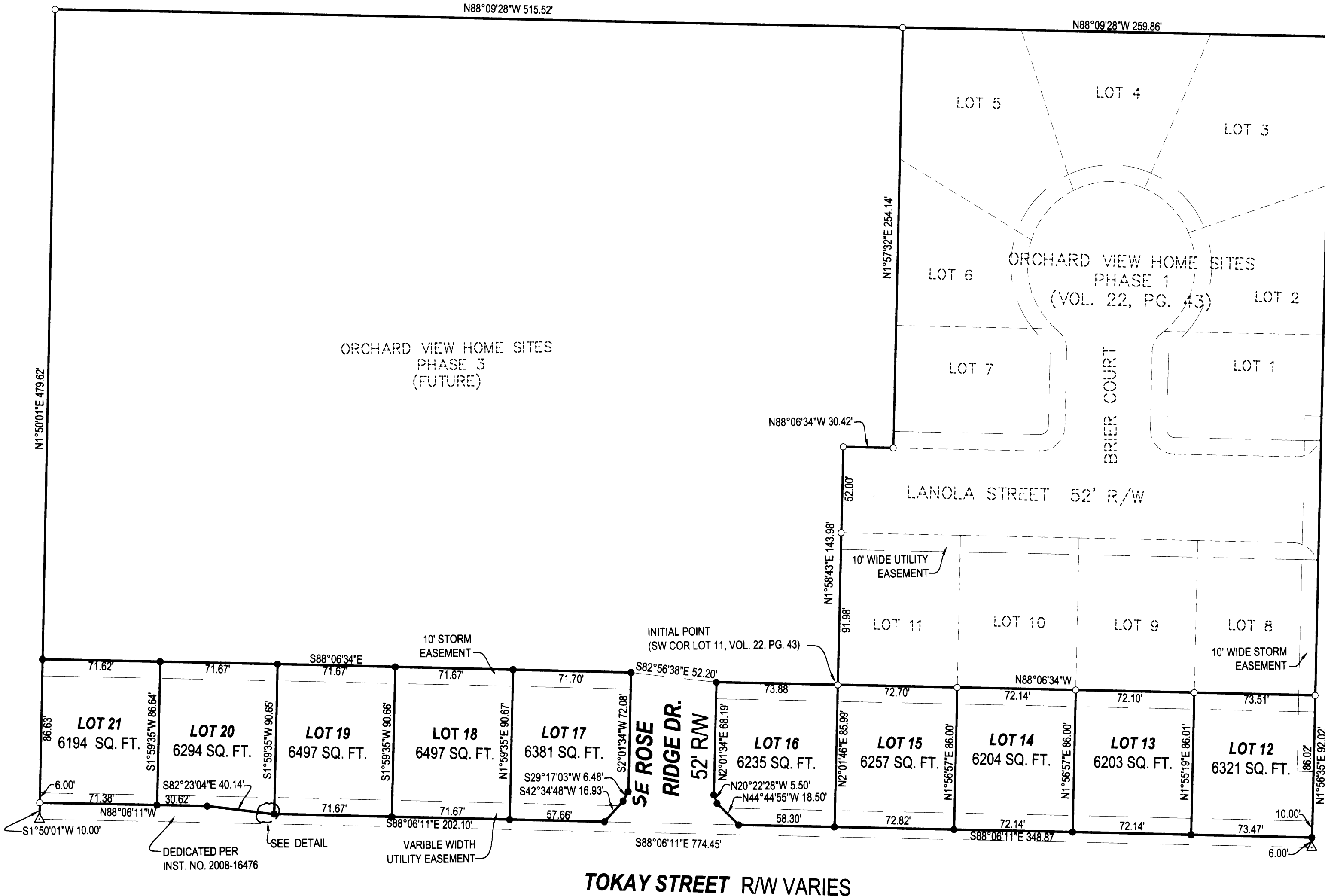


DOUGLAS COUNTY OFFICIAL RECORDS  
 BARBARA E. NIELSEN, COUNTY CLERK  
 2010-002324  
 NO FEE  
 01/22/2010 02:21:21 PM  
 PLAT-SUB Cnt=1 Stn=1 RECEIPTCOUNTER  
 This is a no fee document



FD 1/2" IRON PIPE  
 SE COR. PARCEL 1  
 LAND PARTITION 1998-0094

JOHNSON STREET 40' RW

- LEGEND**
- FOUND BRASS CAP
  - FOUND IRON PIPE
  - FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
  - SET 5/8"x30" IRON ROD w/CAP STAMPED "HIBBS-LS 52989"
  - △ CALCULATED POSITION

T28S R6W SEC 22BC TL 7400

**ZONE:** RLA  
**COMP. PLAN:** RESIDENTIAL 4.5 DU/AC  
**WATER:** WINSTON DILLARD WATER DISTRICT  
**SEWER:** CITY OF WINSTON

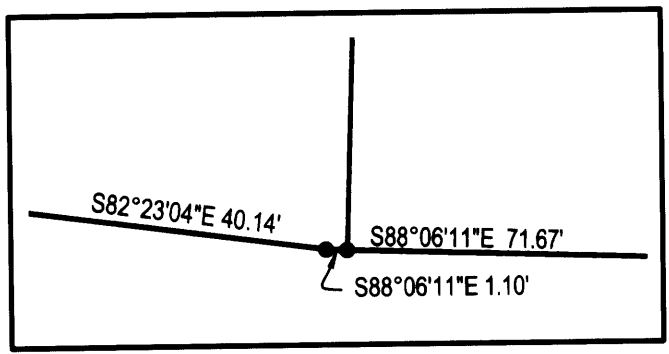
**FIELD CREW:** ERIC HIBBS, SCOTT THOMPSON AND AUSTIN GRIMES  
**EQUIPMENT:** TRIMBLE R8 BASE AND RECEIVERS  
**OFFICE:** NEIL HIBBS

**NOTE:**  
 BEARINGS ARE GRID, NAD 83, OREGON SOUTH  
 ZONE. DISTANCES CONVERTED TO GROUND

**NOTE:**  
 EXTERIOR BEARINGS AND DISTANCES RECORD PER  
**ORCHARD VIEW HOME SITES - PHASE 1, VOL. 22, PG. 43**

VOL. 23 PAGE 27 A

VOL. 23 PAGE 27 A



PLANNING DEPT. FILE NO. 05-W023 <b>ORCHARD VIEW HOME SITES - PHASE 2</b> LYING IN THE NW 1/4 OF SEC. 22, T28S, R6W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		REGISTERED PROFESSIONAL LAND SURVEYOR  OREGON JANUARY 12, 1999 F. NEIL HIBBS 52989
<b>CLIENT:</b> LANCE AND LOLA SHORT P.O. BOX 846 WINCHESTER, OREGON 97495	<b>SURVEYOR:</b>  <b>LAND SURVEYING, INC.</b> 4739 LOOKINGGLASS ROAD ROSEBURG, OREGON 97470 phone (541) 957-9303 fax (541) 957-9306 email: neilhibbs@wildblue.net	OREGON JANUARY 12, 1999 F. NEIL HIBBS 52989
<b>DWG. SCALE:</b> 1" = 50' <b>JOB #:</b> 0251-02B <b>DWG. BY:</b> FLB <b>PAGE:</b> 1 OF 2 <b>DATE:</b> OCTOBER 2009	6/30/2011	

**APPROVALS:**

[Signature] 1/15/10  
 MAYOR  
 CITY OF WINSTON

[Signature] 1/14/10  
 CITY ADMINISTRATOR  
 CITY OF WINSTON

[Signature] 1/20/10  
 PLANNING COMMISSION PRESIDENT  
 CITY OF WINSTON

[Signature] 1-20-10  
 DOUGLAS COUNTY SURVEYOR

[Signature] 1/21/10  
 DOUGLAS COUNTY ASSESSOR

[Signature] 1/22/10  
 DOUGLAS COUNTY COMMISSIONER

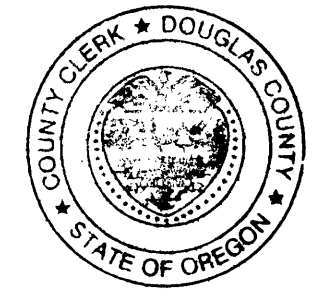
[Signature] 1/22/10  
 DOUGLAS COUNTY COMMISSIONER

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

[Signature] 1/21/10  
 DOUGLAS COUNTY TAX COLLECTOR

FILED THIS 22<sup>nd</sup> DAY OF JANUARY, 2009, 2:21 O'CLOCK AM/PM

[Signature] 1/22/10  
 DOUGLAS COUNTY CLERK



**DECLARATION:**

KNOW ALL PEOPLE BY THESE PRESENTS THAT **LANCE C. AND LOLA I. SHORT**, ARE THE OWNERS OF THE  
 LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THE  
 SAME TO BE PLATTED INTO PARCELS TOGETHER WITH EASEMENTS AS SHOWN AND DO DEDICATE THE  
 ROADS SHOWN HEREON TO THE PUBLIC USE FOREVER.

[Signature] 12-21-09  
 LANCE C. SHORT

[Signature] 12-21-09  
 LOLA I. SHORT

**ACKNOWLEDGMENT:**

STATE OF OREGON  
 COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 21 DAY OF DEC. 2009,  
 BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED  
**LANCE C. AND LOLA I. SHORT**, WHO DID SAY THAT THEY ARE THE IDENTICAL PERSONS NAMED IN  
 THE FOREGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND  
 VOLUNTARILY.

PRINTED NAME: Nancy A. Winchell

COMMISSION #: 442244

MY COMMISSION EXPIRES: Oct. 20, 2013

SIGNATURE: [Signature]

**SURVEYOR'S CERTIFICATE:**

I, F. NEIL HIBBS, 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 THE LAND DESCRIBED IN INSTRUMENT NO. 94-1878 OF THE DEED RECORDS OF DOUGLAS  
 COUNTY, OREGON. SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT A 5/8" IRON ROD AT THE SOUTHWEST CORNER OF LOT 11, **ORCHARD VIEW HOME SITES - PHASE 1**  
 AS RECORDED IN VOLUME 22, PAGE 43 OF THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON; THENCE  
 S88°06'34"E 290.44 FEET ALONG THE SOUTHERN BOUNDARY OF SAID **ORCHARD VIEW HOME SITES - PHASE 1** TO  
 A 5/8" IRON ROD ON THE WESTERLY RIGHT-OF-WAY OF JOHNSON STREET, SAID ROD ALSO BEING THE  
 SOUTHEAST CORNER OF LOT 8 OF **ORCHARD VIEW HOME SITES - PHASE 1**; THENCE S1°56'35"W 86.02 FEET TO A  
 5/8" IRON ROD; THENCE N88°06'11"W 632.53 FEET TO A 5/8" IRON ROD; THENCE N82°23'04"W 40.14 FEET TO A 5/8"  
 IRON ROD; THENCE N88°06'11"W 101.99 FEET TO A 5/8" IRON ROD ON THE WESTERLY BOUNDARY OF THAT LAND  
 DESCRIBED IN INSTRUMENT NO. 94-1878 OF THE DEED RECORDS OF DOUGLAS COUNTY; THENCE N1°50'01"E  
 86.63 FEET ALONG SAID WESTERN BOUNDARY TO A 5/8" IRON ROD; THENCE S88°06'34"E 358.31 FEET TO A 5/8"  
 IRON ROD; THENCE S82°56'38"E 52.20 FEET TO A 5/8" IRON ROD; THENCE S88°06'34"E 73.88 FEET TO A 5/8" IRON  
 ROD, THE PLACE OF BEGINNING, AND CONTAINING 1.56 ACRES, MORE OR LESS.

**NARRATIVE:**

THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE THE SUBJECT PROPERTY AS SHOWN. SAID  
 SUBDIVISION LYING WITHIN A BOUNDARY WE PREVIOUSLY SURVEYED FOR ORCHARD VIEW HOME  
 SITES - PHASE 1, AS RECORDED IN VOL. 22, PG. 43 OF THE PLAT RECORDS OF DOUGLAS COUNTY,  
 OREGON. A PORTION OF THE AREA PREVIOUSLY SURVEYED WAS DEDICATED FOR ADDITIONAL  
 RIGHT-OF-WAY ALONG TOKAY STREET PER INST. NO. 2008-16476.

Development Agreement  
 Recorded as Instrument # 2010-001611

PLANNING DEPT. FILE NO. 05-W023

<b>ORCHARD VIEW HOME SITES - PHASE 2</b>		REGISTERED PROFESSIONAL LAND SURVEYOR   OREGON JANUARY 12, 1999 F. NEIL HIBBS 52989
LYING IN THE NW 1/4 OF SEC. 22, T28S, R6W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		
<b>CLIENT:</b> LANCE AND LOLA SHORT P.O. BOX 846 WINCHESTER, OREGON 97495	<b>SURVEYOR:</b>  <b>LAND SURVEYING, INC.</b> 4739 LOOKINGGLASS ROAD ROSEBURG, OREGON 97470 phone (541) 957-9303 fax (541) 957-9306 email: neilhibbs@wildblue.net	
<b>DWG. SCALE:</b> NO SCALE	<b>JOB #:</b> 0251-02B	<b>DWG. BY:</b> FLB
<b>PAGE:</b> 2 OF 2	<b>DATE:</b> OCTOBER 2009	<b>DATE:</b> 6/30/2011