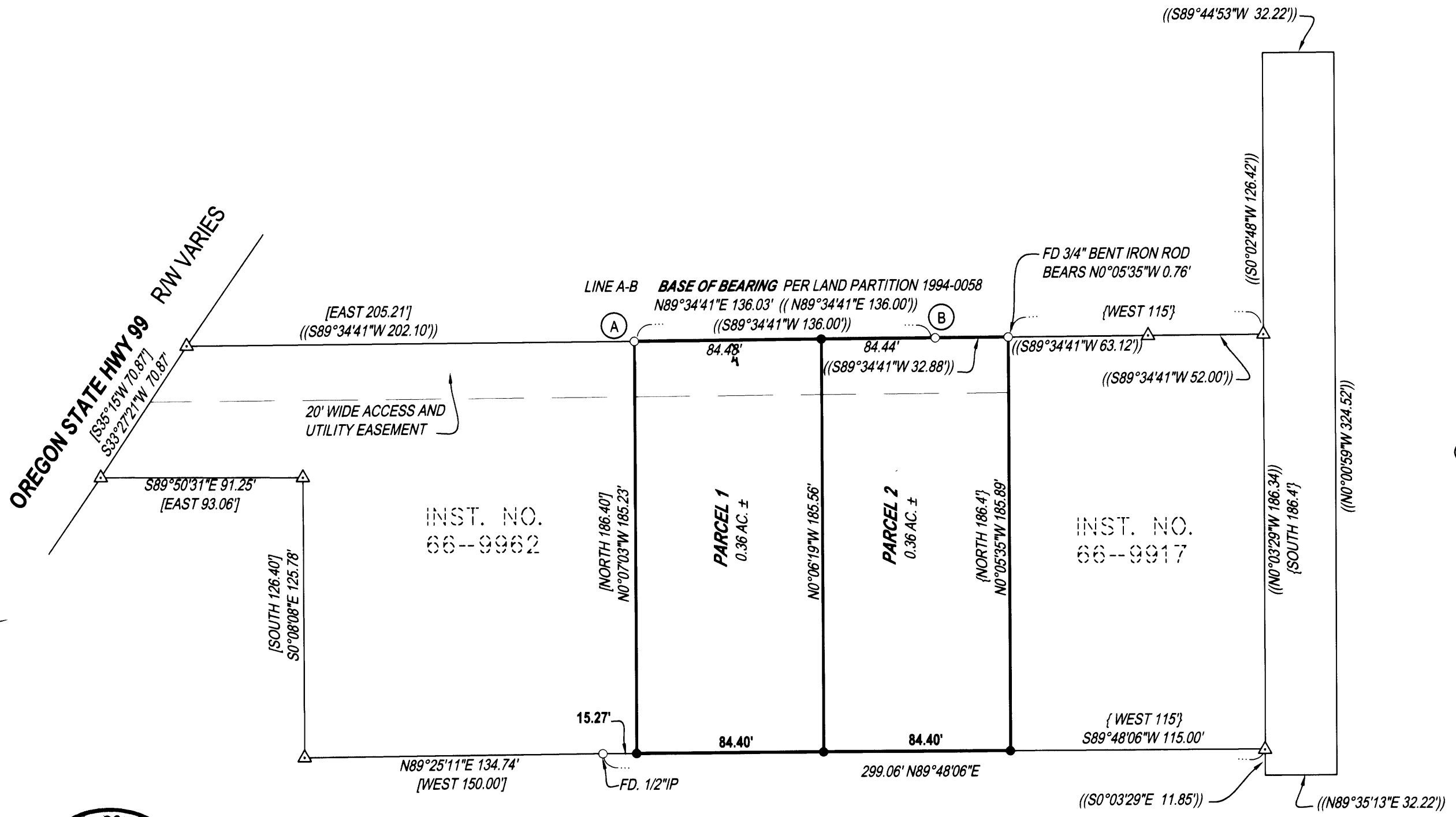


2005-0060



APPROVALS:

Debra M. Van Duren 5/25/05
 CITY ADMINISTRATOR
 CITY OF WINSTON
M. Chilton 5/25/05
 PLANNING COMMISSION CHAIRPERSON
 CITY OF WINSTON
Randy Smith 6-6-05
 DOUGLAS COUNTY SURVEYOR DEPUTY

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

Sandra K. Coice 4/7/05
 DOUGLAS COUNTY TAX COLLECTOR
 2005-013999
 FILED THIS 8th DAY OF JUNE, 2005, 9:03 O'CLOCK AM/PM

Barbara E. Nielsen 6-8-05
 DOUGLAS COUNTY CLERK
 By: DEPUTY



DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT KEITH A. PHIFER, IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAS CAUSED THE SAME TO BE PLATTED INTO PARCELS TOGETHER WITH EASEMENTS AS SHOWN.

Keith A. Phifer 5/26/05
 KEITH A. PHIFER

ACKNOWLEDGMENT:

STATE OF OREGON
 COUNTY OF DOUGLAS



KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 26 DAY OF May, 2005, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED KEITH A. PHIFER, WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

PRINTED NAME: Josh Sullivan
 COMMISSION #: 386459
 MY COMMISSION EXPIRES: Nov. 2 2008
 SIGNATURE: Josh L Sullivan

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE SUBJECT PROPERTY INTO TWO PARCELS AS SHOWN. LAND PARTITION 1994-0058 WAS COMPUTED RECORD WITH POINTS "A" AND "B" BEING USED AS A BASE OF BEARING. CREATING THE NEIGHBORING PARCELS DESCRIBED IN INSTRUMENT NOS. 66-9917 AND 66-9962 FROM THE SURROUNDING INFORMATION OF LAND PARTITION 1994-0058 AND THE MONUMENTS FOUND, RESULTS IN THE SUBJECT PROPERTY BEING SHORT OF DEED CALLS FOR DISTANCES BUT SEEMS TO HAVE JUST BEEN A MISTAKE WHEN THE LEGAL FOR THE SUBJECT PROPERTY WAS CREATED.

SURVEYOR'S CERTIFICATE:

I, F. NEIL HIBBS, BEING DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND SHOWN ON THE ANNEXED PLAT, OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION.

BEGINNING AT A 5/8" IRON ROD ON THE NORTH LINE OF JORGEN'S SUBDIVISION WHICH BEARS S89°48'06"W 115.00 FEET FROM THE INITIAL POINT OF SAID SUBDIVISION; THENCE S89°48'06"W 168.80 FEET TO A 5/8" IRON ROD; THENCE N0°07'03"W 185.23 FEET TO A 5/8" IRON ROD; THENCE N89°34'41"E 168.88 FEET TO A POINT WHICH LIES S0°05'35"E 0.76 FEET FROM A BENT 3/4" IRON ROD; THENCE S0°05'35"E 185.89 FEET TO A 5/8" IRON ROD, THE PLACE OF BEGINNING.

IRREVOCABLE PETITION FOR IMPROVEMENTS
 RECORDED PER INST. No. 2005-013998

NOTE: THE CITY OF WINSTON NO LONGER REQUIRES THE 30 FOOT WIDE SEWER EASEMENT THAT HAS EXISTED OVER THE EASTERLY 30 FEET OF PARCEL 2 AND DOES HEREBY RELEASE ANY RIGHTS TO SAID EASEMENT. SAID EASEMENT IS HEREBY VACATED.

PLANNING DEPT. FILE NO. _____

LAND PARTITION		REGISTERED PROFESSIONAL LAND SURVEYOR
LYING IN THE NE 1/4 OF SEC. 21, T28S, R6W, W.M. WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		
CLIENT: KEITH A. PHIFER 2249 NE TROOST ROSEBURG, OREGON 97470	SURVEYOR: NEIL HIBBS LAND SURVEYING, LLC 4739 LOOKINGGLASS ROAD ROSEBURG, OREGON 97470 phone (541) 957-9303 fax (541) 957-9306 email: NeilHibbs@aol.com	OREGON JANUARY 12, 1999 F. NEIL HIBBS 52989 EXPIRATION DATE 6/30/2005
DWG. SCALE: 1" = 50'	JOB #: 0309-01	DWG. BY: FLB
PAGE: 1 OF 1	DATE: MAY 2005	

2005-0060