



Record Information

() M83-39
 () M2-70
 < > Volume 16, Page 25a,
 Plat Records of Douglas
 County

HUNTERS CROSSING

Parcel 2 of Partition Plat 1999-0080, in the N.E. & S.E. 1/4 of Section 20, Township 28 South, Range 6 West, W.M. City of Winston, Douglas County, Oregon
 October 5, 1999

NARRATIVE

The purpose of this plot is to show the subdivision of the property described in Deed Reference No. 99-12344 of the Deed Records of Douglas County in conformance with a tentative plan submitted to the City of Winston Planning Commission.

The boundary of the subject tract was determined by holding the monumentation of Parcel 2 of Land Partition 1999-0080 as shown.

GRAPHIC SCALE



(IN FEET)
 1 inch = 50 ft.

Legend

- Found 5/8" iron rod unless noted
- Set 5/8" x 30" iron rod w/ plastic cap marked "LANDMARK PLS 2287"
- Calculated Point, No Monumentation.

Note A
 5.00' x 10.00' Public Utility Easement.

Sheet 1 of 2

FOR: Legacy Builders, Inc.
 P.O. Box 1124
 Winchester, Oregon 97495

Land Mark
 SURVEYING & DEVELOPMENT
 727 SE Cass Ave., Suite 415
 Roseburg, Oregon 97470
 Tel (541) 677-9400
 Fax (541) 677-9401

REGISTERED PROFESSIONAL SURVEYOR
 Mark A. Heimbürger
 OREGON
 JULY 16, 1987
 MARK A. HEIMBURGER
 2287
 EXPIRES JUNE 30, 2001

99-30640

99-30640

99-30640

HUNTERS CROSSING

Parcel 2 of Partition Plat 1999-0080, in the N.E. & S.E. 1/4 of Section 20, Township 28 South, Range 6 West, W.M. City of Winston, Douglas County, Oregon
October 3, 1999

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS, that Robert L. Siebum and Sara C. Siebum, husband and wife, owners of the land represented on the annexed map, and more particularly described in the accompanying Surveyor's Certificate, do hereby declare the annexed map to be a correct map of the subdivision plot including all pedestrian walkway easements as shown on plot of said property. They have caused this subdivision plat to be prepared and the property to be subdivided into lots as shown by the name of "HUNTERS CROSSING", and do hereby dedicate to the public forever the use of the streets and easements shown thereon.

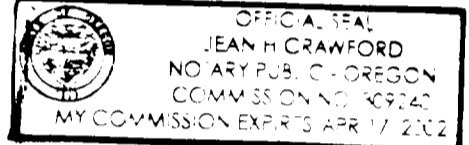
Robert L. Siebum
Robert L. Siebum
Sara C. Siebum
Sara C. Siebum

ACKNOWLEDGEMENT

State of Oregon)
ss
County of Douglas)

KNOW ALL PEOPLE BY THESE PRESENTS: that on this 21st day of Oct 1999, before me a Notary Public of and for said State and County, did personally appear Robert L. Siebum and Sara C. Siebum, husband and wife, who being duly sworn, did say that they are the identical persons named in the foregoing instrument and they executed said instrument freely and voluntarily.

Jean H Crawford 4-17-2002
Notary Public, State of Oregon Expiration Date



SURVEYOR'S CERTIFICATE

I, Mark A. Heimbürger, do hereby certify that have correctly surveyed and monumented with proper monuments the corners so indicated on the annexed plot and that the boundaries are properly described as follows:

Parcel 2 of Partition Plat 1999-0080, Douglas County Plat Records.

Mark A. Heimbürger
Mark A. Heimbürger

APPROVALS

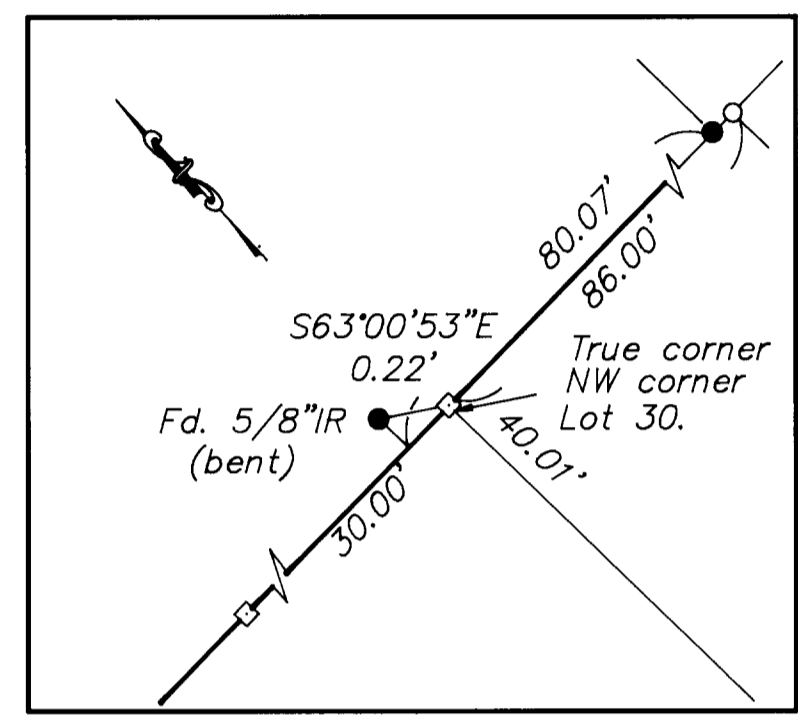
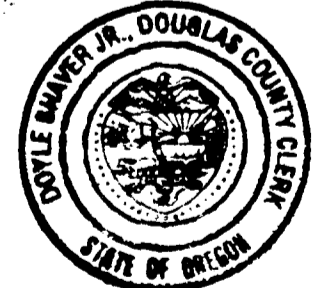
Jan Robertson 12-27-99
Douglas County Commissioner Date
Jane Morgan 12/27/99
Douglas County Commissioner Date
W. J. Collins 12/21/99
City of Winston Mayor Date
Ann St. Bern 12/21/99
City of Winston Administrator Date
Ed M... 12-23-99
Douglas County Surveyor Date
Ron Northcraft 12-27-99
Douglas County Assessor Date

I hereby certify that all taxes and special assessments or other charges required by law, have been paid.

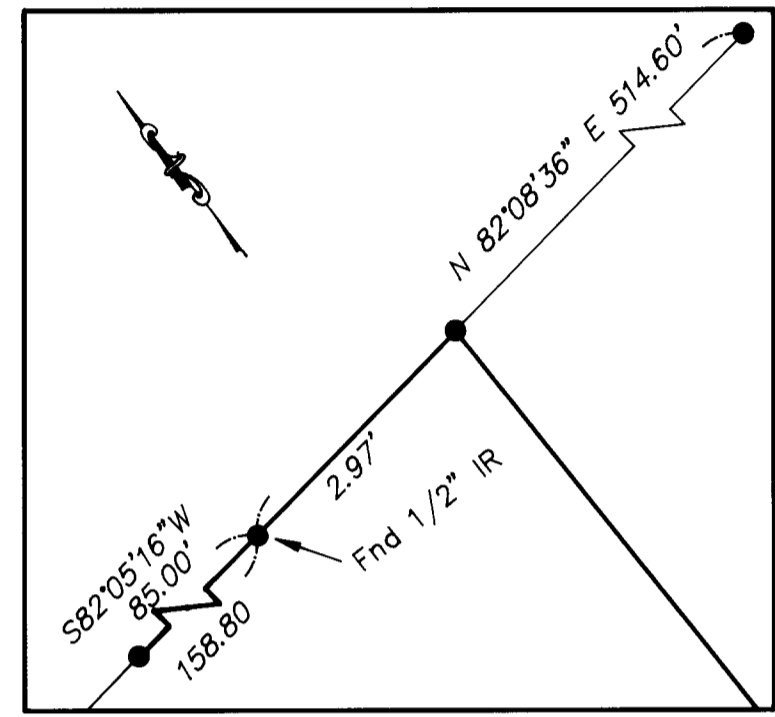
Ron Northcraft 12-27-99
Douglas County Tax Collector Date

Filed this 27th day of DECEMBER of 1999.

Doyle Shaver Jr. 34: Deputy
Douglas County Clerk



DETAIL "B"
Not To Scale



DETAIL "A"
1" = 2'

CURVE TABLE						
Curve	Delta	Radius	Length	Tangent	Chord Bearing	Chord
C1	19°21'53"	100.00	33.80	17.06	N10°00'09"E	33.64
C2	8°12'48"	500.00	71.67	35.90	N03°47'11"W	71.61
C3	81°43'49"	20.00	28.53	17.30	S27°51'29"E	26.17
C4	12°41'3"	130.03	28.79	14.45	N06°39'52"E	28.73
C5	100°16'53"	21.47	37.57	25.71	N55°47'55"E	32.96
C6	88°12'15"	20.00	30.79	19.38	S44°25'20"W	27.84
C7	91°47'45"	20.00	32.04	20.64	S45°34'40"E	28.72
C8	88°12'15"	20.00	30.79	19.38	N44°25'20"E	27.84
C9	91°47'45"	20.00	32.04	20.64	S45°34'40"E	28.72
C10	46°42'29"	20.00	16.30	8.64	N68°07'18"W	15.86
C11	28°17'54"	50.00	24.69	12.60	S58°55'00"E	24.44
C12	56°51'30"	50.00	49.62	27.07	N78°30'18"E	47.61
C13	50°35'58"	50.00	44.16	23.63	N24°46'34"E	42.74
C14	44°29'15"	50.00	38.82	20.45	N22°46'02"W	37.85
C15	62°58'12"	50.00	54.95	30.62	N76°29'46"W	52.23
C16	30°12'10"	50.00	26.36	13.49	S56°55'03"W	26.05
C17	46°42'29"	20.00	16.30	8.64	N65°10'13"E	15.86
C18	88°12'15"	20.00	30.79	19.38	S44°25'20"W	27.84
C19	46°42'29"	20.00	16.30	8.64	N68°07'18"W	15.86
C20	28°17'54"	50.00	24.69	12.60	S58°55'00"E	24.44
C21	63°57'20"	50.00	55.81	31.22	N74°57'23"E	52.96
C22	43°30'7"	50.00	37.96	19.95	N21°13'39"E	37.06
C23	44°29'15"	50.00	38.82	20.45	N22°46'02"W	37.85
C24	62°58'12"	50.00	54.95	30.62	N76°29'46"W	52.23
C25	30°12'10"	50.00	26.36	13.49	S56°55'03"W	26.05
C26	46°42'29"	20.00	16.30	8.64	N65°10'13"E	15.86
C27	91°47'45"	20.00	32.04	20.64	S45°34'40"E	28.72
C28	88°12'15"	20.00	30.79	19.38	S44°25'20"W	27.84
C29	46°42'29"	20.00	16.30	8.64	N68°07'18"W	15.86
C30	28°17'54"	50.00	24.69	12.60	S58°55'00"E	24.44
C31	63°57'20"	50.00	55.81	31.22	N74°57'23"E	52.96
C32	43°30'7"	50.00	37.96	19.95	N21°13'39"E	37.06
C33	53°43'44"	50.00	46.89	25.33	N27°23'16"W	45.19
C34	53°43'44"	50.00	46.89	25.33	N81°07'00"W	45.19
C35	30°12'10"	50.00	26.36	13.49	S56°55'03"W	26.05
C36	46°42'29"	20.00	16.30	8.64	N65°10'13"E	15.86
C37	90°32'50"	20.00	31.61	20.19	S46°12'07"E	28.42
C38	6°57'53"	530.00	64.42	32.25	N04°24'39"W	64.38
C39	5°21'50"	470.00	44.00	22.02	N05°12'40"W	43.98
C40	2°50'58"	470.00	23.37	11.69	N01°06'16"W	23.37

Covenants, Conditions and Restrictions recorded in Book 463 Page 590 of the records of Douglas County, Oregon.

Sheet 2 of 2

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MARK A. HEIMBURGER
OREGON JULY 16, 1987
MARK A. HEIMBURGER 2287
EXPIRES JUNE 30, 2001

99-30640

STATE OF OREGON | SS
COUNTY OF DOUGLAS |
I, DOYLE SHAVER JR., COUNTY CLERK AND
RECORDER OF CONVEYANCES, DO HEREBY CERTIFY
THAT THIS INSTRUMENT WAS RECORDED
ON 12/27 PM 2:04
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY *Doyle Shaver Jr.* DEPUTY
FEE PP

99-30640

99-30640

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