

SURVEYOR'S CERTIFICATE:

I, LARRY E. MONREAN, 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.

A PORTION OF THAT LAND DESCRIBED AS PARCEL 2 OF LAND PARTITION NUMBER 2003-0080 AS RECORDED IN DOUGLAS COUNTY PLAT RECORDS. SAID PORTION LOCATED IN THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 28 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON. SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND STONE MONUMENT AT THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID PARCEL 2; THENCE RUNNING ALONG THE EASTERLY BOUNDARY OF SAID PARCEL 2 THE FOLLOWING COURSES: NORTH 29°09'03" WEST 467.10 FEET TO A 5/8" IRON ROD; THENCE NORTH 89°46'22" EAST 75.20 FEET TO A 5/8" IRON ROD; THENCE NORTH 31°53'29" WEST 179.80 FEET TO A 5/8" IRON ROD; THENCE SOUTH 61°04'45" WEST 132.02 FEET TO A 5/8" IRON ROD; THENCE ALONG THE ARC OF A 25.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT FOR 30.63 FEET (THE CHORD OF WHICH BEARS SOUTH 30°10'42" WEST 28.75 FEET) TO A 5/8" IRON ROD; THENCE SOUTH 65°16'51" WEST 65.50 FEET TO A 5/8" IRON ROD; THENCE SOUTH 24°43'09" EAST 129.34 FEET TO A 5/8" IRON ROD; THENCE SOUTH 65°14'03" WEST 129.87 FEET TO A 5/8" IRON ROD ON THE WESTERLY BOUNDARY OF SAID PARCEL 2; THENCE SOUTH 24°35'30" EAST 124.55 FEET TO A 5/8" IRON ROD; THENCE SOUTH 00°13'06" EAST 62.31 FEET TO A 5/8" IRON ROD; THENCE NORTH 89°46'54" EAST 120.22 FEET TO A 5/8" IRON ROD; THENCE NORTH 00°13'06" WEST 15.00 FEET TO A 5/8" IRON ROD; THENCE SOUTH 58°12'47" EAST 75.47 FEET TO A 5/8" IRON ROD; THENCE SOUTH 00°13'06" EAST 74.90 FEET TO A 5/8" IRON ROD ON THE SOUTHERLY BOUNDARY OF SAID PARCEL 2 SAID IRON ROD ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY BOUNDARY OF JOHNSON STREET; THENCE RUNNING ALONG SAID BOUNDARIES NORTH 89°44'26" EAST 131.70 FEET TO A 5/8" IRON ROD; THENCE LEAVING SAID RIGHT-OF-WAY BOUNDARY AND CONTINUING ALONG SAID SOUTHERLY BOUNDARY OF SAID PARCEL 2 NORTH 89°16'44" EAST 12.09 FEET TO A 3/4" IRON PIPE; THENCE CONTINUING ALONG SAID SOUTHERLY BOUNDARY NORTH 89°28'12" EAST 120.25 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 3.28 AC MORE OR LESS.

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE ABOVE DESCRIBED PARCEL INTO LOTS AS SHOWN HEREIN. THE PROCEDURE USED IS AS FOLLOWS: WE TIED EXISTING MONUMENTS OF RECORD AS SHOWN. THE LOCATION FOR THE MOST EASTERLY SOUTHEAST CORNER OF PARCEL 2 OF LAND PARTITION PLAT 2003-0080 WAS CALCULATED AND SET BY PROPORTIONING BETWEEN MONUMENTS FOUND AT THE INTERIOR "L" CORNER OF PARCEL 2 AND THE MONUMENT TO THE EAST ON THE SOUTHERLY BOUNDARY OF PARCEL 1. THE NORTHEAST CORNER OF PARCEL 2 WAS CALCULATED AND SET AT RECORD DISTANCE ALONG THE LINE PROJECTED THROUGH FOUND MONUMENTS ON THE NORTH LINE OF PARCEL 2. THESE POINTS WERE HELD FOR THE EASTERLY BOUNDARY OF SAID PARCEL 2. A FOUND 5/8" IRON ROD MKD "BTS ENG-SURV" AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY BOUNDARY OF JOHNSON STREET AND THE SOUTHERLY BOUNDARY OF SAID PARCEL 2 WAS DESTROYED DURING CONSTRUCTION AND REPLACED AT THE TIED POSITION AS SHOWN.

ZONE: RLA/A-O
COMP. PLAN: RESIDENTIAL/A-O
WATER: CITY OF WINSTON
SEWER: CITY OF WINSTON

ACKNOWLEDGMENT:

STATE OF OREGON }
COUNTY OF DOUGLAS }ss.

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 10th DAY OF December, 2004, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED ROBERT PREHALL, 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

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT ROBERT PREHALL, IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAS CAUSED THE SAME TO BE PLATTED BY THE NAME OF "PLUM RIDGE 2 SUBDIVISION, PHASE 1" TOGETHER WITH EASEMENTS AS SHOWN AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS SHOWN HEREON.

Robert Prehall 12/10/04
ROBERT PREHALL DATE

NOTE: SUBJECT TO COVENANTS AS RECORDED IN INSTRUMENT NO. 2004-029820 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 2004-030455 OF DEED RECORDS OF DOUGLAS COUNTY.

FIELD CREW: RYAN PALMER AND KARL KROM
EQUIPMENT: TOPCON TOTAL STATION AND TDS RECON DATA COLLECTOR
OFFICE: MICHAEL JONES
DRAFTING: MICHAEL JONES

APPROVALS:

Curtis M. Vandeventer 12/10/04
CITY ADMINISTRATOR DATE
CITY OF WINSTON

[Signature] 12/10/04
PLANNING COMMISSION CHAIRPERSON DATE
CITY OF WINSTON

Paul Smith 12-10-04
DOUGLAS COUNTY SURVEYOR DEPUTY DATE

ROJ NORTHCRAFT 12-17-04
DOUGLAS COUNTY ASSESSOR DATE

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

Sandra K. Corneil 12/17/04
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 20th DAY OF DECEMBER, 2004, 8:50 O'CLOCK AM/PM
2004-030456

BARBARA E. NIELSEN 12-20-04
DOUGLAS COUNTY CLERK Gloria J. Burnett BY: DEPUTY DATE

[Signature] 12-17-04
DOUGLAS COUNTY COMMISSIONER DATE

[Signature] 12-17-04
DOUGLAS COUNTY COMMISSIONER DATE



	PLUM RIDGE 2 SUBDIVISION, PHASE 1 LYING IN THE NW 1/4 OF SEC. 22, TOWNSHIP 28 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON	
	SURVEYED FOR: BOB PREHALL 1479 NW MULHOLLAND DR. ROSEBURG, OR 97470	SURVEYED BY: 741 SE Jackson Street Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392 iemail@ieengineering.com
SCALE: AS SHOWN	DATE: OCT., 2004	DWG. BY: MLJ JOB NO: 1976-01 PAGE: 2 OF 2