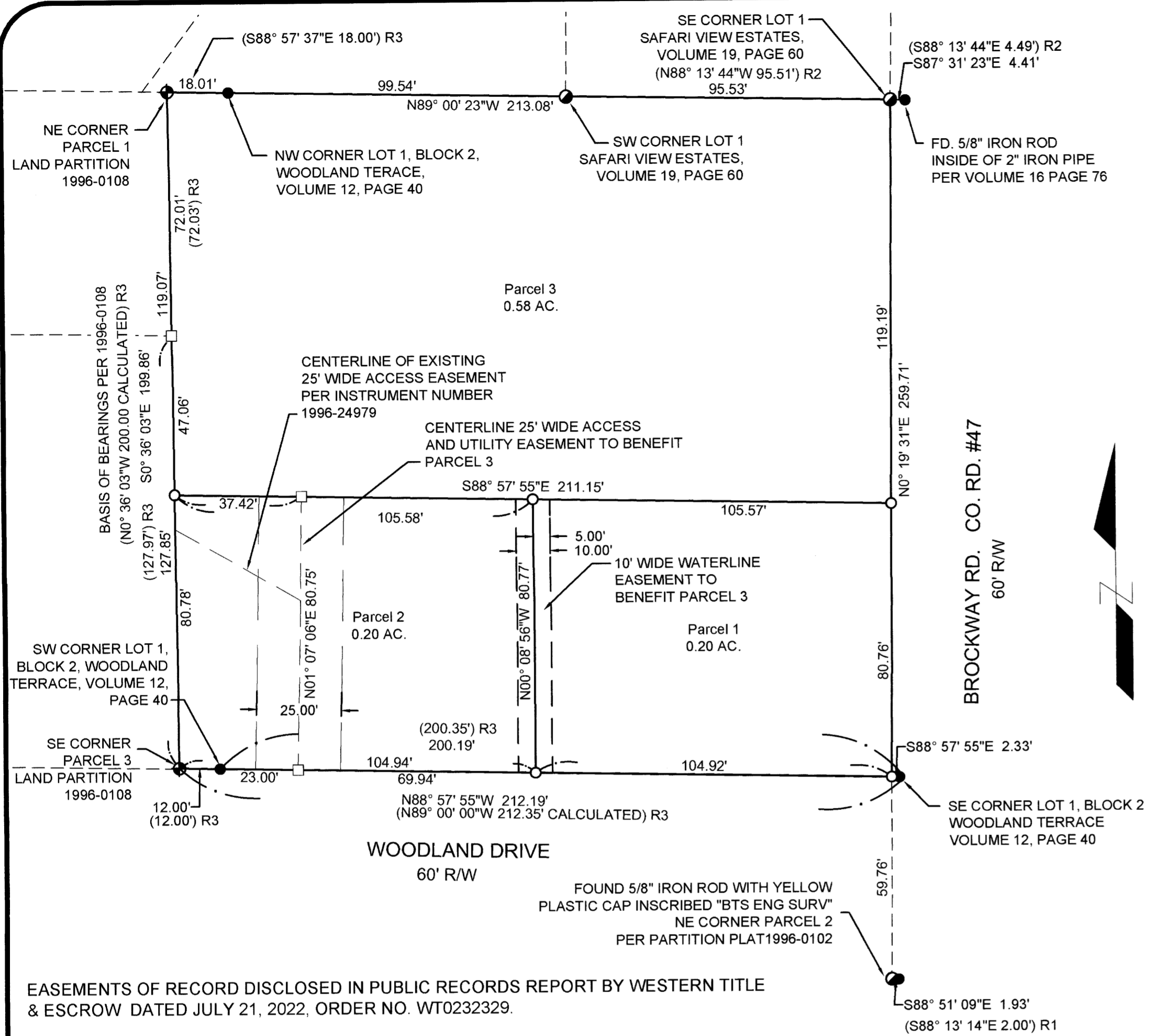


2022-0046

Douglas County Official Records 2022-017855
Daniel J. Loomis, County Clerk
NO FEE
00577916202200178550010012
11/30/2022 09:59:43 AM
PLAT-PAR Cnt=1 Stn=43 KGSTUTZM
This is a no fee document



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 which is described in Deed Reference Number 2021-5633 of the official deed records of Douglas County, Oregon.

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS that Michael K. Miller, trustee of the Michael K. Miller Trust, the owner of the land represented on the annexed map and more particularly described in the accompanying Surveyor's Certificate and in accordance with the provisions of Chapter 92, Oregon Revised Statutes, do hereby declare the annexed map to be a correct map of the Partition Plat of said property. He has caused this partition plat to be prepared, the property to be partitioned into three (3) parcels as shown.

Michael K Miller 11-18-2022
Michael K. Miller Date

ACKNOWLEDGMENT:
STATE OF OREGON) SS
COUNTY OF DOUGLAS)

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 18th DAY OF November 2022, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED MICHAEL K MILLER 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 Dutton
NOTARY PUBLIC, (PRINTED NAME)

COMMISSION NO. 1026031
MY COMMISSION EXPIRES: July 13, 2026

Rebecca Marie Dutton
SIGNATURE

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PARTITION THE PARCEL OF LAND DESCRIBED IN DEED REFERENCE NUMBER 2021-5633, DEED RECORDS OF DOUGLAS COUNTY, OREGON INTO 3 PARCELS IN ACCORDANCE WITH THE CITY OF WINSTON COMMUNITY DEVELOPMENT PLANNING DEPARTMENT FILE NO. 21-W020

THE WEST RIGHT OF WAY OF BROCKWAY RD., COUNTY ROAD NO. 47, WAS DETERMINED BY HOLDING THE NORTHEAST CORNER OF PARCEL 2, LAND PARTITION 1996-0102 AND THE SOUTHEAST CORNER OF LOT 1, SAFARI VIEW ESTATES, VOLUME 19, PAGE 60, SUBDIVISION PLAT RECORDS OF DOUGLAS COUNTY, OREGON.

THE SOUTHEAST CORNER OF SAID PARCEL WAS CALCULATED BY HOLDING THE SE AND SW CORNERS OF LOT 1, BLOCK 2, WOODLAND TERRACE, VOLUME 12, PAGE 40 AND INTERSECTING THE WEST RIGHT OF WAY OF BROCKWAY RD.

THE NE CORNER OF SAID PARCEL WAS DETERMINED TO BE THE SE CORNER OF LOT 1, SAFARI VIEW ESTATES, VOLUME 19, PAGE 60.

THE NW CORNER OF SAID PARCEL WAS DETERMINED TO BE THE NE CORNER OF PARCEL 1, LAND PARTITION 1996-0008

THE SW CORNER OF SAID PARCEL WAS DETERMINED TO BE THE SE CORNER OF PARCEL 3, LAND PARTITION 1996-0108

THE PARCEL WAS THEN PARTITIONED INTO 3 PARCELS AS SHOWN.

EASEMENTS OF RECORD DISCLOSED IN PUBLIC RECORDS REPORT BY WESTERN TITLE & ESCROW DATED JULY 21, 2022, ORDER NO. WT0232329.

5. Right of Way Easement recorded in Book 1342, Page 11, Recorder's No. 1995-4641 in favor of West Douglas Electric Cooperative, Inc. (Location Undeterminable)

APPROVALS

Winston Planning Commission Chairman
Mark D. Bruce
Winston City Administrator MANAGER
Ronald G. Zinke
Douglas County Surveyor

Date
11-29-22
Date
11-30-22

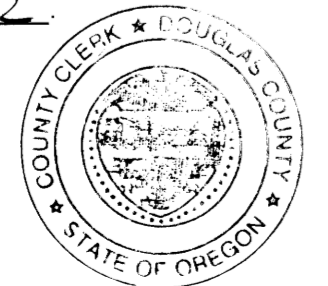
OWNER/ PARTITIONER: Michael K. Miller Trust
PO Box 2219
StateLine, NV 89449
WATER: Winston Dillard Water District
SEWER: City of Winston
ZONE: (RLB) Residential Low Density - B
COMP PLAN: Residential 3.0 DU/Acre
City of Winston Planning Department File No. 21-W020

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

J.P.E. Wil 11-30-22
Douglas County Tax Collector Date

Filed this 30th day of November 2022.

Kathleen M. Stutzman, Deputy
Douglas County Clerk

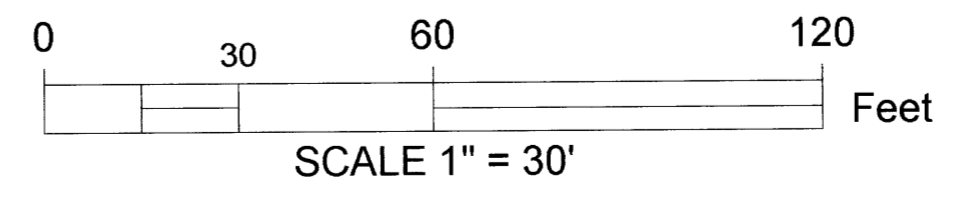


LEGEND:

- FOUND 3/4" IRON PIPE PER WOODLAND TERRACE VOL 12, PAGE 40 OR AS NOTED
- ⊕ FOUND 5/8" IRON ROD PER PARTITION PLAT 1996-0108
- FOUND 5/8" IRON ROD PER SAFARI VIEW ESTATES VOLUME 19, PAGE 60, OR AS NOTED
- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP INSCRIBED "LAND MARK SURVEYING, INC"
- CALCULATED POINT, NOTHING FOUND OR SET

RECORD INFORMATION:

- () R1 RECORD DATA PER PARTITION PLAT 1996-0102
- () R2 RECORD DATA PER SAFARI VIEW ESTATES, VOLUME 19, PAGE 60
- () R3 RECORD DATA PER PARTITION PLAT 1996-0108
- () R4 RECORD DATA PER WOODLAND TERRACE, VOLUME 12, PAGE 40



Sheet 1 of 1

PARTITION PLAT
In the NW 1/4, Section 20
Township 28 South, Range 6 West, W.M.
Douglas County, Oregon
November 2022
FOR: MIKE MILLER
1596 FISHER RD.
ROSEBURG, OR 97471
REGISTERED PROFESSIONAL LAND SURVEYOR
Barton M. Heichel
OREGON
AUGUST 17, 2009
BARTTON M. HEICHEL
1640 PLS
RENEWS JUNE 30, 2023
LM Proj No. 2021-0112
Land Mark Surveying, Inc.
•3317 N.E. Stephens St. •Roseburg, Oregon 97470
•Office (541) 677-9400 •Fax (541) 677-9401

2022-0046