



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

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:

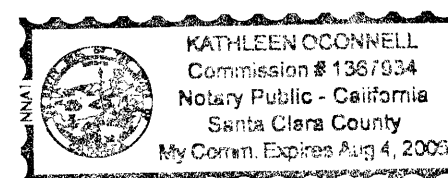
State of California)
County of Santa Clara)

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

