

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



NO FEE
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.

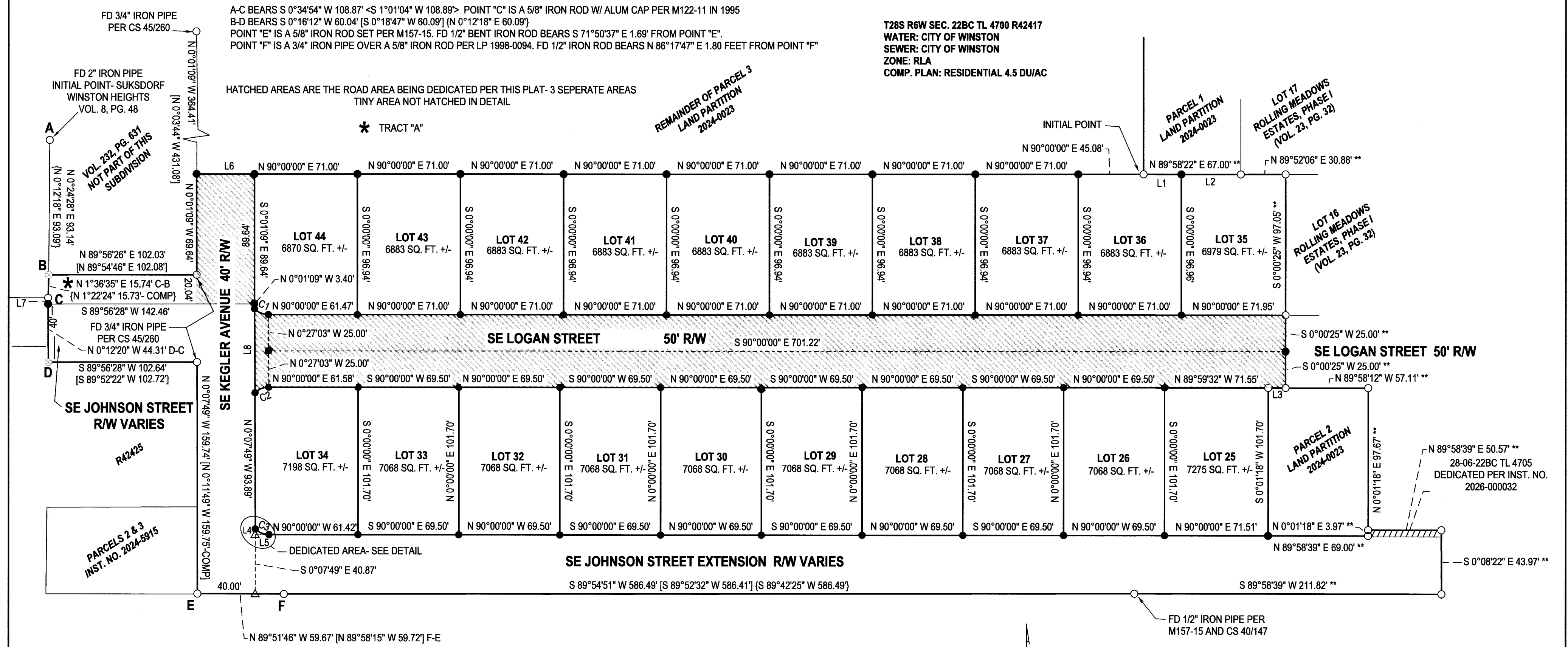
A-C BEARS S 0°34'54" W 108.87' <S 1°01'04" W 108.89'> POINT "C" IS A 5/8" IRON ROD W/ ALUM CAP PER M122-11 IN 1995
B-D BEARS S 0°16'12" W 60.04' [S 0°18'47" W 60.09'] (N 0°12'18" E 60.09')
POINT "E" IS A 5/8" IRON ROD SET PER M157-15. FD 1/2" BENT IRON ROD BEARS S 71°50'37" E 1.69' FROM POINT "E".
POINT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

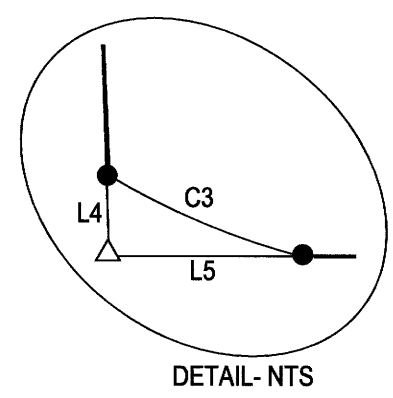
HATCHED AREAS ARE THE ROAD AREA BEING DEDICATED PER THIS PLAT- 3 SEPERATE AREAS
TINY AREA NOT HATCHED IN DETAIL

* 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

EXPIRATION DATE
6/30/2027

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