

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT COOPER CREEK ESTATES, LLC IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAS CAUSED THE SAME TO BE PLATTED INTO PARCELS AS SHOWN.

BY: Dyanna Irvine
DYANNA IRVINE, MANAGER
COOPER CREEK ESTATES, LLC

ACKNOWLEDGMENT:

STATE OF OREGON }
COUNTY OF DOUGLAS } ss.

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 30TH DAY OF MARCH, 2022, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED DYANNA IRVINE, MEMBER, COOPER CREEK ESTATES, LLC, WHO DID SAY THAT SHE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT SHE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

Elaine Berg
NOTARY: ELAINE BERG
NOTARY PUBLIC - OREGON
COMMISSION NO.: 1022478
MY COMMISSION EXPIRES: MARCH 06, 2026

PARTITION PLAT
LOCATED IN THE NORTHWEST QUARTER
OF SECTION 21, TOWNSHIP 25 SOUTH, RANGE 5 WEST,
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON
MARCH 30, 2022

Douglas County Official Records 2022-009805
Daniel J. Loomis, County Clerk

NO FEE
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06/07/2022 11:36:42 AM
PLAT-PAR Cnt=1 Stn=43 KGSTUTZM
This is a no fee document

APPROVALS:

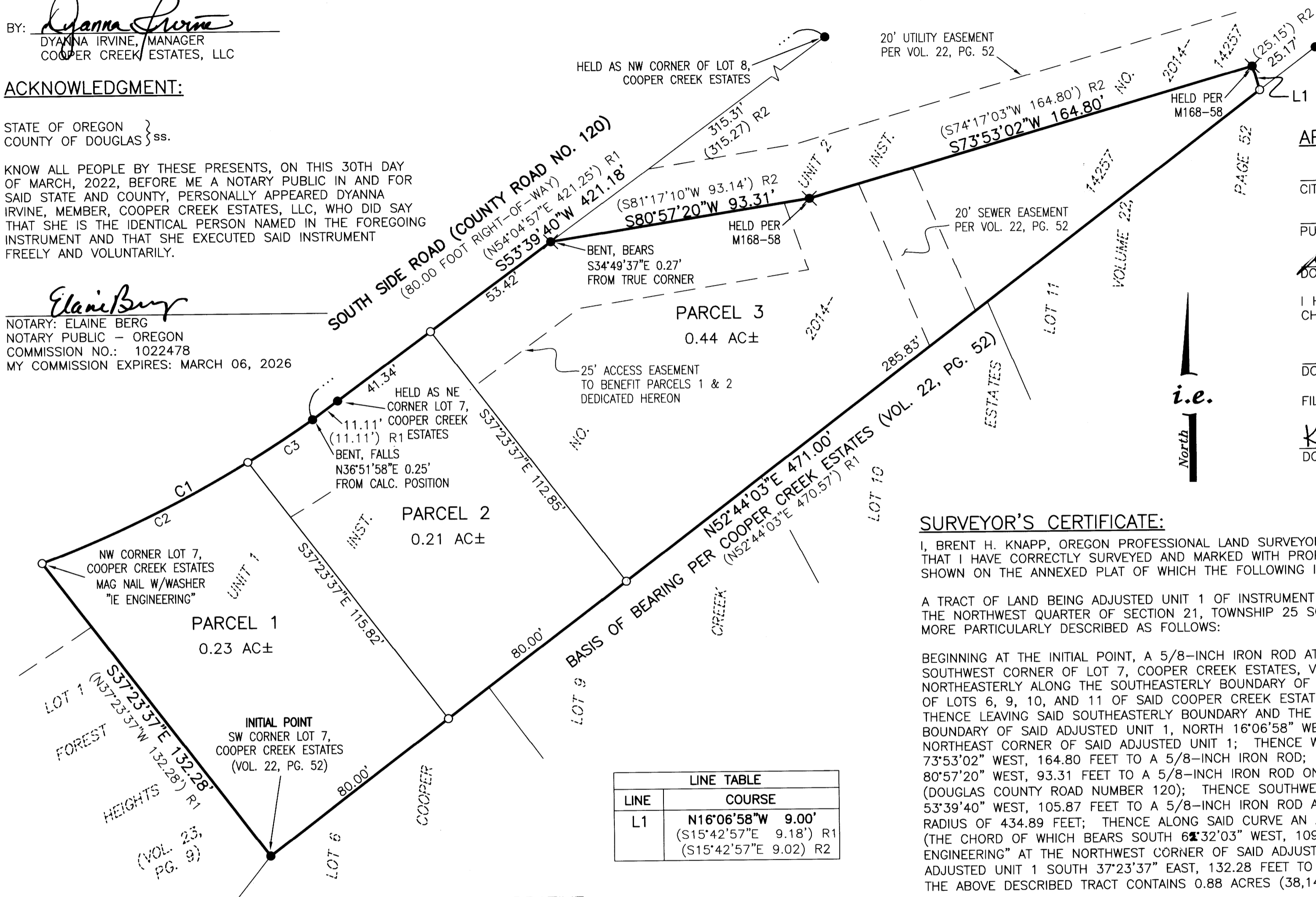
Avani Elliott 6-2-2022
CITY OF SUTHERLIN COMMUNITY DEVELOPMENT DIRECTOR DATE
N/A
PUBLIC WORKS DIRECTOR DATE
Rand A. Reilly 6-7-22
DOUGLAS COUNTY SURVEYOR DATE
I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.
J. P. Wil 6-7-22
DOUGLAS COUNTY TAX COLLECTOR DATE
FILED THIS 7th DAY OF June, 2022, 11:36 O'CLOCK AM/PM
Katherine M. Stutzman, Deputy 6/7/22
DOUGLAS COUNTY CLERK DATE

SURVEYOR'S CERTIFICATE:

I, BRENT H. KNAPP, OREGON PROFESSIONAL LAND SURVEYOR NO. 81116, 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:

A TRACT OF LAND BEING ADJUSTED UNIT 1 OF INSTRUMENT NUMBER 2014-14257, DEED RECORDS OF DOUGLAS COUNTY, LOCATED IN THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 25 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, A 5/8-INCH IRON ROD AT THE SOUTHWEST CORNER OF SAID ADJUSTED UNIT 1, BEING THE SOUTHWEST CORNER OF LOT 7, COOPER CREEK ESTATES, VOLUME 22, PAGE 52, DOUGLAS COUNTY PLAT RECORDS; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY BOUNDARY OF SAID ADJUSTED UNIT 1, COINCIDENT WITH THE NORTHWESTERLY BOUNDARY OF LOTS 6, 9, 10, AND 11 OF SAID COOPER CREEK ESTATES, NORTH 52°44'03" EAST, 445.83 FEET TO A 5/8-INCH IRON ROD; THENCE LEAVING SAID SOUTHEASTERLY BOUNDARY AND THE NORTHWESTERLY BOUNDARY OF SAID LOT 11, NORTHERLY ALONG THE EAST BOUNDARY OF SAID ADJUSTED UNIT 1, NORTH 16°06'58" WEST, 9.00 FEET TO A 5/8-INCH IRON ROD AT THE MOST EASTERLY NORTHEAST CORNER OF SAID ADJUSTED UNIT 1; THENCE WESTERLY ALONG THE NORTH BOUNDARY OF SAID ADJUSTED UNIT 1, SOUTH 80°57'20" WEST, 164.80 FEET TO A 5/8-INCH IRON ROD ON THE SOUTHEASTERLY RIGHT-OF-WAY BOUNDARY OF SOUTH SIDE ROAD (DOUGLAS COUNTY ROAD NUMBER 120); THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY BOUNDARY SOUTH 53°39'40" WEST, 105.87 FEET TO A 5/8-INCH IRON ROD AND THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 434.89 FEET; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 109.49 FEET, THROUGH A CENTRAL ANGLE OF 14°25'29" (THE CHORD OF WHICH BEARS SOUTH 62°32'03" WEST, 109.20 FEET) TO A MAG-NAIL WITH A 1-1/2 INCH WASHER MARKED "IE ENGINEERING" AT THE NORTHWEST CORNER OF SAID ADJUSTED UNIT 1; THENCE SOUTHERLY ALONG THE WESTERLY BOUNDARY OF SAID ADJUSTED UNIT 1 SOUTH 37°23'37" EAST, 132.28 FEET TO THE POINT OF BEGINNING AND THERE TERMINATING.
THE ABOVE DESCRIBED TRACT CONTAINS 0.88 ACRES (38,147.31 SQUARE FEET), MORE OR LESS.



LINE TABLE	
LINE	COURSE
L1	N16°06'58"W 9.00' (S15°42'57"E 9.18') R1 (S15°42'57"E 9.02) R2

CURVE TABLE				
CURVE	CHORD	RADIUS	CURVE LENGTH	DELTA
C1 (R1)	S62°32'03"W 109.20' (N61°14'35"E 109.48')	434.89' (434.89')	109.49' (109.77')	14°25'29" (14°27'45")
C2	S64°21'21"W 81.71'	434.89'	81.83'	10°46'53"
C3	S57°08'36"W 27.65'	434.89'	27.65'	3°38'36"

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO PARTITION ADJUSTED UNIT 1 OF INSTRUMENT NUMBER 2014-14257, DEED RECORDS OF DOUGLAS COUNTY, INTO THREE PARCELS. THE PROCEDURE WAS AS FOLLOWS:

THE SOUTHEAST BOUNDARY WAS ESTABLISHED BY HOLDING RECORD MONUMENTS FOUND PER COOPER CREEK ESTATES, VOL. 22, PG. 52, PLAT RECORDS OF DOUGLAS COUNTY. THE NORTH BOUNDARY WAS ESTABLISHED BY HOLDING RECORD MONUMENTS FOUND PER DOUGLAS COUNTY SURVEY M168-58. THE NORTHWEST BOUNDARY, WHICH IS COINCIDENT WITH THE SOUTHEASTERLY RIGHT-OF-WAY BOUNDARY OF SOUTH SIDE ROAD (DOUGLAS COUNTY ROAD NUMBER 120), WAS ESTABLISHED BY HOLDING RECORD MONUMENTS PER COOPER CREEK ESTATES AND DOUGLAS COUNTY SURVEY M168-58. THE SOUTHWEST BOUNDARY WAS ESTABLISHED BY HOLDING RECORD BEARING AND DISTANCE PER LOT 7, COOPER CREEK ESTATES. THE NORTHWEST CORNER OF LOT 7, COOPER CREEK ESTATES, WAS NOT FOUND AND ITS POSITION WAS DETERMINED BY HOLDING THE BEARING AND DISTANCE OF SAID SOUTHWEST BOUNDARY. A 5/8-INCH IRON ROD WAS SET TO DELINEATE SAID NORTHWEST CORNER AS SHOWN. MONUMENTS WERE SET AT THE NEWLY CREATED PARCEL CORNERS AS SHOWN.

WAIVER OF REMONSTRANCE AGREEMENT RECORDED AS INSTRUMENT NUMBER 2022-009802

- LEGEND**
- - DENOTES FOUND 5/8" IRON ROD PER COOPER CREEK ESTATES, VOL. 22, PG. 52
 - ✱ - DENOTES FOUND 5/8" IRON ROD PER DOUGLAS COUNTY SURVEY M168-58
 - - DENOTES SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "I.E. ENGINEERING" UNLESS OTHERWISE NOTED
 - ()R1 - DENOTES RECORD PER COOPER CREEK ESTATES, VOL. 22, PG. 52 DOUGLAS COUNTY PLAT RECORDS.
 - ()R2 - DENOTES RECORD PER DOUGLAS COUNTY SURVEY M168-58

ZONE: R2
COMP. PLAN: RESIDENTIAL
WATER: CITY OF SUTHERLIN
SEWER: CITY OF SUTHERLIN

COMMUNITY DEVELOPMENT FILE NO. 20S-002

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
NOVEMBER 10, 2010
BRENT H. KNAPP
81116

EXPIRES: 6/30/2023

i.e.
ENGINEERING

SCALE: 1"=30'
SHEET 1 OF 1
JOB NO. 2458-04

CLIENT:
COOPER CREEK ESTATES LLC
3782 DEL RIO ROAD
ROSEBURG, OR 97471

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Roseburg, Oregon 97470
PHONE (541) 673-0166
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iemail@ieengineering.com

2022-0028

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