



NO FEE

03/17/2004 08:36:29 AM

PLAT-SUB Cnt=1 Stn=1 RECEIPTCOUNTER  
 This is a no fee document

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**SURVEYOR'S CERTIFICATE**

I, JERRY LEE ESTABROOK, 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 1 IN LAND PARTITION NUMBER 2001-0007 AS RECORDED IN DOUGLAS COUNTY SURVEY RECORDS, LYING IN THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 28 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON. SAID PORTION OF PARCEL 1 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4" IRON ROD BEING THE NORTHWEST CORNER OF SAID PARCEL 1; THENCE SOUTH 00°29'12" EAST 102.57 FEET TO A 5/8" IRON ROD; THENCE SOUTH 00°14'47" EAST 52.02 FEET TO A 1/2" IRON PIPE; THENCE SOUTH 00°26'45" EAST 47.98 FEET TO A 5/8" IRON ROD; THENCE SOUTH 00°21'36" EAST 19.83 FEET TO A 5/8" IRON ROD; THENCE NORTH 89°53'55" EAST 126.78 FEET TO A POINT; THENCE NORTH 00°06'05" WEST 11.03 FEET TO A 5/8" IRON ROD; THENCE NORTH 89°53'55" EAST 788.84 FEET TO A POINT; THENCE NORTH 00°06'05" WEST 5.00 FEET TO A 5/8" IRON ROD; THENCE ALONG THE ARC OF A 118.00 FOOT RADIUS CURVE TO THE LEFT 46.57 FEET, THE CHORD OF WHICH BEARS NORTH 11°24'25" WEST 46.27 FEET TO A 5/8" IRON ROD; THENCE NORTH 87°12'29" EAST 93.01 FEET TO A 5/8" IRON ROD; THENCE NORTH 88°29'47" EAST 52.27 FEET TO A 5/8" IRON ROD; THENCE NORTH 47°04'51" WEST 225.14 FEET TO A 5/8" IRON ROD; THENCE SOUTH 89°50'30" WEST 144.89 FEET TO A 5/8" IRON ROD; THENCE NORTH 89°46'50" WEST 239.85 FEET TO A 3/4" IRON PIPE; THENCE SOUTH 89°57'42" WEST 503.57 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 4.65 AC±.

**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 MONUMENTS AS SHOWN HEREIN. WE THEN SUBDIVIDED SAID PARCEL AND SET MONUMENTS AS SHOWN.

**ACKNOWLEDGMENT**

STATE OF OREGON  
 COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 26<sup>th</sup> DAY OF February, 2004, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED BOB 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



**APPROVALS**

[Signature] 3-2-04  
 CITY ADMINISTRATOR  
 CITY OF WINSTON DATE

[Signature] 3-2-04  
 PLANNING COMMISSION CHAIRPERSON  
 CITY OF WINSTON DATE

Romy Wan 3-8-04  
 DOUGLAS COUNTY SURVEYOR DATE

Ron Neer 3-16-04  
 DOUGLAS COUNTY ASSESSOR DATE

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

Sandra K. Conell 3/16/04  
 DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 17<sup>th</sup> DAY OF MARCH, 2004, 8:36 O'CLOCK AM/~~PM~~ 2004-006765

Barbara E. Nielsen 3-17-04  
 DOUGLAS COUNTY CLERK By: Deputy DATE

James Morgan 3/16/04  
 DOUGLAS COUNTY COMMISSIONER DATE

Don V. Sible 3/16/04  
 DOUGLAS COUNTY COMMISSIONER DATE

**DECLARATION**

KNOW ALL PEOPLE BY THESE PRESENTS THAT PDR L.L.C., 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 AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS SHOWN HEREON.

[Signature] 2/26/04  
 ROBERT PREHALL (MEMBER) DATE

**NOTE:** SUBJECT TO COVENANTS AS RECORDED AS INSTRUMENT NO. 2003-030943 OF DEED RECORDS OF DOUGLAS COUNTY.

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**ZONE:** RLA/A-0  
**COMP. PLAN:** RESIDENTIAL/A-0  
**WATER:** CITY OF WINSTON  
**SEWER:** CITY OF WINSTON

**FIELD CREW:** RYAN PALMER, DEREK FEIGEL, BRUCE WEBSTER, CORY LYON AND JIM FERRIS  
**EQUIPMENT:** NIKON TOTAL STATION AND TDS RECON DATA COLLECTOR  
**OFFICE:** JERRY ESTABROOK  
**DRAFTING:** MICHAEL JONES

	<b>PLUM RIDGE SUBDIVISION PHASE 2</b> LYING IN THE NW 1/4 OF SEC. 22, TOWNSHIP 28 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON	
	SURVEYED FOR: PDR L.L.C. 360 S. WOODRIDGE COQUILLE, OREGON 97423	SURVEYED BY:  741 SE Jackson Street Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392 iemail@ieengineering.com
SCALE: AS SHOWN	DATE: DEC., 2003	DWG. BY: MLJ JOB NO: 1903-01 PAGE: 2 OF 2