

PARTITION PLAT

LOCATED IN
SOUTHWEST QUARTER SECTION 11, TOWNSHIP 32 SOUTH
RANGE 5 WEST, WILLAMETTE MERIDIAN
DOUGLAS COUNTY, OREGON

DOUGLAS COUNTY OFFICIAL RECORDS
BARBARA E. NIELSEN, COUNTY CLERK
2007-020551

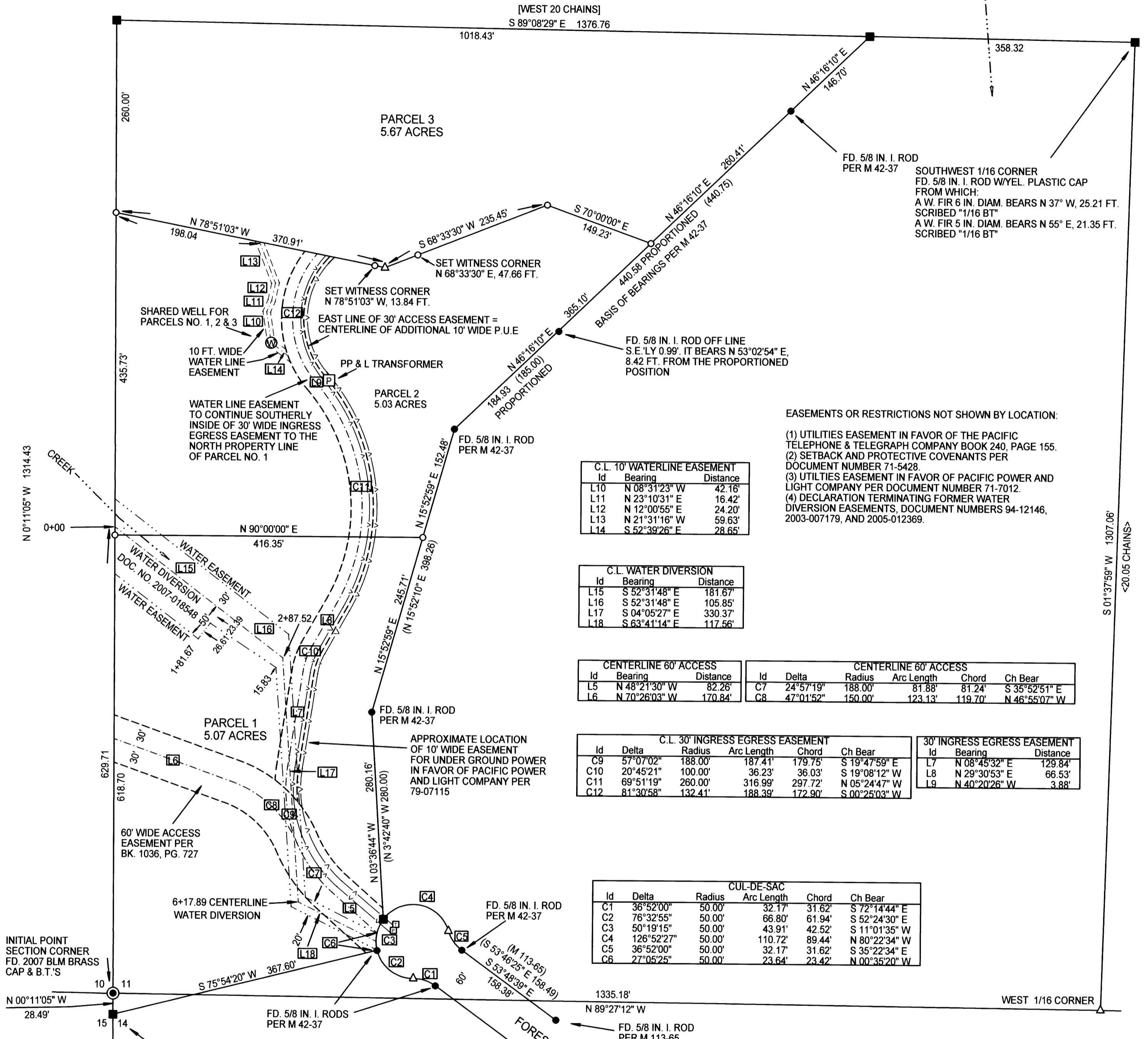


09/20/2007 10:01:31 AM
PLAT-PAR Cnt=1 Stn=18 RECORDINGDESK
\$11.00

JULY 6, 2007

SOUTH 1/16 CORNER
FD. 5/8 IN. I. ROD W/YEL. PLASTIC CAP
FROM WHICH:
A FIR 15 IN. DIAM. BEARS N 39° E, 13.25 FT.
SCRIBED 1/16 BT"
A HEMLOCK 21 IN. DIAM. BEARS S 32° E, 10.30 FT.
SCRIBED 1/16 BT"

SOUTHWEST 1/16 CORNER
FD. 5/8 IN. I. ROD W/YEL. PLASTIC CAP
FROM WHICH:
A W. FIR 6 IN. DIAM. BEARS N 37° W, 25.21 FT.
SCRIBED 1/16 BT"
A W. FIR 5 IN. DIAM. BEARS N 55° E, 21.35 FT.
SCRIBED 1/16 BT"



EASEMENTS OR RESTRICTIONS NOT SHOWN BY LOCATION:
(1) UTILITIES EASEMENT IN FAVOR OF THE PACIFIC TELEPHONE & TELEGRAPH COMPANY BOOK 240, PAGE 155.
(2) SETBACK AND PROTECTIVE COVENANTS PER DOCUMENT NUMBER 71-5428.
(3) UTILITIES EASEMENT IN FAVOR OF PACIFIC POWER AND LIGHT COMPANY PER DOCUMENT NUMBER 71-7012.
(4) DECLARATION TERMINATING FORMER WATER DIVERSION EASEMENTS, DOCUMENT NUMBERS 94-12146, 2003-007179, AND 2005-012369.

C.L. 10' WATERLINE EASEMENT

Id	Bearing	Distance
L10	N 08°31'23" W	42.16'
L11	N 23°10'31" E	16.42'
L12	N 12°00'55" E	24.20'
L13	N 21°31'16" W	59.63'
L14	S 52°39'26" E	28.65'

C.L. WATER DIVERSION

Id	Bearing	Distance
L15	S 52°31'48" E	181.67'
L16	S 52°31'48" E	105.85'
L17	S 04°05'27" E	330.37'
L18	S 63°41'14" E	117.56'

CENTERLINE 60' ACCESS

Id	Bearing	Distance
L5	N 48°21'30" W	82.26'
L6	N 70°26'03" W	170.84'

Id	Delta	Radius	Arc Length	Chord	Ch Bear
C7	24°57'19"	188.00'	81.88'	81.24'	S 35°52'51" E
C8	47°01'52"	150.00'	123.13'	119.70'	N 46°55'07" W

C.L. 30' INGRESS EGRESS EASEMENT

Id	Delta	Radius	Arc Length	Chord	Ch Bear
C9	57°07'02"	188.00'	187.41'	179.75'	S 19°47'59" E
C10	20°45'21"	100.00'	36.23'	36.03'	S 19°08'12" W
C11	69°51'19"	260.00'	316.99'	297.72'	N 05°24'47" W
C12	81°30'58"	132.41'	188.39'	172.90'	S 00°25'03" W

30' INGRESS EGRESS EASEMENT

Id	Bearing	Distance
L7	N 08°45'32" E	129.84'
L8	N 29°30'53" E	66.53'
L9	N 40°20'26" W	3.88'

CUL-DE-SAC

Id	Delta	Radius	Arc Length	Chord	Ch Bear
C1	36°52'00"	50.00'	32.17'	31.62'	S 72°14'44" E
C2	76°32'55"	50.00'	66.80'	61.94'	S 52°24'30" E
C3	50°19'15"	50.00'	43.91'	42.52'	S 11°01'35" W
C4	126°52'27"	50.00'	110.72'	89.44'	N 80°22'34" W
C5	36°52'00"	50.00'	32.17'	31.62'	S 35°22'34" E
C6	27°05'25"	50.00'	23.64'	23.42'	N 00°35'20" W

INITIAL POINT SECTION CORNER
FD. 2007 BLM BRASS CAP & B.T.'S

LEGEND:
○ INDICATES 5/8" x 30" I. ROD W/YEL. PLASTIC CAP MARKED "LS 2724 WYTCHERLEY" SET THIS SURVEY.
● INDICATES MONUMENT FOUND AS INDICATED.
■ INDICATES MONUMENT FOUND PER M 153-28.
△ INDICATES CALCULATED POINT.
() INDICATES RECORD PER M 42-37 OR AS INDICATED.
[] INDICATES RECORD PER 1900 BRIGGS SURVEY.
< > INDICATES RECORD PER 1904 C.E. ROBERTS SURVEY.
[P] INDICATES PP & L TRANSFORMER.
[T] INDICATES TELEPHONE BOX.
[W] INDICATES WELL.
BEARINGS ARE BASED UPON M 42-37.
PLOTTED BY A HP DESIGNJET 500 ON MILANO # JPC-4M2 POLYESTER FILM WITH HP CARTRIDGE # 4844A.

SURVEYED FOR:
DENNIS E. WEAVER
2805 MOUNT REUBEN ROAD
GLENDALE, OR 97442

SURVEYED BY:
RAYMOND WYTCHERLEY
WYTCHERLEY SURVEYING
P.O. BOX 888
GLENDALE, OR 97442
541-832-3286
541-660-2648

NARRATIVE:
THE PURPOSE OF THIS SURVEY IS TO PARTITION THE PROPERTY DESCRIBED IN INSTRUMENT NO. 2007-111, DOUGLAS COUNTY OFFICIAL RECORDS INTO 3 PARCELS AND TO CREATE THE NEW EASEMENTS SHOWN HEREON. I HELD THE BEARINGS AND DISTANCES PER MY SURVEY NO. M 153-28. THIS SURVEY WAS PERFORMED USING A NIKON DTM 520 TOTAL STATION AND A TDS RECON DATA COLLECTOR, USING A FULL SET OF DIRECTIONAL ANGLES.

REGISTERED PROFESSIONAL LAND SURVEYOR
Raymond Wytcherley
OREGON
JULY 25, 1995
RAYMOND W. WYTCHERLEY
2724
EXPIRES JUNE 30, 2008

SCALE: 1" = 100'

PARTITION PLAT
LOCATED IN
SOUTHWEST QUARTER SECTION 11, TOWNSHIP 32 SOUTH
RANGE 5 WEST, WILLAMETTE MERIDIAN
DOUGLAS COUNTY, OREGON
JULY 6, 2007

SURVEYOR'S CERTIFICATE:

I RAYMOND W. WYTCHERLEY PROFESSIONAL LAND SURVEYOR NO. 2724, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE PARCELS OF LAND DESIGNATED AND REPRESENTED ON THIS PARTITION PLAT. SAID PARCELS BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, THE SECTION CORNER COMMON TO SECTIONS 10, 11, 14, AND 15, TOWNSHIP 32 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON; THENCE N 0°11'05" W, 1314.43 FEET TO THE SOUTH 1/16 CORNER; THENCE S 89°08'29" E, 1018.43 FEET; THENCE S 46°16'10" W, 772.20 FEET; THENCE S 15°52'59" W, 398.20 FEET; THENCE S 3 36'44" E, 280.16 FEET TO THE CUL-DE-SAC OF FOREST DRIVE; THENCE AROUND A 50 FT. RADIUS CURVE TO THE LEFT AN ARC DISTANCE OF 43.91 FEET THE CHORD WHICH BEARS S 11°01'35" W, 42.52 FEET; THENCE LEAVING SAID CUL-DE-SAC S 75°54'20" W, 367.60 FEET MORE OR LESS TO THE SECTION LINE COMMON TO SECTIONS 14 AND 15; THENCE N 0°11'05" W, 28.49 FEET TO THE POINT OF BEGINNING. LOCATED IN THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 32 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON.

RAYMOND W. WYTCHERLEY LS 2724

APPROVALS:

APPROVED BY THE UNDERSIGNED:

Randy Smith THIS 17 DAY OF September 2007
DOUGLAS COUNTY SURVEYOR Deputy

Keith L. Cubie THIS 17 DAY OF SEPTEMBER, 2007
DOUGLAS COUNTY PLANNING DEPARTMENT

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS PROVIDED BY O.R.S. 92.095 HAVE BEEN PAID THIS 19 DAY OF Sept, 2007

Sandra K. Conese
DOUGLAS COUNTY TAX COLLECTOR OR DEPUTY

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS THAT DENNIS E. WEAVER, IS THE OWNER OF THE LAND DESCRIBED IN THE SURVEYORS CERTIFICATE. HE HAS CAUSED THE SAME TO BE PARTITIONED INTO PARCELS AS SHOWN ON THIS PARTITION PLAT. AND DEDICATES THE NEW EASEMENTS FOR INGRESS AND EGRESS AND UNDER GROUND UTILITIES TO THE BENEFITED PROPERTIES SHOWN HEREIN.

Dennis E. Weaver
DENNIS E. WEAVER

STATE OF OREGON, }
COUNTY OF DOUGLAS } SS.

I HEREBY CERTIFY THAT THIS PARTITION PLAT WAS RECIEVED FOR RECORDING ON THIS 20th DAY OF SEPTEMBER, 2007 AT 10:01 O'CLOCK A M AND RECORDED AS PARTITION PLAT NO. 2007-02051, OF THE OFFICIAL DOUGLAS COUNTY RECORDS.

BARBARA E. NIELSEN by Sharon King
DOUGLAS COUNTY CLERK OR DEPUTY DEPUTY



STATE OF OREGON, COUNTY OF DOUGLAS } S.S.

THIS IS TO CERTIFY THAT ON THIS 14th DAY OF September, 2007 BEFORE ME PERSONALLY APPEARED DENNIS E. WEAVER, KNOWN TO ME TO BE THE IDENTICAL PERSON DESCRIBED IN AND WHO EXECUTED THE ABOVE DECLARATION. HE ACKNOWLEDGES THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

Lisa G. Snyder
NOTARY PUBLIC FOR OREGON (PRINTED NAME)

Ara M. Snyder
NOTARY PUBLIC FOR OREGON (SIGNATURE)

A403519
COMMISSION NUMBER

MY COMMISSION EXPIRES ON THE 12th DAY OF March, 2010

NARRATIVE:
THE PURPOSE OF THIS SURVEY IS TO PARTITION THE PROPERTY DESCRIBED IN INSTRUMENT NO. 2007-111, DOUGLAS COUNTY OFFICIAL RECORDS INTO 3 PARCELS AND TO CREATE THE NEW EASEMENTS SHOWN HEREON. I HELD THE BEARINGS AND DISTANCES PER MY SURVEY NO. M 153-28. THIS SURVEY WAS PERFORMED USING A NIKON DTM 520 TOTAL STATION AND A TDS RECON DATA COLLECTOR, USING A FULL SET OF DIRECTIONAL ANGLES.



WATER: SHARED WELL & WATER LINE EASEMENTS
SEWER: SEPTIC SYSTEM
ZONING: 5R
COMP. PLAN: RC5
PLANNING FILE NO. 07-089

REGISTERED PROFESSIONAL LAND SURVEYOR

Signature of Raymond W. Wytcherley

OREGON
JULY 25, 1995
RAYMOND W. WYTCHERLEY
2724

EXPIRES JUNE 30, 2008

SURVEYED BY:
RAYMOND WYTCHERLEY
WYTCHERLEY SURVEYING
P.O. BOX 888
GLENDALE, OR 97442
541-832-3286
541-660-2648

SURVEYED FOR:
DENNIS E. WEAVER
2805 MOUNT REUBEN ROAD
GLENDALE, OR 97442