

Douglas County Official Records  
Daniel J. Loomis, County Clerk 2026-000964



01/28/2026 01:38:50 PM  
PLAT-SUB Cnt=1 Stn=33 TYLER.NICHOLS  
This is a no fee document

**NARRATIVE:**

THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE THE SUBJECT PROPERTY INTO 20 LOTS AND TO DEDICATE THE WESTERLY EXTENSION OF SE LOGAN STREET, A PORTION OF SE KEGLER AVENUE AND A TINY AREA TO BE ADDED TO SE JOHNSON STREET JUST EAST OF SE KEGLER AVENUE AS SHOWN. PRIOR TO BEGINNING THIS SUBDIVISION, WE FILED A LAND PARTITION AS 2024-0023. BEARINGS AND DISTANCES SHOWN HEREON THAT COINCIDE WITH LINES FROM LAND PARTITION 2024-0023 ARE SHOWN WITH TWO ASTERISKS (\*\*). PERIMETER WAS HELD TO THE MONUMENTS FOUND PER A NUMBER OF SURVEYS AS SHOWN.

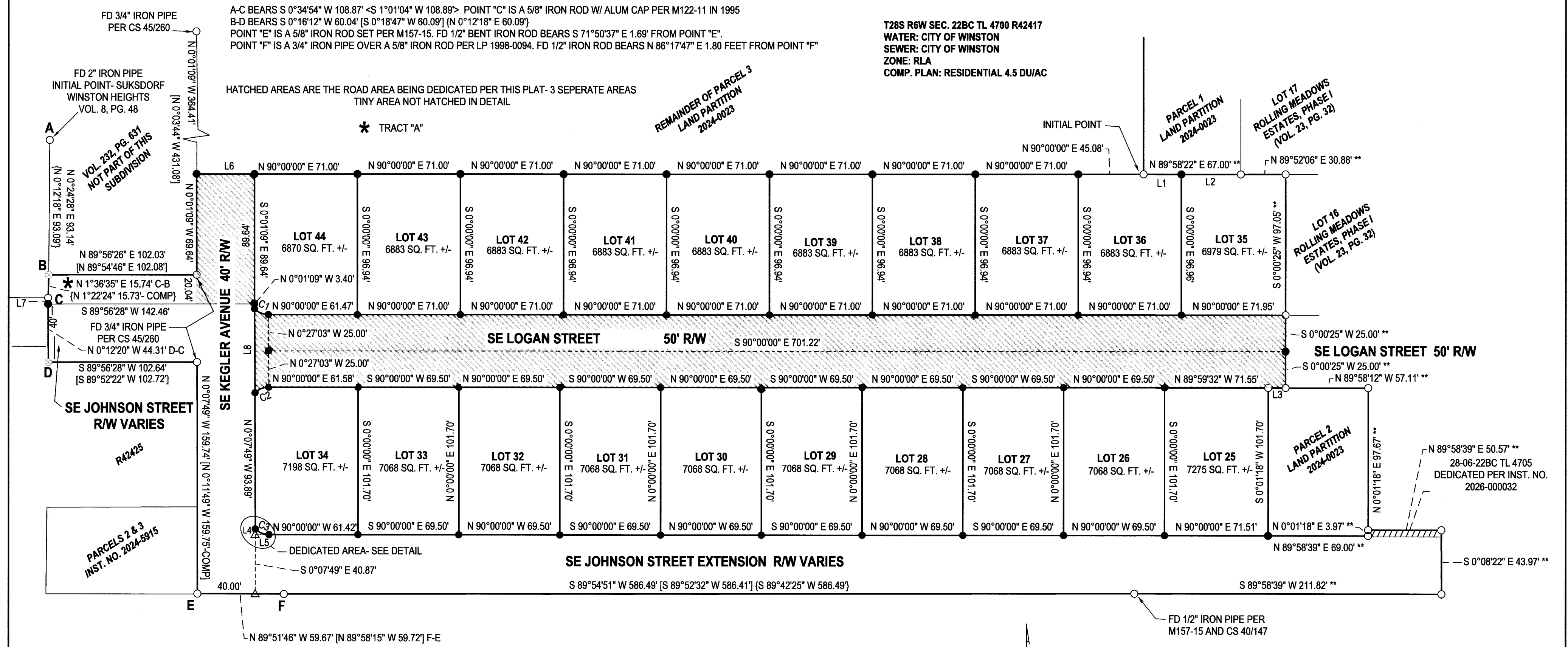
A-C BEARS S 0°34'54" W 108.87' <S 1°01'04" W 108.89'> POINT "C" IS A 5/8" IRON ROD W/ ALUM CAP PER M122-11 IN 1995  
B-D BEARS S 0°16'12" W 60.04' [S 0°18'47" W 60.09'] (N 0°12'18" E 60.09')  
POINT "E" IS A 5/8" IRON ROD SET PER M157-15. FD 1/2" BENT IRON ROD BEARS S 71°50'37" E 1.69' FROM POINT "E".  
POINT "F" IS A 3/4" IRON PIPE OVER A 5/8" IRON ROD PER LP 1998-0094. FD 1/2" IRON ROD BEARS N 86°17'47" E 1.80 FEET FROM POINT "F"

T28S R6W SEC. 22BC TL 4700 R42417  
WATER: CITY OF WINSTON  
SEWER: CITY OF WINSTON  
ZONE: RLA  
COMP. PLAN: RESIDENTIAL 4.5 DU/AC

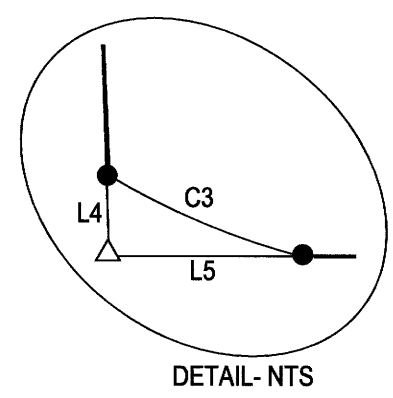
HATCHED AREAS ARE THE ROAD AREA BEING DEDICATED PER THIS PLAT- 3 SEPERATE AREAS  
TINY AREA NOT HATCHED IN DETAIL

\* TRACT "A"

REMAINDER OF PARCEL 3  
LAND PARTITION  
2024-0023



LINE	BEARING	DISTANCE	CURVE	BEARING	DISTANCE	RADIUS	ARC LENGTH	DELTA	TANGENT
L1	N89°58'22"E	25.92'	C1	S67°38'50"E	10.27'	13.50'	10.53'	44°42'20"	5.55'
L2	N89°58'22"E	41.08'	C2	N67°34'21"E	10.30'	13.50'	10.57'	44°51'18"	5.57'
L3	S89°58'22"W	11.89' **	C3	N67°42'10"W	10.24'	13.50'	10.51'	44°35'41"	5.54'
L4	S0°07'49"E	3.89'							
L5	S90°00'00"W	9.47'							
L6	N90°00'00"E	40.00'							
L7	N0°12'20"W	4.31'							
L8	N 0°21'54" W	57.83'							



**LEGEND**

- ⊗ FOUND 5/8" IRON ROD PER LAND PARTITION 1998-0067
- FOUND 5/8" IRON ROD PER LP 2024-0023 UNLESS OTHERWISE NOTED
- SET 5/8"x30" IRON ROD w/CAP STAMPED "HIBBS-LS 52989"
- △ CALCULATED POSITION
- ( ) RECORD PER LAND PARTITION 2024-0023
- [ ] RECORD PER M157-15
- { } RECORD PER LAND PARTITION 1998-0094

BASE OF BEARING PER OREGON COORDINATE REFERENCE SYSTEM, COTTAGE GROVE TO CANYONVILLE ZONE

IRREVOCABLE PETITION FOR IMPROVEMENTS RECORDED PER INST. NO. 2026-000035  
IRREVOCABLE OFFER TO DEDICATE RECORDED PER INST. NO. 2026-000036  
COVENANTS RECORDED PER INSTRUMENT NO. 2026-000033

FIELD CREW: NEIL HIBBS, KADIN BAKER, SAGE BAKER  
EQUIPMENT: TRIMBLE R10 BASE & RECEIVER W/ ORGN  
OFFICE: NEIL HIBBS  
DRAFTING: NEIL HIBBS

PLANNING DEPT. FILE NO. 24-W009

**ROLLING MEADOWS ESTATES, PHASE II**

A PORTION OF PARCEL 3, LAND PARTITION 2024-0023  
LYING IN THE NW1/4 OF SEC. 22, T28S, R6W  
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

CLIENT:  
PREMIER HOME CONSTRUCTION, INC  
P. O. BOX 643  
WINCHESTER, OR. 97495

**NEIL HIBBS** LAND SURVEYING, INC  
4739 LOOKINGGLASS RD.  
ROSEBURG, OR. 97471  
phone: 541-957-9303  
neilhillslandsurv@gmail.com

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JANUARY 12, 1999  
F. NEIL HIBBS  
52989

DWG SCALE: 1"= 50' | JOB NO.: 0251-29 | DATE: JANUARY 2026 | PAGE 1 OF 2

EXPIRATION DATE  
6/30/2027

**DECLARATION:**

KNOW ALL PEOPLE BY THESE PRESENTS THAT PREMIER HOME CONSTRUCTION, INC IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN, HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED INTO 20 LOTS, IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92, OREGON REVISED STATUTES AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE ROADS SHOWN AS SE LOGAN STREET, A PORTION OF SE KEGLER AVENUE AND AN ADDITION TO SE JOHNSON STREET. THESE DEDICATED AREAS BEING SHOWN AS HATCHED.

Ryan Short 1/21/26  
RYAN SHORT, PRESIDENT OF PREMIER HOME CONSTRUCTION, INC DATE

**ACKNOWLEDGEMENT:**

STATE OF OREGON  
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 21<sup>st</sup> DAY OF January, 2026, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED RYAN SHORT, AS PRESIDENT OF PREMIER HOME CONSTRUCTION, INC., WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

PRINTED NAME: Kayla R. Calvert

COMMISSION #: 105701d0

MY COMMISSION EXPIRES ON: March 13, 2029

SIGNATURE: Kayla R. Calvert

**SURVEYOR'S CERTIFICATE:**

I, F. NEIL HIBBS, HEREBY CERTIFY 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 PARCEL 3, LAND PARTITION 2024-0023, BEGINNING AT A 5/8" IRON ROD AT THE SOUTHWEST CORNER OF PARCEL 1, LAND PARTITION 2024-0023 OF THE SURVEY RECORDS OF DOUGLAS COUNTY, OREGON; THENCE N 89°58'22" E 67.00 FEET TO A 5/8" IRON ROD AT THE SOUTHWEST CORNER OF LOT 17, ROLLING MEADOWS ESTATES, PHASE I, RECORDED IN VOLUME 23, PAGE 32 OF THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON; THENCE N 89°52'06" E 30.88 FEET TO A 5/8" IRON ROD AT THE NORTHWEST CORNER OF LOT 16, ROLLING MEADOWS ESTATES, PHASE I, RECORDED IN VOLUME 23, PAGE 32 OF THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON; THENCE S 0°00'25" W 147.05 FEET TO A 5/8" IRON ROD; THENCE S 89°58'22" W 11.89 FEET TO A 5/8" IRON ROD AT THE NORTHWEST CORNER OF PARCEL 2, LAND PARTITION 2024-0023 OF THE SURVEY RECORDS OF DOUGLAS COUNTY, OREGON; THENCE S 0°01'18" W 101.70 FEET TO A 5/8" IRON ROD AT THE SOUTHWEST CORNER OF PARCEL 2, LAND PARTITION 2024-0023 OF THE SURVEY RECORDS OF DOUGLAS COUNTY; THENCE S 90°00'00" W 698.40 FEET TO A POINT; THENCE N 0°07'49" W 97.78 FEET TO A 5/8" IRON ROD; THENCE N 0°21'54" W 57.83 FEET TO A 5/8" IRON ROD; THENCE N 0°01'09" W 3.40 FEET TO A 5/8" IRON ROD; THENCE S 89°56'28" W 142.46 FEET TO A 5/8" IRON ROD; THENCE N 0°12'20" W 4.31 FEET TO A 5/8" IRON ROD; THENCE N 1°36'35" E 15.74 FEET TO A 5/8" IRON ROD; THENCE N 89°56'26" E 102.03 FEET TO A 5/8" IRON ROD; THENCE N 0°01'09" W 69.64 FEET TO A 5/8" IRON ROD; THENCE N 90°00'00" E 653.08 FEET TO A 5/8" IRON ROD, THE PLACE OF BEGINNING.

ENTIRE AREA CONTAINING 4.16 ACRES, MORE OR LESS.

**APPROVALS:**

Alan G. Elias 1/20/26  
PLANNING COMMISSION PRESIDENT- CITY OF WINSTON DATE

Christie Knutson 1-20-2026  
MAYOR- CITY OF WINSTON DATE

Thomas McIntosh 1-21-26  
CITY MANAGER- CITY OF WINSTON DATE

Rand Azules 1-13-26  
DOUGLAS COUNTY SURVEYOR DATE

Walter M. W. [Signature] 1/22/26  
DOUGLAS COUNTY ASSESSOR DATE

[Signature] January 28, 2026  
DOUGLAS COUNTY COMMISSIONER DATE

[Signature] Jan 28, 2026  
DOUGLAS COUNTY COMMISSIONER DATE

[Signature] 1-28-26  
DOUGLAS COUNTY COMMISSIONER DATE

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

[Signature] 1-22-26  
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 28 DAY OF JANUARY, 2026, 1:30 O'CLOCK AM/PM

[Signature] 1/28/26  
DOUGLAS COUNTY CLERK DATE



T28S R6W SEC. 22BC TL 4700 R42417  
WATER: CITY OF WINSTON  
SEWER: CITY OF WINSTON  
ZONE: RLA  
COMP. PLAN: RESIDENTIAL 4.5 DU/AC

CONSENT TO USE NAME OF "ROLLING MEADOWS ESTATES" RECORDED PER O.R.S. 92.090 AS INST., NO. 2026-000167 OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON

PLANNING DEPT. FILE NO. 24-W009

<b>ROLLING MEADOWS ESTATES, PHASE II</b>		REGISTERED PROFESSIONAL LAND SURVEYOR
LYING IN THE NW1/4 OF SEC. 22, T28S, R6W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		
CLIENT: PREMIER HOME CONSTRUCTION, INC P.O. BOX 643 WINCHESTER, OR. 97495	<b>NEIL HIBBS</b> LAND SURVEYING, INC 4739 LOOKINGGLASS RD. ROSEBURG, OR. 97471 phone: 541-957-9303 neilhibbslandsurv@gmail.com	OREGON JANUARY 12, 1990 F. NEIL HIBBS 52989 EXPIRATION DATE 6/30/2027
DWG SCALE: 1"= 50'	JOB NO.: 0251-29	
DATE: JANUARY 2026		PAGE 2 OF 2