

# Ed's Farm

## A SUBDIVISION

OF PARCEL 2 OF LAND PARTITION 2000-0006  
IN THE NW 1/4 SECTION 27, TOWNSHIP 29 SOUTH, RANGE 5 WEST, W.M.

REFER TO THE CITY OF MYRTLE CREEK FOR DEVELOPMENT STANDARDS, CONDITIONS, AND ELEVATION CERTIFICATES. CITY FILE, SUB-04-1

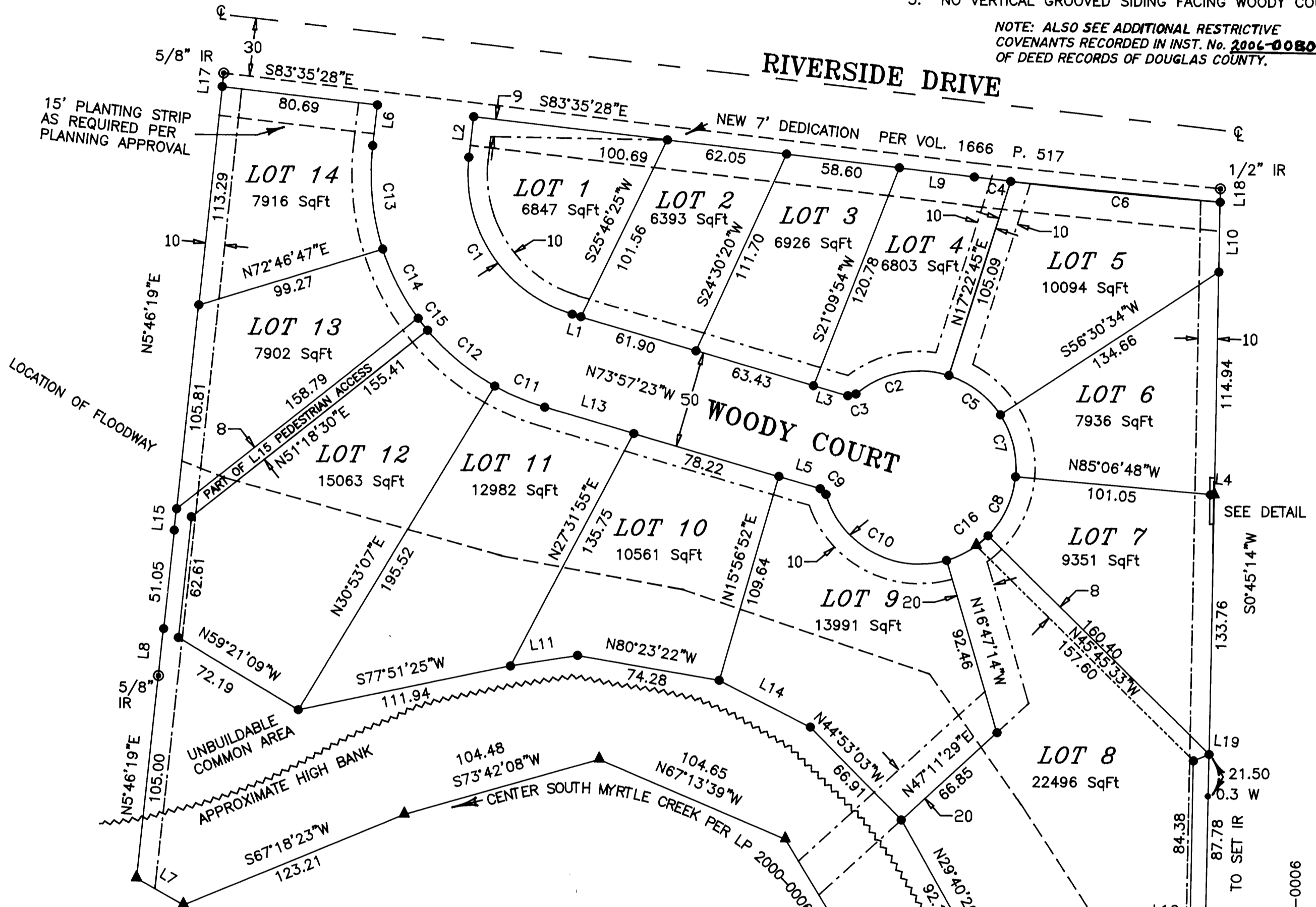
THE OWNERS OF LOTS 1 TO 14 SHALL EACH BE DEEDED AN UNDIVIDED 1/14 INTEREST OF LOT 15.

LOTS SUBJECT TO IRREVOCABLE PETITION FOR IMPROVEMENTS PER INSTRUMENT NO. 2006-002881.

### RESTRICTIVE COVENANTS

1. THE LIVING AREA OF ALL HOUSES SHALL BE A MINIMUM OF 1500 SQUARE FEET.
2. NO MANUFACTURED HOUSES ARE TO BE PLACED.
3. NO VERTICAL GROOVED SIDING FACING WOODY COURT.

NOTE: ALSO SEE ADDITIONAL RESTRICTIVE COVENANTS RECORDED IN INST. No. 2006-008005 OF DEED RECORDS OF DOUGLAS COUNTY.



### LEGEND:

- SET 5/8"X30" IRON ROD
- 1.5" PLASTIC CAP MARKED LS 866
- ⊙ FOUND PER LP 2000-0006
- ▲ COMPUTED POINT
- FOUND 5/8" IRON ROD

### NEW EASEMENTS

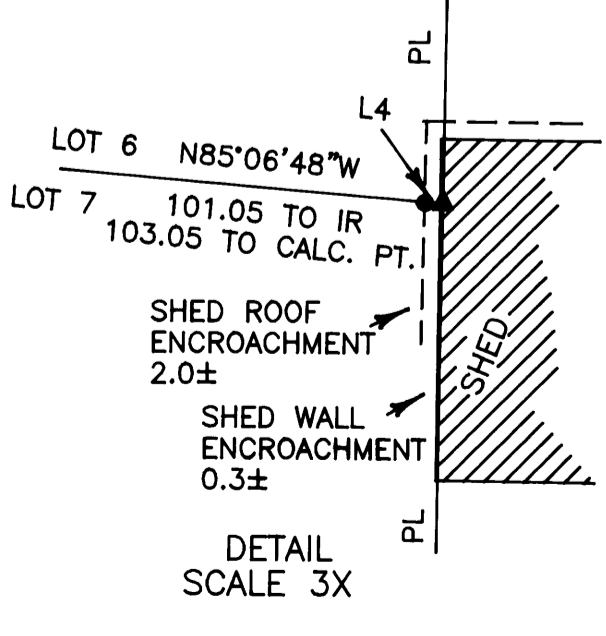
FOR THE BENEFIT OF ALL LOTS  
PEDESTRIAN ACCESS EASEMENT  
WIDTH AS SHOWN

PUBLIC UTILITY EASEMENT  
WIDTH AS SHOWN

FOR THE BENEFIT OF LOTS AS SHOWN  
DRAINAGE EASEMENT  
WIDTH AS SHOWN

CURVE	CD. BEARING	CD. DIST	RADIUS	ARC
C1	N33°46'26"W	96.78	75.00	105.20
C2	S78°05'50"W	48.91	50.00	51.11
C3	S77°25'44"W	4.31	4.50	4.49
C4	S83°46'41"E	18.93	2901.79	18.93
C5	N53°03'21"W	33.49	50.00	34.15
C6	S84°38'45"E	108.63	2901.79	108.64
C7	N14°18'11"W	32.87	50.00	33.49
C8	N24°33'55"E	33.67	50.00	34.34
C9	S45°20'35"E	4.31	4.50	4.49
C10	S61°45'57"E	70.76	50.00	78.61
C11	S67°33'38"E	27.85	125.00	27.91
C12	S50°47'38"E	45.01	125.00	45.25
C13	S5°59'07"E	53.65	125.00	54.07
C14	S27°33'39"E	39.93	125.00	40.10
C15	S38°35'28"E	8.00	125.00	8.00
C16	N58°42'35"E	25.00	50.00	25.27

LINE	BEARING	HORIZ DIST
L1	N73°57'23"W	4.63
L2	N6°24'32"E	21.10
L3	N73°57'23"W	18.41
L4	N85°06'48"W	2.00
L5	S73°57'23"E	22.21
L6	S6°24'32"W	21.10
L7	N60°30'09"W	27.87
L8	N5°46'19"E	24.34
L9	S83°35'28"E	38.96
L10	S0°45'14"W	35.98
L11	S80°34'45"W	35.03
L12	N31°21'43"W	48.02
L13	S73°57'23"E	47.94
L14	N63°20'14"W	52.95
L15	N5°46'19"E	11.21
L16	N89°33'32"W	17.00
L17	S5°46'19"W	7.00
L18	S0°45'14"W	7.01
L19	S67°29'47"W	8.71



OWNER:  
**PAUL KNEELAND**  
170 FIR STREET  
MYRTLE CREEK, OR 97457

REGISTERED OREGON LAND SURVEYOR  
*William J. Ruppert*  
JULY 12, 1968  
WILLIAM J. RUPPERT  
866  
MY REGISTRATION EXPIRES 12/31/2006

Surveyed by:  
**WILLIAM J. RUPPERT**  
P.O. BOX 1564  
MYRTLE CREEK, OR 97457  
SCALE 1"=50'  
JANUARY 2006  
SHEET 2 OF 2