

2011-010955

Klamath County, Oregon



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09/30/2011 02:51:32 PM

Fee: \$47.00

Returned @ Courthouse

R-C

RHINE-CROSS
GROUP

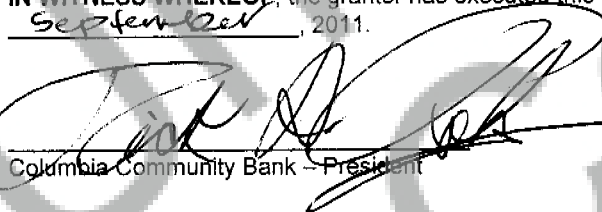
112 N. 5th St – Suite 200
PO Box 909
Klamath Falls OR 97601

CREATION OF A PRIVATE STREET ACCESS EASEMENT LADY BUG PLACE

KNOW ALL MEN by these presents that Columbia Community Bank, grantor, does hereby create the following private street access easement over and across a portion of Lot 16, Tract 1508 – The Gardens Phase 1, a duly recorded subdivision on file with the Klamath County Surveyor's Office, said easement situated in the NE1/4 of Section 1, T39S, R8E WM, Klamath County, Oregon. The easement is described in Exhibit "A" with location map shown in Exhibit "B" both attached hereto and made a part hereof.

Said private street access easement is for the benefit and appurtenant to the Southview Master Association, its owners, heirs, successors and assigns in interest, for the purpose of ingress, egress, inspecting, repairing, replacing, maintaining, constructing or removing said street system; provided that in the event of damage to adjacent premises, the party causing the damage shall repair same and place said premises in as good condition as they were immediately prior to such damage.

IN WITNESS WHEREOF, the grantor has executed this instrument this 28th day of September, 2011.


Columbia Community Bank – President

State of Oregon
County of Washington

This instrument was acknowledged before me on the 28th day of September, 2011 by Rick A. Roby as his voluntary act and deed.

Kari J. Erwert Notary Public for Oregon

My Commission expires August 18, 2014

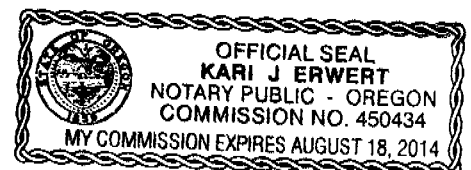


EXHIBIT "A"

PRIVATE STREET ACCESS EASEMENT DESCRIPTION

A private street access easement over and across a portion of Lot 16, Tract 1508 – The Gardens Phase 1, a duly recorded subdivision on file with the Klamath County Surveyor's Office, said easement being adjacent to West Ridge Drive and Lady Bug Place, situated in the NE1/4 of Section 1, T39S, R8E WM, Klamath County, Oregon, said easement parcel being more particularly described as follows:

Commencing at a 5/8" rebar with yellow plastic cap marked "RHINE –CROSS GROUP LLC", that marks the northwest corner of said Lot 16, Tract 1508 – The Gardens Phase 1 and the **True Point of Beginning** of this description; thence north easterly along said southerly right-of-way line of Lady Bug Place N 63°38'02" E, 69.02 feet; thence leaving said southerly right of way of Lady Bug Place along a non-tangential arc of a 80.00 foot radius curve to the left, through a central angle of 52°33'00" (the long chord of which bears S 37°21'32" W, 70.83 feet) an arc distance of 73.37 feet to a point on the easterly right of way line of West Ridge Drive; thence continuing along said easterly right-of-way along a non-tangential arc of a 510 foot radius curve to the right, through a central angle of 3°34'38" (the long chord of which bears N 36°20'06" W, 31.84 feet) an arc distance of 31.84 feet to the True Point of Beginning. Basis of Bearings is Tract 1508 – The Gardens Phase 1.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Marcus D. Cross

OREGON
JULY 6, 2010
MARCUS D. CROSS
55506PLS

EXPIRES: 12-31-2011

EXHIBIT B

P.O.B.

20.00'

LADY-BUG PLACE

15.00'

N63°38'02"E 69.02'

R=510.00'
Δ=3°34'38"
L=31.84'
CB=S36°20'06"E
LC=31.84'

R=80.00'
Δ=52°33'00"
L=73.37'
CB=S37°21'32"W
LC=70.83'

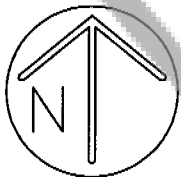
PRIVATE STREET
ACCESS EASEMENT

WEST RIDGE DRIVE

25.00'

LOT 16
9807 SQ FT

LOT 15
5123 SQ FT



1"=100'

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Marcus D. Cross

OREGON
JULY 6, 2010
MARCUS D. CROSS
55506PLS

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R-C
RHINE-CROSS
GROUP

RHINE-CROSS GROUP LLC

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