

**DECLARATION:**

KNOW ALL PEOPLE BY THESE PRESENTS THAT LOOKINGGLASS CREEK ESTATES LLC IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED INTO EIGHT LOTS AND A REMAINDER TRACT A, IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92, OREGON REVISED STATUTES. WE DO ALSO HEREBY DEDICATE TO THE PUBLIC USE FOREVER SERENGETI DRIVE, KENYA COURT AND THE PUBLIC UTILITY EASEMENTS SHOWN THROUGHOUT. WE DO ALSO CREATE A PRIVATE 15 FOOT WIDE DRAINAGE EASEMENT ALONG THE WESTERN BOUNDARY THAT IS FOR LOOKINGGLASS CREEK ESTATES ONLY.

Michael E. Perine 3-1-18  
MICHAEL E. PERINE, SIGNING PARTNER FOR LOOKINGGLASS CREEK ESTATES LLC DATE

**CONSENT TO DECLARATION:**

A CONSENT AFFIDAVIT BY BENJAMIN B BYRD IV, TRUSTEE OF SWEETWATER TRUST, HAS BEEN RECORDED AS INSTRUMENT NO. 2018-005136, DOUGLAS COUNTY OFFICIAL RECORDS.

**ACKNOWLEDGEMENT:**

STATE OF OREGON  
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 1st DAY OF March, 2018, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED MICHAEL E. PERINE AS SIGNING PARTNER OF LOOKINGGLASS CREEK ESTATES LLC., WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

PRINTED NAME: Kendall M. Bentley

COMMISSION #: 953410

MY COMMISSION EXPIRES ON: August 21, 2020

SIGNATURE: Kendall M. Bentley

**SURVEYOR'S CERTIFICATE:**

I, F. NEIL HIBBS, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND SHOWN ON THE ANNEXED PLAT, OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION.

A PARCEL OF LAND LYING IN THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 20, TOWNSHIP 28 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON. SAID PARCEL BEGINNING AT A 5/8" IRON ROD AT THE SOUTHEAST CORNER OF LOT 24, LOOKINGGLASS CREEK ESTATES PHASE 1; THENCE N 38°09'07" E 107.84 FEET TO A 5/8" IRON ROD; THENCE S 0°43'05" E 30.15 FEET TO A 3/4" IRON ROD; THENCE S 29°12'58" E 144.35 FEET TO A 3/4" IRON ROD; THENCE S 0°01'28" E 73.92 FEET TO A 5/8" IRON ROD; THENCE S 0°01'28" E 927.73 FEET; THENCE S 0°01'28" E 55.25 FEET TO THE CENTER OF LOOKINGGLASS CREEK; THENCE ALONG THE CENTER OF LOOKINGGLASS CREEK S 75°04'51" W 453.90 FEET AND S 77°06'20" W 206.21 FEET; THENCE N 2°08'44" E 45.81 FEET; THENCE N 1°12'47" E 38.17 FEET TO A 5/8" IRON ROD; THENCE N 1°12'32" E 522.91 FEET TO A 5/8" IRON ROD; THENCE N 1°14'11" E 60.064 FEET TO A 5/8" IRON ROD; THENCE N 1°35'44" E 2.15 FEET TO A 5/8" IRON ROD; THENCE N 0°09'47" E 67.82 FEET TO A 5/8" IRON ROD; THENCE N 0°17'17" W 30.04 FEET TO A 5/8" IRON ROD IN THE CENTER OF COLLINS ROAD; THENCE N 0°09'02" E 29.96 FEET TO A 5/8" IRON ROD; THENCE N 0°05'07" E 129.96 FEET TO A 5/8" IRON ROD; THENCE N 0°05'36" E 180.08 FEET TO A 5/8" IRON ROD; THENCE N 0°04'02" W 36.06 FEET TO A 5/8" IRON ROD; THENCE N 0°04'02" W 23.80 FEET TO A 5/8" IRON ROD ON THE EASTERN BOUNDARY OF LOT 10, CREEKSIDE MEADOWS SUBDIVISION PHASE 1, SAID ROD BEING N 0°04'02" W 36.06 FEET FROM THE SOUTHEASTERN CORNER THEREOF; THENCE ALONG SAID EASTERN BOUNDARY N 0°04'02" W 23.80 FEET TO A 5/8" IRON ROD, SAID ROD BEING THE NORTHEAST CORNER OF SAID LOT 10; THENCE N 0°01'04" W 59.20 FEET TO A 5/8" IRON ROD; THENCE N 0°01'04" W 5.91 FEET TO A ROD AT THE NORTHEAST CORNER OF LOT 9, CREEKSIDE MEADOWS SUBDIVISION PHASE 1; THENCE N 0°10'31" E 76.13 FEET TO A 5/8" IRON ROD AT THE SOUTHWEST CORNER OF LOT 9, LOOKINGGLASS CREEK ESTATES PHASE 1; THENCE N 89°30'09" E 110.50 FEET TO A 5/8" IRON ROD AT THE SOUTHEAST CORNER OF SAID LOT 9; THENCE S 35°00'39" E 40.29 FEET TO A 5/8" IRON ROD SET AS A CENTERLINE MONUMENT AT THE INTERSECTION OF SERENGETI DRIVE AND KENYA COURT; THENCE N 90°00'00" E 309.56 FEET ALONG THE CENTERLINE OF KENYA COURT TO A 5/8" IRON ROD SET AS A CENTERLINE MONUMENT IN THE CENTER OF A CUL-DE-SAC; THENCE N 70°24'39" E 45.50 FEET TO A 5/8" IRON ROD, THE PLACE OF BEGINNING.

CONTAINING 17.44 ACRES, MORE OR LESS.

**NARRATIVE:**

THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE THE SUBJECT PROPERTY INTO EIGHT LOTS, TOGETHER WITH A 15 FOOT WIDE STORM EASEMENT ALONG THE WESTERN BOUNDARY, PUBLIC UTILITY EASEMENTS AND A 10 FOOT WIDE STORM EASEMENT THROUGH LOTS 29 AND 30 AS WELL AS LOTS 32 AND 33. FOUND RODS PER LOOKINGGLASS CREEK ESTATES PHASE 1 ON THE NORTH SIDE OF KENYA COURT WERE HELD AS A BASE OF BEARING. MONUMENTS SET ALONG WESTERN BOUNDARY WERE SET BETWEEN FOUND RODS. POINT "B" WAS SEARCHED FOR BUT NOT FOUND. IT WAS CALCULATED AT A PROPORTIONED DISTANCE-DISTANCE INTERSECTION FROM POINTS "A" AND "C". THE SOUTHEAST CORNER OF LOT 27 WAS SET ON LINE "A-B". THE ROD THAT WAS SUPPOSED TO BE SET AT POINT "E" PER CSMPH2 WAS FOUND N89°35'37" E 9.96 FEET FROM ITS CORRECT POSITION AS WAS THUS IGNORED. POINT SOUTH OF "E" WAS CALCULATED AT RECORD DISTANCE FROM POINT "D" AND ON LINE "D-C", USING CSMPH1 DISTANCE. THIS RESULTED IN ALL DISTANCES MATCHING RECORD VERY WELL. AS NOTED ON PAGE 1, OLDER BTS ROD WAS FOUND LESS THAN A FOOT FROM POINT "D" BUT WAS NOT MENTIONED ON CREEKSIDE MEADOWS PHASE 1. CSMPH2 DOES NOW SHOW A TIE TO THE BTS ROD BUT ALSO SHOW SETTING THE ROD AT "D" WHILE IT WAS ALSO SHOWN AS A SET MONUMENT PER CSMPH1

**APPROVALS:**

Richard E. Hayes  
MAYOR- CITY OF WINSTON DATE

Mark D. Burr 3-6-2018  
CITY ADMINISTRATOR CITY OF WINSTON DATE

Robert Price  
PLANNING COMMISSION PRESIDENT- CITY OF WINSTON DATE

Kristian O. DeHart 3-1-2018  
DOUGLAS COUNTY SURVEYOR DATE

[Signature] 3/15/18  
DOUGLAS COUNTY ASSESSOR DATE

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

Michelle Nelson, Chief Deputy 3/14/18  
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 19<sup>th</sup> MARCH 10:45 O'CLOCK AM PM

Patricia K. Hilt 3/19/18  
DOUGLAS COUNTY CLERK DATE

Barry Seif 3/19/2018  
DOUGLAS COUNTY COMMISSIONER DATE

[Signature] 3/19/2018  
DOUGLAS COUNTY COMMISSIONER DATE

[Signature] 3/19/2018  
DOUGLAS COUNTY COMMISSIONER DATE



T28S R6W SEC. 20 TL 902

ZONE: RLB  
COMP. PLAN: RES 3.0 DU/AC AND OPEN SPACE  
WATER: WINSTON DILLARD WATER DISTRICT  
SEWER: CITY OF WINSTON

PLANNING DEPT. FILE NO. 17-W006

**LOOKINGGLASS CREEK ESTATES PHASE 2**

LYING IN THE NW 1/4 & SW 1/4 OF SEC. 20, T28S, R6W  
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

CLIENT:  
LOOKINGGLASS CREEK ESTATES LLC  
1224 NE WALNUT #293  
ROSEBURG, OR. 97470

SURVEYOR:  
**NEIL LAND SURVEYING, INC**  
**HIBBS**  
4788 LOOKINGGLASS RD.  
ROSEBURG, OR. 97471  
phone: 541-857-8363  
fax: 541-857-8386  
e-mail: neil@neilandsurveying.net

DWG SCALE: N/A JOB NO.: 1813-01 DATE: FEBRUARY 2018 PAGE 2 OF 2

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

[Signature]  
OREGON  
JANUARY 12, 1988  
F. NEIL HIBBS  
52088

EXPIRATION DATE  
6/30/2019