

COMMON BOUNDARY LINE ADJUSTMENT

SE 1/4, SECTION 35; SW 1/4 SECTION 36; TWP 26 S, R 6 W, WM

DOUGLAS COUNTY, OREGON

APRIL 1997

SCALE 1" = 100'

FILED

Date: 4-22-97 By: J.P.

This survey consists of:

Map: M 126-66

Narrative: _____

Corner Rpt: _____

DOUGLAS COUNTY
pe SURVEYOR

SURVEYED FOR

KIP MORGAN
730 NE LEON AVENUE
MYRTLE CREEK, OR 97470
PH (541) 863-6212

OWNER

CASEY MORGAN
730 NE LEON AVENUE
MYRTLE CREEK, OR 97470
PH (541) 863-6212

LEGEND

- △ COMPUTED POINT
- FOUND 5/8" IR
- SET 5/8" X 30" IR WITH PLASTIC CAP MARKED ME FARR 1181
- ◎ FOUND BRASS CAP

UNIT 1

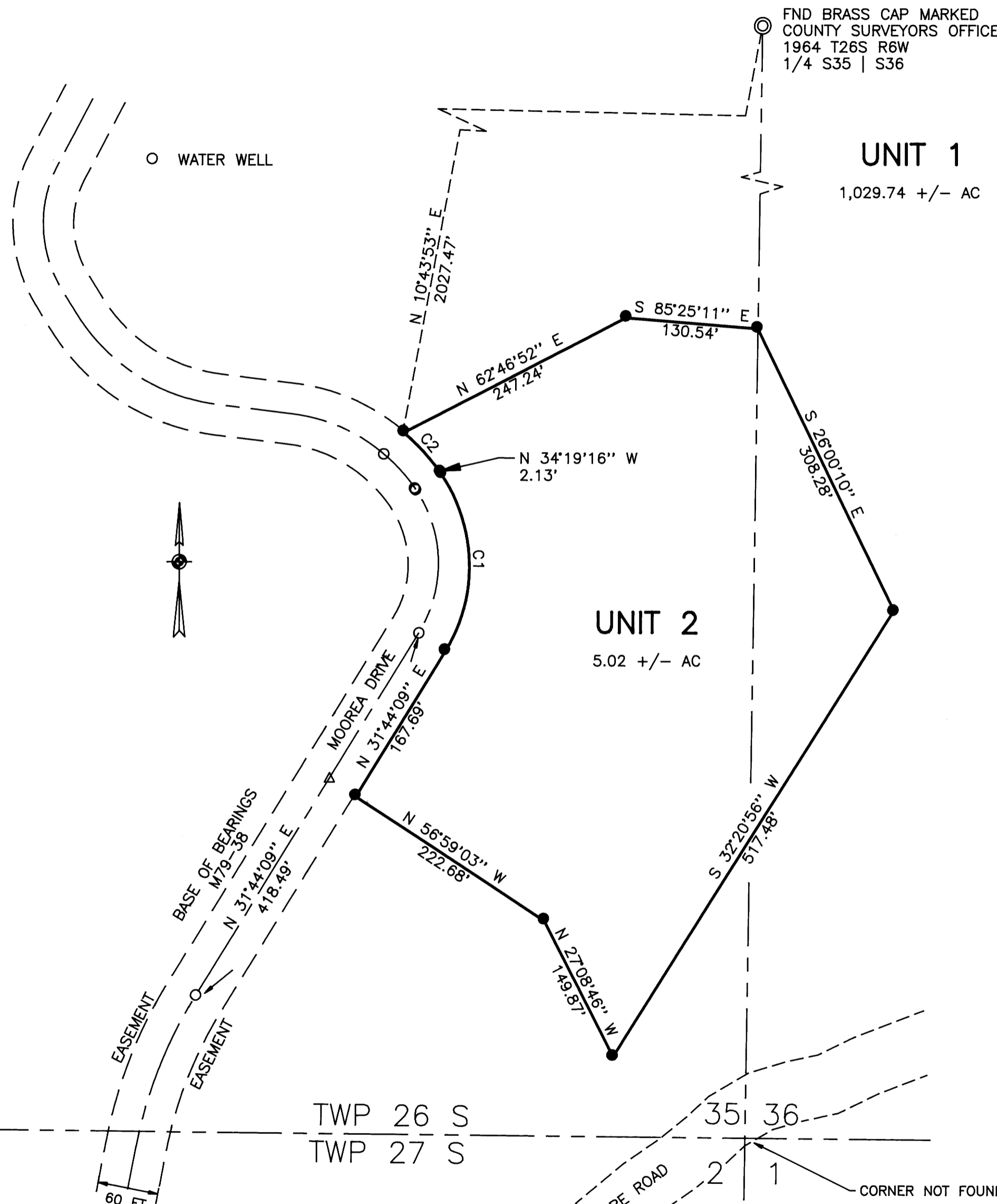
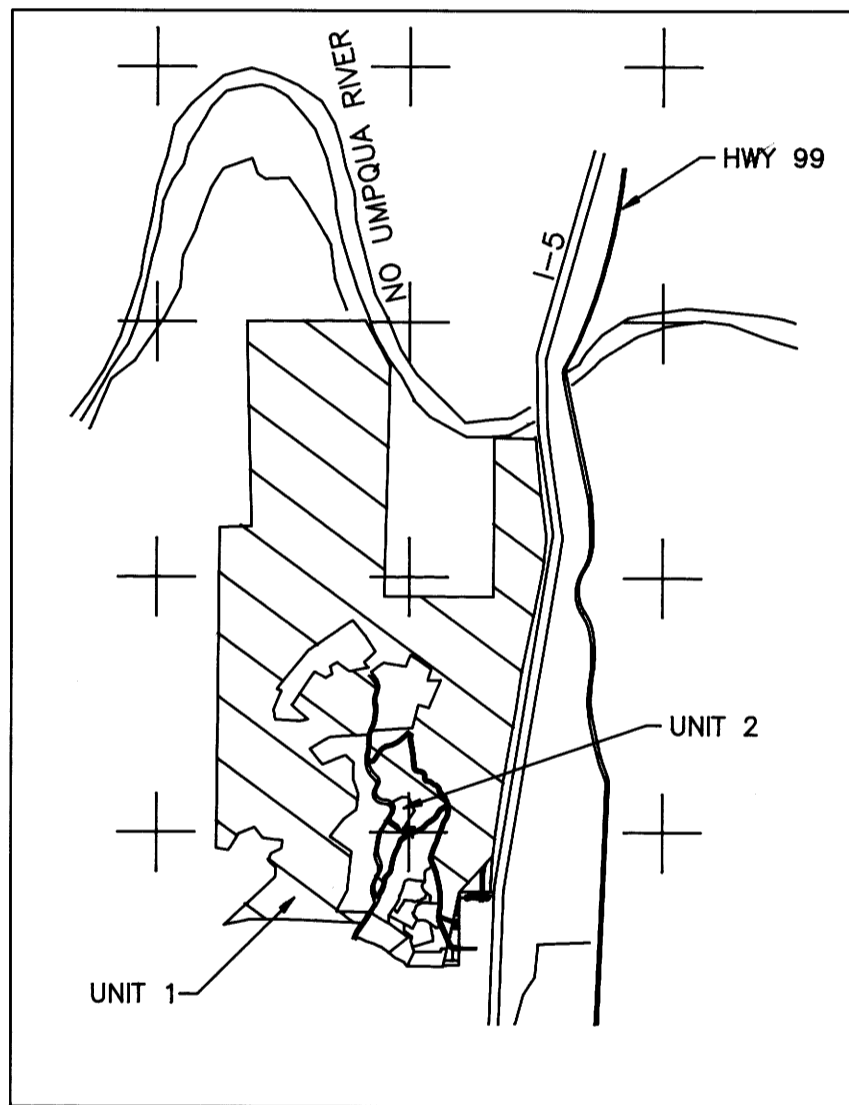
SANITARY SEWER SEPTIC TANK & DRAINFIELD
WATER WELL WATER WELL
COMPREHENSIVE PLAN RR5 RURAL RESIDENTIAL - 5
RC5 COMMITTED - 5 AC
ZONING 5R RURAL RESIDENTIAL
FF FARM FOREST

UNIT 2

SANITARY SEWER SEPTIC TANK & DRAINFIELD
WATER WELL WATER WELL
COMPREHENSIVE PLAN RR5 RURAL RESIDENTIAL - 5
ZONING 5R RURAL RESIDENTIAL
PLANNING FILE NO 96-128

VICINITY MAP

SCALE 1" = 4000'



BOUNDARY DESCRIPTION

Beginning at a 5/8" IR on the eastern boundary of Moorea Drive; from which the 1/4 Cor between Sections 35 and 36, Twp 26 S, Range 6 West, Willamette Meridian bears N10°43'35"E 2027.47'; thence N62°46'52"E 247.24' to a 5/8" IR; thence S85°25'11"E 130.54' to a 5/8" IR; thence S26°00'10"E 308.28' to a 5/8" IR; thence S32°20'56"W 517.48' to a 5/8" IR; thence N27°08'46"W 149.87' to a 5/8" IR; thence N56°59'03"W 222.68' to a 5/8" IR on the eastern boundary of Moorea Drive; thence along said eastern boundary N31°44'09"E 167.69' to a 5/8" IR; thence continuing along said eastern boundary around a curve to the left through a central angle of 66°14'50" an arc distance of 183.50' a chord bearing of N01°22'41"W 173.44' to a 5/8" IR; thence continuing along said eastern boundary N34°19'16"W 2.13' to a 5/8" IR; thence continuing along said eastern boundary around a curve to the left through a central angle of 15°00'27" an arc distance of 53.31' a chord bearing of N42°36'11"W 53.16' to the Point of Beginning; Containing 1,029.75 acres more or less in Unit 1, and 5.02 acres more or less in Unit 2, all located in Douglas County, Oregon.

NUMBER	DEF ANGLE	CHORD BEARING	RADIUS	LENGTH	LC'
C1	66°14'50"	N 01°22'41" W	158.70	183.50	173.44
C2	15°00'27"	N 42°36'11" W	203.53	53.31	53.16

APPROVALS

Keith L. Cubic
DOUGLAS COUNTY PLANNING DIRECTOR

4/22/97
DATE

NARRATIVE:

THE PURPOSE FOR THIS COMMON BOUNDARY LINE ADJUSTMENT IS TO COMBINE THE VARIOUS PARCELS IN THAT LAND DESCRIBED IN INSTRUMENT NO. 84-8706 RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON IN PORTIONS OF SECTIONS 23, 25, 26, 35 AND 36 IN TWP 26 S, R 6 W, WM AND PORTIONS OF SECTIONS 1 AND 2 IN TWP 27 S, R 6 W, WM. UNIT 1 WILL BE ENLARGED FOR BETTER MANAGEMENT AND DEVELOPMENT AND UNIT 2 WILL BE REDUCED FOR BETTER SITE DEVELOPMENT FOR FUTURE RESIDENTIAL USE.

WE USED FOUND MONUMENTS FROM SURVEY M79-38 TO CONTROL THE WESTERN BOUNDARY.

THE SURVEY WAS COMPLETED BY MAURICE E FARR AND RICHARD M GARZA, JR USING A LIETZ SET 4 TOTAL STATION. COMPUTATIONS AND DRAFTING WAS PERFORMED BY MAURICE E FARR.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Maurice E Farr
OREGON
SEPT 23, 1977
MAURICE E. FARR
1181

EXPIRES 12-31-97

MAURICE E FARR
PROFESSIONAL LAND SURVEYOR
1960 SW BURDETTE DRIVE
ROSEBURG, OR 97470
PH (541) 679-6598