

2021-0027A

Douglas County Official Records  
Daniel J. Loomis, County Clerk 2021-013204



NO FEE

PLAT-PAR Cnt=1 Stn=33 HAJOHNST  
This is a no fee document  
06/24/2021 11:37:28 AM

CURVE	BEARING	HORIZ DIST	RADIUS	ARC	DELTA	TANGENT
C1	N16°54'40"E	25.88'	50.00'	26.18'	30°00'00"	13.40'
C2	S13°05'20"E	25.88'	50.00'	26.18'	30°00'00"	13.40'

NOTE 1: ON THE WESTERN BOUNDARY OF THE SUBJECT PROPERTY, THE SEGMENT BETWEEN TWO THE MONUMENTS ON EITHER SIDE OF COLLINS ROAD WAS BROKE INTO 2 SEGMENTS ON LOOKINGGLASS CREEK ESTATES PHASE 2 WITH THE CENTER MONUMENT NOW BEING GONE. THE NORTHERLY OF THE TWO SEGMENTS WAS INCORRECTLY SHOWN ON VOL. 23, PG. 48 AS BEING S 0°09'02" E 29.96'. IT SHOULD HAVE BEEN S 0°09'02" W 29.96'

NOTE 2: THE BENCHMARK WC SW-N, A 4"x5 1/2" IRON PLATE IN THE NW CORNER OF A BRIDGE OVER LOOKINGGLASS CREEK BEARS S 80°48'47" W 840.11 FEET FROM POINT "A". THE ELEVATION OF THE BENCHMARK IS NOTED AS 527.895, NAVD 1988 PER THE DOUGLAS COUNTY SURVEY RECORDS.

NOTE 3: WESTERN BOUNDARY OF PARCEL 2 IS NEAR EDGE OF STEEP DRAINAGE WITH VERY THICK BLACKBERRIES. SET REFERENCE MONUMENTS ON EAST SIDE OF DRAINAGE.



**LEGEND**

- ⊕ FOUND BRASS CAP PER LOOKINGGLASS CREEK ESTATES PHASE 2
- FOUND OR SET MON. PER LOOKINGGLASS CREEK ESTATES PHASE 2 - NOT RE-TIED
- SET 5/8"x30" IRON ROD w/CAP STAMPED "HIBBS-LS 52989"
- CALCULATED POSITION
- ( ) RECORD PER LOOKINGGLASS CREEK ESTATES PHASE 2, VOL. 23, PG. 48

FIELD CREW: NEIL HIBBS, ERIC HIBBS  
EQUIPMENT: NIKON NPL-322+2" TOTAL STATION, TRIMBLE R10 BASE AND RECEIVER  
OFFICE: NEIL HIBBS  
DRAFTING: NEIL HIBBS

BEARINGS ARE GRID, NAD 83 (CONUS), OREGON SOUTH ZONE  
DISTANCES CONVERTED TO GROUND  
CONVERGENCE: -2°00'33"  
COMBINED SCALE FACTOR: .9999998696

T28S R6W SEC. 20 TL 1600  
WATER: WINSTON-DILLARD WATER DISTRICT  
SEWER: CITY OF WINSTON  
ZONE: RESIDENTIAL LOW DENSITY (RLB) & AGRICULTURAL/OPEN SPACE (A-O)  
COMP. PLAN: RESIDENTIAL 4.5 DU/AC & AGRICULTURAL/OPEN SPACE (A-O)

TITLE REPORT DATED MARCH 5, 2021  
WESTERN TITLE & ESCROW  
ORDER NO. WT 0212424

INST. NO. 73-16599 10' WIDE TELEPHONE EASEMENT, NOT PLOTTABLE. BLANKET EASEMENT.

PROTECTIVE COVENANTS PER INST. NO. 2007-008563

PLANNING DEPT. FILE NO. 20-W004

**LAND PARTITION**

LYING IN THE NW 1/4 & SW 1/4 OF SEC. 20, T28S, R6W  
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

CLIENT:  
TL DRECHSEL LLC  
2270 NW TROOST STREET  
ROSEBURG, OR. 97471

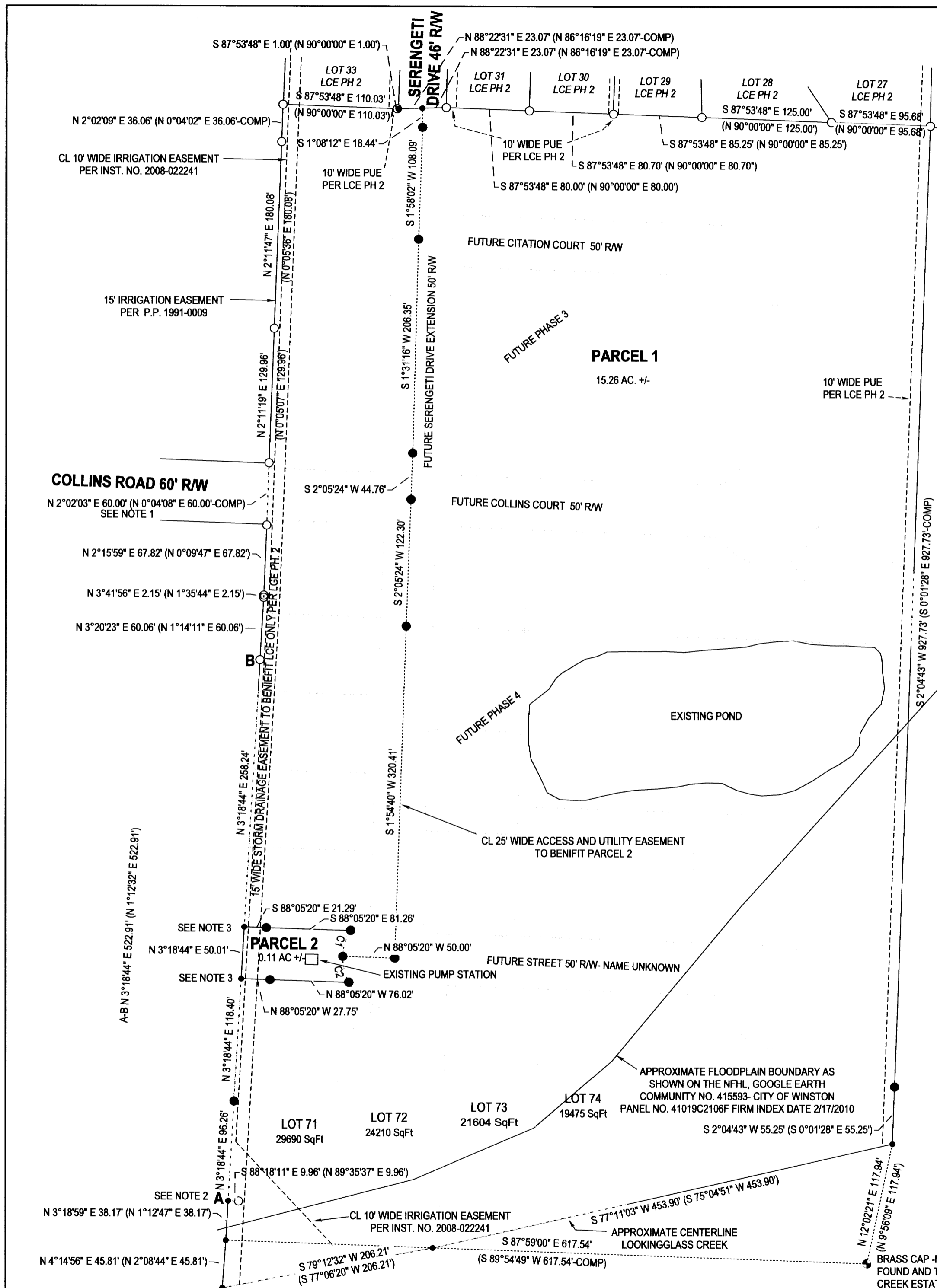
SURVEYOR:  
**NEIL HIBBS**  
**LAND SURVEYING, INC**  
4739 LOOKINGGLASS RD.  
ROSEBURG, OR. 97471  
phone: 541-957-6303  
fax: 541-957-6306  
e-mail: neilhibbs@wilblue.net

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JANUARY 12, 1988  
F. NEIL HIBBS  
52989

EXPIRATION DATE  
6/30/2021

DWG SCALE: 1"= 80'      JOB NO.: 1813-01      DATE: JUNE 2021      PAGE 1 OF 2



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2021-0027 B

**DECLARATION:**

KNOW ALL PEOPLE BY THESE PRESENTS THAT TL DRECHSEL LLC IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN, HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED INTO TWO PARCELS IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92, OREGON REVISED STATUTES. A 25 FOOT ACCESS AND UTILITY EASEMENT BEING CREATED ACROSS PARCEL 1 FOR THE BENEFIT OF PARCEL 2.

[Signature]  
TIMOTHY L. DRECHSEL, MEMBER  
6/21/21  
DATE



**ACKNOWLEDGEMENT**

STATE OF OREGON  
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 21<sup>st</sup> DAY OF June, 2021, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED BEFORE ME TIMOTHY L. DRECHSEL, MEMBER, TL DRECHSEL LLC, 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: Cindy Marene Sarti

COMMISSION #: 1004698

MY COMMISSION EXPIRES ON: 10/5/2021

SIGNATURE: [Signature]

**NARRATIVE:**

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE SUBJECT PROPERTY INTO 2 PARCELS AS SHOWN. THE BOUNDARY WAS HELD AS PER LOOKINGGLASS CREEK ESTATES PHASE 2 BUT ROTATED TO STATE PLANE COORDINATES. PARCEL 2 IS FOR A PUMP STATION.

**APPROVALS:**

[Signature] 6-24-2021  
WINSTON CITY MANAGER DATE

[Signature] 6/24/2021  
DOUGLAS COUNTY SURVEYOR DATE

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

[Signature] 6/24/2021  
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 24<sup>th</sup> DAY OF JUNE, 2021, 11:37 O'CLOCK (AM/PM)

[Signature] 6/24/2021  
DOUGLAS COUNTY CLERK DATE



SEWER: CITY OF WINSTON  
WATER: WINSTON-DILLARD WATER DISTRICT  
ZONE: RESIDENTIAL LOW DENSITY (RLB) & AGRICULTURAL/OPEN SPACE (A-O)  
COMP. PLAN: RES. 4.5 DU/AC & AGRICULTURAL/ OPEN SPACE (A-O)

**SURVEYOR'S CERTIFICATE:**

I, F. NEIL HIBBS, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS A PORTION OF THE LAND SHOWN ON THE ANNEXED PLAT, OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION.

THAT LAND DESCRIBED AS TRACT A OF LOOKINGGLASS CREEK ESTATES PHASE 2 AS RECORDED IN VOLUME 23, PAGE 48 A&B OF THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON. SAID TRACT A BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT A 5/8" IRON ROD AT THE NORTHEAST CORNER THEREOF; THENCE S 2°04'43" W 927.73 FEET TO A 5/8" IRON ROD; THENCE S 2°04'43" W 55.25 FEET; THENCE S 77°11'03" W 453.90 FEET; THENCE S 79°12'32" W 206.21 FEET; THENCE N 4°14'56" E 45.81 FEET; THENCE N 3°18'59" E 38.17 FEET; THENCE N 3°18'44" E 96.26 FEET TO A 5/8" IRON ROD; THENCE N 3°18'44" E 118.40; THENCE N 3°18'44" E 50.01 FEET; THENCE N 3°18'44" E 258.44 FEET TO A 5/8" IRON ROD; THENCE N 3°20'23" E 60.06 FEET TO A 5/8" IRON ROD; THENCE N 3°41'56" E 2.15 FEET TO A 5/8" IRON ROD; THENCE N 2°15'59" E 67.82 FEET TO A 5/8" IRON ROD ON THE SOUTHERN RIGHT-OF-WAY OF COLLINS ROAD; THENCE N 2°02'03" E 60.00 FEET TO A 5/8" IRON ROD ON THE NORTHERN RIGHT-OF-WAY OF COLLINS ROAD; THENCE N 2°11'19" E 129.96 FEET TO A 5/8" IRON ROD; THENCE N 2°11'47" E 180.08 FEET TO A 5/8" IRON ROD; THENCE N 2°02'09" E 36.06 FEET TO A 5/8" IRON ROD; THENCE S 87°53'48" E 110.03 FEET TO A 5/8" IRON ROD; THENCE S 87°53'48" E 1.00 FEET TO A POINT ON THE WESTERN RIGHT-OF-WAY OF SERENGETI DRIVE; THENCE N 88°22'31" E 46.14 FEET TO A 5/8" IRON ROD ON THE EASTERN RIGHT-OF-WAY OF SERENGETI DRIVE; THENCE S 87°53'48" E 80.00 FEET TO A 5/8" IRON ROD; THENCE S 87°53'48" E 80.70 FEET TO A 5/8" IRON ROD; THENCE S 87°53'48" E 85.25 FEET TO A 5/8" IRON ROD; THENCE S 87°53'48" E 125.00 FEET TO A 5/8" IRON ROD; THENCE S 87°53'48" E 95.68 FEET TO A 5/8" IRON ROD, THE PLACE OF BEGINNING.

PLANNING DEPT. FILE NO. 20-W004

<b>LAND PARTITION</b> LYING IN THE NW 1/4 & SW 1/4 OF SEC. 20, T28S R6W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		REGISTERED PROFESSIONAL LAND SURVEYOR
CLIENT: TL DRECHSEL LLC 2270 NW TROOST STREET ROSEBURG, OR. 97471	SURVEYOR: <b>NEIL HIBBS</b> LAND SURVEYING, INC 4738 LOOKINGGLASS RD. ROSEBURG, OR. 97471 phone: 541-957-9303 fax: 541-957-9306 e-mail: neilhibbs@wilblue.net	<u>[Signature]</u> OREGON JANUARY 12, 1989 F. NEIL HIBBS 52989 EXPIRATION DATE 6/30/2021
DWG SCALE: N/A	JOB NO.: 1813-01	DATE: JUNE 2021
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