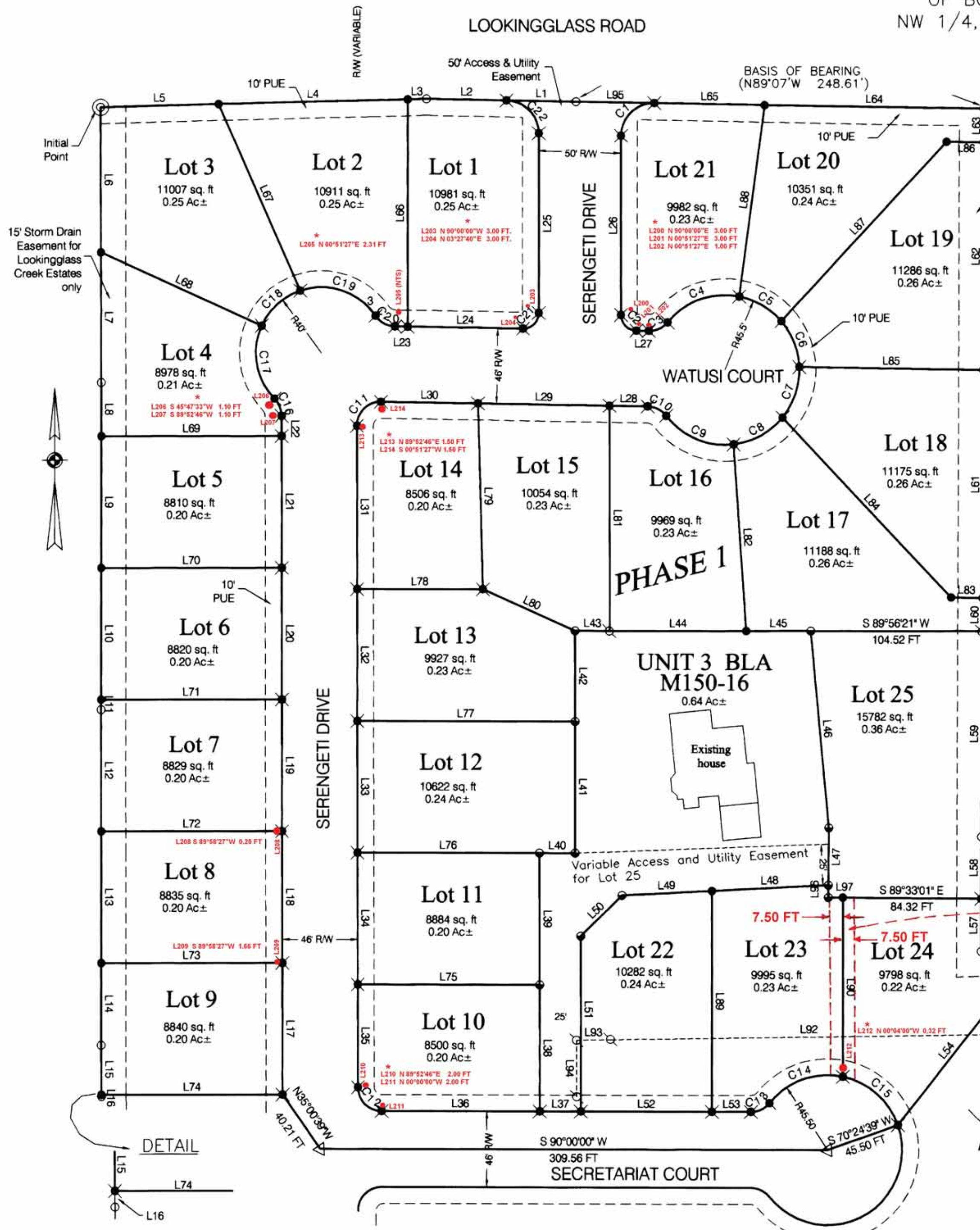


LOOKINGGLASS CREEK ESTATES PHASE 1

UNIT 1, UNIT 2, UNIT 4 AND A PORTION OF UNIT 5
 OF BOUNDARY LINE ADJUSTMENT M150-16
 NW 1/4, SECTION 20, TWP 28 S, R 6 W, WM
 WINSTON, OR 97496

MARCH 2007
 SCALE: 1" = 50'



M150-16 LEGEND

- ⊙ INITIAL POINT
- FOUND 5/8" IR PER LP 1991-0009
- FOUND 5/8" IR PER LP 2000-0060
- FOUND 5/8" IR PER M150-16
- SET 5/8"X30" I.R. WITH PLASTIC CAP MARKED M.E. FARR LS 1181
- ◁ FOUND 5/8" IR PER M150-16
- PUE PUBLIC UTILITY EASEMENT
- PVTUE PRIVATE UTILITY EASEMENT
- () = RECORD PER LP 1991-0009
- ★ DENOTES A 5/8"X30" I.R. W/PLASTIC CAP MARKED M.E. FARR 1181 TO BE SET WITHIN TIME SPECIFIED IN THE SURVEYOR'S CERTIFICATE. SET ON MARCH 2008
- * DENOTES REFERENCE MONUMENT SET INSTEAD OF TRUE CORNER LOCATION. SEE AFFIDAVIT FILED AS INSTRUMENT 2009-011616 - C.S. FILE 65/068-8

TIE TO PROPERTY CORNERS

NO.	DIRECTION	DISTANCE
L91	S 01°03'46" E	29.77 FT
L92	S 89°07'16" W	242.74 FT
L93	S 89°07'16" W	20.61 FT
L94	S 00°02'44" E	34.28 FT

LINE TABLE

NO.	DIRECTION	DISTANCE	NO.	DIRECTION	DISTANCE
L1	N 89°07'00" W	42.31 FT	L48	S 87°03'31" W	71.19 FT
L2	N 89°07'00" W	48.75 FT	L49	S 87°03'31" W	55.07 FT
L3	S 88°32'29" W	11.57 FT	L50	S 45°11'29" W	35.20 FT
L4	S 88°32'29" W	115.36 FT	L51	S 00°04'00" E	106.62 FT
L5	S 88°32'29" W	72.08 FT	L52	N 90°00'00" E	80.00 FT
L6	S 00°07'14" E	88.38 FT	L53	N 90°00'00" E	23.83 FT
L7	S 00°07'14" E	79.05 FT	L54	N 38°07'14" E	107.95 FT
L8	S 00°01'33" E	32.59 FT	L55	N 01°03'46" W	21.13 FT
L9	S 00°01'33" E	80.00 FT	L56	S 88°01'16" W	15.72 FT
L10	S 00°01'33" E	80.00 FT	L57	N 00°10'34" E	31.94 FT
L11	S 00°01'33" E	6.06 FT	L58	N 00°10'34" E	37.97 FT
L12	S 00°03'45" E	73.94 FT	L59	N 00°10'34" E	124.60 FT
L13	S 00°03'45" E	80.00 FT	L60	N 00°10'34" E	20.00 FT
L14	S 00°03'45" E	49.28 FT	L61	N 00°10'34" E	138.51 FT
L15	S 00°19'10" E	30.72 FT	L62	N 00°10'34" E	138.25 FT
L16	S 00°19'10" E	0.98 FT	L63	N 00°10'34" E	20.69 FT
L17	N 00°07'14" W	80.00 FT	L64	N 89°07'00" W	133.80 FT
L18	N 00°07'14" W	80.00 FT	L65	N 89°07'00" W	67.40 FT
L19	N 00°07'14" W	80.00 FT	L66	S 00°00'00" W	138.13 FT
L20	N 00°07'14" W	80.00 FT	L67	S 23°41'32" E	123.92 FT
L21	N 00°07'14" W	80.00 FT	L68	S 65°35'20" E	107.85 FT
L22	N 00°07'14" W	12.17 FT	L69	N 89°58'27" E	110.05 FT
L23	N 89°08'33" W	7.77 FT	L70	N 89°58'27" E	110.19 FT
L24	S 89°08'33" E	70.37 FT	L71	N 89°58'27" E	110.32 FT
L25	N 00°00'00" E	109.23 FT	L72	N 89°58'27" E	110.40 FT
L26	S 00°00'00" E	108.88 FT	L73	N 89°58'27" E	110.48 FT
L27	S 89°08'33" E	7.59 FT	L74	N 89°58'27" E	110.43 FT
L28	N 89°08'33" W	23.25 FT	L75	N 90°00'00" W	111.01 FT
L29	N 89°08'33" W	80.01 FT	L76	N 90°00'00" W	111.09 FT
L30	N 89°08'33" W	59.26 FT	L77	S 90°00'00" W	132.81 FT
L31	S 00°07'14" E	99.25 FT	L78	N 90°00'00" W	76.80 FT
L32	S 00°07'14" E	80.00 FT	L79	N 01°32'28" W	112.94 FT
L33	S 00°07'14" E	80.00 FT	L80	S 65°59'53" E	61.43 FT
L34	S 00°07'14" E	80.00 FT	L81	N 00°07'14" W	136.66 FT
L35	S 00°07'14" E	62.53 FT	L82	N 03°54'21" W	113.61 FT
L36	N 90°00'00" E	96.47 FT	L83	N 89°08'33" W	19.19 FT
L37	N 90°00'00" E	25.00 FT	L84	N 43°18'17" W	149.96 FT
L38	N 00°04'00" W	77.00 FT	L85	N 89°08'33" W	112.12 FT
L39	N 00°04'00" W	80.00 FT	L86	N 89°00'00" W	22.85 FT
L40	N 90°00'00" E	21.65 FT	L87	S 42°42'55" W	148.44 FT
L41	N 00°04'00" W	80.00 FT	L88	S 07°34'35" W	117.53 FT
L42	N 00°04'00" W	55.01 FT	L89	N 00°04'00" W	134.25 FT
L43	N 89°56'21" E	21.14 FT	L90	N 00°04'00" W	108.83 FT
L44	N 89°56'21" E	83.27 FT			
L45	N 89°56'21" E	39.42 FT			
L46	S 05°17'36" E	119.93 FT			
L47	S 00°26'59" W	34.85 FT			

CURVE TABLE

NO.	DELTA ANGLE	DEGREE OF CURVE-ARC	RADIUS	ARC LGTH	CHORD DIRECTION	CHORD LGTH
C1	90°53'00"	286°28'44"	20.00	31.72	S 45°26'30" W	28.50
C2	89°08'33"	603°06'48"	9.50	14.78	S 44°34'17" E	13.33
C3	51°19'04"	395°08'36"	14.50	12.99	N 65°11'55" E	12.56
C4	61°34'48"	125°55'29"	45.50	48.90	S 70°19'47" W	46.58
C5	38°05'25"	125°55'29"	45.50	30.25	N 59°50'06" W	29.69
C6	38°29'51"	125°55'29"	45.50	30.57	N 21°32'28" W	30.00
C7	41°48'25"	125°55'29"	45.50	33.20	N 18°36'40" E	32.47
C8	43°40'32"	125°55'29"	45.50	34.68	N 61°21'08" E	33.85
C9	58°59'07"	125°55'29"	45.50	46.84	S 67°19'02" E	44.80
C10	51°19'04"	395°08'36"	14.50	12.99	N 63°29'01" W	12.56
C11	90°58'41"	395°08'36"	14.50	23.02	S 45°22'06" W	20.68
C12	89°52'46"	395°08'36"	14.50	22.75	S 45°03'37" E	20.48
C13	51°19'04"	395°08'36"	14.50	12.99	N 64°20'28" E	12.56
C14	63°07'22"	125°55'29"	45.50	50.13	S 70°14'37" W	47.63
C15	58°36'22"	125°55'29"	45.50	46.54	N 48°53'32" W	44.54
C16	44°05'13"	381°58'19"	15.00	11.54	N 22°09'50" W	11.26
C17	68°37'07"	143°14'22"	40.00	47.90	S 09°53'53" E	45.09
C18	46°40'10"	143°14'22"	40.00	32.58	S 47°44'45" W	31.69
C19	74°35'27"	143°14'22"	40.00	52.07	N 71°37'27" W	48.47
C20	54°48'50"	395°08'36"	14.50	13.87	S 61°44'08" E	13.35
C21	90°51'27"	603°06'48"	9.50	15.06	N 45°25'43" E	13.54
C22	89°07'00"	286°28'44"	20.00	31.11	N 44°33'30" W	28.07

REGISTERED PROFESSIONAL LAND SURVEYOR
 MAURICE E. FARR
 SEPT. 23, 1977
 1181
 307
 EXPIRES 12-31-07

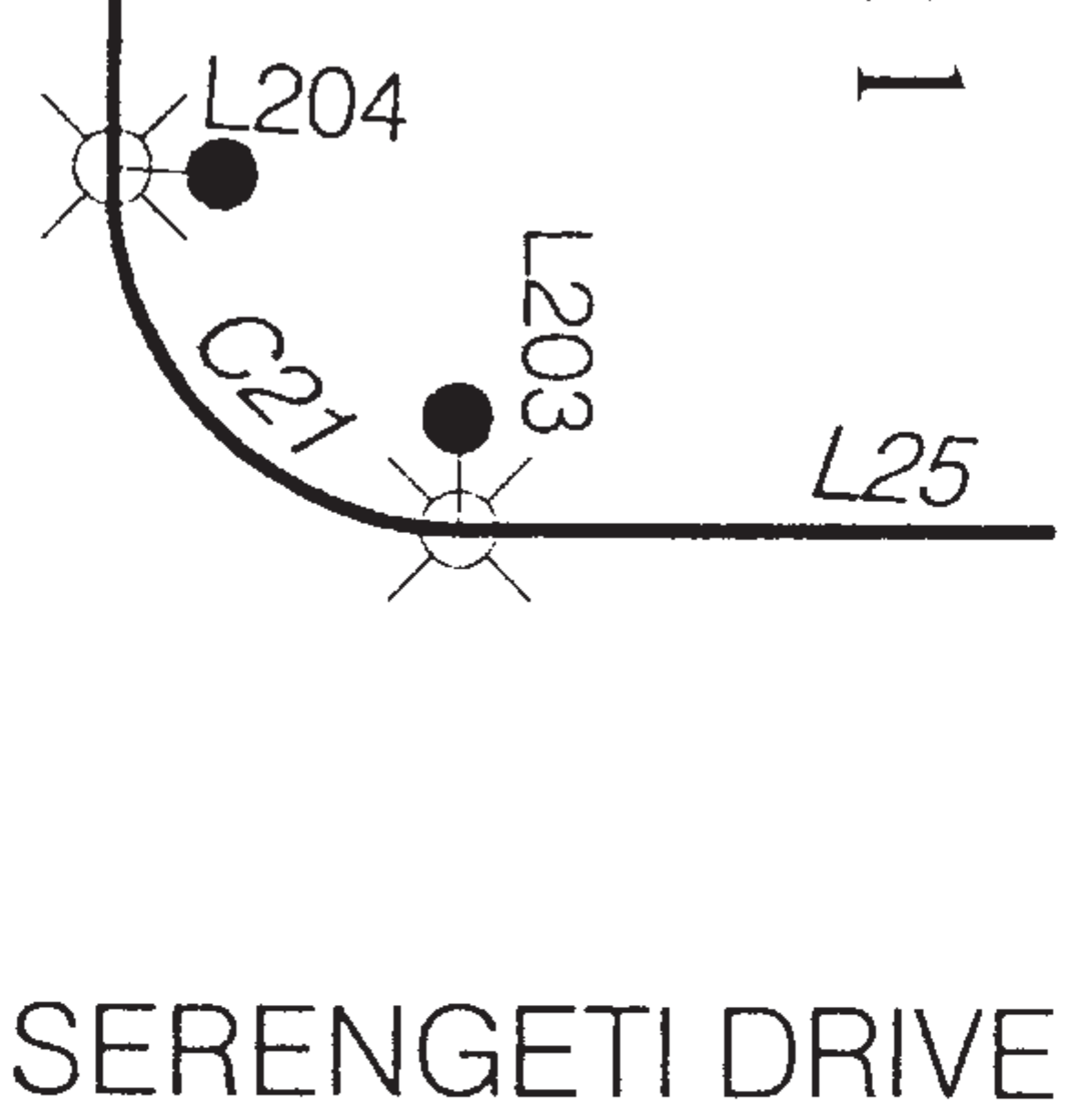
VOL. 22 PAGE 41A

VOL. 22 PAGE 41A

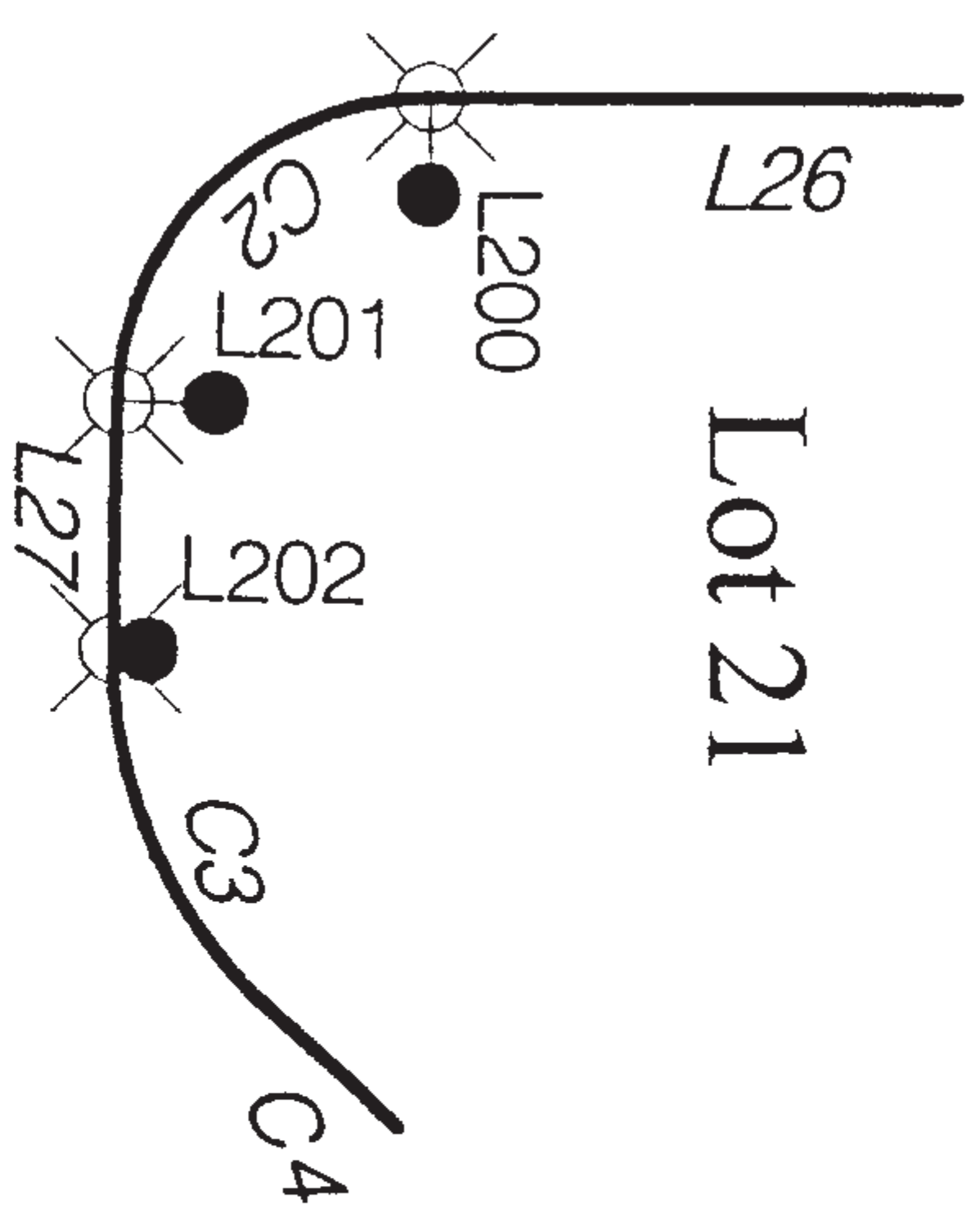
anges were necessary as the actual dimensions of the sidewalks when cor
 ement of property monuments as shown on the subdivision plat. Extra w
 ss ramps and mailbox location and property side of sidewalk being in the
 ment.

s at the southwesterly corner of Lot 21 & southeasterly corner of Lot 1:

90°00'00" W 3.00 FT
 03°27'40" E 3.00 FT



L200 N 90°00'00" E 3.00 FT
 L201 N 00°51'27" E 3.00 FT
 L202 N 00°51'27" E 1.00 FT



WATUSI CT

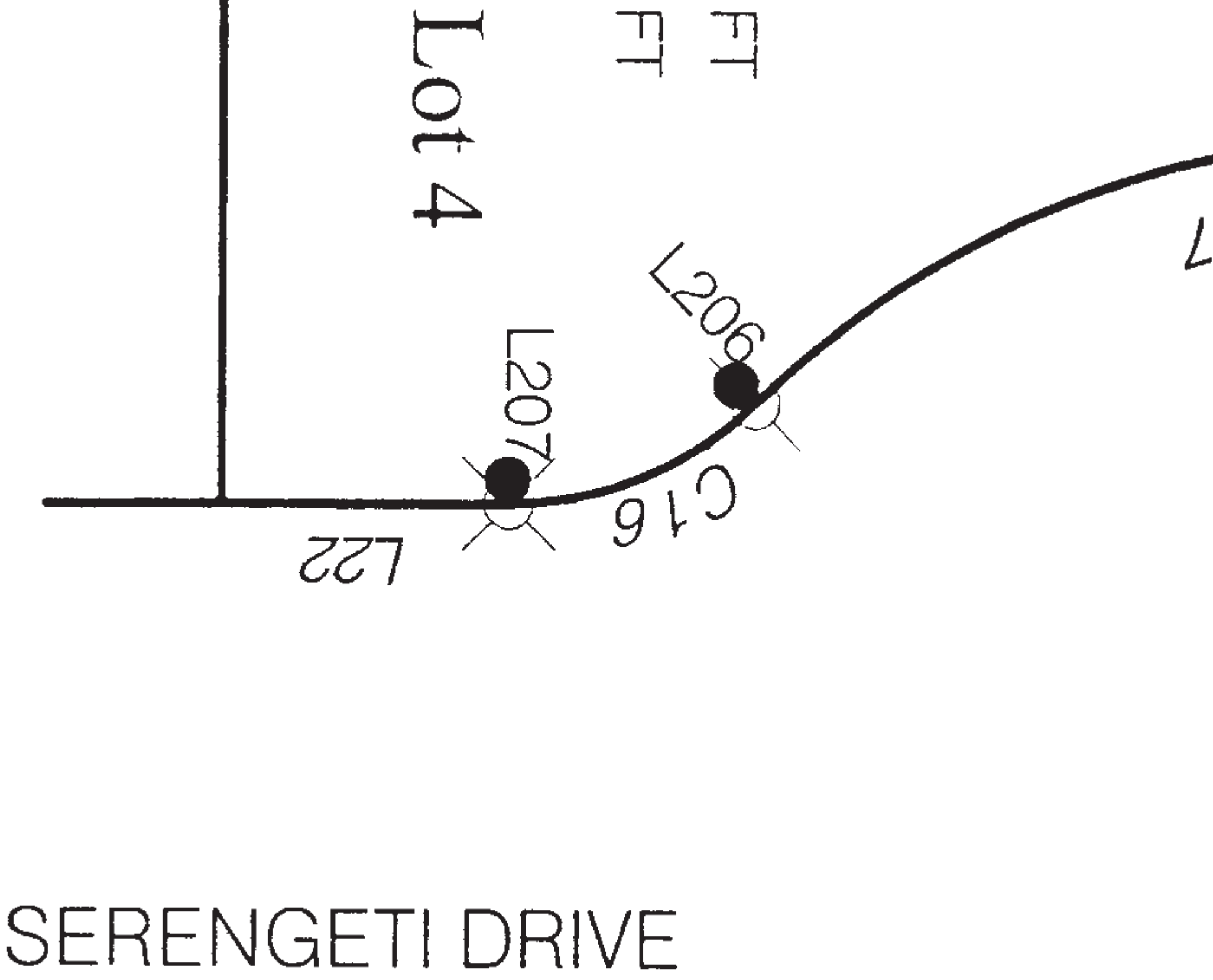
s at the northeasterly corner & southeasterly corner of Lot 8:

L209 S 89°58'27" W 1.66 FT

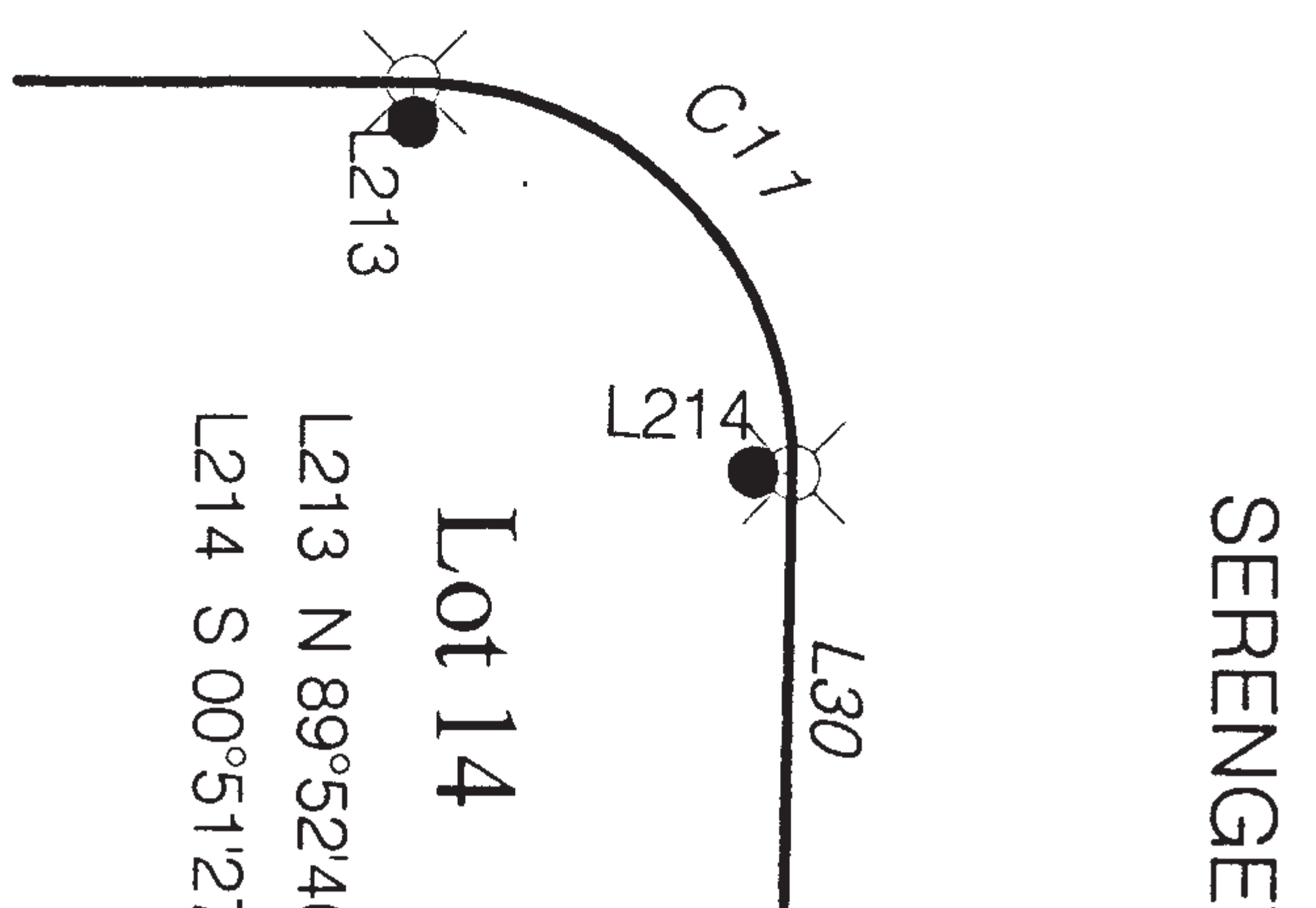
L208 S 89°58'27" W 0.20 FT

Site:
 This
 Map:
 Varat
 Date

DC



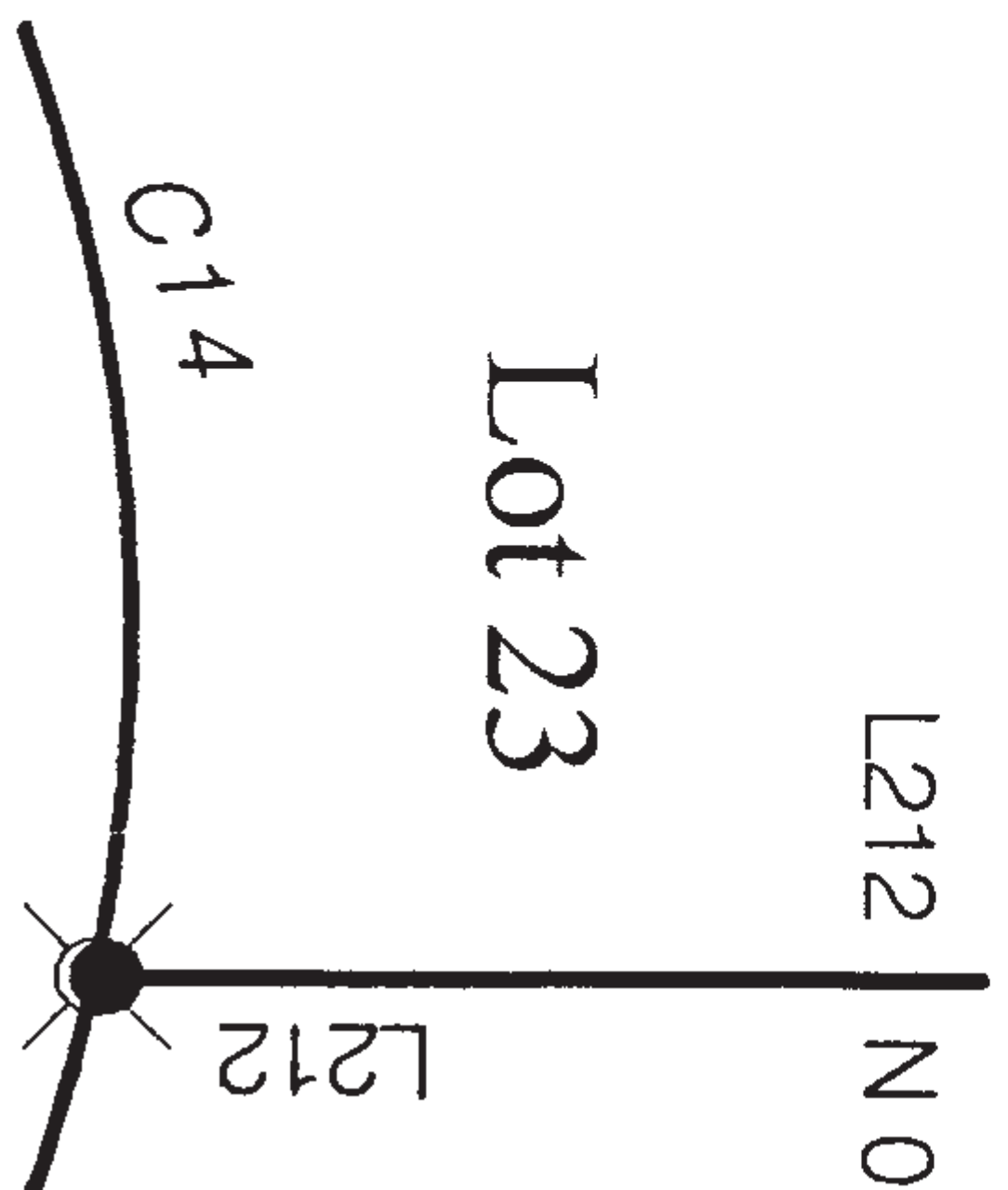
SERENGETI DRIVE



SERENGETI

at the southwesterly corner of Lot 10 & southwesterly corner of Lot 23:

N 89°52'46" E 2.00 FT
 S 00°00'00" W 2.00 FT

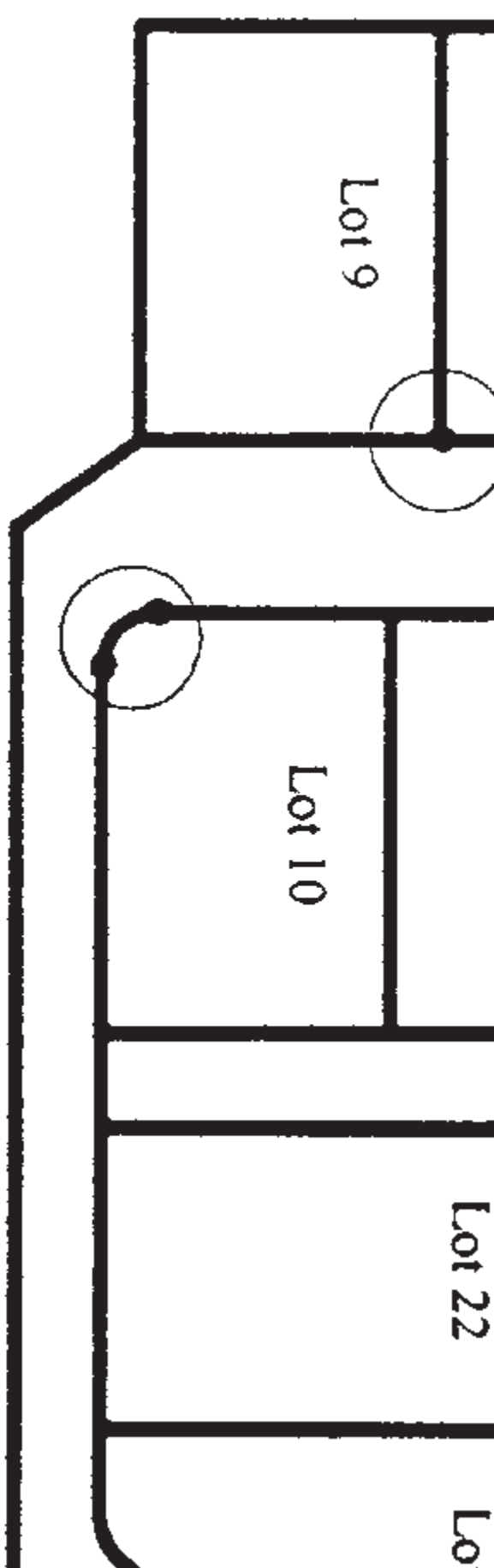


Lot 10

Lot 23

OF SERENGETI DRIVE

FARR
AL LAND SURVEYOR
AVENUE
OR 97470
0613

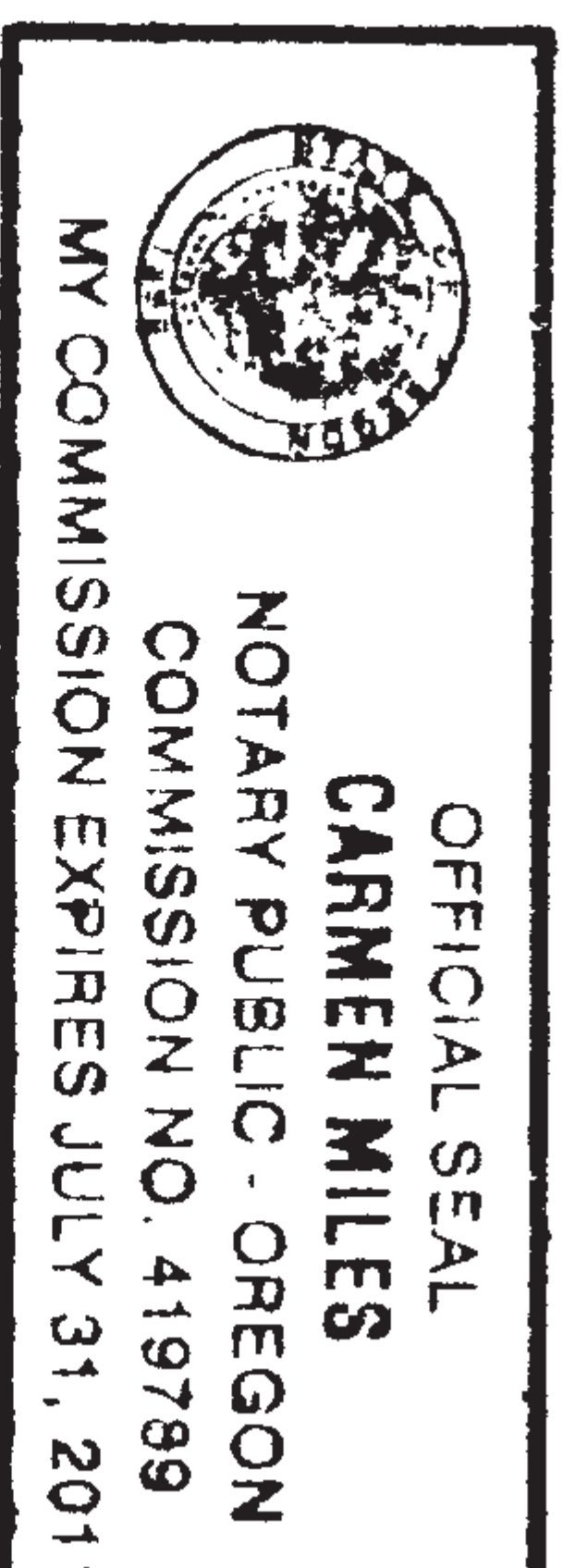


TIFICATE

EGON)
DOUGLAS)

s sworn to before me this 25 day of 06, 2009 by Maurice E Farr.

Carmen Miles
for the State of Oregon



on Expires July 31, 2011

DOUGLAS COUNTY OFFICIAL RECORDS
BARBARA E. NIELSEN, COUNTY CLERK
2007-008565
NO FEE
04/12/2007 08:50:38 AM
PLAT-SUB Cnt=1 Stn=1 RECEIPTCOUNTER
This is a no fee document

LOOKINGGLASS CREEK ESTATES PHASE 1

UNIT 1, UNIT 2, UNIT 4 AND A PORTION OF UNIT 5
OF BOUNDARY LINE ADJUSTMENT M150-16
NW 1/4, SECTION 20, TWP 28 S, R 6 W, WM
WINSTON, OR 97496

MARCH 2007

SURVEYED FOR

OWNER & DEVELOPER

LOOKINGGLASS CREEK ESTATES, LLC.
EDWARD J. BALFOUR
380 SINGLETON ROAD
ROSEBURG, OR 97470
PH (541) 496-0876

AS PER O.R.S. 92.070 (PARAGRAPH 2) I ALSO CERTIFY THAT THE POST MONUMENTATION IN THIS SUBDIVISION WILL BE ACCOMPLISHED WITHIN 90 CALENDAR DAYS FOLLOWING THE COMPLETION OF PAVING IMPROVEMENTS OR ONE YEAR FOLLOWING THE ORIGINAL PLAT RECORDATION, WHICHEVER OCCURS FIRST, IN ACCORDANCE WITH O.R.S. 92.060.

POST MONUMENTATION:
IN ACCORDANCE WITH O.R.S. 92.070, INTERIOR CORNERS OF THIS SUBDIVISION HAVE BEEN CORRECTLY SET WITH PROPER MONUMENTS. AN AFFIDAVIT HAS BEEN PREPARED REGARDING THE SETTING OF SAID MONUMENTS, AND IS RECORDED IN DOCUMENT NO. 2009-11616 DOUGLAS COUNTY DEED RECORDS.

APPROVED THE 10 DAY OF Aug., 2007

Randy We 8/10/07
DOUGLAS COUNTY SURVEYOR DATE

APPROVALS

I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.

<u>Sandra K. Coese</u>	4/9/07
DOUGLAS COUNTY TAX COLLECTOR	DATE
<u>[Signature]</u>	3/29/07
CITY OF WINSTON MAYOR	DATE
<u>[Signature]</u>	3/29/07
CITY OF WINSTON PUBLIC WORKS DIRECTOR Administrator / Recorder	DATE
<u>[Signature]</u>	3/29/07
WINSTON PLANNING COMMISSION CHAIR	DATE
<u>Randy Smith</u>	3-30-07
DOUGLAS COUNTY SURVEYOR DEPUTY	DATE
<u>Ron Northcraft</u>	4-9-07
DOUGLAS COUNTY ASSESSOR	DATE
<u>[Signature]</u>	4-9-07
DOUGLAS COUNTY COMMISSIONER	DATE
<u>[Signature]</u>	4-11-07
DOUGLAS COUNTY COMMISSIONER	DATE

FILED THIS 12th DAY OF APRIL, 2007, 8:50 O'CLOCK AM
2007-008565

SURVEYOR'S CERTIFICATE

I, MAURICE E FARR, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS SHOWN ON THE ANNEXED PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:

BEGINNING AT THE INITIAL POINT, THE NORTHEASTERLY CORNER OF THAT PROPERTY DESCRIBED IN DEED NO. 1998-19100 AS RECORDED IN DOUGLAS COUNTY RECORDS, ALSO ON THE SOUTHERLY RIGHT OF WAY LINE OF LOOKINGGLASS ROAD, COUNTY ROAD NO 107; THENCE ALONG SAID RIGHT OF WAY LINE N 88°32'29" E A DISTANCE OF 199.01 FT AND S 89°07'00" E A DISTANCE OF 339.97 FT TO A 5/8" IRON ROD ON THE WESTERLY BOUNDARY OF PROPERTY ID: R40289 AS RECORDED IN DOUGLAS COUNTY RECORDS; THENCE ALONG SAID BOUNDARY S 00°10'34" W A DISTANCE OF 511.96 FT; N 88°01'16" E A DISTANCE OF 15.72 FT; S 01°03'46" E A DISTANCE OF 21.13 FT TO A 5/8" IRON ROD; THENCE LEAVING SAID BOUNDARY LINE S 38°07'14" W A DISTANCE OF 107.95 FT TO A POINT; THENCE S 70°24'39" W A DISTANCE OF 45.50 FT TO A POINT ON THE CENTERLINE OF SEA BISCUIT COURT; THENCE ALONG SAID CENTERLINE S 90°00'00" W A DISTANCE OF 309.56 FT TO A POINT; THENCE LEAVING SAID CENTERLINE N 35°00'39" W A DISTANCE OF 40.21 FT TO A POINT; THENCE S 89°58'27" W A DISTANCE OF 110.43 FT TO A 5/8" IRON ROD ON THE EASTERLY BOUNDARY OF PROPERTY ID: R40189 AS RECORDED IN DOUGLAS COUNTY RECORDS; THENCE ALONG SAID BOUNDARY N 00°19'10" W A DISTANCE OF 30.72 FT TO A 5/8" IRON ROD; N 00°03'45" W A DISTANCE OF 203.22 FT TO A 5/8" IRON ROD ON THE EASTERLY BOUNDARY OF THAT PROPERTY DESCRIBED IN DEED NO. 2004-16474 AS RECORDED IN DOUGLAS COUNTY RECORDS; THENCE ALONG SAID BOUNDARY N 00°01'33" W A DISTANCE OF 198.65 FT TO A 5/8" IRON ROD ON THE EASTERLY BOUNDARY OF THAT PROPERTY DESCRIBED IN DEED NO. 1998-19100 AS RECORDED IN DOUGLAS COUNTY RECORDS; THENCE ALONG SAID BOUNDARY N 00°07'14" W A DISTANCE OF 167.43 FT TO THE POINT OF BEGINNING; CONTAINING 7.70 ACRES, ALL LOCATED IN CITY OF WINSTON, DOUGLAS COUNTY, OREGON.

SANITARY SEWER WINSTON SANITARY DISTRICT
WATER WINSTON-DILLARD WATER DISTRICT
ZONE RM 8500
COMPREHENSIVE PLAN RLB 3 DWELLINGS/ACRE

UNIT BOUNDARIES
NO SCALE



P.U.E. NOTE:
PUBLIC UTILITY EASEMENTS SHOWN ON THIS MAP ARE SUBJECT TO RESTRICTIONS RECORDED IN INSTRUMENT NO. 2007-008564 OF DEED RECORDS OF DOUGLAS COUNTY.

SUBJECT TO DECLARATION OF CONDITIONS AND RESTRICTIONS FOR LOOKINGGLASS CREEK ESTATES AS FILED HEREWITH. DOUGLAS COUNTY, OREGON, INSTR. NO. 2007-008563

NARRATIVE:

THIS IS A SURVEY TO CREATE A TWENTY FIVE LOT SUBDIVISION FROM UNITS 1, 2 AND 4 AND A PORTION OF UNIT 5 OF SURVEY M150-16. WE USED FOUND MONUMENTS FROM LAND PARTITIONS 1991-0009, 2000-0060 AND 2001-0011 OF THE DOUGLAS COUNTY SURVEYOR'S OFFICE. WE USED LP 1991-0009 TO CONTROL THE WESTERLY, EASTERLY AND NORTHERLY BOUNDARIES. THE SOUTHERLY BOUNDARY IS THE CENTERLINE OF THE PROPOSED STREET.

THE SURVEY WAS COMPLETED BY MAURICE E FARR AND RICHARD M GARZA, JR. USING A NIKON 520 TOTAL STATION. COMPUTATIONS AND DRAFTING WAS PERFORMED BY MAURICE E FARR.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

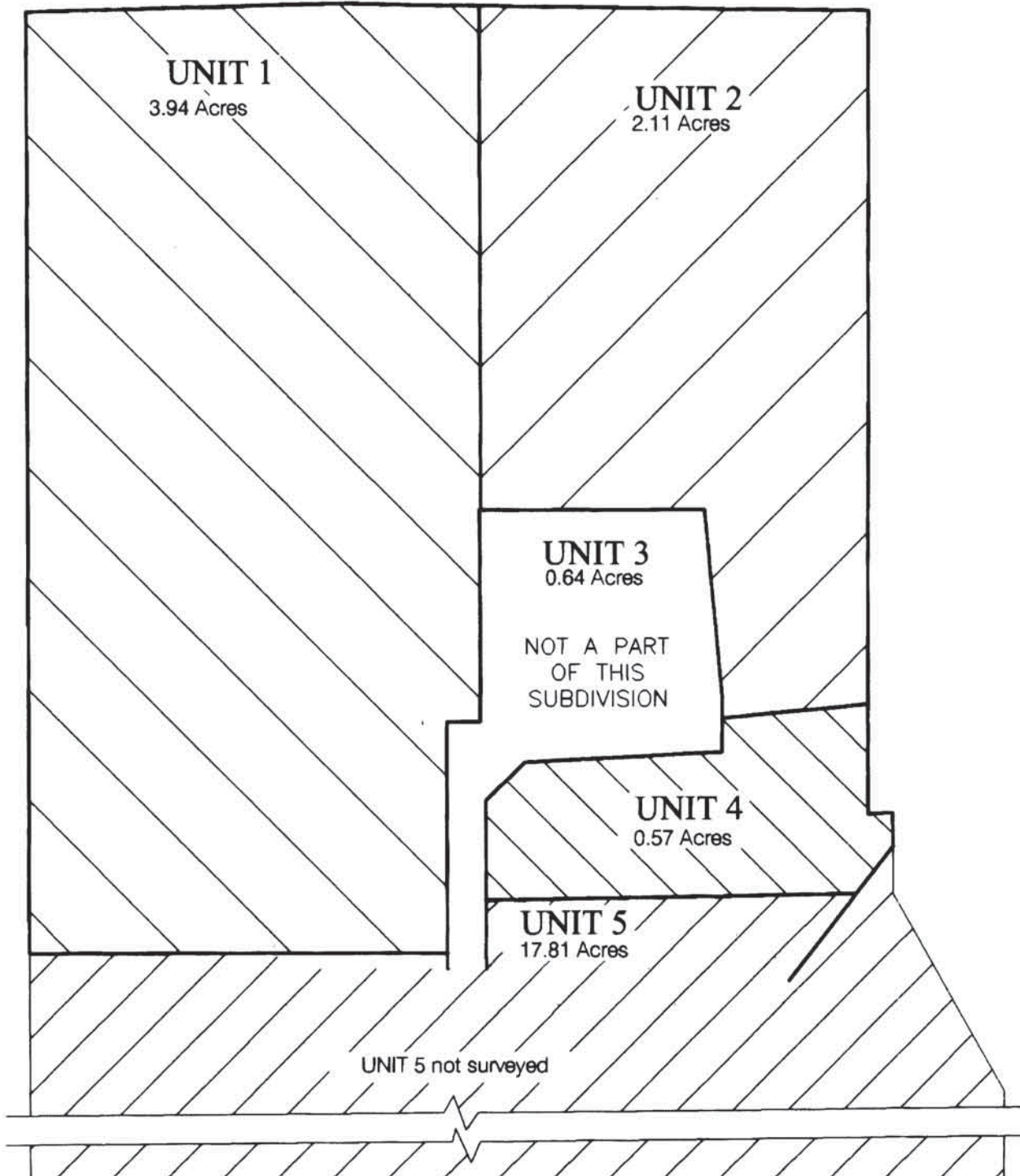
Maurice E Farr
OREGON
SEPT. 23, 1977
MAURICE E. FARR
1181 3-07

EXPIRES 12-31-07

SURVEYED BY

Maurice E Farr

MAURICE E. FARR
PROFESSIONAL LAND SURVEYOR
395 NE KIRBY AVENUE
ROSEBURG, OR 97470
PH (541) 957-9442



DECLARATION

KNOW ALL MEN BY THESE PRESENTS, THAT I, EDWARD J. BALFOUR, SIGNING PARTNER FOR LOOKINGGLASS CREEK ESTATES, LLC., WHICH ARE THE LANDS REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED INTO LOTS AS SHOWN ON THIS MAP, AND HEREBY CREATE THE EASEMENTS AND PUBLIC UTILITY EASEMENTS SHOWN HEREON AND DO DEDICATE THE STREET AND PUBLIC UTILITY EASEMENTS TO THE PUBLIC FOREVER.

[Signature]
EDWARD J. BALFOUR

ACKNOWLEDGMENT

STATE OF OREGON }
COUNTY OF DOUGLAS }

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 5 DAY OF April 2007, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED EDWARD J. BALFOUR WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED BY OFFICIAL SEAL THIS DAY AND YEAR FIRST ABOVE WRITTEN.

Nancy A. Winchell
NOTARY NAME

Nancy A. Winchell
NOTARY SIGNATURE

NOTARY PUBLIC-STATE OF OREGON
COMMISSION NUMBER: 397654
COMMISSION EXPIRES: Oct. 20, 2009

