

DOUGLAS COUNTY OFFICIAL RECORDS  
BARBARA E. NIELSEN, COUNTY CLERK 2007-017437



PLAT-SUB Cnt=1 Stn=13 MAILDESK  
This is a no fee document

**APPROVALS:**

[Signature] Aug. 08, 2007  
PLANNING COMMISSION CHAIRMAN  
CITY OF SUTHERLIN  
Randy Smith 8-8-07  
DOUGLAS COUNTY SURVEYOR DEPUTY  
Ron Northcraft 8-9-07  
DOUGLAS COUNTY TAX ASSESSOR

FIELD CREW: DEREK FEIGEL AND JEREMY LEONARD  
EQUIPMENT: TOPCON TOTAL STATION AND TDS RECON DATA COLLECTOR  
OFFICE: BRENT KNAPP  
DRAFTING: BRENT KNAPP  
ZONE: RH  
COMP. PLAN: RLH  
WATER: CITY OF SUTHERLIN  
SEWER: CITY OF SUTHERLIN

**SURVEYOR'S CERTIFICATE:**

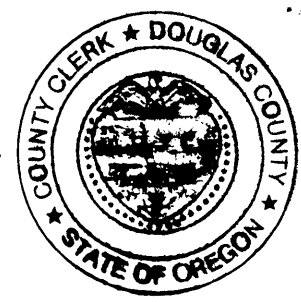
I, RONALD A. QUIMBY, OREGON PROFESSIONAL LAND SURVEYOR NO. 1654, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND SHOWN ON THE ANNEXED PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:

THAT TRACT OF LAND DESCRIBED AS UNIT 1 (M153-13) OF INSTRUMENT NUMBER 2007-011069, DOUGLAS COUNTY DEED RECORDS, LOCATED IN THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 25 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD AT THE MOST EASTERLY NORTHEAST CORNER OF SAID UNIT 1; THENCE ALONG THE EAST BOUNDARY OF SAID UNIT 1, SOUTH 00°03'07" EAST, 563.61 FEET TO A 5/8 INCH IRON ROD AT THE THE SOUTHEAST CORNER OF SAID UNIT 1; THENCE ALONG THE SOUTH BOUNDARY OF SAID UNIT 1 THE FOLLOWING COURSES: NORTH 86°40'56" WEST, 108.39 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 81°37'43" WEST, 54.68 FEET TO A 5/8-INCH IRON ROD; THENCE SOUTH 51°01'45" WEST, 105.16 FEET TO A 5/8 INCH IRON ROD; THENCE ALONG THE ARC OF A 175.00 FOOT RADIUS CURVE TO THE LEFT, (THE CHORD OF WHICH BEARS SOUTH 45°33'43" WEST, 33.35 FEET) 33.40 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 49°08'26" WEST, 185.86 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 31°23'25" WEST, 89.57 FEET TO A 5/8 INCH IRON ROD; THENCE ALONG THE ARC OF A 475.00 FOOT RADIUS CURVE TO THE LEFT, (THE CHORD OF WHICH BEARS SOUTH 57°16'59" WEST, 78.68 FEET) 78.68 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 52°32'17" WEST, 341.61 FEET TO A 5/8 INCH IRON ROD; THENCE ALONG THE ARC OF A 525.00 FOOT RADIUS CURVE TO THE RIGHT, (THE CHORD OF WHICH BEARS SOUTH 54°45'07" WEST, 40.56 FEET) 40.57 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 30°42'41" EAST, 149.56 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 30°02'55" WEST, 130.58 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 44°47'08" WEST, 84.11 FEET TO A 5/8 INCH IRON ROD AT THE SOUTHWEST CORNER OF SAID UNIT 1 ; THENCE SOUTH 64°03'14" WEST, 21.87 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 40°48'07" WEST, 223.57 FEET TO A 5/8-INCH IRON ROD; THENCE NORTH 26°36'17" EAST, 11.52 FEET TO A 5/8 INCH IRON ROD; THENCE ALONG THE ARC OF A 200.00 FOOT RADIUS CURVE TO THE RIGHT, (THE CHORD OF WHICH BEARS NORTH 39°13'00" EAST, 87.34 FEET) 88.05 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 43°33'05" WEST, 160.05 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 57°04'54" EAST, 141.32 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 55°06'21" EAST, 93.61 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 41°59'12" EAST, 81.39 FEET TO A 5/8-INCH IRON ROD; THENCE NORTH 37°23'37" WEST, 157.28 FEET TO A 5/8 INCH IRON ROD ON THE SOUTH RIGHT-OF-WAY BOUNDARY OF SOUTH SIDE ROAD (COUNTY ROAD NUMBER 120); THENCE ALONG SAID SOUTH RIGHT-OF-WAY BOUNDARY AND THE ARC OF A 441.89 FOOT RADIUS CURVE TO THE LEFT, (THE CHORD OF WHICH BEARS NORTH 63°51'36" EAST, 110.41 FEET) 110.70 FEET TO A 5/8 INCH IRON ROD; THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY BOUNDARY THE FOLLOWING COURSES: SOUTH 24°45'05" WEST, 10.31 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 54°02'03" EAST, 543.92 FEET TO A 5/8 INCH IRON ROD; THENCE ALONG THE ARC OF A 1080.51 FOOT RADIUS CURVE TO THE RIGHT, (THE CHORD OF WHICH BEARS NORTH 60°05'36" EAST, 225.04) FEET TO A 5/8 INCH IRON ROD AT THE MOST NORTHERLY NORTHEAST CORNER OF SAID UNIT 1; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY BOUNDARY, SOUTH 15°45'58" EAST, 112.55 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 84°39'26" EAST, 174.63 FEET TO THE POINT OF BEGINNING AND THERE TERMINATING, AND CONTAINING 12.22 ACRES, MORE OR LESS.

I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.

Sandra K. Corneer 8/10/07  
DOUGLAS COUNTY TAX COLLECTOR  
FILED THIS 10 DAY OF August, 2007, 3:20 O'CLOCK AM/PM  
BARBARA E. NIELSEN 8-10-07  
DOUGLAS COUNTY CLERK  
[Signature] 8-10-07  
DOUGLAS COUNTY COMMISSIONER  
[Signature] 8-10-07  
DOUGLAS COUNTY COMMISSIONER



PLANNING DEPARTMENT FILE NO. SUB 2004-07-06

**NARRATIVE:**

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THAT TRACT OF LAND DESCRIBED AS UNIT 1 (M153-13) AS RECORDED IN INSTRUMENT NUMBER 2007-011069, DOUGLAS COUNTY DEED RECORDS, INTO THE LOTS AS SHOWN. THE PROCEDURE WAS AS FOLLOWS:

MONUMENTS OF RECORD WERE TIED AND HELD AS SHOWN. NONUMENTS WERE THEN SET IN ORDER TO DELINEATE THE LOT BOUNDARIES AS SHOWN.

**DECLARATION:**

KNOW ALL PEOPLE BY THESE PRESENTS THAT ELOY AND LAURA OCHOA ARE THE OWNERS OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE PLATTED BY THE NAME OF "COOPER CREEK SUBDIVISION" TOGETHER WITH EASEMENTS AS SHOWN AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS SHOWN HEREON.

Eloy Ochoa 6/22/07  
ELOY OCHOA  
Laura Ochoa 6/22/07  
LAURA OCHOA

**DECLARATION:**

KNOW ALL PEOPLE BY THESE PRESENTS THAT JOHN A. AND REKHA N. TALLEY, ARE THE OWNERS OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE PLATTED BY THE NAME OF "COOPER CREEK SUBDIVISION" TOGETHER WITH EASEMENTS AS SHOWN AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS SHOWN HEREON.

John A. Talley 6/28/07  
JOHN A. TALLEY  
Rekha N. Talley 6/28/07  
REKHA N. TALLEY

**ACKNOWLEDGMENT:**

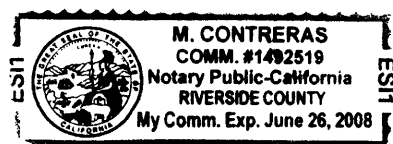
STATE OF OREGON }  
COUNTY OF DOUGLAS } ss.  
KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 28 DAY OF June, 2007, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JOHN A. AND REKHA N. TALLEY, WHO DID SAY THAT THEY ARE THE IDENTICAL PERSONS NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

Elaine Berg  
NOTARY: ELAINE BERG  
NOTARY PUBLIC - OREGON  
COMMISSION NO.: 405611  
MY COMMISSION EXPIRES: JUNE 23, 2010

**ACKNOWLEDGMENT:**

STATE OF California }  
COUNTY OF Riverside } ss.  
KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 22 DAY OF June, 2007, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED ELOY AND LAURA OCHOA, WHO DID SAY THAT THEY ARE THE IDENTICAL PERSONS NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

M. Contreras  
NOTARY SIGNATURE  
M. Contreras  
NOTARY NAME  
NOTARY PUBLIC - 1492519  
COMMISSION NO.: 6-26-2008  
MY COMMISSION EXPIRES:



**REGISTERED PROFESSIONAL LAND SURVEYOR**  
Ronald A. Quimby  
OREGON  
JULY 14, 1978  
RONALD A. QUIMBY  
1654  
EXPIRES: 12/31/2008

**COOPER CREEK ESTATES**  
LYING IN THE NW 1/4 OF SECTION 21, TOWNSHIP 25 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

**SURVEYED FOR:**  
JOHN TALLEY  
1762 ASPEN RUN  
SUTHERLIN, OR 97479

**SURVEYED BY:**  
i.e.  
ENGINEERING  
505 SE Main Street  
Roseburg, Oregon 97470  
PHONE (541) 673-0166  
FAX (541) 440-9392  
iemail@ieengineering.com

SCALE: NONE  
DATE: JUNE, 2007  
JOB NO: 1988-01  
DWG. BY: BHK  
PM: BHK  
PAGE: 1 OF 2

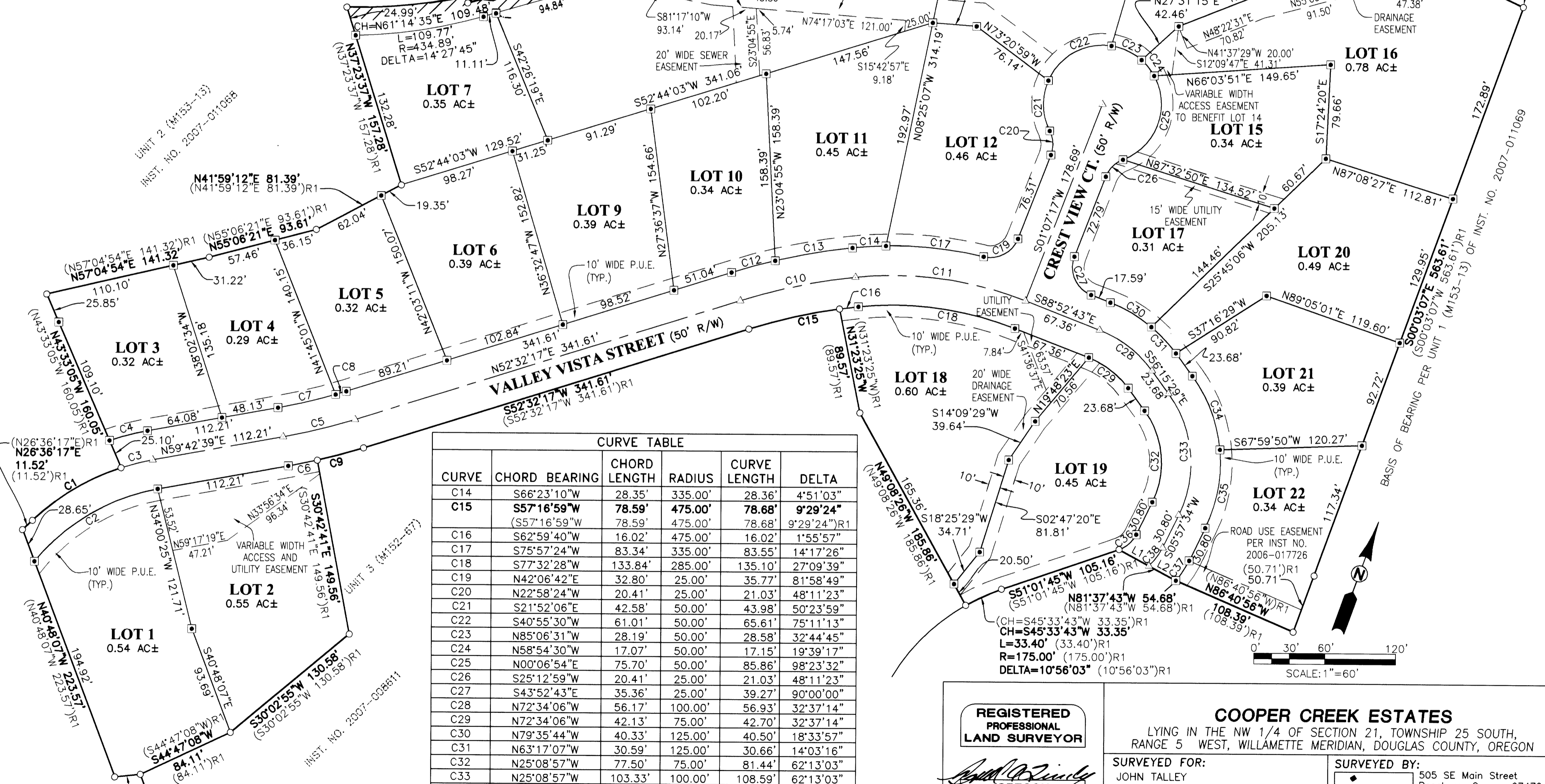
**P.U.E. NOTE:**

PUBLIC UTILITY EASEMENTS SHOWN ON THIS MAP ARE SUBJECT TO RESTRICTIONS RECORDED IN INSTRUMENT NUMBER 2007-017434, DOUGLAS COUNTY DEED RECORDS.

BYLAWS RECORDING NO. 2007-017435  
CC&Rs RECORDING NO. 2007-017436

CURVE TABLE					
CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	CURVE LENGTH	DELTA
C1	N39°13'00"E (N39°13'00"E)	87.34' 87.34'	200.00' 200.00'	88.05' 88.05'	25°13'26" 25°13'26"R1
C2	S39°27'35"W	121.15'	175.00'	123.71'	40°30'06"
C3	S55°46'11"W	27.49'	200.00'	27.51'	7°52'56"
C4	S55°28'12"W	33.28'	225.00'	33.31'	8°28'53"
C5	N56°07'28"E	62.55'	500.00'	62.59'	7°10'21"
C6	N58°20'17"E	25.15'	525.00'	25.15'	2°44'43"
C7	N56°41'36"E	50.01'	475.00'	50.03'	6°02'05"
C8	N53°06'25"E	9.43'	475.00'	9.43'	1°08'16"
C9	S54°45'07"W (S54°45'07"W)	40.56' 40.56'	525.00' 525.00'	40.57' 40.57'	4°25'39" 4°25'39"R1
C10	S58°14'58"W	99.52'	500.00'	99.68'	11°25'21"
C11	S77°32'28"W	145.58'	310.00'	146.95'	27°09'39"
C12	S54°37'45"W	38.31'	525.00'	38.32'	4°10'55"
C13	S60°20'25"W	66.30'	525.00'	66.35'	7°14'26"

**LEGEND:**  
 □ SET 5/8" x 30" IR w/CAP MARKED  
 "I.E. ENGINEERING" UNLESS OTHERWISE NOTED  
 ○ FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED  
 △ CALCULATED POSITION  
 ( ) R1 RECORD AS PER UNIT 1 (M153-13) INST. NO. 2007-011069



CURVE TABLE					
CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	CURVE LENGTH	DELTA
C14	S66°23'10"W	28.35'	335.00'	28.36'	4°51'03"
C15	S57°16'59"W (S57°16'59"W)	78.59' 78.59'	475.00' 475.00'	78.68' 78.68'	9°29'24" 9°29'24"R1
C16	S62°59'40"W	16.02'	475.00'	16.02'	1°55'57"
C17	S75°57'24"W	83.34'	335.00'	83.55'	14°17'26"
C18	S77°32'28"W	133.84'	285.00'	135.10'	27°09'39"
C19	N42°06'42"E	32.80'	25.00'	35.77'	81°58'49"
C20	N22°58'24"W	20.41'	25.00'	21.03'	48°11'23"
C21	S21°52'06"E	42.58'	50.00'	43.98'	50°23'59"
C22	S40°55'30"W	61.01'	50.00'	65.61'	75°11'13"
C23	N85°06'31"W	28.19'	50.00'	28.58'	32°44'45"
C24	N58°54'30"W	17.07'	50.00'	17.15'	19°39'17"
C25	N00°06'54"E	75.70'	50.00'	85.86'	98°23'32"
C26	S25°12'59"W	20.41'	25.00'	21.03'	48°11'23"
C27	S43°52'43"E	35.36'	25.00'	39.27'	90°00'00"
C28	N72°34'06"W	56.17'	100.00'	56.93'	32°37'14"
C29	N72°34'06"W	42.13'	75.00'	42.70'	32°37'14"
C30	N79°35'44"W	40.33'	125.00'	40.50'	18°33'57"
C31	N63°17'07"W	30.59'	125.00'	30.66'	14°03'16"
C32	N25°08'57"W	77.50'	75.00'	81.44'	62°13'03"
C33	N25°08'57"W	103.33'	100.00'	108.59'	62°13'03"
C34	N40°48'22"W	66.61'	125.00'	67.42'	30°54'14"
C35	N09°41'51"W	67.47'	125.00'	68.32'	31°18'49"
C36	N28°29'39"E	19.16'	25.00'	19.67'	45°04'10"
C37	N13°41'30"E	20.18'	75.00'	20.24'	15°27'53"
C38	N17°03'59"E	19.26'	50.00'	19.39'	22°12'51"

LINE TABLE		
LINE	BEARING	LENGTH
L1	S81°37'43"E	28.66'
L2	S81°37'43"E	26.02'

**REGISTERED PROFESSIONAL LAND SURVEYOR**  
 OREGON  
 JULY 14, 1978  
 RONALD A. QUMBY  
 1654  
 EXPIRES: 12/31/2008

**COOPER CREEK ESTATES**  
 LYING IN THE NW 1/4 OF SECTION 21, TOWNSHIP 25 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

SURVEYED FOR:  
 JOHN TALLEY  
 1762 ASPEN RUN  
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