

E-4604

COYOTE SPRINGS, PHASE ONE
LOCATED IN THE SOUTHWEST ONE QUARTER
OF THE NORTHEAST ONE QUARTER OF SECTION 9
TOWNSHIP 15 SOUTH, RANGE 10 EAST, WILLAMETTE MERIDIAN
DESCHUTES COUNTY, CITY OF SISTERS, OREGON
MAY, 2000

JUN 16 PM
COUNTY CLERK

CS 14078

SURVEYOR'S CERTIFICATE

I, PARNELI J. PERKINS, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, THE LAND SHOWN ON THIS PLAT OF "COYOTE SPRINGS, PHASE ONE", TO THE NORMAL STANDARD OF CARE OF PROFESSIONAL LAND SURVEYORS PRACTICING IN OREGON, SAID LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 2 1/2" BRASS CAP MONUMENTING THE CENTER ONE-QUARTER CORNER OF SAID SECTION 9; THENCE SOUTH 89°45'18" EAST, 143.10 FEET, ALONG THE EAST-WEST CENTER LINE OF SAID SECTION 9, TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "W&H PACIFIC" MONUMENTING THE INITIAL POINT OF COYOTE SPRINGS, PHASE ONE AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EAST-WEST CENTER LINE, SOUTH 89°45'18" EAST, 560.16 FEET; THENCE LEAVING SAID EAST-WEST CENTER LINE OF SECTION 9, NORTH 00°14'42" EAST, 111.96 FEET, TO A POINT OF NON-TANGENT CURVATURE; THENCE ALONG THE ARC OF A 130.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 08°12'57", AN ARC DISTANCE OF 18.64 FEET (THE CHORD OF WHICH BEARS SOUTH 85°39'27" EAST, 18.63 FEET); THENCE SOUTH 89°45'56" EAST, 39.29 FEET; THENCE NORTH 00°14'04" EAST, 177.07 FEET; THENCE NORTH 13°35'05" EAST, 138.56 FEET; THENCE NORTH 07°21'28" EAST, 105.52 FEET, TO A POINT ON THE SOUTHERLY BOUNDARY OF BUCK RUN, THIRD ADDITION AS RECORDED IN THE DESCHUTES COUNTY SURVEYOR'S RECORDS; THENCE ALONG SAID SOUTHERLY BOUNDARY, NORTH 89°51'08" WEST, 795.69 FEET, TO A POINT OF NON-TANGENT CURVATURE, ON THE EASTERLY RIGHT-OF-WAY OF LOCUST STREET; THENCE LEAVING SAID SOUTHERLY BOUNDARY OF BUCK RUN, THIRD ADDITION, AND ALONG THE EASTERLY RIGHT-OF-WAY OF SAID LOCUST STREET, ALONG THE ARC OF A 5,917.87 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 00°43'53", AN ARC DISTANCE OF 75.53 FEET, (THE CHORD OF WHICH BEARS SOUTH 03°47'41" EAST, 75.53 FEET), TO A POINT OF COMPOUND CURVATURE; THENCE ALONG THE ARC OF A 5,847.87 FOOT RADIUS COMPOUND CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 00°38'12", AN ARC DISTANCE OF 64.99 FEET, (THE CHORD OF WHICH BEARS SOUTH 04°05'28" EAST, 64.99 FEET), TO A POINT OF NON-TANGENT CURVATURE; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY, ALONG THE ARC OF A 70.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 23°34'29", AN ARC DISTANCE OF 28.80 FEET, (THE CHORD OF WHICH BEARS SOUTH 66°56'18" EAST, 28.80 FEET), TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A 130.00 FOOT RADIUS REVERSE CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 32°03'44", AN ARC DISTANCE OF 72.75 FEET, (THE CHORD OF WHICH BEARS SOUTH 71°10'56" EAST, 71.80 FEET); THENCE SOUTH 87°12'48" EAST, 26.99 FEET; THENCE SOUTH 02°12'48" EAST, 110.91 FEET; THENCE SOUTH 87°47'12" WEST, 14.00 FEET; THENCE SOUTH 02°12'48" EAST, 239.39 FEET, TO THE TRUE POINT OF BEGINNING.

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT COYOTE SPRINGS, LLC, THE OWNER OF THE LAND SHOWN ON THIS PLAT, HAVE CAUSED SAID LAND TO BE SURVEYED AND PLATTED INTO LOTS, STREETS, COMMON AREA, EXCLUSIVE SIGN EASEMENT, AND A PUBLIC UTILITY EASEMENT AS SHOWN ON THIS PLAT, AND HERBY DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND THE PUBLIC UTILITY EASEMENT AS SHOWN ON THIS PLAT AND DOES HEREBY SUBMIT FOR APPROVAL AND RECORD SAID PLAT OF "COYOTE SPRINGS, PHASE ONE" HENCEFORTH TO BE SO KNOWN.

BY: Richard W. Francis - MEMBER May 26, 2000
BY: Mark W. Ford - MEMBER May 26, 2000



STATE OF OREGON )
COUNTY OF DESCHUTES )
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON May 26, 2000, BY RICHARD W. FRANCIS AND MARK W. FORD.

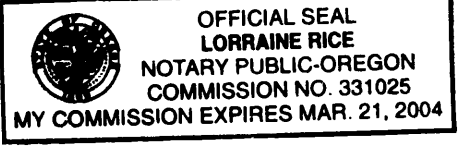
Cricket Danzell
NOTARY PUBLIC FOR OREGON
10-14-00
MY COMMISSION EXPIRES

BY DEED OF TRUST RECORDED IN VOL. 1999, PG. 41408, DESCHUTES COUNTY OFFICIAL RECORDS, RECORDED AUGUST 25, 1999, BANK OF THE CASCADES IS A BENEFICIARY AND CONSENTS TO THE SUBDIVISION OF THE LAND SHOWN ON THIS PLAT.

BY: Frank Weis, VICE PRESIDENT

STATE OF OREGON )
COUNTY OF DESCHUTES )
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON May 30, 2000, BY FRANK WEIS, A VICE PRESIDENT OF BANK OF THE CASCADES, ON BEHALF OF THE BANK.

Lorraine Rice
NOTARY PUBLIC FOR OREGON
3-21-04
MY COMMISSION EXPIRES

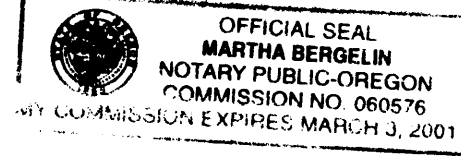


BY DEED OF TRUST RECORDED IN VOL. 1999, PG. 1436, DESCHUTES COUNTY OFFICIAL RECORDS, RECORDED JANUARY 12, 1999, LBLM INVESTMENTS, LLC 401(k) PLAN IS A BENEFICIARY AND CONSENTS TO THE SUBDIVISION OF THE LAND SHOWN ON THIS PLAT.

BY: Les M. Mombert
BY: Larry D. Blanton

STATE OF OREGON )
COUNTY OF DESCHUTES )
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON May 30, 2000, BY LES M. MOMBERT AND LARRY D. BLANTON ON BEHALF OF LBLM INVESTMENTS, LLC 401(k) PLAN.

Martha Bergelin
NOTARY PUBLIC FOR OREGON
3-3-2001
MY COMMISSION EXPIRES



APPROVALS

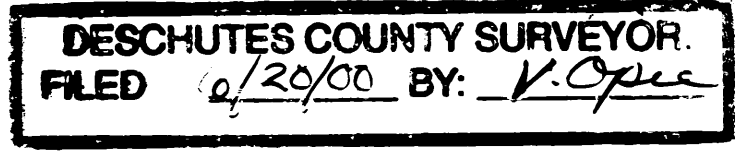
THE PLAT OF "COYOTE SPRINGS, PHASE ONE" HAS BEEN APPROVED BY:
WATER MASTER Kyle Gourman 5-31, 2000
NO WATER RIGHTS EXIST WITHIN THE BOUNDARY OF THIS PARCEL.
DESCHUTES COUNTY SURVEYOR Jeff Kern by Ken Dearth 5-31 2000
COUNTY TAX COLLECTOR Martin Wagon by Kelly 5-31 2000
COUNTY ASSESSOR Eric 5-31- 2000
MAYOR - CITY OF SISTERS Stan M. Wilson 6/8/ 2000
CITY OF SISTERS PLANNING DIRECTOR Neal C. Thompson 6/7 2000
CITY OF SISTERS PUBLIC WORKS DIRECTOR Gary 6-7 2000
CITY ADMINISTRATOR Barbara 6/7 2000
SISTERS-CAMP SHERMAN RFPD Donald L. Rame 6/8 2000
DESCHUTES COUNTY COMMISSIONER Elmer 6-9 2000

SIGNATURE BY THE MAYOR AND CITY PLANNING DIRECTOR CONSTITUTES ACCEPTANCE BY THE CITY OF ANY DEDICATION MADE HEREIN TO THE PUBLIC.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THAT PARCEL OF LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE INTO LOTS, STREETS AND COMMON AREA. THIS PARCEL IS A PORTION OF THAT PROPERTY SURVEYED BY W&H PACIFIC FOR RICHARD FRANCIS AND MARK FORD DATED MARCH, 1999, RECORDED AS DESCHUTES COUNTY SURVEYOR'S FILE CS 13614.

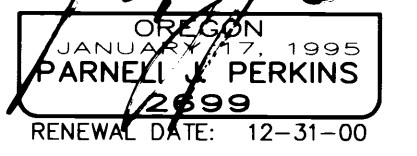
THE BASIS OF BEARINGS FOR THIS SURVEY WAS BASED ON THE RECORD BEARING FROM THE CENTER 1/4 OF SECTION NINE TO THE EAST 1/4 OF SECTION 9 AS PER THE FRED A. AST JR & ASSOCIATES SURVEY FILED IN THE DESCHUTES COUNTY SURVEYORS OFFICE AS CS 00526.



NOTES

1.) A CENTRAL ELECTRIC COOPERATIVE RIGHT OF WAY EASEMENT FILED IN DESCHUTES COUNTY OFFICIAL RECORDS IN BOOK 107, PAGE 435, EXISTS IN THE S 1/2, S 1/2, OF THE NE 1/4 OF SEC. 9, T15S, R10E, IS NOT LOCATED WITHIN THE BOUNDARY OF THIS SUBDIVISION.

CS 14078



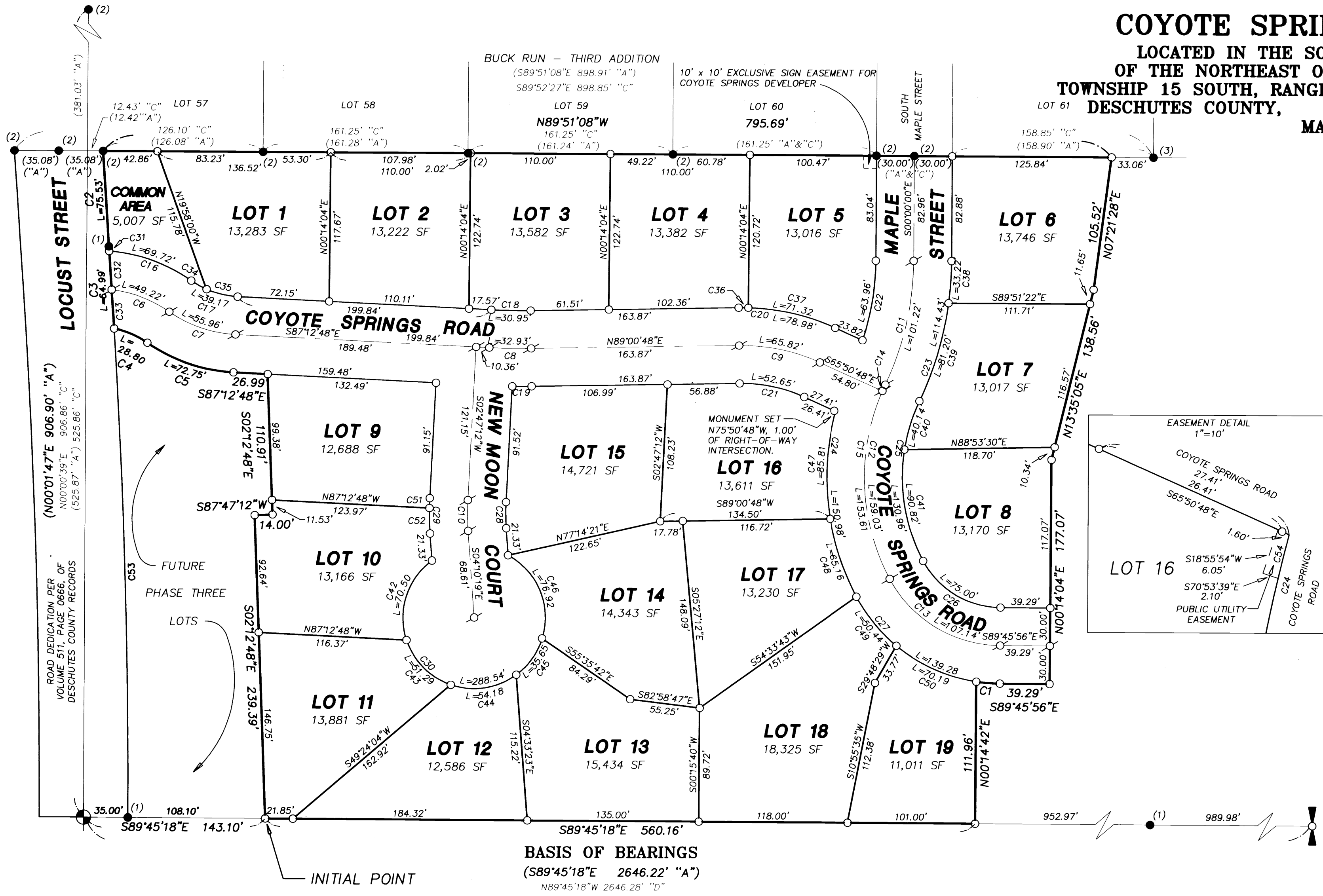
SHEET 1 OF 2



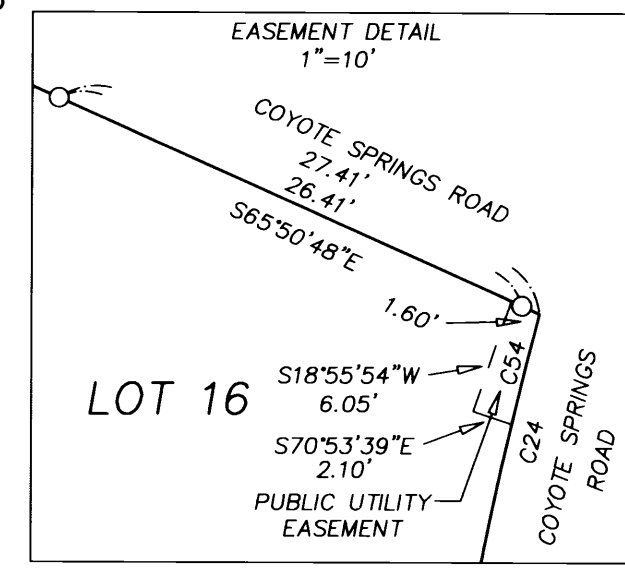
E-465

# COYOTE SPRINGS, PHASE ONE

LOCATED IN THE SOUTHWEST ONE QUARTER  
OF THE NORTHEAST ONE QUARTER OF SECTION 9  
TOWNSHIP 15 SOUTH, RANGE 10 EAST, WILLAMETTE MERIDIAN  
DESCHUTES COUNTY, CITY OF SISTERS, OREGON  
MAY, 2000



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	130.00	18.64	08°12'57"	18.63	S85°39'27"E
C2	5917.87	75.53	00°43'53"	75.53	S03°47'41"E
C3	5847.87	64.99	00°38'12"	64.99	S04°05'28"E
C4	70.00	28.80	23°34'29"	28.60	S66°56'18"E
C5	130.00	72.75	32°03'44"	71.80	S71°10'56"E
C6	100.00	49.22	28°11'54"	48.72	N69°15'01"W
C7	100.00	55.96	32°03'44"	55.23	S71°10'56"E
C8	500.00	32.93	03°46'24"	32.92	S89°06'00"E
C9	150.00	65.82	25°08'24"	65.29	N78°25'00"W
C10	200.00	24.29	06°57'31"	24.28	S00°41'34"E
C11	230.00	101.22	25°12'58"	100.41	N12°36'29"E
C12	170.00	159.03	53°35'49"	153.29	S01°34'57"E
C13	100.00	107.14	61°23'05"	102.09	S59°04'24"E
C14	170.00	5.41	01°49'30"	5.41	S24°18'13"W
C15	170.00	153.61	51°46'19"	148.44	S02°29'42"E
C16	130.00	69.72	30°43'42"	68.89	S70°30'54"E
C17	70.00	39.17	32°03'44"	38.66	S71°10'56"E
C18	470.00	30.95	03°46'24"	30.95	S89°06'00"E
C19	530.00	15.26	01°38'59"	15.26	S89°50'17"W
C20	180.00	78.98	25°08'24"	78.35	S78°25'00"E
C21	120.00	52.65	25°08'24"	52.23	N78°25'00"W
C22	200.00	63.96	18°19'19"	63.68	N09°09'40"E
C23	260.00	114.43	25°12'58"	113.51	S12°36'29"W
C24	200.00	150.98	43°15'05"	147.42	N06°45'19"W
C25	140.00	130.96	53°35'49"	126.24	S01°34'57"E
C26	70.00	75.00	61°23'05"	71.46	S59°04'24"E
C27	130.00	139.28	61°23'05"	132.71	N59°04'24"W
C28	170.00	20.65	06°57'31"	20.63	S00°41'34"E
C29	230.00	27.93	06°57'31"	27.92	N00°41'34"W
C30	56.00	288.54	295°12'55"	60.00	S85°49'41"W
C31	5847.87	3.82	00°02'15"	3.82	N04°23'27"W
C32	5847.87	30.42	00°17'53"	30.42	N04°13'23"W
C33	5847.87	30.75	00°18'05"	30.75	N03°55'24"W
C34	70.00	13.94	11°24'49"	13.92	S60°51'28"E
C35	70.00	25.23	20°38'55"	25.09	S76°53'20"E
C36	180.00	7.66	02°26'21"	7.66	N89°46'02"W
C37	180.00	71.32	22°42'03"	70.85	N77°11'50"W
C38	260.00	33.22	07°19'17"	33.20	N03°39'39"E
C39	260.00	81.20	17°53'41"	80.87	N16°16'08"E
C40	140.00	40.14	16°25'35"	40.00	S17°00'10"W
C41	140.00	90.82	37°10'14"	89.24	S09°47'44"E
C42	56.00	70.50	72°07'52"	65.94	S17°22'12"W
C43	56.00	51.29	52°28'50"	49.52	S44°56'09"E
C44	56.00	54.18	55°25'47"	52.09	N81°06'33"E
C45	56.00	35.65	36°28'35"	35.05	N35°09'22"E
C46	56.00	76.92	78°41'51"	71.01	N22°25'51"W
C47	200.00	85.81	24°34'59"	85.15	S02°34'44"W
C48	200.00	65.16	18°40'06"	64.88	S19°02'48"E
C49	130.00	50.44	22°13'53"	50.13	S39°29'48"E
C50	130.00	70.19	30°56'14"	69.34	S66°04'52"E
C51	230.00	7.85	01°57'19"	7.85	S01°48'33"W
C52	230.00	20.09	05°00'13"	20.08	S01°40'13"E
C53	5847.87	386.07	03°46'58"	386.00	N01°52'53"W
C54	200.00	5.93	01°41'56"	5.93	S14°01'16"W



**BASIS OF BEARINGS**  
(S89°45'18"E 2646.22" "A")  
N89°45'18"W 2646.28" "D"

### REFERENCES

- RECORD OF SURVEY BY W&H PACIFIC FOR RICHARD FRANCIS AND MARK FORD AS PER DESCHUTES COUNTY SURVEYOR'S FILE CS 13614.
- FOURTH SISTERS CONDOMINIUM BY E. G. MANSFIELD AS PER DESCHUTES COUNTY SURVEYOR'S FILE CS 07238
- BUCK RUN THIRD ADDITION BY FRED A. AST JR & ASSOCIATES AS PER DESCHUTES COUNTY SURVEYOR'S FILE CS 13373
- RECORD OF SURVEY "SOUTH SISTER AREA" BY FRED A. AST JR & ASSOCIATES AS PER DESCHUTES COUNTY SURVEYOR'S FILE CS 00526

**DESCHUTES COUNTY SURVEYOR**  
FILED 6/26/00 BY: [Signature]

### LOT SUMMARY

LOTS 1 - 19	= 5.95 ACRES
COMMON	= 0.12 ACRES
STREET DEDICATIONS	= 1.90 ACRES
TOTAL PLAT	7.97 ACRES

### LEGEND

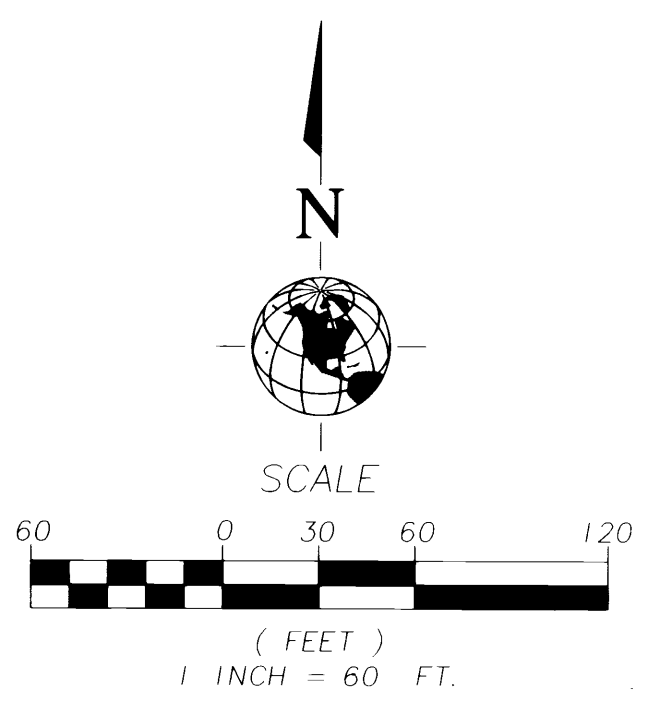
- SET 5/8"x30" REBAR WITH YELLOW PLASTIC CAP MARKED "W&H PACIFIC"
- ⊕ SET 5/8"x30" REBAR WITH ALUMINUM CAP MARKED "W&H PACIFIC"
- (1) FOUND 5/8"x30" REBAR WITH YELLOW PLASTIC CAP MARKED "W&H PACIFIC"
- (2) FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "F. AST PLS 1938"
- (3) FOUND 5/8" IRON ROD AS PER "B" & "C"
- " " RECORD INFORMATION PER CITED REFERENCE
- ( ) MEASURED & RECORD INFORMATION PER CITED REFERENCE
- ⊕ FOUND 3 1/4" BRASS CAP MARKED "1/4 S9/S10 1969"
- ⊕ FOUND 2 1/2" BRASS CAP MARKED "C1/4 & S9 PLS 1938"

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON JANUARY 1995  
PARNELL J. PERKINS  
RENEWAL DATE: 12-31-00

SHEET 2 OF 2

**W&H PACIFIC**  
620 S.W. BERRY DRIVE, SUITE C-100  
BEND, OR 97702  
Phone: (541) 386-4255 Fax: (541) 386-4229  
Planning • Engineering • Surveying  
Landscape Architecture • Environmental Services



AFFIDAVIT OF CORRECTION

I, Parneli J. Perkins, P.L.S. No. 2699. being duly sworn, depose and say that I am the surveyor who surveyed the plat of Coyote Springs Phase one as recorded in Plat Book E, Pages 464&465, CS14078 County Plat Records.

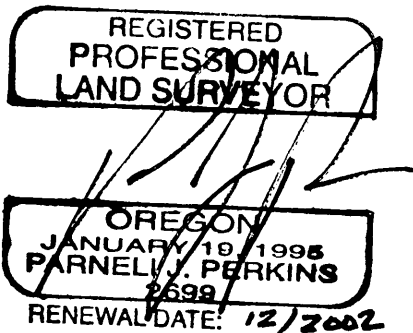
The following corrections to said plat are necessary and are as follows:

- 1. C2 R=5847.87 L=69.88 CH=69.88 S04-02-57E D=00-41-05
2. C3 R=5917.87 L=70.72 CH=70.72 S04-02-57E D=00-41-05
3. C4 R=70.00 L=28.50 CH=28.31 S66-48-57E D=23-19-47
4. C6 R=100.00 L=48.88 CH=48.40 S69-09-20E D=28-00-32
5. C16 R=130.00 L=69.35 CH=68.53 S70-26-04E D=30-34-01
6. C31 R=5917.87 L=9.52 CH=9.52 S04-20-43E D=00-05-32
7. C32 R=5917.87 L=30.43 CH=30.43 S04-09-07E D=00-17-41
8. C33 R=5917.87 L=30.77 CH=30.77 S03-51-21E D=00-17-52
9. C53 R=5917.87 L=386.00 CH=385.93 S01-50-17E D=03-44-14
10. Common lot area = 5,004 SF
11. Monument set at the south end of C2 lies S00-38-45E, 5.66 feet of the correct position.
12. Monument set at the south end of C31 lies N85-47-55W, 0.37 feet of the correct position.
13. Monument set at the south end of C32 lies N83-15-17W, 0.32 feet of the correct position.
14. Monument set at the south end of C33 lies N78-36-11W, 0.30 feet of the correct position.

That portion of the Surveyor's Certificate which reads: along the arc of a 5,917.87 foot radius non-tangent curve to the right, through a central angle of 00°43'53", an arc distance of 75.53 feet, (the chord of which bears South 03°47'41" East, 75.53 feet), to a point of compound curvature; thence along the arc of a 5,847.87 foot radius compound curve to the right, through a central angle of 00°38'12", an arc distance of 64.99 feet, (the chord of which bears South 04°05'28" East, 64.99 feet)

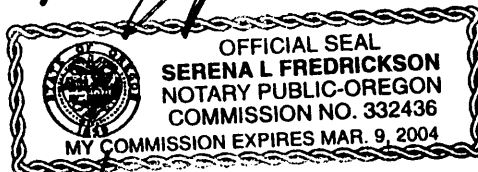
Should read as follows: along the arc of a 5,847.87 foot radius non-tangent curve to the left, through a central angle of 00°41'05", an arc distance of 69.88 feet, (the chord of which bears South 04°02'57" East, 69.88 feet), to a point of reverse curvature; thence along the arc of a 5,917.87 foot radius reverse curve to the right, through a central angle of 00°41'05", an arc distance of 70.72 feet, (the chord of which bears South 04°02'57" East, 70.72 feet)

The present fee owners of the property materially affected by this affidavit are as follows: Coyote Springs, LLC



W&H Pacific
920 SW Emkay Dr.
Suite C-100
Bend, OR 97702

Signature of Parneli J. Perkins, dated 1-14-2002.



NOTARY CERTIFICATE

STATE OF OREGON )
COUNTY OF DESCHUTES ) ss

Subscribed and sworn to before me on this 14 day of January 2002, by Parneli J. Perkins

Signature of Notary Public for the State of Oregon

I, Jeff Kern, do hereby certify that said Affidavit of Correction for Coyote Springs Phase one has been examined by me and that it complies with requirements of ORS 92.

Approved 01-14, 2002
Signature of Jeff Kern, Deschutes County Surveyor

After recording return to: Deschutes County Surveyor

coyoteaff.doc

DESCHUTES COUNTY OFFICIAL RECORDS
MARY SUE PENHOLLOW, COUNTY CLERK



00041145200200024630010016

D-COVA Cnt=1 Stn=2 SHIRLEY
\$5.00 \$11.00 \$10.00 \$5.00

VOL PAGE
2002-02463

\$31.00

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