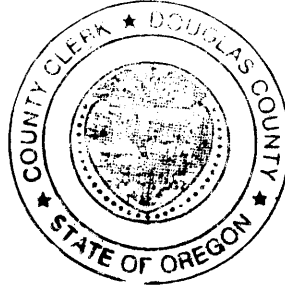


FILED THIS THE 22<sup>nd</sup> DAY OF May, 2023 @ 1:46 P. M.

Kathryn H. Stutzman, Deputy  
DOUGLAS COUNTY CLERK



Douglas County Official Records  
Daniel J. Loomis, County Clerk 2023-005567



00566229202300055670020026 \$0.00  
05/22/2023 01:46:16 PM  
PLAT-PAR Cnt=1 Stn=17 KGSUTZM

MAP OF SURVEY

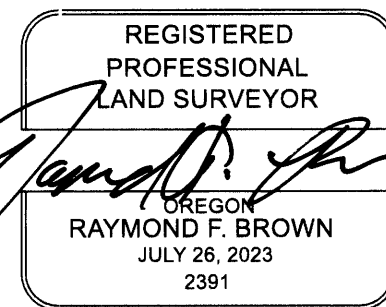
# LAND PARTITION

LOCATED IN THE:  
SOUTHWEST QUARTER OF SECTION 17,  
TOWNSHIP 28 SOUTH, RANGE 6 WEST,  
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON  
CITY OF WINSTON PLANNING DEPARTMENT FILE NO. 22-W002

TOTAL NUMBER OF PARCELS: 2 ( TWO )  
WATER SUPPLY: CITY OF WINSTON  
SEWER DISPOSAL: SEPTIC  
ZONING: RESIDENTIAL MEDIUM DENSITY ( RM )  
COMP. PLAN DESIGNATION: RESIDENTIAL 7 DU/ACRE

PREPARED FOR:  
SHAWN W. AND GARRA J. BATESON  
P.O. BOX 640  
WINSTON, OREGON 97496

PREPARED BY:  
RAYMOND F. BROWN - P.L.S. # 2391  
P.O. BOX 539  
CANYONVILLE, OREGON 97417  
PHONE: 541-839-6185



RENEWS 12/31/2023

### NOTES:

1. NEW 25 FOOT WIDE ROAD AND UTILITY EASEMENT POINT OF BEGINNING AT THE PC OF THE EXISTING EASEMENT DESCRIBED IN DEED REF. NO. 2018-011963. SAID POINT BEARS N 67° 25' 57" E 1325.74 FEET FROM THE S.W. CORNER OF SECTION 17
2. 25 FOOT WIDE ROAD AND UTILITY EASEMENT PER DEED REF. NO. 2018-011963.
3. 25 FOOT WIDE ROAD AND UTILITY EASEMENT PER PP 2018-0031.
4. 25 FOOT WIDE ROAD AND UTILITY EASEMENT PER DEED REF. NO. 2012-18756

### SURVEYOR'S CERTIFICATE:

I, RAYMOND F. BROWN HEREBY CERTIFY THAT I HAVE SURVEYED AND MARKED WITH PROPER MONUMENTS FOR ONLY PARCEL 1 AND THAT PARCEL 2 IS UNSURVEYED OF THE LAND REPRESENTED HEREON AND SAY THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE SAID LANDS.

*Raymond F. Brown*  
RAYMOND F. BROWN - P.L.S. # 2391

5/10/2023  
DATE

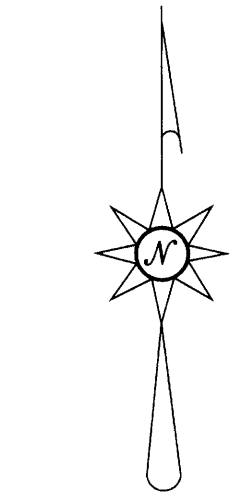
### LEGAL DESCRIPTION:

THE FOLLOWING DESCRIBED REAL PROPERTY IS LOCATED IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 28 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON.

PARCEL 1 OF LAND PARTITION 2018-0026, PARTITION PLAT RECORDS OF DOUGLAS COUNTY, OREGON, RECORDERS NO. 2018-014141, RECORDS OF DOUGLAS COUNTY

### NARRATIVE:

PURPOSE OF THE SURVEY WAS TO CREATE THE PARCELS AS SHOWN. FIELD INVESTIGATION LOCATED THE SAID FOUND MONUMENTS AND CONDITIONS. THE BOUNDARIES OF PARCEL 1 WAS PLACED TO OWNERS REQUEST AND THE REMAINING UNIT OF LAND, ( PARCEL 2 ) IS " UNSURVEYED ". NOTE: RECORD BEARINGS PER PP 2018-0031 ARE GRID BEARINGS WITH A CONVERGENCE ANGLE OF (-2° 00' 27") - 1. ALL NEW ( NOT OF RECORD ) BEARINGS ARE BASED ON SAID PP 2018-0031. ALL OTHER BEARINGS SHOWN THAT ARE OF RECORD ARE GEODETIC BEARINGS.

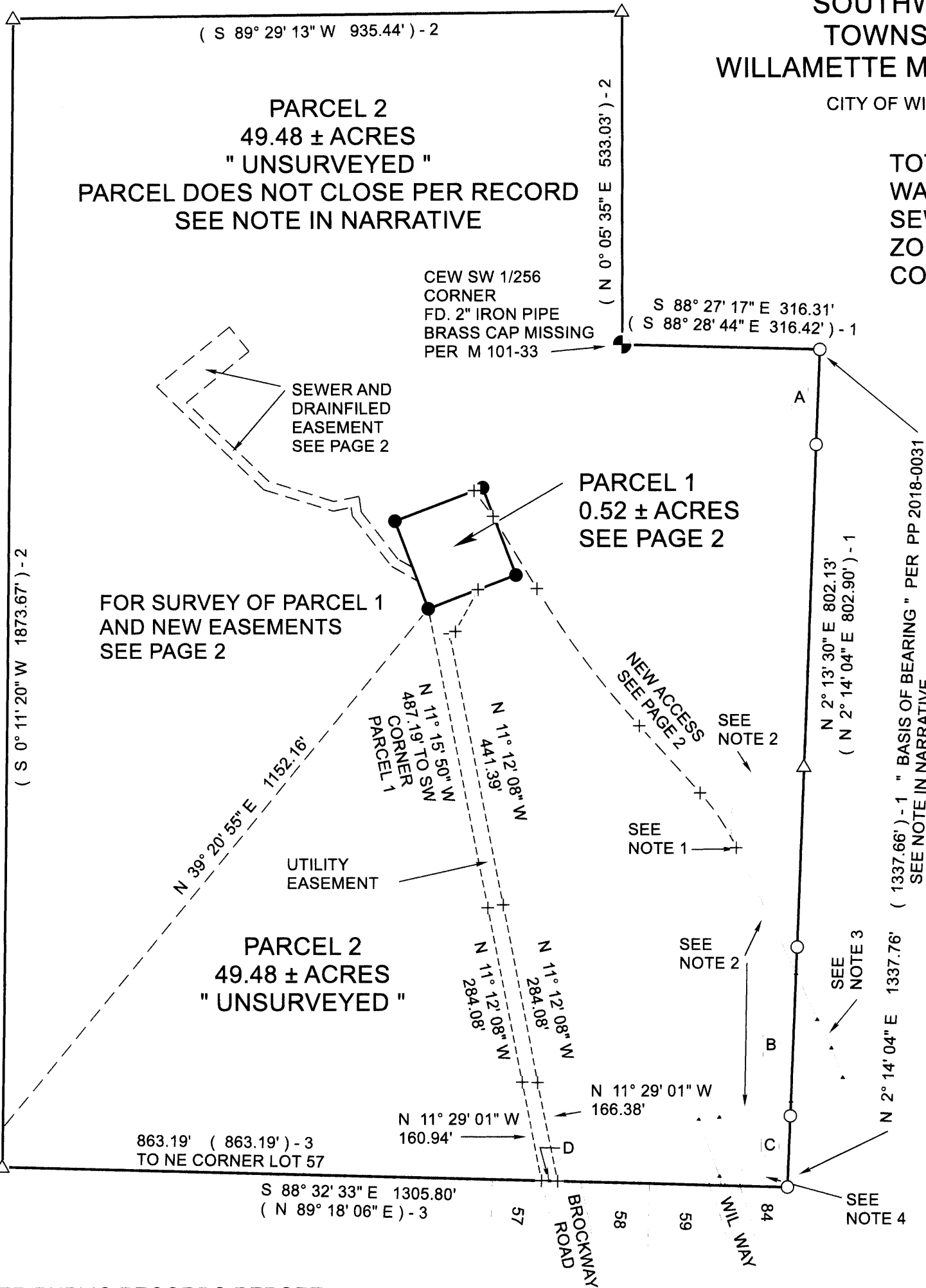


MAY, 2023  
SCALE: 1" = 200'

### LINE INDEX:

- A) N 2° 16' 25" E 150.88'  
( N 2° 14' 04" E 151.00' ) - 1
- B) N 2° 13' 57" E 269.81'  
( N 2° 14' 04" E 269.90' ) - 1
- C) N 2° 15' 16" E 113.94'  
( N 2° 14' 04" E 113.85' ) - 1
- D) S 88° 32' 33" E 25.62'  
( N 89° 18' 06" E ) - 3

SECTION CORNER  
SECTION 17, 18, 19 & 20,  
T. 28S., R. 6 W., W.M.  
FD. BRASS CAP PER  
PLSS I.D. NO. 200400



ENCUMBRANCES PER PUBLIC RECORDS REPORT  
PREPARED BY WESTERN TITLE & ESCROW ON OCT. 10, 2022  
AS ORDER NO. WT0224815

7. EASEMENT(S) FOR THE PURPOSE(S) PUBLIC UTILITIES GRANTED TO WEST DOUGLAS ELECTRIC COOPERATIVE, INC., RECORDED APRIL 12, 1995 AS RECORDERS NO. 95-07292.
8. RESTRICTIVE COVENANT, RECORDED OCT. 18, 2012 AND RE-RECORDED NOV. 27, 2012, AS RECORDERS NO. 2012-018688.
9. ACCESS AND UTILITY EASEMENT, INCLUDING, BUT NOT LIMITED TO MAINTENANCE PROVISIONS, RECORDED NOV. 28, 2012 AS RECORDERS NO. 2012-018756.
10. IRREVOCABLE PETITION FOR IMPROVEMENTS, RECORDED AUG. 16, 2018, AS RECORDERS NO. 2018-013502.
11. EASEMENT(S) FOR THE PURPOSE(S) OF ACCESS AND UTILITIES, RECORDED AUG. 28, 2018 AS RECORDERS NO. 2018-014141.
12. EASEMENTS, CONDITIONS, RESTRICTIONS AND NOTES DELINEATED ON RECORDED PARTITION PLAT 2018-0026
13. TERMS, PROVISIONS AND CONDITIONS OF EASEMENTS, RECORDED AUG. 31, 2018, AS RECORDERS NO. 2018-014353.
14. EASEMENT(S) FOR THE PURPOSE(S) ELECTRIC TRANSMISSION AND DISTRIBUTION LINES, IN FAVOR OF PACIFICORP. RECORDED AUG. 24, 2020, AS RECORDERS NO 2020-014537.

### LEGEND

- + ANGLE POINT ( COMPUTED )
- △ COMPUTED POINT
- FD. 5/8" IRON ROD PER PP 2018-0031
- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP ATTACHED, MKD. " R. BROWN, PLS 2391 "
- ⚡ FD. GOVN. CORNER AS NOTED.
- ( ) - 1 RECORD AS PER PP 2018-0031
- ( ) - 2 RECORD AS PER M 157-63
- ( ) - 3 RECORD AS PER VOL. 21, PAGE 35 SAFARI ESTATES PHASE 2
- 59 LOT NUMBER PER SAFARI ESTATES PHASE 2 AND 3

DECLARATION:

KNOW ALL PERSON BY THESE PRESENTS, THAT WE SHAWN W. AND GARRA J. BATESON ARE THE OWNERS OF THE LANDS PRESENTED HEREON AND DID CAUSE THE LANDS TO BE PARTITIONED, PLATTED, AND THE EASEMENTS SHOWN HEREON TO BE CREATED, IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 97, OREGON REVISED STATUTES.

*Shawn W. Bateson* 5-10-2023  
 SHAWN W. BATESON DATE

*Garra J. Bateson* 5-10-2023  
 GARRA J. BATESON DATE

MAP OF SURVEY

LAND PARTITION

LOCATED IN THE:  
 SOUTHWEST QUARTER OF SECTION 17,  
 TOWNSHIP 28 SOUTH, RANGE 6 WEST,  
 WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON  
 CITY OF WINSTON PLANNING DEPARTMENT FILE NO. 22-W002

ACKNOWLEDGEMENT:

PERSONALLY APPEARED BEFORE ME, SHAWN W. AND GARRA J. BATESON, AND ACKNOWLEDGED THE FOREGOING TO BE A VOLUNTARY AND FREE ACT.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS THE 10 DAY OF May, 2023

*Nichelle Wright* *Nichelle Wright*  
 NOTARY PUBLIC (PRINT) SIGNED

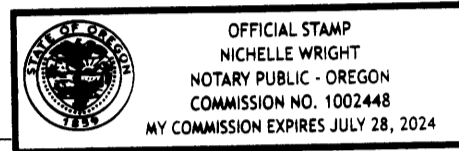
MY COMMISSION EXPIRES July 28, 2024 MY COMMISSION NUMBER 1002448

TOTAL NUMBER OF PARCELS: 2 ( TWO )  
 WATER SUPPLY: CITY OF WINSTON  
 SEWER DISPOSAL: SEPTIC  
 ZONING: RESIDENTIAL MEDIUM DENSITY ( RM )  
 COMP. PLAN DESIGNATION: RESIDENTIAL 7 DU/ACRE

APPROVALS:

*Mark J. Bauer* 5-15-2023  
 CITY OF WINSTON - MANAGER DATE

*Rand G. Zuley* 5-22-23  
 DOUGLAS COUNTY SURVEYOR DATE

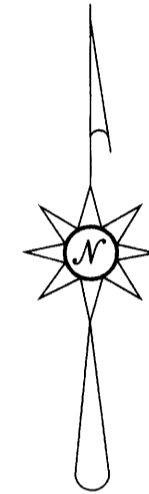


PREPARED FOR:  
 SHAWN W. AND GARRA J. BATESON  
 P.O. BOX 640  
 WINSTON, OREGON 97496

CERTIFICATION OF TAX PREPAYMENT:

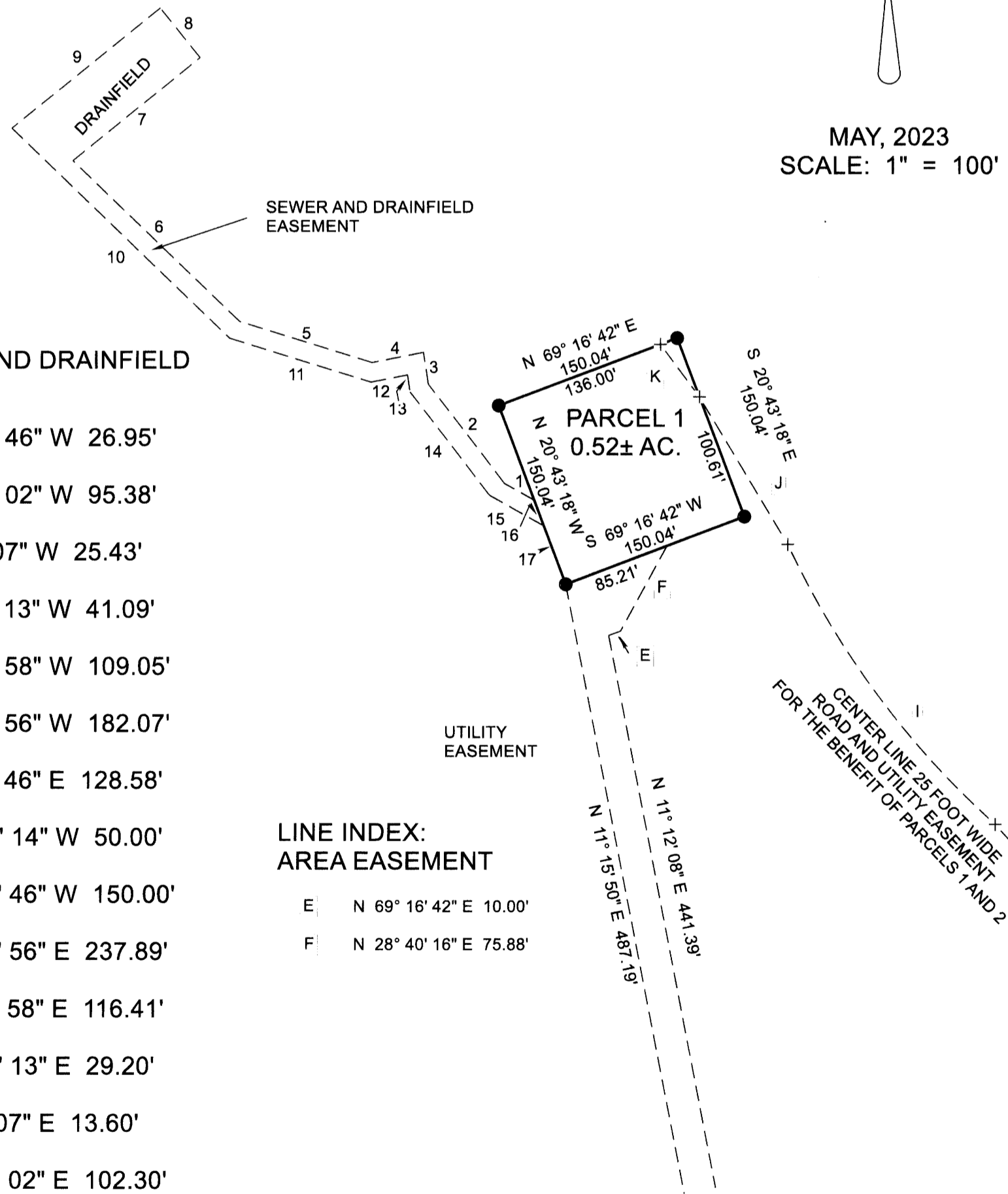
I, HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.

*D. E. Wil* 5-22-23  
 DOUGLAS COUNTY TAX COLLECTOR DATE



MAY, 2023  
 SCALE: 1" = 100'

PREPARED BY:  
 RAYMOND F. BROWN - P.L.S. # 2391  
 P.O. BOX 539  
 CANYONVILLE, OREGON 97417  
 PHONE: 541-839-6185



LINE INDEX:  
 SEWER LINE AND DRAINFIELD  
 EASEMENT

- 1 N 60° 33' 46" W 26.95'
- 2 N 37° 35' 02" W 95.38'
- 3 N 8° 38' 07" W 25.43'
- 4 S 78° 43' 13" W 41.09'
- 5 N 72° 41' 58" W 109.05'
- 6 N 46° 06' 56" W 182.07'
- 7 N 51° 03' 46" E 128.58'
- 8 N 38° 56' 14" W 50.00'
- 9 S 51° 03' 46" W 150.00'
- 10 S 46° 06' 56" E 237.89'
- 11 S 72° 41' 58" E 116.41'
- 12 N 78° 43' 13" E 29.20'
- 13 S 8° 38' 07" E 13.60'
- 14 S 37° 35' 02" E 102.30'
- 15 S 60° 33' 46" E 47.97'
- 16 S 20° 43' 18" E 23.41'
- 17 S 20° 43' 18" E 47.11'

LINE INDEX:  
 AREA EASEMENT

- E N 69° 16' 42" E 10.00'
- F N 28° 40' 16" E 75.88'

LEGEND

- + ANGLE POINT ( COMPUTED )
- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP ATTACHED, MKD. " R. BROWN, PLS 2391 "

LINE INDEX:  
 CENTER LINE 25 FOOT  
 WIDE ROAD AND UTILITY  
 EASEMENT

- G R = 350.00', L = 105.23', T = 53.02',  
L.C. BEARS N 33° 44' 11" W 104.84'
- H N 42° 21' 00" W 144.47'
- I R = 1391.08', L = 274.24', T = 137.57',  
L.C. BEARS N 36° 42' 09" W 273.80'
- J N 31° 03' 17" W 135.30'
- K N 36° 33' 50" W 51.39'

