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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

SHEET 2 OF 2

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

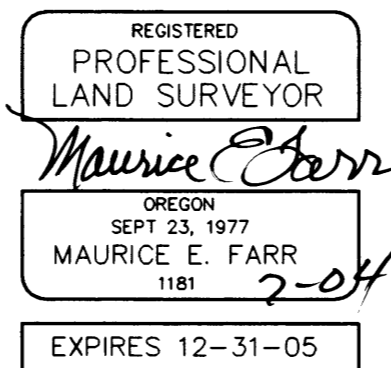
NUMBER	DIRECTION	DISTANCE
L1	N 42°13'18" W	302.52 FT
L2	N 58°19'58" W	169.66 FT
L3	N 58°19'58" W	66.32 FT
L4	N 45°52'18" W	167.08 FT
L5	N 07°26'53" W	252.22 FT
L6	S 61°19'18" W	605.03 FT
L7	N 77°06'13" W	265.29 FT
L8	S 44°12'36" E	146.25 FT
L9	S 27°15'10" W	130.26 FT
L10	S 32°11'41" E	27.60 FT
L11	S 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 Northcraft 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

Glenn 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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