

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:

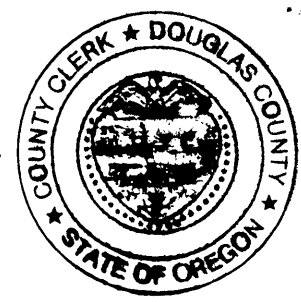
I, RONALD A. QUIMBY, OREGON PROFESSIONAL LAND SURVEYOR NO. 1654, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND SHOWN ON THE ANNEXED PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:

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, 78.59 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. Cornee 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:

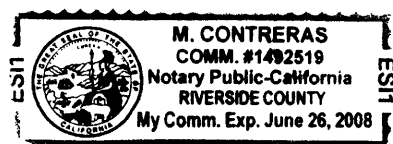
STATE OF OREGON }
COUNTY OF DOUGLAS } ss.
KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 28 DAY OF June, 2007, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JOHN A. AND REKHA N. TALLEY, WHO DID SAY THAT THEY ARE THE IDENTICAL PERSONS NAMED IN THE FOREGOING INSTRUMENT AND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



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

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

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