

2009-0003 A

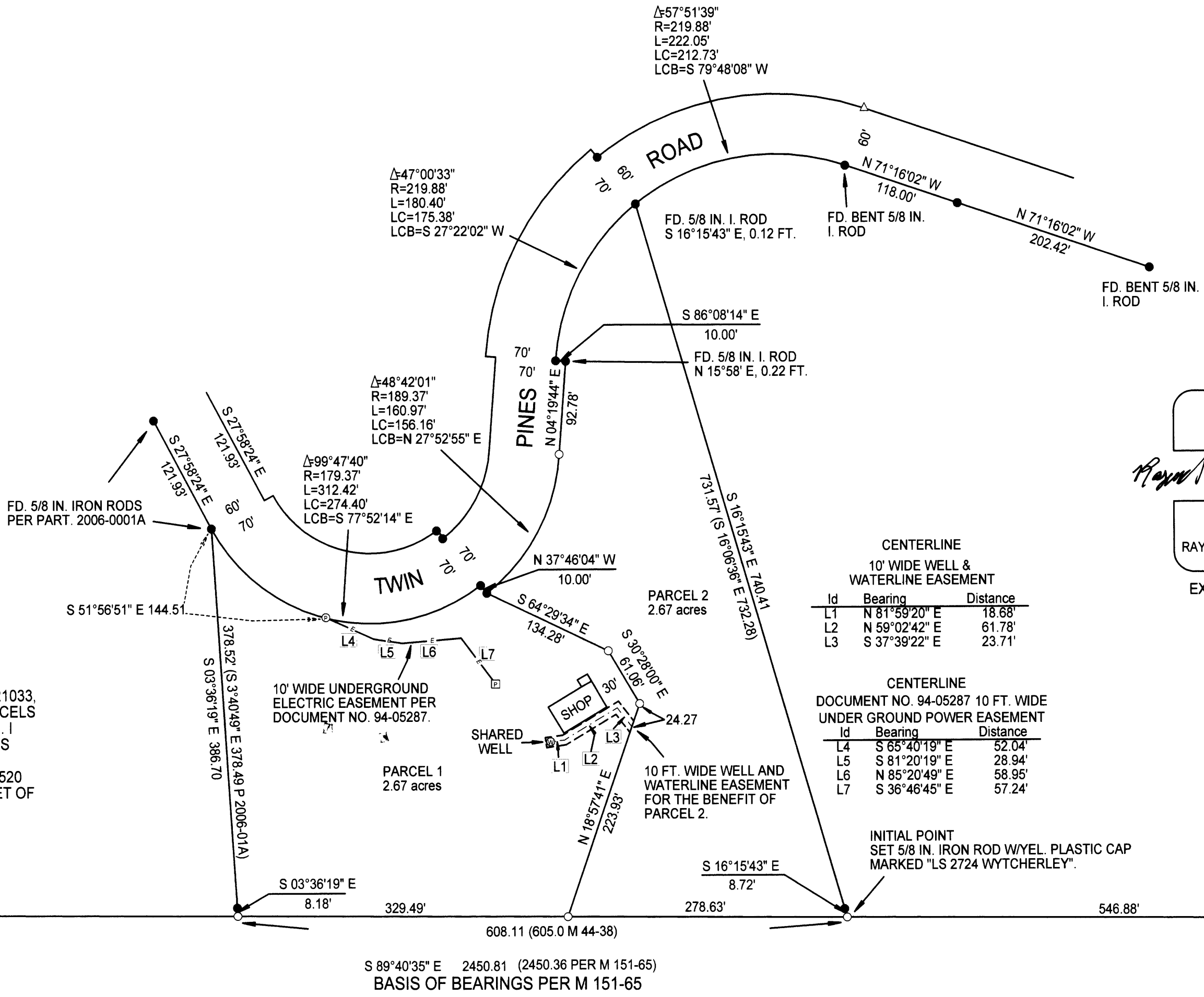
DOUGLAS COUNTY OFFICIAL RECORDS
BARBARA E. NIELSEN, COUNTY CLERK 2009-000739
NO FEE
01/16/2009 09:54:22 AM
PLAT-PAR Cnt=1 Stn=1 RECEIPTCOUNTER
This is a no fee document

PARTITON PLAT
LOCATED IN
SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 32 SOUTH
RANGE 6 WEST, WILLAMETTE MERIDIAN
DOUGLAS COUNTY, OREGON
NOVEMBER 5, 2007

- 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 5/8 IN. IRON ROD FOUND PER M 44-38. UNLESS OTHERWISE INDICATED.
 - △ INDICATES CALCULATED POINT.
 - ⊕ INDICATES POWER POLE.
 - ⊞ INDICATES ELECTRICAL TRANSFORMER.
 - Ⓜ INDICATES WELL.
 - () INDICATES RECORD AS INDICATED.

BASIS OF BEARINGS PER M 151-65.
PLOTTED BY A HP DESIGNJET 500 ON MILANO IMAGING # JPC4M2 POLYESTER FILM WITH HP CARTRIDGE # 4844A.

NARRATIVE:
THE PURPOSE OF THIS SURVEY IS TO PARTITION THE PROPERTY DESCRIBED IN DEED DOCUMENT NO. 2005-21033, DOUGLAS COUNTY OFFICIAL RECORDS, INTO TWO PARCELS AND TO CREATE THE NEW EASEMENT SHOWN HEREON. I FOUND AND HELD THE MONUMENTS AS SHOWN ON THIS PLAT.
THIS SURVEY WAS PERFORMED WITH A NIKON DTM-520 AND A TDS RECON DATA COLLECTOR, USING A FULL SET OF DIRECTIONAL ANGLES.



CENTERLINE
10' WIDE WELL & WATERLINE EASEMENT

Id	Bearing	Distance
L1	N 81°59'20" E	18.88'
L2	N 59°02'42" E	61.78'
L3	S 37°39'22" E	23.71'

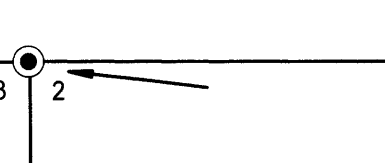
CENTERLINE
DOCUMENT NO. 94-05287 10 FT. WIDE UNDER GROUND POWER EASEMENT

Id	Bearing	Distance
L4	S 65°40'19" E	52.04'
L5	S 81°20'19" E	28.94'
L6	N 85°20'49" E	58.95'
L7	S 36°46'45" E	57.24'

REGISTERED PROFESSIONAL LAND SURVEYOR
Raymond W. Wytcherley
OREGON
JULY 25, 1995
RAYMOND W. WYTCHERLEY
2724
EXPIRES JUNE 30, 2010

1/4 COR. SECTION 35 ONLY
FD. 2006 BLM BRASS CAP
FROM WHICH:
A 2 IN. I. PIPE PER M 44-38
BEARS N 27°00' W, 9.45 FT.

SCALE: 1" = 100'



SECTION CORNER
FD. 5/8 IN. IRON ROD & B.T.'S
PER M 121-31

- EASEMENTS OR RESTRICTIONS NOT SHOWN BY LOCATION:
- (1) RIGHT OF WAY EASEMENT IN FAVOR OF PACIFIC TELEPHONE AND TELEGRAPH COMPANY PER BOOK 211, PAGE 207, RECORDER'S NO. 145325, OFFICIAL RECORDS, DOUGLAS COUNTY, OREGON.
 - (2) RIGHT OF WAY EASEMENT IN FAVOR OF PACIFIC NORTHWEST BELL TELEPHONE COMPANY PER BOOK 446, RECORDER'S NO. 70-5840, OFFICIAL RECORDS, DOUGLAS COUNTY, OREGON.
 - (3) RIGHT OF WAY EASEMENT IN FAVOR OF PACIFIC POWER AND LIGHT COMPANY PER BOOK 515, RECORDER'S NO. 73-3348, OFFICIAL RECORDS, DOUGLAS COUNTY, OREGON.
 - (4) ACCESS AND OTHER PROVISIONS CONTAINED IN FINAL JUDGMENT DATED NOVEMBER 3, 1965, IN CIRCUIT COURT CASE NO. 28579, STATE OF OREGON, BY AND THROUGH IT'S STATE HIGHWAY COMMISSION VS. W. B. GARRETT ET AL.
 - (5) LIMITED ACCESS PROVISIONS CONTAINED IN DEED TO THE STATE OF OREGON, BY AND THROUGH STATE HIGHWAY COMMISSION RECORDED IN BOOK 441, RECORDER'S NO. 70-2049, DEED OF RECORDS, WHICH PROVIDES THAT NO RIGHT OF EASEMENT OR RIGHT OF ACCESS TO, FROM OR ACROSS THE STATE HIGHWAY OTHER THAN EXPRESSLY THEREIN PROVIDED FOR SHALL ATTACH TO ABUTTING PROPERTY.

COMPREHENSIVE PLAN: RC2
ZONING: RR2
WATER: SHARED WELL & WATERLINE EASEMENT
SEWER: SEPTIC
PLANNING FILE NO. 06-328

SURVEYED FOR:
CELESTE M. ALBEE
343 TWIN PINES DRIVE
GLENDALE, OR 97442

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

2009-0003 A

2009-0003 B

PARTITION PLAT
LOCATED IN
SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 32 SOUTH
RANGE 6 WEST, WILLAMETTE MERIDIAN
DOUGLAS COUNTY, OREGON
NOVEMBER 5, 2007

SURVEYOR'S CERTIFICATE:

I RAYMOND W. WYTCHERLEY, OREGON 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 SAID POINT BEARS N 89°40'35" W, 546.88 FEET FROM
THE SOUTH 1/4 CORNER OF SECTION 35 ONLY, TOWNSHIP 32 SOUTH, RANGE 6 WEST,
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON; THENCE N 89°40'35" W, 608.11
FEET ALONG THE SOUTH LINE OF SAID SECTION 35; THENCE N 03°36'19" W, 386.70
FEET TO THE SOUTH RIGHT OF WAY OF TWIN PINES DRIVE; THENCE AROUND A
179.37 FT. RADIUS CURVE TO THE LEFT AN ARC DISTANCE OF 312.42 FEET THE CHORD
WHICH BEARS S 77°52'14" E, 274.40 FEET; THENCE S 37°46'04" E, 10.00 FEET; THENCE
AROUND A 189.37 FT. RADIUS CURVE TO THE LEFT AN ARC DISTANCE OF 160.97 FEET
THE CHORD WHICH BEARS N 27°52'55" E, 156.16 FEET; THENCE N 04°19'44" E, 92.78
FEET; THENCE N 86°08'14" W, 10.00 FEET; THENCE AROUND A 219.88 FT. RADIUS
CURVE TO THE RIGHT AN ARC DISTANCE OF 180.40 FEET THE CHORD WHICH BEARS N
27°22'02" E, 175.38 FEET; THENCE LEAVING SAID RIGHT OF WAY S 16°15'43" E, 740.41
FEET TO THE POINT OF BEGINNING.

Raymond W. Wytycherley
RAYMOND W. WYTCHERLEY R.L.S. 2724

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS THAT CELESTE M. ALBEE IS
TRUSTEE OF THE CELESTE M. ALBEE TRUST FOR THE THE PROPERTY
DESCRIBED IN THE SURVEYORS CERTIFICATE. SHE HAS CAUSED THE SAME
TO BE PARTITIONED INTO PARCELS AS SHOWN ON THIS PARTITION PLAT
AND CREATES HEREON THE NEW SHARED WELL AND WATERLINE
EASEMENT AS SHOWN HEREIN.

Celeste M. Albee
CELESTE M. ALBEE

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

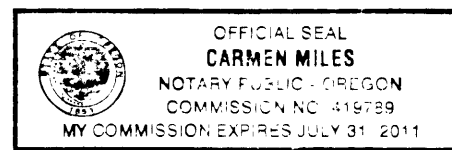
THIS IS TO CERTIFY THAT ON THIS 8 DAY OF January, 2009
BEFORE ME PERSONALLY APPEARED CELESTE M. ALBEE KNOWN TO ME TO BE THE
IDENTICAL PERSON DESCRIBED IN AND WHO EXECUTED THE ABOVE DECLARATION.
SHE ACKNOWLEDGES THE FOREGOING INSTRUMENT TO BE HER VOLUNTARY ACT
AND DEED.

Carmen Miles
NOTARY PUBLIC FOR OREGON (PRINTED NAME)

Carmen Miles
NOTARY PUBLIC FOR OREGON (SIGNATURE)

419789
COMMISSION NUMBER

MY COMMISSION EXPIRES ON THE 31 DAY OF July, 2011



APPROVALS:

APPROVED BY THE UNDERSIGNED:

Romy W. THIS 16 DAY OF JANUARY, 2009
DOUGLAS COUNTY SURVEYOR OR DEPUTY

Cheryl A. Goodhue for THIS 15th DAY OF January, 2009
DOUGLAS COUNTY PLANNING DEPARTMENT, R.L.C.

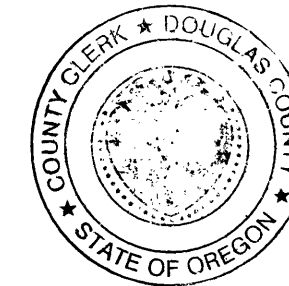
ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS PROVIDED BY O.R.S. 92.095
HAVE BEEN PAID THIS _____ DAY OF _____, 2009

Sandra K. Cornew 1/16/09
DOUGLAS COUNTY TAX COLLECTOR OR DEPUTY

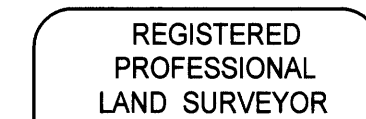
STATE OF OREGON, } S.S.
COUNTY OF DOUGLAS

I HEREBY CERTIFY THAT THIS PARTITION PLAT WAS RECIEVED FOR RECORDING
ON THIS 16th DAY OF January, 2009 AT 9:54 O'CLOCK A M
AND RECORDED AS PARTITION PLAT NO. 2009-00739, OF THE OFFICIAL DOUGLAS
COUNTY RECORDS.

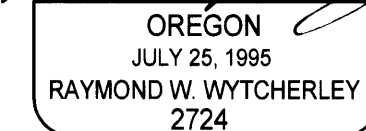
BARBARA E. NIELSEN
DOUGLAS COUNTY CLERK OR DEPUTY By Heidi Johnston
Deputy



PLOTTED BY A HP DESIGNJET 500 ON
MILANO IMAGING # JPC4M2 POLYESTER
FILM WITH HP CARTRIDGE # 4844A.



Raymond W. Wytycherley



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