

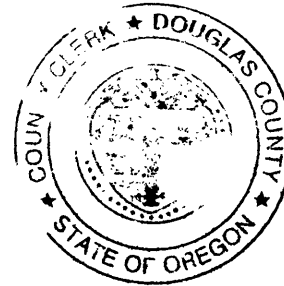
# ROLLING MEADOWS ESTATES, PHASE I

LOCATED IN THE NW 1/4 OF  
 SECTION 22, T.28S., R.6W., W.M.  
 DOUGLAS COUNTY, OREGON

### DECLARATION & DEDICATION:

KNOW ALL PEOPLE BY THESE PRESENT THAT CONSTRUCTION RENTALS, INC., ROY D. GARREN CORP., DAVE W. GARREN, AND LAURA J. GARREN ARE THE OWNERS OF THE LAND REPRESENTED ON THIS SUBDIVISION PLAT AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92, OREGON REVISED STATUTES HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED IN THE NAME OF "ROLLING MEADOWS ESTATES, PHASE 1" AND DO HEREBY DEDICATE SE JOHNSON STREET, SE ROSE RIDGE DRIVE, SE LOGAN STREET, SE KARA STREET, SE ROUGE STREET, NE BRAMBLE STREET, NE ROSE RIDGE DRIVE AND THOSE 10 FOOT WIDE PUBLIC UTILITY EASEMENTS SHOWN HEREON TO THE USE OF THE PUBLIC FOREVER.

FILED THIS 17<sup>th</sup> DAY OF JUNE 2009,  
 BY Barbara E. Nielsen, c.c.c.  
 DOUGLAS COUNTY CLERK



### APPROVALS:

[Signature] 6-9-10  
 MAYOR, CITY OF WINSTON DATE

[Signature] 6-9-10  
 WINSTON CITY ADMINISTRATOR DATE

[Signature] 6/9/10  
 WINSTON PLANNING COMMISSION PRESIDENT DATE

[Signature] 6-10-10  
 DOUGLAS COUNTY SURVEYOR Deputy DATE

[Signature] 6/16/10  
 DOUGLAS COUNTY ASSESSOR DATE

[Signature] 6-16-10  
 DOUGLAS COUNTY COMMISSIONER DATE

[Signature] 6-16-10  
 DOUGLAS COUNTY COMMISSIONER DATE

### SURVEYOR'S CERTIFICATE:

I, KRISTIAN O. DEGROOT, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THIS SUBDIVISION PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NW 1/4 OF SECTION 22, T.28S., R.6W., W.M. BEING UNIT 1 AND UNIT 4 OF THOSE PARCELS OF LAND DESCRIBED IN THAT RESTRICTIVE COVENANT RECORDED AS INSTRUMENT NO. 2009-015236 OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, OREGON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD AT THE NORTHEAST CORNER OF SAID UNIT 1, SAID POINT BEING THE NORTHWEST CORNER OF PLUM RIDGE 2 SUBDIVISION, PHASE 2, A SUBDIVISION RECORDED IN VOLUME 21 PAGE 59 A&B OF THE SUBDIVISION PLAT RECORDS OF DOUGLAS COUNTY, OREGON, FROM WHICH A BRASS CAPPED IRON PIPE AT THE NORTHWEST CORNER OF SECTION 22, T.28S., R.6W., W.M. BEARS N.40°12'07"W., 1568.55 FEET; THENCE S.0°12'45"W., 93.85 FEET TO A 5/8" IRON ROD; THENCE S.24°34'43"E., 149.48 FEET TO A 5/8" IRON ROD; THENCE S.24°35'56"E., 127.75 FEET TO A 5/8" IRON ROD; THENCE S.24°31'52"E., 36.01 FEET TO A 5/8" IRON ROD; THENCE S.24°33'51"E., 93.41 FEET TO A 5/8" IRON ROD; THENCE S.65°24'24"W., 122.00 FEET TO A POINT; THENCE S.24°35'31"E., 79.90 FEET TO A POINT; THENCE 85.74 FEET ALONG THE ARC OF A 200.00 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS S.12°18'37"E., 85.09 FEET) TO A POINT; THENCE S.00°01'43"E., 63.90 FEET TO A POINT; THENCE N.89°54'30"E., 170.33 FEET TO A 5/8" IRON ROD; THENCE N.89°57'29"E., 61.05 FEET TO A 5/8" IRON ROD; THENCE N.89°51'25"E., 74.11 FEET TO A 5/8" IRON ROD; THENCE S.89°59'21"E., 63.13 FEET TO A 5/8" IRON ROD; THENCE N.89°53'13"E., 58.37 FEET TO A 5/8" IRON ROD; THENCE S.00°08'12"W., 5.40 FEET TO A 5/8" IRON ROD; THENCE S.00°02'16"E., 244.93 FEET TO A 5/8" IRON ROD; THENCE S.00°03'02"E., 489.47 FEET TO A 5/8" IRON ROD; THENCE S.89°40'00"W., 40.11 FEET TO A POINT; THENCE N.00°03'05"W., 15.00 FEET TO A 5/8" IRON ROD; THENCE N.00°03'05"W., 475.40 FEET TO A 1/2" IRON PIPE; THENCE N.00°02'16"W., 205.56 FEET TO A 5/8" IRON ROD; THENCE S.89°54'53"W., 241.94 FEET TO A 5/8" IRON ROD; THENCE S.00°00'06"E., 205.87 FEET TO A 5/8" IRON ROD; THENCE S.89°52'02"W., 17.78 FEET TO A 5/8" IRON ROD; THENCE S.89°52'51"W., 283.60 FEET TO A 5/8" IRON ROD; THENCE N.00°11'42"W., 30.00 FEET TO A 5/8" IRON ROD; THENCE N.00°11'42"W., 180.05 FEET TO A 5/8" IRON ROD; THENCE N.00°05'51"W., 43.97 FEET TO A 5/8" IRON ROD; THENCE S.89°54'09"W., 50.57 FEET TO A 5/8" IRON ROD; THENCE N.0°03'12"W., 97.67 FEET TO A 5/8" IRON ROD; THENCE S.89°54'53"W., 57.09 FEET TO A 5/8" IRON ROD; THENCE N.00°03'12"W., 147.00 FEET TO A 5/8" IRON ROD; THENCE S.89°54'53"W., 30.91 FEET TO A 5/8" IRON ROD; THENCE N.00°12'11"W., 97.00 FEET TO A 5/8" IRON ROD; THENCE S.89°54'53"W., 70.59 FEET TO A 5/8" IRON ROD; THENCE N.00°05'07"W., 147.00 FEET TO A 5/8" IRON ROD; THENCE S.89°54'53"W., 52.07 FEET TO A 5/8" IRON ROD; THENCE N.00°03'12"W., 147.00 FEET TO A 5/8" IRON ROD; THENCE N.89°54'53"E., 5.23 FEET TO A 5/8" IRON ROD; THENCE N.0°05'07"W., 95.51 FEET TO A 5/8" IRON ROD; THENCE S.89°55'52"E., 304.98 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.73 ACRES, MORE OR LESS.

Signature by Consent Affidavit  
 CONSTRUCTION RENTALS, INC.  
[Signature]  
 DAVE W. GARREN

[Signature]  
 ROY D. GARREN CORP.  
[Signature]  
 LAURA J. GARREN

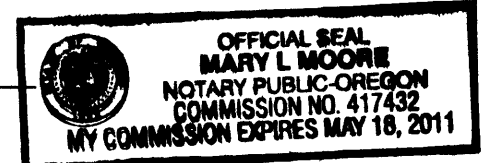
### ACKNOWLEDGMENT:

STATE OF OREGON )  
 ) SS  
 COUNTY OF DOUGLAS )

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 16<sup>th</sup> DAY OF November, 2009, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED ROY D. GARREN AS PRESIDENT OF ROY D. GARREN CORP. TO ME KNOWN TO BE THE PERSON DESCRIBED, IN AND WHO EXECUTED THE FOREGOING DECLARATION, WHO, BEING DULY SWORN, DID SAY THAT HE EXECUTED THE SAME FOR THE PURPOSES SET FORTH THEREIN.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET FORTH MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

[Signature]  
 NOTARY PUBLIC, STATE OF OREGON



### ACKNOWLEDGMENT:

STATE OF OREGON )  
 ) SS  
 COUNTY OF DOUGLAS )

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 24<sup>th</sup> DAY OF November, 2009, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED DAVE W. GARREN, AND LAURA J. GARREN TO ME KNOWN TO BE THE PERSONS DESCRIBED, IN AND WHO EXECUTED THE FOREGOING DECLARATION, WHO, BEING DULY SWORN, DID SAY THAT THEY EXECUTED THE SAME FOR THE PURPOSES SET FORTH THEREIN.

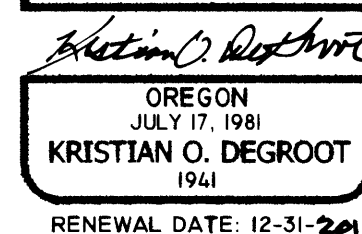
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET FORTH MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

[Signature]  
 NOTARY PUBLIC, STATE OF OREGON



### ACKNOWLEDGMENT BY AFFIDAVIT:

A CONSENT AFFIDAVIT FOR THIS LAND PARTITION PLAT SIGNED BY JIMMY R. ZUMWALT AS PRESIDENT OF CONSTRUCTION RENTALS, INC. IS RECORDED IN INSTRUMENT NO. 2009-009943 OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, OREGON.



### ZONING & UTILITIES:

ZONING: RESIDENTIAL LOW DENSITY A (RLA)  
 COMP. PLAN: RESIDENTIAL 4.5 (DU/Acre)  
 WATER: WINSTON DILLARD WATER DISTRICT  
 SEWER: CITY OF WINSTON  
 CITY OF WINSTON PLANNING FILE NO. 06-W017

**BTS ENGINEERING & SURVEYING, INC.**  
 431 S.E. MAIN ST., ROSEBURG, OR 97470  
 PHONE (541) 673-0966 FAX (541) 673-0105

DATE: October 15, 2009 FOR: ROY D. GARREN CORP.  
 435 S.E. MAIN ST.  
 ROSEBURG, OR 97470 JOB #: 05-081  
 FILE: GARREN SUB.DWG SHEET 1 OF 3