

P.U.E. NOTE:

PUBLIC UTILITY EASEMENTS SHOWN ON THIS MAP ARE SUBJECT TO RESTRICTIONS RECORDED IN INSTRUMENT NUMBER 2008-002857 OF DEED RECORDS OF DOUGLAS COUNTY.

ZONE: R1
COMP. PLAN: RCH LOW DENSITY HILLSIDE
WATER: CITY OF SUTHERLIN
SEWER: CITY OF SUTHERLIN

FIELD CREW: DEREK FEIGEL AND JEREMY LEONARD

EQUIPMENT: NIKON OR TOPCON TOTAL STATION AND TDS RECON DATA COLLECTOR

OFFICE: BRENT KNAPP

DRAFTING: JOHN LAUB

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THAT TRACT OF LAND AS DESCRIBED IN INSTRUMENT NUMBER 2007-013873 INTO THE LOTS AND TRACTS AS SHOWN HEREON. THE PROCEDURE WAS AS FOLLOWS:

MONUMENTS OF RECORD WERE TIED AND HELD AS SHOWN. THE MOST WESTERLY CORNER WAS ESTABLISHED BY PROPORTIONING BETWEEN FOUND MONUMENTS. MONUMENTS WERE THEN SET IN ORDER TO DELINEATE THE LOT AND TRACT BOUNDARIES AS SHOWN.

NOTES:

- 1. LOTS 1, 2, 21, 22, 23, 24, 35, 40 AND 41 ARE SUBJECT TO THE APPROVAL OF APPROPRIATE FIRE SUPPRESSION AND/OR FIRE ACCESS BY THE CITY OF SUTHERLIN FIRE DEPARTMENT. LOTS ARE SUBJECT TO REVIEW OF THE BUILDINGS AND SITE PLAN BY SUTHERLIN FIRE DEPARTMENT PRIOR BUILDING PERMIT APPROVAL.
2. TRACT A IS A DELINEATED WETLAND MITIGATION AREA THAT IS TO BE OWNED AND MAINTAINED BY THE FOREST HEIGHTS SUBDIVISION HOME OWNERS ASSOCIATION, THEIR HEIRS AND ASSIGNS.
3. TRACT B IS AN OPEN SPACE THAT IS TO BE OWNED AND MAINTAINED BY THE FOREST HEIGHTS SUBDIVISION HOME OWNERS ASSOCIATION, THEIR HEIRS AND ASSIGNS.
4. TRACT C IS AN OPEN SPACE FOR THE PURPOSE OF A WATER PUMP STATION THAT IS TO BE OWNED AND MAINTAINED BY THE CITY OF SUTHERLIN (SEE CITY ACCEPTANCE, THIS PAGE).
5. SUBJECT TO COVENANTS AS RECORDED IN INSTRUMENT NO. 2008-002854 OF DEED RECORDS OF DOUGLAS COUNTY.

PLANNING DEPARTMENT FILE NO. 2004-04-22

APPROVALS:

APPROVALS: [Signatures and Dates]
PLANNING COMMISSION CHAIRMAN CITY OF SUTHERLIN 1-23-08
DOUGLAS COUNTY SURVEYOR DEPUTY 2-5-08
DOUGLAS COUNTY TAX ASSESSOR 2-19-08
DOUGLAS COUNTY TAX COLLECTOR 2/15/08
DOUGLAS COUNTY CLERK 2-20-08
DOUGLAS COUNTY COMMISSIONER 2-20-08
DOUGLAS COUNTY COMMISSIONER 2-20-08



DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT GALPIN HOLDINGS, LLC, IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAS CAUSED THE SAME TO BE PLATTED BY THE NAME OF "FOREST HEIGHTS SUBDIVISION" TOGETHER WITH EASEMENTS AS SHOWN AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS SHOWN HEREON. TRACTS A AND B ARE HEREBY DEDICATED TO THE FOREST HEIGHTS SUBDIVISION HOME OWNERS ASSOCIATION. TRACT C IS HEREBY DEDICATED TO THE CITY OF SUTHERLIN (SEE CITY ACCEPTANCE, THIS PAGE).

[Signature] 4/3/2008
CHRIS A. GALPIN, MEMBER DATE

ACKNOWLEDGMENT:

STATE OF OREGON } ss.
COUNTY OF DOUGLAS }

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 3rd DAY OF January, 2008, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED CHRIS A. GALPIN AS MEMBER OF GALPIN HOLDINGS, LLC, WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

[Signature]
NOTARY SIGNATURE

Elaine Berg
NOTARY NAME

NOTARY PUBLIC - Oregon
COMMISSION NO.: 405611
MY COMMISSION EXPIRES: June 23, 2010

CITY OF SUTHERLIN ACCEPTANCE:

THE CITY OF SUTHERLIN HEREBY ACCEPTS THE PROPERTY DESCRIBED AS TRACT C ON THIS PLAT.

[Signature] 1-29-2008
ARTHUR J. SCHMIDT, CITY MANAGER DATE

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:

ALL OF THAT TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER 2007-013873, DOUGLAS COUNTY DEED RECORDS.

BEGINNING AT A 5/8-INCH IRON ROD AT THE MOST THE SOUTHWEST CORNER OF LOT 1 OF COOPER CREEK ESTATES SUBDIVISION (VOLUME 22, PAGE 52), AS RECORDED IN THE DOUGLAS COUNTY PLAT RECORDS; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 1, NORTH 64°03'14" EAST, 21.87 FEET TO A 5/8-INCH IRON ROD AT THE NORTHWEST CORNER OF UNIT 3 OF SURVEY M152-67, DOUGLAS COUNTY SURVEY RECORDS, AS DESCRIBED IN INSTRUMENT NUMBER 2007-008611, DOUGLAS COUNTY DEED RECORDS; THENCE ALONG THE WESTERLY BOUNDARY OF SAID UNIT 3, SOUTH 40°30'51" EAST, 69.30 FEET TO A 5/8-INCH IRON ROD; THENCE SOUTH 09°00'30" WEST, 166.12 FEET TO A 5/8-INCH IRON ROD; THENCE SOUTH 01°23'15" EAST, 97.36 FEET TO A 5/8-INCH IRON ROD; THENCE SOUTH 01°49'07" WEST, 124.96 FEET TO A 5/8-INCH IRON ROD; THENCE SOUTH 26°05'52" WEST, 50.23 FEET TO A 5/8-INCH IRON ROD; SOUTH 42°50'15" WEST, 744.62 FEET TO A 5/8-INCH IRON ROD AT THE MOST SOUTHERLY CORNER OF SAID UNIT 3; THENCE ALONG THE EASTERLY BOUNDARY OF THAT LAND DESCRIBED IN INSTRUMENT NUMBER 1998-008337, DOUGLAS COUNTY DEED RECORDS, NORTH 21°41'37" WEST, 773.69 FEET TO A 5/8-INCH IRON ROD AT THE NORTHEAST CORNER OF SAID INSTRUMENT NUMBER 1998-008337; THENCE ALONG THE NORTH BOUNDARY OF SAID INSTRUMENT NUMBER 1998-008337, NORTH 76°17'36" WEST, 76.25 FEET TO A 5/8-INCH IRON ROD AT THE SOUTHEAST CORNER OF THAT LAND DESCRIBED IN INSTRUMENT NUMBER 80-13442, DOUGLAS COUNTY DEED RECORDS; THENCE ALONG THE EAST BOUNDARY OF SAID INSTRUMENT NUMBER 80-13442, NORTH 06°20'35" EAST, 1238.83 FEET TO A 5/8-INCH IRON ROD ON THE SOUTHERLY RIGHT-OF-WAY BOUNDARY OF WAITE AVENUE; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY BOUNDARY, SOUTH 52°20'57" EAST, 347.18 FEET TO A 5/8-INCH IRON ROD; THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY BOUNDARY AND ALONG THE ARC OF A 441.89-FOOT RADIUS CURVE TO THE LEFT, (THE CHORD OF WHICH BEARS SOUTH 81°54'28" EAST, 401.99 FEET) 417.33 FEET TO A POINT; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY BOUNDARY, SOUTH 37°23'37" EAST, 157.28 FEET TO A 5/8-INCH IRON ROD AT THE SOUTHWEST CORNER OF LOT 7 OF SAID COOPER CREEK ESTATES; THENCE ALONG THE NORTH BOUNDARY OF LOTS 6 AND 5 OF SAID COOPER CREEK ESTATES, SOUTH 41°59'12" WEST, 81.39 FEET TO A 5/8-INCH IRON ROD ON THE NORTH BOUNDARY OF SAID LOT 5; THENCE CONTINUING ALONG THE NORTH BOUNDARY OF SAID LOT 5 AND ALONG THE NORTH BOUNDARY OF LOT 4 OF SAID COOPER CREEK ESTATES, SOUTH 55°06'21" WEST, 93.61 FEET TO A 5/8-INCH IRON ROD; THENCE CONTINUING ALONG THE NORTH BOUNDARY OF SAID LOT 4 AND SLONG THE NORTH BOUNDARY OF LOT 3 OF SAID COOPER CREEK ESTATES, SOUTH 57°04'54" WEST, 141.32 FEET TO A 5/8-INCH IRON ROD AT THE NORTHWEST CORNER OF SAID LOT 3; THENCE ALONG THE WEST BOUNDARY OF SAID LOT 3, SOUTH 43°33'05" EAST, 160.05 FEET TO A 5/8-INCH IRON ROD FALLING IN THE RIGHT-OF-WAY OF VALLEY VISTA STREET; THENCE ALONG THE ARC OF A 200.00-FOOT RADIUS CURVE TO THE LEFT, (THE CHORD OF WHICH BEARS SOUTH 39°13'00" WEST, 87.34 FEET) 88.05 FEET TO A 5/8-INCH IRON ROD; THENCE SOUTH 26°36'17" EAST, 11.52 FEET TO A 5/8-INCH IRON ROD; THENCE LEAVING THE RIGHT-OF-WAY OF VALLEY VISTA STREET AND ALONG THE WESTERLY BOUNDARY OF THE AFOREMENTIONED LOT 1 OF SAID COOPER CREEK ESTATES, SOUTH 40°48'07" EAST, 223.57 FEET TO THE POINT OF BEGINNING AND THERE TERMINATING. THE ABOVE DESCRIBED TRACT CONTAINS 25.89 ACRES, MORE OR LESS.

REGISTERED PROFESSIONAL LAND SURVEYOR FOREST HEIGHTS SUBDIVISION Lying in the NW 1/4 Sec. 21, Township 25 South, Range 5 West, Willamette Meridian, Douglas County, Oregon SURVEYED FOR: AVERY CONSTRUCTION P.O. BOX 27 WINCHESTER, OR 97495 SURVEYED BY: i.e. ENGINEERING 505 SE Main Street Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392 email@ieengineering.com EXPIRES: 12/31/2008 JOB NO: 1475-19 DWG. BY: JDL SCALE: AS SHOWN DATE: JULY, 2007 PM: BHK PAGE: 5 OF 5