

DOUGLAS COUNTY OFFICIAL RECORDS
BARBARA E. NIELSEN, COUNTY CLERK
2007-014639
NO FEE
06/29/2007 02:30:45 PM
PLAT-SUB Cont-1 Sht-1 RECEIPT/COUNTER
This is a no fee document

DECLARATION.

KNOW ALL PEOPLE BY THESE PRESENTS, that Robert L. Siebum and Sara C. Siebum, husband and wife, owners of the land represented on the annexed map, and more particularly described in the accompanying Surveyor's Certificate, do hereby declare the annexed map to be a correct map of the subdivision plot including all public easements as shown on plot of said property. They have caused this subdivision plat to be prepared and the property to be subdivided into lots as shown by the name of "LEGACY ACRES", and do hereby dedicate to the public forever the use of the streets and easements shown thereon.

Robert L. Siebum
Robert L. Siebum
Sara C. Siebum
Sara C. Siebum

ACKNOWLEDGEMENT.

State of Oregon)
County of Douglas) ss

KNOW ALL PEOPLE BY THESE PRESENTS: that on this 11th day of June 2007 before me a Notary Public of and for said State and County, did personally appear Robert L. Siebum and Sara C. Siebum, husband and wife, who being duly sworn, did say that they are the identical persons named in the foregoing instrument and they executed said instrument freely and voluntarily.

LaDonna Bartholomew
Notary Public, State of Oregon
LaDonna Bartholomew
Printed Name

Commission Number: 409114
Expiration Date: Aug 15, 2010

PUBLIC UTILITY EASEMENTS.

"Utilities shall have the right to install, maintain, and operate their equipment above and below ground and all other related facilities within the Public Utility Easements identified on this plat map as may be necessary or desirable in providing utility services within and without the lots identified herein, including the right of access to such facilities and the right to require removal of any obstructions including structures, trees and vegetation that may be placed within the PUE. The utility may require the lot owner to remove all structures within the PUE at the lot owner's expense, or the utility may remove such structures at the lot owner's expense. At no time may any permanent structures be placed within the PUE or any other obstruction which interferes with the use of the PUE without the prior written approval of the utilities with facilities in the PUE."

NARRATIVE

The purpose of this survey is to subdivide the property describe in Deed Reference Number 2005-8218 of the Deed Records of Douglas County, Oregon.

The boundary of the survey was determined by holding monuments found per Record Survey CS51/219 and Park View Homesites. The the 5/8 inch iron rod at Southwest Corner of Lot 13, Plat "F", Roseburg Home Orchard Tracts was reported to be a 1/2" iron pipe. The South boundary is controlled by the this monument and the found 3/4 inch iron pipe (record is 1 inch iron pipe) at the Southeast corner of said Lot 13. The Southeast corner of the property was determined at midpoint of the this line. The East line was established holding the Southeast corner as described and the found 1/2 inch iron pipe per CS51/219.

The excepted portions of the West half of Lot 13 were then computed using record information per deed. The property was then subdivided to comply with the City of Winston's tentative approval

APPROVALS

Doug Johnson 6-29-07
Douglas County Commissioner Date
Paul H. Lamm 6/29/07
Douglas County Commissioner Date
Paul A. ... 6/28/2007
City of Winston Mayor Date
Paul M. Van Der ... 6/28/07
City of Winston Administrator Date
... 06/28/2007
City of Winston Planning Commission Chairperson Date
Randy Smith 6-28-07
Douglas County Surveyor DEPUTY Date
ROD NORTHERAFT 6-29-07
Douglas County Assessor Date

SURVEYOR'S CERTIFICATE

I, Mark A. Heimburger, do hereby certify that have correctly surveyed and monumented with proper monuments the corners so indicated on the annexed plot and that the boundaries are properly described as follows:

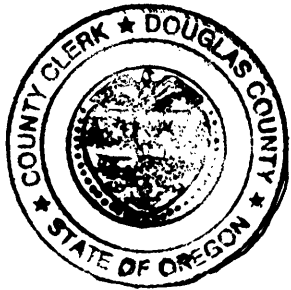
Beginning at a 5/8 inch iron rod with a plastic cap marked "LANDMARK 2287" on the Southerly Right of Way of Winston Park Road from which the Northeast corner of Lot 1, Park View Homesites bears North 89°25'37" West 100.00 feet; thence leaving said Right of Way South 00°01'49" East 100.00 feet to a 5/8 inch iron rod with a plastic cap marked "LANDMARK LS2287"; thence North 89°25'37" West 100.00 feet to a 5/8 inch iron rod with a plastic cap marked "LANDMARK 2287" on the Easterly boundary of Park View Homesites; thence along said Easterly boundary South 00°01'49" East 746.81 feet to a 5/8 inch iron rod at the Southwest corner of Lot 13, Plat "F", Roseburg Home Orchard Tracts; thence along the South boundary of said Lot 13 North 89°49'54" East 258.14 feet to a 5/8 inch iron rod with a plastic cap marked "LANDMARK 2287"; thence North 00°00'54" West 743.46 feet to a 5/8 inch iron rod with a plastic cap marked "LANDMARK 2287"; thence North 89°25'27" West 100.00 feet to a 5/8 inch iron rod with a plastic cap marked "LANDMARK 2287"; thence North 00°00'55" West 100.00 feet to a 5/8 inch iron rod with a plastic cap marked "LANDMARK 2287" on the Southerly Right of Way of Winston Park Road; thence along said Right of Way North 89°25'37" West 58.37 feet to the POINT OF BEGINNING, all situated in the West half of Lot 13 Plat "F", Roseburg Home Orchard Tracts, in the Southwest Quarter of Section 22, Township 28 South, Range 6 West, Willamette Meridian, City of Winston, Douglas County, Oregon, containing 4.55 acres more or less.

I hereby certify that all taxes and special assessments or other charges required by law, have been paid.

Laudia K. Conner 6/29/07
Douglas County Tax Collector Date

Filed this 29th day of JUNE 2:30 P.M. of 2007

Barbara E. Nielsen
Douglas County Clerk
Gina G. Bennett
By: DEPUTY



COVENANTS, CONDITIONS AND RESTRICTIONS ARE RECORDED IN RECORDS NUMBER 2006-029950, OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON.

An Irrevocable offer to participate in future improvement districts is recorded in the Deed Records of Douglas County, Oregon.

Records Number 2005-018521

Sheet 2 of 2

LEGACY ACRES
In the SW 1/4, Section 22
Township 28 South, Range 6 West, W.M.
City of Winston, Douglas County, Oregon
February 28, 2006

REGISTERED PROFESSIONAL LAND SURVEYOR
Mark A. Heimburger

OREGON
JULY 16, 1987
MARK A. HEIMBURGER
2287
RENEWS JUNE 30, 2009

FOR: Legacy Builders, Inc.
P.O. Box 1124
Winchester, OR 97495

LM LAND MARK SURVEYING, INC.
3329 N.E. STEPHENS ST.
ROSEBURG, OREGON 97470
TEL. (541) 677-9400
FAX (541) 677-9401
LM Proj. No. 2005-0053