

# 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



SCALE 1" = 100'

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

### 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.

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