

**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

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| <b>ORCHARD VIEW HOME SITES- PHASE 3</b><br>LYING IN THE NW 1/4 OF SEC. 22, T28S, R6W<br>WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON |                                                                                                                                                                                   | REGISTERED<br>PROFESSIONAL<br>LAND SURVEYOR                                                                |
| CLIENT:<br>LANCE AND LOLA SHORT<br>P.O. BOX 846<br>WINCHESTER, OR. 97495                                                            | SURVEYOR:<br><b>NEIL HIBBS</b> LAND SURVEYING, INC<br>4738 LOOKINGGLASS RD.<br>ROSEBURG, OR. 97131<br>phone: 541-957-9303<br>fax: 541-957-9306<br>e-mail: neilhibbs@wilshibbs.net | <u>[Signature]</u><br>OREGON<br>JANUARY 12, 1999<br>F. NEIL HIBBS<br>52989<br>EXPIRATION DATE<br>6/30/2019 |
| DWG SCALE: N/A                                                                                                                      | JOB NO.: 0251-02                                                                                                                                                                  | DATE: FEBRUARY 2019 PAGE 2 OF 2                                                                            |