

DOUGLAS COUNTY OFFICIAL RECORDS  
BARBARA E. NIELSEN, COUNTY CLERK 2010-002663



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# LAND PARTITION

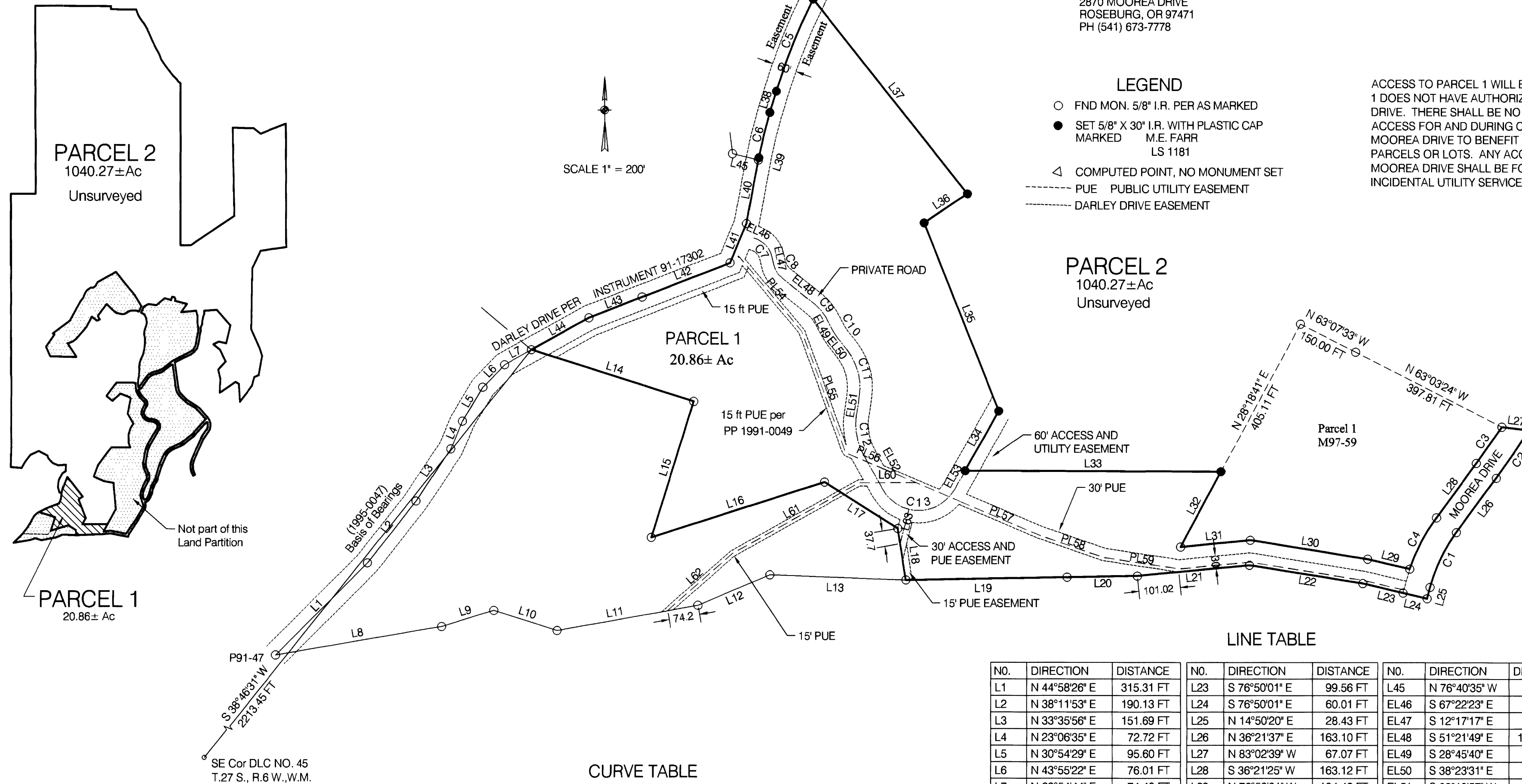
Portions of S 1/2 of Section 23, SW 1/4 of Section 25, Section 26, Section 35, and Section 36, Township 26 South, Range 6 West, W.M., and Portions of NW 1/4 of Section 1, Section 2, Township 27 South, Range 6 West, W.M.  
All that property listed in Instrument 77-2157 less Land Partitions and Subdivisions and Boundary Line Adjustments filed since 1983  
DOUGLAS COUNTY, OREGON  
JANUARY 2010

CASEY J MORGAN LOVING TRUST  
CASEY J MORGAN, TRUSTEE  
2870 MOOREA DRIVE  
ROSEBURG, OR 97471  
PH (541) 673-7778

## LEGEND

- FND MON. 5/8" I.R. PER AS MARKED
- SET 5/8" X 30" I.R. WITH PLASTIC CAP MARKED M.E. FARR LS 1181
- △ COMPUTED POINT, NO MONUMENT SET
- - - PUE PUBLIC UTILITY EASEMENT
- - - DARLEY DRIVE EASEMENT

ACCESS TO PARCEL 1 WILL BE VIA DARLEY DRIVE. PARCEL 1 DOES NOT HAVE AUTHORIZATION TO USE MOOREA DRIVE. THERE SHALL BE NO RESIDENTIAL ACCESS OR ACCESS FOR AND DURING CONSTRUCTION ONTO MOOREA DRIVE TO BENEFIT PARCEL 1 OR ANY RESULTING PARCELS OR LOTS. ANY ACCESS ONTO OR FROM MOOREA DRIVE SHALL BE FOR EMERGENCY REPOSE OR INCIDENTAL UTILITY SERVICE ONLY.



LINE TABLE

NO.	DIRECTION	DISTANCE	NO.	DIRECTION	DISTANCE	NO.	DIRECTION	DISTANCE
L1	N 44°58'26" E	315.31 FT	L23	S 76°50'01" E	99.56 FT	L45	N 76°40'35" W	64.27 FT
L2	N 38°11'53" E	190.13 FT	L24	S 76°50'01" E	60.01 FT	EL46	S 67°22'23" E	8.46 FT
L3	N 33°35'56" E	151.69 FT	L25	N 14°50'20" E	28.43 FT	EL47	S 12°17'17" E	17.72 FT
L4	N 23°06'35" E	72.72 FT	L26	N 36°21'37" E	163.10 FT	EL48	S 51°21'49" E	102.54 FT
L5	N 30°54'29" E	95.60 FT	L27	N 83°02'39" W	67.07 FT	EL49	S 28°45'40" E	42.19 FT
L6	N 43°55'22" E	76.01 FT	L28	S 36°21'25" W	163.12 FT	EL50	S 38°23'31" E	34.34 FT
L7	N 60°54'44" E	74.48 FT	L29	N 76°50'01" W	104.42 FT	EL51	S 08°19'57" W	46.53 FT
L8	N 80°14'07" E	408.24 FT	L30	N 80°53'14" W	288.14 FT	EL52	S 29°16'26" E	94.80 FT
L9	N 72°44'18" E	132.41 FT	L31	S 84°28'35" W	170.00 FT	EL53	N 29°23'04" E	51.31 FT
L10	S 72°27'32" E	161.15 FT	L32	N 28°18'41" E	206.92 FT	PL54	S 40°07'56" E	235.18 FT
L11	N 79°48'36" E	291.50 FT	L33	N 89°51'51" W	620.51 FT	PL55	S 20°00'00" E	305.80 FT
L12	N 66°59'58" E	189.53 FT	L34	N 29°23'04" E	165.89 FT	PL56	S 67°00'00" E	92.05 FT
L13	S 87°50'51" E	330.00 FT	L35	N 21°41'49" W	490.11 FT	PL57	S 67°00'00" E	209.65 FT
L14	S 72°25'51" E	412.70 FT	L36	N 56°14'14" E	126.16 FT	PL58	S 71°00'00" E	164.58 FT
L15	S 17°21'44" W	344.40 FT	L37	N 38°29'12" W	601.36 FT	PL59	S 81°29'25" E	186.29 FT
L16	N 72°16'04" E	440.44 FT	L38	S 17°03'57" W	53.72 FT	PL60	S 89°50'55" W	136.82 FT
L17	S 57°45'32" E	210.80 FT	L39	S 10°36'37" W	5.33 FT	PL61	S 60°51'25" W	351.76 FT
L18	S 08°52'06" E	125.67 FT	L40	S 10°36'37" W	156.67 FT	PL62	N 48°39'38" E	208.87 FT
L19	N 89°01'57" E	390.73 FT	L41	S 22°37'37" W	102.91 FT	L63	N 13°54'27" E	86.05 FT
L20	N 89°01'29" E	170.57 FT	L42	S 68°45'34" W	228.77 FT			
L21	N 84°28'31" E	273.14 FT	L43	S 68°45'34" W	138.22 FT			
L22	S 80°53'14" E	278.31 FT	L44	S 60°54'44" W	159.43 FT			

CURVE TABLE

NO.	DELTA ANGLE	DEGREE OF CURVE - ARC	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	21°31'17"	14°31'37"	N 25°35'58" E	74.96	394.41	148.15	147.28
C2	03°11'45"	02°16'21"	N 34°45'45" E	70.33	2521.12	140.62	140.60
C3	02°30'22"	02°19'41"	S 35°06'26" W	53.83	2461.12	107.65	107.64
C4	17°44'58"	12°36'32"	S 27°28'44" W	70.95	454.41	140.77	140.21
C5	09°10'52"	03°49'11"	S 21°39'23" W	120.44	1500.00	240.36	240.10
C6	06°27'20"	05°43'46"	S 13°50'17" W	56.39	1000.00	112.67	112.61
C7	55°05'06"	95°29'35"	S 39°49'50" E	31.29	60.00	57.68	55.49
C8	39°04'31"	95°29'35"	S 31°49'33" E	21.29	60.00	40.92	40.13
C9	22°36'09"	57°17'45"	S 40°03'44" E	19.98	100.00	39.45	39.19
C10	09°37'51"	57°17'45"	S 33°34'35" E	8.42	100.00	16.81	16.79
C11	46°43'28"	38°11'50"	S 15°01'47" E	64.79	150.00	122.32	118.96
C12	37°36'23"	38°11'50"	S 10°28'14" E	51.07	150.00	98.45	96.70
C13	121°20'30"	57°17'45"	S 89°56'41" E	177.99	100.00	211.78	174.36

ACCESS AND UTILITY EASEMENT

2010-0005 A

2010-0005 A

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Maurice E. Farr*  
OREGON SEPT 23, 1977 MAURICE E. FARR 1181  
EXPIRES 12-31-11

*Maurice E. Farr*  
MAURICE E. FARR  
PROFESSIONAL LAND SURVEYOR  
395 NE KIRBY AVENUE  
ROSEBURG, OR 97470

2010-0005 B

# LAND PARTITION

Portions of S $\frac{1}{2}$  of Section 23, SW $\frac{1}{4}$  of Section 25, Section 26, Section 35, and Section 36, Township 26 South, Range 6 West, W.M., and Portions of NW $\frac{1}{4}$  of Section 1, Section 2, Township 27 South, Range 6 West, W.M.  
All that property listed in Instrument 77-2157 less Land Partitions and Subdivisions and Boundary Line Adjustments filed since 1983  
DOUGLAS COUNTY, OREGON  
JANUARY 2010

## APPROVALS

I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.

*Sandra K. Corree* 1/28/10  
DOUGLAS COUNTY TAX COLLECTOR DATE

*Keith L. Aubrey* 1/28/10  
DOUGLAS COUNTY PLANNING DIRECTOR DATE

*Randy Smith* DEPUTY 1-28-10  
DOUGLAS COUNTY SURVEYOR DATE

FILED 29<sup>th</sup> DAY OF January 2010 8:18 AM  
*Barbara E. Nielsen, C.C.C.*  
COUNTY CLERK



P.U.E. NOTE:  
PUBLIC UTILITY EASEMENTS SHOWN ON THIS MAP ARE SUBJECT TO RESTRICTIONS RECORDED IN INSTRUMENT NO. 91-13945 OF DEED RECORDS OF DOUGLAS COUNTY.

THESE PARCELS ARE SUBJECT TO THE ROAD MAINTENANCE AGREEMENT ON DARLEY DRIVE AS RECORDED IN INSTRUMENT NO. 91-17302 IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON.

THESE PARCELS ARE SERVED BY THE ROAD EASEMENT AS CREATED IN INSTRUMENT NO. 77-2157 OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON.

NO STRUCTURE OTHER THAN A FENCE SHALL BE LOCATED CLOSER THAN 30 FEET FROM THE BOUNDARY OF THE PRIVATE ROAD EASEMENT.

COMPREHENSIVE PLAN	COMMITTED RESIDENTIAL - 5 ACRE (RC5) & RURAL RESIDENTIAL 5 ACRE (RRS)
ZONE	5R, FF & FG, RURAL RESIDENTIAL 5 ACRE, (FF) FARM FOREST AND (FG) EXCLUSIVE FARM USE - GRAZING PARCEL 1 WILL BE ZONED 5R AND PARCEL 2 WILL BE ZONED 5R, FF AND FG
WATER	WATER WELL
SEWER	SEPTIC TANK AND DRAIN FIELD
POWER	PACIFIC POWER
PLANNING FILE	NO. 09-028

PARCEL 1 AND PART OF PARCEL 2 ARE PART OF DARLEY DRIVE SPECIAL ROAD DISTRICT. (COMMISSIONERS JOURNAL CJ 2007-768)

### SURVEYOR'S CERTIFICATE

I, MAURICE E. FARR, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I DID NOT SURVEY NOR SET MONUMENTS ON PARCEL 2 BUT I DID SURVEY AND SET MONUMENTS FOR PARCEL 1 OF THE LANDS SHOWN ON THE ANNEXED PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:

**PARCEL 1**  
BEGINNING AT A POINT, FROM WHICH THE SOUTH EAST CORNER OF DONATION LAND CLAIM NO. 45, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN BEARS SOUTH 38°46'31" WEST A DISTANCE OF 2213.45 FT; THENCE SOUTH 72°25'51" EAST A DISTANCE OF 412.70 FT TO A POINT; THENCE SOUTH 17°21'44" WEST A DISTANCE OF 344.40 FT TO A POINT; THENCE NORTH 72°16'04" EAST A DISTANCE OF 440.44 FT TO A POINT; THENCE SOUTH 57°45'32" EAST A DISTANCE OF 210.80 FT TO A POINT; THENCE SOUTH 08°52'06" EAST A DISTANCE OF 125.67 FT TO A POINT; THENCE NORTH 89°01'57" EAST A DISTANCE OF 390.73 FT TO A POINT; THENCE NORTH 89°01'29" EAST A DISTANCE OF 170.57 FT TO A POINT; THENCE NORTH 84°28'31" EAST A DISTANCE OF 273.14 FT TO A POINT; THENCE SOUTH 80°53'14" EAST A DISTANCE OF 278.31 FT TO A POINT; THENCE SOUTH 76°50'01" EAST A DISTANCE OF 99.56 FT TO A POINT; THENCE SOUTH 76°50'01" EAST A DISTANCE OF 60.01 FT TO A POINT; THENCE NORTH 14°50'20" EAST A DISTANCE OF 28.43 FT TO A POINT; ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 394.41 FEET 148.15 FEET ALONG SAID CURVE HAVING A CHORD DIRECTION OF NORTH 25°35'58" EAST AND A CHORD LENGTH OF 147.28 FEET; THENCE NORTH 36°21'37" EAST A DISTANCE OF 163.10 FT TO A POINT; ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2521.12 FEET 140.62 FEET ALONG SAID CURVE HAVING A CHORD DIRECTION OF NORTH 34°45'45" EAST AND A CHORD LENGTH OF 140.60 FEET; THENCE NORTH 83°02'39" WEST A DISTANCE OF 67.07 FT TO A POINT; ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2461.12 FEET 107.65 FEET ALONG SAID CURVE HAVING A CHORD DIRECTION OF SOUTH 35°06'26" WEST AND A CHORD LENGTH OF 107.64 FEET; THENCE SOUTH 36°21'25" WEST A DISTANCE OF 163.12 FT TO A POINT; ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 454.41 FEET 140.77 FEET ALONG SAID CURVE HAVING A CHORD DIRECTION OF SOUTH 27°28'44" WEST AND A CHORD LENGTH OF 140.21 FEET; THENCE NORTH 76°50'01" WEST A DISTANCE OF 104.42 FT TO A POINT; THENCE NORTH 80°53'14" WEST A DISTANCE OF 288.14 FT TO A POINT; THENCE SOUTH 84°28'35" WEST A DISTANCE OF 170.00 FT TO A POINT; THENCE NORTH 28°18'41" EAST A DISTANCE OF 206.92 FT TO A POINT; THENCE NORTH 89°51'51" WEST A DISTANCE OF 620.51 FT TO A POINT; THENCE NORTH 29°23'04" EAST A DISTANCE OF 165.89 FT TO A POINT; THENCE NORTH 21°41'49" WEST A DISTANCE OF 490.11 FT TO A POINT; THENCE NORTH 56°14'14" EAST A DISTANCE OF 126.16 FT TO A POINT; THENCE NORTH 38°29'12" WEST A DISTANCE OF 601.36 FT TO A POINT; ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1500.00 FEET 240.36 FEET ALONG SAID CURVE HAVING A CHORD DIRECTION OF SOUTH 21°39'23" WEST AND A CHORD LENGTH OF 240.10 FEET; THENCE SOUTH 17°03'57" WEST A DISTANCE OF 53.72 FT TO A POINT; ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1000.00 FEET 112.67 FEET ALONG SAID CURVE HAVING A CHORD DIRECTION OF SOUTH 13°50'17" WEST AND A CHORD LENGTH OF 112.61 FEET; THENCE SOUTH 10°36'37" WEST A DISTANCE OF 5.33 FT TO A POINT; THENCE SOUTH 10°36'37" WEST A DISTANCE OF 156.67 FT TO A POINT; THENCE SOUTH 22°37'37" WEST A DISTANCE OF 102.91 FT TO A POINT; THENCE SOUTH 68°45'34" WEST A DISTANCE OF 228.77 FT TO A POINT; THENCE SOUTH 68°45'34" WEST A DISTANCE OF 138.22 FT TO A POINT; THENCE SOUTH 60°54'44" WEST A DISTANCE OF 159.43 FT TO THE POINT OF BEGINNING; CONTAINING 20.86 ACRES MORE OR LESS.

**PARCEL 2**  
ALL THAT PROPERTY LISTED IN INSTRUMENT 77-2157 LESS LAND PARTITIONS AND SUBDIVISIONS AND BOUNDARY LINE AJUSTMENTS FILED SINCE 1983 AND LESS PARCEL 1.

## DECLARATION

KNOW ALL MEN BY THESE PRESENTS, THAT I, CASEY J. MORGAN, TRUSTEE FOR CASEY J MORGAN LOVING TRUST WHICH IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN, HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED AS SHOWN ON THIS MAP, AND HEREBY CREATE THE EASEMENTS AND PUBLIC UTILITY EASEMENTS SHOWN HEREON.

*Casey J. Morgan, Trustee*  
CASEY J MORGAN, TRUSTEE

## ACKNOWLEDGMENT

STATE OF OREGON )  
COUNTY OF DOUGLAS )

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 19<sup>th</sup> DAY OF January 2010, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED CASEY J MORGAN, TRUSTEE, CASEY J MORGAN LOVING TRUST, WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

NOTARY PUBLIC OF OREGON  
PRINTED NAME: *Claudette S Von Derahe*  
COMMISSION #: 433161  
MY COMMISSION EXPIRES: 12/2/12  
SIGNATURE: *Claudette S Von Derahe*

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Maurice E Farr*

OREGON  
SEPT 23, 1977  
MAURICE E. FARR  
1181

EXPIRES 12-31-11

*Maurice E Farr*  
MAURICE E. FARR  
PROFESSIONAL LAND SURVEYOR  
395 NE KIRBY AVENUE  
ROSEBURG, OR 97470



2010-0005 B