

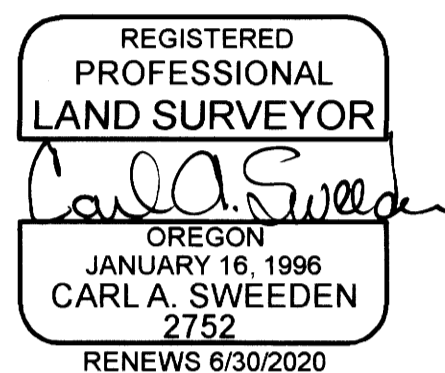
JENNIFER ESTATES SUBDIVISION

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 WITH 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:

<u>Tom Kuen</u>	2/20/19
DOUGLAS COUNTY COMMISSIONER	DATE
<u>Tim B...</u>	2/20/19
DOUGLAS COUNTY COMMISSIONER	DATE
<u>Robert Dine</u>	1-2-2019
PRESIDENT, CITY OF WINSTON PLANNING COMMISSION	DATE
<u>Richard E Hayes</u>	2-6-19
MAYOR, CITY OF WINSTON	DATE
<u>Mark B...</u>	1-17-2019
ADMINISTRATOR, CITY OF WINSTON	DATE
<u>Kristian O. ...</u>	2-11-2019
DOUGLAS COUNTY SURVEYOR	DATE
<u>Walter M. ...</u>	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 21ST DAY OF February, 2018 9:30am

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

Shi ... 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:

12th 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

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