

Bk. 6- Pg 56A

MAP FILE M.83-27A

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

FILED &
RECEIVED *BS*

MAY 1 1980

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.
hs

PARCEL B
1660 ACRES ±

PARCEL A
5.00 ACRES ±

NARRATIVE:

SURVEY TO CREATE A FIVE
ACRE PARCEL FOR BUILDING
SITE.

WILD T-1 AND RED-1 E.D.M.
EQUIPMENT USED. SURVEY
ON COOL, CLEAR DAY.

VICINITY MAP

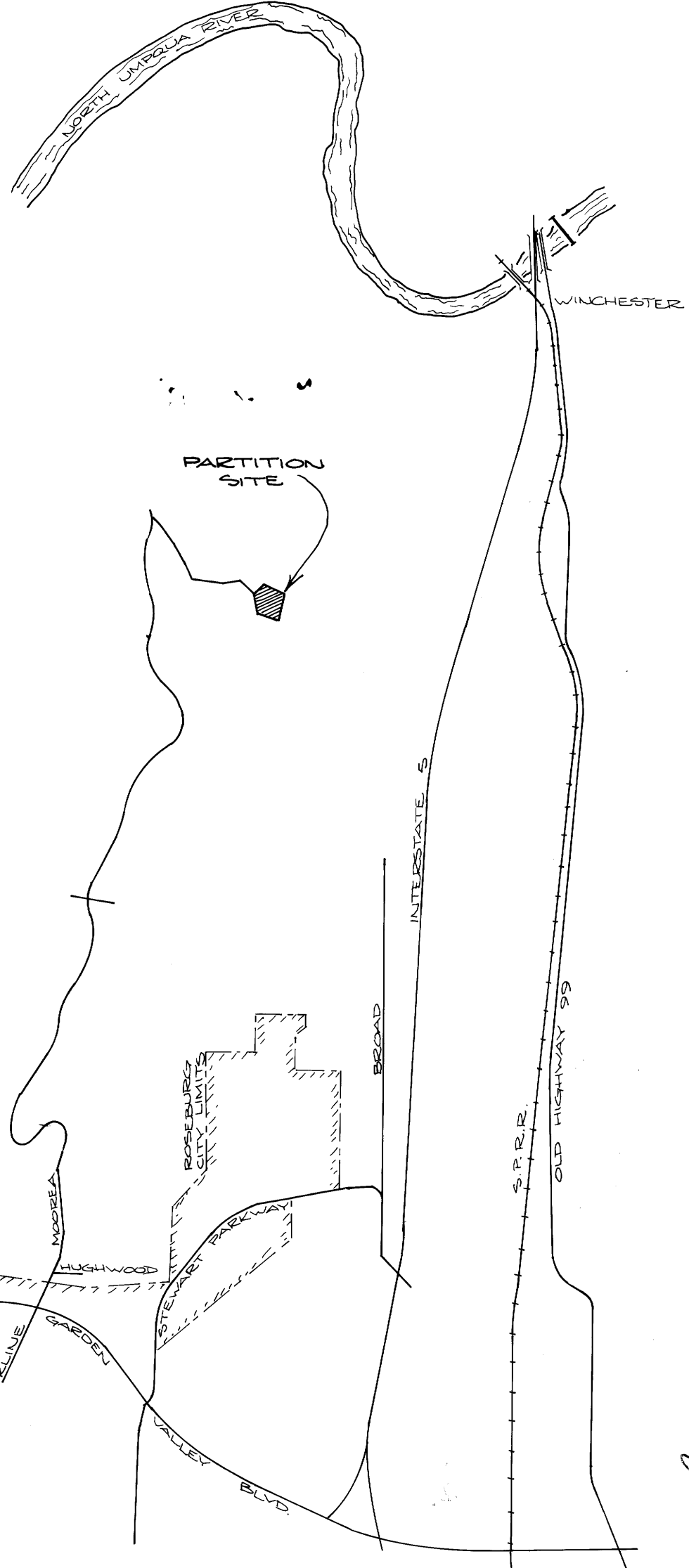
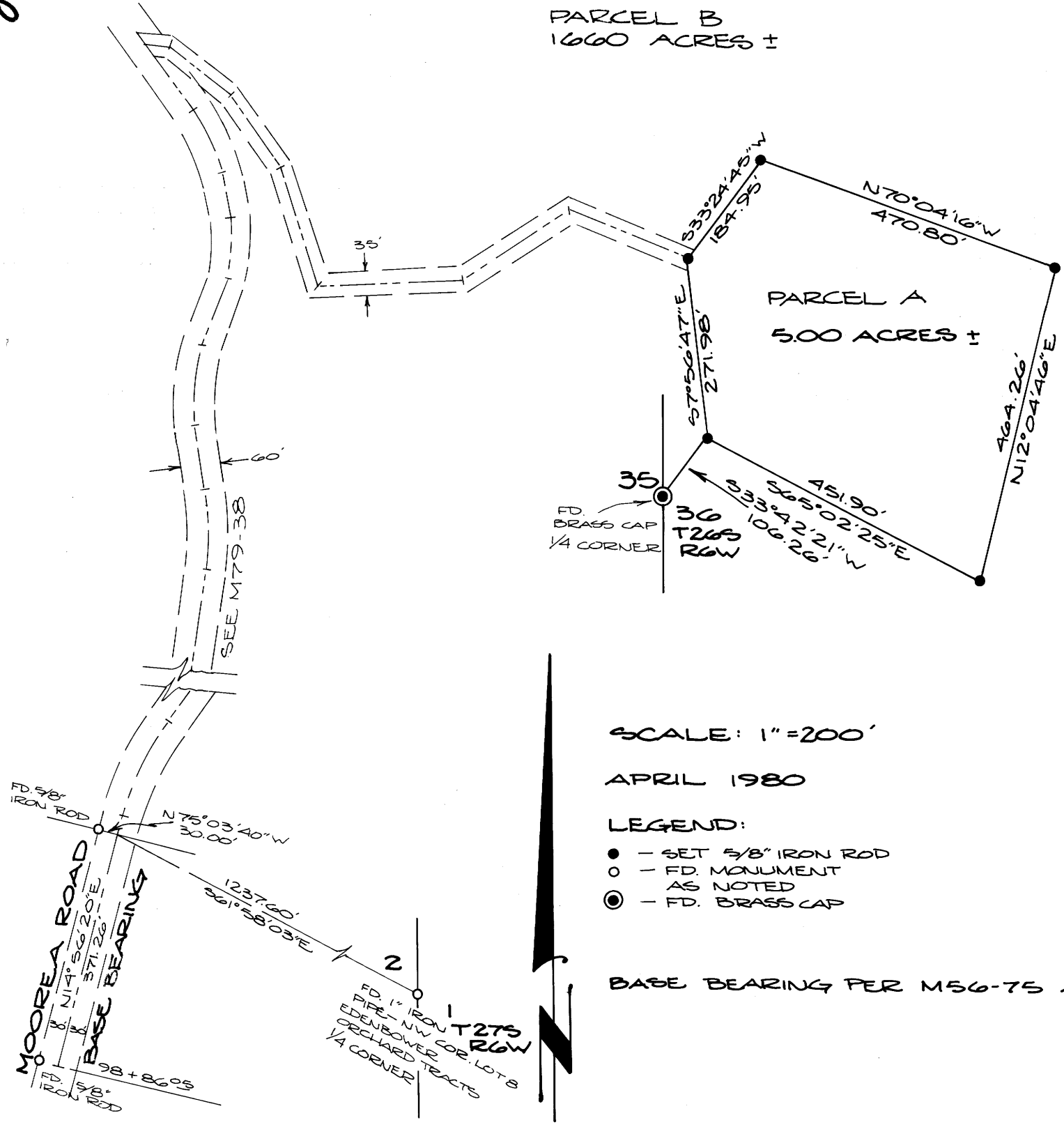
SCALE: 1"=200'

APRIL 1980

LEGEND:

- - SET 5/8" IRON ROD
- - FD. MONUMENT AS NOTED
- ⊙ - FD. BRASS CAP

BASE BEARING PER M56-75 A-E



A MAJOR LAND PARTITION
lying in NE 1/4, Section 2, T27S, R6W, W.M.,
E 1/2, Section 35, T26S, R6W, W.M.
and W 1/2, Section 36, T26S, R6W, W.M.

PARTITIONER & OWNER:
CASEY MORGAN
ROUTE 3 BOX 3665
ROSEBURG, ORE. 97470

SURVEYOR:
BHW ENGINEERING & SURVEYING
1205 S.E. COURT
ROSEBURG, ORE. 97470

WATER: WELL
SEWER: SEPTIC TANK

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Donald A. Lentz
OREGON
JULY 12
DONALD A. LENTZ
031

Bk. 6- Pg 56A

A MAJOR LAND PARTITION
lying in NE 1/4, Section 2, T27S, R6W, W.M.,
E 1/2, Section 35, T26S, R6W, W.M.,
and W 1/2, Section 36, T26S, R6W, W.M.

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PARCEL A

A parcel of land located in Sections 35 and 36, Township 26 South, Range 6 West, Willamette Meridian, Douglas County, Oregon and more particularly described as:

Beginning at a 5/8" iron rod in said Section 36, from which the 1/4 corner common to Sections 35 and 36 bears S 33°42'21" W 106.26 feet; thence S 65°02'25" E 451.90 feet to a 5/8" iron rod; thence N 12°04'46" E 464.26 feet to a 5/8" iron rod; thence N 70°04'16" W 470.80 feet to a 5/8" iron rod; thence S 33°24'45" W 184.95 feet to a 5/8" iron rod; thence S 7°56'47" E 271.98 feet to the point of beginning and containing 5.0 acres of land, more or less.

EASEMENT

TOGETHER WITH an easement, 60 feet in width, over an existing roadway, said roadway being the northerly extension of Moorea Road and the centerline of which is more particularly described as follows:

Beginning at a point on the centerline of said Moorea Road from which point the Northwest corner of Lot 8, "EDENBOWER ORCHARD TRACTS" as recorded in Volume 4, Page 56 in the Plat Records of Douglas County, Oregon bears S 61°58'03" E 1237.60 feet; thence along said centerline as follows: N 14°56'20" E 28.94 feet, along the arc of a 424.41 foot radius curve to the right (the long chord of which bears N 25°41'58" E 158.48 feet) 159.42 feet, N 36°27'37" E 163.10 feet, along the arc of a 2491.12 foot radius curve to the left (the long chord of which bears N 34°51'45" E 138.93 feet) 138.95 feet, N 33°15'52" E 314.70 feet, along the arc of a 163.70 foot radius curve to the left (the long chord of which bears N 6°59'28" E 144.92 feet) 150.13 feet, N 19°16'55" W 128.60 feet, along the arc of a 229.18 foot radius curve to the right (the long chord of which bears N 3°31'44" W 124.44 feet) 126.02 feet, N 12°13'27" E 29.60 feet, along the arc of a 318.31 foot radius curve to the right (the long chord of which bears N 20°11'38" E 88.27 feet) 88.55 feet, N 28°09'49" E 208.46 feet, along the arc of a 204.63 foot radius curve to the left (the long chord of which bears N 2°28'00" E 177.46 feet) 183.55 feet, N 23°13'49" W 128.62 feet, along the arc of a 238.73 foot radius curve to the right (the long chord of which bears N 6°09'50" W 140.13 feet) 142.22 feet, N 10°54'10" E 307.74 feet, along the arc of a 440.74 foot radius curve to the right (the long chord of which bears N 21°19'10" E 159.37 feet) 160.26 feet, N 31°44'09" E 418.49 feet, along the arc of a 128.75 foot radius curve to the left (the long chord of which bears N 1°43'19" W 141.97 feet) 150.37 feet, N 35°10'47" W 0.45 feet, along the arc of a 173.62 foot radius curve to the left (the long chord of which bears N 59°07'30" W 140.93 feet) 145.12 feet, N 83°04'12" W 74.50 feet, along the arc of a 190.99 foot radius curve to the right (the long chord of which bears N 57°23'18" W 165.54 feet) 171.22 feet, N 31°42'24" W 27.60 feet, along the arc of a 121.91 foot radius curve to the right (the long chord of which bears N 1°58'59" W 120.89 feet) 126.49 feet, N 27°44'26" E 130.62 feet, along the arc of a 102.31 foot radius curve to the left (the long chord of which bears N 7°59'27" W 119.50 feet) 127.61 feet, N 43°43'20" W 146.25 feet, along the arc of a 327.40 foot radius curve to the right (the long chord of which bears N 23°40'31" W 224.46 feet) 229.11 feet, N 3°37'42" W 121.38 feet, along the arc of a 318.31 foot radius curve to the right (the long chord of which bears N 5°18'06" E 98.82 feet) 99.22 feet, N 14°13'53" E 53.68 feet, along the arc of a 477.46 foot radius curve to the left (the long chord of which bears N 6°01'06" E 136.41 feet) 136.88 feet, N 2°11'40" W 61.46 feet, along the arc of a 458.37 foot radius curve to the right (the long chord of which bears N 5°14'21" E 118.61 feet) 118.94 feet, N 12°40'23" E 71.57 feet, along the arc of a 279.49 foot radius curve to the right (the long chord of which bears N 21°49'04" E 88.84 feet) 89.22 feet, N 30°57'45" E 13.60 feet, along the arc of a 458.37 foot radius curve to the left (the long chord of which bears N 19°22'35" E 184.12 feet) 185.38 feet, N 7°47'25" E 151.06 feet, along the arc of a 424.41 foot radius curve to the left (the long chord

STATE OF OREGON)
COUNTY OF DOUGLAS) ss.

I, **DORIS L. WADSWORTH**, COUNTY CLERK
AND RECORDER OF CONVEYANCES, IN AND FOR
SAID COUNTY, DO HEREBY CERTIFY THAT THE
WITHIN INSTRUMENT WAS RECORDED THIS DAY:

FILED &
RECEIVED *BS*

MAY 1 1980

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.
KS

1980 MAY 1 PM 4 21

DOUGLAS COUNTY CLERK
BY: *Mary L. Beal*
DEPUTY
NO. _____ FEE *12.00*

DOUGLAS COUNTY OFFICIAL RECORDS

80-06260

of which bears N 0°52'30" W 127.89 feet) 128.38 feet, N 9°32'26" W 94.84 feet, along the arc of a 220.37 foot radius curve to the right (the long chord of which bears N 5°36'44" E 115.21 feet) 116.56 feet, N 20°45'53" E 103.54 feet, along the arc of a 190.99 foot radius curve to the left (the long chord of which bears N 6°08'05" E 90.48 feet) 97.54 feet, N 8°29'44" W 68.08 feet, along the arc of a 173.62 foot radius curve to the left (the long chord of which bears N 25°59'50" W 104.43 feet) 106.07 feet, and N 43°29' 57" W 134.43 feet; thence leaving said centerline and running along the centerline of a 35 foot wide easement as follows: S 88°34'33" E 49.97 feet, S 51°54'42" E 117.79 feet, S 32°23'41" E 139.18 feet, S 19°24'14" E 175.97 feet, N 88°50'18" E 212.84 feet, N 55°42'23" E 194.97 feet, and S 67°10'44" E 185.83 feet to the Westerly line of the above described 5 acre ± parcel and there terminating.

APPROVALS:

Keith L. Cubic

Planning Department

4/24/80

Date

Francis L. Logan

County Surveyor

5-1-80

Date

PARCEL B

That portion of land more fully described in Instrument No. 77-2157 in the Deed Records of Douglas County, Oregon, excepting that Parcel A described above, said portion contains 1660 acres of land, more or less. All lying in Section 2, Township 27 South, Range 6 West, Willamette Meridian and in Section 36 and 36, Township 26 South, Range 6 West, Willamette Meridian.

Pl. 6-1956B