

# JENNIFER ESTATES SUBDIVISION

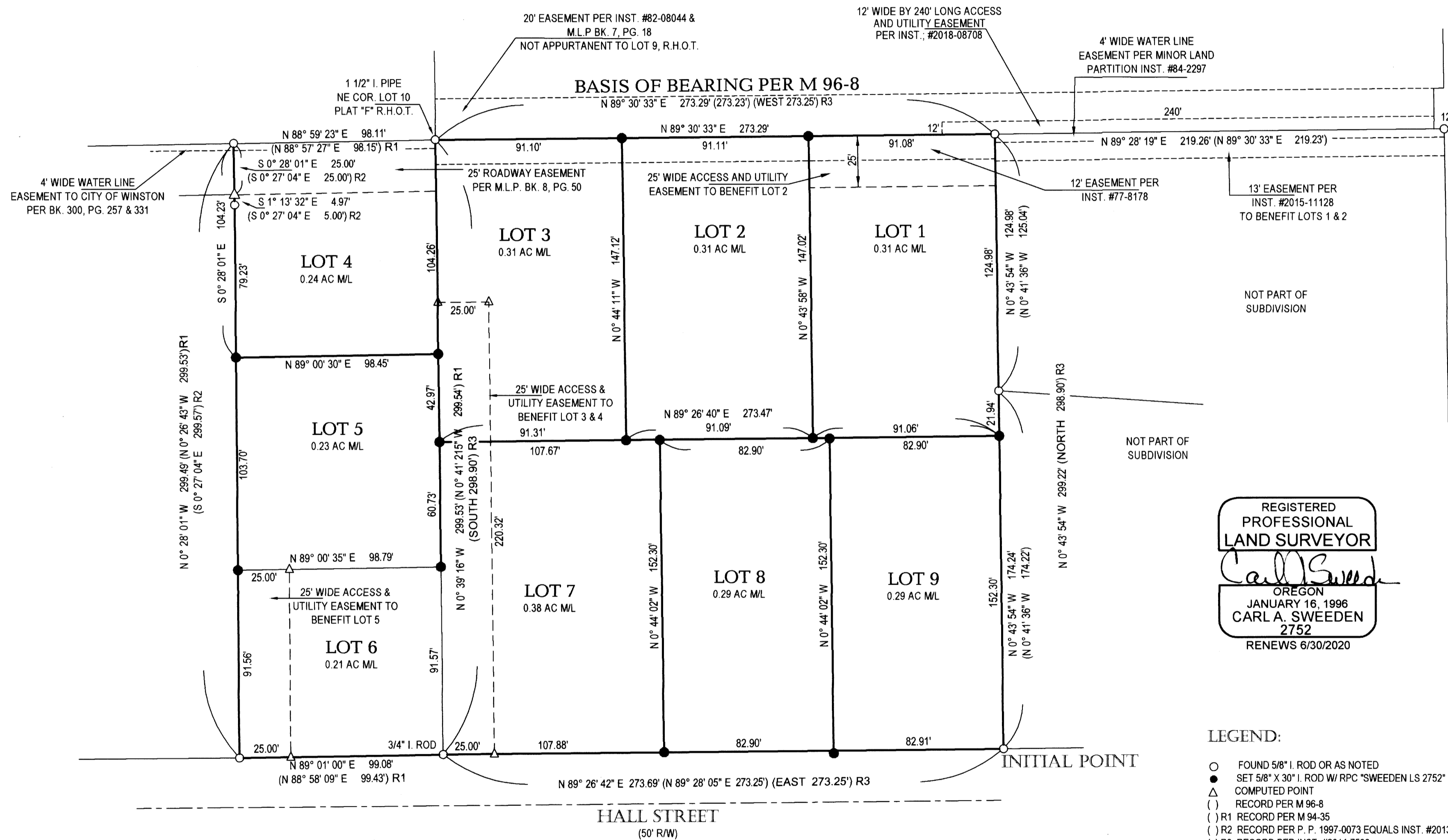
## IN A PORTION OF LOT 9 AND 10, PLAT "F", R. H. O. T.

### IN THE SW 1/4, SEC. 22, T. 28 S., R. 6 W., W. M.

#### CITY OF WINSTON, DOUGLAS COUNTY, OREGON

DECEMBER 2018 - FILE #15-W005

Douglas County Official Records  
 Patricia K. Hitt, County Clerk  
 2019-003447  
 NO FEE  
 00482793201900034470020027  
 02/21/2019 09:30:01 AM  
 PLAT-SUB Cnt=1 Stn=33 HAJOHNST  
 This is a no fee document



REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR  
  
 OREGON  
 JANUARY 16, 1996  
 CARLA A. SWEEDEN  
 2752  
 RENEWS 6/30/2020

- LEGEND:
- FOUND 5/8" I. ROD OR AS NOTED
  - SET 5/8" X 30" I. ROD W/ RPC "SWEEDEN LS 2752"
  - △ COMPUTED POINT
  - ( ) RECORD PER M 96-8
  - ( ) R1 RECORD PER M 94-35
  - ( ) R2 RECORD PER P. P. 1997-0073 EQUALS INST. #2013-9938
  - ( ) R3 RECORD PER INST. #2014-7598

ZONING AND UTILITIES:  
 ZONE: RM  
 COMP. PLAN: RESIDENTIAL - MEDIUM DENSITY  
 WATER: WINSTON / DILLARD WATER DISTRICT  
 SEWER: CITY OF WINSTON

**Carl Sweeden Land Surveying LLC**  
 5211 Cole Road, Oakland, Oregon 97462  
 Tel. 541-672-8344

SUBDIVISION FOR:  
**STEVE SONGER**  
 2501 ROBERTS CREEK ROAD  
 ROSEBURG, OR. 97470

SCALE: 1" = 40'    DRAWN BY: C. SWEEDEN    SHEET: 1 OF 2

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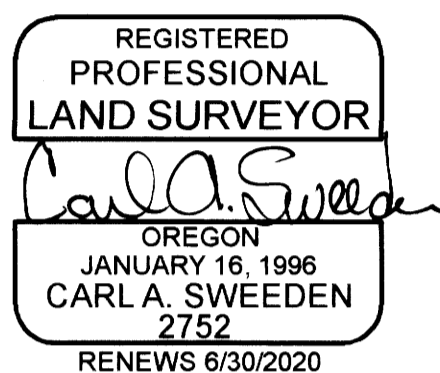
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JENNIFER ESTATES SUBDIVISION  
IN A PORTION OF LOT 9 AND 10, PLAT "F", R. H. O. T.  
IN THE SW 1/4, SEC. 22, T. 28 S., R. 6 W., W. M.  
CITY OF WINSTON, DOUGLAS COUNTY, OREGON  
DECEMBER 2018 - FILE #15-W005

SURVEYORS CERTIFICATE

I, CARL A. SWEEDEN, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED THE LAND SHOWN HEREON IN ACCORDANCE WITH OREGON REVISED STATUTES, CHAPTER 92.

Carl A. Sweeden



LEGAL DESCRIPTION

THAT PORTION OF LOT 9 AND LOT 10, PLAT "F", ROSEBURG HOME ORCHARDS TRACTS, DOUGLAS COUNTY OREGON SUBDIVISION PLAT RECORDS AS DESCRIBED IN INSTRUMENT #2014-7598 AND INSTRUMENT #2013-9938, DOUGLAS COUNTY OREGON DEEDS AND RECORDS TOGETHER WITH THE EASEMENT FOR INGRESS AND EGRESS GRANTED IN BOOK 633, PAGE 723, RECORDER'S #77-8178 OF SAID COUNTY DEED RECORDS.

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT STEVE SONGER ALSO KNOWN AS ROBERT STEVEN SONGER DOES HEREBY DECLARE THAT HE IS THE OWNER OF THE LANDS AND THAT HE DOES CAUSE THE LAND TO BE SUBDIVIDED AND PLATTED IN ACCORDANCE THE PROVISIONS OF CHAPTER 92, OREGON REVISED STATUTES AND IN ACCORDANCE WITH THE CITY OF WINSTON, OREGON PLANNING COMMISSION APPROVAL #15-W005 AND THAT HE DOES CREATE THE 25 FOOT WIDE ACCESS AND UTILITY EASEMENT TO BENEFIT LOT 5, THE 25 FOOT WIDE ACCESS AND UTILITY EASEMENT TO BENEFIT LOT 3 & 4 AND THE 25 FOOT WIDE ACCESS EASEMENT TO BENEFIT LOT 1 AND 2 AS SHOWN.

Steve Songer

STEVE SONGER  
AKA ROBERT STEVEN SONGER

NARRATIVE:

THIS SURVEY AND SUBDIVISION WAS COMPLETED AS REQUESTED BY THE OWNER SHOWN TO ESTABLISH THE BOUNDARY OF THE LANDS PER THE DESCRIPTION HEREON AND TO THEN SUBDIVIDE THE LAND INTO THE LOTS AS SHOWN. THE BASIS OF BEARING FOR THIS SURVEY AND SUBDIVISION IS THAT PORTION OF THE NORTH LINE OF LOT 9, PLAT "F", ROSEBURG HOME ORCHARDS TRACTS SUBDIVISION PER M 96-8 AS SHOWN IN POSITION "A" AND "B". THE EAST BOUNDARY OF THAT PORTION OF THE LAND BEING IN LOT 9, PLAT "F" WAS HELD TO THE FOUND 5/8" IRON RODS ALONG THE WEST LINE OF PARCL 1 AND PARCEL 2 AS PER M 96-8 AND THE WEST LINE HELD TO POSITION "A" AND THE 3/4" IRON ROD HELD IN M 96-8 AS BEING ON THE WEST BOUNDARY OF LOT 9, PLAT "F" AND THE NORTH RIGHT OF WAY LINE OF HALL STREET. THAT PORTION OF THE PROPERTY IN LOT 10, PLAT "F" WAS HELD TO THE MONUMENTS FOUND THAT ESTABLISH PARCEL 3 PER M 94-35. THE LAND WAS THEN SUBDIVIDED AS DIRECTED AND AS APPROVED PER THE CITY OF WINSTON, OREGON PLANNING COMMISSION APPROVAL FILE #15-W005.

FIELD CREW: C. SWEEDEN & D. SWEEDEN  
EQUIPMENT: NIKON NIVO 3M W/ SUPPORT  
MAPPING AND CALC'S: C. SWEEDEN

APPROVALS:

Tom Kuen 2/20/19  
DOUGLAS COUNTY COMMISSIONER DATE  
Tim B... 2/20/19  
DOUGLAS COUNTY COMMISSIONER DATE  
Robert Dine 1-2-2019  
PRESIDENT, CITY OF WINSTON PLANNING COMMISSION DATE  
Richard E Hayes 2-6-19  
MAYOR, CITY OF WINSTON DATE  
Mark B... 1-17-2019  
ADMINISTRATOR, CITY OF WINSTON DATE  
Kristian O. ... 2-11-2019  
DOUGLAS COUNTY SURVEYOR DATE  
Walter M. ... 2/11/19  
DOUGLAS COUNTY ASSESSOR DATE

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

Michelle Nelson, Chief Deputy 2/13/19  
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 21<sup>ST</sup> DAY OF February, 2018 9:30am

Patricia K. Hitt 2/21/19  
DOUGLAS COUNTY CLERK DATE

Shi Kuen 2/20/2019  
DOUGLAS COUNTY COMMISSIONER, CHAIR DATE



ACKNOWLEDGEMENT:

STATE OF OREGON )  
COUNTY OF DOUGLAS )

THERE PPERSONALLY APPEARED BEFORE ME STEVE SONGER, ALSO KNOWN AS ROBERT STEVEN SONGER WHO IS KNOWN TO ME TO BE THE IDENTICAL INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT AND WHO DOES HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS:

12<sup>th</sup> DAY OF December 2018  
Jody L. Barlow

NOTARY PUBLIC - OREGON (PRINTED NAME), (SIGNATURE)

Jody L. Barlow  
COMMISSION NO. 957173 MY COMMISSION EXPIRES 12-08-2020

EASEMENTS OF RECORD

WATER PIPE LINE IN FAVOR OF ULAH R. WINSTON, BOOK 300, PAGE 257, #287896 AND BOOK 300, PAGE 331, #288012, DOUGLAS COUNTY, OREGON DEEDS AND RECORDS.  
RIGHT OF WAY IN FAVOR OF THE CALIFORNIA OREGON POWER COMPANY, BOOK 247, RECORDER'S #203270, DOUGLAS COUNTY, OREGON DEEDS AND RECORDS  
DESCRIPTION UNREADABLE  
RIGHT OF INGRESS AND EGRESS OVER A 12 FOOT WIDE ROAD EASEMENT ALONG THE NORTH LINE OF LOT 9 PER INST. #77-8178. SHOWN.

ZONING AND UTILITIES:

ZONE: RM  
COMP. PLAN: RESIDENTIAL - MEDIUM DENSITY  
WATER: CITY OF WINSTON  
SEWER: CITY OF WINSTON

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