

MORGAN'S RIDGE SUBDIVISION SIXTH ADDITION

SHEET 2 OF 2

IN NW1/4 & SW1/4 (LOTS 4 & 5), SEC 36, TWP 26 S, R 6 W, WM
IN A PORTION OF GENERAL JOSEPH LANE DLC NO. 63, SEC 36, TWP 26 S, R 6 W, WM

DOUGLAS COUNTY, OREGON
SEPTEMBER 2006

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 SIXTH ADDITION.
RECORDER'S NO. **2006-028307**

ASSOCIATION TO MAINTAIN ROADWAYS RECORDED IN
BOOK 1044, PAGE 581, RECORDER'S NO. 88-18582,
and RECORDER'S NO. 2004-015868 AND
2006-028308

P.U.E. NOTE:
Public Utility Easements shown on this map are
subject to restrictions recorded in Instrument No.
2006-028309 of Deed Records of Douglas
County.

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.

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

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

NARRATIVE:

THIS IS A SURVEY TO CREATE A FIVE 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 MORGAN'S RIDGE SUBDIVISION 5TH ADDITION VOL 21, PAGE 60 TO CONTROL THE WESTERLY BOUNDARY AND MORGAN'S RIDGE SUBDIVISION 3RD ADDITION VOL 20 PAGE 67 TO CONTROL THE SOUTHERLY BOUNDARY. THE EASTERLY AND NORTHERLY BOUNDARIES WERE ESTABLISHED BY SURVEY.

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 ON THE SOUTHERLY RIGHT OF WAY LINE OF VANESSA WAY, WHICH IS THE NORTHEASTERLY PROPERTY CORNER OF LOT 25 OF MORGAN RIDGE SUBDIVISION 5TH ADDITION AS RECORDED IN BOOK 20, PAGE 49 OF THE DOUGLAS COUNTY SURVEYOR'S OFFICE; ; THENCE SOUTH 24°51'34" EAST A DISTANCE OF 315.33 FEET TO A POINT; THENCE SOUTH 20°37'44" EAST A DISTANCE OF 317.11 FEET TO A POINT; THENCE SOUTH 73°18'10" EAST A DISTANCE OF 302.08 FEET TO A POINT; THENCE SOUTH 07°07'46" WEST A DISTANCE OF 47.18 FEET TO A POINT; THENCE NORTH 82°57'46" WEST A DISTANCE OF 212.77 FEET TO A POINT; THENCE SOUTH 60°45'34" EAST A DISTANCE OF 482.78 FEET TO A POINT; THENCE NORTH 02°46'00" EAST A DISTANCE OF 338.31 FEET TO A POINT; THENCE NORTH 13°06'08" WEST A DISTANCE OF 237.94 FEET TO A POINT; THENCE NORTH 42°24'50" EAST A DISTANCE OF 289.74 FEET TO A POINT; THENCE NORTH 27°20'07" WEST A DISTANCE OF 317.71 FEET TO A POINT; THENCE NORTH 50°21'21" WEST A DISTANCE OF 201.30 FEET TO A POINT; THENCE NORTH 82°49'38" EAST A DISTANCE OF 147.13 FEET TO A POINT; THENCE SOUTH 76°47'57" EAST A DISTANCE OF 185.28 FEET TO A POINT; THENCE NORTH 13°05'57" EAST A DISTANCE OF 446.23 FEET TO A POINT; THENCE NORTH 41°15'18" WEST A DISTANCE OF 495.99 FEET TO A POINT; THENCE SOUTH 86°25'37" WEST A DISTANCE OF 196.44 FEET TO A POINT; THENCE SOUTH 86°25'37" WEST A DISTANCE OF 119.76 FEET TO A POINT ON THE EASTERN EASEMENT OF JESSICA WAY; THENCE ALONG SAID EASTERN EASEMENT ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 300.00 FEET 163.24 FEET ALONG SAID CURVE HAVING A CHORD DIRECTION OF SOUTH 07°30'30" WEST AND A CHORD LENGTH OF 161.24 FEET; ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 240.00 FEET 83.64 FEET ALONG SAID CURVE HAVING A CHORD DIRECTION OF SOUTH 13°06'47" WEST AND A CHORD LENGTH OF 83.22 FEET; THENCE SOUTH 03°07'45" WEST A DISTANCE OF 87.93 FEET TO A POINT; ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 75.00 FEET 52.29 FEET ALONG SAID CURVE HAVING A CHORD DIRECTION OF SOUTH 23° 08'09" WEST AND A CHORD LENGTH OF 51.24 FEET; ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 45.00 FEET 38.35 FEET ALONG SAID CURVE HAVING A CHORD DIRECTION OF SOUTH 18° 39'37" WEST AND A CHORD LENGTH OF 37.20 FEET TO A POINT ON THE EASTERN EASEMENT LINE OF VANESSA WAY; THENCE ALONG SAID EASTERN EASEMENT ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 330.00 FEET 95.80 FEET ALONG SAID CURVE HAVING A CHORD DIRECTION OF SOUTH 02° 33'40" WEST AND A CHORD LENGTH OF 95.46 FEET; THENCE SOUTH 10° 52'39" WEST A DISTANCE OF 42.44 FEET TO A POINT; THENCE SOUTH 10° 52'39" WEST A DISTANCE OF 104.20 FEET TO A POINT; ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 270.00 FEET 12.65 FEET ALONG SAID CURVE HAVING A CHORD DIRECTION OF SOUTH 09° 32'08" WEST AND A CHORD LENGTH OF 12.65 FEET; THENCE SOUTH 08° 11'34" WEST A DISTANCE OF 136.26 FEET TO A POINT; ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 330.00 FEET 107.50 FEET ALONG SAID CURVE HAVING A CHORD DIRECTION OF SOUTH 17° 31'31" WEST AND A CHORD LENGTH OF 107.03 FEET; ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 330.00 FEET 217.07 FEET ALONG SAID CURVE HAVING A CHORD DIRECTION OF SOUTH 45° 42'09" WEST AND A CHORD LENGTH OF 213.18 FEET; THENCE SOUTH 64° 32'50" WEST A DISTANCE OF 39.90 FEET TO THE POINT OF BEGINNING; CONTAINING 25.07 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



APPROVALS

<i>Keith L. Cubic</i>	11/20/06
DOUGLAS COUNTY PLANNING DIRECTOR	DATE
<i>Randy Smith</i>	11-20-06
DOUGLAS COUNTY SURVEYOR DEPUTY	DATE
<i>Ron Northrup</i>	11-28-06
DOUGLAS COUNTY ASSESSOR	DATE
I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.	
<i>Sandra K. Currie</i>	11/27/06
DOUGLAS COUNTY TAX COLLECTOR	DATE

FILED THIS 29th DAY OF November 2006, 2:41 O'CLOCK PM



BARBARA E. NIELSEN
DOUGLAS COUNTY CLERK

Gloria G. 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, 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

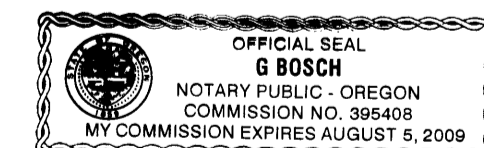
ACKNOWLEDGMENT

STATE OF OREGON)
COUNTY OF DOUGLAS)

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 19th DAY OF October 2006, 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.

G. Bosch
NOTARY PUBLIC OF OREGON
MY COMMISSION EXPIRES: August 5, 2009
COMMISSION NUMBER 395408



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