

Pl. 11-Pg. 8A

MINOR LAND PARTITION  
FOR  
KIP MORGAN

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

TF  
OCT 18 1989  
TF

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



SEPT., 1989  
SCALE: 1"=100'

LEGEND:

- FD. 5/8" I. ROD
- SET 5/8"x30" I. ROD W/CAP  
STAMPED "BENTZ SURV. INC."
- ▲ COMPUTED POINT

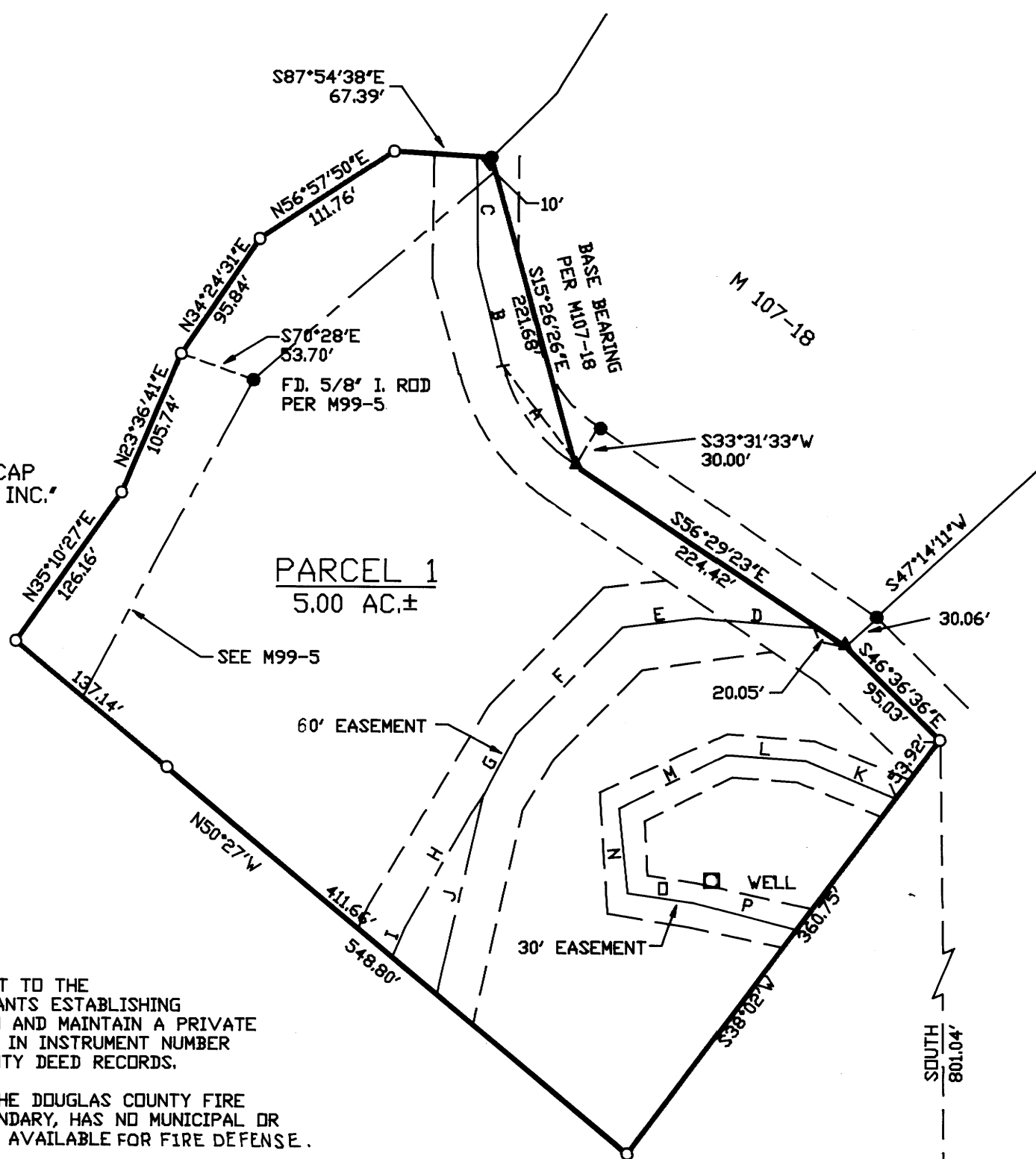
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Donald A. Bentz*  
OREGON  
JULY 12, 1969  
DONALD A. BENTZ  
839

NOTE:

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 FOR FIRE DEFENSE.



- A - RADIUS=122.03'  
ARC=87.42'  
L.C. N35°57'45"W 85.56'
- B - N15°26'26"W 70.51'
- C - NORTH 76.83'
- D - N84°55'W 84.42'
- E - S83°43'17"W 53.25'
- F - S44°07'50"W 106.62'
- G - S27°28'W 46.54'
- H - S31°20'W 106.27'
- I - S23°40'23"W 22.79'
- J - S12°54'40"W 142.20'
- K - N66°30'W 67.75'
- L - N86°34'10"W 54.63'
- M - S63°47'05"W 84.18'
- N - S5°54'10"E 58.81'
- O - S82°16'58"E 46.60'
- P - S76°19'E 72.54'

EAST  
1552.51'

35  
36

1/4 COR.  
FD. BRASS CAP

M 108-77A

M 108-77A

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

MAP FILE W 108-77B

**PARCEL #1**

A parcel of land lying in Section 35, Township 26 South, Range 6 West, Willamette Meridian and being more particularly described as follows: Beginning at a 5/8" iron rod from which point the East 1/4 Corner of the above said Section 35 bears South 801.04 feet and East 1552.51 feet; thence South 38° 02' West 360.75 feet to a 5/8" iron rod; thence North 50° 27' West 548.80 feet to a 5/8" iron rod; thence North 35° 10' 27" East 126.16 feet to a 5/8" iron rod; thence North 23° 36' 41" East 105.74 feet to a 5/8" iron rod; thence North 34° 24' 31" East 95.84 feet to a 5/8" iron rod; thence North 56° 57' 50" East 111.76 feet to a 5/8" iron rod; thence South 87° 54' 38" East 67.39 feet to a 5/8" iron rod at the most westerly corner of that property described as Parcel #1 in Instrument #88-18604 as recorded in the Minor Land Partition Records of Douglas County, Oregon; thence along the southwesterly line of said Parcel #1 South 15° 26' 26" East 221.68 feet and South 56° 29' 23" East 224.42 feet to the most southerly corner of said Parcel #1; thence South 46° 36' 36" East 95.03 feet to the point of beginning and containing 5.00 acres of land, more or less.

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; 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" West 70.51 feet to an angle point; thence North 76.83 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 of beginning 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.

The above described parcel is also subject to a roadway and utility easement, 60.00 feet width, 30.00 feet each side of a centerline more particularly described as follows: Beginning at a point in the northeasterly line of the above described parcel from which point the East 1/4 Corner of said Section 35, Township 26 South, Range 6 West, Willamette Meridian bears South 877.40 feet and East 1638.29 feet; thence along said centerline as follows: North 84° 55' West 84.42 feet, South 83° 43' 17" West 53.25 feet, South 44° 07' 50" West 106.62 feet, South 27° 28' West 46.54 feet, South 31° 20' West 106.27 feet and South 23° 40' 23" West 22.79 feet to the southwesterly line of the above described parcel and there terminating.

Also, the above described parcel is subject to a roadway and utility easement, 60.00 feet in width, 30.00 feet each side of a centerline more particularly described as follow: Beginning at a point in the above described 60.00 foot wide roadway and utility easement from which point the East 1/4 Corner of the above said Section 35, Township 26 South, Range 6 West, Willamette Meridian bears South 761.23 feet and East 1871.02 feet; thence along said centerline South 12° 54' 40" West 142.20 feet to the southwesterly line of the above described parcel and there terminating.

Also, the above described parcel is subject to a roadway and utility easement, 30.00 feet in width, 15.00 feet each side of a centerline more particularly described as follows: Beginning at a point in the southeasterly line of the above described parcel from which point the East 1/4 Corner of the above said Section 35, Township 26 South, Range 6 West, Willamette Meridian bears South 758.58 feet and East 1585.73 feet; thence along said centerline as follows: North 66° 30' West 67.75 feet, North 86° 34' 10" West 54.63 feet, South 63° 47' 05" West 84.18 feet, South 5° 54' 10" East 58.81 feet, South 82° 16' 58" East 46.60 feet and South 76° 19' East 72.54 feet to said southeasterly line and there terminating.

**PARCEL #2**

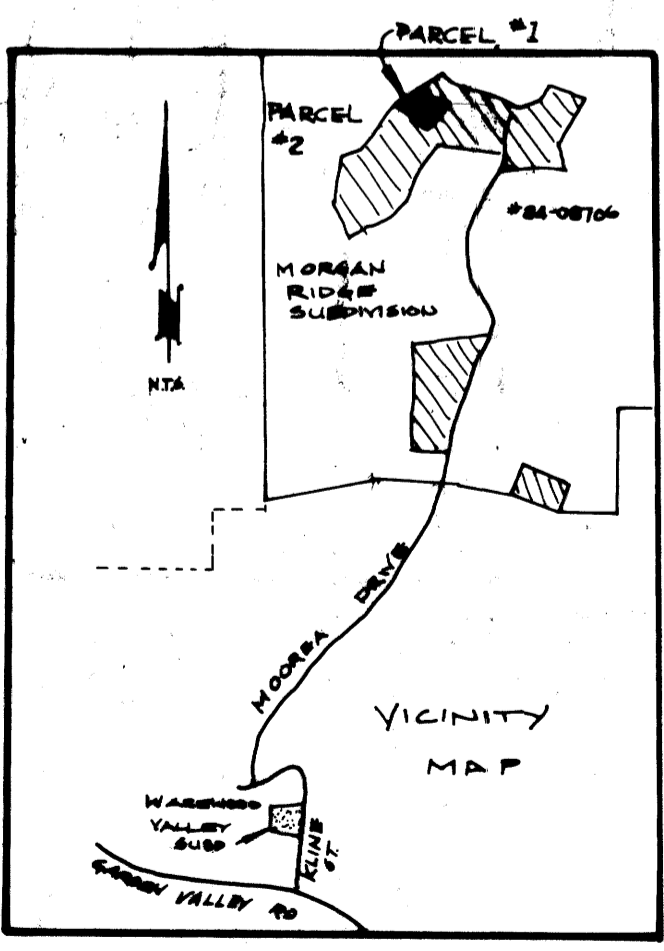
All that parcel described in Instrument #84-08706, as recorded in Douglas County Deed Records, less parts sold as of September 1, 1989.

STATE OF OREGON )  
COUNTY OF DOUGLAS )  
I, DONALD A. BENTZ, COUNTY SURVEYOR, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED  
OCT 18 AM 11:54  
GAY FIELDS  
COUNTY CLERK  
IN THE COUNTY OF DOUGLAS  
Morgan Ridge Subdivision  
W 108-77B  
89-1623

**APPROVALS**

*Keith L Cubic* 10/16/89  
PLANNING DIRECTOR DATE

*Francis L. Ingram* 10-18-89  
COUNTY SURVEYOR DATE



FILED TF  
OCT 18 1989 TF  
COUNTY CLERK  
DOUGLAS COUNTY, ORE

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Donald A. Bentz*  
OREGON  
JULY 12, 1966  
DONALD A. BENTZ  
839

89-11-19-83B