

COYOTE SPRINGS, PHASE THREE

LOCATED IN THE NORTHEAST QUARTER OF SECTION 9
TOWNSHIP 15 SOUTH, RANGE 10 EAST, WILLAMETTE MERIDIAN
DESCHUTES COUNTY, CITY OF SISTERS, OREGON
NOVEMBER, 2005

CITY OF SISTERS APPROVAL NO. SUB 99-02

APPROVALS

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

DESCHUTES COUNTY SURVEYOR Mike Berry 1-18 2006

WATERMASTER Jeff Miller 1-20 2006
NO WATER RIGHTS EXIST WITHIN THE BOUNDS OF THIS PARCEL.

MAYOR - CITY OF SISTERS Michael J. Steier 2-10 2006

CITY OF SISTERS PLANNING DIRECTOR B.T. Rankin 2-8-2006

CITY OF SISTERS PUBLIC WORKS DIRECTOR Greg Fuchs 2-10-2006

CITY ADMINISTRATOR Gileen J. Steier 2-10-2006

SISTERS-CAMP SHERMAN RFPD Dan White 2-13 2006

DESCHUTES COUNTY COMMISSIONER Michael M. Daly 2-13-2006

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

SURVEYOR'S CERTIFICATE

I, DANIEL E. WOBBE, 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 THREE", TO THE NORMAL STANDARD OF CARE OF PROFESSIONAL LAND SURVEYORS PRACTICING IN OREGON, SAID LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, DESCHUTES COUNTY, CITY OF SISTERS, OREGON.

BEGINNING AT A 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED W&H PACIFIC MONUMENTING THE SOUTHEAST CORNER OF LOT 35, COYOTE SPRINGS, PHASE TWO AS RECORDED IN THE DESCHUTES COUNTY SURVEYORS RECORDS AS CS 15610 AND MONUMENTING THE INITIAL POINT OF PHASE 3; THENCE ALONG THE EAST LINE OF SAID LOT 35 NORTH 00°14'42" EAST, 110.71 FEET TO THE NORTHEAST CORNER OF SAID LOT 35 AND THE SOUTHERLY RIGHT-OF-WAY OF COYOTE SPRINGS ROAD MONUMENTED BY A FOUND IRON ROD WITH YELLOW PLASTIC CAP MARKED W&H PACIFIC; THENCE LEAVING THE SOUTHERLY RIGHT-OF-WAY NORTH 02°39'38" EAST, 60.05 FEET TO A FOUND IRON ROD WITH YELLOW PLASTIC CAP MARKED W&H PACIFIC, MONUMENTING THE NORTHERLY RIGHT-OF-WAY OF SAID COYOTE SPRINGS ROAD AND THE SOUTHEAST CORNER OF LOT 27, OF SAID COYOTE SPRINGS, PHASE 2; THENCE LEAVING SAID RIGHT-OF-WAY AND ALONG THE EASTERLY LINE OF SAID LOT 27 THE FOLLOWING TWO COURSES NORTH 01°38'48" WEST, 35.93 FEET TO A FOUND IRON ROD WITH YELLOW PLASTIC CAP MARKED W&H PACIFIC MONUMENTING A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 205.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 22°31'02", AN ARC LENGTH OF 81.76 FEET (THE CHORD OF WHICH BEARS NORTH 09°46'42" EAST, 81.22 FEET), TO A POINT MONUMENTED BY A FOUND IRON ROD WITH YELLOW PLASTIC CAP MARKED W&H PACIFIC; THENCE LEAVING SAID EASTERLY LINE AND ALONG THE NORTHERLY LINE OF SAID LOT 27, NORTH 89°45'56" WEST, 93.72 FEET TO A FOUND IRON ROD WITH YELLOW PLASTIC CAP MARKED W&H PACIFIC, MONUMENTING THE NORTH LINE OF SAID LOT 27 AND THE SOUTHEAST CORNER OF LOT 25, THENCE LEAVING SAID NORTH LINE AND ALONG THE EASTERLY LINE OF LOT 25 OF SAID COYOTE SPRINGS, PHASE TWO, NORTH 08°47'13" EAST, 134.49 FEET TO A FOUND IRON ROD WITH YELLOW PLASTIC CAP MARKED W&H PACIFIC; THENCE LEAVING SAID EASTERLY LINE, AND ALONG THE NORTHERLY LINE OF SAID LOT 25, NORTH 89°45'56" WEST, 15.00 FEET TO A FOUND IRON ROD WITH YELLOW PLASTIC CAP MARKED W&H PACIFIC, MONUMENTING THE NORTH LINE OF SAID LOT 25 AND THE SOUTHEAST CORNER OF LOT 24, OF SAID COYOTE SPRINGS, PHASE TWO; THENCE ALONG THE EASTERLY LINE OF SAID LOT 24 NORTH 00°14'04" EAST 107.97 FEET TO A FOUND IRON ROD WITH YELLOW PLASTIC CAP MARKED W&H PACIFIC, MONUMENTING THE NORTHEAST CORNER OF SAID LOT 24 AND A POINT ON THE SOUTH LINE OF SISTERS CONDOMINIUM PLAT, RECORDED IN THE DESCHUTES COUNTY SURVEYORS RECORDS AS CS 07238; THENCE LEAVING SAID LOT 24 AND ALONG SAID SOUTH LINE SOUTH 89°50'20" EAST, 225.75 FEET TO A FOUND 2" IRON PIPE; THENCE LEAVING SAID SOUTH LINE SOUTH 00°08'11" EAST, 197.97 FEET TO A FOUND 1" IRON PIPE; THENCE SOUTH 89°47'07" EAST, 329.95 FEET TO A FOUND 1/2" IRON ROD; THENCE SOUTH 00°05'17" EAST, 330.22 FEET TO THE CENTER EAST QUARTER LINE OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, MONUMENTED BY A FOUND IRON ROD WITH YELLOW PLASTIC CAP MARKED W&H PACIFIC; THENCE ALONG SAID CENTER EAST QUARTER LINE NORTH 89°45'18" WEST, 484.97 FEET TO THE POINT OF BEGINNING.

CONTAINING: 4.74 ACRES OF LAND, MORE OR LESS.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THAT PARCEL OF LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE INTO LOTS, STREETS, 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.: 10-0244805, DATED OCTOBER 28, 2005. ALL EXISTING EASEMENT, DEEDS AND RESTRICTION INFORMATION IS BASED UPON 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 TWO", BY W&H PACIFIC, DATED NOVEMBER, 2003, RECORDED AS DESCHUTES COUNTY SURVEYOR'S FILE CS 15610.

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, (BLANKET TYPE), FILED IN DESCHUTES COUNTY DEED RECORDS IN BOOK 107, PAGE 435, RECORDED JUNE 28, 1954, EXISTS IN THE S 1/2, S 1/2, OF THE NE 1/4 OF SEC. 9, T15S, R10E, HOWEVER IS NOT SHOWN.
- 2.) WARRANTY DEED RECORDED IN DESCHUTES COUNTY DEED RECORDS IN BOOK 146, PAGE 648, RECORDED JANUARY 12, 1966, "SUBJECT TO EXISTING RIGHT OF WAYS FOR ROADS, AS DISCLOSED IN WARRANTY DEED", IF THE RIGHT OF WAYS EXIST THEY ARE NOT SHOWN.
- 3.) A ROAD RIGHT OF WAY EASEMENT 40 FEET WIDE, RECORDED IN THE DESCHUTES COUNTY DEED RECORDS IN VOL. 165, PAGE 159, RECORDED JUNE 17, 1969, IS SHOWN ON THE SUBDIVISION GUARANTEE BUT DOESN'T LIE WITHIN THE BOUNDARIES OF THIS PARCEL.
- 4.) A PUBLIC UTILITY AND ACCESS EASEMENT GRANTED TO THE CITY OF SISTERS, EXISTS ENTIRELY WITHIN THE RIGHT OF WAY OF ALL THE ROADS SHOWN ON THIS PLAT, RECORDED IN DOCUMENT NUMBER 2003-86164, DESCHUTES COUNTY OFFICIAL RECORDS RECORDED DECEMBER 19, 2003.

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, SIGN EASEMENT, PUBLIC UTILITY EASEMENTS, AND MULTI USE PATHWAY EASEMENT (FOR THE USE OF PEDESTRIAN AND BICYCLE ACCESS) 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 AND DOES HEREBY SUBMIT FOR APPROVAL AND RECORD SAID PLAT OF "COYOTE SPRINGS, PHASE THREE" HENCEFORTH TO BE SO KNOWN.

BY: Richard W. Francis 1/6/06
RICHARD W. FRANCIS - MEMBER COYOTE SPRINGS, LLC DATE

BY: Mark W. Ford 1/6/06
MARK W. FORD - MEMBER COYOTE SPRINGS, LLC DATE

ACKNOWLEDGMENT

STATE OF OREGON)
COUNTY OF DESCHUTES)
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON January 6, 2006,
BY RICHARD W. FRANCIS AND MARK W. FORD.

Leslie McConnell
NOTARY PUBLIC
PRINTED NAME: Leslie McConnell
NOTARY PUBLIC - OREGON
COMMISSION NO.: 367614
MY COMMISSION EXPIRES April 14, 2007.

DESCHUTES COUNTY SURVEYOR
FILED 02/17/06 BY: Loelke

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 2005-2006 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 Singleton by Thomas 1/20/ 2006
Chief Assessor

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

DESCHUTES COUNTY TAX COLLECTOR Wendy Wilson by D. Kelly 1-20 2006

I HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE PLAT FILED IN THE COUNTY CLERK'S OFFICE

Daniel E. Wobbe

REGISTERED PROFESSIONAL LAND SURVEYOR
Daniel E. Wobbe
OREGON
JUNE 30, 1997
DANIEL E. WOBBE
2825
RENEWAL DATE: 06-30-06

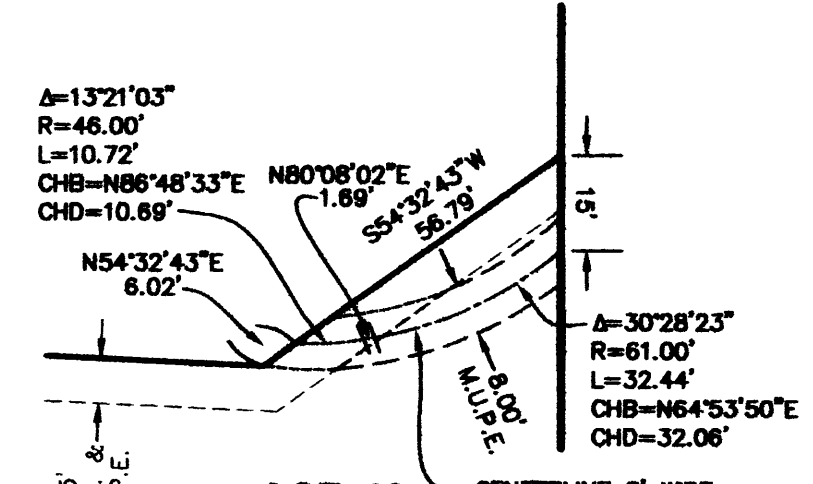
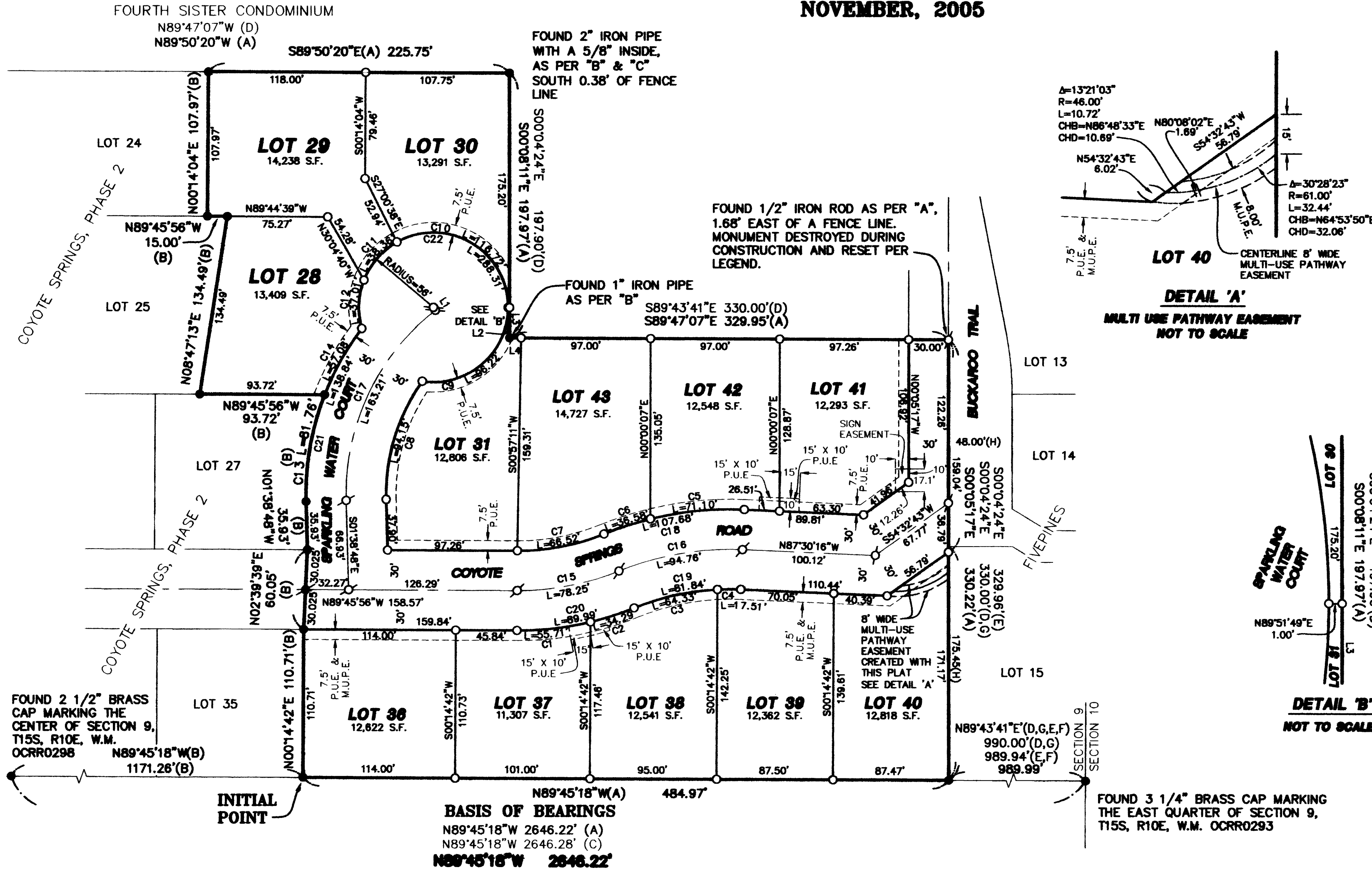
SHEET 1 OF 2



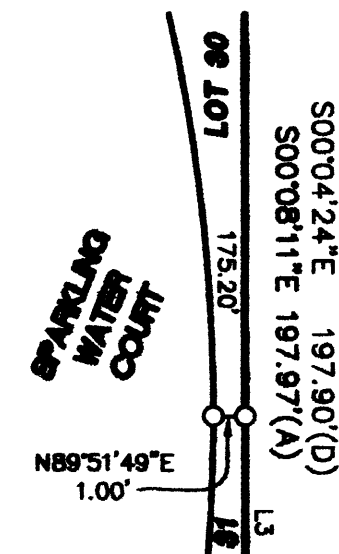
COYOTE SPRINGS, PHASE THREE

LOCATED IN THE NORTHEAST QUARTER OF SECTION 9
TOWNSHIP 15 SOUTH, RANGE 10 EAST, WILLAMETTE MERIDIAN
DESCHUTES COUNTY, CITY OF SISTERS, OREGON
NOVEMBER, 2005

DESCHUTES COUNTY OFFICIAL RECORDS
NANCY BLANKENSHIP, COUNTY CLERK 2006-10522
\$71.00
02/14/2006 03:11:24 PM
D-PLAT Cnt=1 Stn=25 TRACY
\$50.00 \$11.00 \$10.00



DETAIL 'A'
MULTI USE PATHWAY EASEMENT
NOT TO SCALE



DETAIL 'B'
NOT TO SCALE

- LEGEND**
- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "W&H PACIFIC", UNLESS OTHERWISE NOTED
 - FOUND 2" ALUM. CAP IN PAVEMENT
 - SET 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "W&H PACIFIC"
 - SET 2" ALUMINUM CAP IN PAVEMENT
 - () RECORD INFORMATION PER CITED REFERENCE
 - P.U.E. PUBLIC UTILITY EASEMENT
 - M.U.P.E. MULTI USE PATHWAY EASEMENT

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	55.71'	230.00'	13°52'37"	55.57'	N83°17'45"E
C2	34.29'	230.00'	8°32'28"	34.26'	N72°05'12"E
C3	64.33'	190.00'	19°23'58"	64.02'	S77°30'57"W
C4	17.51'	190.00'	5°16'48"	17.50'	S89°51'20"W
C5	71.10'	250.00'	16°17'45"	70.86'	S84°20'51"W
C6	36.58'	250.00'	8°23'01"	36.55'	S72°00'28"W
C7	66.52'	170.00'	22°25'06"	66.09'	N79°01'31"E
C8	94.15'	145.00'	37°12'07"	92.50'	S16°57'15"W
C9	98.22'	56.00'	98°26'50"	84.81'	N49°17'12"E
C10	116.72'	56.00'	119°25'12"	96.71'	N59°38'49"W
C11	38.36'	56.00'	39°14'52"	37.61'	S41°01'09"W
C12	37.01'	56.00'	37°51'56"	36.34'	S02°27'45"W
C13(B)	81.76'	205.00'	22°51'02"	81.22'	S09°46'42"W
C14	57.08'	205.00'	15°57'14"	56.90'	S29°10'50"W
C15	78.25'	200.00'	22°25'06"	77.76'	N79°01'31"E
C16	94.76'	220.00'	24°40'46"	94.03'	S90°09'21"W
C17	163.21'	175.00'	53°26'04"	157.36'	S25°04'14"W
C18	107.68'	250.00'	24°40'46"	106.85'	S80°09'21"W
C19	81.84'	190.00'	24°40'46"	81.21'	S90°09'21"W
C20	89.99'	230.00'	22°25'06"	89.42'	N79°01'31"E
C21	138.84'	205.00'	38°48'15"	136.20'	N17°45'19"E
C22	288.31'	56.00'	294°58'51"	60.19'	S48°58'48"E

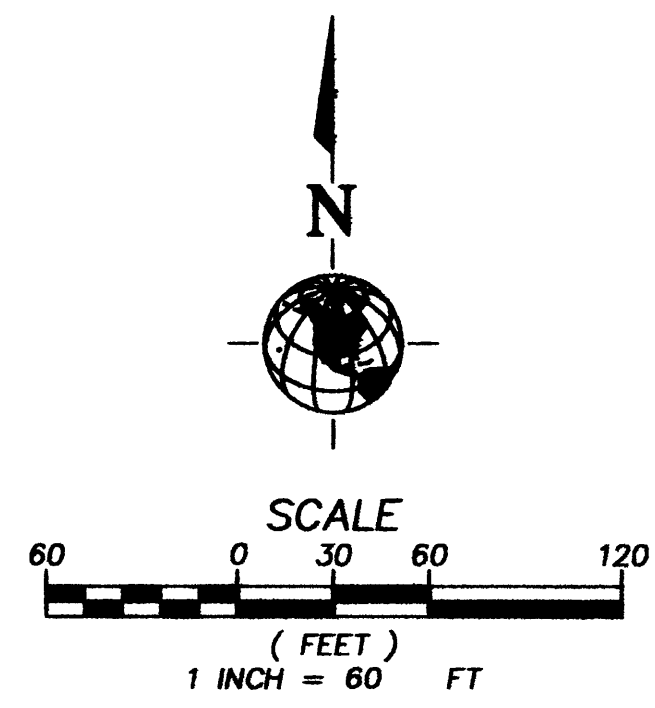
LINE TABLE		
LINE	BEARING	LENGTH
L1	S33°01'01"E	2.62'
L2	N89°51'49"E	1.00'
L3	N00°08'11"W	22.77'
L4	N89°47'07"W	8.69'

- REFERENCES**
- (A) RECORD OF SURVEY, BY W&H PACIFIC, FOR RICHARD FRANCIS AND MARK FORD, DESCHUTES COUNTY SURVEYOR'S FILE CS13614.
 - (B) "COYOTE SPRINGS, PHASE TWO", BY W&H PACIFIC, DESCHUTES COUNTY SURVEYOR'S FILE CS15610.
 - (C) RECORD OF SURVEY, "SOUTH SISTER AREA", BY FRED A. AST JR. & ASSOCIATES, DESCHUTES COUNTY SURVEYOR'S FILE CS00526
 - (D) RECORD OF SURVEY "FOURTH SISTER CONDOMINIUM", BY E. G. MANSFIELD ASSOCIATES, DESCHUTES COUNTY SURVEYOR'S FILE CS07238
 - (E) BOUNDARY LINE ADJUSTMENT "LL-95-83", BY FRED A. AST, JR. & ASSOCIATES, DESCHUTES COUNTY SURVEYOR'S FILE CS12520.
 - (F) BOUNDARY LINE ADJUSTMENT "LL-01-02", BY FRED A. AST, JR. & ASSOCIATES, DESCHUTES COUNTY SURVEYOR'S FILE CS14593.
 - (G) RECORD OF SURVEY, AUBREY EUGENE PERRY, DESCHUTES COUNTY SURVEYOR'S FILE CS00514.
 - (H) PLAT OF "FIVEPINE", BY FRED A. AST, JR. & ASSOCIATES, DESCHUTES COUNTY SURVEYOR'S FILE CS16149.

DESCHUTES COUNTY SURVEYOR
FILED 02/17/06 BY: [Signature]

LOT SUMMARY

ROADWAYS	1.18 ACRES
LOTS 28-31 AND 36-43	3.56 ACRES
TOTAL PLAT	4.74 ACRES



I HEREBY CERTIFY THAT THIS IS
A TRUE AND EXACT COPY OF THE
PLAT FILED IN THE COUNTY
CLERKS OFFICE
[Signature]

REGISTERED
PROFESSIONAL
LAND SURVEYOR
DANIEL E. WOBBE
JUNE 30, 1997
DANIEL E. WOBBE
2025
RENEWAL DATE: 06-30-06

SHEET 2 OF 2

W&H PACIFIC
200 S.W. HICKORY AVENUE, SUITE 200
SEASIDE, OREGON 97138
Phone (503) 588-4999 Fax (503) 588-4999
www.wandh.com

CS16783