

**SURVEYOR'S CERTIFICATE:**

I, DEREK ALLEN FEIGEL, OREGON PROFESSIONAL LAND SURVEYOR NO. 77555, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND SHOWN ON THE ANNEXED PLAT, OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:

THE FOLLOWING DESCRIBED PORTION OF THAT REAL PROPERTY CONVEYED TO CEDAR DUNES, LLC BY GREAT AMERICAN PROPERTIES LIMITED PARTNERSHIP BY DEED IN INSTRUMENT NUMBER 2016-16621. OFFICIAL DEED RECORDS OF DOUGLAS COUNTY, OREGON:

BEGINNING AT THE NORTHWEST CORNER OF LOT 9, CALLAHAN VIEW ESTATES PHASE 1, AS RECORDED IN VOLUME 23, PAGE 37, DOUGLAS COUNTY PLAT RECORDS AND BEING THE INITIAL POINT; THENCE ALONG THE EASTERLY RIGHT-OF-WAY BOUNDARY OF MELROSE-FLOURNOY VALLEY ROAD (COUNTY ROAD NUMBER 51) THE FOLLOWING COURSES:

NORTH 5°54'58" EAST, 1499.20 FEET TO A 5/8" IRON ROD AT THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 676.20 FEET, TO WHICH BEGINNING OF CURVE A RADIAL BEARS NORTH 84°02'33" WEST; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 41°50'18", AN ARC DISTANCE OF 493.77 FEET TO A 5/8" IRON ROD;  
THENCE NORTH 52°07'19" EAST, 132.02 FEET TO A 5/8" IRON ROD AT THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 2814.79 FEET, TO WHICH BEGINNING OF CURVE A RADIAL BEARS NORTH 42°05'27" WEST; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 6°25'53", AN ARC DISTANCE OF 315.96 FEET TO A 5/8" IRON ROD;  
THENCE NORTH 50°58'17" EAST, 186.11 FEET TO A 5/8" IRON ROD;  
THENCE NORTH 54°06'06" EAST, 99.99 FEET TO A 5/8" IRON ROD;  
THENCE NORTH 35°20'52" WEST, 20.10 FEET TO A 5/8" IRON ROD;  
THENCE NORTH 54°09'39" EAST, 245.93 FEET TO THE BEGINNING OF NON-TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1186.23 FEET, TO WHICH BEGINNING OF CURVE A RADIAL BEARS NORTH 35°53'54" WEST; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°17'05", AN ARC DISTANCE OF 295.75 FEET;  
THENCE NORTH 68°23'11" EAST, 136.39 FEET TO THE NORTHWEST CORNER OF LOT 6, FIR RIDGE ESTATES, AS RECORDED IN VOLUME 20, PAGE 61, DOUGLAS COUNTY PLAT RECORDS; THENCE ALONG THE WEST LINE OF SAID FIR RIDGE ESTATES, SOUTH 10°44'57" EAST, 1071.14 FEET TO A 5/8" IRON ROD AT THE SOUTHWEST CORNER OF LOT 4 OF SAID FIR RIDGE ESTATES; THENCE ALONG THE SOUTH LINE OF SAID FIR RIDGE ESTATES, NORTH 86°43'40" EAST 1029.56 FEET TO A 1 1/2" IRON ROD AT THE SOUTHEAST CORNER OF LOT 3 OF SAID FIR RIDGE ESTATES, BEING THE EAST 1/16 CORNER BETWEEN SECTION 1 AND SECTION 12, TOWNSHIP 27 SOUTH, RANGE 7 WEST; SAID CORNER ALSO BEING ON THE WEST LINE OF LOT 14, CHAMPAGNE CREEK ESTATES, AS RECORDED IN VOLUME 22, PAGE 27, DOUGLAS COUNTY PLAT RECORDS; THENCE ALONG THE WEST BOUNDARY OF SAID CHAMPAGNE CREEK ESTATES, SOUTH 0°03'46" WEST, 1322.84 FEET TO A 5/8" IRON ROD MARKING THE NORTHEAST 1/16 CORNER OF SAID SECTION 12; THENCE ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 12, NORTH 89°53'51" WEST, 1320.85 FEET TO A 5/8" IRON ROD MARKING THE CENTER-NORTH 1/16 CORNER OF SAID SECTION 12; SAID CORNER ALSO BEING THE MOST-EASTERLY NORTHEAST CORNER OF CALLAHAN VIEW ESTATES, PHASE 1, AS RECORDED IN VOLUME 23, PAGE 37, DOUGLAS COUNTY PLAT RECORDS; THENCE ALONG THE NORTH BOUNDARY OF PHASE 1 OF SAID CALLAHAN VIEW ESTATES PHASE 1 THE FOLLOWING COURSES:  
NORTH 37°57'24" WEST, 284.86 FEET TO A 5/8" IRON ROD AT THE NORTHEAST CORNER OF LOT 14;  
THENCE NORTH 86°54'51" WEST, 659.02 FEET TO THE NORTHWEST CORNER OF LOT 14;  
THENCE SOUTH 5°55'33" WEST, 56.79 FEET TO A 5/8" IRON ROD AT THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 530.00 FEET, TO WHICH BEGINNING OF CURVE A RADIAL BEARS NORTH 84°13'40" WEST; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 36°16'09", AN ARC DISTANCE OF 335.50 FEET TO A 5/8" IRON ROD MARKING THE NORTHEAST CORNER OF LOT 9; THENCE SOUTH 65°44'05" WEST, 722.26 FEET TO THE POINT OF BEGINNING AND CONTAINING 98.01 ACRES, MORE OR LESS.

**NARRATIVE:**

THE PURPOSE OF THIS SURVEY IS TO SUB-DIVIDE THE ABOVE-DESCRIBED TRACT INTO LOTS AND DEDICATE RIGHT-OF-WAY AND EASEMENTS AS SHOWN. THE NEW SOUTHEASTERLY RIGHT-OF-WAY BOUNDARY OF MELROSE ROAD WAS CALCULATED BY HOLDING 60- FEET FROM MONUMENTS FOUND PER PARTITION PLAT NUMBER 2006-0109 AND KRUSE TRACTS AS SHOWN.

THE NORTHEAST 1/16 CORNER OF SECTION 12 ESTABLISHED PER CHAMPAGNE CREEK ESTATES PHASE 1 (SOUTHEAST CORNER OF LOT 27 PER THIS PLAT) COULD NOT BE FOUND. IT WAS RE-ESTABLISHED USING BEARING-BEARING INTERSECTION, AS THE BASIS OF BEARING FOR THIS SURVEY GOES BACK TO THE BASIS OF BEARING THAT THE MONUMENT WAS SET WITH. THIS METHOD RESULTED IN THE DISTANCES FITTING VERY WELL (TO THE BENEFIT OF NEIGHBORING TRACTS).

THIS SURVEY WAS PERFORMED BY NOLAN FROMDAHL, RICHARD OLSON AND DARRELL JONES USING A COMBINATION OF TOPCON, TDS AND NIKON TOTAL STATION AND DATA COLLECTION EQUIPMENT. OFFICE CALCULATIONS AND DRAFTING WERE PERFORMED BY DEREK FEIGEL.

**DECLARATION:**

KNOW ALL PEOPLE BY THESE PRESENTS THAT CEDAR DUNES, LLC AND THE LINDGREN INTERVIVOS TRUST ARE THE OWNERS OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE SUBDIVIDED AND PLATTED BY THE NAME OF CALLAHAN VIEW ESTATES PHASE 2 IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92 OF THE OREGON REVISED STATUTES. DECLARANTS ALSO CREATE THE SEPTIC SEWER EASEMENT ON LOT 22 TO BENEFIT LOT 30 WITH LANGUAGE AS SHOWN ON PAGE 2 OF THIS PLAT PER DOUGLAS COUNTY PLANNING DEPARTMENT CONDITIONS OF APPROVAL, FILE NO. 09-050, TOGETHER WITH ACCESS AND UTILITY EASEMENTS AS SHOWN AND HEREBY DEDICATE TO THE PUBLIC USE FOREVER THAT PORTION SHOWN AS ADDITIONAL RIGHT-OF-WAY FOR COUNTY ROAD NUMBER 51 AND THE P.U.E. AS SHOWN HEREON.

Guy Skeele 1/16/19  
GUY SKEELE, MANAGER  
CEDAR DUNES, LLC DATE

Timothy J. Lindgren 1/18/19  
TIMOTHY J. LINDGREN, TRUSTEE  
LINDGREN INTERVIVOS TRUST DATE

Barbara J. Lindgren 1/18/19  
BARBARA J. LINDGREN, TRUSTEE  
LINDGREN INTERVIVOS TRUST DATE

**ACKNOWLEDGMENT:**

STATE OF OREGON )  
COUNTY OF Oregon )SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME FREELY AND VOLUNTARILY ON THIS 16 DAY OF JANUARY, 2019

BY Guy Skeele  
NOTARY PUBLIC

Alonzo Castilleja  
PRINTED NAME  
NOTARY PUBLIC - OREGON  
COMMISSION NO.: 95655Z

MY COMMISSION EXPIRES November 29, 2020

**ACKNOWLEDGMENT:**

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA  
COUNTY OF Los Angeles )

ON January 18, 2019 BEFORE ME, Erika Rodriguez, Notary Public

PERSONALLY APPEARED TIMOTHY J. LINDGREN, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE Erika Rodriguez MY PRINCIPLE PLACE OF BUSINESS IS  
IN Los Angeles COUNTY.  
(NAME PRINTED) MY COMMISSION EXPIRES: Aug 17, 2020  
MY COMMISSION NO.: 2160337

**ACKNOWLEDGMENT:**

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STATE OF CALIFORNIA  
COUNTY OF Los Angeles )

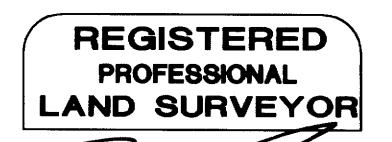
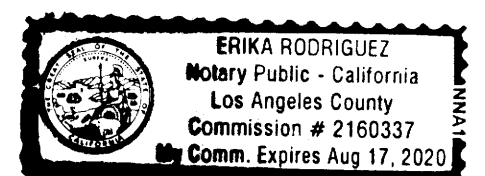
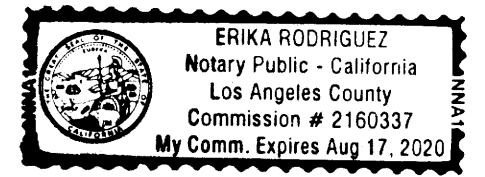
ON January 18, 2019 BEFORE ME, Erika Rodriguez, Notary Public

PERSONALLY APPEARED BARBARA J. LINDGREN, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME IN HER AUTHORIZED CAPACITY AND THAT BY HER SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

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IN Los Angeles COUNTY.  
(NAME PRINTED) MY COMMISSION EXPIRES: Aug 17, 2020  
MY COMMISSION NO.: 2160337



EXPIRES: 12/31/19



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SURVEYED FOR:  
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PAGE: 6 OF 6  
JOB NO: 2797-01\_T2  
DATE: 1-2-19

**CALLAHAN VIEW ESTATES PHASE 2**  
LYING IN THE S.W. 1/4 & S.E. 1/4 OF SEC. 1 AND THE N.W. 1/4 & N.E. 1/4 OF SEC. 12  
TOWNSHIP 27 SOUTH, RANGE 7 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON