

PTARMIGAN ESTATES SUBDIVISION

IN THE SE 1/4 OF SEC. 4, T. 22 S., R. 5 W., W. M.

DOUGLAS COUNTY, OREGON - PLANNING FILE #96-019

JUNE 2009

SURVEYORS CERTIFICATE:

I, CARL A. SWEEDEN, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED THE LAND SHOWN HEREON IN ACCORDANCE WITH OREGON REVISED STATUTES, CHAPTER 92.

Carl A. Sweeden LS 2752
CARL A. SWEEDEN

LEGAL DESCRIPTION:

INSTRUMENT #2006-13070, DOUGLAS COUNTY, OREGON DEEDS AND RECORDS
EXCEPT LOT 1, ALDERBROOK HOME TRACTS



DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT GERALD FRANKLIN, REGISTERED AGENT OF KENGAR PROPERTIES II LLC DOES HEREBY DECLARE THAT THEY ARE THE OWNERS OF SAID LANDS AND THAT THEY DO CAUSE THE PROPERTY TO BE SUBDIVIDED AND PLATTED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92, OREGON REVISED STATUTES AND IN ACCORDANCE WITH PLANNING APPROVAL FILE #96-019, DOUGLAS COUNTY, PLANNING DEPARTMENT AND DOES CREATE FOR THE BENEFIT OF LOTS 1 - 6 A 60 FOOT WIDE ACCESS AND UTILITY EASEMENT SHOWN AS PTARMIGAN LANE, A 30 FOOT WIDE ACCESS AND UTILITY EASEMENT TO BENEFIT LOTS 1 - 5 SHOWN AS SALAL LANE, A 25 FOOT WIDE ACCESS AND UTILITY EASEMENT TO BENEFIT LOT 2 SHOWN AS EASEMENT "A", A 10 FOOT WIDE WATERLINE ROUTE ALONG WITH A 10 FOOT BY 10 FOOT WELL EASEMENT TO BENEFIT LOTS 3 AND 4 SHOWN AS EASEMENT "C", A 10 FOOT WIDE WATERLINE ROUTE EASEMENT TO BENEFIT INSTRUMENT #2002-13820 SHOWN AS EASEMENT "D", A 10 FOOT WIDE WATERLINE ROUTE ALONG WITH A 10 FOOT BY 10 FOOT WELL EASEMENT TO BENEFIT LOTS 5 AND 6 SHOWN AS EASEMENTS "E" & "F" AND A 10 FOOT WIDE SEPTIC LINE AND DRAINFIELD EASEMENT TO BENEFIT LOT 5 AS SHOWN.

Gerald Franklin
GERALD FRANKLIN
KENGAR PROPERTIES II, LLC

NARRATIVE:

THIS SURVEY AND SUBDIVISION WAS COMPLETED TO ESTABLISH THE BOUNDARY OF THAT LAND DESCRIBED IN INST. #2006-013070, DOUGLAS COUNTY, OREGON, DEEDS AND RECORDS AND TO THEN SUBDIVIDE SAID LANDS AS DIRECTED BY THE OWNER AND AS APPROVED BY THE DOUGLAS COUNTY, PLANNING DEPARTMENT APPROVAL FILE #96-019. A SEARCH AT THE PROPERTY RESULTED IN RECOVERY OF MONUMENTS OF RECORD FROM M 11-68, M 118-10 AND SEVERAL PIPES THAT MATCH RECORD FROM ALDERBROOK HOME TRACTS ALL OF WHICH WERE TIED IN A CLOSED LOOP TRAVERSE. SEVERAL 1/2" IRON RODS WERE FOUND AT LOT CORNERS OF ALDERBROOK HOME TRACTS WHICH IS CONSISTANT WITH NOTES ON M 11-68 BUT ARE NOT OF PLAT RECORD. WITH THIS COMPLETE THE EAST LINE OF THE PROPERTY WAS ESTABLISHED ALONG LINE "A" - "B" WHICH WAS HELD AS THE BASIS OF BEARING BETWEEN THE MONUMENTS AS SHOWN AND THEN COMPUTING THE POSITION OF POINT "C", THE NORTHEAST CORNER OF INST. #2006-013070 USING RECORD FROM ALDERBROOK HOME TRACTS THIS POINT IS THE SOUTHEAST CORNER OF LOT 1 AND INITIAL POINT OF ALDERBROOK HOME TRACTS AND ALSO THE INITIAL POINT OF THIS PLAT. THE SOUTH AND WEST LINES OF THE LAND WERE THEN HELD TO THE FOUND MONUMENTS AS FOLLOWS: THE SOUTHEAST CORNER OF SECTION 4, POINT "A" AND THE FOUND "T" IRON AT POINT "D" PER M 11-68 WERE HELD TO DETERMINE THE SOUTH LINE, POINT "D" AND THE 1/2" IRON ROD AT "E" WERE HELD TO ESTABLISH THE WEST LINE. THE 1/2" IRON ROD BEING HELD AT THIS POSITION AS THERE WERE TWO 3/4" IRON PIPES AT THIS LOCATION AS NOTED AN NO WAY TO DETERMINE WHICH OF THE TWO WOULD HAVE BEEN THE ORIGINAL RECORD CORNER PER ALDERBROOK HOME TRACTS. THE 1/2" IRON ROD WAS ALSO FOUND AND USED IN M 11-68. POINT "G" WAS THEN ESTABLISHED BY DISTANCE INTERSECTION USING THE MEASURED LINE "E" TO "F" COMPARED TO THE CALCULATED LENGTH PER ALDERBROOK HOME TRACTS TO COMPUTE A RATIO WHICH WAS THEN APPLIED TO EACH OF THE LEGS FOR THE SOUTH LINES OF LOTS 2 AND 3 OF ALDERBROOK. THE LOTS WERE THEN LAYED OUT AS DIRECTED AND AS APPROVED.

ACKNOWLEDGEMENTS:

STATE OF OREGON)
COUNTY OF DOUGLAS)

THERE PERSONALLY APPEARED BEFORE ME GERALD FRANKLIN, REGISTERED AGENT FOR KENGAR PROPERTIES II, LLC WHO IS KNOWN TO ME TO BE THE IDENTICAL INDIVIDUAL WHO EXECUTED THE FORGOING INSTRUMENT AND WHO DOES HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS:

22nd DAY OF June, 2009.

CINDY R. STRAHL *Cindy R. Strahl*
NOTARY PUBLIC - OREGON (PRINTED NAME) (SIGNATURE)

397022 11-3-2009
COMMISSION NO. MY COMMISSION EXPIRES

RECORD EASEMENTS, RESTRICTIONS AND NOTES:

DECLARATION OF ACCESS EASEMENT AND ROAD MAINTENANCE AGREEMENT PER INST. #2009-011936, RECORDED 6/30/09.

COMMUNICATIONS LINE RIGHT OF WAY EASEMENT TO TELEPHONE UTILITIES OF OREGON, INC ALONG SALAL LANE RECORDED 5/11/98 IN INST. #98-10794.

ACCESS ROAD EASEMENT TO UNITED STATES OF AMERICA, US DEPARTMENT OF INTERIOR BEING 14 FEET IN WIDTH WITH EXTRA WIDTH AS NECESSARY PER VOL. 241 PG. 668 - 671 RECORDED 3/3/55.

ACCESS ROAD EASEMENT TO UNITED STATES OF AMERICA, US DEPARTMENT OF INTERIOR BEING 14 FEET IN WIDTH WITH EXTRA WIDTH AS NECESSARY PER INST. #85048 RECORDED 11/16/48.

ACCESS FOR LOTS 1 - 6 SHALL BE THROUGH PTARMIGAN LANE AND THAT PORTION OF SALAL LANE BEING EAST OF THE INTERSECTION OF PTARMIGAN LANE WITH SALAL LANE. THESE LOTS SHALL NOT USE THAT PORTION OF SALAL LANE FROM LAURAL HILL DRIVE TO THE INTERSECTION OF PTARMIGAN LANE.

THE SEPTIC EASEMENT CREATED FOR LOT 5 IS FOR THE CONSTRUCTION, MAINTENANCE, USE AND REPAIR OF AN INDIVIDUAL ONSITE WASTEWATER TREATMENT SYSTEM. THE DESCRIBED EASEMENT SHALL NOT BE USED FOR ANY CONFLICTING USE OR PURPOSE DETRIMENTAL TO SAID SYSTEM OR CONTRARY TO LAWS AND RULES OF GOVERNMENTAL AGENCIES APPLICABLE OR RELATED TO SAID SYSTEM.

WATER: WELLS
SEWER: SEPTIC SYSTEM
ZONING: RR
COMP PLAN: RC2

APPROVALS:

Ray Northcraft
DOUGLAS COUNTY ASSESSOR DATE
Remy Wen 6-30-09
DOUGLAS COUNTY SURVEYOR DATE
Keith L. Cubic 6/30/09
DIRECTOR, DOUGLAS COUNTY PLANNING DEPT. DATE

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

Sandra Kilmer 6/30/09
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 30th DAY OF June, 2009 3:52 PM

Barbara E. Nielsen
COUNTY CLERK *Heal Johnston* 6/30/09
Deputy DATE



OWNER AND SUBDIVIDER:

GERALD FRANKLIN
KENGAR PROPERTIES II LLC
PO BOX 811
PLEASANT HILL, OR. 97455

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