

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

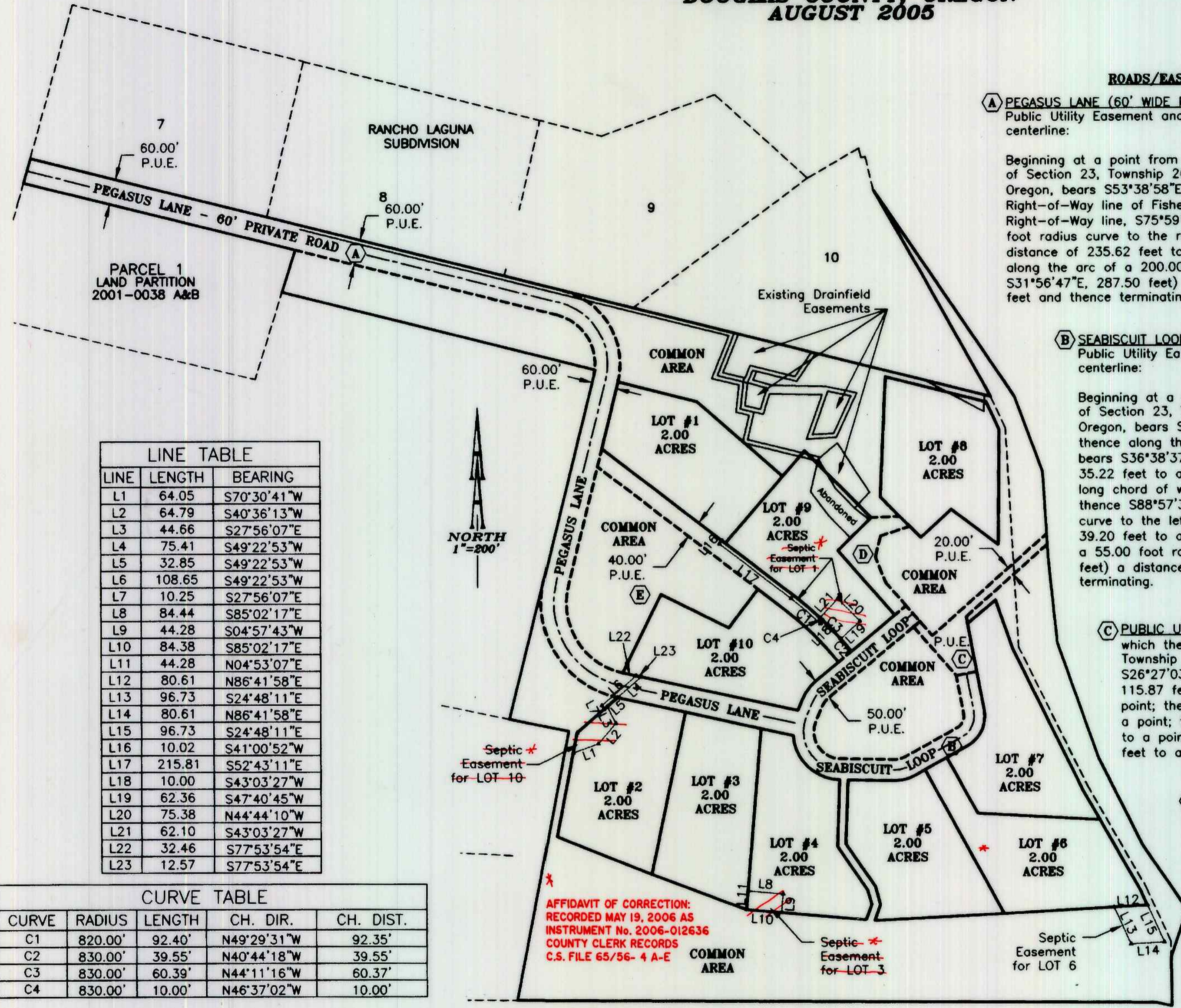
(A) PEGASUS LANE (60' WIDE P.U.E.) - A 60.00 feet wide Private Road which serves as a Public Utility Easement and laying 30.00 feet on either side of the following described centerline:
Beginning at a point from which the ESE corner of James McKinney DLC 47 in the SE 1/4 of Section 23, Township 26 South, 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

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SURVEYING & ENGINEERING, INC.
ENGINEERING-SURVEYING-PLANNING

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