

Douglas County Official Records 2021-020627
 Daniel J. Loomis, County Clerk
 NO FEE
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 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
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	OREGON JANUARY 12, 1989 F. NEIL HIBBS 52989
DWG SCALE: 1"= 80'	JOB NO.: 1813-01	DATE: SEPTEMBER 2023
		PAGE 1 OF 3 EXPIRATION DATE 6/30/2023

