

CIVIL TOWNES SUBDIVISION - PHASE 1

LOCATED IN THE NW 1/4 OF SECTION 21, T28S, R6W, W.M.,
 DOUGLAS COUNTY, OREGON

OWNER/SUBDIVIDER:
 TRAVIS TOWNES
 2896 REDWOOD AVE.
 GRANTS PASS, OR 97527

PLANNING FILE # 05-W007
 ZONING: HIGH DENSITY RESIDENTIAL (RH)
 COMPREHENSIVE PLAN: RESIDENTIAL(16 DWELLINGS PER ACRE)
 SEWAGE DISPOSAL: CITY OF WINSTON
 WATER SERVICE: WINSTON-DILLARD WATER DISTRICT

CERTIFICATE OF SURVEYOR

I, GREGORY D. LANG, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE FOLLOWING DESCRIBED PROPERTY:

THE PROPERTY DESCRIBED IN INSTRUMENT #2004-12080, DEED RECORDS, DOUGLAS COUNTY, OREGON.

LESS AND EXCEPTING THAT PORTION DEEDED HEREON TO THE CITY OF WINSTON.

Gregory D. Lang 11-06
 GREGORY D. LANG, LS#2295 DATE

DECLARATION

WE, TRAVIS AND LORALYN TOWNES, DO HEREBY DECLARE THAT WE ARE THE OWNERS OF THE LANDS DESCRIBED HEREON AND HAVE CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN. WE ALSO BY THIS SIGNATURE DEDICATE TO THE CITY OF WINSTON THE 25' STRIP OF PROPERTY ALONG CIVIL BEND AVENUE AS SHOWN HEREON. WE DO ALSO HEREBY CAUSE THE ACCESS EASEMENT IN FAVOR OF LOTS 2 & 3 AND THE 6' DRAINAGE EASEMENT IN FAVOR OF LOTS 1, 2, 3, & 4 AND AGAINST LOT 5 TO BE CREATED AS SHOWN HEREON.

Travis Townes 12-8-06
 TRAVIS TOWNES DATE
Loralyn Townes 12/10/06
 LORALYN TOWNES DATE

ACKNOWLEDGEMENT

STATE OF OREGON
 COUNTY OF DOUGLAS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON DEC 8, 2006 BY TRAVIS AND LORALYN TOWNES.

Kristi Gilbert

NOTARY PUBLIC - STATE OF OREGON
 MY COMMISSION EXPIRES: 08-02-08

APPROVALS

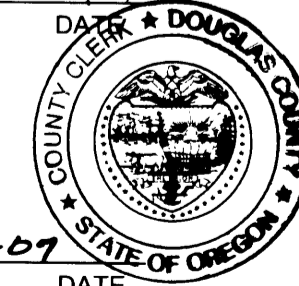
[Signature] 4/2/07
 CITY OF WINSTON, MAYOR DATE
[Signature] 3/29/07
 CITY OF WINSTON, PLANNING COMMISSION PRESIDENT DATE
[Signature] 4-9-07
 DOUGLAS COUNTY COMMISSIONER DATE
[Signature] 4-11-07
 DOUGLAS COUNTY COMMISSIONER DATE
[Signature] 4-5-07
 DOUGLAS COUNTY SURVEYOR DATE
[Signature] 4-9-07
 DOUGLAS COUNTY ASSESSOR DATE

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

Sandra K. Cooney 4/9/07
 DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 12th DAY OF APRIL, 2007 9:25AM.

Barbara E. Nielsen 4-12-07
 DOUGLAS COUNTY CLERK *By: Deputy* DATE

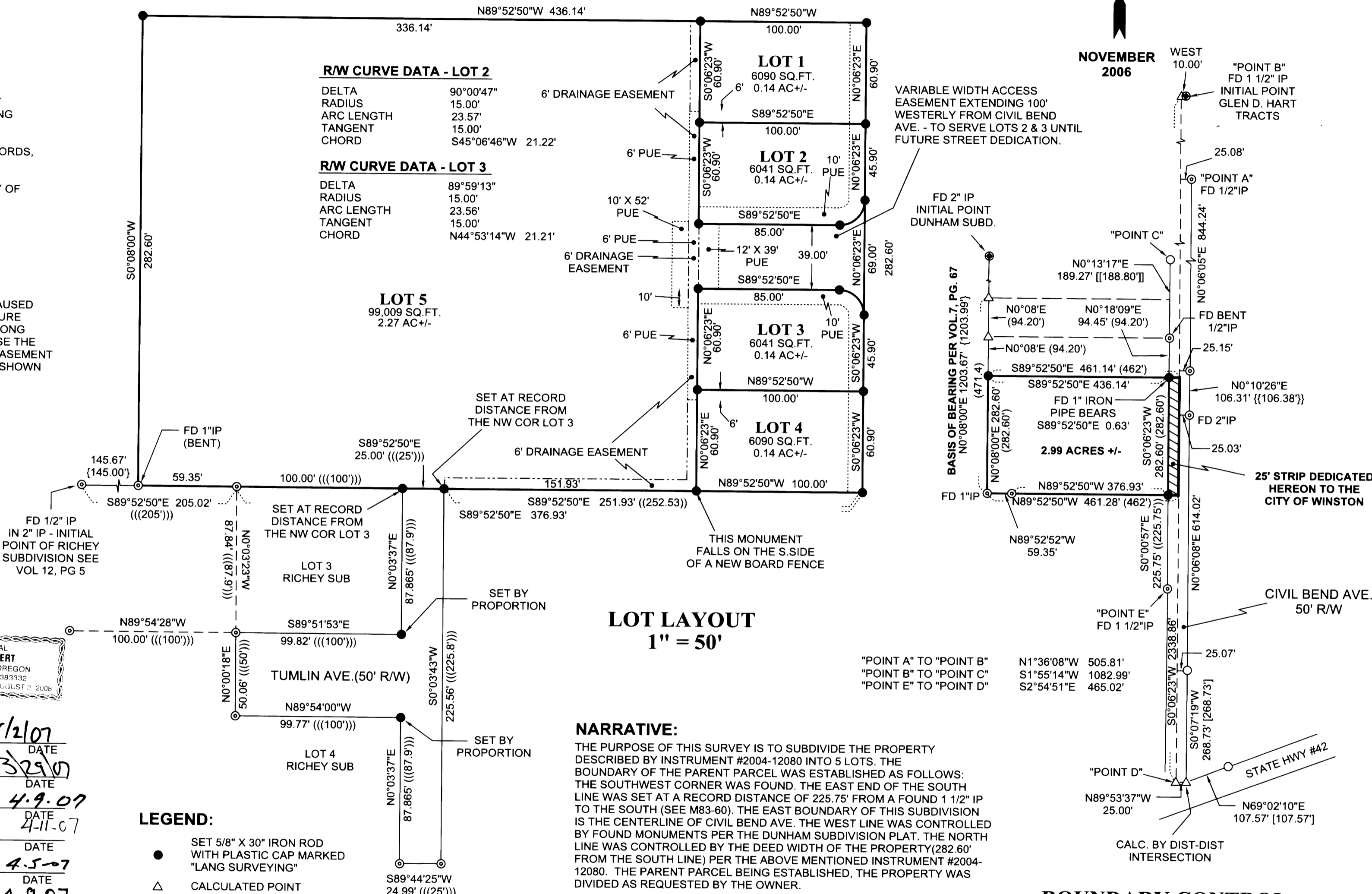


R/W CURVE DATA - LOT 2

DELTA	90°00'47"
RADIUS	15.00'
ARC LENGTH	23.57'
TANGENT	15.00'
CHORD	S45°06'46"W 21.22'

R/W CURVE DATA - LOT 3

DELTA	89°59'13"
RADIUS	15.00'
ARC LENGTH	23.56'
TANGENT	15.00'
CHORD	N44°53'14"W 21.21'



LOT LAYOUT
 1" = 50'

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE PROPERTY DESCRIBED BY INSTRUMENT #2004-12080 INTO 5 LOTS. THE BOUNDARY OF THE PARENT PARCEL WAS ESTABLISHED AS FOLLOWS: THE SOUTHWEST CORNER WAS FOUND. THE EAST END OF THE SOUTH LINE WAS SET AT A RECORD DISTANCE OF 225.75' FROM A FOUND 1 1/2" IP TO THE SOUTH (SEE M83-60). THE EAST BOUNDARY OF THIS SUBDIVISION IS THE CENTERLINE OF CIVIL BEND AVE. THE WEST LINE WAS CONTROLLED BY FOUND MONUMENTS PER THE DUNHAM SUBDIVISION PLAT. THE NORTH LINE WAS CONTROLLED BY THE DEED WIDTH OF THE PROPERTY (282.60' FROM THE SOUTH LINE) PER THE ABOVE MENTIONED INSTRUMENT #2004-12080. THE PARENT PARCEL BEING ESTABLISHED, THE PROPERTY WAS DIVIDED AS REQUESTED BY THE OWNER.

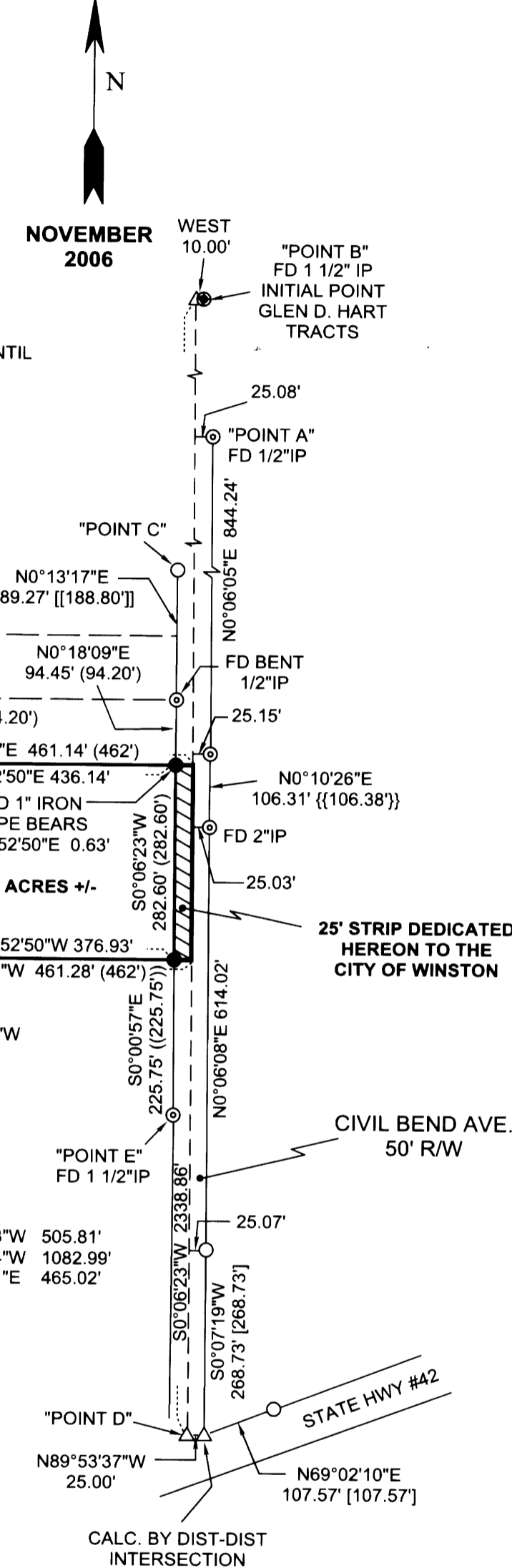
IT SHOULD BE NOTED THAT THE 25' STRIP OF PROPERTY WHICH EXTENDS INTO THE CIVIL BEND ROADWAY IS BEING DEDICATED HEREON TO THE CITY OF WINSTON, AND THE SUBJECT PROPERTY WHICH WAS 2.99 ACRES, UPON TRANSFER OF THE ROAD RIGHT-OF-WAY, WILL BECOME 2.83 +/- ACRES.

FIELD CREW: G.LANG, W.LANG, T.LANG
 EQUIPMENT: NIKON DTM 420
 COMPUTATIONS: G.LANG

NOTES:

SEE "DEED OF EASEMENT" FOR PUBLIC UTILITY EASEMENTS SHOWN HEREON RECORDED IN INSTR. No. 2007-008568, DEED RECORDS OF DOUGLAS COUNTY, OREGON

THIS SUBDIVISION IS ALSO SUBJECT TO RESTRICTIVE COVENANTS AS FILED IN INSTRUMENT # 2007-008567



BOUNDARY CONTROL
 1" = 200'

SURVEYED BY:

GREGORY D. LANG
 7550 WILLIS CREEK RD
 WINSTON, OREGON 97496



EXPIRES: 12-31-2006