

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

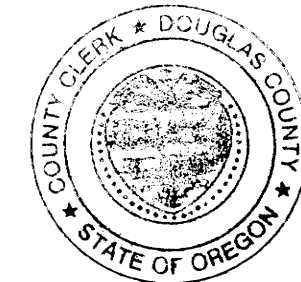
[Signature] 6/24/2021  
DOUGLAS COUNTY SURVEYOR DATE

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 N3°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>		REGISTERED PROFESSIONAL LAND SURVEYOR
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: <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	 <b>OREGON</b> JANUARY 12, 1989 <b>F. NEIL HIBBS</b> 52989 EXPIRATION DATE 6/30/2021
DWG SCALE: N/A	JOB NO.: 1813-01	
DATE: JUNE 2021		PAGE 2 OF 2

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