DOUGLAS COUNTY OFFICIAL RECORDS
BARBARA E. NIELSEN, COUNTY CLERK 2004-006948
NO FEE
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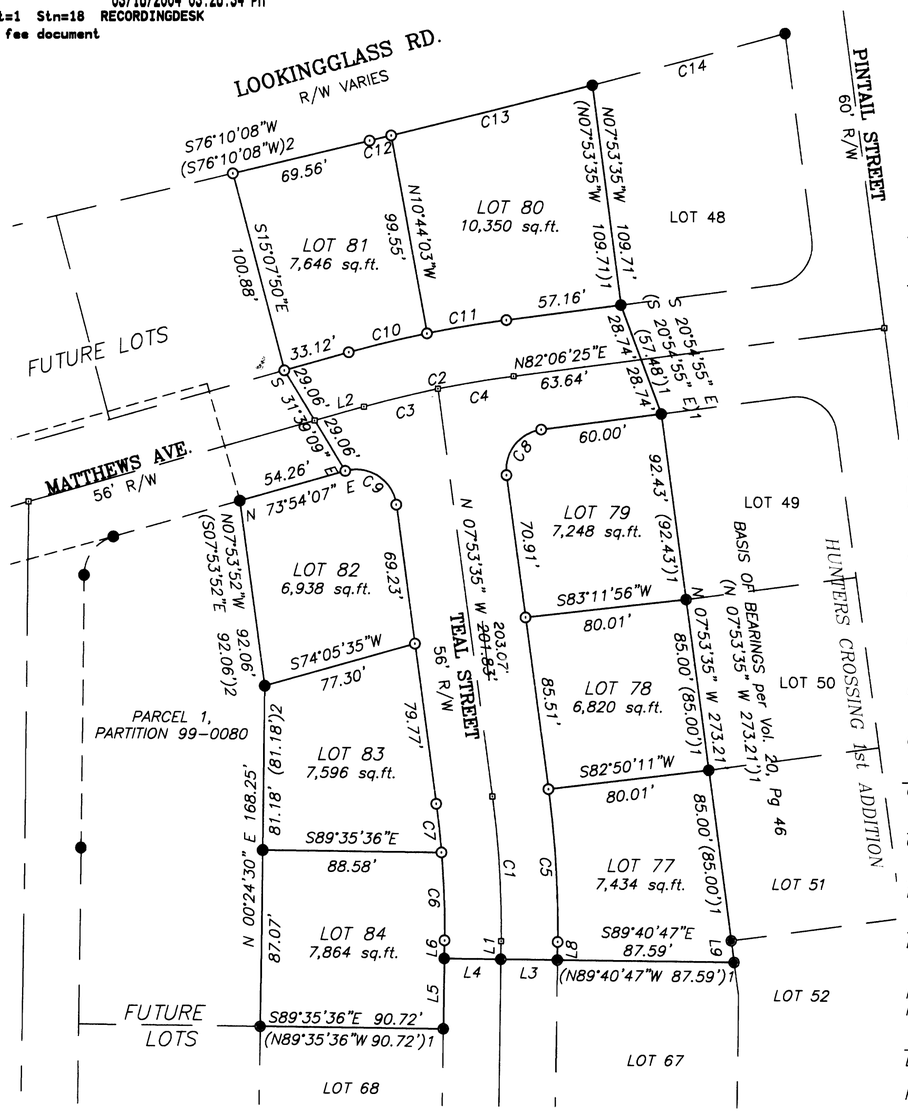
03/18/2004 03:28:34 PM
PLAT-SUB Cnt=1 Stn=18 RECORDINGDESK
This is a no fee document



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 plot to be prepared and the property to be subdivided into lots as shown by the name of "HUNTERS CROSSING" 2nd 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)
ss
County of Douglas)

OFFICIAL SEAL
NANCY A WINCHELL
NOTARY PUBLIC - OREGON
COMMISSION NO. 345084
MY COMMISSION EXPIRES OCT 20, 2005

KNOW ALL PEOPLE BY THESE PRESENTS: that on this 17 day of MAR. 2004, 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 swom, did say that they are the identical persons named in the foregoing instrument and they executed said instrument freely and voluntarily.

Nancy A. Winchell — OCT 20, 2005
Notary Public, State of Oregon — Expiration Date

APPROVALS

Douglas County Commissioner — 3-18-04 Date

Douglas County Commissioner — 3/18/04 Date

City of Winston Mayor — 2/13/04 Date

City of Winston Administrator — 2/13/04 Date

City of Winston Planning Commission Chairperson — 3/16/04 Date

Douglas County Surveyor — 3/17/04 Date

Douglas County Assessor — 3-18-04 Date

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

Douglas County Tax Collector — 3/18/04 Date

Filed this 18th day of MARCH of 2004. 3:28 P.M.
2004-006948
BARBARA E. NIELSEN, Douglas County Clerk
By: DEPUTY

SURVEYOR'S CERTIFICATE

I, Mark A. Heimburger, do hereby certify that have correctly surveyed and morumented 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 48, Hunters Crossing, First Addition as recorded in Volume 20, Page 46 of the Subdivision Plat Records of Douglas County, Oregon said point being on the southerly Right of Way of Lookingglass Road (County Road Number 107); thence along said Right of Way 113.59 feet along the arc of a 5759.58 Radius Curve to the right, the chord of which bears South 75°36'14" West 113.57 feet to a 5/8 inch iron rod; thence South 76°10'08" West 69.56 feet to a 5/8 inch iron rod; thence South 15°07'50" East 100.88 feet to a 5/8 inch iron rod; thence South 31°39'09" East 58.13 feet to a 5/8 inch iron rod; thence South 73°54'07" West 54.26 feet to a 5/8 inch iron rod; thence South 07°53'52" East 92.06 feet to a 5/8 inch iron rod; thence South 00°24'30" West 168.25 feet to a 5/8 inch iron rod; thence South 89°35'36" East 90.72 feet to a 5/8 inch iron rod; thence North 00°19'13" East 34.67 feet to a 5/8 inch iron rod; thence South 89°40'47" East 56.00 feet to a 5/8 inch iron rod; thence South 89°40'47" East 87.59 feet to a 5/8 inch iron rod; thence North 07°53'35" West 273.21 feet to a 5/8 inch iron rod; thence North 20°54'55" West 57.48 feet to a 5/8 inch iron rod; thence North 07°53'35" West 109.71 to the Point of Beginning.

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

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

( )1 Hunters Crossing, Vol. 20, Page 46.

( )2 Land Partition 1999-0080

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.

LINE TABLE

LINE	LENGTH	BEARING	Record Bearing	Record Distance
L1	8.94	N00°19'13"E		
L2	25.32	N73°54'07"E		
L3	28.00	N89°40'47"W	(N89°40'47"W)1	(28.00)1
L4	28.00	N89°40'47"W	(N89°40'47"W)1	(28.00)1
L5	34.67	N00°19'13"E	(N00°19'13"E)1	(34.67)1
L6	8.94	N00°19'13"E		
L8	8.94	N00°19'13"E		
L9	10.78	N07°53'35"W	(S07°53'35"E)1	(10.78)1

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH	RECORD CHORD
C1	500.00	71.67	N03°47'11"W	71.61	
C2	528.23	75.65	S78°00'16"W	75.58	
C3	528.23	37.73	S75°55'49"W	37.72	
C4	528.23	37.92	S80°04'05"W	37.91	
C5	528.00	75.69	N03°47'11"W	75.62	
C6	472.00	43.52	N02°19'16"W	43.51	
C7	472.00	24.14	N06°25'40"W	24.14	
C8	20.00	31.42	S37°06'25"W	28.28	
C9	20.00	34.28	N56°59'44"W	30.24	
C10	556.23	39.80	S75°57'05"W	39.79	
C11	556.23	39.86	S80°03'15"W	39.85	
C12	5759.58	10.98	N76°06'51"E	10.98	
C13	5759.58	102.59	N75°32'57"E	102.59	
C14	5759.58	98.81	N74°32'51"E	98.81	(N74°32'51"E 98.79)1

BARBARA E. NIELSEN DOUGLAS COUNTY CLERK STATE OF OREGON

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

GRAPHIC SCALE

50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

Sheet 1 of 1

HUNTERS CROSSING
2nd 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 06/30/2005

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

LAND MARK SURVEYING, INC.
3329 N.E. STEPHENS ST.
ROSEBURG, OREGON 97470
TEL. (541) 677-9400
FAX (541) 677-9401
LM Proj. No. 2003.0076

VOL. 21 PAGE 19

VOL. 21 PAGE 19