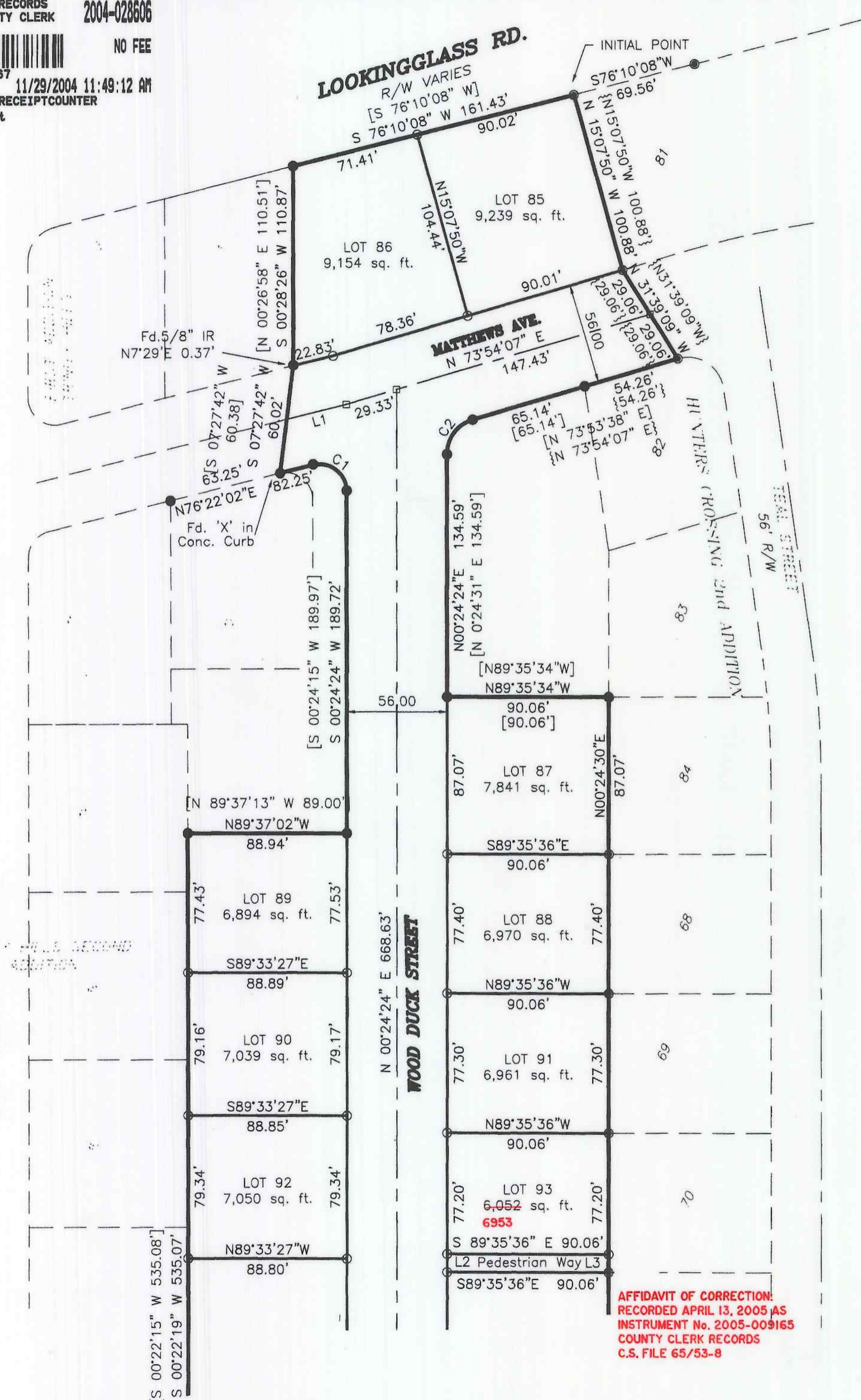




NO FEE

11/29/2004 11:49:12 AM

PLAT-SUB Cnt=1 Stn=1 RECEIPTCOUNTER
This is a no fee document



Legend

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

Record Information

- () Hunters Crossing 1st Addition, Vol. 20, Page 46.
- [] Land Partition 1999-0080
- { } Hunter's Crossing 2nd Addition, Vol. 21, Pg. 19

PUBLIC UTILITY EASEMENTS.

"Utilities shall have the right to install, maintain, and operate their equipment above and below ground and all other related facilities within the Public Utility Easements identified on this plat map as may be necessary or desirable in providing utility services within and without the lots identified herein, including the right of access to such facilities and the right to require removal of any obstructions including structures, trees and vegetation that may be placed within the PUE. The utility may require the lot owner to remove all structures within the PUE at the lot owner's expense, or the utility may remove such structures at the lot owner's expense. At no time may any permanent structures be placed within the PUE or any other obstruction which interferes with the use of the PUE without the prior written approval of the utilities with facilities in the PUE."

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, First and Second Additions as shown. The lot configuration conforms to the Preliminary Plat approved by the City of Winston.

LINE TABLE		
LINE	LENGTH	BEARING
L1	34.26	N76°22'02"E
L2	10.00	N00°24'24"E
L3	10.00	N00°24'24"E

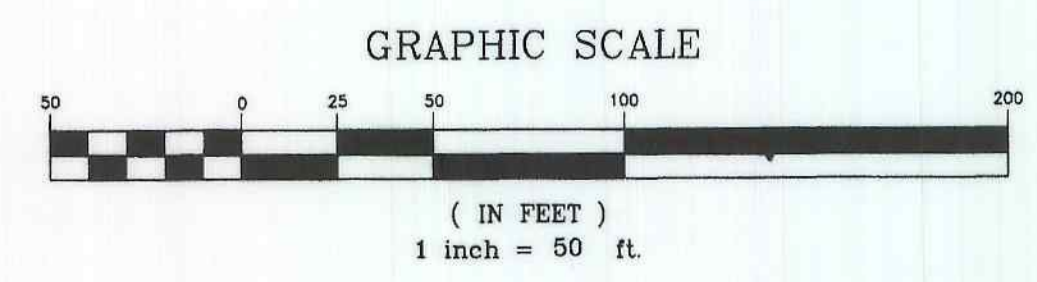
CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH	DELTA
C1	15.00	27.24	N51°36'47"W	23.65	104°02'22"
C2	20.00	25.65	S37°09'15"W	23.93	73°29'42"
C3	72.00	63.01	S24°39'53"E	61.02	50°08'36"
C4	128.00	51.46	S11°06'36"E	51.11	23°02'01"
C5	128.00	60.56	S36°10'54"E	60.00	27°06'34"
C6	100.00	87.52	S24°39'53"E	84.75	50°08'36"
C7	128.00	31.26	S56°44'01"E	31.19	13°59'40"
C8	100.00	10.32	S52°41'39"E	10.32	5°54'54"

SURVEYOR'S CERTIFICATE

I, Mark A. Heimburger, 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:

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 at the Northwest corner of Lot 81, Hunter's Crossing Second Addition; thence South 76°10'08" West 161.43 feet to a 5/8 inch iron rod; thence South 00°28'26" West 110.87 feet to a point; thence South 07°27'42" West 60.02 feet to an 'X' in concrete; thence North 76°22'02" East 19.00 feet to a 5/8 inch iron rod; thence 27.24 feet along the arc of a 15.00 foot radius curve to the right, the chord of which bears South 51°36'47" East 23.65 feet to a 5/8 inch iron rod; thence South 00°24'24" West 189.72 feet to a 5/8 inch iron rod; thence North 89°37'02" West 88.94 feet to a 5/8 inch iron rod; thence South 00°22'19" West 535.07 feet to a 5/8 inch iron rod on the northerly Right of Way of Abraham Avenue; thence along said Right of Way 207.61 feet along the arc of a 330.00 foot radius non-tangent curve to the right, the chord of which bears South 48°32'45" East 204.20 feet to a 5/8 inch iron rod; thence 90.12 feet along the arc of a 270.00 foot radius curve to the left, the chord of which bears South 40°05'47" East 89.70 feet to a 5/8 inch iron rod; thence leaving said northerly Right of Way North 09°37'50" East 139.81 feet to a 5/8 inch iron rod; thence North 00°24'24" East 588.00 feet to a 5/8 inch iron rod; thence North 00°24'30" East 87.07 feet to a 5/8 inch iron rod; thence North 89°35'34" West 90.06 feet to a 5/8 inch iron rod; thence North 00°24'24" East 134.59 feet to a 5/8 inch iron rod; thence 25.65 feet along the arc of a 20.00 foot radius curve to the right, the chord of which bears North 37°09'15" East 23.93 feet to a 5/8 inch iron rod; thence North 73°54'07" East 65.14 feet to a 5/8 inch iron rod; thence North 73°54'07" East 54.26 feet to a 5/8 inch iron rod; thence North 31°39'09" West 58.12 feet to a 5/8 inch iron rod; thence North 15°07'50" West 100.88 feet to the Point of Beginning, containing 4.50 acres more or less.



AFFIDAVIT OF CORRECTION:
RECORDED APRIL 13, 2005 AS
INSTRUMENT No. 2005-009165
COUNTY CLERK RECORDS
C.S. FILE 65/53-8

Sheet 1 of 2
HUNTERS CROSSING
3rd Addition
In the N.E. 1/4 of Sec. 20, T. 28 S. R. 6 W., W.M.
City of Winston, Douglas County, Oregon
11 January, 2003

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Mark A. Heimburger
OREGON
JULY 16, 1987
MARK A. HEIMBURGER
2287
RENEWS JUNE 30, 2005

FOR: Legacy Builders
P.O. Box 1124
Winchester, Oregon 97495
LM LAND MARK SURVEYING, INC.
3329 N.E. STEPHENS ST.
ROSEBURG, OREGON 97470
TEL. (541) 677-9400
FAX (541) 677-9401
LM Proj. No. 2004-0047

