CLERK
 2005-027573
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MORGAN'S RIDGE SUBDIVISION FIFTH ADDITION

SW1/4, SEC 36, TWP 26 S, R 6 W, WM
 SE1/4, SEC 35, TWP 26 S, R 6 W, WM
 DOUGLAS COUNTY, OREGON
 AUGUST 2005

SHEET 1 OF 2

CURVE TABLE

NO.	DELTA ANGLE	DEGREE OF CURVE - ARC	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	38°25'07"	21°13'17"	269.99	181.04	N 26°39'48" W	177.66
C2	02°42'33"	17°54'18"	320.00	15.13	N 60°45'25" E	15.13
C3	121°26'07"	381°58'19"	15.00	31.79	N 68°10'06" W	26.17
C4	26°31'11"	15°04'40"	380.00	175.89	S 64°22'26" W	174.32
C5	41°44'25"	21°13'14"	270.00	196.70	S 56°45'49" W	192.38
C6	02°28'08"	05°54'24"	970.00	41.23	N 63°19'46" E	41.23
C7	02°26'08"	05°33'46"	1030.00	43.78	N 63°19'46" E	43.78
C8	56°21'16"	21°13'14"	270.00	265.56	N 36°22'12" E	254.99
C9	02°41'05"	17°21'44"	330.00	15.46	N 09°32'06" E	15.46
C10	23°49'30"	21°13'14"	270.00	112.27	N 01°02'06" W	111.47
C11	11°35'27"	17°21'44"	330.00	66.76	N 07°09'07" W	66.64
C12	21°09'26"	21°13'14"	270.00	99.70	N 11°56'07" W	99.14

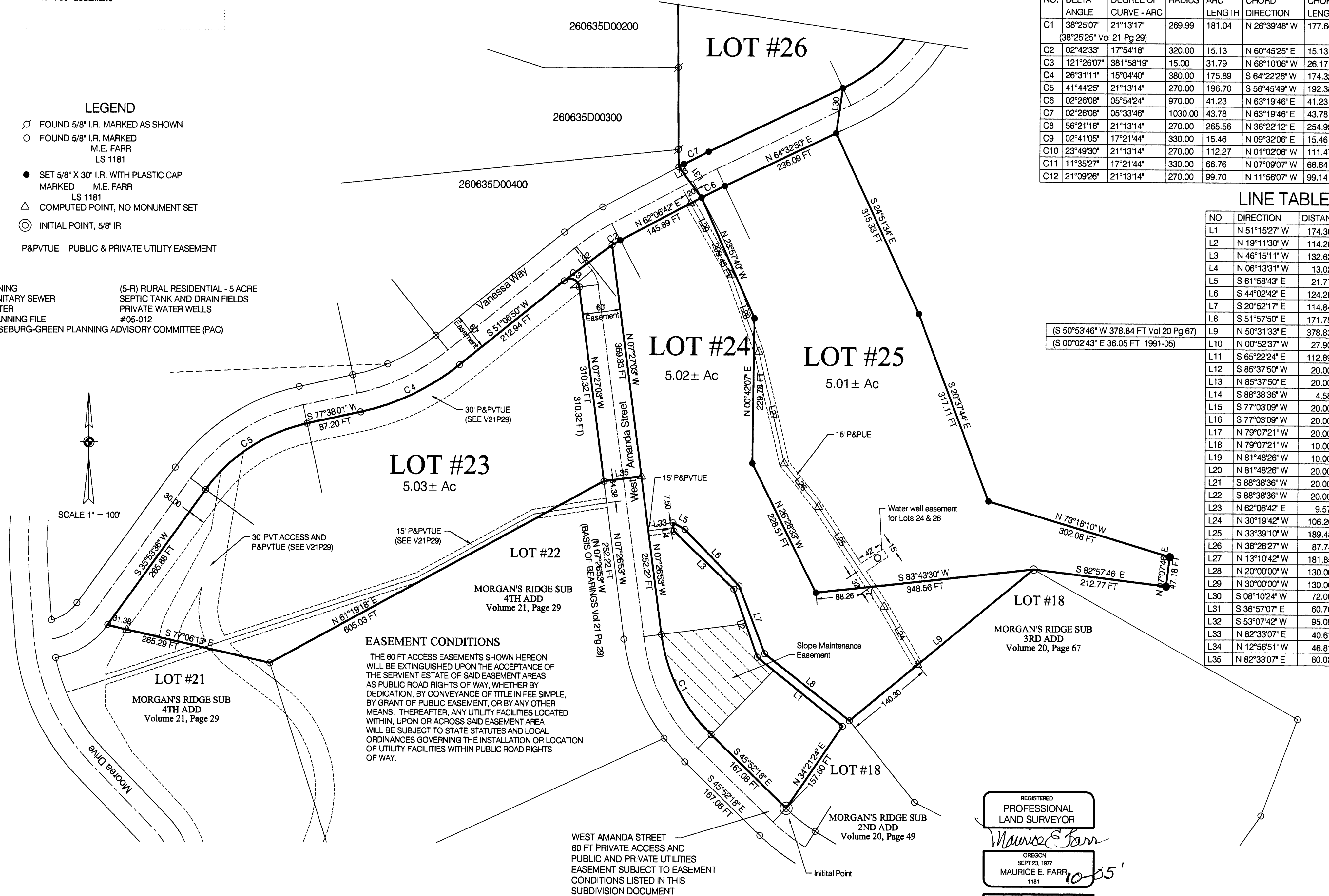
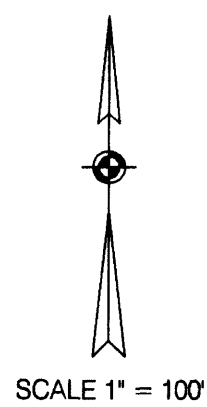
LINE TABLE

NO.	DIRECTION	DISTANCE
L1	N 51°15'27" W	174.30 FT
L2	N 19°11'30" W	114.28 FT
L3	N 46°15'11" W	132.62 FT
L4	N 06°13'31" W	13.02 FT
L5	S 61°58'43" E	21.77 FT
L6	S 44°02'42" E	124.28 FT
L7	S 20°52'17" E	114.84 FT
L8	S 51°57'50" E	171.75 FT
L9	N 50°31'33" E	378.83 FT
L10	N 00°52'37" W	27.90 FT
L11	S 65°22'24" E	112.89 FT
L12	S 85°37'50" W	20.00 FT
L13	N 85°37'50" E	20.00 FT
L14	S 88°38'36" W	4.58 FT
L15	S 77°03'09" W	20.00 FT
L16	S 77°03'09" W	20.00 FT
L17	N 79°07'21" W	20.00 FT
L18	N 79°07'21" W	10.00 FT
L19	N 81°48'26" W	10.00 FT
L20	N 81°48'26" W	20.00 FT
L21	S 88°38'36" W	20.00 FT
L22	S 88°38'36" W	20.00 FT
L23	N 62°06'42" E	9.57 FT
L24	N 30°19'42" W	106.20 FT
L25	N 33°39'10" W	189.48 FT
L26	N 38°28'27" W	87.74 FT
L27	N 13°10'42" W	181.85 FT
L28	N 20°00'00" W	130.00 FT
L29	N 30°00'00" W	130.00 FT
L30	S 08°10'24" W	72.06 FT
L31	S 36°57'07" E	60.76 FT
L32	S 53°07'42" W	95.09 FT
L33	N 82°33'07" E	40.61 FT
L34	N 12°56'51" W	46.81 FT
L35	N 82°33'07" E	60.00 FT

(S 50°53'46" W 378.84 FT Vol 20 Pg 67)
 (S 00°02'43" E 36.05 FT 1991-05)

- LEGEND**
- FOUND 5/8" I.R. MARKED AS SHOWN
 - 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

ZONING (5-R) RURAL RESIDENTIAL - 5 ACRE
 SANITARY SEWER SEPTIC TANK AND DRAIN FIELDS
 WATER PRIVATE WATER WELLS
 PLANNING FILE #05-012
 ROSEBURG-GREEN PLANNING ADVISORY COMMITTEE (PAC)



EASEMENT CONDITIONS

THE 60 FT ACCESS EASEMENTS SHOWN HEREON WILL BE EXTINGUISHED UPON THE ACCEPTANCE OF THE SERVICENT 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 RIGHTS OF WAY.

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

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Maurice E. Farr
 OREGON
 SEPT 23, 1977
 MAURICE E. FARR
 1181

EXPIRES 12-31-05

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AUGUST 2005

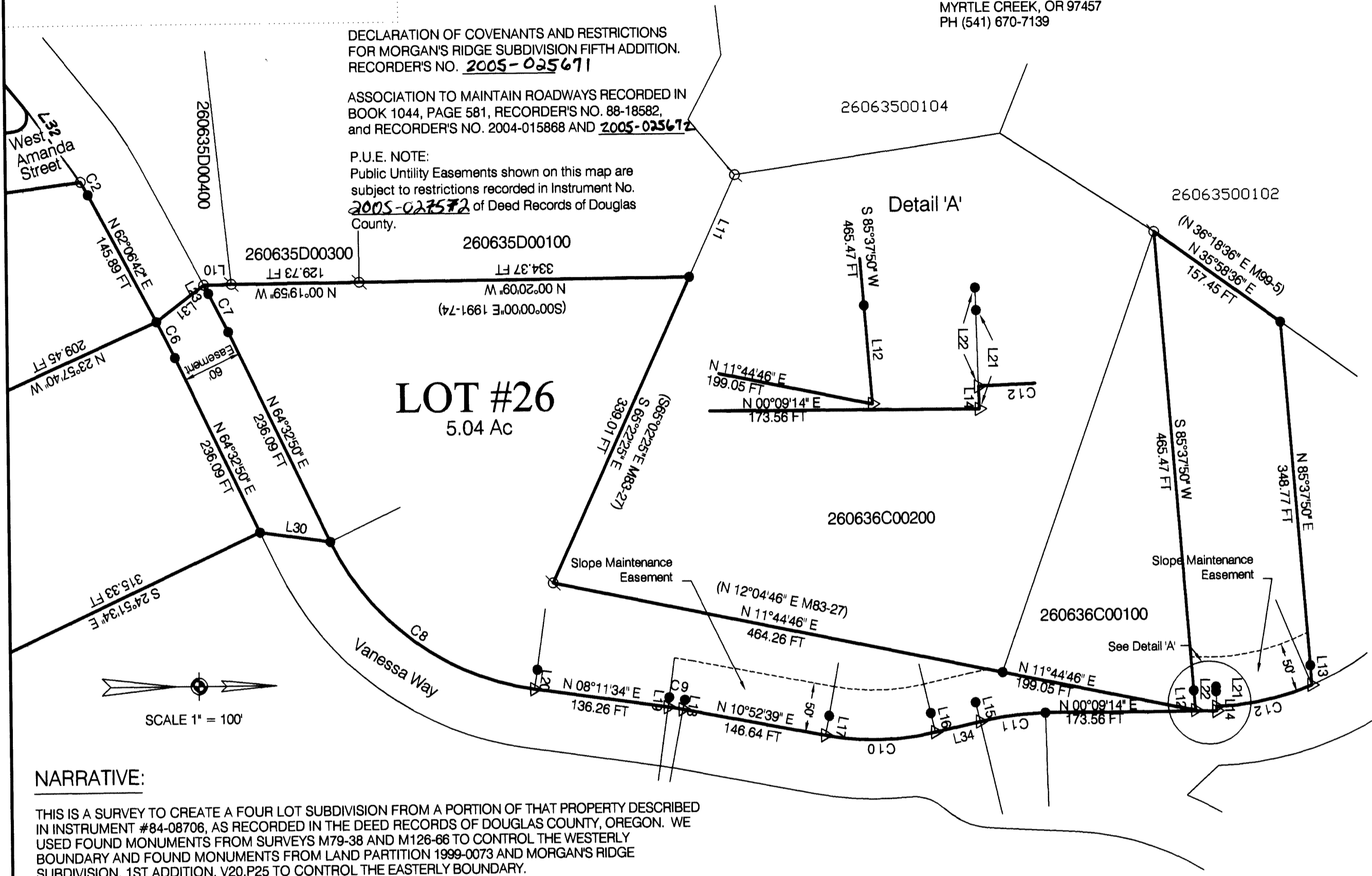
SURVEYED FOR

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 FIFTH ADDITION.
RECORDER'S NO. 2005-025671

ASSOCIATION TO MAINTAIN ROADWAYS RECORDED IN
BOOK 1044, PAGE 581, RECORDER'S NO. 88-18582,
and RECORDER'S NO. 2004-015888 AND 2005-025672

P.U.E. NOTE:
Public Utility Easements shown on this map are
subject to restrictions recorded in Instrument No.
2005-025672 of Deed Records of Douglas
County.



APPROVALS

Bob Williamson for *cc* October 28, 2005
DOUGLAS COUNTY PLANNING DIRECTOR DATE

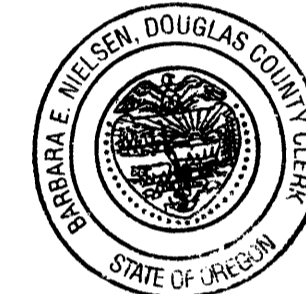
Kenny Wm 10-31-05
DOUGLAS COUNTY SURVEYOR DATE

Don Northcraft 11/1/05
DOUGLAS COUNTY ASSESSOR DATE

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

Sandra K. Cooney 11/1/05
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 1st DAY OF November, 2005, 3:50 O'CLOCK AM



Barbara E. Nielsen
DOUGLAS COUNTY CLERK
By Carol Engel, 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
CASEY J MORGAN, TRUSTEE

LEGEND

- FOUND 5/8" I.R. MARKED AS SHOWN
- 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

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 M126-86 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.

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" IR, which is the most westerly corner of Lot 18 lying on the northerly boundary of West Amanda Street easement, said Lot being Lot 18 of Morgan Ridge Subdivision, 2nd Addition, as recorded in Book 20, Page 49 of the Douglas County Surveyor's Office; 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 N19° 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 S 44° 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 N 50° 31'33" E a distance of 378.83 ft to a Point; thence S 82° 57'46" E a distance of 212.77 ft to a Point; thence N 07° 07'46" E a distance of 47.18 ft to a Point; thence N 73° 18'10" W a distance of 302.08 ft to a Point; thence N 20° 37'44" W a distance of 317.11 ft to a Point; thence N 24° 51'34" W a distance of 315.33 ft to a Point; thence N 08° 10'24" E a distance of 72.06 ft to a Point; along a curve to the left having a radius of 270.00 feet 265.56 feet along said curve through a central angle of 56° 21'16" having a chord direction of N 36° 22'12" E and a chord length of 254.99 feet; thence N 08° 11'34" E a distance of 136.26 ft to a Point; along a curve to the right having a radius of 330.00 feet 15.46 feet along said curve through a central angle of 02° 41'05" having a chord direction of N 09° 32'06" E and a chord length of 15.46 feet; thence N 10° 52'39" E a distance of 146.64 ft to a Point; along a curve to the left having a radius of 270.00 feet 112.27 feet along said curve through a central angle of 23° 49'30" having a chord direction of N 01° 02'06" W and a chord length of 111.47 feet; thence N 12° 56'51" W a distance of 46.81 ft to a Point; along a curve to the right having a radius of 330.00 feet 66.76 feet along said curve through a central angle of 11° 35'27" having a chord direction of N 07° 09'07" W and a chord length of 66.64 feet; thence N 00° 09'14" E a distance of 173.56 ft to a Point; thence S 88° 38'36" W a distance of 4.58 ft to a Point; along a curve to the left having a radius of 270.00 feet 99.70 feet along said curve through a central angle of 21° 09'26" having a chord direction of N 11° 56'07" W and a chord length of 99.14 feet; thence S 85° 37'50" W a distance of 20.00 ft to a Point; thence S 85° 37'50" W a distance of 348.77 ft to a Point; thence S 35° 58'36" W a distance of 157.45 ft to a Point; thence N 85° 37'50" E a distance of 485.47 ft to a Point; thence S 11° 44'46" W a distance of 199.05 ft to a Point; thence S 11° 44'46" W a distance of 464.26 ft to a Point; thence N 65° 22'25" W a distance of 339.01 ft to a Point; thence S 00° 20'09" E a distance of 334.37 ft to a Point; thence S 00° 19'59" E a distance of 129.73 ft to a Point; thence S 00° 52'37" E a distance of 27.90 ft to a Point; thence S 36° 57'07" E a distance of 60.76 ft to a Point; thence S 62° 06'42" W a distance of 145.89 ft to a Point; along a curve to the left having a radius of 320.00 feet 15.13 feet along said curve through a central angle of 02° 42'33" having a chord direction of S 60° 45'25" W and a chord length of 15.13 feet; thence S 53° 07'42" W a distance of 95.09 ft to a Point; thence S 51° 06'50" W a distance of 212.94 ft to a Point; along a curve to the right having a radius of 380.00 feet 175.89 feet along said curve through a central angle of 26° 31'11" having a chord direction of S 64° 22'26" W and a chord length of 174.32 feet; thence S 77° 38'01" W a distance of 87.20 ft to a Point; along a curve to the left having a radius of 270.00 feet 196.70 feet along said curve through a central angle of 41° 44'25" having a chord direction of S 56° 45'49" W and a chord length of 192.38 feet; thence S 35° 53'36" W a distance of 265.88 ft to a Point; 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 N 82° 33'07" E a distance of 60.00 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 269.99 feet 140.10 feet along said curve through a central angle of 29° 43'51" having a chord direction of S 22° 19'10" E and a chord length of 138.53 feet; along a curve to the left having a radius of 270.00 feet 40.94 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 40.90 feet; thence S 45° 52'18" E a distance of 167.08 ft to the Point of Beginning; containing 20.95 acres more or less.

SURVEYED BY

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



Maurice E. Farr
OREGON
SEPT 23, 1977
MAURICE E. FARR
1181

EXPIRES 12-31-05

ACKNOWLEDGMENT

STATE OF OREGON)
COUNTY OF DOUGLAS)

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 12 DAY OF October 2005, 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.

W. Studdelaker
NOTARY PUBLIC OF OREGON
MY COMMISSION EXPIRES: 10-21-2009
COMMISSION NUMBER 397139