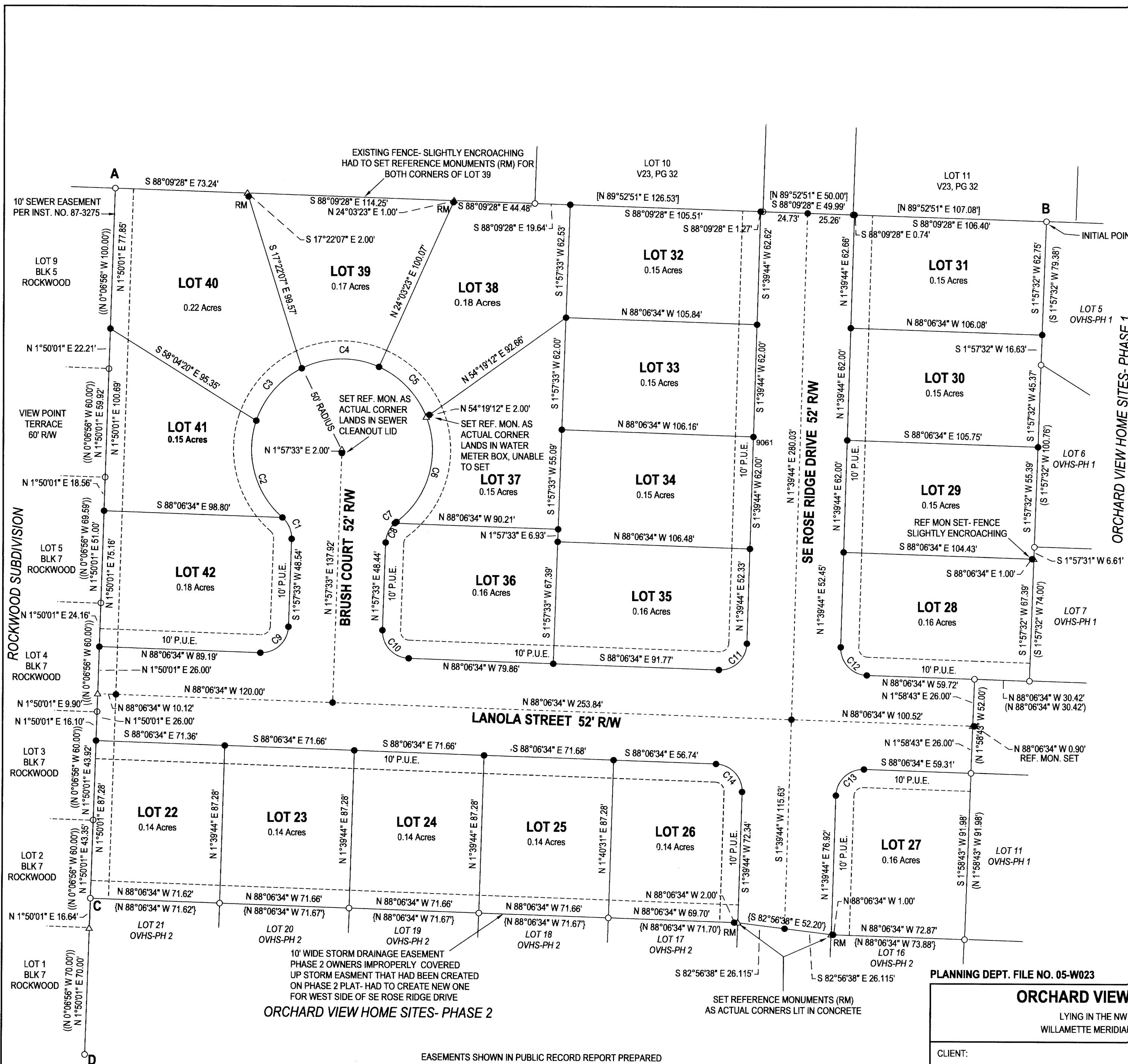
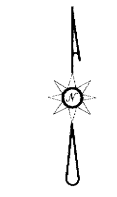


Douglas County Official Records  
Patricia K. Hitt, County Clerk  
2019-004440  
NO FEE  
0048400720190004440020029  
03/13/2019 02:05:11 PM  
PLAT-SUB Cnt=1 Stn=33 HAJOHNST  
This is a no fee document



CURVE	BEARING	HORIZ DIST	RADIUS	ARC	DELTA
C1	S23°29'19"E	12.89'	15.00'	13.32'	50°52'54"
C2	S15°16'21"E	55.43'	50.00'	58.75'	67°19'24"
C3	S40°54'38"W	38.30'	50.00'	39.31'	45°02'29"
C4	S88°41'55"W	42.68'	50.01'	44.10'	50°31'31"
C5	N43°42'05"W	38.00'	50.00'	38.98'	44°39'59"
C6	N15°44'33"E	60.33'	50.00'	64.77'	74°13'39"
C7	N50°37'00"E	1.17'	15.00'	1.17'	4°28'29"
C8	N25°10'07"E	11.82'	15.00'	12.15'	46°25'43"
C9	S46°55'29"W	21.20'	15.00'	23.54'	89°55'53"
C10	N43°04'31"W	21.23'	15.00'	23.58'	90°04'07"
C11	N46°46'35"E	21.26'	15.00'	23.62'	90°13'42"
C12	N43°13'25"W	21.17'	15.00'	23.50'	89°46'18"
C13	N46°46'35"E	21.26'	15.00'	23.62'	90°13'42"
C14	S43°13'25"E	21.17'	15.00'	23.50'	89°46'18"

LINE "A-B" S 88°09'28" E 515.52' (S 88°09'28" E 515.52')  
LINE "C-A" N 1°50'01" E 392.98' (N 1°50'01" E 392.99'-COMP.)  
LINE "D-A" N 1°50'01" E 479.62' (N 0°50'01" E 479.62') (N 0°06'56" W 479.59')



LEGEND

- FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
- SET 5/8"x30" IRON ROD w/CAP STAMPED "HIBBS-LS 52989"
- △ CALCULATED POSITION
- ( ) RECORD PER ORCHARD VIEW HOME SITES- PH 1, (VOL. 22, PG. 43 A&B)
- [ ] RECORD PER ROLLING MEADOWS ESTATES, PH. 1, (VOL. 23, PG. 32 A-C)
- { } RECORD PER ORCHARD VIEW HOME SITES- PH 2, (VOL. 23, PG. 27 A&B)
- (//) RECORD PER ROCKWOOD SUBDIVISION, VOL. 16, PG. 56

T28S R6W SEC. 22BC TL 600  
T28S R6W SEC. 22BC TL 7400  
ZONE: RLA  
COMP. PLAN: RESIDENTIAL 4.5 DU/AC  
WATER: WINSTON DILLARD WATER DISTRICT  
SEWER: CITY OF WINSTON

FIELD CREW: NEIL HIBBS, SCOTT THOMPSON, ERIC HIBBS, TONY FIELDS  
EQUIPMENT: NIKON NPL-322+2" TOTAL STATION, TRIMBLE R10 BASE & RECEIVER  
OFFICE: NEIL HIBBS  
DRAFTING: NEIL HIBBS  
BEARINGS ARE GRID, NAD 83 (CONUS), OREGON SOUTH ZONE  
DISTANCES CONVERTED TO GROUND  
CONVERGENCE: -1°59'02"  
COMBINED SCALE FACTOR: .9999995181

PLANNING DEPT. FILE NO. 05-W023

ORCHARD VIEW HOME SITES-PHASE 3

LYING IN THE NW 1/4 OF SEC. 22, T28S R6W  
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

CLIENT:  
LANCE AND LOLA SHORT  
P.O. BOX 846  
WINCHESTER, OR. 97495

SURVEYOR:  
NEIL HIBBS  
LAND SURVEYING, INC  
4739 LOOKINGGLASS RD.  
ROSEBURG, OR. 97131  
phone: 541-957-9303  
fax: 541-957-9306  
e-mail: neilhibbs@wildblue.net

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON  
JANUARY 12, 1989  
F. NEIL HIBBS  
52989

EXPIRATION DATE  
6/30/2019

DWG SCALE: 1"= 40'    JOB NO.: 0251-02    DATE: FEBRUARY 2019    PAGE 1 OF 2

EASEMENTS SHOWN IN PUBLIC RECORD REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO. 7399-3186211, DATED FEBRUARY 01, 2019, RECORDER'S NUMBERS 107849, 150333 AND 190406 ARE NOT PLOTTABLE

SET REFERENCE MONUMENTS (RM) AS ACTUAL CORNERS LIT IN CONCRETE

ORCHARD VIEW HOME SITES- PHASE 2

10' WIDE STORM DRAINAGE EASEMENT PHASE 2 OWNERS IMPROPERLY COVERED UP STORM EASMENT THAT HAD BEEN CREATED ON PHASE 2 PLAT- HAD TO CREATE NEW ONE FOR WEST SIDE OF SE ROSE RIDGE DRIVE

**DECLARATION:**

KNOW ALL PEOPLE BY THESE PRESENTS THAT LANCE C. AND LOLA I. SHORT ARE THE OWNERS OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN, HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED INTO 21 LOTS, IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92, OREGON REVISED STATUTES AND DO HEREBY CREATE THE 10 FOOT WIDE PUBLIC UTILITY EASEMENTS AND A 10' WIDE STORM EASEMENT AS SHOWN. WE DO ALSO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE ROADS SHOWN AS LANOLA STREET, SE ROSE RIDGE DRIVE AND BRUSH COURT.

[Signature] 3/11/19  
LANCE C. SHORT DATE

[Signature] Mar 11, 2019  
LOLA I. SHORT DATE

**ACKNOWLEDGEMENT:**

STATE OF OREGON  
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 11<sup>th</sup> DAY OF March, 2019, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED LANCE C. AND LOLA I. SHORT, WHO DID SAY THAT THEY ARE THE IDENTICAL PERSONS NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

PRINTED NAME: Jessica Ann Dora Ione McLeod

COMMISSION #: 476046

MY COMMISSION EXPIRES ON: June 25, 2022

SIGNATURE: [Signature]

**SURVEYOR'S CERTIFICATE:**

I, F. NEIL HIBBS, HEREBY CERTIFY THAT I HAVE 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.

BEGINNING AT A 5/8" IRON ROD AT THE NORTHWEST CORNER OF LOT 5, ORCHARD VIEW HOME SITES- PHASE 1, AS RECORDED IN VOLUME 22, PAGES 43 A&B OF THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON; THENCE S 1°57'32" W 254.14 FEET TO A 5/8" IRON ROD AT THE SOUTHWEST CORNER OF LOT 7, ORCHARD VIEW HOME SITES- PHASE 1, AS RECORDED IN VOLUME 22, PAGES 43 A&B OF THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON; THENCE N 88°06'34" W 30.42 FEET TO A 5/8" IRON ROD; THENCE S 1°58'43" W 52.00 FEET TO A 5/8" IRON ROD AT THE NORTHWEST CORNER OF LOT 11, ORCHARD VIEW HOME SITES- PHASE 1, AS RECORDED IN VOLUME 22, PAGES 43 A&B OF THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON; THENCE S 1°58'43" W 91.98 FEET TO A 5/8" IRON ROD AT THE NORTHWEST CORNER OF LOT 15, ORCHARD VIEW HOME SITES- PHASE 2, AS RECORDED IN VOLUME 23, PAGES 27 A&B OF THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON; THENCE N 88°06'34" W 73.87 FEET ALONG THE NORTHERLY BOUNDARY OF ORCHARD VIEW HOME SITES- PHASE 2, AS RECORDED IN VOLUME 23, PAGES 27 A&B OF THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF SE ROSE RIDGE DRIVE; THENCE N 82°56'38" W 52.23 FEET ALONG THE NORTHERLY BOUNDARY OF ORCHARD VIEW HOME SITES- PHASE 2, AS RECORDED IN VOLUME 23, PAGES 27 A&B OF THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF SE ROSE RIDGE DRIVE; THENCE N 88°06'34" W 358.30 FEET ALONG THE NORTHERLY BOUNDARY OF ORCHARD VIEW HOME SITES- PHASE 2, AS RECORDED IN VOLUME 23, PAGES 27 A&B OF THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON TO A 5/8" IRON ROD AT THE NORTHWEST CORNER OF LOT 21, ORCHARD VIEW HOME SITES- PHASE 2, AS RECORDED IN VOLUME 23, PAGES 27 A&B OF THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON; THENCE N 1°50'01" E 392.98 FEET TO A 5/8" IRON ROD; THENCE S 88°09'28" E 515.52 FEET TO A 5/8" IRON ROD, THE PLACE OF BEGINNING.

ENTIRE AREA CONTAINING 4.56 ACRES, MORE OR LESS.

**NARRATIVE:**

THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE THE SUBJECT PROPERTY INTO 21 LOTS AS SHOWN. MONUMENTS FOUND ON ORCHARD VIEW HOME SITES- PHASES 1 WERE HELD FOR THE EASTERN BOUNDARY. MONUMENTS FOUND ON ORCHARD ESTATES PHASE 2 WERE HELD AS SHOWN. FOUND MONUMENTS SET PER ROCKWOOD SUBDIVISION ALONG THE WESTERN BOUNDARY WERE ALSO HELD AS SHOWN.

**APPROVALS:**

[Signature] 3-8-2019  
PLANNING COMMISSION PRESIDENT- CITY OF WINSTON DATE

[Signature] 3-7-19  
MAYOR- CITY OF WINSTON DATE

[Signature] 3-8-19  
CITY MANAGER- CITY OF WINSTON DATE

[Signature] 3-11-2019  
DOUGLAS COUNTY SURVEYOR DATE

[Signature], DEPUTY 3-11-2019  
DOUGLAS COUNTY ASSESSOR DATE

[Signature] 3/13/2019  
DOUGLAS COUNTY COMMISSIONER DATE

[Signature] 3.13.19  
DOUGLAS COUNTY COMMISSIONER DATE

[Signature]  
DOUGLAS COUNTY COMMISSIONER DATE

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

[Signature] 3/11/19  
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 13<sup>th</sup> MARCH 2:05 O'CLOCK AM/PM

[Signature] 3/13/19  
DOUGLAS COUNTY CLERK DATE



28-6-22BC TL 600  
28-6-22BC TL 7400

ZONE: RLA  
COMP. PLAN: RESIDENTIAL 4.5 DU/AC  
WATER: WINSTON DILLARD WATER DISTRICT  
SEWER: CITY OF WINSTON

PLANNING DEPT. FILE NO. 05-W023

<b>ORCHARD VIEW HOME SITES- PHASE 3</b> LYING IN THE NW 1/4 OF SEC. 22, T28S, R6W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		REGISTERED PROFESSIONAL LAND SURVEYOR
CLIENT: LANCE AND LOLA SHORT P.O. BOX 846 WINCHESTER, OR. 97495	SURVEYOR: <b>NEIL HIBBS</b> LAND SURVEYING, INC <small>4738 LOOKINGGLASS RD. ROSEBURG, OR. 97471 phone: 541-957-9303 fax: 541-957-9306 e-mail: neilhibbs@wilhibbs.net</small>	<u>[Signature]</u> OREGON JANUARY 12, 1989 F. NEIL HIBBS 52989 EXPIRATION DATE 6/30/2019
DWG SCALE: N/A	JOB NO.: 0251-02	DATE: FEBRUARY 2019 PAGE 2 OF 2