

Vicinity Map 1"=1 Mile

MINOR LAND PARTITION
 DEED #77-2157
 NE¼ SECTION 2 TOWNSHIP 27 SOUTH RANGE 6 WEST W.M.
 ZONE 5R

FILED ✓
 RECEIVED ✓
 NOV 23 1984
 COUNTY SURVEYOR
 DOUGLAS COUNTY, ORE.
 68

PARTITIONER: SUSAN MORGAN
 NORTH MYRTLE ROUTE Box 27
 MYRTLE CREEK, OR 97457

OWNER: CASEY J. MORGAN
 2870 MOOREA DRIVE
 ROSEBURG, OR 97470

NUMBER OF LOTS: ONE (1) AND REMAINING ±1500 ACRES BORDERS NORTH/WEST & EAST DEED No. 77-2157

SEWER: SUBSURFACE SEPTIC SYSTEM

WATER: WELL

LEGEND:

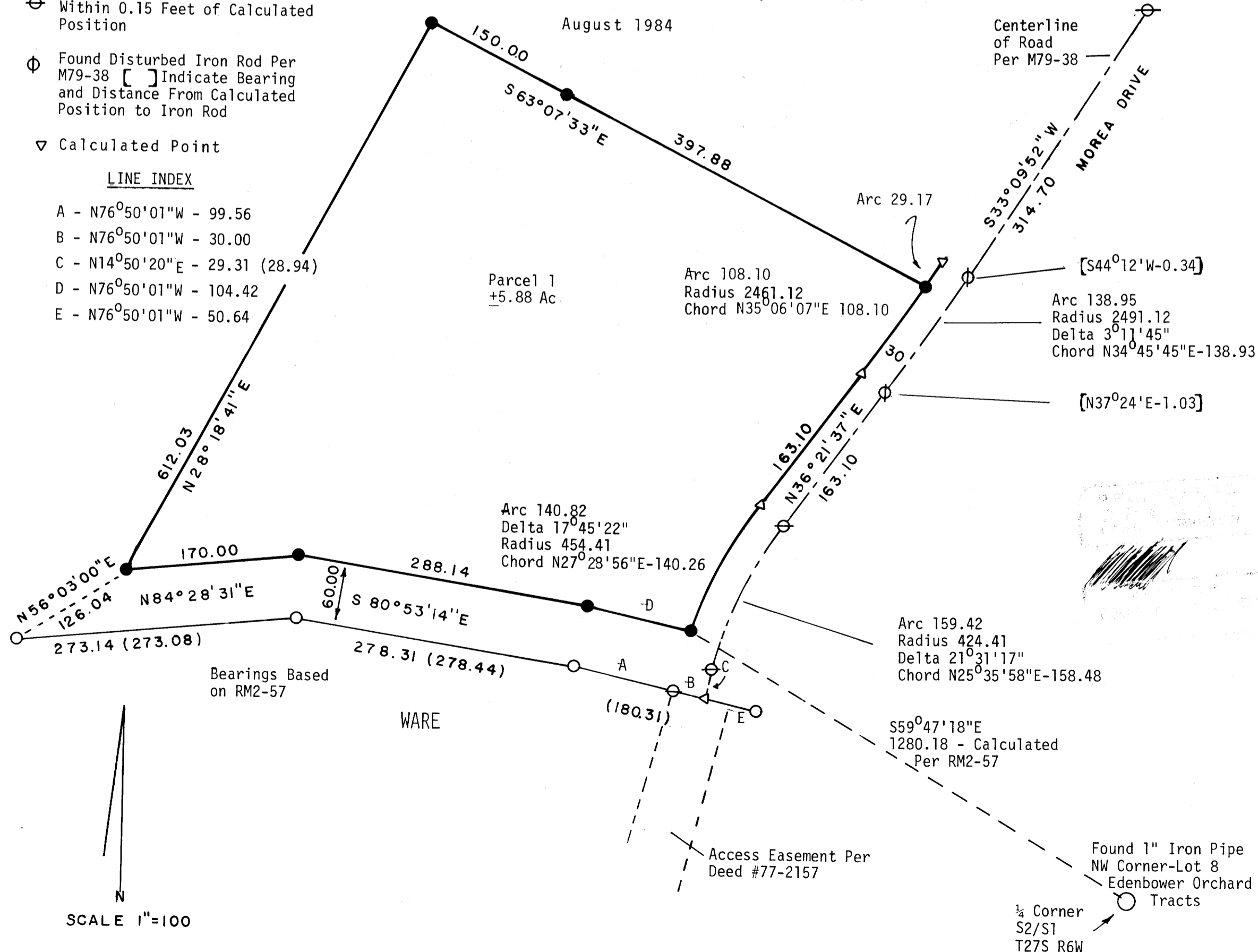
- Set 5/8"x30" Iron Rod - Attached 3/4" Brass Washer Marked "LS866"
- Found 5/8" Iron Rod Per RM2-57
- () Record Per RM2-57 or M79-38
- ⊕ Found 5/8" Iron Rod Per M79-38 Within 0.15 Feet of Calculated Position
- ⊕ Found Disturbed Iron Rod Per M79-38 [] Indicate Bearing and Distance From Calculated Position to Iron Rod
- ▽ Calculated Point

LINE INDEX

- A - N76°50'01"W - 99.56
- B - N76°50'01"W - 30.00
- C - N14°50'20"E - 29.31 (28.94)
- D - N76°50'01"W - 104.42
- E - N76°50'01"W - 50.64

SURVEY BY: William J. Ruppert
 PO Box 1564
 971 Riverside Drive
 Myrtle Creek, OR 97457

August 1984



Found 1" Iron Pipe
 NW Corner-Lot 8
 Edenbower Orchard
 Tracts

¼ Corner
 S2/S1
 T27S R6W

Dr. S. J. 137A

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

FILED
RECEIVED

NOV 28 1984

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

PARCEL 1

A PARCEL OF LAND SITUATED IN SECTION 2, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD 60 FEET NORTHERLY FROM THE SOUTHERLY LINE DESCRIBED IN DOUGLAS COUNTY DEED RECORD NUMBER 77-2157 SAID POINT OF BEGINNING IS NORTH 59°47'18" WEST, 1280.18 FEET FROM THE QUARTER CORNER COMMON TO SECTIONS 2 and 1, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN; THENCE FROM THE POINT OF BEGINNING 60 FEET NORTHERLY AND PARALLEL TO SAID SOUTHERLY LINE NORTH 76°50'01" WEST, 104.42 FEET TO A 5/8" IRON ROD; THENCE CONTINUING PARALLEL TO SAID SOUTHERLY LINE NORTH 80°53'14" WEST, 288.14 FEET TO A 5/8" IRON ROD; THENCE CONTINUING PARALLEL TO SAID SOUTHERLY LINE SOUTH 84°28'31" WEST, 170.00 FEET TO A 5/8" IRON ROD; THENCE NORTH 28°18'41" EAST, 612.03 FEET TO A 5/8" IRON ROD; THENCE SOUTH 63°07'33" EAST, 150.00 FEET TO A 5/8" IRON ROD; THENCE SOUTH 63°07'33" EAST, 397.88 FEET; THENCE 108.10 FEET ON THE ARC OF A 2461.12 FOOT RADIUS CURVE RIGHT HAVING A CHORD SOUTH 35°06'07" WEST, 108.10 FEET; THENCE SOUTH 36°21'37" WEST, 163.10 FEET; THENCE 140.82 FEET ON THE ARC OF A 454.41 FOOT RADIUS CURVE LEFT HAVING A CHORD SOUTH 27°28'56" WEST, 140.26 FEET TO THE POINT OF BEGINNING.

EASEMENT DESCRIPTION

AN EASEMENT FOR RIGHT-OF-WAY FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING THEREON A ROADWAY 30 FEET IN WIDTH ON EITHER SIDE OF A CENTERLINE IN SECTION 2, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE TERMINATION POINT OF THE CENTERLINE OF THE EASEMENT DESCRIBED IN PARCEL 3 OF DEED NUMBER 77-2157 OF DOUGLAS COUNTY DEED RECORDS; THENCE NORTH 14°50'20" EAST, 29.31 FEET MORE OR LESS ON THE CENTERLINE OF A ROADWAY SURVEYED AND MONUMENTED WITH 5/8" IRON RODS; THENCE 159.42 FEET ON THE ARC OF A 424.41 FOOT RADIUS CURVE RIGHT HAVING A CHORD NORTH 25°35'58" EAST, 158.48 FEET; THENCE NORTH 36°21'37" EAST, 163.10 FEET; THENCE 113.09 FEET ON THE ARC OF A 2491.12 FOOT RADIUS CURVE LEFT HAVING A CHORD NORTH 35°03'35" EAST, 113.08 FEET AND THERE ENDING. BEARINGS WERE ROTATED 0°06' COUNTER CLOCKWISE FROM THE SURVEY PER COUNTY SURVEYOR'S FILE M79-38.

SURVEY NARRATIVE

BASIS OF BEARING: FOUND FOUR (4) MONUMENTS PER RM2-57.

DEED CONTROL: SOUTHERLY LINE IS PARALLEL TO AND 60 FEET NORTHERLY FROM SOUTHERLY BOUNDARY OF DEED NUMBER 77-2157 AND RM2-57. EASTERLY LINE IS PARALLEL TO AND 30 FEET WESTERLY FROM THE CENTERLINE OF A ROAD PER M79-38. WESTERLY AND NORTHERLY LINES ARE NEW LINES. DISTANCE "C" ON SHORTLINE INDEX WAS ADJUSTED FROM RECORD. BEARINGS PER M79-38 WERE ROTATED 0°06' COUNTER CLOCKWISE TO EFFECT THE BEST FIT OF PREVIOUS SURVEYS.

EQUIPMENT: LIETZ T60D THEODOLITE, MAC II EDM, AND 100 FOOT STEEL TAPE.

APPROVALS:

Keith L. Cubic
Planning Commission

11/19/84
Date

Francis L. Ingram
County Surveyor

11-28-84
Date

REGISTERED
OREGON
LAND SURVEYOR

JULY 12, 1966
WILLIAM J. RUPPERT
866

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 NOV 28 AM 10:47

DORIS L. WADSWORTH
DOUGLAS COUNTY CLERK

BY Mary [Signature]
DEPUTY

NO. 12082 FEE 12082

DOUGLAS COUNTY OFFICIAL RECORDS

84-15116

8-19-137B