

COYOTE SPRINGS, PHASE TWO

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 SEPTEMBER, 2003

11/05/03
I HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE PLAT FILED IN THE COUNTY CLERKS OFFICE

NOTES

- A CENTRAL ELECTRIC COOPERATIVE RIGHT OF WAY EASEMENT, (BLANKET TYPE), 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, HOWEVER IS NOT SHOWN.
- WARRANTY DEED RECORDED IN DESCHUTES COUNTY OFFICIAL RECORDS IN BOOK 146, PAGE 648, "SUBJECT TO EXISTING RIGHT OF WAYS FOR ROADS, AS DISCLOSED IN WARRANTY DEED", IF THE RIGHT OF WAYS EXIST THEY ARE NOT SHOWN.

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 TWO", TO THE NORMAL STANDARD OF CARE OF PROFESSIONAL LAND SURVEYORS PRACTICING IN OREGON, SAID LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON REBAR WITH A YELLOW PLASTIC CAP MARKED "W&H PACIFIC" AT THE SOUTHEAST CORNER OF LOT 19, "COYOTE SPRINGS, PHASE ONE", MONUMENTING THE INITIAL POINT OF PHASE TWO; THENCE NORTH 00°14'42" EAST, 111.96 FEET ALONG THE EASTERLY LINE OF SAID PHASE ONE, TO THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY OF COYOTE SPRINGS ROAD IN SAID PHASE ONE; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY FOR THE NEXT TWO COURSES, ALONG THE ARC OF A 130.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 8°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, TO THE INTERSECTION OF SAID SOUTHERLY RIGHT OF WAY AND THE EASTERLY LINE OF SAID PHASE ONE; THENCE LEAVING SAID SOUTHERLY RIGHT OF WAY AND ALONG SAID EASTERLY LINE THE FOLLOWING THREE COURSES, 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 THE NORTHEAST CORNER OF SAID PHASE ONE AND A POINT ON THE SOUTH LINE OF BUCK RUN THIRD ADDITION; THENCE LEAVING SAID EASTERLY LINE AND ALONG SAID SOUTH LINE, SOUTH 89°51'08" EAST, 33.06 FEET TO A FOUND 5/8" IRON ROD MONUMENTING THE SOUTHWEST CORNER OF THE FOURTH SISTER CONDOMINIUM PLAT; THENCE ALONG THE SOUTHERLY LINE OF SAID FOURTH SISTER CONDOMINIUM PLAT, SOUTH 89°50'20" EAST, 258.11 FEET; THENCE LEAVING SAID SOUTHERLY LINE SOUTH 00°14'04" WEST, 107.97 FEET; THENCE SOUTH 89°45'56" EAST, 15.00 FEET; THENCE SOUTH 08°47'13" WEST, 134.49 FEET; THENCE SOUTH 89°45'56" EAST, 93.72 FEET TO A NON-TANGENT CURVE; THENCE ALONG THE ARC OF A 205.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 22°51'02", AN ARC DISTANCE OF 81.76 FEET, (THE CHORD OF WHICH BEARS SOUTH 09°46'42" WEST, 81.22 FEET; THENCE SOUTH 01°38'48" EAST, 35.93 FEET; THENCE SOUTH 02°39'39" WEST, 60.05 FEET; THENCE SOUTH 00°14'42" WEST, 110.71 FEET, TO THE EAST-WEST CENTERLINE OF SECTION NINE; THENCE ALONG SAID EAST-WEST CENTERLINE NORTH 89°45'18" WEST, 468.00 FEET, TO THE TRUE POINT OF BEGINNING.

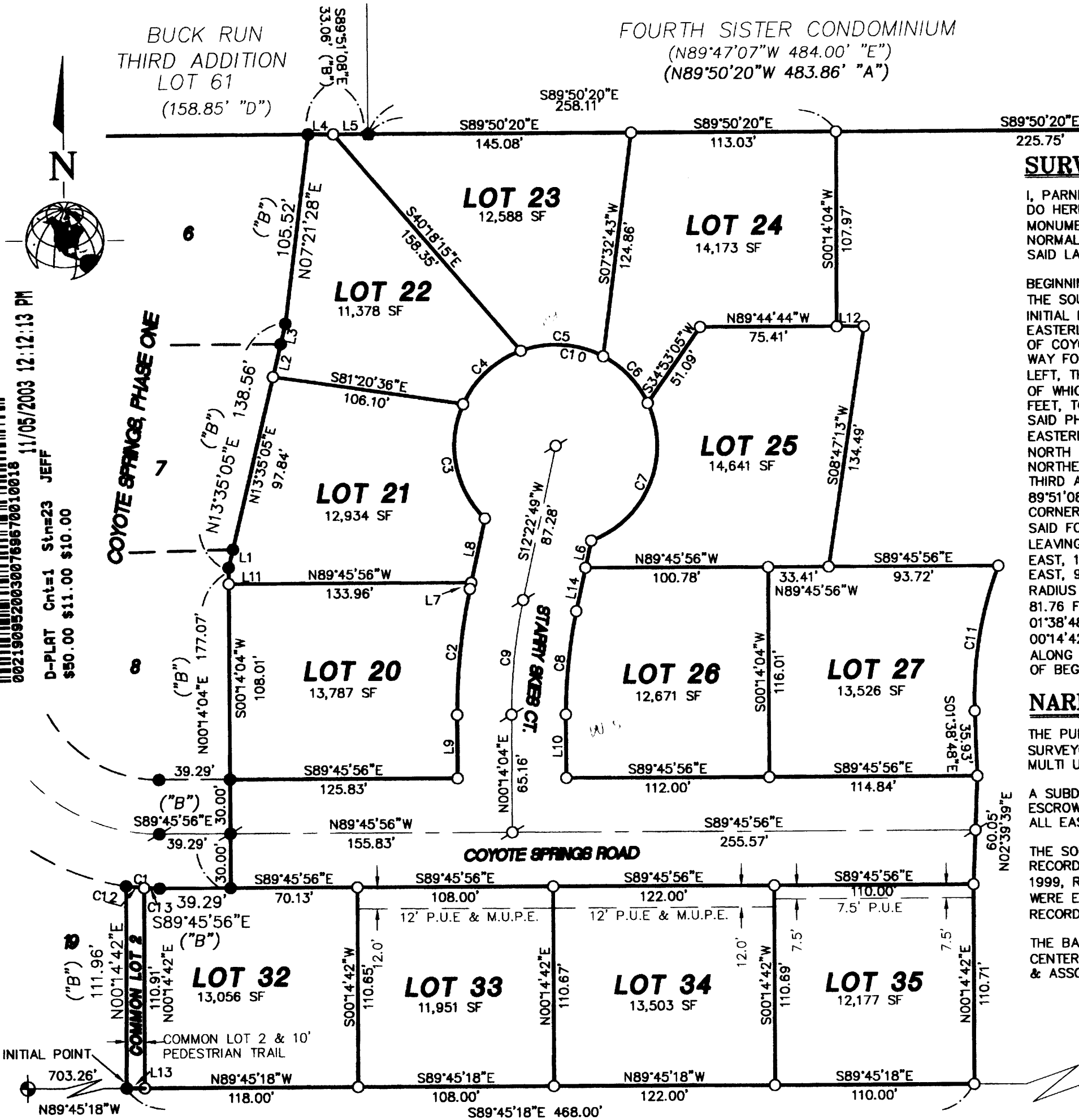
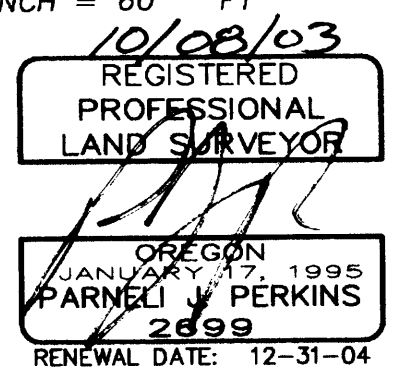
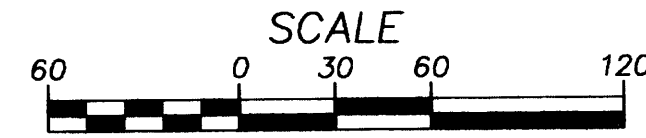
NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THAT PARCEL OF LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE INTO LOTS, STREETS, COMMON LOT 2, PUBLIC UTILITY EASEMENT, MULTI USE PATHWAY EASEMENT, AND A PEDESTRIAN TRAIL EASEMENT.

A SUBDIVISION GUARANTEE WAS PREPARED FOR COYOTE SPRINGS, LLC, BY WESTERN TITLE & ESCROW COMPANY AS REPORT NO.: 10-0058603, AMENDED #1, DATED 10/20/03. ALL EASEMENT, DEEDS AND RESTRICTION INFORMATION IS BASED ON THIS REPORT.

THE SOUTH, NORTH AND EAST BOUNDARIES OF THIS PARCEL WERE ESTABLISHED FROM THE RECORD OF SURVEY BY W&H PACIFIC FOR RICHARD FRANCIS AND MARK FORD DATED MARCH, 1999, RECORDED AS DESCHUTES COUNTY SURVEYOR'S FILE CS 13614. THE WEST BOUNDARIES WERE ESTABLISHED BY "COYOTE SPRINGS, PHASE ONE", BY W&H PACIFIC, DATED JUNE, 2000, RECORDED AS DESCHUTES COUNTY SURVEYOR'S FILE CS 14078.

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.



BASIS OF BEARINGS
(N89°45'18"W 2646.22' "A")
(N89°45'18"W 2646.28' "C")

LINE TABLE			CURVE TABLE					
LINE	LENGTH	BEARING	CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
L1	10.34	N13°35'05"E	C1	18.64	130.00	18.63	S85°39'27"E	8°12'57"
L2	18.73	N13°35'05"E	C2	69.96	330.00	69.82	S06°18'26"W	12°08'45"
L3	11.65	N13°35'05"E	C3	68.34	56.00	64.18	S10°16'02"E	69°55'12"
L4	13.87	S89°51'08"E	C4	44.63	56.00	43.46	S47°31'27"W	45°39'47"
L5	19.19	N89°51'08"W	C5	46.94	56.00	45.58	N85°37'51"W	48°01'36"
L6	15.40	N12°22'49"E	C6	36.32	56.00	35.89	N43°02'12"W	37°09'43"
L7	3.50	S12°22'49"W	C7	92.31	56.00	82.21	N22°45'58"E	94°26'36"
L8	36.50	S12°22'49"W	C8	57.24	270.00	57.13	S06°18'26"W	12°08'45"
L9	35.16	N00°14'04"E	C9	63.60	300.00	63.48	S06°18'26"W	12°08'45"
L10	35.16	N00°14'04"E	C10	288.54	56.00	60.00	N77°37'11"W	295°12'55"
L11	9.07	N00°14'04"E	C11	81.76	205.00	81.22	S09°46'42"W	22°51'02"
L12	15.00	S89°45'56"E	C12	10.06	130.00	10.05	S83°45'58"E	4°25'58"
L13	10.00	N89°45'18"W	C13	8.58	130.00	8.58	S87°52'26"E	3°47'00"
L14	24.59	N12°22'49"E						

LEGEND

- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "W&H PACIFIC"
- FOUND 5/8" IRON ROD AS PER "A"
- FOUND 2" PIPE WITH A 5/8" ROD INSIDE AS PER "E"
- SET 2" ALUMINUM CAP IN PAVEMENT
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "W&H PACIFIC"
- ... RECORD INFORMATION PER CITED REFERENCE
- () MEASURED & RECORD INFORMATION PER CITED REFERENCE
- ⊙ FOUND 2 1/2" BRASS CAP MARKED "C1/4 S9 PLS 1938"
- ⊙ FOUND 3 1/4" BRASS CAP MARKED "1/4 S9/S10 1969"
- FOUND 2" ALUM. CAP IN PAVEMENT AS PER "B"
- P.U.E. PUBLIC UTILITY EASEMENT
- M.U.P.E. MULTI USE PATHWAY EASEMENT

REFERENCES

- RECORD OF SURVEY BY W&H PACIFIC FOR RICHARD FRANCIS AND MARK FORD DESCHUTES COUNTY SURVEYOR'S FILE CS 13614.
- "COYOTE SPRINGS, PHASE ONE", BY W&H PACIFIC, DESCHUTES COUNTY SURVEYOR'S FILE CS 14078.
- RECORD OF SURVEY "SOUTH SISTER AREA" BY FRED A. AST JR. & ASSOCIATES AS PER DESCHUTES COUNTY SURVEYOR'S FILE CS 00526
- RECORD OF SURVEY "BUCK RUN THIRD ADDITION" BY FRED A. AST JR. & ASSOCIATES AS PER DESCHUTES COUNTY SURVEYOR'S FILE CS 13373
- RECORD OF SURVEY "FOURTH SISTER CONDOMINIUM" BY E. G. MANSFIELD ASSOCIATES AS PER DESCHUTES COUNTY SURVEYOR'S FILE CS 07238

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 LOT 2, PUBLIC UTILITY EASEMENTS, MULTI USE PATHWAY EASEMENT, AND PEDESTRIAN TRAIL EASEMENT AS SHOWN ON THIS PLAT, AND HEREBY DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, AND PUBLIC UTILITY EASEMENTS AS SHOWN ON THIS PLAT DOES HEREBY SUBMIT FOR APPROVAL AND RECORD SAID PLAT OF "COYOTE SPRINGS, PHASE TWO" HEREOF TO BE SO KNOWN.

BY: Richard W. Francis 10/8/03
RICHARD W. FRANCIS - MEMBER

BY: Mark W. Ford 10/8/03
MARK W. FORD - MEMBER

ACKNOWLEDGMENT

STATE OF OREGON)
COUNTY OF DESCHUTES)
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON October 08, 2003,
BY RICHARD W. FRANCIS AND MARK W. FORD.

Heather Highrate
NOTARY PUBLIC
PRINTED NAME: Heather Highrate
NOTARY PUBLIC - OREGON
COMMISSION NO: 319277
MY COMMISSION EXPIRES: June 4, 2007.

CONSENT

BY DEED OF TRUST RECORDED IN DOCUMENT NO.: 2003-15310, DESCHUTES COUNTY OFFICIAL RECORDS, RECORDED MARCH 7, 2003, BANK OF THE CASCADES IS A BENEFICIARY AND CONSENTS TO THE SUBDIVISION OF THE LAND SHOWN ON THIS PLAT.

BY: Frank Weis
FRANK WEIS, VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF OREGON)
COUNTY OF DESCHUTES)
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON October 8, 2003,
BY FRANK WEIS, A VICE PRESIDENT OF BANK OF THE CASCADES, ON BEHALF OF THE BANK.

Lorraine Rice
NOTARY PUBLIC
PRINTED NAME: Lorraine Rice
NOTARY PUBLIC - OREGON
COMMISSION NO: 331925
MY COMMISSION EXPIRES: 3-21-04
March 21, 2004

ASSESSORS CERTIFICATE:

I HEREBY CERTIFY THAT ALL AD VALOREM TAXES, SPECIAL ASSESSMENTS, FEES AND OTHER CHARGES, AS REQUIRED BY ORS 92.095 TO BE PLACED ON THE 2003-2004 TAX ROLLS, WHICH HAVE BECOME A LIEN OR WILL BECOME A LIEN DURING THIS TAX YEAR, HAVE BEEN PAID TO ME.

DESCHUTES COUNTY ASSESSOR Scott Anderson 10-20-2003

I HEREBY CERTIFY THAT ALL TAXES HAVE BEEN PAID AS OF THIS DATE.

DESCHUTES COUNTY TAX COLLECTOR Scott Anderson 10-20-2003

APPROVALS

THE PLAT OF "COYOTE SPRINGS, PHASE TWO" HAS BEEN APPROVED BY:

DESCHUTES COUNTY SURVEYOR Jeff Kern by Ken Grantley Deputy 10-9-03

WATER MASTER DP 10-08 2003
NO WATER RIGHTS EXIST WITHIN THE BOUNDS OF THIS PARCEL.

MAYOR - CITY OF SISTERS Michael Grantley 11/4/03 2003

CITY OF SISTERS PLANNING DIRECTOR Neil Thompson 11/04/03 2003

CITY OF SISTERS PUBLIC WORKS DIRECTOR Janey Fern 10-30 2003

CITY ADMINISTRATOR William Stein 11-04 2003

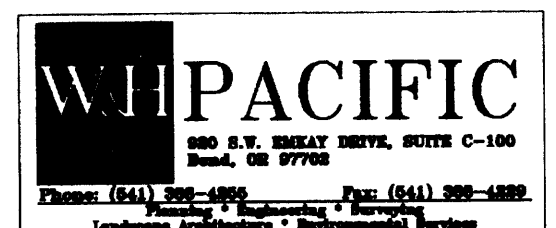
SISTERS-CAMP SHERMAN RFPD Dick Hulse 10-19 2003

DESCHUTES COUNTY COMMISSIONER Pamela 10/4/ 2003

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

LOT SUMMARY

2 STREETS	0.98 ACRES
12 LOTS	3.58 ACRES
COMMON LOT 2	0.03 ACRES
TOTAL PLAT	4.59 ACRES



DESCHUTES COUNTY OFFICIAL RECORDS 2003-76667 \$71.00
NANCY BLANKENSHIP, COUNTY CLERK
D-PLRT Cnt=1 SIn=23 JEFF 11/05/2003 12:12:13 PM
08219085206300789670610018
\$90.00 \$11.00 \$10.00

CS15610

DESCHUTES COUNTY SURVEYOR
FILED 11/06/2003 BY Jim

CS15610