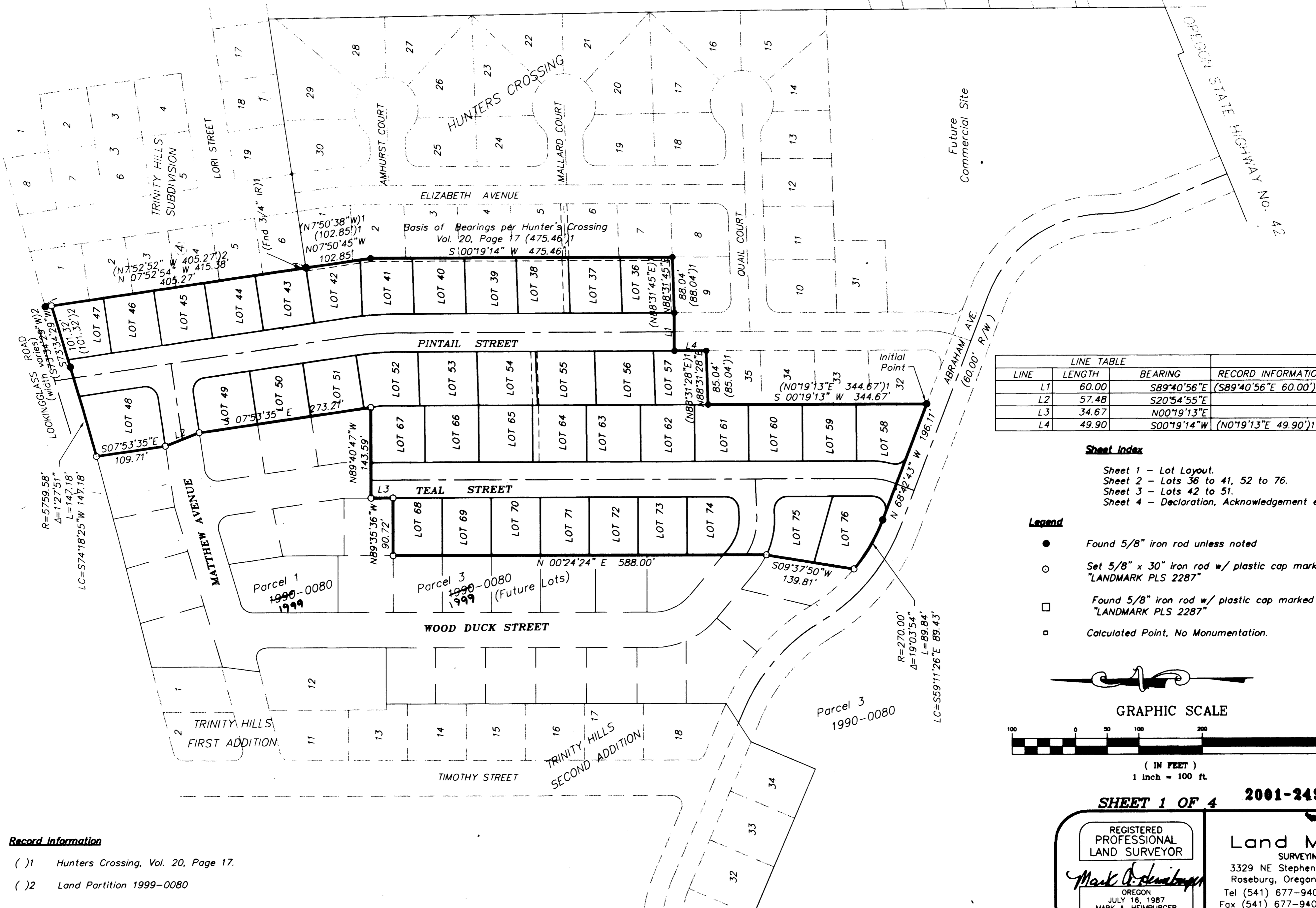


# HUNTERS CROSSING 1st ADDITION

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

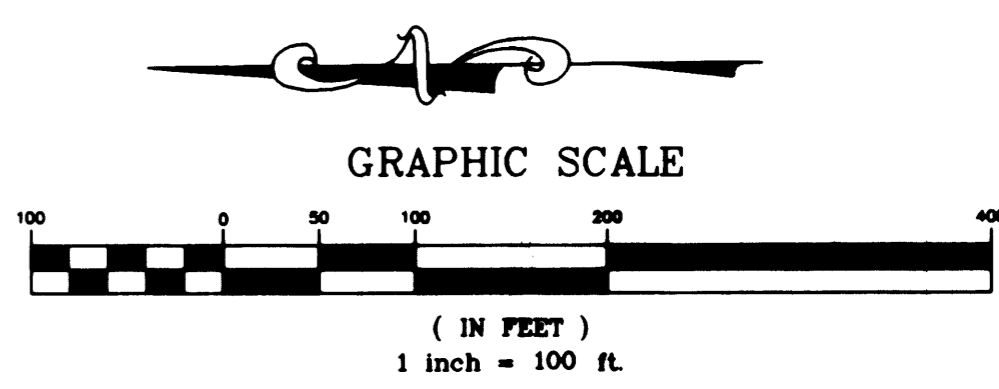
October 1, 2001



LINE TABLE			
LINE	LENGTH	BEARING	RECORD INFORMATION
L1	60.00	S89°40'56"E	(S89°40'56"E 60.00')1
L2	57.48	S20°54'55"E	
L3	34.67	N00°19'13"E	
L4	49.90	S00°19'14"W	(N0°19'13"E 49.90')1

**Sheet Index**  
 Sheet 1 - Lot Layout.  
 Sheet 2 - Lots 36 to 41, 52 to 76.  
 Sheet 3 - Lots 42 to 51.  
 Sheet 4 - Declaration, Acknowledgement etc.

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



**Record Information**  
 ( )1 Hunters Crossing, Vol. 20, Page 17.  
 ( )2 Land Partition 1999-0080

2001-24909

2001-24909

SHEET 1 OF 4 2001-24909

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Mark A. Heimbürger*

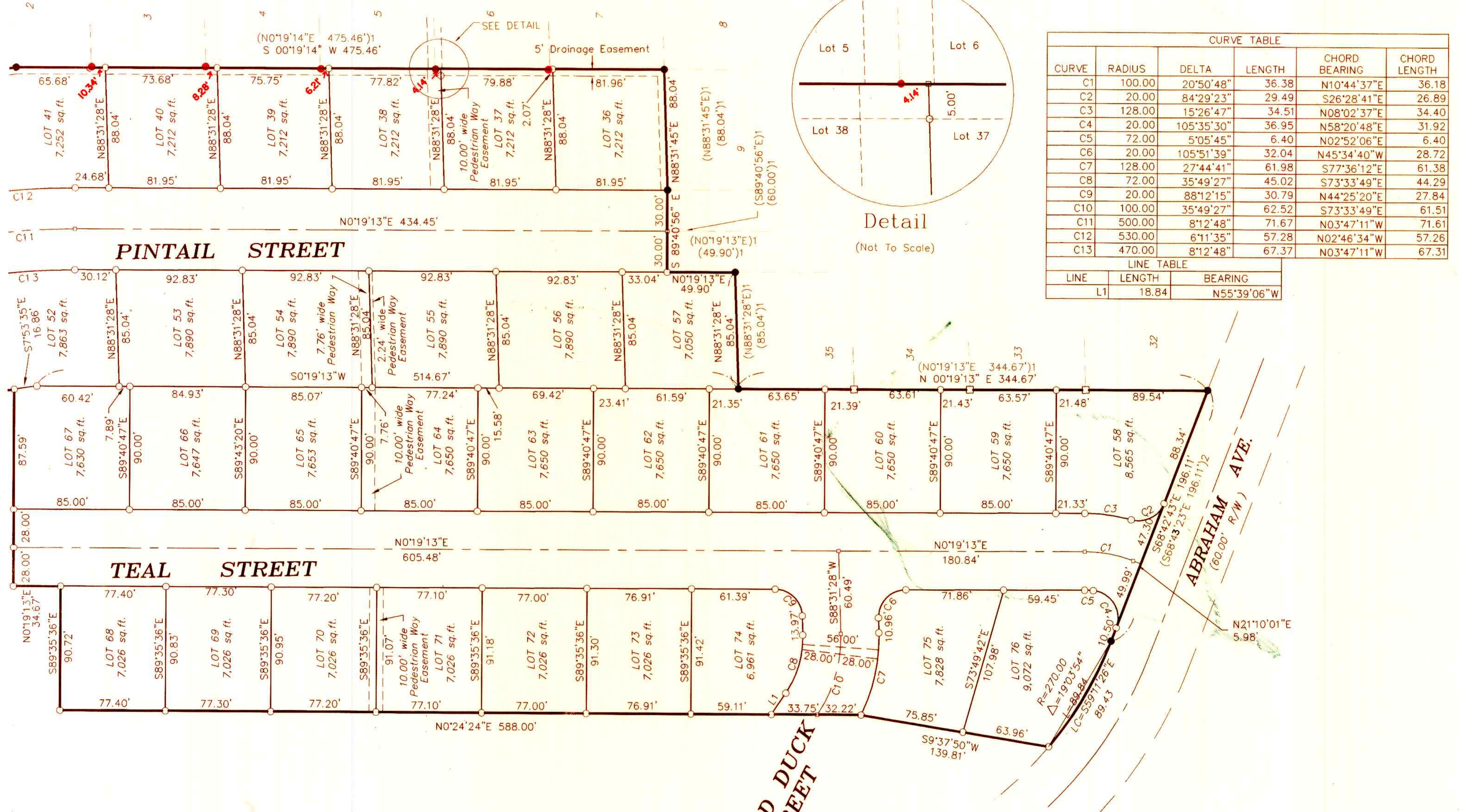
OREGON  
JULY 16, 1987  
MARK A. HEIMBURGER  
2287  
Renews 06/30/03

**Land Mark**  
SURVEYING  
3329 NE Stephens Street  
Roseburg, Oregon 97470  
Tel (541) 677-9400  
Fax (541) 677-9401

# HUNTERS CROSSING 1st ADDITION

Being a Portion of Parcel 3 of Partition Plat 1999-0080, in the  
N.E. 1/4 of Section 20, Township 28 South, Range 6 West, W.M.  
City of Winston, Douglas County, Oregon  
October 1, 2001

AFFIDAVIT OF CORRECTION:  
RECORDED APRIL 13, 2005 AS  
INSTRUMENT No. 2005-009164  
COUNTY CLERK RECORDS  
C.S. FILE 65/53-7



CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	100.00	20°50'48"	36.38	N10°44'37"E	36.18
C2	20.00	84°29'23"	29.49	S26°28'41"E	26.89
C3	128.00	15°26'47"	34.51	N08°02'37"E	34.40
C4	20.00	105°35'30"	36.95	N58°20'48"E	31.92
C5	72.00	5°05'45"	6.40	N02°52'06"E	6.40
C6	20.00	105°51'39"	32.04	N45°34'40"W	28.72
C7	128.00	27°44'41"	61.98	S77°36'12"E	61.38
C8	72.00	35°49'27"	45.02	S73°33'49"E	44.29
C9	20.00	88°12'15"	30.79	N44°25'20"E	27.84
C10	100.00	35°49'27"	62.52	S73°33'49"E	61.51
C11	500.00	8°12'48"	71.67	N03°47'11"W	71.61
C12	530.00	6°11'35"	57.28	N02°46'34"W	57.26
C13	470.00	8°12'48"	67.37	N03°47'11"W	67.31

LINE TABLE		
LINE	LENGTH	BEARING
L1	18.84	N55°39'06"W

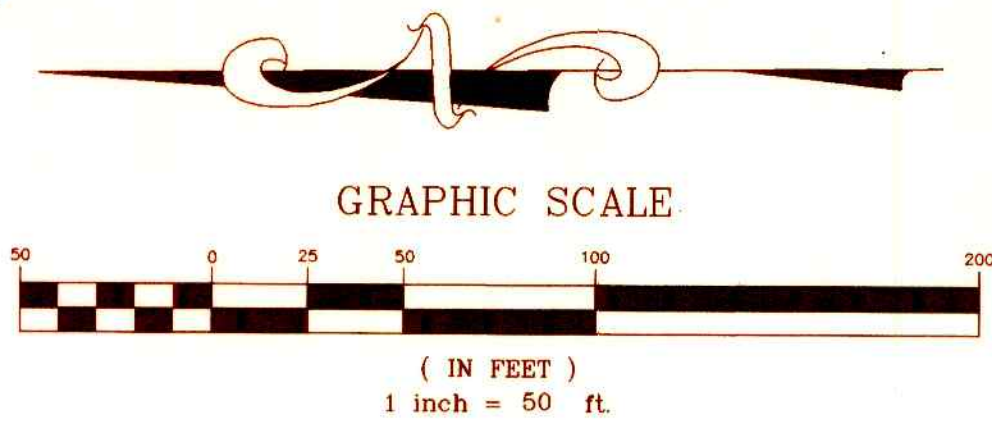
VOL. 20 PAGE 46 B

VOL. 20 PAGE 46 B

**Record Information**  
( ) 1 Hunters Crossing, Vol. 20, Page 17.  
( ) 2 Land Partition 1999-0080

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  - Calculated Point, No Monumentation.

WOOD DUCK STREET



SHEET 2 OF 4 2001-24909

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Mark A. Heimbürger*  
OREGON  
JULY 16, 1987  
MARK A. HEIMBURGER  
2287  
Renews 06/30/03

Land Mark SURVEYING & DEVELOPMENT  
3329 NE Stephens Street  
Roseburg, Oregon 97470  
Tel (541) 677-9400  
Fax (541) 677-9401

2001-24909

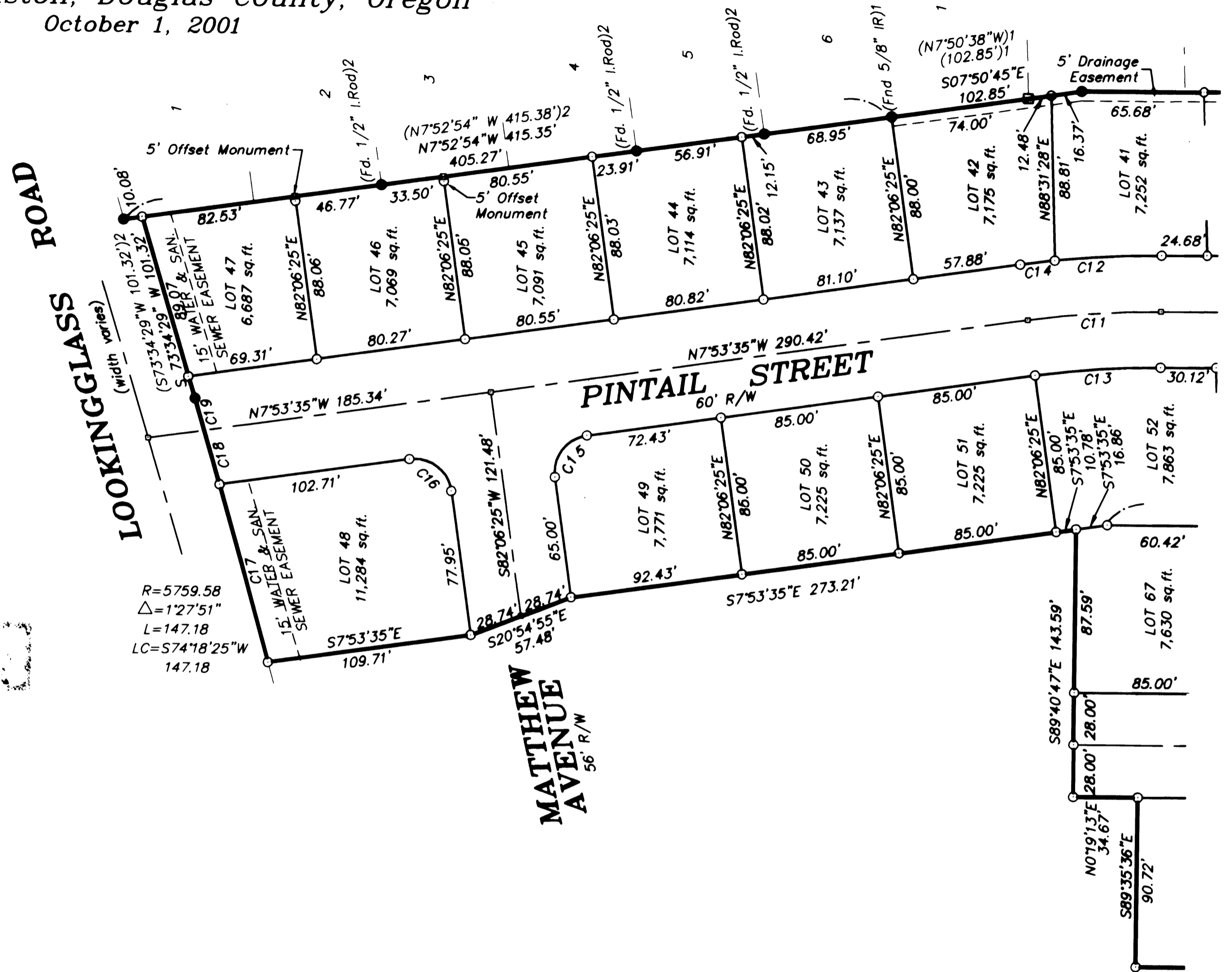
2001-24909

LMSI Job No. 99-0119C

# HUNTERS CROSSING 1st ADDITION

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

October 1, 2001



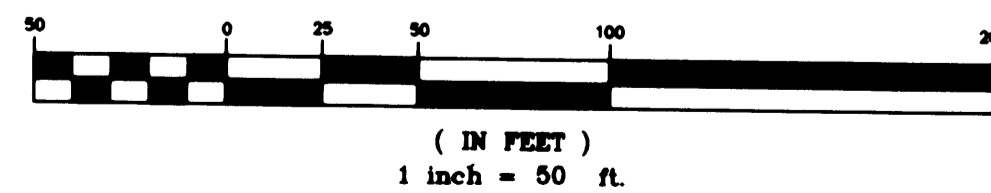
CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C11	500.00	8°12'48"	71.67	N03°47'11"W	71.61
C12	530.00	6°11'35"	57.28	N02°46'34"W	57.26
C13	470.00	8°12'48"	67.37	N03°47'11"W	67.31
C14	530.00	2°01'13"	18.69	N06°52'58"W	18.69
C15	20.00	90°00'00"	31.42	N52°53'35"W	28.28
C16	20.00	90°00'00"	31.42	N37°06'25"E	28.28
C17	5759.58	0°58'59"	98.79	N74°32'51"E	98.79
C18	5759.58	0°18'05"	30.31	N73°54'19"E	30.31
C19	5759.58	0°10'48"	18.08	N73°39'52"E	18.08

R=5759.58  
Δ=1°27'51"  
L=147.18  
LC=S74°18'25"W  
147.18



GRAPHIC SCALE



2001-24909

**Record Information**

- ( )1 Hunters Crossing, Vol. 20, Page 17.
- ( )2 Land Partition 1999-0080

**Legend**

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- Found 5/8" iron rod w/ plastic cap marked "LANDMARK PLS 2287"
- ▣ Calculated Point, No Monumentation.

SHEET 3 OF 4 2001-24909

<p>REGISTERED PROFESSIONAL LAND SURVEYOR</p> <p><i>Mark A. Heimburger</i></p> <p>OREGON JULY 16, 1987 MARK A. HEIMBURGER 2287</p> <p>Renews 06/30/03</p>	<p>Land Mark SURVEYING</p> <p>3329 NE Stephens Street Roseburg, Oregon 97470 Tel (541) 677-9400 Fax (541) 677-9401</p>
--	--

MSJ 400 No. 88-0118C

2001-24909

# HUNTERS CROSSING 1st ADDITION

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

October 1, 2001

### 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" 1st ADDITION, 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 )  
County of Douglas) ss

KNOW ALL PEOPLE BY THESE PRESENTS: that on this 11<sup>th</sup> day of October, 2001, 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.

Mark A. Heimburger 02/01/04  
Notary Public, State of Oregon Expiration Date

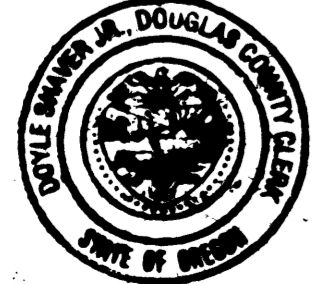


### APPROVALS

<u>Michael J. Whittier</u> Douglas County Commissioner	10-24-01 Date
<u>David Roberts</u> Douglas County Commissioner	10-24-01 Date
<u>Pat Stevens</u> City of Winston Mayor	10/18/01 Date
<u>Paul [Signature]</u> City of Winston Administrator	10-18-01 Date
<u>Chris Bergal</u> City of Winston Planning Commission Chairperson	10-19-01 Date
<u>Ed Moore</u> Douglas County Surveyor DEPUTY	10-22-01 Date
<u>Ray Norstrom</u> Douglas County Assessor	10-23-01 Date

I hereby certify that all taxes and special assessments or other charges required by law, have been paid.  
Sandra K. Correll 10-24-01  
Douglas County Tax Collector 8:47 A.M. Date

Filed this 26<sup>th</sup> day of OCTOBER of 2001.  
DOYLE SHAVER JR. Adam G. Bennett  
Douglas County Clerk BY: Deputy



01 OCT 26 AM 8:47  
DOYLE SHAVER JR.  
DOUGLAS COUNTY CLERK  
PP

### SURVEYOR'S CERTIFICATE

I, Mark A. Heimburger, do hereby certify that I 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:

Being a portion of Parcel 3, Land Partition 1999-0080 as platted and recorded in the Plat Records of Douglas County, Oregon and more particularly described as follows:

Beginning at a 5/8 inch iron rod with a yellow plastic cap marked "LAND MARK PLS 2287" located at the southwest corner of Lot 32, Hunters Crossing as platted and recorded in Volume 20, Page 17 said Plat Records of Douglas County, Oregon, said point also being on the northerly right-of-way line of Abraham Avenue; thence leaving said northerly right-of-way line along the westerly boundary of said Hunters Crossing (said westerly boundary also being the easterly boundary of said Parcel 3) the following: North 0°19'13" East 344.67 feet to a 5/8 inch iron rod with a yellow plastic cap marked "LAND MARK PLS 2287"; North 88°31'28" East 85.04 feet to a 5/8 inch iron rod with a yellow plastic cap marked "LAND MARK PLS 2287"; North 0°19'14" East 49.90 feet to a 5/8 inch iron rod with a yellow plastic cap marked "LAND MARK PLS 2287"; South 89°40'56" East 60.00 feet to a 5/8 inch iron rod with a yellow plastic cap marked "LAND MARK PLS 2287"; North 88°31'45" East 88.04 feet to a 5/8 inch iron rod with a yellow plastic cap marked "LAND MARK PLS 2287"; North 0°19'14" East 475.46 feet to a 5/8 inch iron rod with a yellow plastic cap marked "LAND MARK PLS 2287" and North 7°50'45" West 102.85 feet to a 3/4 inch iron rod at the southwest corner of Lot 6, Trinity Hills as platted and recorded in Volume 16, Page 25, said Plat Records of Douglas County, Oregon; thence leaving said westerly boundary of Hunters Crossing North 7°52'54" West 405.27 feet along the westerly boundary of said Trinity Hills to a 5/8 inch iron rod with a yellow plastic cap marked "LAND MARK PLS 2287" on the southerly right-of-way line of Lookingglass Road; thence leaving said westerly boundary of Trinity Hills South 73°34'29" West 101.32 feet along said southerly right-of-way line to 5/8 inch iron rod with a yellow plastic cap marked "LAND MARK PLS 2287"; thence 147.18 feet along the arc of a 5759.58 foot radius curve to the right, the long chord of which bears South 74°18'25" West 147.18 feet along said southerly right-of-way line to a 5/8 inch iron rod with a yellow plastic cap marked "LAND MARK PLS 2287"; thence leaving said right-of-way line South 7°53'35" East 109.71 feet to a 5/8 inch iron rod with a yellow plastic cap marked "LAND MARK PLS 2287"; thence South 20°54'55" East 57.48 feet to a 5/8 inch iron rod with a yellow plastic cap marked "LAND MARK PLS 2287"; thence South 7°53'35" East 273.21 feet to a 5/8 inch iron rod with a yellow plastic cap marked "LAND MARK PLS 2287"; thence North 89°40'47" West 143.59 feet to a 5/8 inch iron rod with a yellow plastic cap marked "LAND MARK PLS 2287"; thence South 0°19'13" West 34.67 feet to a 5/8 inch iron rod with a yellow plastic cap marked "LAND MARK PLS 2287"; thence North 89°35'36" West 90.72 feet to a 5/8 inch iron rod with a yellow plastic cap marked "LAND MARK PLS 2287"; thence South 0°24'24" West 588.00 feet to a 5/8 inch iron rod with a yellow plastic cap marked "LAND MARK PLS 2287"; thence South 9°37'50" West 139.81 feet to a 5/8 inch iron rod with a yellow plastic cap marked "LAND MARK PLS 2287" on the northerly right-of-way line of Abraham Avenue; thence 89.84 feet along the arc of a 270.00 foot radius curve to the left, the long chord of which bears South 59°11'26" East 89.43 feet to a 5/8 inch iron rod with a yellow plastic cap marked "LAND MARK PLS 2287"; thence North 68°42'43" West 196.11 feet along said northerly right-of-way line to the Point Of Beginning. Contains 9.72± Acres.

Mark A. Heimburger  
Mark A. Heimburger, P.L.S.

### NARRATIVE

The purpose of this plot is to show the subdivision of a portion of Parcel 3, Land Partition 1999-0080 of the Plat Records of Douglas County, Oregon in conformance with a tentative plan submitted to and approved by the City of Winston Planning Commission.

The boundary of the subject tract was determined by holding the monumentation of Parcel 3 of Land Partition 1999-0080 and the monumentation set in Hunters Crossing as shown. The lots as shown were determined at the discretion of the property owners.

Covenants, Conditions and Restrictions recorded in Book 1663 Page 590 of the records of Douglas County, Oregon.

SHEET 4 OF 4 2001-24909



FOR: Legacy Builders, Inc.  
P.O. Box 1124  
Winchester, Oregon 97496  
**Land Mark SURVEYING**  
3329 N.E. Stephens St.  
Roseburg, Oregon 97470  
Tel (541) 677-9400  
Fax (541) 677-9401