

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

LOOKINGGLASS CREEK ESTATES PHASE 1

PAGE 2 OF 2

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

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 S89°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: R40169 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

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. 2007-008564

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
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

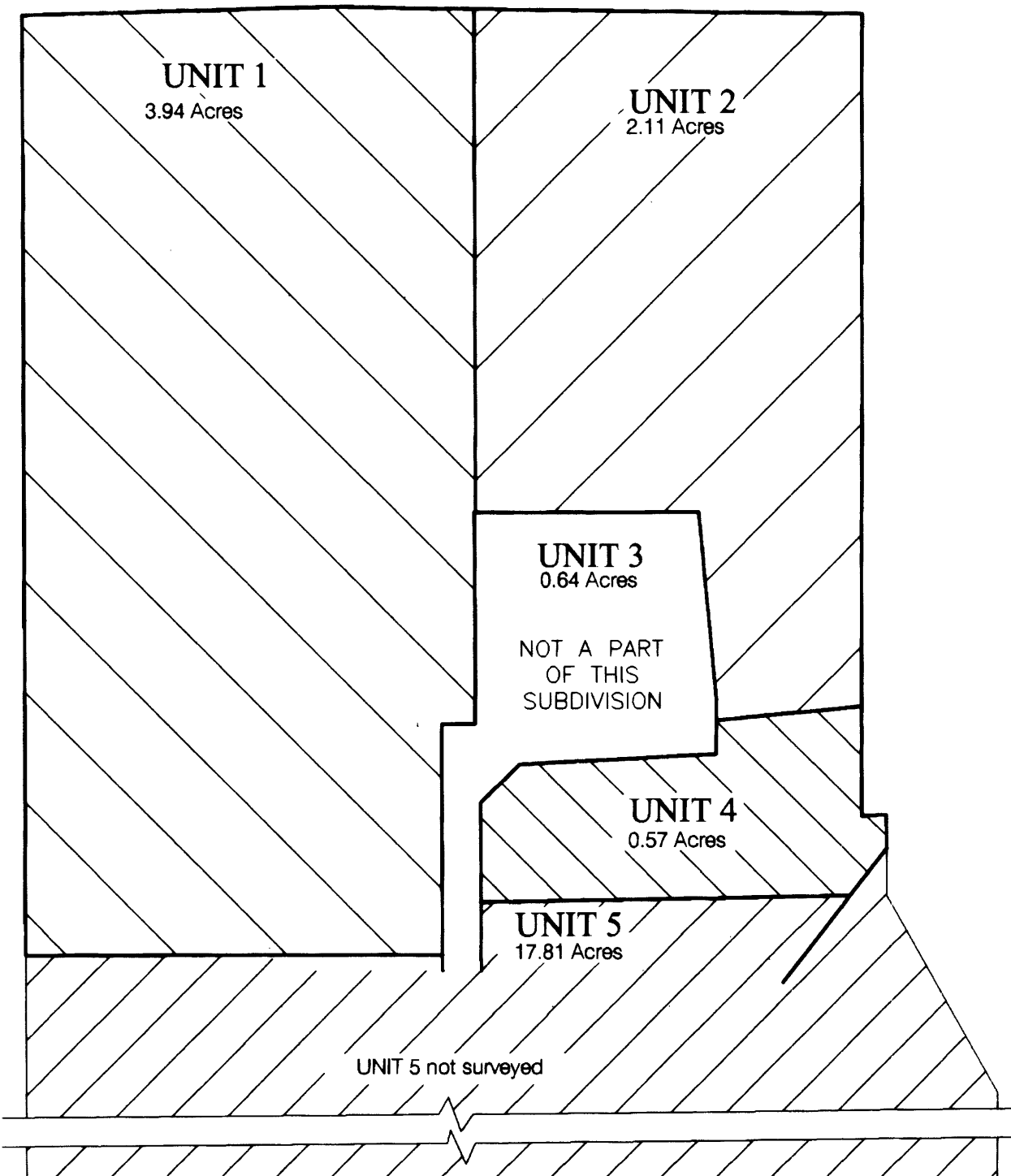
AS PER O.R.S. 92.070 (PARAGRAPH 2) I ALSO CERTIFY THAT THE POST MONUMENTATION IN THIS SUBDIVISION WILL BE ACCOMPLISHED WITHIN 90 CALENDAR DAYS FOLLOWING THE COMPLETION OF PAVING IMPROVEMENTS OR ONE YEAR FOLLOWING THE ORIGINAL PLAT RECORDATION, WHICHEVER OCCURS FIRST, IN ACCORDANCE WITH O.R.S. 92.060.

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 W... 8/10/09
DOUGLAS COUNTY SURVEYOR DATE

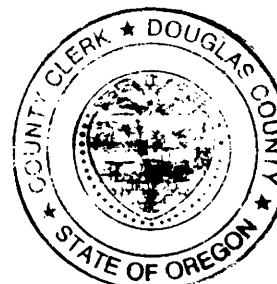
UNIT BOUNDARIES
NO SCALE



APPROVALS

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

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



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

BARBARA E. NELSEN
DOUGLAS COUNTY CLERK
[Signature]
BY: DEPUTY

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

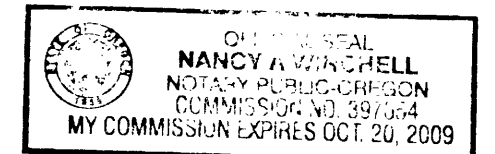
ACKNOWLEDGMENT

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: 391654
COMMISSION EXPIRES: Oct. 20, 2009



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