2009-0052

DOUGLAS COUNTY OFFICIAL RECORDS
BARBARA E. NIELSEN, COUNTY CLERK 2009-016907

NO FEE

00255047200900169070010014

09/24/2009 01:11:43 PM

PLAT-PAR Cnt=1 Stn=1 RECEIPTCOUNTER
This is a no fee document

PARTITION PLAT

LOCATED IN

SE 1/4 SEC. 19, T 32 S, R 5 W, W.M.

DOUGLAS COUNTY, OREGON

SEPTEMBER 11, 2009

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 25, 1995
RAYMOND W. WYTCHERLEY
2724

EXPIRES JUNE 30, 2010

EASEMENTS OR RESTRICTIONS NOT SHOWN BY LOCATION:

(1) RIGHT OF WAY & EASEMENT IN FAVOR OF CALIFORNIA OREGON POWER COMPANY, BOOK 92, PAGE 594.
(2) RIGHT OF WAY IN FAVOR OF CALIFORNIA OREGON POWER COMPANY, BOOK 207, PAGE 544.
(3) RIGHT OF WAY IN FAVOR OF CALIFORNIA OREGON POWER COMPANY, BOOK 231, PAGE 350.
(4) EASEMENT IN IN FAVOR OF PACIFIC POWER AND LIGHT COMPANY, DOCUMENT NO. 65-7728.
(5) EASEMENT IN IN FAVOR OF PACIFIC POWER AND LIGHT COMPANY, DOCUMENT NO. 79-7126.
(6) RIGHT OF WAY IN FAVOR OF PACIFIC TELEPHONE AND TELEGRAPH COMPANY, BOOK 136, PAGE 243.
(7) RESERVATION OF ONE-HALF OF ALL MINERAL RIGHTS AS SET OUT IN DEED FROM JAY B. MOORE AND SUSAN M. MOORE TO HUGH H. MORRELL AND VITALENE MORRELL, BOOK 268, PAGE 584.

SCALE: 1" = 60'

LEGEND:

○ INDICATES 5/8" x 30" I. ROD W/YEL. PLASTIC CAP MARKED "LS 2724 WYTCHERLEY"SET THIS SURVEY.

◉ ● INDICATES MONUMENT FOUND AS INDICATED.

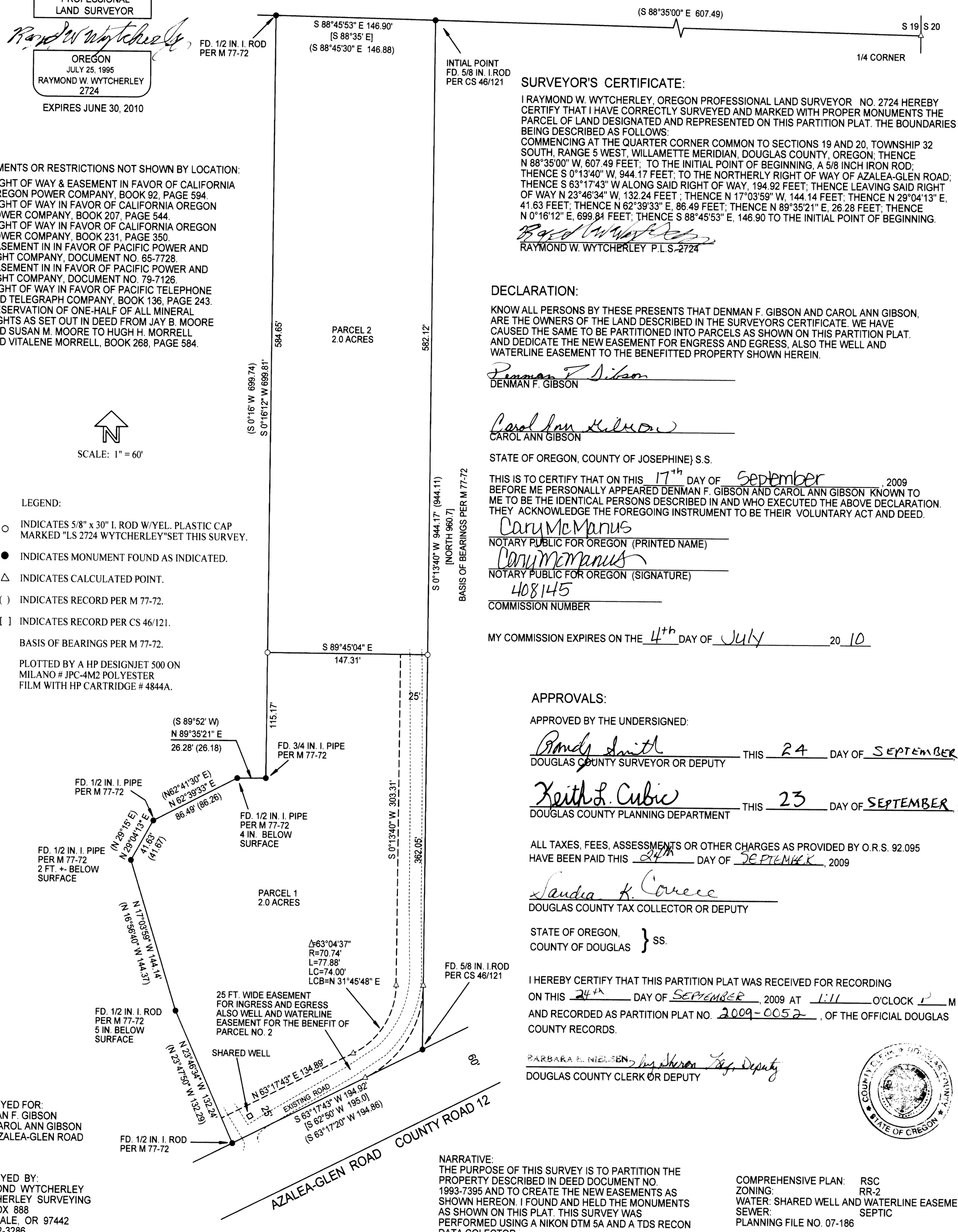
△ INDICATES CALCULATED POINT.

( ) INDICATES RECORD PER M 77-72.

[ ] INDICATES RECORD PER CS 46/121.

BASIS OF BEARINGS PER M 77-72.

PLOTTED BY A HP DESIGNJET 500 ON MILANO # JPC-4M2 POLYESTER FILM WITH HP CARTRIDGE # 4844A.



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 PARCEL OF LAND DESIGNATED AND REPRESENTED ON THIS PARTITION PLAT. THE BOUNDARIES BEING DESCRIBED AS FOLLOWS:
COMMENCING AT THE QUARTER CORNER COMMON TO SECTIONS 19 AND 20, TOWNSHIP 32 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON; THENCE N 88°35'00" W, 607.49 FEET; TO THE INITIAL POINT OF BEGINNING, A 5/8 INCH IRON ROD; THENCE S 0°13'40" W, 944.17 FEET; TO THE NORTHERLY RIGHT OF WAY OF AZALEA-GLEN ROAD; THENCE S 63°17'43" W ALONG SAID RIGHT OF WAY, 194.92 FEET; THENCE LEAVING SAID RIGHT OF WAY N 23°46'34" W, 132.24 FEET ; THENCE N 17°03'59" W, 144.14 FEET; THENCE N 29°04'13" E, 41.63 FEET; THENCE N 62°39'33" E, 86.49 FEET; THENCE N 89°35'21" E, 26.28 FEET; THENCE N 0°16'12" E, 699.81 FEET; THENCE S 88°45'53" E, 146.90 TO THE INITIAL POINT OF BEGINNING.

RAYMOND W. WYTCHERLEY P.L.S. 2724

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS THAT DENMAN F. GIBSON AND CAROL ANN GIBSON, ARE THE OWNERS OF THE LAND DESCRIBED IN THE SURVEYORS CERTIFICATE. WE HAVE CAUSED THE SAME TO BE PARTITIONED INTO PARCELS AS SHOWN ON THIS PARTITION PLAT. AND DEDICATE THE NEW EASEMENT FOR ENGRESS AND EGRESS, ALSO THE WELL AND WATERLINE EASEMENT TO THE BENEFITTED PROPERTY SHOWN HEREIN.

Denman F. Gibson
DENMAN F. GIBSON

Carol Ann Gibson
CAROL ANN GIBSON

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

THIS IS TO CERTIFY THAT ON THIS 17th DAY OF September, 2009 BEFORE ME PERSONALLY APPEARED DENMAN F. GIBSON AND CAROL ANN GIBSON KNOWN TO ME TO BE THE IDENTICAL PERSONS DESCRIBED IN AND WHO EXECUTED THE ABOVE DECLARATION. THEY ACKNOWLEDGE THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

Cary McManus
NOTARY PUBLIC FOR OREGON (PRINTED NAME)

Cary McManus
NOTARY PUBLIC FOR OREGON (SIGNATURE)

408145
COMMISSION NUMBER

MY COMMISSION EXPIRES ON THE 4th DAY OF July 20 10

APPROVALS:

APPROVED BY THE UNDERSIGNED:

Randy Smith
DOUGLAS COUNTY SURVEYOR OR DEPUTY THIS 24 DAY OF SEPTEMBER 2009

Keith L. Cubic
DOUGLAS COUNTY PLANNING DEPARTMENT THIS 23 DAY OF SEPTEMBER, 2009

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS PROVIDED BY O.R.S. 92.095 HAVE BEEN PAID THIS 24th DAY OF SEPTEMBER, 2009

Sandra K. Corrice
DOUGLAS COUNTY TAX COLLECTOR OR DEPUTY

STATE OF OREGON, } SS.
COUNTY OF DOUGLAS }

I HEREBY CERTIFY THAT THIS PARTITION PLAT WAS RECEIVED FOR RECORDING ON THIS 24th DAY OF SEPTEMBER, 2009 AT 1:11 O'CLOCK P M AND RECORDED AS PARTITION PLAT NO. 2009-0052, OF THE OFFICIAL DOUGLAS COUNTY RECORDS.

BARBARA E. NIELSEN by Sharon Fay, Deputy
DOUGLAS COUNTY CLERK OR DEPUTY

COUNTY CLERK DOUGLAS COUNTY STATE OF OREGON

SURVEYED FOR:
DENMAN F. GIBSON
AND CAROL ANN GIBSON
5079 AZALEA-GLEN ROAD
97442

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

PLOTTED BY A HP DESIGNJET 500 ON MILANO # JPC-4M2 POLYESTER FILM WITH HP CARTRIDGE # 4844A.

NARRATIVE:
THE PURPOSE OF THIS SURVEY IS TO PARTITION THE PROPERTY DESCRIBED IN DEED DOCUMENT NO. 1993-7395 AND TO CREATE THE NEW EASEMENTS AS SHOWN HEREON. I FOUND AND HELD THE MONUMENTS AS SHOWN ON THIS PLAT. THIS SURVEY WAS PERFORMED USING A NIKON DTM 5A AND A TDS RECON DATA COLECTOR.

COMPREHENSIVE PLAN: RSC
ZONING: RR-2
WATER: SHARED WELL AND WATERLINE EASEMENT
SEWER: SEPTIC
PLANNING FILE NO. 07-186

2009-0052