

EASEMENTS OF RECORD

ACKNOWLEDGMENT:

STATE OF CALIFORNIA
COUNTY OF Los Angeles

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 2nd DAY OF November, 2012, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED TIMOTHY J. LINDGREN, AS MANAGING PARTNER OF GREAT AMERICAN PROPERTIES LIMITED PARTNERSHIP.

NOTARY: ERIKA RODRIGUEZ
NOTARY PUBLIC - CALIFORNIA
COMMISSION NO.: 1985646
MY COMMISSION EXPIRES: August 17, 2016

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT GREAT AMERICAN PROPERTIES LIMITED PARTNERSHIP IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAS CAUSED THE SAME TO BE PLATTED BY THE NAME OF "CALLAHAN VIEW ESTATES PHASE 1" TOGETHER WITH EASEMENTS AS SHOWN.

Timothy J. Lindgren November 2, 2012
TIMOTHY J. LINDGREN
GREAT AMERICAN PROPERTIES LIMITED PARTNERSHIP

- 1. POWER EASEMENT GRANTED TO DOUGLAS ELECTRIC CO-OPERATIVE INC. BY EVA M. & JOHN J. RICHARDS MAY 19, 1958 IN VOL. 276, PG. 677 - INSTRUMENT #249127 (NOT SHOWN ON PLAT - EXACT LOCATION OF EASEMENT NOT DISCLOSED IN DOCUMENT)
2. WATERLINE EASEMENT GRANTED TO UMPQUA BASIN WATER ASSOCIATION INC. BY ELLEN KENNERLY BROWN & ELDRIDGE BROWN JULY 17, 1967 IN INSTRUMENT NO. 68-1346, DOUGLAS COUNTY DEED RECORDS (NOT SHOWN ON PLAT - NOT ON SUBJECT PROPERTY)
3. WATERLINE EASEMENT GRANTED TO UMPQUA BASIN WATER ASSOCIATION INC. BY JOHN B. RICHARDS & NELLIE R. RICHARDS SEPTEMBER 21, 1967 IN INSTRUMENT NO. 68-4038, DOUGLAS COUNTY DEED RECORDS (NOT SHOWN ON PLAT - NOT ON SUBJECT PROPERTY)
4. 6' UTILITY EASEMENT GRANTED TO PACIFIC NORTHWEST BELL TELEPHONE COMPANY FOR UNDERGROUND PHONE LINE BY EVA M. RICHARDS NOVEMBER 19, 1969 IN INSTRUMENT NO. 69-13247, DOUGLAS COUNTY DEED RECORDS (NOT SHOWN ON PLAT - EXACT LOCATION OF EASEMENT NOT DISCLOSED IN DOCUMENT)
5. 6' UTILITY EASEMENT GRANTED TO PACIFIC NORTHWEST BELL TELEPHONE COMPANY FOR UNDERGROUND PHONE LINE BY JOHN B. RICHARDS & NELLIE R. RICHARDS NOVEMBER 19, 1969 IN INSTRUMENT NO. 69-13815, DOUGLAS COUNTY DEED RECORDS (NOT SHOWN ON PLAT - NOT ON SUBJECT PROPERTY)
6. 50'x70'± EASEMENT GRANTED TO DOUGLAS COUNTY FOR MAINTENANCE OF CREEK CHANNEL BY EVA M. RICHARDS DECEMBER 1, 1969 IN INSTRUMENT NO. 69-13441, DOUGLAS COUNTY DEED RECORDS (NOT SHOWN ON PLAT - UNABLE TO DETERMINE EXACT LOCATION OF EASEMENT DUE TO POOR LEGAL DESCRIPTION - DOESN'T APPEAR TO BE ON SUBJECT PROPERTY, BUT RATHER ON PROPERTY WEST OF AND ADJACENT TO COUNTY ROAD #51)
7. 10'x10' EASEMENT GRANTED TO PACIFIC NORTHWEST BELL TELEPHONE COMPANY FOR ABOVE-GROUND COMMUNICATION TERMINALS BY JOHN B. RICHARDS, RUTH C. CRAMER AND WAIHA KIRBY MAY 7, 1982 IN INSTRUMENT NO. 82-06818, DOUGLAS COUNTY DEED RECORDS (NOT SHOWN ON PLAT - EXACT LOCATION OF EASEMENT NOT DISCLOSED IN DOCUMENT)
8. BLANKET EASEMENT COVERING ENTIRE SUBJECT PROPERTY GRANTED TO WEST DOUGLAS ELECTRIC COOPERATIVE BY JOHN & EVA RICHARDS SEPTEMBER 25, 1940 IN BOOK 1348, PAGE 846 (RE-RECORDED AS INSTRUMENT NO. 95-07895, DOUGLAS COUNTY DEED RECORDS (NOT SHOWN ON PLAT - BLANKET EASEMENT FOR THE PURPOSE OF REPLACING AND/OR MAINTAINING EXISTING OVERHEAD POWER LINES AND POLES ON SUBJECT PROPERTY)
9. 20' WATERLINE EASEMENT GRANTED TO UMPQUA BASIN WATER ASSOCIATION INC. BY JOHN B. RICHARDS, WAIHA M. KIRBY AND RUTH C. CRAMER APRIL 27, 1999 IN INSTRUMENT NO. 99-11868, DOUGLAS COUNTY DEED RECORDS (SHOWN ON PAGES 2, 3, 5 AND 6 OF THIS PLAT)
10. 20' WATERLINE EASEMENT GRANTED TO UMPQUA BASIN WATER ASSOCIATION INC. BY GEORGE C. KIRBY MAY 4, 1999 IN INSTRUMENT NO. 99-11869, DOUGLAS COUNTY DEED RECORDS (SHOWN ON PAGES 2, 3, 5 AND 6 OF THIS PLAT)
11. 30' POWER LINE EASEMENT COVERING ENTIRE SUBJECT PROPERTY GRANTED TO DOUGLAS ELECTRIC COOPERATIVE INC. BY JOHN B. RICHARDS OCTOBER 15, 2001 IN INSTRUMENT NO. 2001-26686, DOUGLAS COUNTY DEED RECORDS (NOT SHOWN ON PLAT - EXACT LOCATION OF EASEMENT NOT DISCLOSED IN DOCUMENT)
12. 20' WATERLINE EASEMENT GRANTED TO UMPQUA BASIN WATER ASSOCIATION INC. BY GREAT AMERICAN PROPERTIES MAY 11, 2004 IN INSTRUMENT NO. 2004-016064, DOUGLAS COUNTY DEED RECORDS (SHOWN ON PAGES 2 & 3 OF THIS PLAT)
13. 20' WATERLINE EASEMENT & TANK SITE LEASE AREA DESCRIPTION GRANTED TO UMPQUA BASIN WATER ASSOCIATION INC. BY GREAT AMERICAN PROPERTIES MAY 11, 2004 IN INSTRUMENT NO. 2004-016065, DOUGLAS COUNTY DEED RECORDS (SHOWN ON PAGES 3 & 5 OF THIS PLAT)

CURVE TABLE with columns: CURVE #, LENGTH, RADIUS, DELTA, CHORD. Contains 28 rows of curve data (C1 to C28).

LINE TABLE with columns: LINE, BEARING, LENGTH. Contains 23 rows of line data (1 to 23).

APPROVALS:

Keith L. Cubic 11/13/12
DOUGLAS COUNTY PLANNING DIRECTOR
Randy Smith 11-14-12
DOUGLAS COUNTY SURVEYOR
Susan Acres 11-15-12
DOUGLAS COUNTY ASSESSOR

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

Sandra K. Corvett 11/15/12
DOUGLAS COUNTY TAX COLLECTOR
FILED THIS 15th DAY OF November 20 12 10:07 O'CLOCK AM/PM
Patricia K. Hill 11/15/12
DOUGLAS COUNTY CLERK



SURVEYED BY: i.e. ENGINEERING
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Roseburg, Oregon 97470
PHONE (541) 673-0166
FAX (541) 440-9392
iemail@ieengineering.com

SURVEYED FOR: TIM LINDGREN
11627 SEMINOLE CIRCLE
NORTHBRIDGE, CA 91326

DWG. BY: DAF
PM: SNL
PAGE: 7 OF 7
JOB NO: 2104-05
SCALE: NO SCALE
DATE: NOV., 2012

CALLAHAN VIEW ESTATES PHASE 1
LYING IN THE SE 1/4 & SW 1/4 OF SEC. 1 AND THE NE 1/4, NW 1/4 AND SW 1/4 OF SEC. 12, T27S, R7W, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

REGISTERED PROFESSIONAL LAND SURVEYOR

RONALD A. GUMBY
1654

EXPIRES: 12/31/2012