

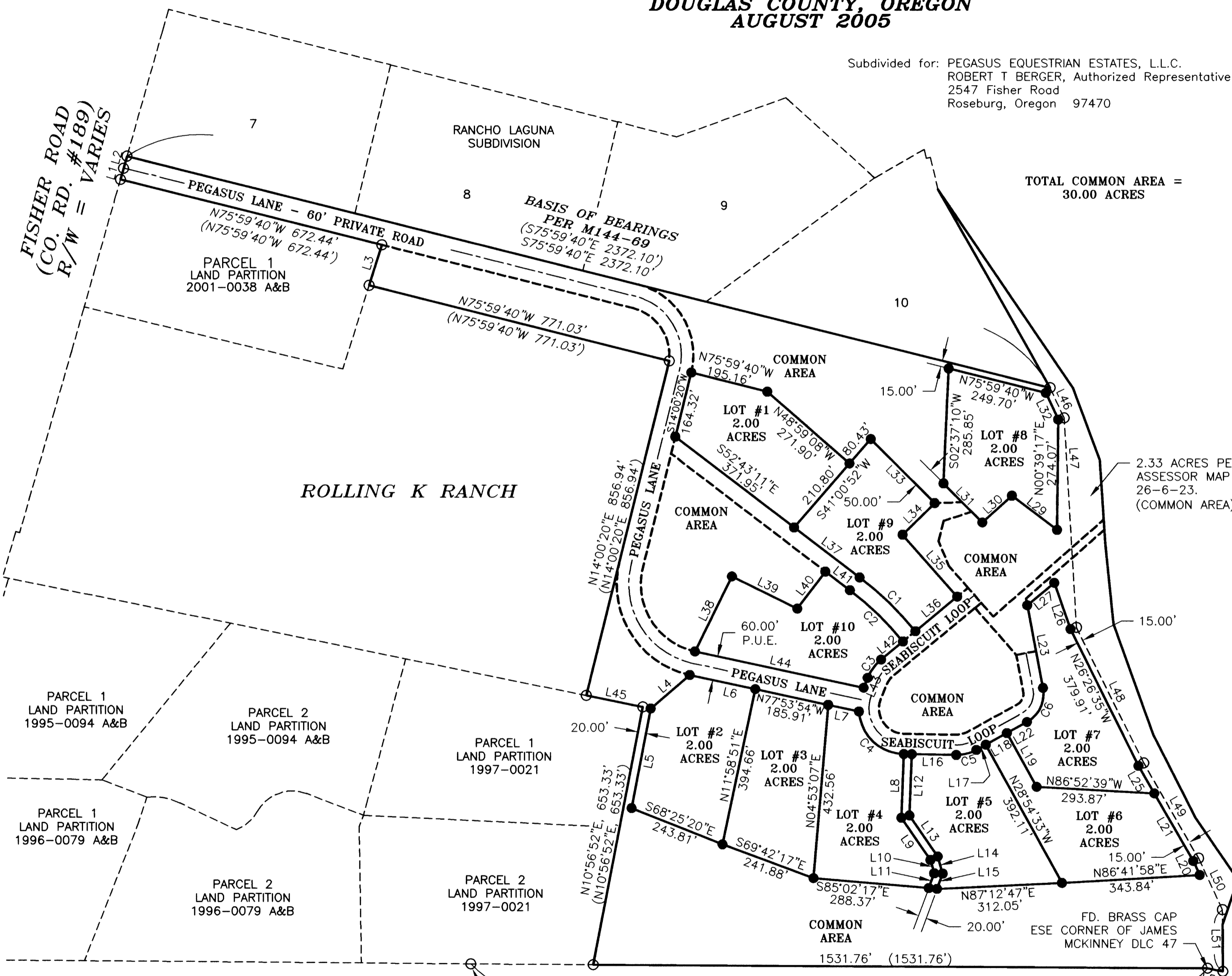
PEGASUS EQUESTRIAN ESTATES

FOR JAMES & CAROL KYLE
 LOCATED IN THE SE 1/4 & THE SW 1/4 OF SEC. 23, T.26S., R06W., W.M.
 DOUGLAS COUNTY, OREGON
 AUGUST 2005

Subdivided for: PEGASUS EQUESTRIAN ESTATES, L.L.C.
 ROBERT T BERGER, Authorized Representative
 2547 Fisher Road
 Roseburg, Oregon 97470

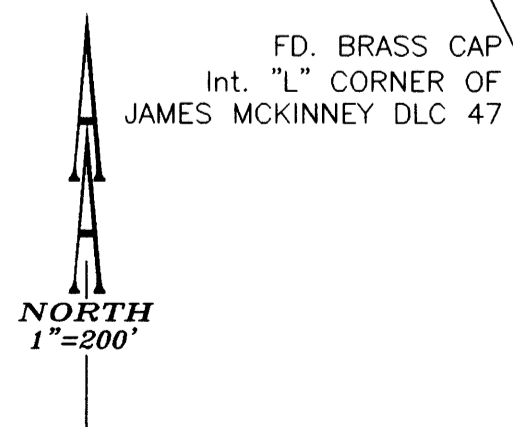
TOTAL COMMON AREA =
 30.00 ACRES

NUMBER	DIRECTION	DISTANCE	RECORD DIRECTION	RECORD DISTANCE
L1	N15°57'25"E	28.83'	(N15°57'25"E)	(28.83')
L2	N15°57'25"E	31.20'	(N15°57'25"E)	(31.20')
L3	N17°30'28"E	105.59'	(N17°30'28"E)	(105.59')
L4	S49°22'53"W	128.17'		
L5	S10°56'52"W	252.59'		
L6	N77°53'54"W	167.11'		
L7	N77°53'54"W	78.48'		
L8	N02°15'36"E	158.78'		
L9	N34°42'04"W	127.41'		
L10	N15°47'45"W	34.46'		
L11	N20°21'49"E	39.10'		
L12	S02°15'36"W	152.52'		
L13	S34°42'04"E	124.06'		
L14	S15°47'45"E	44.32'		
L15	S20°21'49"W	40.39'		
L16	N88°57'34"W	110.92'		
L17	S61°05'27"W	27.05'		
L18	S61°05'27"W	60.00'		
L19	N28°54'33"W	152.62'		
L20	N24°48'11"W	38.17'		
L21	N29°59'27"W	194.20'		
L22	S61°05'27"W	57.03'		
L23	S10°42'48"E	208.92'		
L24	NOT USED			
L25	N29°59'27"W	78.80'		
L26	N19°22'41"W	121.85'		
L27	S50°11'41"W	87.47'		
L28	NOT USED			
L29	S52°56'00"E	140.74'		
L30	N47°57'39"E	99.35'		
L31	S45°01'08"E	137.01'		
L32	N24°56'42"W	73.03'		
L33	N45°01'08"W	225.38'		
L34	N45°33'03"E	112.20'		
L35	N41°24'17"W	205.75'		
L36	N50°37'37"E	135.07'		
L37	S52°43'11"E	205.14'		
L38	S26°21'29"W	208.17'		
L39	N63°49'12"W	181.31'		
L40	S37°16'49"W	115.80'		
L41	N52°43'11"W	76.75'		
L42	N50°37'37"E	70.81'		
L43	N22°19'37"E	26.71'		
L44	S77°53'54"E	429.76'		
L45	N78°35'46"W	143.62'	(N78°35'46"W)	(143.62')
L46	S24°56'42"E	83.05'	(S24°56'42"E)	(83.05')
L47	S03°19'45"E	521.29'	(S03°19'45"E)	(521.29')
L48	S26°26'35"E	376.38'	(S26°26'35"E)	(376.38')
L49	S29°59'27"E	273.22'	(S29°59'27"E)	(273.22')
L50	S24°48'11"E	140.96'	(S24°48'11"E)	(140.96')
L51	S00°22'26"E	153.53'	(S00°22'26"E)	(153.53')
L52	N78°14'33"W	38.66'	(N78°14'33"W)	(38.66')



RECORD:
 () M121-78
 (()) Land Partition 2001-0038

LEGEND:
 ● Set 5/8" x 30" Iron Rod with Yellow Plastic Cap marked "AA SURVEYING INC."
 ○ Found 5/8" Iron Rod Unless otherwise noted.



NUMBER	DELTA	RADIUS	ARC LEN.	CHORD DIRECTION	CHORD LEN.
C1	13°20'48"	830.00'	193.34'	N46°02'47"W	192.91'
C2	13°20'48"	790.00'	184.03'	N46°02'47"W	183.61'
C3	28°18'00"	115.00'	56.80'	S36°28'37"W	56.23'
C4	85°04'34"	114.00'	169.27'	S46°25'17"E	154.15'
C5	29°56'59"	100.00'	52.27'	N76°03'57"E	51.68'
C6	71°48'16"	80.00'	100.26'	N25°11'20"E	93.82'

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Herman A. Pieske

OREGON
 JULY 14, 1978
 HERMAN A. PIESKE
 1651
 EXP. DATE: 12-31-06

AA
SURVEYING & ENGINEERING, INC.
 ENGINEERING • SURVEYING • PLANNING

3076 NE DIAMOND LAKE BLVD.
 ROSEBURG, OREGON 97470
 TEL (541)672-2096
 FAX (541)672-0611

SHEET 1 OF 3

PEGASUS EQUESTRIAN ESTATES

FOR JAMES & CAROL KYLE
LOCATED IN THE SE 1/4 & THE SW 1/4 OF SEC. 23, T.26S., R06W., W.M.
DOUGLAS COUNTY, OREGON
AUGUST 2005

ROADS/EASEMENTS/P.U.E. DESCRIPTIONS

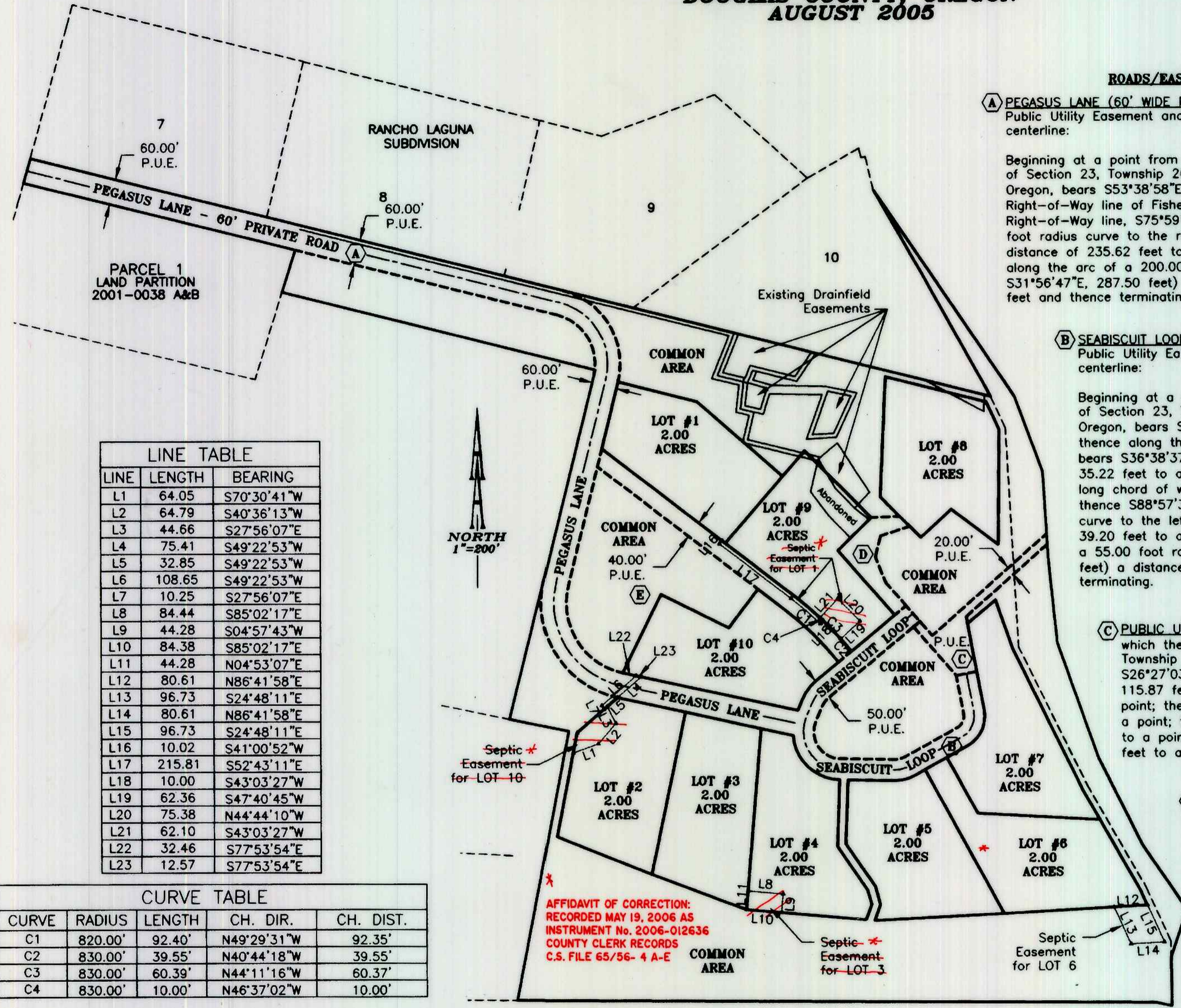
A) PEGASUS LANE (60' WIDE P.U.E.) - A 60.00 feet wide Private Road which serves as a Public Utility Easement and laying 30.00 feet on either side of the following described centerline:
Beginning at a point from which the ESE corner of James McKinney DLC 47 in the SE 1/4 of Section 23, Township 26 South, Range 06 West, Willamette Meridian, Douglas County, Oregon, bears S53°38'58"E, 3354.33 feet, said Point of Beginning being on the east Right-of-Way line of Fisher Road, County Road #189; thence leaving said east Right-of-Way line, S75°59'40"E, 1316.00 feet to a point; thence along the arc of a 150.00 foot radius curve to the right (the long chord of which bears S30°59'40"E, 212.13 feet) a distance of 235.62 feet to a point; thence S14°00'20"W, 500.36 feet to a point; thence along the arc of a 200.00 foot radius curve to the left (the long chord of which bears S31°56'47"E, 287.50 feet) a distance of 320.81 feet to a point; thence S77°53'54"E, 430.41 feet and thence terminating.

B) SEABISCUIT LOOP (50' WIDE P.U.E.) - A 50.00 feet wide Private Road which serves as a Public Utility Easement and laying 25.00 feet on either side of the following described centerline:
Beginning at a point from which the ESE corner of James McKinney DLC 47 in the SE 1/4 of Section 23, Township 26 South, Range 06 West, Willamette Meridian, Douglas County, Oregon, bears S32°02'26"E, 1093.41 feet; thence S50°37'37"W, 281.77 feet to a point; thence along the arc of a 90.00 foot radius curve to the left (the long chord of which bears S36°38'37"W, 44.00 feet) a distance of 44.45 feet to a point; thence S22°19'37"W, 35.22 feet to a point; thence along the arc of a 89.00 foot radius curve to the left (the long chord of which bears S33°18'59"E, 146.95 feet) a distance of 172.87 feet to a point; thence S88°57'34"E, 130.93 feet to a point; thence along the arc of a 75.00 foot radius curve to the left (the long chord of which bears N76°03'57"E, 38.76 feet) a distance of 39.20 feet to a point; thence N61°05'27"E, 144.08 feet to a point; thence along the arc of a 55.00 foot radius curve to the left (the long chord of which bears N25°11'20"E, 64.50 feet) a distance of 68.93 feet to a point; thence N10°42'48"W, 93.06 feet and thence terminating.

C) PUBLIC UTILITY EASEMENT - Beginning at the northwest corner of Lot 7, a point from which the ESE corner of James McKinney DLC 47 in the SE 1/4 of Section 23, Township 26 South, Range 06 West, Willamette Meridian, Douglas County, Oregon, bears S26°27'03"E, 1007.75 feet; thence following the west line of said Lot 7, S10°42'48"E, 115.87 feet to a point; thence leaving said west line, S79°17'12"W, 50.00 feet to a point; thence N41°24'17"W, 155.02 feet to a point; thence N50°37'37"E, 20.01 feet to a point; thence S41°24'17"E, 45.19 feet to a point; thence N48°45'42"E, 366.06 feet to a point; thence S03°44'13"E, 25.21 feet to a point; thence S48°45'42"W, 259.76 feet to a point; thence S10°42'48"E, 17.15 feet to the Point of Beginning.

D) ACCESS & UTILITY EASEMENT FOR LOTS 8 & 9 - Beginning at the most easterly corner of Lot 9, a point from which the ESE corner of James McKinney DLC 47 in the SE 1/4 of Section 23, Township 26 South, Range 06 West, Willamette Meridian, Douglas County, Oregon, bears S34°02'07"E, 1114.30 feet; thence following the east line of said Lot 9, N41°24'17"W, 205.75 feet to a point; thence N45°33'03"E, 112.20 feet to a point; thence leaving said east line, N88°06'10"E, 68.50 feet to a point on the southwest line of Lot 8; thence following said southwest line, S45°01'08"E, 33.68 feet to a point; thence leaving said southwest line, S72°00'13"W, 73.54 feet to a point; thence S14°12'05"W, 51.76 feet to a point; thence S22°13'45"E, 66.49 feet to a point; thence S41°24'17"E, 72.94 feet to a point; thence S50°37'37"W, 35.00 feet to the Point of Beginning.

E) 40 FT PUBLIC UTILITY EASEMENT - Beginning at the most southwest corner of Lot 1, a point from which the ESE corner of James McKinney DLC 47 in the SE 1/4 of Section 23, Township 26 South, Range 06 West, Willamette Meridian, Douglas County, Oregon, bears S45°06'28"E, 1871.93 feet; thence following the south line of said Lot 1, S52°43'11"E, 371.95 feet to the southernmost corner of said Lot 1; thence following the southwesterly line of Lot 9, S52°43'11"E, 205.14 feet to a point; thence along the arc of a 830.00 foot radius curve to the right (the long chord of which bears S46°02'47"E, 192.91 feet) a distance of 193.34 feet to a point; thence leaving said southwesterly line, S50°37'37"W, 40.00 feet to the easterly most corner of Lot 10; thence following said northeasterly line of said Lot 10, along the arc of a 790.00 foot radius curve to the left (the long chord of which bears N46°02'47"W, 183.61 feet) a distance of 184.03 feet to a point; thence continuing along said northeasterly line of said Lot 10, N52°43'11"W, 76.75 feet to the northern most corner of said Lot 10; thence leaving said Lot 10, N52°43'11"W, 483.13 feet to a point; thence N14°00'20"E, 43.54 feet to the Point of Beginning.



LINE TABLE		
LINE	LENGTH	BEARING
L1	64.05	S70°30'41"W
L2	64.79	S40°36'13"W
L3	44.66	S27°56'07"E
L4	75.41	S49°22'53"W
L5	32.85	S49°22'53"W
L6	108.65	S49°22'53"W
L7	10.25	S27°56'07"E
L8	84.44	S85°02'17"E
L9	44.28	S04°57'43"W
L10	84.38	S85°02'17"E
L11	44.28	N04°53'07"E
L12	80.61	N86°41'58"E
L13	96.73	S24°48'11"E
L14	80.61	N86°41'58"E
L15	96.73	S24°48'11"E
L16	10.02	S41°00'52"W
L17	215.81	S52°43'11"E
L18	10.00	S43°03'27"W
L19	62.36	S47°40'45"W
L20	75.38	N44°44'10"W
L21	62.10	S43°03'27"W
L22	32.46	S77°53'54"E
L23	12.57	S77°53'54"E

CURVE TABLE				
CURVE	RADIUS	LENGTH	CH. DIR.	CH. DIST.
C1	820.00'	92.40'	N49°29'31"W	92.35'
C2	830.00'	39.55'	N40°44'18"W	39.55'
C3	830.00'	60.39'	N44°11'16"W	60.37'
C4	830.00'	10.00'	N46°37'02"W	10.00'

AFFIDAVIT OF CORRECTION:
RECORDED MAY 19, 2006 AS
INSTRUMENT No. 2006-012636
COUNTY CLERK RECORDS
C.S. FILE 65/56- 4 A-E

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Herman A. Pieske

OREGON
JULY 14, 1978
HERMAN A. PIESKE
1851
EXP. DATE: 12-31-06

AA

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FOR JAMES & CAROL KYLE
LOCATED IN THE SE 1/4 & THE SW 1/4 OF SEC. 23, T.26S., R06W., W.M.
DOUGLAS COUNTY, OREGON
AUGUST 2005

APPROVALS:

Keith L. Cubic 3/6/06
Douglas County Planning Director Date

Ron Nordmark 3-9-06
Douglas County Assessor Date

Reef Smith 3-6-06
Douglas County Surveyor Deputy Date

I hereby certify that all taxes and special assessments, or other charges required by law, have been paid.

Natalie Kelley Chief Deputy 3-10-06
Douglas County Tax Collector Date

Filed this 13th day of MARCH, 2006 9:50AM

BARBARA E. NIELSEN Gloria H. Burnett
Douglas County Clerk By: DEPUTY



Comp. Plan: Committed Residential (RC5)
Zoning: Rural Residential (5R)
Sewer: on-site septic
Water: Umpqua Basin Water Assn.
Planning Dept. File Number: 02-211

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS: that ROBERT T. BERGER, Authorized Representative of PEGASUS EQUESTRIAN ESTATES, L.L.C. which owns the land represented on the annexed map, and more particularly described in the accompanying Surveyor's Certificate, do hereby declare the annexed map to be a correct map of the subdivision plat of said property and that they have caused this plat to be prepared and the property to be subdivided into parcels and the easements to be created as shown hereon.

Robert T. Berger
ROBERT T. BERGER, Authorized Representative

ACKNOWLEDGMENT:

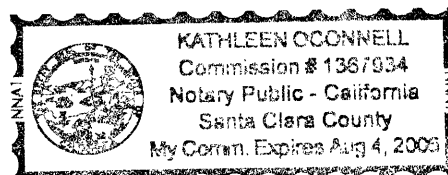
State of California)
County of Santa Clara)

KNOW ALL PEOPLE BY THESE PRESENTS: that on this 2ND day of September, 2005, before me, a Notary Public in and for said State and County, did personally appear ROBERT T. BERGER, who being duly sworn, did say that he is the identical persons named in the foregoing instrument and that he executed said instrument freely and voluntarily.

Kathleen O'Connell
Notary Public, State of California

Commission Number: 1367934

My commission expires on: 8/4/2006



LOTS ARE SUBJECT TO PROTECTIVE COVENANTS AND RESTRICTIONS FOR PEGASUS EQUESTRIAN ESTATES AS SET FORTH IN INSTRUMENT NO. 2006-006561 RECORDS OF DOUGLAS COUNTY, OREGON

NARRATIVE

The purpose of this survey is to divide the property as described in the SURVEYOR'S CERTIFICATION. All monuments shown as found were held. The property was then divided as shown.

SURVEYOR'S CERTIFICATE

I, Herman A. Pieske, being duly sworn, depose and say that I have correctly surveyed and marked with proper monuments the lands shown on the the annexed plat of which the following is a true and correct description:

A parcel of land laying in the South half of Section 23, Township 26 South, Range 6 West, Willamette Meridian, Douglas County, Oregon, and more particularly described as follows:

Parcel 3 per Land Partition 2001-0038, Instrument # 2001-12405, Records of Douglas County, Oregon, which contains 71.41 acres, more or less.

EXCEPTING THEREFROM ANY PORTION OF THE FOLLOWING DESCRIBED PARCEL: Beginning at a point from which E.S.E. corner of James McKinney D.L.C. 47 bears S78°35'46"E, 143.62 feet, and S10°56'52"W, 653.33 feet, and S89°42'03"E, 1531.76 feet; thence N78°35'46"W, 1485.50 feet to a point on the east Right-of-Way line of Fisher Road, County, Road #189; thence following said east Right-of-Way line N16°19'38"E, 117.27 feet to a point; thence S76°53'31"E, 10.06 feet to a point; thence N16°04'43"E, 308.58 feet to a point; thence leaving said east Right-of Way line, S66°51'41"E, 658.40 feet to a point; thence N17°30'28"E, 604.29 feet to a point; thence S75°59'40"E, 771.03 feet to a point; thence S14°00'20"W, 856.94 feet to the POINT OF BEGINNING, and which contains 21.41 acres more or less.

Herman A. Pieske
Herman A. Pieske

SHEET 3 OF 3

