

2021-0027 A

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

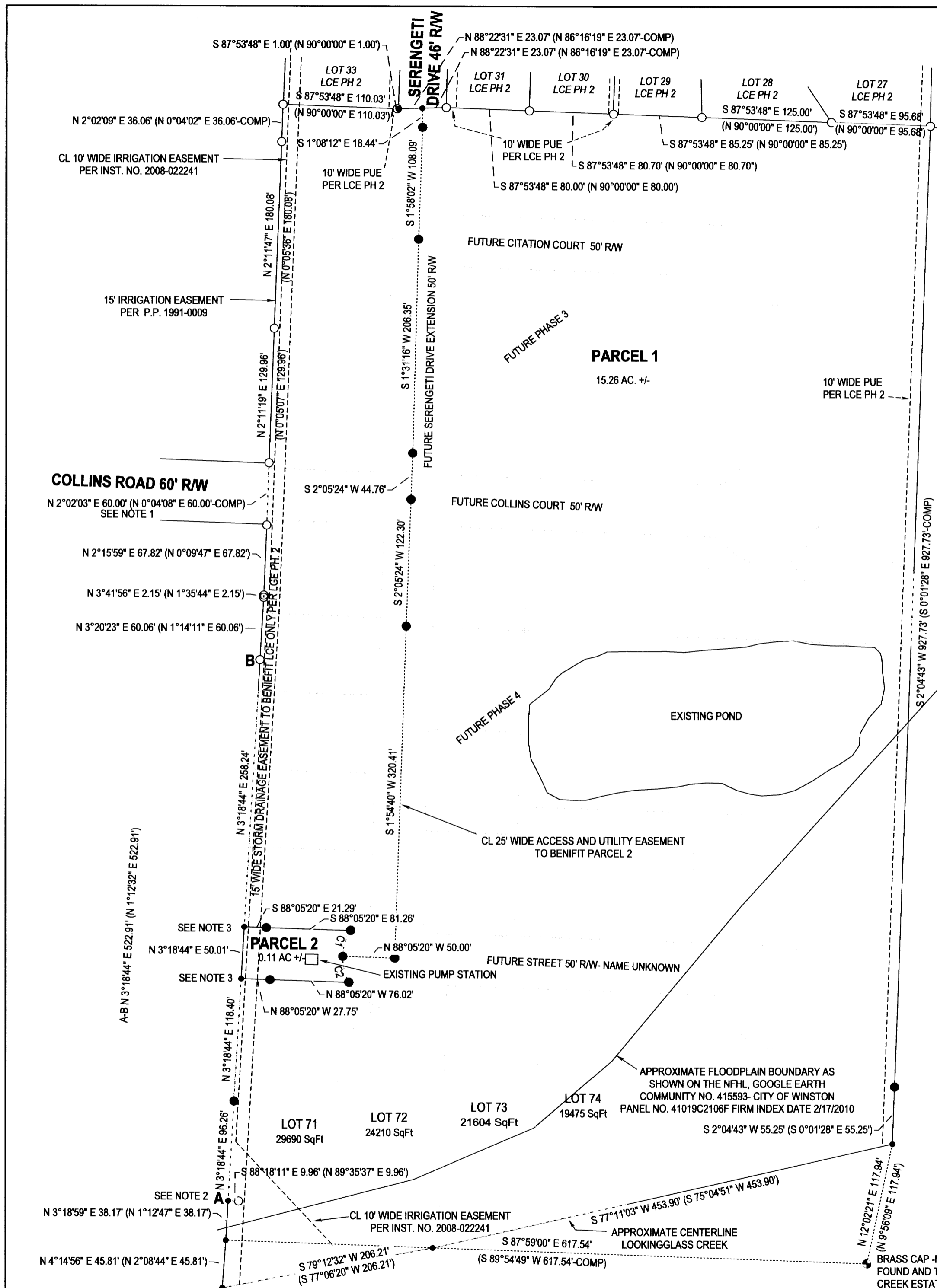
SURVEYOR:
NEIL HIBBS
LAND SURVEYING, INC
4739 LOOKINGGLASS RD.
ROSEBURG, OR. 97471
phone: 541-957-6303
fax: 541-957-6306
e-mail: neilhibbs@willblaw.net

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



2021-0027 A