

Douglas County Official Records 2021-020627
 Daniel J. Loomis, County Clerk
 NO FEE
 00552348202100206270030036
 10/20/2021 02:06:48 PM
 PLAT-SUB Cnt=1 Stn=33 HAJOHNST
 This is a no fee document

CURVE	BEARING	HORIZ DIST	RADIUS	ARC	DELTA	TANGENT
C1	N16°54'40"E	25.88'	50.00'	26.18'	30°00'00"	13.40'
C2	N13°05'20"W	25.88'	50.00'	26.18'	30°00'00"	13.40'

NOTE 1: ON THE WESTERN BOUNDARY OF THE SUBJECT PROPERTY, THE SEGMENT BETWEEN THE TWO MONUMENTS ON EITHER SIDE OF COLLINS ROAD WAS BROKE INTO 2 SEGMENTS ON LOOKINGGLASS CREEK ESTATES PHASE 2 WITH THE CENTER MONUMENT NOW BEING GONE. THE NORTHERLY OF THE TWO SEGMENTS WAS INCORRECTLY SHOWN ON VOL. 23, PG. 48 AS BEING S 0°09'02" E 29.96'. IT SHOULD HAVE BEEN S 0°09'02" W 29.96'

NOTE 2: THE BENCHMARK WC SW-N, A 4"x5 1/2" IRON PLATE IN THE NW CORNER OF A BRIDGE OVER LOOKINGGLASS CREEK BEARS S 80°48'47" W 840.11 FEET FROM POINT "C". THE ELEVATION OF THE BENCHMARK IS NOTED AS 527.895, NAVD 1988 PER THE DOUGLAS COUNTY SURVEY RECORDS.

NOTE 3: SEE PAGE 2 FOR LOT ANNOTATIONS

NOTE 4: THIS POINT WAS MISSING WHEN PREVIOUS MAP WAS DONE, ROD THAT WAS FOUND OUT OF PLACE IS NOW GONE AND MISSING ONE IS NOW THERE - FOUND BY DCSO.



LEGEND

- FOUND BRASS CAP PER LOOKINGGLASS CREEK ESTATES PHASE 2
- FOUND OR SET MON. PER LOOKINGGLASS CREEK ESTATES PHASE 2 - NOT RE-TIED
- ⊙ SET PER LAND PARTITION 2021-0027 - NOT RE-TIED
- SET 5/8"x30" IRON ROD w/CAP STAMPED "HIBBS-LS 52989"
- CALCULATED POSITION
- () RECORD PER LAND PARTITION 2021-0027
- [] RECORD PER CREEKSIDE MEADOWS SUB. PHASE 1- VOL. 23, PG. 19

FIELD CREW: NEIL HIBBS, ERIC HIBBS
 EQUIPMENT: NIKON NPL-322+2" TOTAL STATION, TRIMBLE R10 BASE AND RECEIVER
 OFFICE: NEIL HIBBS
 DRAFTING: NEIL HIBBS


BEARINGS ARE GRID, NAD 83 (CONUS), OREGON SOUTH ZONE
 DISTANCES CONVERTED TO GROUND
 CONVERGENCE: -2°00'33"
 COMBINED SCALE FACTOR: .9999998696

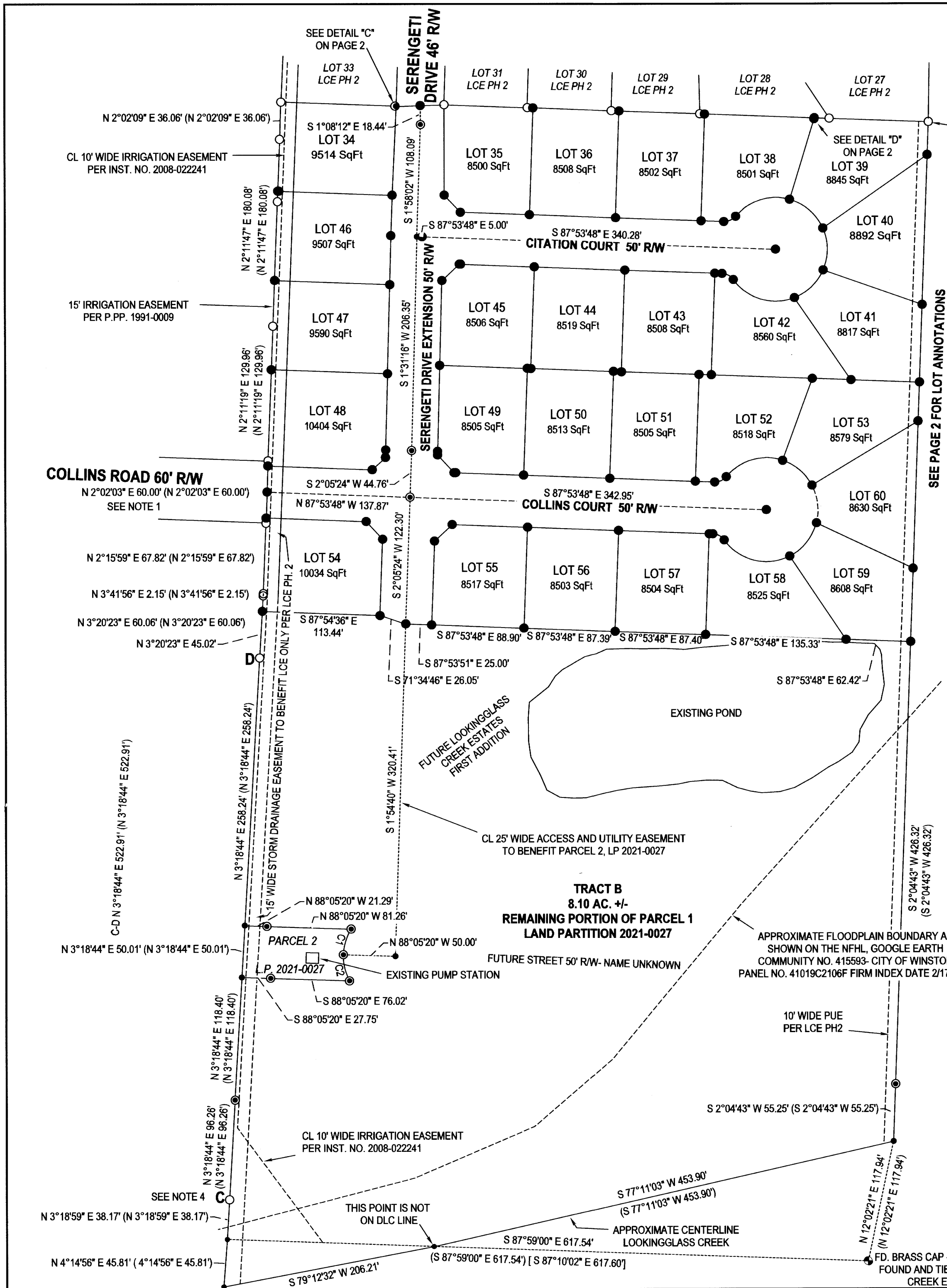
T28S R6W SEC. 20 TL 1600
 WATER: WINSTON-DILLARD WATER DISTRICT
 SEWER: CITY OF WINSTON
 ZONE: RESIDENTIAL LOW DENSITY (RLB) & AGRICULTURAL/OPEN SPACE (A-O)
 COMP. PLAN: RESIDENTIAL 4.5 DU/JAC & AGRICULTURAL/OPEN SPACE (A-O)

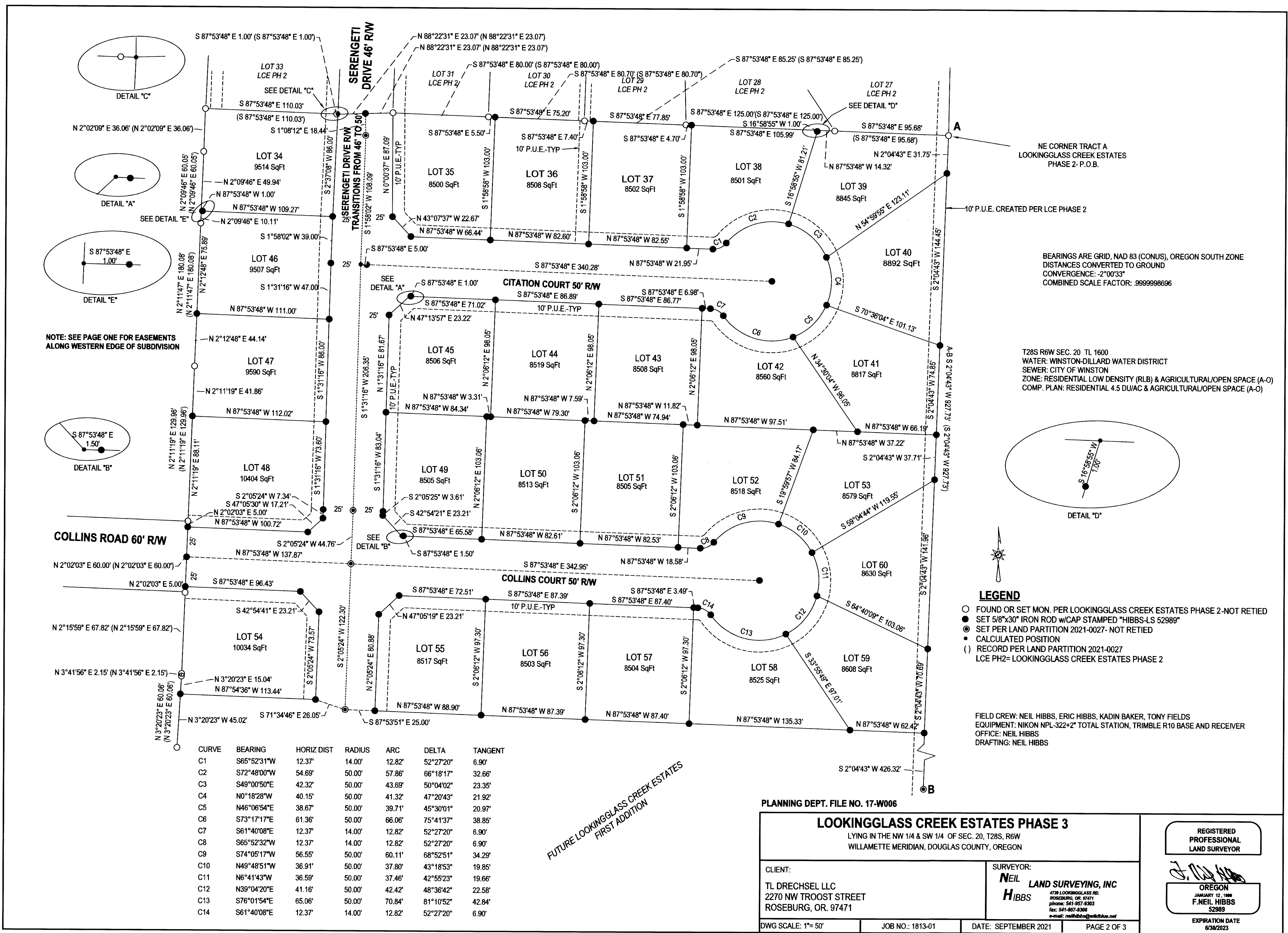
TITLE REPORT DATED MARCH 5, 2021
 WESTERN TITLE AND ESCROW
 ORDER NO. WT 01212424

INST. NO. 73-16599 10' WIDE TELEPHONE EASEMENT, NOT PLOTTABLE. BLANKET EASEMENT
 PROTECTIVE COVENANTS PER INST. NO. 2007-008563

PLANNING DEPT. FILE NO. 17-W006

LOOKINGGLASS CREEK ESTATES PHASE 3 LYING IN THE NW 1/4 & SW 1/4 OF SEC. 20, T28S, R6W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		REGISTERED PROFESSIONAL LAND SURVEYOR  OREGON JANUARY 12, 1989 F. NEIL HIBBS 52989 EXPIRATION DATE 6/30/2023	
CLIENT: TL DRECHSEL LLC 2270 NW TROOST STREET ROSEBURG, OR. 97471	SURVEYOR: NEIL HIBBS LAND SURVEYING, INC 4739 LOOKINGGLASS RD. ROSEBURG, OR. 97471 phone: 541-957-8303 fax: 541-867-8306 e-mail: neilhibbs@wilblue.net		
DWG SCALE: 1"= 80'	JOB NO.: 1813-01	DATE: SEPTEMBER 2023	PAGE 1 OF 3





CURVE	BEARING	HORIZ DIST	RADIUS	ARC	DELTA	TANGENT
C1	S65°52'31"W	12.37'	14.00'	12.82'	52°27'20"	6.90'
C2	S72°48'00"W	54.69'	50.00'	57.86'	66°18'17"	32.66'
C3	S49°00'50"E	42.32'	50.00'	43.69'	50°04'02"	23.35'
C4	N0°18'28"W	40.15'	50.00'	41.32'	47°20'43"	21.92'
C5	N46°06'54"E	38.67'	50.00'	39.71'	45°30'01"	20.97'
C6	S73°17'17"E	61.36'	50.00'	66.06'	75°41'37"	38.85'
C7	S61°40'08"E	12.37'	14.00'	12.82'	52°27'20"	6.90'
C8	S65°52'32"W	12.37'	14.00'	12.82'	52°27'20"	6.90'
C9	S74°05'17"W	56.55'	50.00'	60.11'	68°52'51"	34.29'
C10	N49°48'51"W	36.91'	50.00'	37.80'	43°18'53"	19.85'
C11	N6°41'43"W	36.59'	50.00'	37.46'	42°55'23"	19.66'
C12	N39°04'20"E	41.16'	50.00'	42.42'	48°36'42"	22.58'
C13	S76°01'54"E	65.06'	50.00'	70.84'	81°10'52"	42.84'
C14	S61°40'08"E	12.37'	14.00'	12.82'	52°27'20"	6.90'

FUTURE LOOKINGGLASS CREEK ESTATES
FIRST ADDITION

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT TL DRECHSEL 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 TWENTY-SEVEN 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, CITATION COURT, COLLINS COURT AND THE PUBLIC UTILITY EASEMENTS SHOWN THROUGHOUT.

[Signature] 9/23/2021
TIMOTHY L. DRECHSEL, MEMBER DATE

ACKNOWLEDGEMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 23rd DAY OF September, 2021, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED TIMOTHY L. DRECHSEL AS A MEMBER OF TL DRECHSEL 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: Jana Sky

COMMISSION #: 985647

MY COMMISSION EXPIRES ON: April 8, 2023

SIGNATURE: [Signature]

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.

PARCEL 1, LAND PARTITION 2021-0027 AS RECORDED IN THE SURVEY RECORDS OF DOUGLAS COUNTY, OREGON.

CONTAINING 15.26 ACRES, MORE OR LESS.

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE THE SUBJECT PROPERTY INTO TWENTY-SEVEN LOTS AND A REMAINING TRACT "A" WITH 10' WIDE PUBLIC UTILITY EASEMENTS AS SHOWN THROUGHOUT. THE LINE BETWEEN MONUMENTS "A" AND "B" WAS HELD AS A BASE OF BEARING PER LAND PARTITION 2021-0027. PERIMETER FOUND MONUMENTS HELD AS PER LAND PARTITION 2021-0027 AND WERE NOT RE-TIED.

APPROVALS:

[Signature] 10/08/21
MAYOR- CITY OF WINSTON DATE

[Signature] 10/08/2021
CITY ADMINISTRATOR - CITY OF WINSTON DATE

[Signature] 10/11/21
ACTING CITY MANAGER - CITY OF WINSTON DATE

[Signature] 10-14-21
DOUGLAS COUNTY SURVEYOR DATE

[Signature] (Deputy) 10-14-21
DOUGLAS COUNTY ASSESSOR DATE

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

[Signature] 10-14-21
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 20th DAY OF October 2021, 2:06 O'CLOCK AM (P)

[Signature] Deputy 10/20/2021
DOUGLAS COUNTY CLERK DATE

[Signature] 10/20/21
DOUGLAS COUNTY COMMISSIONER DATE

[Signature] 10-20-21
DOUGLAS COUNTY COMMISSIONER DATE

[Signature] 10.20.21
DOUGLAS COUNTY COMMISSIONER DATE



T28S R6W SEC. 20 TL 1600

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 3 LYING IN THE NW 1/4 & SW 1/4 OF SEC. 20, T28S, R6W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		REGISTERED PROFESSIONAL LAND SURVEYOR
CLIENT: TL DRECHSEL LLC 2270 NW TROOST STREET ROSEBURG, OR. 97471	SURVEYOR: NEIL LAND SURVEYING, INC HIBBS 4739 LOOKINGGLASS RD. ROSEBURG, OR. 97471 phone: 541-957-5303 fax: 541-957-6306 e-mail: neil@hbs@willdotov.net	<u>[Signature]</u> OREGON JANUARY 12, 1999 F. NEIL HIBBS 52989 EXPIRATION DATE 6/30/2023
DWG SCALE: N/A	JOB NO.: 1813-01	DATE: SEPTEMBER 2021 PAGE 3 OF 3