

2009-0003 A

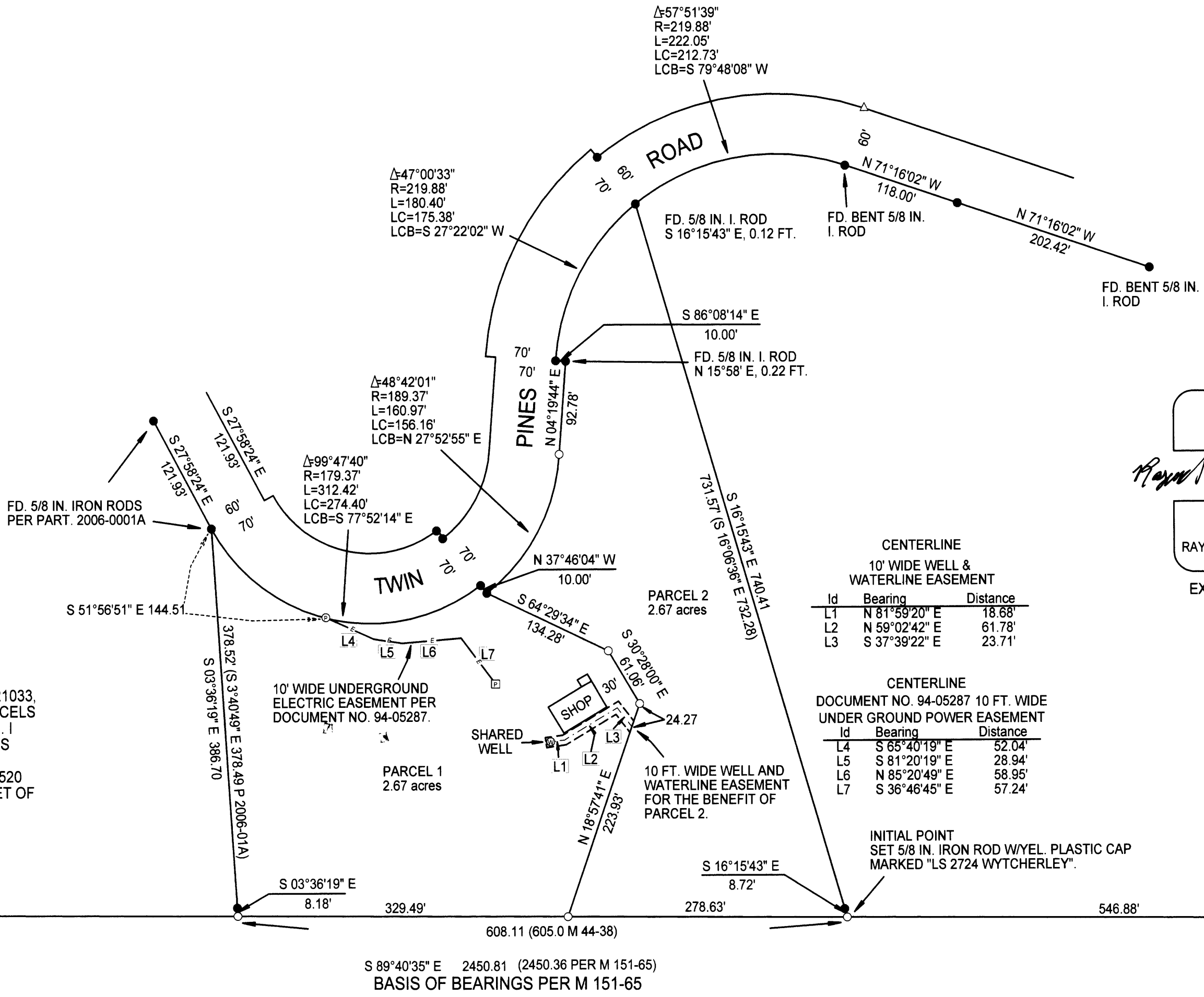
DOUGLAS COUNTY OFFICIAL RECORDS
BARBARA E. NIELSEN, COUNTY CLERK
2009-000739
NO FEE
01/16/2009 09:54:22 AM
PLAT-PAR Cnt=1 Stn=1 RECEIPTCOUNTER
This is a no fee document

PARTITION 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 ADJUTING 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

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