

DOUGLAS COUNTY OFFICIAL RECORDS
 BARBARA E. NIELSEN, COUNTY CLERK
 2008-005831
 NO FEE
 03/21/2008 03:14:08 PM
 PLAT-PAR Cnt=1 Stn=1 RECEIPTCOUNTER
 This is a no fee document

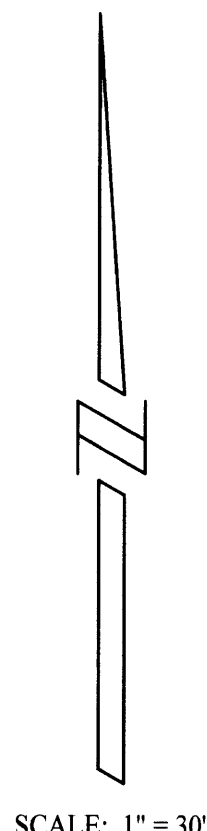
PARTITION PLAT
 LOCATED IN
 SW 1/4 OF SEC. 20, T. 32 S., R. 5 W., W.M.
 DOUGLAS COUNTY, OREGON
 FEBRUARY 4, 2008

BASIS OF BEARINGS PER PART. 1994-0046

N 89°56'10" E 255.32' (255.32')

LOCALLY ACCEPTED C. 1/4 COR.
 FD. 1 1/2 IN. I.P.I.PE
 PER C.S. 45/15.

FD. 5/8 IN. I.ROD
 PER PART. 1994-0046.



(S 07°29'05" W 116.56')
 (S 07°30'26" W 116.56')

[N 89°58' E 269.8]
 (N 89°32'15" W 269.55)
 S 89°37'16" E 269.63'

S 00°26'46" W 117.63'
 (S 00°27'50" W 118.03')
 [S 00°02' E 117.57]

INITIAL POINT
 FOUND 1 IN. I.P.I.PE
 PER C.S. 45/15.

FD. 5/8 IN. I.ROD
 PER PART. 1994-0046
 BENT, BEARS S 33° W, 0.14 FT.

SHARED WELL FOR
 PARCEL 1 AND PARCEL 2.

10 FT. WIDE WATERLINE AND
 WELL MAINTENANCE EASEMENT.

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

 OREGON
 JULY 25, 1995
 RAYMOND W. WYTCHERLEY
 2724
 EXPIRES JUNE 30, 2008

PARCEL 2
 0.44 AC

PARCEL 1
 1.06 AC

INGRESS EGRESS EASEMENT ALONG EXISTING
 ROAD PER DOCUMENT NO. 85-14454, 97-12779 AND
 97-18138. PARCEL 1 ALSO RETAINS THE RIGHT TO USE
 THIS ACCESS

Id	Bearing	Distance
L1	N 88°50'56" E	25.44'
L2	N 07°30'26" E	27.05'
L3	N 85°49'06" E	25.53'

Id	Delta	Radius	Arc Length	Chord	Ch Bear
C1	06°46'24"	880.00'	104.03'	103.97'	N 89°45'52" W
C2	03°05'20"	880.00'	47.44'	47.44'	N 84°50'00" W
C3	09°51'44"	850.00'	146.31'	146.13'	S 88°13'12" E
C4	09°51'44"	820.00'	141.15'	140.97'	S 88°13'12" E

ACCESS EASEMENT FOR
 THE BENEFIT OF PARCEL 1
 PARCEL 2 ALSO RETAINS
 RIGHT OF ACCESS
 SEE DETAIL.

FOUND 1 IN. I.ROD
 PER C.S. 45/15
 BENT, BEARS N 00°26'47" W,
 9.45 FT. FROM R/W.

FD. 5/8 IN. I.ROD
 PER M 102-64.

(N 86°26'15" E 61.13')
 (N 86°50'56" E 61.05')

FENCE ON LINE
 N 85°49'06" E 82.35'

169.96'
 S 86°50'56" W 195.39'

COUNTY ROAD NO. 12

(AZALEA-GLEN ROAD)

N 86°50'56" E 256.44'

CONSTRUCTED CENTERLINE

FD. 3/4 IN. I.P.I.PE
 PER C.S. 42/149,
 N'LY OF R/W 2.13 FT.

FD. 1 1/2 IN. I.P.I.PE
 PER C.S. 42/149
 N'LY OF R/W 2.03 FT.

S 03°09'04" E 60.00'

30'
 30'

30'

30'

30'

30'

30'

30'

30'

30'

30'

30'

30'

30'

30'

30'

30'

30'

30'

30'

30'

30'

30'

30'

30'

30'

30'

30'

30'

30'

30'

30'

30'

30'

30'

30'

30'

30'

30'

30'

30'

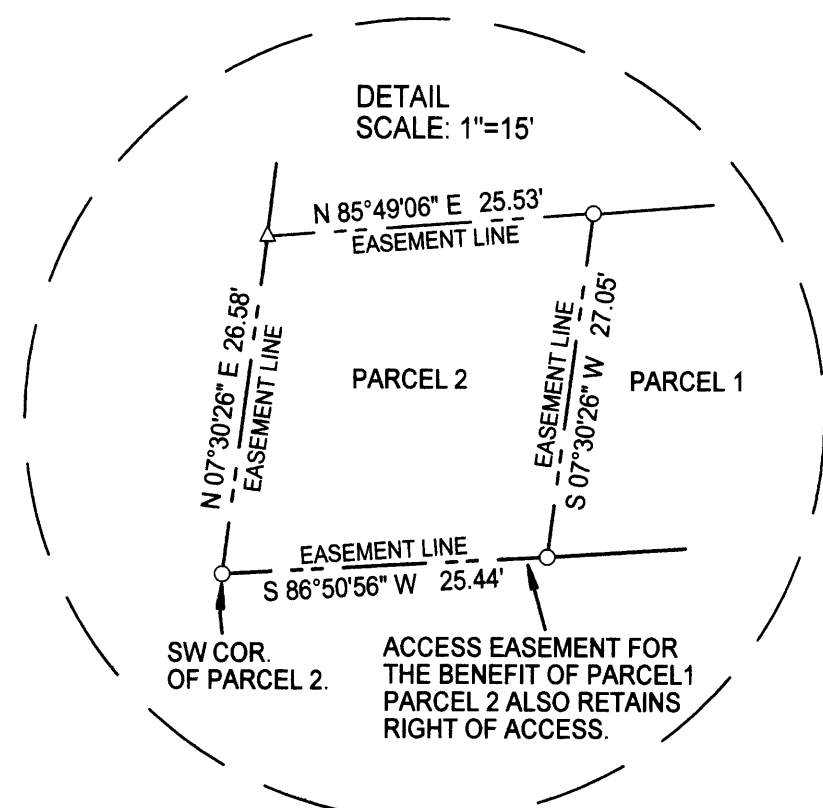
30'

30'

30'

30'

30'



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 CALCULATED POINT.
- () INDICATES RECORD PER PARTITION PLAT 1994-0046.
- [] INDICATES RECORD PER C.S. 45/15.
- ⊙ INDICATES WELL.

BASIS OF BEARINGS PER PARTITION PLAT 1994-0046.

PLOTTED BY A HP DESIGNJET 500 ON
 MILANO IMAGING # IPC4M2 POLYESTER
 FILM WITH HP CARTRIDGE # 4844A.

COMPREHENSIVE PLAN: RURAL SERVICE CENTER
 ZONE: RURAL SERVICE CENTER COMMERCIAL
 WATER: SHARED WELL
 SEWER: SEPTIC SYSTEMS
 PLANNING FILE: NO. 07-142

NARRATIVE:

THE PUPOSE OF THIS SURVEY IS TO PARTITION INTO TWO PARCELS THE PARCEL OF LAND DESCRIBED IN DEED DOCUMENT NO. 2007-8637, DOUGLAS COUNTY, OFFICIAL RECORDS AND TO CREATE THE EASEMENTS AS SHOWN HEREON. I FOUND AND HELD THE MONUMENTS AS SHOWN ON THIS PLAT. ROAD RIGHT WAY WAS CALCULATED USING THE BEST FIT OF THE CONSTRUCTED CENTERLINE. THIS SURVEY WAS PERFORMED WITH A NIKON DTM 520 USING A FULL SET OF DIRECTIONAL ANGLES.

SURVEYED FOR:
 CRAIG AND SHIRLEY LEISTER
 4411 AZALEA-GLEN RD.
 GLENDALE OR, 97442

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