

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS, that Arthur H. LeVasseur & Cherry Jean LeVasseur, the owners of the land represented on the annexed map and more particularly described in the accompanying Surveyor's Certificate, do hereby declare the annexed map to be a correct map of the Partition Plat of said property in accordance with the provisions of Chapter 92 of the Oregon Revised Statutes. They have caused this partition plat to be prepared, easements to be created, and the property to be partitioned into 2 parcels as shown.

Arthur H. LeVasseur Feb. 16, 2022
 Arthur H. LeVasseur Date
Cherry Jean LeVasseur Feb. 16, 2022
 Cherry Jean LeVasseur Date

ACKNOWLEDGMENT:
 STATE OF OREGON)

SS
 COUNTY OF DOUGLAS)

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 16th DAY OF February 2022, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED Arthur H. LeVasseur & Cherry J. LeVasseur TO ME KNOWN TO BE THE PERSONS DESCRIBED, IN AND WHO EXECUTED THE FOREGOING DECLARATION, WHO, BEING DULY SWORN, DID SAY THAT THEY EXECUTED THE SAME FOR THE PURPOSES SET FORTH THEREIN. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET FORTH MY HAND ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

Rebecca Marie Dutton
 NOTARY PUBLIC, (PRINTED NAME)

COMMISSION NO. 977308

MY COMMISSION EXPIRES: July 30, 2022

Rebecca Marie Dutton
 SIGNATURE

SURVEYOR'S CERTIFICATE

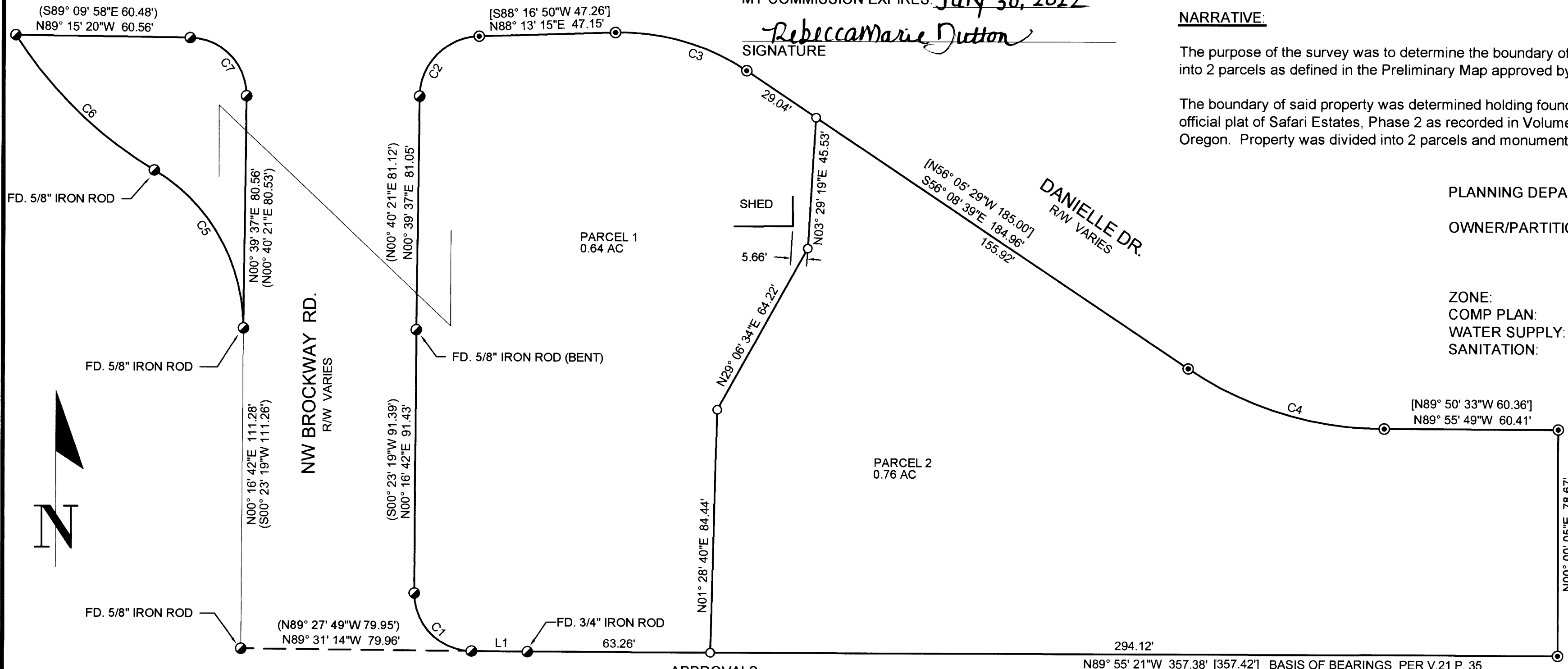
I, Barton M. Heichel do hereby certify that I have correctly surveyed and monumented with proper monuments, the lands so indicated on the annexed plat and that the boundary of which is described in Deed Reference No. 2021-18235 of the Official Deed Records of Douglas County, Oregon.

NARRATIVE:

The purpose of the survey was to determine the boundary of said property and Partition the subject property into 2 parcels as defined in the Preliminary Map approved by the City of Winston, Planning Department.

The boundary of said property was determined holding found monuments record survey M149-11 and the official plat of Safari Estates, Phase 2 as recorded in Volume 21, Page 35, Plat records of Douglas County, Oregon. Property was divided into 2 parcels and monuments set as shown.

Douglas County Official Records 2022-003831
 Daniel J. Loomis, County Clerk
 NO FEE
 02/23/2022 12:38:16 PM
 PLAT-PAR Cnt=1 Stn=33 HAJOHNST
 This is a no fee document



PLANNING DEPARTMENT FILE NO. **21-W014**

OWNER/PARTITIONER: Arthur & Cherry Jean LeVasseur
 2511 NW Brockway Rd.
 Winston, OR 97496

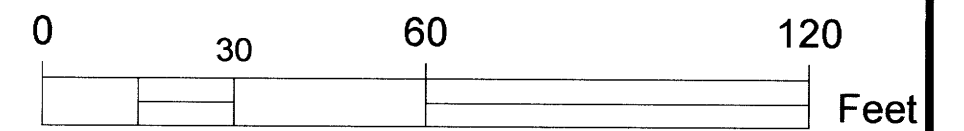
ZONE: Residential Medium Density (RM)
 COMP PLAN: Residential 7.0 DU/Acre
 WATER SUPPLY: CITY OF WINSTON
 SANITATION: CITY OF WINSTON

LEGEND:

- FD. 5/8" IRON ROD W/YELLOW PLASTIC CAP MARKED "LANDMARK" PER V. 21 P. 35 OR AS NOTED
- FD. 5/8" IRON ROD W/YELLOW PLASTIC CAP MARKED "LANDMARK 2287" PER M149-11 OR AS NOTED
- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP INSCRIBED "LAND MARK SURVEYING, INC."

RECORD INFO:

- () M149-11
- [] V. 21 P. 35



Sheet 1 of 1

SCALE: 1" = 30'

Parcel Line Table			
Line #	Length	Direction	RECORD INFO
L1	19.38	N89° 31' 14"W	(N89° 27' 49"W 19.43')

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Record Chord & Radius Info.
C1	31.39'	20.03	089°47'56"	S44° 37' 16"E	28.27	(S44°32'15"E 28.25' R=20.00')
C2	32.36'	21.18	087°33'38"	S44° 26' 26"W	29.31	(S44°28'35"W 29.27' R=21.15')
C3	48.17'	77.45	035°38'06"	N73° 57' 42"W	47.40	(N73°54'20"W 47.42' R=77.50')
C4	72.17'	122.39	033°47'11"	S73° 02' 14"E	71.13	(S72°58'01"E 71.12' R=122.50')
C5	65.79'	63.14	059°41'59"	N29° 34' 18"W	62.85	(N29°33'24"W 62.90' R=63.00')
C6	67.89'	141.73	027°26'39"	S45° 51' 51"E	67.24	(S45°46'19"E 67.28' R=141.73')
C7	31.24'	19.91	089°53'50"	N44° 18' 21"W	28.13	(N44°14'48"W 28.24' R=20.00')

APPROVALS:

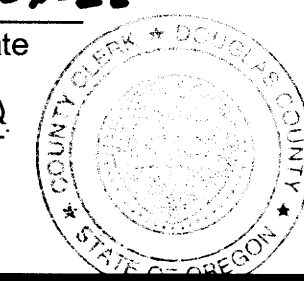
Martin Bauer 2-22-22
 Winston, City Manager Date
Thomas Mc 2-22-22
 Winston, Community Development Director Date
Rand G. Smith 2-23-22
 Douglas County Surveyor Date

I hereby certify that all taxes and special assessments or other charges required by law have been paid.

J. D. Wil 2-23-22
 Douglas County Tax Collector Date

Filed this 23rd day of February 2022

Helen Johnston
 Douglas County Clerk



LOOKINGGLASS RD. COUNTY RD. NO. 107
 R/W VARIES

EASEMENTS OF RECORD DISCLOSED IN PUBLIC RECORDS REPORT BY WESTERN TITLE & ESCROW DATED December 17, 2021, ORDER NO. WT0231063.

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: West Douglas Electric Cooperative, Inc.
 Purpose: Electrical transmission and distribution lines
 Recording Date: April 12, 1995
 Recording No: 95-7292 (LOCATION UNKNOWN)

PARTITION PLAT
 In the NW 1/4 of Section 20
 Township 28 South, Range 6 West, W.M.
 Douglas County, Oregon
 February 2022

FOR: Arthur & Cherry Jean LeVasseur
 2511 NW Brockway Rd.
 Winston, OR 97496

REGISTERED PROFESSIONAL LAND SURVEYOR
 BARTON M. HEICHEL
 AUGUST 17, 2009
 1640 PLS
 RENEWS JUNE 30, 2023

Land Mark Surveying, Inc.
 •3329 N.E. Stephens St. •Roseburg, Oregon 97470
 •Office (541) 677-9400 •Fax (541) 677-9401

LM Proj. No. 2021-0145

2022-0009

2022-0000