

DOUGLAS COUNTY OFFICIAL RECORDS
 BARBARA E. NIELSEN, COUNTY CLERK
 2005-027573
 NO FEE
 00128828200500275730060062
 11/01/2005 03:50:34 PM
 PLAT-SUB Cnt=1 Stn=1 RECEIPTCOUNTER
 This is a no fee document

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

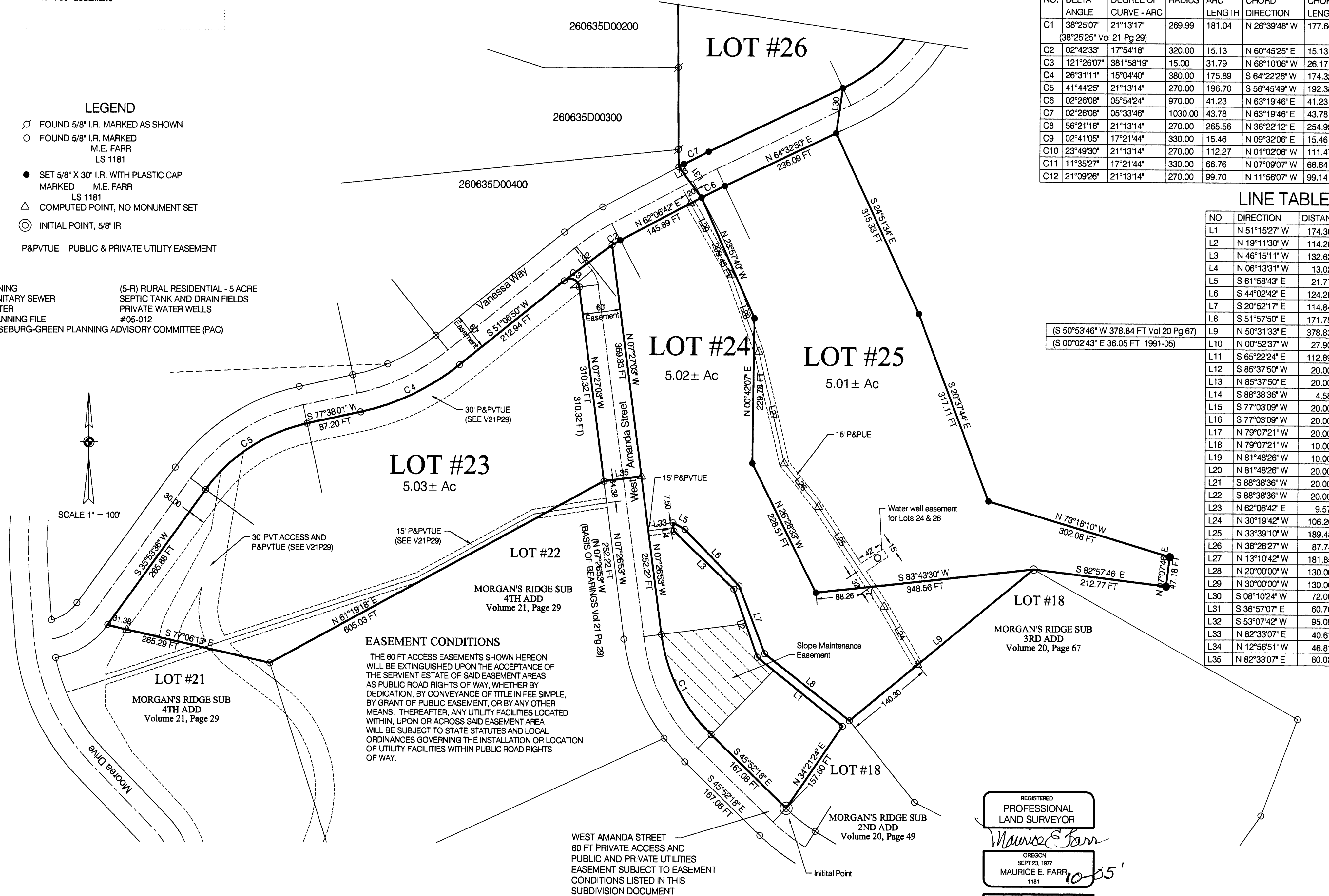
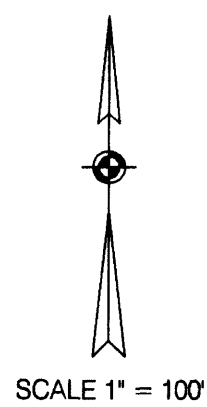
LINE TABLE

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

VOL. 21 PAGE 60 A

VOL. 21 PAGE 60 A