

Bk. 10 - Pg 98A

MINOR LAND PARTITION
FOR

KIP MORGAN

LYING IN THE NE 1/4 OF SEC. 35, T26S,
R6W, W.M., DOUGLAS COUNTY,
OREGON.

OWNER / PARTITIONER:

CASEY MORGAN
1421 N. MYRTLE ROAD
MYRTLE CREEK, OREGON
97457

WATER:
WELL

SEWER:
SEPTIC

ZONING:
5-R

SURVEYOR:

DONALD A. BENTZ INC.
P.O. BOX 901
WINCHESTER, OREGON
97495

SCALE 1"=100'
DEC. 1988

FILED

DEC 27 1988

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

LEGEND

- SET 5/8"x30" IRON ROD WITH CAP MARKED "BENTZ SURV INC."
- FOUND 5/8" IRON ROD UNLESS NOTED OTHERWISE
- ▲ COMPUTED POINT

STATE OF OREGON)
COUNTY OF DOUGLAS) SS.
I, GAY FIELDS, COUNTY CLERK AND RECORDER
OF CONVEYANCES, DO HEREBY CERTIFY THAT
THIS INSTRUMENT WAS RECORDED
1988 DEC 27 PM 3:47
GAY FIELDS
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY [Signature]
DEPUTY
FEE PP

88-1860-1

PARCEL # 1
5.00 Acres

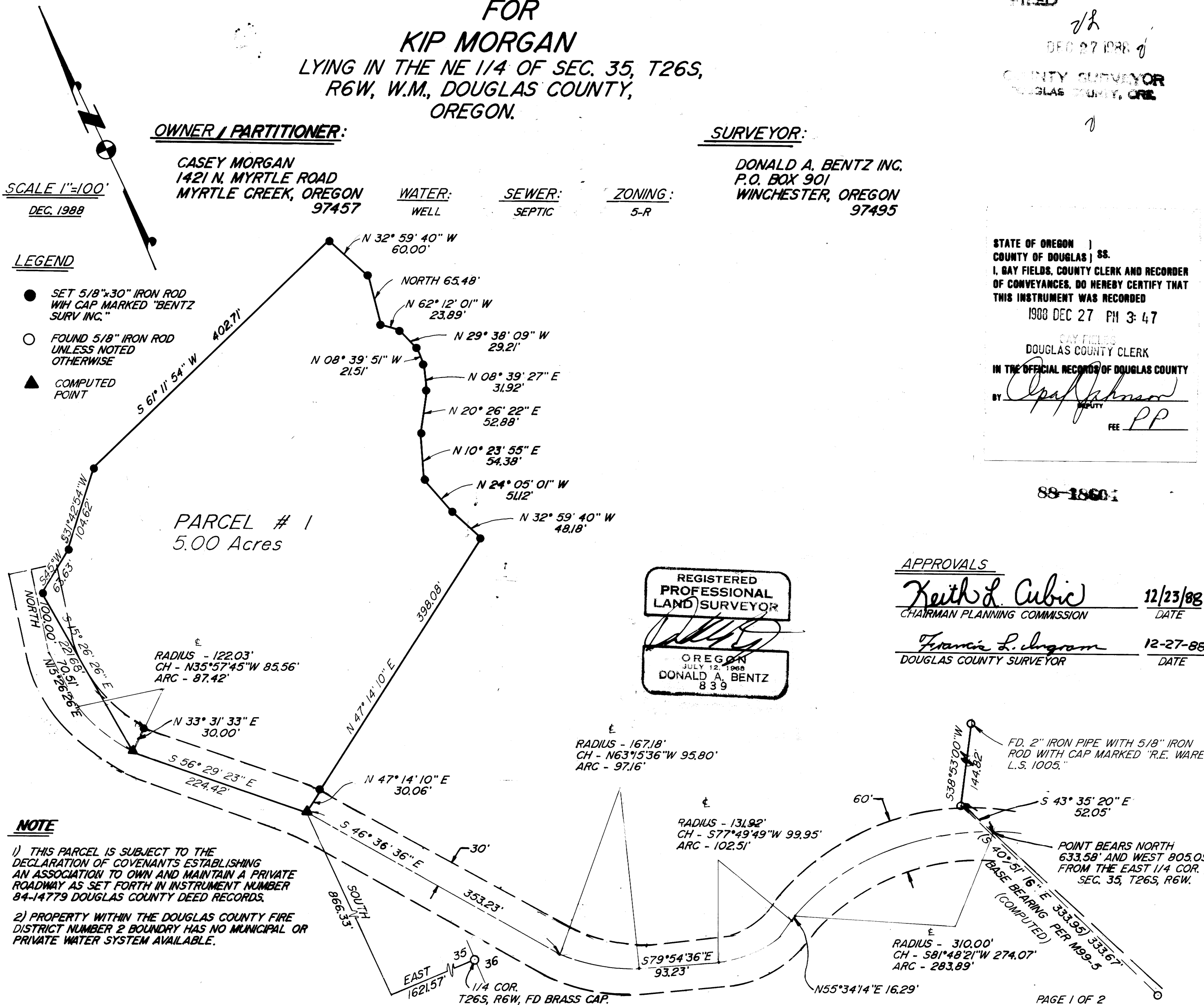
REGISTERED
PROFESSIONAL
LAND SURVEYOR
OREGON
JULY 12, 1968
DONALD A. BENTZ
839

APPROVALS

Keith L. Cubic 12/23/88
CHAIRMAN PLANNING COMMISSION DATE
Francis L. Ingram 12-27-88
DOUGLAS COUNTY SURVEYOR DATE

NOTE

- 1) THIS PARCEL IS SUBJECT TO THE DECLARATION OF COVENANTS ESTABLISHING AN ASSOCIATION TO OWN AND MAINTAIN A PRIVATE ROADWAY AS SET FORTH IN INSTRUMENT NUMBER 84-14779 DOUGLAS COUNTY DEED RECORDS.
- 2) PROPERTY WITHIN THE DOUGLAS COUNTY FIRE DISTRICT NUMBER 2 BOUNDARY HAS NO MUNICIPAL OR PRIVATE WATER SYSTEM AVAILABLE.



MAP 107-18A

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

FILED
JH
DEC 27 1988

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

PARCEL #1

A 5.00 acre parcel located in the Northeast Quarter Corner of Section 35, Township 26 South, Range 6 West, Willamette Meridian, Douglas County, Oregon and described as: Beginning at a point in the centerline of a 60.00 foot roadway and utility easement said point bears North 866.63 feet and West 1621.57 feet from the East Quarter Corner of said Section 35; thence North 47° 14' 10" East 30.06 feet to a 5/8" iron rod with cap on the northerly line of said easement; thence continuing North 47° 14' 10" East 368.02 feet to a 5/8" iron rod with cap; thence North 32° 59' 40" West 48.18 feet to a 5/8" iron rod with cap; thence North 24° 05' 01" West 51.12 feet to a 5/8" iron rod with cap; thence North 10° 23' 55" East 54.38 feet to a 5/8" iron rod with cap; thence North 20° 26' 22" East 52.88 feet to a 5/8" iron rod with cap; thence North 8° 39' 27" East 31.92 feet to a 5/8" iron rod with cap; thence North 8° 39' 51" West 21.51 feet to a 5/8" iron rod with cap; thence North 29° 38' 09" West 29.21 feet to a 5/8" iron rod with cap; thence North 62° 12' 01" West 23.89 feet to a 5/8" iron rod with cap; thence North 65.48 feet to a 5/8" iron rod with cap; thence North 32° 59' 40" West 60.00 feet to a 5/8" iron rod with cap; thence South 61° 11' 54" West 402.71 feet to a 5/8" iron rod with cap; thence South 31° 42' 54" West 104.62 feet to a 5/8" iron rod with cap; thence South 45° 00' 00" West 63.63 feet to a 5/8" iron rod with cap; thence South 15° 26' 26" East 221.68 feet; thence South 56° 29' 23" East 224.42 feet to the point of beginning and containing 5.00 acres.

TOGETHER WITH a roadway and utility easement 60.00 feet in width, 30.00 feet either side of the following described centerline: Beginning at a point on the westerly line of that easement described in Douglas County Deed Records, Volume 791, Page 9 and 10, said point bears North 633.58 feet and West 805.09 feet from the East Quarter Corner of Section 35, Township 26 South, Range 6 West, Willamette Meridian, Douglas County, Oregon; thence along the arc of a 310.00 foot radius curve to the left (the chord of which bears South 81° 48' 21" West 274.07 feet) 283.89 feet; thence South 55° 34' 14" West 16.29 feet; thence along the arc of a 131.92 foot radius curve to the right (the chord of which bears South 77° 49' 49" West 99.95 feet) 102.51 feet; thence North 79° 54' 36" West 93.23 feet; thence along the arc of a 167.18 foot radius curve to the right (the chord of which bears North 63° 15' 36" West 95.80 feet) 97.16 feet; thence North 46° 36' 36" West 353.23 feet to a point which bears North 866.33 feet and West 1621.57 feet from said Quarter Corner; thence continuing along said centerline the following courses; North 56° 29' 23" West 224.42 feet; thence along the arc of a 122.03 foot radius curve to the right (the chord of which bears North 35° 57' 45" West 85.56 feet) 87.42 feet; thence North 15° 26' 26" East 70.51 feet to an angle point; thence North 100.00 feet and there terminating.

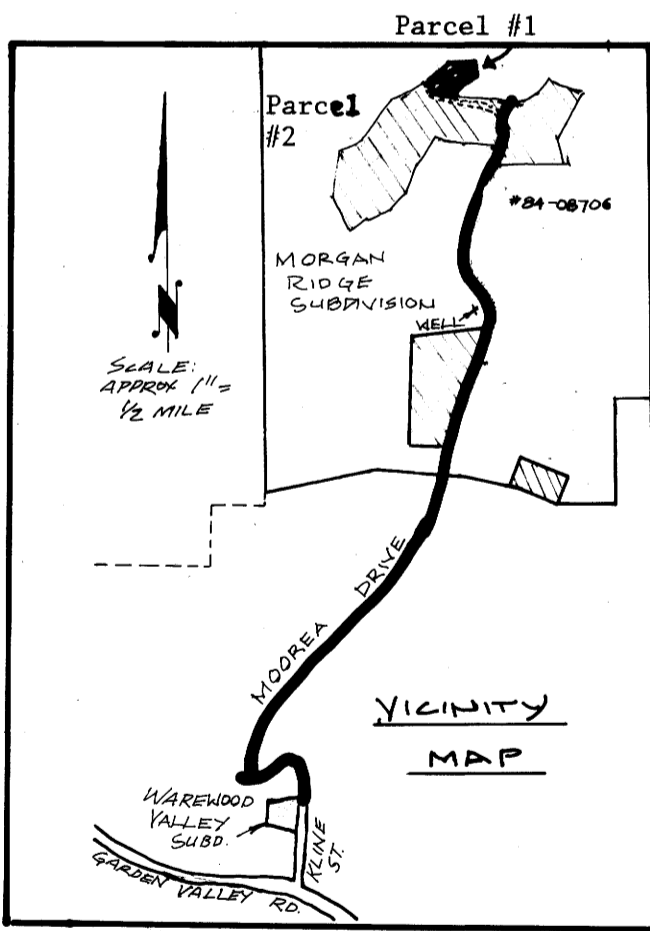
SUBJECT TO any portion of the above described easement as it overlaps the parcel described above.

ALSO TOGETHER WITH a roadway easement over a portion of that easement described in Douglas County Deed Records, Volume 791, Page 9 and 10, said portion beginning at the end of the dedication of Kline Street northerly over Moorea Drive to the point of beginning at the easement described above said point bears North 633.58 feet and West 805.09 feet from the East Quarter Corner of Section 35, Township 26 South, Range 6 West, Willamette Meridian, Douglas County, Oregon.

PARCEL #2

All that parcel described in Instrument #84-08706, as recorded in Douglas County Deed Records, Douglas County, Oregon, less part sold as of December 27, 1988, and excepting Parcel #1 shown hereon.

REGISTERED
PROFESSIONAL
LAND SURVEYOR
[Signature]
OREGON
JULY 12, 1988
DONALD A. BENTZ
839



Blk. 10 - Pg. 98B