



NO FEE

12/16/2004 08:46:55 AM

PLAT-SUB Cnt=1 Str=1 RECEIPTCOUNTER  
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POST MONUMENTATION:

IN ACCORDANCE WITH O.R.S. 92.070, INTERIOR CORNERS OF THIS SUBDIVISION HAVE BEEN CORRECTLY SET WITH PROPER MONUMENTS. AN AFFIDAVIT HAS BEEN PREPARED REGARDING THE SETTING OF SAID MONUMENTS, AND IS RECORDED IN DOCUMENT NO. 2005-031239 DOUGLAS COUNTY DEED RECORDS.

APPROVED THE 16 DAY OF DEC, 2005

Randy Smith 12-16-05  
DOUGLAS COUNTY SURVEYOR Deputy DATE

CITY OF ROSEBURG ACCEPTANCE:

THE CITY OF ROSEBURG HEREBY ACCEPTS THE PROPERTY DESCRIBED AS TRACT D ON THIS PLAT.

James Johnson 12-8-04  
NAME: JAMES JOHNSON TITLE: CITY MANAGER DATE

ZONE: R-1, SINGLE FAMILY RESIDENTIAL  
COMP. PLAN: RESIDENTIAL LOW DENSITY  
WATER: CITY OF ROSEBURG  
SEWER: R.U.S.A.

NOTE: SUBJECT TO COVENANTS AS RECORDED IN INSTRUMENT NO. 2004-030198 OF DEED RECORDS OF DOUGLAS COUNTY.

P.U.E. NOTE: PUBLIC UTILITY EASEMENTS SHOWN ON THIS MAP ARE SUBJECT TO RESTRICTIONS RECORDED IN INSTRUMENT NUMBER 2004-030199 OF DEED RECORDS OF DOUGLAS COUNTY.

PLANNING DEPARTMENT FILE NO. 04-142

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE THE ABOVE DESCRIBED PARCEL INTO LOTS AS SHOWN. THE PROCEDURE WAS AS FOLLOWS: WE TIED EXISTING MONUMENTS AS SHOWN. WE THEN CALCULATED AND SET MONUMENTS ON THE SOUTHEASTERLY BOUNDARY OF LOTS 4 AND 5, BLOCK 3 OF SADDLE BUTTE ESTATES BY PERFORMING A COMPASS ADJUSTMENT BETWEEN FOUND MONUMENTS AT THE MOST SOUTHERLY CORNER OF SAID LOT 5 AND A MONUMENT FOUND ON THE NORTHEASTERLY BOUNDARY OF LOT 4 AS SHOWN. WE TIED THE CENTERLINE OF THE CREEK IN THE FIELD TO DETERMINE THE SOUTHERLY BOUNDARY OF SADDLE BUTTE ESTATES NUMBER 2. WE HELD THE URBAN GROWTH BOUNDARY FOR THE SOUTHEASTERLY BOUNDARY OF THIS SUBDIVISION. WE CALCULATED THE SOUTHERLY AND EASTERLY BOUNDARIES OF STRAUSS AVENUE BY HOLDING RECORD DISTANCES BETWEEN FOUND MONUMENTS AT THE NORTHEASTERLY CORNER OF STRAUSS AVENUE AS SHOWN ON SADDLE BUTTE ESTATES 3RD ADDITION (VOL. 17, PG. 41) AND THE NORTHEASTERLY CORNER OF THAT LAND SHOWN ON C.S. 65/5-8.

APPROVALS:

Keith L Cubie DECEMBER 9, 2004  
DOUGLAS COUNTY PLANNING DIRECTOR DATE

Randy Wan 12-10-04  
DOUGLAS COUNTY SURVEYOR DATE

Paul Northrup 12-15-04  
DOUGLAS COUNTY ASSESSOR DATE

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

Sandra K. Cruise 12/15/04  
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 16 DAY OF Dec, 2004, 8:46 O'CLOCK AM/PM

Barbara E. Nielsen 12-16-04  
DOUGLAS COUNTY CLERK By: Deputy DATE

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT NORWAY DEVELOPMENT COMPANY AND L & H LUMBER COMPANY, ARE THE OWNERS OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE PLATTED BY THE NAME OF "WINCHESTER CREEK" TOGETHER WITH EASEMENTS AS SHOWN AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS SHOWN HEREON. TRACTS A, B AND C ARE HEREBY DEEDED TO THE WINCHESTER CREEK HOME OWNERS ASSOCIATION. TRACT D IS HEREBY DEDICATED TO THE CITY OF ROSEBURG FOR THE PURPOSE OF A WATER PUMP STATION (SEE CITY OF ROSEBURG ACCEPTANCE).

John R. Kennedy 12/8/04  
JOHN R. KENNEDY, AUTHORIZED REPRESENTATIVE (NORWAY DEV. CO.) DATE  
Sidney Leiken 12/8/04  
SIDNEY LEIKEN, PRESIDENT (L & H LUMBER CO.) DATE

ACKNOWLEDGMENT:

STATE OF OREGON }  
COUNTY OF DOUGLAS }ss.

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 8<sup>th</sup> DAY OF December, 2004, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JOHN R. KENNEDY (AN AUTHORIZED REPRESENTATIVE FOR NORWAY DEVELOPMENT CO.), WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

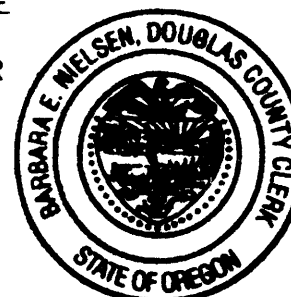
Elaine Berg  
NOTARY: ELAINE BERG  
NOTARY PUBLIC - OREGON  
COMMISSION NO.: 358908  
MY COMMISSION EXPIRES: JUNE 23, 2006

ACKNOWLEDGMENT:

STATE OF OREGON }  
COUNTY OF DOUGLAS }ss.

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 8<sup>th</sup> DAY OF December, 2004, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED SIDNEY LEIKEN, WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

Elaine Berg  
NOTARY: ELAINE BERG  
NOTARY PUBLIC - OREGON  
COMMISSION NO.: 358908  
MY COMMISSION EXPIRES: JUNE 23, 2006



FIELD CREW: DEREK FEIGEL AND MIKE FROMDAHL

EQUIPMENT: TOPCON TOTAL STATION AND  
TDS RECON DATA COLLECTOR

OFFICE: MICHAEL JONES

DRAFTING: MICHAEL JONES

SHEET INDEX:

SHEET 1 NOTES AND SIGNATURES  
SHEET 2 OVERALL SCHEMATIC  
SHEET 3 LOT DETAILS  
SHEET 4 LOT DETAILS

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON  
JULY 13, 1979  
LARRY E. MONRIAN  
1830

EXPIRES: 12/31/2004

WINCHESTER CREEK

LYING IN SECTION 30, TOWNSHIP 26 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

SURVEYED FOR:  
NORWAY DEVELOPMENT  
P.O. BOX 387  
OREGON CITY, OR 97045

SURVEYED BY:  
i.e.  
ENGINEERING  
741 SE Jackson Street  
Roseburg, Oregon 97470  
PHONE (541) 673-0166  
FAX (541) 440-9392  
iemail@ieengineering.com

DWG. BY: MLJ

SCALE: NO SCALE DATE: OCT., 2004

JOB NO: 1968-05

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