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CURVE TABLE					
CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	CURVE LENGTH	DELTA
C1	**N39°13'00"E**	**87.34'**	**200.00'**	**88.05'**	**25°13'26"**
	(N39°13'00"E	87.34'	200.00'	88.05'	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**	**40.56'**	**525.00'**	**40.57'**	**4°25'39"**
	(S54°45'07"W	40.56'	525.00'	40.57'	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

SOUTH SIDE RD. (CO. RD. NO. 120) (80' R/W)

RIGHT-OF-WAY TO BE DEDICATED PER THIS PLAT

(CH=N63°51'36"E 110.41')R1
CH=N63°51'36"E 110.41'
L=110.70' (110.70')R1
R=441.89' (441.89')R1
DELTA=14°21'12" (14°21'12")R1

(N54°02'03"E 543.92')R1
N54°02'03"E 543.92'
S54°04'57"W 534.21'
271.55'

(N24°45'05"E)R1
N24°45'05"E
10.31'
(10.31')R1

(CH=N60°05'36"E 225.04')R1
CH=N60°05'36"E 225.04'
L=225.45' (225.45')R1
R=1080.51' (1080.51')R1
DELTA=11°57'17" (11°57'17")R1

15.22'

113.00'

CH=S56°02'29"W 74.51'
L=74.53'
R=1063.05'
DELTA=4°01'00"

CH=S61°58'50"W 145.74'
L=145.85'
R=1063.05'
DELTA=7°51'40"

97.33'

S15°45'58"E 112.55'
(S15°45'58"E 112.55')R1

50.38'

(S84°39'26"E 174.63')R1
S84°39'26"E 174.63'

INITIAL POINT

124.25'

LOT 14
0.63 AC±

LOT 13
0.61 AC±

LOT 8
0.96 AC±

410.14'

43.75'

94.84'

S74°17'03"W 43.80'

20' WIDE UTILITY EASEMENT

121.22'

S74°17'03"W 37.20'

S03°53'24"E 193.91'

N27°31'15"E 42.46'

N48°22'31"E 193.18'

N55°00'13"E 91.50'

N27°23'48"E 47.38'

DRAINAGE EASEMENT

N48°22'31"E 70.82'

N41°37'29"W 20.00'

S12°09'47"E 41.31'

LOT 16
0.78 AC±

N66°03'51"E 149.65'

VARIABLE WIDTH ACCESS EASEMENT TO BENEFIT LOT 14

LOT 15
0.34 AC±

S17°24'20"E 79.66'

172.89'

N87°08'27"E 112.81'

(CH=N63°51'36"E 110.41')R1
CH=N63°51'36"E 110.41'
L=110.70' (110.70')R1
R=441.89' (441.89')R1
DELTA=14°21'12" (14°21'12")R1

24.99'

CH=N61°14'35"E 109.48'

L=109.77'
R=434.89'
DELTA=14°27'45"

11.11'

S81°17'10"W 93.14'

20.17'

S23°04'55"E 56.83'

5.74'

N74°17'03"E 121.00'

25.00'

20' WIDE SEWER EASEMENT

147.56'

S15°42'57"E 9.18'

N73°20'59"W 76.14'

C22 C23 C24

N37°23'37"W 157.28'
(N37°23'37"W 157.28')R1

132.28'

S42°26'19"E 116.30'

S52°44'03"W 341.06'

102.20'

LOT 7
0.35 AC±

UNIT 2 (M153-13) INST. NO. 2007-011068

N41°59'12"E 81.39'
(N41°59'12"E 81.39')R1

S52°44'03"W 129.52'

98.27'

31.25'

91.29'

192.97'

N08°25'07"W 314.19'

C20 C21

LOT 11
0.45 AC±

LOT 12
0.46 AC±

C25

CREST VIEW CT. (50' R/W)

S01°07'17"W 178.69'

76.31'

LOT 17
0.31 AC±

15' WIDE UTILITY EASEMENT

C26

N87°32'50"E 134.52'

60.67'

72.79'

C27

17.59'

144.46'

S25°45'06"W 205.13'

LOT 20
0.49 AC±

129.95'

S00°03'07"E 563.61'
(S00°03'07"W 563.61')R1
(M153-13) OF INST. NO. 2007-011069

BASIS OF BEARING PER UNIT 1

(CH=N43°33'05"W 160.05')R1
N43°33'05"W 160.05'

109.10'

25.85'

110.10'

(N57°04'54"E 141.32')R1
N57°04'54"E 141.32'

57.46'

31.22'

(N55°06'21"E 93.61')R1
N55°06'21"E 93.61'

36.15'

62.04'

19.35'

LOT 3
0.32 AC±

N38°02'34"W 135.18'

LOT 4
0.29 AC±

N41°45'01"W 140.15'

LOT 5
0.32 AC±

N42°03'11"W 150.07'

LOT 6
0.39 AC±

N36°32'47"W 152.82'

LOT 9
0.39 AC±

10' WIDE P.U.E. (TYP.)

N27°36'37"W 154.66'

LOT 10
0.34 AC±

158.39'

N23°04'55"W 158.39'

98.52'

51.04'

102.84'

341.61'

N52°32'17"E 341.61'

C8 C7 C6 C5 C4 C3 C2 C1 C9 C10 C11 C12 C13 C14 C15 C16 C17 C18 C19

VALLEY VISTA STREET (50' R/W)

S52°32'17"W 341.61'
(S52°32'17"W 341.61')R1

89.21'

64.08'

48.13'

112.21'

25.10'

N59°42'39"E 112.21'

UTILITY EASEMENT

S88°52'43"E 67.36'

7.84'

S41°36'37"E 67.63'

LOT 18
0.60 AC±

20' WIDE DRAINAGE EASEMENT

N19°48'23"E 70.56'

23.68'

S14°09'29"W 39.64'

LOT 19
0.45 AC±

S18°25'29"W 34.71'

S02°47'20"E 81.81'

20.50'

LOT 21
0.39 AC±

S56°15'29"E 23.68'

S37°16'29"W 90.82'

N89°05'01"E 119.60'

92.72'

C28 C29 C30 C31 C32 C33 C34 C35 C36 C37 C38

S67°59'50"W 120.27'

10' WIDE P.U.E. (TYP.)

LOT 22
0.34 AC±

117.34'

ROAD USE EASEMENT PER INST NO. 2006-017726

(50.71')R1
50.71

(N86°40'56"W)R1
N86°40'56"W
108.39'
(108.39')R1

30.80'

L1 L2

N49°08'26"W 185.86'
(N49°08'26"W 185.86')R1

165.36'

S51°01'45"W 105.16'
(S51°01'45"W 105.16')R1

N81°37'43"W 54.68'
(N81°37'43"W 54.68')R1

(CH=S45°33'43"W 33.35')R1
CH=S45°33'43"W 33.35'
L=33.40' (33.40')R1
R=175.00' (175.00')R1
DELTA=10°56'03" (10°56'03")R1

(N31°23'25"W)R1
N31°23'25"W
89.57'
(89.57')R1

LOT 1
0.54 AC±

LOT 2
0.55 AC±

(N26°36'17"E)R1
N26°36'17"E
11.52'
(11.52')R1

28.65'

112.21'

N34°00'25"W 121.71'

53.52'

N59°17'19"E 47.21'

N33°56'34"E 96.34'

VARIABLE WIDTH ACCESS AND UTILITY EASEMENT

10' WIDE P.U.E. (TYP.)

S30°42'41"E 149.56'
(S30°42'41"E 149.56')R1

UNIT 3 (M152-67)

N40°48'07"W 223.57'
(N40°48'07"W 223.57')R1

194.92'

S40°48'07"E 97.69'

(S44°47'08"W)R1
S44°47'08"W
84.11'
(84.11')R1

S30°02'55"W 130.58'
(S30°02'55"W 130.58')R1

INST. NO. 2007-008611

S64°03'14"W 21.87'
(S64°03'14"W 21.87')R1

0' 30' 60' 120'

SCALE: 1"=60'

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

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**	**78.59'**	**475.00'**	**78.68'**	**9°29'24"**
	(S57°16'59"W	78.59'	475.00'	78.68'	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"

REGISTERED PROFESSIONAL LAND SURVEYOR

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
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SUTHERLIN, OR 97479

SURVEYED BY:
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SCALE: AS SHOWN | JOB NO: 1988-01 | DATE: JUNE, 2007 | DWG. BY: BHK | PM: BHK | PAGE: 2 OF 2