

2011-08554

Klamath County, Oregon



00105022201100085540040047

07/22/2011 02:01:17 PM

Fee: \$52.00

After recording return to:

City of Klamath Falls
500 Klamath Avenue
Klamath Falls OR 97601

RESTRICTIVE COVENANT

Known all men by these presents that 2933 Greensprings Drive, LLC, hereby grants this restrictive covenant in favor of the City of Klamath Falls, and for the benefit of the public, prohibiting the individual sale of any Parcels, or any portion thereof, legally described in Exhibit A. The intent of this Restrictive Covenant is to ensure that all parcels described in Exhibit A are "held together by a single property owner," as required by the City of Klamath Falls Engineering Department, attached hereto as Exhibit B. This Restrictive Covenant shall be binding on and inure to the benefit of 2933 Greensprings Drive, LLC, the City and their respective successors and assigns. By signing below, the City of Klamath Falls accepts the grant of restrictive covenant made herein.

By:

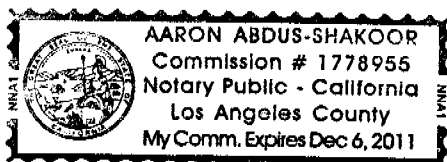
(Registered agent)

STATE OF

County of LOS ANGELES ss.

Subscribed and acknowledged before me this 21st day of JUNE, 2011 by MARK MYRONOWICZ as _____ (title/property owner) of 2933 Greensprings Drive, LLC, as his/her/their voluntary act and deed.

BEFORE ME:



Aaron Abdus-Shakoor
 Notary Public for LOS ANGELES COUNTY, CALIFORNIA
 My Commission Expires: DEC 6, 2011

ACCEPTED BY THE CITY OF KLAMATH FALLS

By:

Rick Whitlock
 Rick Whitlock, City Manager

Attest:

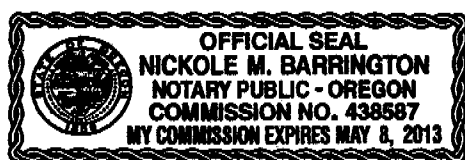
Elisa Olson
 Elisa Olson, City Recorder

STATE OF OREGON)

County of Klamath) ss.

On the 22nd day of July, 2011, personally appeared Rick Whitlock and Elisa D. Olson, who, each being first duly sworn, did say that the former is the City Manager and the latter is the City Recorder of the City of Klamath Falls, an Oregon municipal corporation, and that this instrument was signed on behalf of said municipal corporation; and each of them acknowledged said instrument to be the City's voluntary act and deed.

BEFORE ME:



Notary Public for Oregon

My Commission Expires: 5-8-2013

LINE	BEARING	DISTANCE
11	S87°34'E37	14.6'
12	S64°48'W	13.64'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CR BEARING	CR LENGTH
C1	2524.66	7°09'54"	65.95	145°54'29.5 E	65.95
C2	2524.66	2°37'34"	262.88	64°32'28.4 E	263.57
C3	2524.66	2°17'59"	82.32	144°02'56.5 E	83.37

RECORD OF SURVEY 10-11
PROPERTY LINE ADJUSTMENT
SITUATED IN THE NW1/4 OF SECTION 8, T35S, R9E, W.M.
KLAMATH COUNTY, OREGON
APRIL 2011



001=



PROPERTY INFORMATION

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MR-3909-0088B-000600 LI- CITY
MR-3909-0088C-000900 LI- CITY
MR-3909-0088C-010000 LI- CITY
MR-3909-0088C-010000 LI- CITY
MR-3909-0088C-001000 LI- CITY
TOTAL EXISTING AREA = 14.15AC
TOTAL ADJUSTED AREA = 13.66AC

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ALTERNATIVE:
 THE PURPOSE OF THIS SURVEY WAS TO MONITOR PROPERTY LINE ADJUSTMENT #1-11. FOUND MONUMENTS FROM BOS #3135 WERE USED FOR CONTROL. ALL OF THE ADJUSTED AREAS ARE GOING TO TAX LOT 700 (PARCEL OF D.V.2007-4997000). TAX LOT 700 (PARCEL OF D.V.2007-4997000) WILL REMAIN THE SAME.
 TRIMBLE 5700 AND SMO 605 AND A TRIMBLE SM60 TOTAL STATION WAS USED TO REBOUND THIS SURVEY.
 BASIS OF REBOUND IS PER RECORD OF SURVEY #1325.

EXAMINED AND APPROVED PROPERTY LINE ADJUSTMENT NO. 11 THIS 24 DAY OF June, 2011 AS PER CITY OF KILAMATH FALLS COMMUNITY DEVELOPMENT ORDINANCE 11.600 THROUGH 11.630 ALONG WITH ANY LISTED CONDITIONS STATED ON THE COMMENT SHEET ON FILE IN THE CITY OF KILAMATH FALLS ENGINEERING OFFICE.

Thomas J. McCall
CITY OF KEAMATH FALLS SURVEYOR

FILED
IN THE OFFICE OF THE CLERK
COUNTY SHERIFF THIS 27 DAY
OF JUNE 2011

SURVEY FOR:
COAST TRUCK LENSES
2406 MILAKE AVE.

ALTADENA, CA 9100

REGISTERED
PROFESSIONAL
LAND SURVEYOR

58955
KEITH R. RHINE
RENEWAL DATE: 12-31-12

Phone: (541) 851-9410

Fax: (541) 273-9200

www.elsevier.com/locate/jmb

R-C
ENGINEERING - SURVEYING - PLANNING
112 N. 5TH ST. SUITE 210 - P.O. BOX 908
KLAMATH FALLS, OREGON 97601

LEGAL DESCRIPTION OF CONVEYANCE

6/16/11

A Parcel of land situated in the NW1/4 of Section 8, Township 39 South, Range 9 East of the Willamette Meridian, Klamath Fall, Oregon, being more particularly described as follows:

Beginning at the northwest corner of Parcel 3 as described in Deed Volume 2007-002371 (on file at the Klamath County Clerks Office), from which the north one-quarter corner of said Section 8 bears North $48^{\circ}51'12''$ East, 2627.90 feet; thence along the northwesterly line of said Parcel 3, along the arc of a 2259.86 foot radius curve to the left, through a central angle of $03^{\circ}47'28''$ (the long chord of which bears North $43^{\circ}55'39''$ East, 149.50 feet) an arc distance of 149.53 feet; thence leaving said northwesterly line, South $03^{\circ}34'37''$ East, 119.35 feet; thence South $27^{\circ}31'49''$ East, 115.90 feet; thence South $37^{\circ}36'12''$ East, 251.38 feet to the northerly Right-of-Way line of the Southside Expressway; thence, along said northerly Right-of-Way line, North $87^{\circ}30'50''$ West, 197.22 feet to a point of an offset spiral; thence continuing along said northerly Right-of-Way line and along the chord of said offset spiral, North $87^{\circ}30'53''$ West, 1.44 feet; thence leaving said northerly Right-of-Way line and along the northwesterly line of Parcel 1 as described in said Deed Volume 2007-002371, North $44^{\circ}40'22''$ East, 127.08 feet to the southwest corner of Parcel 3; thence along the southwesterly line of said Parcel 3, North $44^{\circ}16'15''$ West, 299.40 feet to the point of beginning. Basis of Bearings is Record of Survey #7325, on file at the Klamath County Surveyors Office.

Containing 30,211 square feet.

**CITY OF KLAMATH FALLS
REVIEW COMMENTS
FOR
PROPERTY LINE ADJUSTMENT NO. 10-11**

CITY SURVEYOR:

Comments are as follows:

1. Application: Missing the recorded deed w property description for Property #2 being PBRE2 Corporation.
2. Show entire property ownership boundary of Property #1 being Coast Truck Centers.
3. Map: Add the City's standard approval statement: EXAMINED AND APPROVED PROPERTY LINE ADJUSTMENT 10-11 THIS _____ DAY OF _____, 2011 AS PER CITY OF KLAMATH FALLS COMMUNITY DEVELOPMENT ORDINANCE 11.600 THROUGH 11.630. ALONG WITH ANY LISTED CONDITIONS STATED ON THE COMMENT SHEET ON FILE IN THE CITY OF KLAMATH FALLS ENGINEERING OFFICE. (Include City Surveyor signature line).
4. If possible, show as much of the City Limits line as available and or also show on the Vicinity Map.
5. Property #1 (Coast Truck Centers) will need to record a Restrictive Covenant in favor of the City of Klamath Falls that precludes the portion of the property being acquired to be sold separately from the existing property that they are contiguous with once adjusted and conveyed.
6. Revise the preliminary Property Line Adjustment map and submit two copies.
7. After the Surveyor of record complies with the requirements of this review and those of the County Surveyor; he/she shall submit the Property Line Adjustment Map of Survey Mylar to this office for approval prior to filing with the County Surveyor.
8. The Surveyor of record shall also comply with the five requirements of the FOLLOWING APPROVAL form that was included in the application packet.

Date: 5/20/11 Signature: T. DelBento