

BRASADA RANCH CASITAS

BEING A REPLAT OF A PORTION OF PARCEL 1, PARTITION PLAT 1996-62; LOTS 510 - 512, 514 - 518, 523, REPLAT OF BRASADA RANCH 5; AND LOTS 507, 508 AND A PORTION OF ADJUSTED LOT J, REPLAT OF THE REPLAT OF BRASADA RANCH 5, LOCATED IN THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER (SW1/4 NW1/4) AND THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER (NW1/4 SW1/4) OF SECTION 27, TOWNSHIP 16 SOUTH, RANGE 14 EAST, WILLAMETTE MERIDIAN, CROOK COUNTY, OREGON,

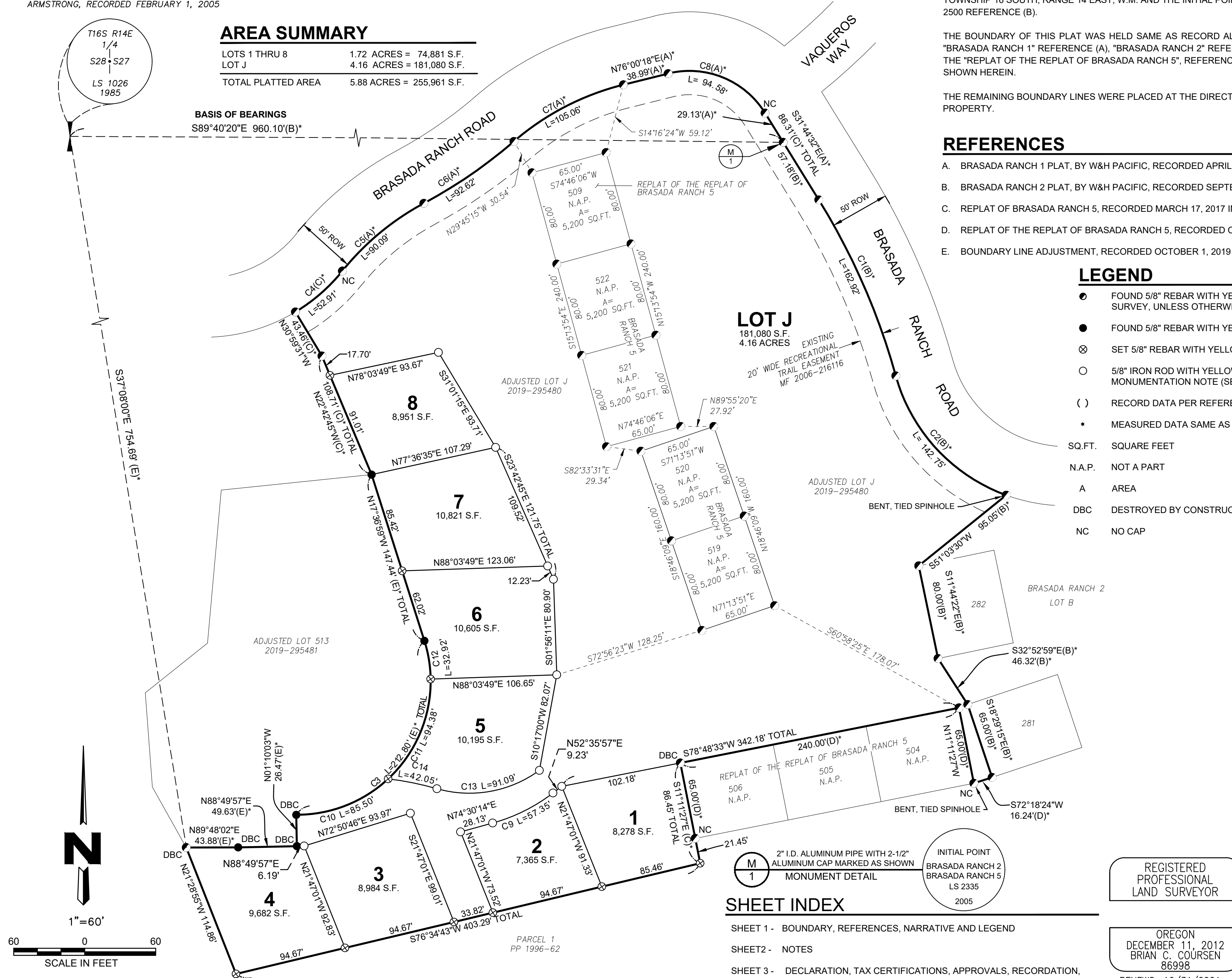
FOUND 3 1/4" ALUMINUM CAP PER CERTIFIED RECORD OF LAND CORNER MONUMENTATION FORM, BY DAVID B. ARMSTRONG, RECORDED FEBRUARY 1, 2005

217-21-000395-PLNG
AUGUST, 2021

AREA SUMMARY

LOTS 1 THRU 8	1.72 ACRES = 74,881 S.F.
LOT J	4.16 ACRES = 181,080 S.F.
TOTAL PLATTED AREA	5.88 ACRES = 255,961 S.F.

BASIS OF BEARINGS
S89°40'20"E 960.10'(B)*



NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE A PORTION OF THE LANDS OWNED BY FNF NV BRASADA, LLC, IN ACCORDANCE WITH THE OREGON REVISED STATUTES (O.R.S. CHAPTER 92), AND WITH THE APPROVAL AS GRANTED PER CROOK COUNTY PER APPLICATION 217-21-000395-PLNG (C-CU-DES-001-03).

THE BASIS OF BEARING IS SOUTH 89°40'20" EAST BETWEEN THE ONE -QUARTER CORNER COMMON TO SECTIONS 28 AND 27 OF TOWNSHIP 16 SOUTH, RANGE 14 EAST, W.M. AND THE INITIAL POINT OF BRASADA RANCH 2, AS SHOWN ON COUNTY SURVEY NO. 2500 REFERENCE (B).

THE BOUNDARY OF THIS PLAT WAS HELD SAME AS RECORD ALONG BRASADA RANCH ROAD AND AS PREVIOUSLY PLATTED ON "BRASADA RANCH 1" REFERENCE (A), "BRASADA RANCH 2" REFERENCE (B), "REPLAT OF BRASADA RANCH 5" REFERENCE (C), AND THE "REPLAT OF THE REPLAT OF BRASADA RANCH 5", REFERENCE (D), AND THE BOUNDARY LINE ADJUSTMENT, REFERENCE (E) AS SHOWN HEREIN.

THE REMAINING BOUNDARY LINES WERE PLACED AT THE DIRECTION OF THE OWNER AND WITHIN THE FNF NV BRASADA, LLC PROPERTY.

REFERENCES

- A. BRASADA RANCH 1 PLAT, BY W&H PACIFIC, RECORDED APRIL 22, 2005 IN CROOK COUNTY SURVEYS #2445.
- B. BRASADA RANCH 2 PLAT, BY W&H PACIFIC, RECORDED SEPTEMBER 25, 2005 IN CROOK COUNTY SURVEYS #2500.
- C. REPLAT OF BRASADA RANCH 5, RECORDED MARCH 17, 2017 IN CROOK COUNTY SURVEYS #4197.
- D. REPLAT OF THE REPLAT OF BRASADA RANCH 5, RECORDED OCTOBER 12, 2017 IN CROOK COUNTY SURVEYS #4240.
- E. BOUNDARY LINE ADJUSTMENT, RECORDED OCTOBER 1, 2019 IN CROOK COUNTY SURVEYS #4357.

LEGEND

- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "W&H PACIFIC" PER REFERENCED SURVEY, UNLESS OTHERWISE NOTED
- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "DOWL" PER REFERENCE SURVEY
- ⊗ SET 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "DOWL"
- 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "DOWL"; TO BE SET PER POST MONUMENTATION NOTE (SEE SHEET 7)
- () RECORD DATA PER REFERENCE NOTED
- * MEASURED DATA SAME AS RECORD
- SQ.FT. SQUARE FEET
- N.A.P. NOT A PART
- A AREA
- DBC DESTROYED BY CONSTRUCTION, RESET 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "DOWL"
- NC NO CAP

CURVE TABLE

CURVE #	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD
C1(B)*	575.00'	16°14'03"	162.92'	S23°37'30"E 162.38'
C2(B)*	150.00'	54°31'31"	142.75'	S42°46'14"E 137.42'
C3(E)*	112.94'	107°57'18"	212.80'	N36°21'40"E 182.68'
C4(C)*	150.00'	20°12'38"	52.91'	N48°54'10"E 52.64'
C5(A)*	225.00'	22°56'31"	90.09'	N50°16'06"E 89.49'
C6(A)*	425.00'	12°29'12"	92.62'	N55°29'45"E 92.44'
C7(A)*	225.00'	26°45'09"	105.06'	N62°37'44"E 104.11'
C8(A)*	75.00'	72°15'10"	94.58'	S67°52'07"E 88.44'
C9	150.00'	21°54'18"	57.35'	N63°33'06"E 57.00'
C10	112.94'	43°22'23"	85.50'	N68°39'08"E 83.47'
C11	112.94'	47°52'45"	94.38'	N23°01'34"E 91.65'
C12	112.94'	16°42'10"	32.92'	N9°15'54"W 32.81'
C13	100.00'	52°11'24"	91.09'	S79°52'43"W 87.97'
C14	260.00'	9°15'57"	42.05'	N78°39'33"W 42.00'

SHEET INDEX

- SHEET 1 - BOUNDARY, REFERENCES, NARRATIVE AND LEGEND
- SHEET2 - NOTES
- SHEET 3 - DECLARATION, TAX CERTIFICATIONS, APPROVALS, RECORDATION, SURVEYORS CERTIFICATE

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
DECEMBER 11, 2012
BRIAN C. COURSEN
86998
RENEWS: 12/31/2021

SHEET 1 OF 3

DOWL

WWW.DOWL.COM

963 SW Simpson, #200
Bend, Oregon 97702
541-385-4772

DOWL PROJECT #14105

BRASADA RANCH CASITAS

BEING A REPLAT OF A PORTION OF PARCEL 1, PARTITION PLAT 1996-62; LOTS 510 - 512, 514 - 518, 523, REPLAT OF BRASADA RANCH 5; AND LOTS 507, 508 AND A PORTION OF ADJUSTED LOT J, REPLAT OF THE REPLAT OF BRASADA RANCH 5, LOCATED IN THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER (SW1/4 NW1/4) AND THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER (NW1/4 SW1/4) OF SECTION 27, TOWNSHIP 16 SOUTH, RANGE 14 EAST, WILLAMETTE MERIDIAN, CROOK COUNTY, OREGON, 217-21-000395-PLNG
AUGUST, 2021

NOTES

- THIS PROPERTY IS SUBJECT TO THE FOLLOWING, AS DISCLOSED ON PUBLIC RECORD REPORT FOR NEW SUBDIVISION ORDER NO. WT0206148 BY WESTERN TITLE AND ESCROW, DATED AUGUST 19, 2021:
- REGULATIONS, INCLUDING LEVIES, LIENS, ASSESSMENTS, WATER AND IRRIGATION RIGHTS AND EASEMENTS FOR DITCHES AND CANALS OF CENTRAL OREGON IRRIGATION DISTRICT.
 - THE EXISTENCE OF ROADS, RAILROADS, IRRIGATION DITCHES AND CANALS, TELEPHONE, TELEGRAPH AND POWER TRANSMISSION FACILITIES.
 - RESERVATIONS CONTAINED IN PATENTS FROM THE UNITED STATES OF AMERICA AND IN DEEDS FROM THE STATE OF OREGON.
 - IMPROVEMENT AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF,
RECORDING DATE: APRIL 22, 2005
RECORDING NO.: 199244
 - COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT
RECORDING DATE: JUNE 2, 2005
RECORDING NO: 200429
RECORDING NO: 200430
AMENDMENT(S)/MODIFICATION(S) OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS, INCLUDING THE TERMS AND PROVISIONS THEREOF,
RECORDED OCTOBER 10, 2005 AS DOCUMENT NO. 204548; RECORDED JUNE 6, 2006 AS DOCUMENT NO. 211806 AND RE-RECORDED JUNE 14, 2006 AS DOCUMENT NO. 212060; RECORDED OCTOBER 25, 2006 AS DOCUMENT NO. 216042; RECORDED JULY 25, 2007 AS DOCUMENT NO. 222905; RECORDED JUNE 19, 2014 AS DOCUMENT NO. 263502; RECORDED JULY 30, 2015 AS DOCUMENT NO. 269584; RECORDED JULY 7, 2016 AS DOCUMENT NO. 274895; RECORDED JUNE 22, 2017 AS DOCUMENT NO. 281046; RECORDED AUGUST 3, 2018 AS DOCUMENT NO. 288585; RECORDED JULY 10, 2019 AS DOCUMENT NO. 294170.
ASSIGNMENT OF DECLARANT'S RIGHTS AND OBLIGATIONS UNDER THE DECLARATION OF COVENANTS AND EASEMENTS FOR BRASADA RANCH COMMUNITY IMPROVEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF,
RECORDING DATE: FEBRUARY 1, 2016
RECORDING NO.: 272405
RE-RECORDED: FEBRUARY 10, 2016
RECORDING NO.: 272548

LIENS AND ASSESSMENTS, IF ANY, BY THE BRASADA RANCH COMMUNITY COUNCIL HOMEOWNER'S ASSOCIATION.
LIENS AND ASSESMENTS, IF ANY, BY THE BRASADA RANCH RESIDENTIAL OWNERS ASSOCIATION.
 - BY-LAWS OF BRASADA RANCH COMMUNITY COUNCIL
RECORDING DATE: JUNE 2, 2005
RECORDING NO.: 200429
 - BY-LAWS OF BRASADA RANCH RESIDENTIAL ASSOCIATION
RECORDING DATE: JUNE 2, 2005
RECORDING NO.: 200430

AMENDMENT(S)/MODIFICATION(S) OF SAID BY-LAWS, INCLUDING THE TERMS AND PROVISIONS THEREOF,
RECORDING DATE: DECEMBER 4, 2008
RECORDING NO: 231875
 - AN IRRIGATION CONTRACT (FOR WATER SERVICES) AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF,
RECORDED: MARCH 2, 2006
INSTRUMENT NO.: 2006-208697
(NOT MAPPABLE)
 - DECLARATION OF COVENANT FOR WAIVER OF REMONSTRANCE - WILDLIFE DAMAGE CONTROL ACTIVITIES, INCLUDING THE TERMS AND PROVISIONS THEREOF,
RECORDING DATE: OCTOBER 25, 2006
RECORDING NO.: 216043
 - DECLARATION OF COVENANT FOR WAIVER OF REMONSTRANCE - AGRICULTURAL PRACTICES, INCLUDING THE TERMS AND PROVISIONS THEREOF,
RECORDING DATE: OCTOBER 25, 2006
RECORDING NO.: 216044
 - EASEMENTS, CONDITIONS, RESTRICTIONS AND NOTES AS DELINEATED ON THE RECORDED PLAT PLAT: BRASADA RANCH 5
RECORDING DATE: OCTOBER 25, 2006
RECORDING NO: 216046
(NO MAPPABLE EASEMENTS)

NOTES (CONTINUED)

- AN IRRIGATION CONTRACT (FOR WATER SERVICES) AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF,
RECORDED: APRIL 14, 2009
INSTRUMENT NO.: 2009-234014
(NOT WITHIN THE BOUNDARY OF THIS SUBDIVISION)
- A FIRST LIEN DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW,
AMOUNT: NOT STATED
DATED: JANUARY 29, 2016
TRUSTOR/GRANTOR: FNF NV BRASADA, LLC, AN OREGON LIMITED LIABILITY COMPANY
TRUSTEE: AMERITITLE INC., A DELAWARE CORPORATION
BENEFICIARY: BANK OF THE CASCADES. AN OREGON STATE-CHARTERED COMMERCIAL BANK
LOAN NO.: NOT STATED
RECORDING DATE: FEBRUARY 1, 2016
RECORDING NO.: 272407
RECORDING NO.: 272409
(INCLUDES ADDITIONAL PROPERTY)

AN AGREEMENT RECORDED JUNE 23, 2016 AS RECORDING NO. 274670, AND RECORDED AUGUST 20, 2018 AS RECORDING NO. 2018-288821 WHICH STATES THAT THIS INSTRUMENT WAS SUBORDINATED TO THE DOCUMENT OR INTEREST DESCRIBED IN THE INSTRUMENT:
RECORDING DATE: FEBRUARY 1, 2016
RECORDING NO.: 272409

A SUBSTITUTION OF TRUSTEE UNDER SAID DEED OF TRUST WHICH NAMES, AS THE SUBSTITUTED TRUSTEE, THE FOLLOWING TRUSTEE: FIRST AMERICAN TITLE COMPANY OF OREGON
RECORDING DATE: AUGUST 25, 2016
RECORDING NO: 275816
RECORDING NO: 275820

AN AGREEMENT TO MODIFY THE TERMS AND PROVISIONS OF SAID DEED OF TRUST AS THEREIN PROVIDED
EXECUTED BY: FNF NV BRASADA, LLC, AN OREGON LIMITED LIABILITY COMPANY
RECORDING DATE: SEPTEMBER 22, 2016
RECORDING NO: 276287

AN AGREEMENT TO MODIFY THE TERMS AND PROVISIONS OF SAID DEED OF TRUST AS THEREIN PROVIDED,
EXECUTED BY: FNF NV BRASADA, LLC AN OREGON LIMITED LIABILITY COMPANY
RECORDING DATE: AUGUST 20, 2018
RECORDING NO: 288820

AN ASSIGNMENT OF ALL MONEYS DUE, OR TO BECOME DUE AS RENTAL OR OTHERWISE FROM SAID LAND, TO SECURE PAYMENT OF AN INDEBTEDNESS, SHOWN BELOW AND UPON THE TERMS AND CONDITIONS THEREIN
AMOUNT: \$3,597,000.00
ASSIGNED TO: FIRST INTERSTATE BANK
ASSIGNED BY: FNF NV BRASADA, LLC, AN OREGON LIMITED LIABILITY COMPANY
RECORDING DATE: AUGUST 20, 2018
RECORDING NO: 288823
- DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW,
AMOUNT: NOT STATED
DATED: JANUARY 29, 2016
TRUSTOR/GRANTOR: FNF NV BRASADA, LLC, AN OREGON LIMITED LIABILITY COMPANY
TRUSTEE: AMERITITLE INC., A DELAWARE CORPORATION
BENEFICIARY: BANK OF THE CASCADES, AN OREGON STATE-CHARTERED COMMERCIAL BANK
LOAN NO.: NOT STATED
RECORDING DATE: FEBRUARY 1, 2016
RECORDING NO.: 272408
RECORDING NO.: 272410
(INCLUDES ADDITIONAL PROPERTY)

AN AGREEMENT RECORDED JUNE 23, 2016 AS RECORDING NO. 274670, AND RECORDED AUGUST 20, 2018 AS RECORDING NO. 2018-288821 WHICH STATES THAT THIS INSTRUMENT WAS SUBORDINATED TO THE DOCUMENT OR INTEREST DESCRIBED IN THE INSTRUMENT:
RECORDING DATE: FEBRUARY 1, 2016
RECORDING NO.: 272409

A SUBSTITUTION OF TRUSTEE UNDER SAID DEED OF TRUST WHICH NAMES, AS THE SUBSTITUTED TRUSTEE, THE FOLLOWING TRUSTEE: FIRST AMERICAN TITLE COMPANY OF OREGON
RECORDING DATE: AUGUST 25, 2016
RECORDING NO: 275818
RECORDING NO: 275822

AN AGREEMENT TO MODIFY THE TERMS AND PROVISIONS OF SAID DEED OF TRUST AS THEREIN PROVIDED
EXECUTED BY: FNF NV BRASADA, LLC, AN OREGON LIMITED LIABILITY COMPANY
RECORDING DATE: SEPTEMBER 22, 2016
RECORDING NO: 276287

NOTES (CONTINUED)

- LINE OF CREDIT TRUST DEED, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW,
AMOUNT: \$1,500,000.00
DATED: JANUARY 29, 2016
TRUSTOR/GRANTOR: FNF NV BRASADA, LLC, AN OREGON LIMITED LIABILITY COMPANY
TRUSTEE: AMERITITLE INC., A DELAWARE CORPORATION
BENEFICIARY: BANK OF THE CASCADES, AN OREGON STATE-CHARTERED COMMERCIAL BANK
LOAN NO.: NOT STATED
RECORDING DATE: FEBRUARY 1, 2016
RECORDING NO.: 272411
(INCLUDES ADDITIONAL PROPERTY)

A SUBSTITUTION OF TRUSTEE UNDER SAID DEED OF TRUST WHICH NAMES, AS THE SUBSTITUTED TRUSTEE, THE FOLLOWING TRUSTEE: FIRST AMERICAN TITLE COMPANY OF OREGON
RECORDING DATE: AUGUST 25, 2016
RECORDING NO: 275824

AN AGREEMENT TO MODIFY THE TERMS AND PROVISIONS OF SAID DEED OF TRUST AS THEREIN PROVIDED
EXECUTED BY: FNF NV BRASADA, LLC, AN OREGON LIMITED LIABILITY COMPANY
RECORDING DATE: SEPTEMBER 22, 2016
RECORDING NO: 276287

AN AGREEMENT TO MODIFY THE TERMS AND PROVISIONS OF SAID DEED OF TRUST AS THEREIN PROVIDED
EXECUTED BY: FNF NV BRASADA, LLC, AN OREGON LIMITED LIABILITY COMPANY
RECORDING DATE: FEBRUARY 23, 2018
RECORDING NO: 285532

AN AGREEMENT TO MODIFY THE TERMS AND PROVISIONS OF SAID DEED OF TRUST AS THEREIN PROVIDED
EXECUTED BY: FNF NV BRASADA, LLC, AN OREGON LIMITED LIABILITY COMPANY
RECORDING DATE: MAY 31, 2018
RECORDING NO: 287365

AN AGREEMENT TO MODIFY THE TERMS AND PROVISIONS OF SAID DEED OF TRUST AS THEREIN PROVIDED
EXECUTED BY: FNF NV BRASADA, LLC, AN OREGON LIMITED LIABILITY COMPANY
RECORDING DATE: SEPTEMBER 11, 2020
RECORDING NO: 302793
- EASEMENTS, CONDITIONS, RESTRICTIONS AND NOTES AS DELINEATED ON THE RECORDED PLAT PLAT: REPLAT OF BRASADA RANCH 5
RECORDING DATE: MARCH 17, 2017
RECORDING NO: 279242
(NO MAPPABLE EASEMENTS)
- EASEMENTS, CONDITIONS, RESTRICTIONS AND NOTES AS DELINEATED ON THE RECORDED PLAT PLAT: REPLAT OF THE REPLAT OF BRASADA RANCH 5
RECORDING DATE: OCTOBER 12, 2017
RECORDING NO: 283187
(NO MAPPABLE EASEMENTS)
- AN EXISTING 20' WIDE RECREATIONAL TRAIL EASEMENT
RECORDING DATE: OCTOBER 26, 2006
RECORDING NO: MF 2006-216116
(MAPPED)
- IMPROVEMENT AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF,
RECORDING DATE: _____
RECORDING NO.: _____

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
DECEMBER 11, 2012
BRIAN C. COURSEN
86998

RENEWS: 12/31/2021

SHEET 2 OF 3

DOWL
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Bend, Oregon 97702
541-385-4772

DOWL PROJECT #:14105

BRASADA RANCH CASITAS

BEING A REPLAT OF A PORTION OF PARCEL 1, PARTITION PLAT 1996-62; LOTS 510 - 512, 514 - 518, 523, REPLAT OF BRASADA RANCH 5; AND LOTS 507, 508 AND A PORTION OF ADJUSTED LOT J, REPLAT OF THE REPLAT OF BRASADA RANCH 5, LOCATED IN THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER (SW1/4 NW1/4) AND THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER (NW1/4 SW1/4) OF SECTION 27, TOWNSHIP 16 SOUTH, RANGE 14 EAST, WILLAMETTE MERIDIAN, CROOK COUNTY, OREGON, 217-21-000395-PLNG AUGUST, 2021

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT FNF NV BRASADA, LLC, AN OREGON LIMITED LIABILITY COMPANY, IS THE OWNER IN FEE SIMPLE OF THE LAND SHOWN ON THIS PLAT, HAS CAUSED SAID LAND TO BE SURVEYED AND SUBDIVIDED INTO PRIVATE LOTS, AS SHOWN ON THIS PLAT;

THERE ARE NO C.O.I.D. WATER RIGHTS APPURTENANT TO THE LAND SHOWN ON THIS PLAT;

AND DOES HEREBY SUBMIT FOR APPROVAL AND RECORD SAID PLAT OF "BRASADA RANCH CASITAS", HENCEFORTH TO BE SO KNOWN.

BY:SIMON HALLGARTEN, AUTHORIZED SIGNATORY, DATE FNF NV BRASADA, LLC, AN OREGON LIMITED LIABILITY COMPANY

ACKNOWLEDGEMENT

STATE OF) COUNTY OF) SS

ON THIS DAY OF , 2021, BEFORE ME, PERSONALLY APPEARED SIMON HALLGARTEN, FNF NV BRASADA, LLC, AND ACKNOWLEDGED SAID INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED ON BEHALF OF FNF NV BRASADA, LLC.

NOTARY PUBLIC PRINTED NAME: NOTARY PUBLIC - COMMISSION NO: MY COMMISSION EXPIRES

POST MONUMENT NOTE

I, BRIAN C. COURSEN CERTIFY THAT POST MONUMENTATION OF ALL REMAINING INTERIOR CORNERS, AS SHOWN HEREIN, WILL BE COMPLETED ON OR BEFORE AUGUST 31, 2022.

BRIAN C. COURSEN, P.L.S. 86998 INTERIOR MONUMENTS SET , 20 PER AFFIDAVIT OF MONUMENTATION RECORDED AT INSTRUMENT NO. , DATE , 20;

CROOK COUNTY SURVEYOR

RECORDATION - CLERK

STATE OF OREGON)) SS COUNTY OF CROOK) I CERTIFY THAT THE WITHIN INSTRUMENT WAS RECEIVED FOR RECORD ON THE DAY OF , 2021 AT M, AND RECORDED IN RECORDS OF SAID COUNTY MF NO. CHERYL W. SEELY, CROOK COUNTY CLERK

BY:DEPUTY

ASSESSORS CERTIFICATES

I HEREBY CERTIFY THAT ALL AD VALOREM TAXES, SPECIAL ASSESSMENTS, FEES AND OTHER CHARGES, AS REQUIRED BY ORS 92.095 TO BE PLACED ON THE 2021-2022 TAX ROLLS, WHICH HAVE BECOME A LIEN OR WILL BECOME A LIEN DURING THIS TAX YEAR, HAVE BEEN PAID TO ME.

CROOK COUNTY ASSESSOR 2021

I HEREBY CERTIFY THAT ALL TAXES HAVE BEEN PAID AS OF THIS DATE.

CROOK COUNTY TAX COLLECTOR 2021

APPROVALS

CROOK COUNTY PLANNING COMMISSION 2021

CROOK COUNTY FIRE DISTRICT 2021

CROOK COUNTY ROAD MASTER 2021

CROOK COUNTY ENVIRONMENTAL HEALTH 2021

CROOK COUNTY SURVEYOR 2021

CROOK COUNTY PLANNER 2021

CENTRAL OREGON IRRIGATION DISTRICT 2021

CROOK COUNTY COMMISSIONER 2021

CROOK COUNTY COMMISSIONER 2021

CROOK COUNTY JUDGE 2021

SIGNATURE BY THE COUNTY COURT CONSTITUTES ACCEPTANCE OF ANY DEDICATIONS TO THE PUBLIC AS SURVEYED AND PLATTED HEREON.

SURVEYORS CERTIFICATE

I, BRIAN C. COURSEN, PLS NO. 86998, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, THE LANDS SHOWN ON THIS PLAT OF "BRASADA RANCH CASITAS", BEING A PORTION OF PARCEL 1 OF PARTITION PLAT 1996-62, LOTS 510-512, 514-518 AND 523, REPLAT OF BRASADA RANCH 5 AND LOTS 507, 508 AND ADJUSTED LOT J, REPLAT OF THE REPLAT OF BRASADA RANCH 5; LOCATED IN THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER (SW1/4 NW1/4) AND THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER (NW1/4 SW1/4) OF SECTION 27, TOWNSHIP 16 SOUTH, RANGE 14 EAST, WILLAMETTE MERIDIAN, CROOK COUNTY, OREGON; SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE "INITIAL POINT", BEING MARKED BY A 2-1/2 INCH ALUMINUM CAP STAMPED "INITIAL POINT BRASADA RANCH 2 BRASADA RANCH 5 LS2335 2005", SAID POINT BEING THE WESTERLY TERMINATION OF THE SOUTHWEST RIGHT OF WAY OF BRASADA RANCH ROAD AS PLATTED ON "BRASADA RANCH 1", RECORDED APRIL 22, 2005 AS MF NO. 199243, RECORDS OF CROOK COUNTY, OREGON, SAID POINT BEARS SOUTH 89°40'20" EAST, 960.10 FEET FROM THE QUARTER CORNER COMMON TO SECTIONS 27 AND 28, IN TOWNSHIP 16 SOUTH, RANGE 14 EAST, WILLAMETTE MERIDIAN, CROOK COUNTY, OREGON, THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF SAID BRASADA RANCH ROAD, AS SHOWN ON THE PLAT OF "BRASADA RANCH 2", RECORDED SEPTEMBER 26, 2005 AS MF NO. 204177, RECORDS OF CROOK COUNTY, OREGON, THE FOLLOWING THREE (3) COURSES:

SOUTH 31°44'32" EAST, 57.18 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 575.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 16°14'03", AN ARC LENGTH OF 162.92 FEET, (THE CHORD OF WHICH BEARS SOUTH 23°37'30" EAST, 162.38 FEET) TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A 150.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 54°31'31", AN ARC LENGTH OF 142.75 FEET (THE CHORD OF WHICH BEARS SOUTH 42°46'14" EAST, 137.42 FEET) TO A POINT OF NON-TANGENCY;

THENCE LEAVING SAID RIGHT-OF-WAY AND ALONG THE WESTERLY BOUNDARY OF SAID PLAT "BRASADA RANCH PHASE 2" THE FOLLOWING FOUR (4) COURSES:

SOUTH 51°03'30" WEST, 95.05 FEET; THENCE SOUTH 11°44'22" EAST, 80.00 FEET; THENCE SOUTH 32°52'59" EAST, 46.32 FEET; THENCE SOUTH 18°29'15" EAST, 65.00 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF LOT J OF "REPLAT OF THE REPLAT OF BRASADA RANCH 5";

THENCE LEAVING SAID WESTERLY BOUNDARY ALONG THE BOUNDARY OF SAID LOT J, THE FOLLOWING THREE (3) COURSES:

SOUTH 72°18'24" WEST, 16.24 FEET; THENCE NORTH 11°11'27" WEST, 65.00 FEET; THENCE SOUTH 78°48'33" WEST, 240.00 FEET TO THE NORTHWEST CORNER OF LOT 506 OF "REPLAT OF THE REPLAT OF BRASADA RANCH 5";

THENCE LEAVING SAID BOUNDARY OF LOT J, SOUTH 11°11'27" EAST, 65.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 506; THENCE SOUTH 11°11'27" EAST, ALONG THE PROLONGATION OF THE WESTERLY BOUNDARY OF SAID LOT 506, 21.45 FEET; THENCE SOUTH 78°34'43" WEST, 403.29 FEET; THENCE NORTH 21°28'55" WEST, 114.86 FEET TO THE SOUTHERLY BOUNDARY OF ADJUSTED LOT 513, "REPLAT OF BRASADA RANCH 5", RECORDED SEPTEMBER 17, 2019 AS INSTRUMENT NO. 2019-295481; THENCE ALONG THE SOUTHERLY AND EASTERLY BOUNDARY OF SAID ADJUSTED LOT 513 THE FOLLOWING FIVE (5) COURSES:

NORTH 89°48'02" EAST, 43.88 FEET; THENCE NORTH 88°49'57" EAST, 49.63 FEET; THENCE NORTH 01°10'03" WEST, 26.47 FEET TO A POINT OF NON-TANGENT CURVATURE; THENCE ALONG THE ARC OF A 112.94 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 107°57'18", AN ARC LENGTH OF 212.80 FEET (THE CHORD OF WHICH BEARS NORTH 36°21'40" EAST A DISTANCE OF 182.68 FEET) TO A POINT OF TANGENCY; THENCE NORTH 17°36'59" WEST, 147.44 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID LOT J;

THENCE ALONG THE WESTERLY BOUNDARY OF SAID LOT J THE FOLLOWING TWO (2) COURSES:

NORTH 22°42'45" WEST, 108.71 FEET; THENCE NORTH 30°59'31" WEST, 43.46 FEET TO THE SOUTHERLY RIGHT OF WAY OF BRASADA RANCH ROAD AS SHOWN ON SAID PLAT "BRASADA RANCH 1";

THENCE ALONG SAID SOUTHERLY RIGHT OF WAY THE FOLLOWING SEVEN (7) COURSES:

ALONG THE ARC OF A 150.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 20°12'38", AN ARC LENGTH OF 52.91 FEET (THE CHORD OF WHICH BEARS NORTH 48°54'10" EAST A DISTANCE OF 52.64 FEET) TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A 225.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 22°56'31", AN ARC LENGTH OF 90.09 FEET (THE CHORD OF WHICH BEARS NORTH 50°16'06" EAST A DISTANCE OF 89.49 FEET) TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A 425.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 12°29'12", AN ARC LENGTH OF 92.62 FEET (THE CHORD OF WHICH BEARS NORTH 55°29'45" EAST A DISTANCE OF 92.44 FEET) TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A 225.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 26°45'09", AN ARC LENGTH OF 105.06 FEET (THE CHORD OF WHICH BEARS NORTH 62°37'44" EAST A DISTANCE OF 104.11 FEET) TO A POINT OF TANGENCY; THENCE NORTH 76°00'18" EAST, 38.99 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 75.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 72°15'10", AN ARC LENGTH OF 94.58 FEET (THE CHORD OF WHICH BEARS SOUTH 67°52'07" EAST A DISTANCE OF 88.44 FEET) TO A POINT OF TANGENCY; THENCE SOUTH 31°44'32" EAST, 29.13 FEET TO THE POINT OF BEGINNING

EXCEPTING THEREFROM LOTS 519-522 "BRASADA RANCH 5" AND LOT 509 "REPLAT OF THE REPLAT OF BRASADA RANCH 5"

SAID PLAT CONTAINS 5.88 ACRES, MORE OR LESS

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON DECEMBER 11, 2012 BRIAN C. COURSEN 86998

RENEWS: 12/31/2021

SHEET 3 OF 3

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