

MAP 197-49A

**COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE**

MAJOR LAND PARTITION
DEED #77-2157

NW¼ SECTION 1 TOWNSHIP 27 SOUTH RANGE 6 WEST W.M.

LEGAL OWNER: CASEY J. MORGAN

WATER: CITY OF ROSEBURG

PARTITIONER: SUSAN MORGAN

SEWER: R.U.S.A.

NORTH MYRTLE ROUTE BOX 27
MYRTLE CREEK, OR 97457

PART OF PARCEL 1 IN ROSEBURG UGB
ZONE RR & 5R

NUMBER OF LOTS: 1 & REMAINDER GREATER THAN 10 ACRES

FILED
RECEIVED

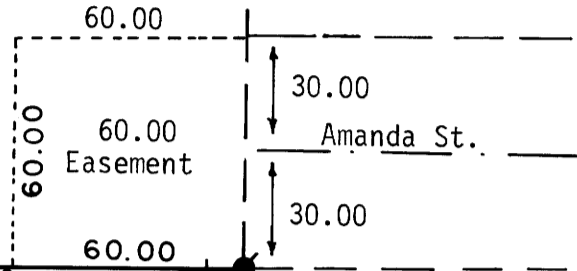
901 20 1984

COUNTY SURVEYOR
DOUGLAS COUNTY, OR
BS

Arc = 25.60
R = 10.91
Delta = 134°23'10"
LC = S43°16'35"W 20.12

N 69° 31' 50" W 178.70

Arc = 114.63
R = 314.19
Delta = 20°54'15"
LC=N79°58'57"W 114.00



LEGEND

- Found 5/8" Iron Rod per West Brae
- Found 2" Iron Pipe per West Brae
- Found 5/8" Iron Rod per M72-31
- Set 5/8"x30" Iron Rod Attached 3/4" Brass Washer Marked LS 866
- Fence
- () Record per West Brae

Parcel 1
3.02 ± ac

NOTE:
NO DEVELOPMENT APPROVALS WILL BE
GRANTED ON THIS PORTION OF PARCEL 1
OUTSIDE OF THE ROSEBURG U.G.B.

UMPQUA SURVEYING COMPANY
PO Box 791
626 NE Division Street
Myrtle Creek, OR 97457

June 1984

S 23° 55' 00" E 561.92

AS INTERPRETED FROM ROSEBURG URBAN GROWTH BOUNDARY
MAP DATED JULY 1, 1982

Approximate Area of
13% or Less Slope

+ 1500 Acres
Parcel Extends North

35 36 T26S
2 1 T27S

BASIS OF BEARING N 0° 25' 53" E
335.26 (335.25)

BLK. 2 WEST BRAE

Initial Point of West Brae (S62°38'02"W - 1218.02 ft. to W¼ of Section 1)

Schematic Diagram
Approximate Scale 1"=400'

Arc = 75.83
R = 70.00
Delta = 62°04'25"
LC=S54°57'12"E 72.18

S85°59'25"E
102.02

N 0° 27' 30" W 160.04



Scale 1"=50'

+1500 Acres
Parcel
Extends West
Deed #77-2157

Parcel 1

West ¼ Corner - Section 1

Broad St.

BS-19-135A

197-49A

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Page 2 of 2 Pages
MLP/Morgan

PARCEL 1

FILED *jl*
RECEIVED *jl*

OCT 29 1984

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

A PARCEL OF LAND IN SECTION 1, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 2" IRON PIPE WHICH IS THE INITIAL POINT OF WEST BRAE SUBDIVISION, SAID POINT OF BEGINNING IS NORTH 62°38'02" EAST, 1218.02 FEET FROM THE WEST QUARTER CORNER OF SECTION 1, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN; THENCE FROM THE POINT OF BEGINNING NORTH 0°25'53" EAST, 335.26 FEET ALONG THE WESTERLY LINE OF SAID WEST BRAE SUBDIVISION TO A 5/8" IRON ROD AT THE NORTHWEST CORNER OF LOT 14, BLOCK 2, OF SAID WEST BRAE SUBDIVISION; THENCE SOUTH 89°33'55" WEST, 96.45 FEET TO A 5/8" IRON ROD; THENCE 114.63 FEET ON THE ARC OF A 314.19 FOOT RADIUS CURVE RIGHT TO A 5/8" IRON ROD (LONG CHORD NORTH 79°58'57" WEST, 114.00 FEET); THENCE NORTH 69°31'50" WEST, 178.70 FEET TO A 5/8" IRON ROD; THENCE 25.60 FEET ON THE ARC OF A 10.91 FOOT RADIUS CURVE LEFT TO A 5/8" IRON ROD (LONG CHORD SOUTH 43°16'35" WEST, 20.12 FEET); THENCE SOUTH 23°55'00" EAST, 561.92 FEET TO A 5/8" IRON ROD; THENCE 75.83 FEET ON A 70.00 FOOT RADIUS CURVE LEFT TO A 5/8" IRON ROD (LONG CHORD SOUTH 54°57'12" EAST, 72.18 FEET); THENCE SOUTH 85°59'25" EAST, 102.02 FEET TO A 5/8" IRON ROD; THENCE NORTH 0°27'30" WEST, 160.04 FEET TO THE POINT OF BEGINNING.

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:

1984 OCT 30 AM 11:45

DORIS L. WADSWORTH
DOUGLAS COUNTY CLERK

BY: *Morgan*
DEPUTY
NO. _____ FEE 12.00
DOUGLAS COUNTY OFFICIAL RECORDS

84-14071

ACCESS EASEMENT DESCRIPTION

AN EASEMENT 60 FEET WIDE IN SECTION 1, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, HAVING A CENTERLINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTERLINE OF AMANDA STREET OF WEST BRAE SUBDIVISION IN TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, SAID POINT OF BEGINNING BEING NORTH 0°25'53" EAST, 30.00 FEET FROM THE NORTHWEST CORNER OF LOT 14, BLOCK 2 OF SAID WEST BRAE SUBDIVISION; THENCE FROM THE POINT OF BEGINNING SOUTH 89°33'55" WEST, 60.00 FEET AND THERE ENDING.

SURVEY NARRATIVE

THIS SURVEY IS BASED ON WEST BRAE SUBDIVISION AND M72-31. BEARINGS ARE BASED ON THE WEST LINE OF BLOCK 2, WEST BRAE SUBDIVISION. ALL LOT CORNERS WERE FOUND ALONG THE WEST LINE OF WEST BRAE SUBDIVISION AND ARE WITHIN 0.10 FEET OF RECORD POSITION.

EQUIPMENT

Lietz T60D Theodolite and Mac II EDM.

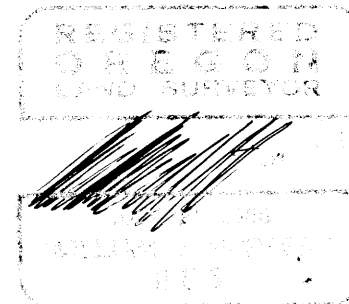
APPROVALS

Keith L. Cubic
PLANNING COMMISSION

10/24/84
DATE

Francis L. Ingram
COUNTY SURVEYOR

10-29-84
DATE



Pl. S. 19 135 B