

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 21st 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

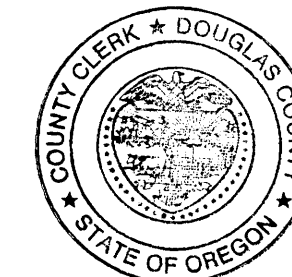
[Signature] 1-28-26
DOUGLAS COUNTY COMMISSIONER DATE

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

ROLLING MEADOWS ESTATES, PHASE II		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	NEIL HIBBS 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