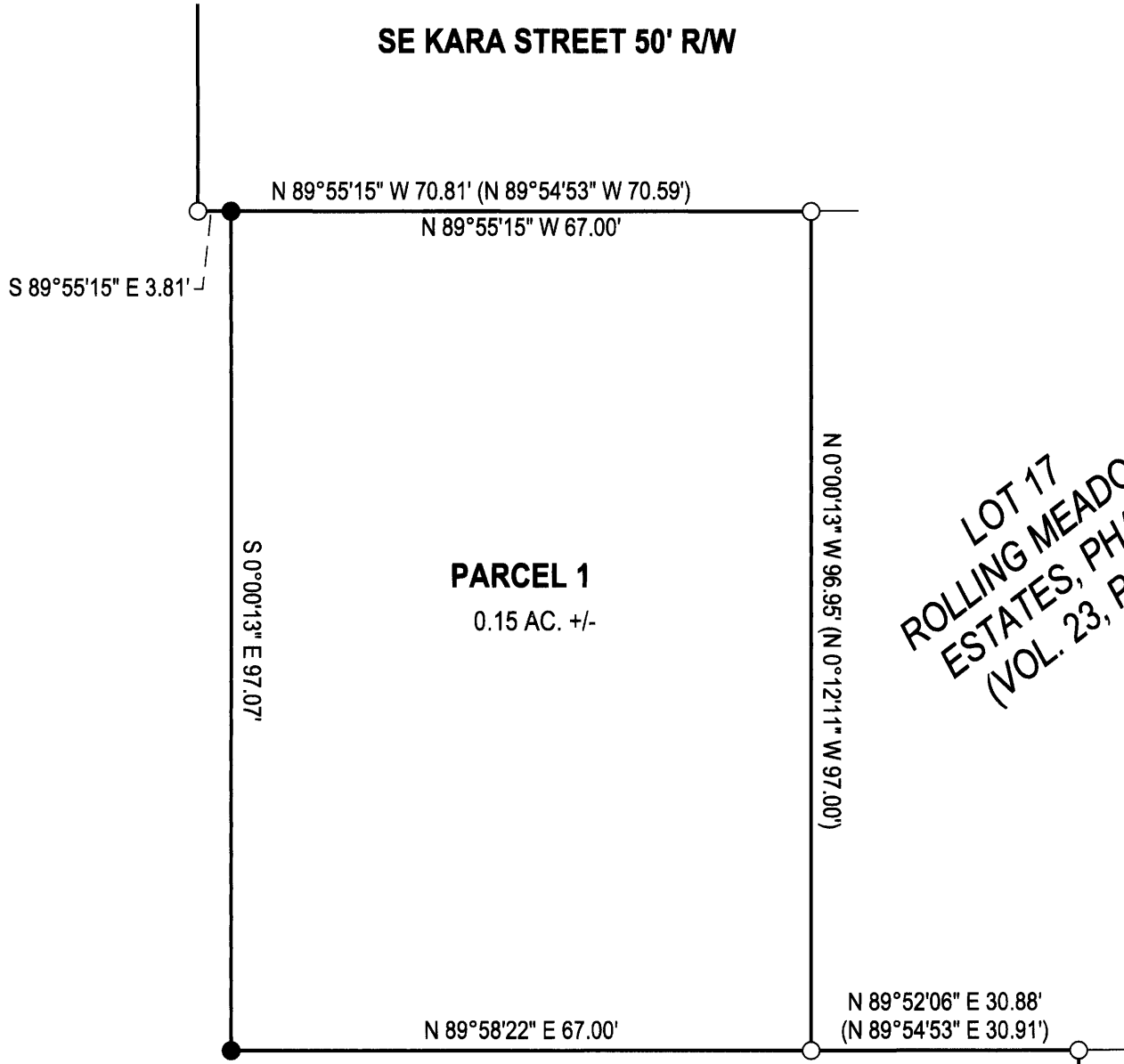


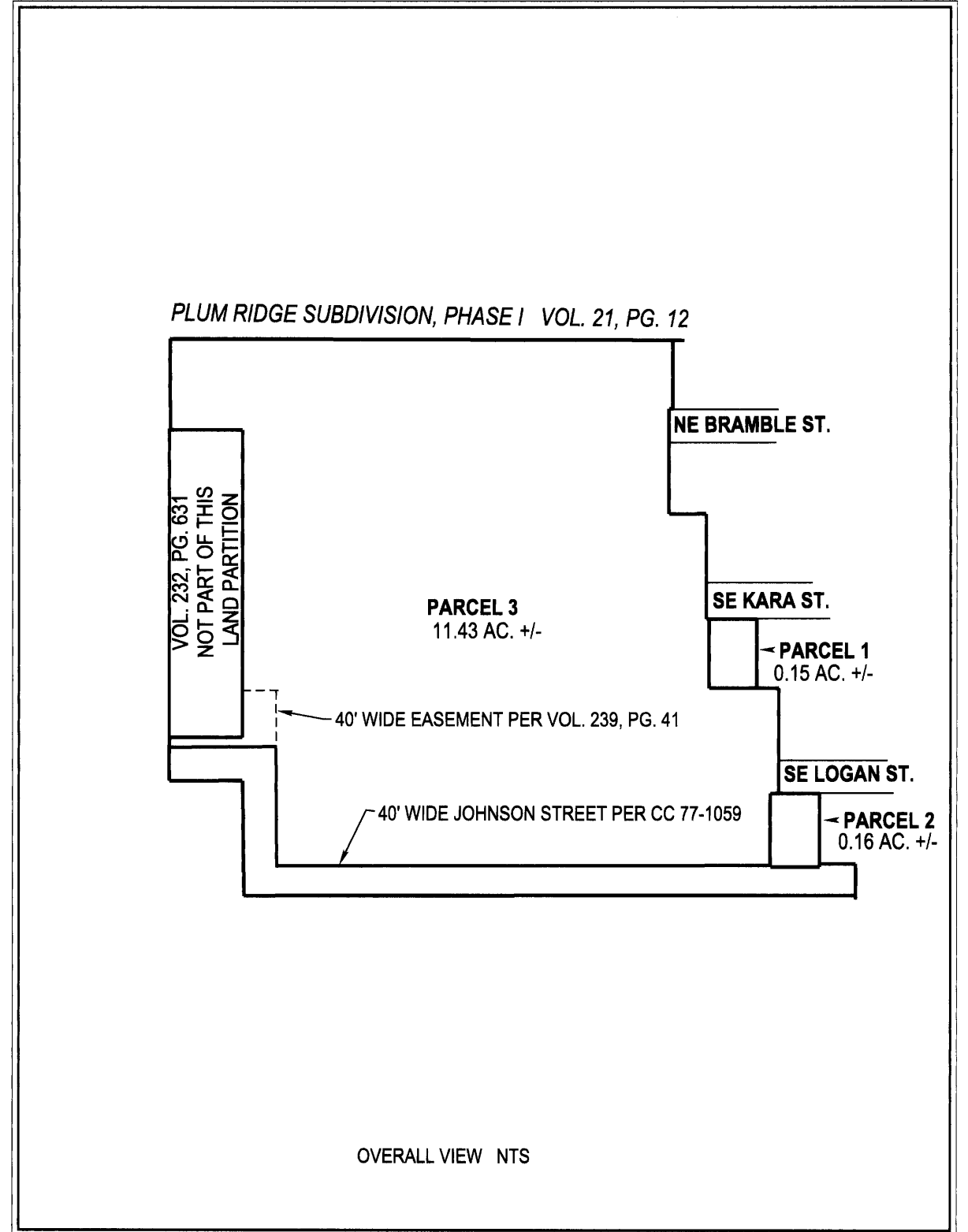


NO FEE

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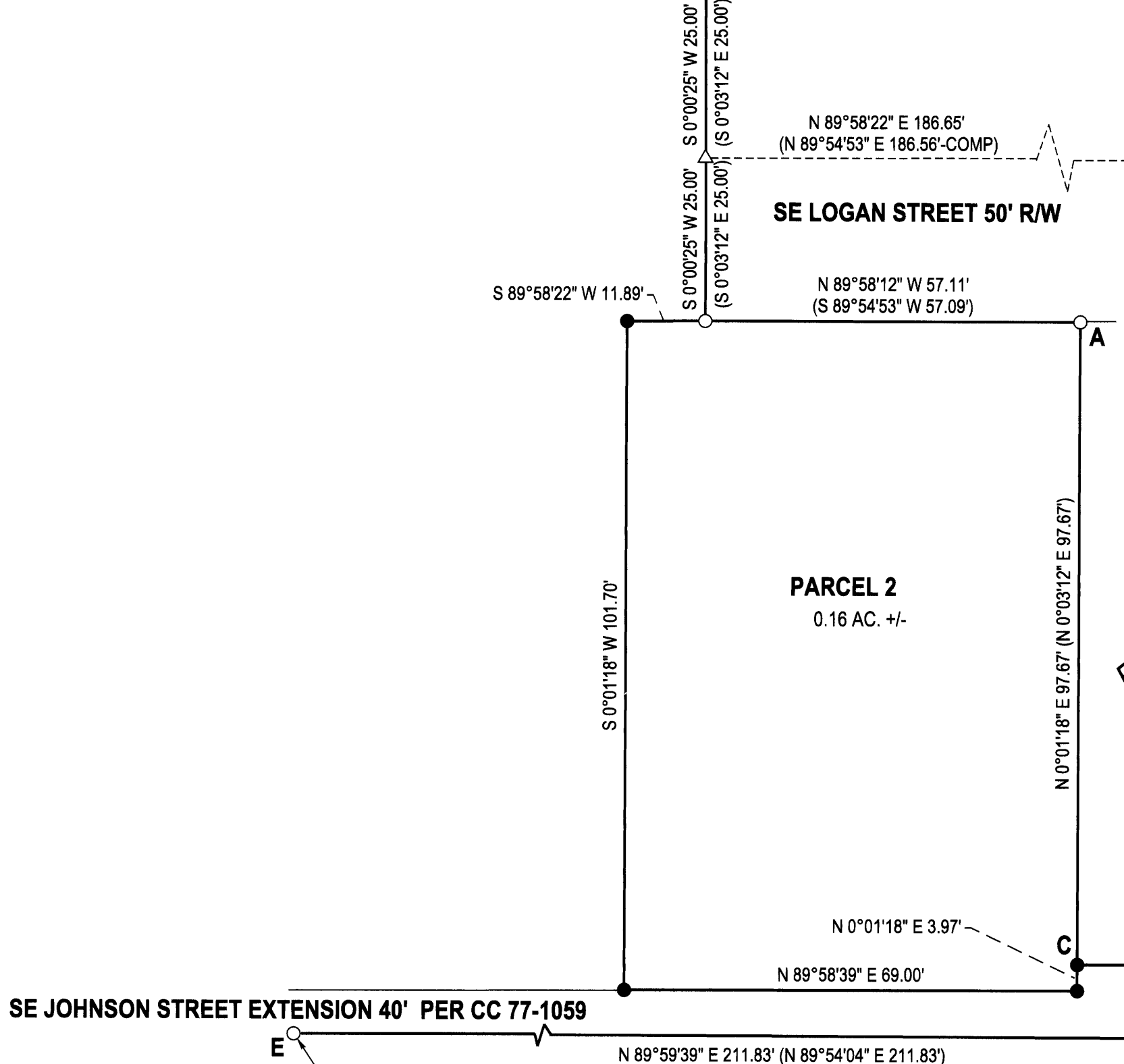


LOT 17  
ROLLING MEADOWS  
ESTATES, PHASE I  
(VOL. 23, PG. 32)



PARCEL 3  
11.43 AC +/-  
(UNSURVEYED)

LOT 16  
ROLLING MEADOWS  
ESTATES, PHASE I  
(VOL. 23, PG. 32)



FD 5/8" IRON ROD PER ROLLING MEADOWS ESTATES, PHASE I (VOL. 23, PG. 32)



LEGEND

- FOUND 5/8" IRON ROD PER M157-15
- SET 5/8"x30" IRON ROD w/CAP STAMPED "HIBBS-LS 52989"
- △ CALCULATED POSITION
- ( ) RECORD PER ROLLING MEADOWS ESTATES, PHASE I (VOL. 23, PG. 32)

BASE OF BEARING- O.C.R.S., COTTAGE GROVE TO CANYONVILLE ZONE

LOT 13  
ROLLING MEADOWS  
ESTATES, PHASE I  
(VOL. 23, PG. 32)

FIELD CREW: NEIL HIBBS, ERIC HIBBS, KADIN BAKER & SAGE BAKER  
EQUIPMENT: TRIMBLE R10 BASE AND RECEIVER USING ORGN  
OFFICE: NEIL HIBBS  
DRAFTING: NEIL HIBBS

PLANNING DEPT. FILE NO. 24-W005

SE JOHNSON STREET EXTENSION 40' PER CC 77-1059

FD 1/2" IRON PIPE  
PER M157-15 & CS 40/140

**LAND PARTITION**  
LYING IN THE NW 1/4 OF SEC. 22, T28S, R6W  
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

CLIENT: PREMIER HOME CONSTRUCTION INC. P.O. BOX 643 WINCHESTER, OR. 97495	SURVEYOR: <b>NEIL HIBBS</b> <b>LAND SURVEYING, INC</b> 4739 LOOKINGGLASS RD. ROSEBURG, OR. 97471 phone: 541-957-9303 fax: 541-957-9306 e-mail: neilhibbs@landsurvey.com
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DWG SCALE: 1"= 20'      JOB NO.: 0251-29      DATE: JULY 2024      PAGE 1 OF 2

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JANUARY 12, 1989  
F. NEIL HIBBS  
52989

EXPIRATION DATE  
8/30/2025

**DECLARATION:**

KNOW ALL PEOPLE BY THESE PRESENTS THAT PREMIER HOME CONSTRUCTION INC. IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN, HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED INTO THREE PARCELS IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92, OREGON REVISED STATUTES.

*[Signature]*

8/12/24

RYAN SHORT, PRESIDENT

DATE

**APPROVALS:**

*Thomas McIntosh*  
WINSTON CITY MANAGER

8-12-24  
DATE

*Ronald R. Reilein*  
DOUGLAS COUNTY SURVEYOR

8-13-24  
DATE

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

*J.P.F. Wilk*  
DOUGLAS COUNTY TAX COLLECTOR

8-13-24  
DATE

FILED THIS 13<sup>th</sup> DAY OF AUGUST, 2024, 10:09 O'CLOCK  AM  PM

*Kathleen M. Stutzman*  
DOUGLAS COUNTY CLERK

8/13/2024  
DATE

**ACKNOWLEDGEMENT:**



STATE OF OREGON  
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 12<sup>th</sup> DAY OF August, 2024, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED RYAN SHORT, AS PRESIDENT OF PREMIER HOME CONSTRUCTION INC., 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: Cindy M. Sarti

COMMISSION #: 1004698

MY COMMISSION EXPIRES ON: October 5, 2024

SIGNATURE: *[Signature]*



SEWER: CITY OF WINSTON SANITARY SEWER DEPARTMENT  
WATER: WINSTON-DILLARD WATER DISTRICT  
ZONE: RLA  
COMP. PLAN: RES 3.0 DU/AC

**SURVEYOR'S CERTIFICATE:**

I, F. NEIL HIBBS, HEREBY CERTIFY 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.

ADJUSTED UNIT 2 OF THE RESTRICTIVE COVENANT RECORDED AS INSTRUMENT NO. 2009-015236 OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON.

EXCEPT ANY PORTION LYING IN JOHNSON STREET.

**NARRATIVE**

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE SUBJECT PROPERTY INTO THREE PARCELS AS SHOWN. MONUMENTS WERE FOUND, TIED AND HELD AS SHOWN. THE WESTERLY EXTENSION OF JOHNSON STREET, A 40 FOOT WIDE "PUBLIC ROAD" AS DETERMINED IN CC 77-1059, WAS HELD AGAINST THE SOUTHERN BOUNDARY PER CC 77-1059. POINT "B" WAS A FOUND 5/8" IRON ROD PER M157-15 THAT WAS BENT, SPUN, PULLED AND REPLACED WITH NEW ROD AND OUR CAP. POINT "C" WAS SET AT A DISTANCE-DISTANCE INTERSECTION FROM POINTS "A AND "B". POINT "D" WAS SET AT A DISTANCE-DISTANCE INTERSECTION FROM POINTS "B" AND "E".

PLANNING DEPT. FILE NO. 24-W005

<b>LAND PARTITION</b> LYING IN THE NW 1/4 OF SEC. 22, T28S, R6W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		REGISTERED PROFESSIONAL LAND SURVEYOR
CLIENT: PREMIER HOME P.O. BOX 643 WINCHESTER, OR. 97495	SURVEYOR: <b>NEIL HIBBS</b> LAND SURVEYING, INC 4739 LOOKINGGLASS RD. ROSEBURG, OR. 97471 phone: 541-957-9303 fax: 541-957-9306 e-mail: neilhibbs@landsurvey.com	<i>[Signature]</i> OREGON JANUARY 12, 1999 F. NEIL HIBBS 52989
DWG SCALE: N/A	JOB NO.: 0251-29	DATE: JULY 2024
		PAGE 2 OF 2
		EXPIRATION DATE 6/30/2025