

ROARING SPRINGS
A PORTION OF LOT 11, TIMBER CREEK
LOCATED IN THE NW 1/4 OF THE NE 1/4
SECTION 9, TOWNSHIP 15 SOUTH, RANGE 10 EAST, W.M.
CITY OF SISTERS, DESCHUTES COUNTY, OREGON
CITY OF SISTERS FILE No. SUB06-01

DESCHUTES COUNTY OFFICIAL RECORDS
 NANCY BLANKENSHIP, COUNTY CLERK
 2006-73100
 \$71.00
 11/02/2006 02:25:39 PM
 D-PLAT Cnt=1 Stn=23 BN
 \$50.00 \$11.00 \$10.00

DATE: 8/07/06

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT WE, TYLER C. FITZSIMONS, OWNER IN FEE SIMPLE AND U.S. BANK N.A., TRUST DEED BENEFICIARY PER VOLUME 2006, PAGE 15776, DESCHUTES COUNTY OFFICIAL RECORDS OF THE LANDS SHOWN ON THE PLAT OF "ROARING SPRINGS", THE BOUNDARY OF WHICH IS DESCRIBED IN THE ATTACHED SURVEYOR'S CERTIFICATE, AS A FREE AND VOLUNTARY ACT, HAVE CAUSED SAID LAND TO BE SURVEYED, SUBDIVIDED AND PLATTED, AS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER, THE FOLLOWING: THE EXTENSION OF THE RIGHT OF WAY OF TIMBER CREEK DRIVE, AS SHOWN HEREON; AND FOR UTILITY PURPOSES, THE 5.00-FOOT AND 13.00-FOOT WIDE PUBLIC UTILITY EASEMENTS, AS SHOWN HEREON; AND DO HEREBY CREATE THE SHARED DRIVEWAY ACCESS EASEMENT ON LOT 5; TO BENEFIT LOTS 5 AND 6, AND THE SHARED DRIVEWAY ACCESS EASEMENT ON LOT 8; TO BENEFIT LOTS 7, 8 AND 9, AS SHOWN HEREON; AND DO HEREBY DECLARE THAT EACH HOUSE CONSTRUCTED WITHIN THIS SUBDIVISION SHALL INCLUDE A RESIDENTIAL FIRE SUPPRESSANT SPRINKLING SYSTEM MEETING APPLICABLE BUILDING AND FIRE CODE REQUIREMENTS.

Tyler C. Fitzsimons
 TYLER C. FITZSIMONS
 VICE PRESIDENT
 U.S. BANK N.A.

SURVEYOR'S CERTIFICATE:

I, TIM K. CHAPMAN, OREGON REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2477, BEING FIRST DULY SWORN, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND REPRESENTED ON THIS PLAT OF "ROARING SPRINGS", AS DESCRIBED BELOW, IN DESCHUTES COUNTY, OREGON, TO THE NORMAL STANDARD OF CARE OF PROFESSIONAL LAND SURVEYORS PRACTICING IN THE STATE OF OREGON.

BEGINNING AT THE INITIAL POINT, 5/8-INCH DIAMETER IRON ROD WITH A YELLOW PLASTIC CAP MARKED "SCEAS", SET 4-INCHES BELOW GROUND, SAID POINT BEING THE SOUTHWEST CORNER OF LOT 11, TIMBER CREEK, C513748, DESCHUTES COUNTY SURVEYOR'S OFFICE RECORDS, LOCATED ON THE NORTH-EAST RIGHT OF WAY OF US HIGHWAY No. 20; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING BEARINGS AND DISTANCES: N 37°35'14" W, 85.91 FEET; THENCE NORTHWESTERLY, 92.19 FEET ALONG THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1959.86 FEET (THE LONG CHORD OF WHICH BEARS N 38°53'14" W, 92.17 FEET); THENCE N 46°08'58" W, 79.39 FEET TO THE NORTHWEST CORNER OF SAID LOT; THENCE LEAVING SAID RIGHT OF WAY N 72°29'45" E, ALONG THE NORTHERLY LINE OF SAID LOT, 306.45 FEET TO THE SOUTHWEST CORNER OF LOT 114, TIMBER CREEK II, PHASE 3, C516691, DESCHUTES COUNTY SURVEYOR'S OFFICE RECORDS; THENCE LEAVING SAID LINE S 79°05'23" E, ALONG THE SOUTHERLY LINE OF SAID LOT, 113.28 FEET TO THE SOUTHEAST CORNER OF SAID LOT, LOCATED ON THE WESTERLY RIGHT OF WAY TIMBER PINE PLACE; THENCE LEAVING SAID LINE S 10°35'09" E, ALONG SAID RIGHT OF WAY, 97.61 FEET TO THE NORTHWEST CORNER OF THE RIGHT OF WAY OF TIMBER CREEK DRIVE; THENCE LEAVING SAID WESTERLY RIGHT OF WAY ALONG THE WESTERLY AND SOUTHERLY RIGHT OF WAY OF SAID TIMBER CREEK DRIVE THE FOLLOWING BEARINGS AND DISTANCES: CONTINUING S 10°35'09" E, 60.43 FEET; THENCE EASTERLY, 73.64 FEET, ALONG THE ARC OF NON-TANGENT CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 336.00 FEET (THE LONG CHORD OF WHICH BEARS N 79°12'53" E, 73.53 FEET) TO THE NORTHWEST CORNER OF LOT 28, TIMBER CREEK II, PHASE 2, C515982, DESCHUTES COUNTY SURVEYOR'S OFFICE RECORDS; THENCE LEAVING SAID SOUTHERLY RIGHT OF WAY S 17°04'00" E, ALONG THE WESTERLY LINE OF SAID LOT, 123.21 FEET TO THE SOUTHWEST CORNER OF SAID LOT, LOCATED ON THE SOUTH LINE OF SAID LOT 11; THENCE LEAVING SAID WESTERLY LINE N 89°45'53" W, ALONG SAID SOUTH LINE, 371.63 FEET TO THE INITIAL POINT AND THE POINT OF BEGINNING.

CONTAINING 2.25 ACRES, MORE OR LESS.

APPROVALS:

THE PLAT OF "ROARING SPRINGS" AS LOCATED IN THE CITY OF SISTERS, DESCHUTES COUNTY, OREGON, HAS BEEN EXAMINED AND APPROVED:

Mike Brown
 DESCHUTES COUNTY SURVEYOR
 9-28-06
 DATE

Gillean Stein for Gary France
 CITY OF SISTERS DIRECTOR OF PUBLIC WORKS
 11-1-04
 DATE

Gillean Stein for Brian Rankin
 CITY OF SISTERS PLANNING DIRECTOR
 11-1-06
 DATE

Gillean Stein
 CITY OF SISTERS MANAGER
 11-1-06
 DATE

David Stewart
 CITY OF SISTERS MAYOR/OFFICIAL
 11-1-06
 DATE

Dee Warner
 DESCHUTES COUNTY COMMISSIONER
 9-28-06
 DATE

Jeremy Griffin by Audreana Grubbs
 WATERMASTER
 9/28/2006
 DATE

SIGNATURE BY THE CITY OF SISTERS CONSTITUTES ACCEPTANCE BY THE CITY OF ANY DEDICATION MADE HEREIN TO THE PUBLIC.

I HEREBY CERTIFY THAT ALL AD VALOREM TAXES, SPECIAL ASSESSMENTS, FEES AND OTHER CHARGES REQUIRED BY LAW TO BE PLACED ON THE 2006-2007 TAX ROLL WHICH BECAME OR WILL BECOME A LIEN ON THIS SUBDIVISION DURING THIS TAX YEAR, BUT NOT YET CERTIFIED TO THE TAX COLLECTOR FOR COLLECTION HAVE BEEN PAID TO ME.

DESCHUTES COUNTY ASSESSOR
[Signature]
 9/28/2006
 DATE

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

DESCHUTES COUNTY TAX COLLECTOR
Mandy Williams by Amber Grubbs
 9-28-06
 DATE

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE A PORTION OF LOT 11, TIMBER CREEK, SAID PORTION DESCRIBED IN VOLUME 2006, PAGE 15775, DESCHUTES COUNTY OFFICIAL RECORDS, INTO LOTS AND THE EXTENSION OF THE RIGHT OF WAY OF TIMBER CREEK DRIVE, AS APPROVED BY THE CITY OF SISTERS FILE No. SUB06-01.

CONTROLS FOR THIS SURVEY WERE DIMENSIONS PER THE RECORD SURVEYS AND MONUMENTS OF RECORD FOUND. ALL EXTERIOR BOUNDARY MONUMENTS WERE FOUND AND HELD AS SHOWN HEREON. THE EXTENSION OF TIMBER CREEK DRIVE WAS BASED ON MONUMENTS FOUND FOR THE SOUTHERLY RIGHT OF WAY, PER RECORD SURVEY No. 3, OFFSET 30.00 FEET NORTHERLY TO ESTABLISH CENTER LINE AND DIMENSIONS PER RECORD SURVEY No. 3 WERE HELD TO ESTABLISH THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY OF SAID TIMBER CREEK DRIVE WITH THE WESTERLY RIGHT OF WAY OF TIMBER PINE PLACE.

THE BASIS OF BEARINGS FOR THIS SURVEY WAS A PORTION OF THE NORTHERLY LINE OF LOT 11, TIMBER CREEK, PER RECORD SURVEY No. 1 AND 2, AS MEASURED BETWEEN MONUMENTS SHOWN.

STATEMENT OF WATER RIGHTS:

THERE ARE NO WATER RIGHTS APPURTENANT TO THIS SUBDIVISION

EASEMENTS OF RECORD:

- EASEMENT OR EASEMENTS IN VOLUME 1999, PAGE 44444, AND VOLUME 1999, PAGE 45822, DESCHUTES COUNTY RECORDS-DECLARATION OF OGBAR'S FOR TIMBER CREEK AND TIMBER CREEK II, CONTAINS A SEPTIC EASEMENT TO A DESIGNATED AREA FOR SEPTIC TREATMENT, NO DESCRIPTION GIVEN
- WATERLINE EASEMENT PER THE PLAT OF TIMBER CREEK-THE EASEMENT HAS BEEN TERMINATED BY RELEASE OF EASEMENT, VOLUME 2001, PAGE 32911, DESCHUTES COUNTY OFFICIAL RECORDS
- DRAINFIELD RESERVE AREA PER THE PLAT OF TIMBER CREEK-THE MAJORITY OF THIS EASEMENT IS LOCATED IN A PORTION OF LOT 11 THAT HAS BECOME A PLATTED SUBDIVISION-TIMBER CREEK II, PHASE 3, THAT PORTION OF SAID RESERVE AREA LYING IN ROARING SPRINGS IS ENCOMPASSED BY EASEMENTS OF RECORD No. 4
- SANITARY SEWER AND WATERLINE EASEMENT PER VOLUME 2001, PAGE 22355, DESCHUTES COUNTY OFFICIAL RECORDS, LOCATED AS SHOWN.
- TEMPORARY SANITARY SEWER, WATER LINE AND ROAD EASEMENT TO THE CITY OF SISTERS, VOL. 2006, PAGE 33001, DESCHUTES COUNTY OFFICIAL RECORDS-THE EASEMENT EXPIRES WITH THE RECORDING OF THE FINAL PLAT OF ROARING SPRINGS, THAT PORTION OF EXHIBIT "A" (12.00-FOOT WIDE EASEMENT FOR WATERLINE PURPOSES) OF SAID VOL. 2006, PAGE 33001, LYING IN LOTS 5-8, IS INCLUDED IN THE PUBLIC ACCESS AND WATERLINE EASEMENT AND PUBLIC UTILITY EASEMENT, AS SHOWN, DEDICATED THIS SUBDIVISION

ACKNOWLEDGMENT:

STATE OF OREGON SS
 COUNTY OF DESCHUTES

THIS IS TO CERTIFY THAT ON THIS 28 DAY OF September, 2006, BEFORE ME APPEARED TYLER C. FITZSIMONS, TO ME KNOWN TO BE THE INDIVIDUAL WHO HAS EXECUTED THE FOREGOING DECLARATION AND ACKNOWLEDGED TO ME THAT HE IS THE OWNER IN FEE SIMPLE OF THE HEREON DESCRIBED PROPERTY.

Kristal Chamberlain
 NOTARY PUBLIC
 PRINTED NAME: Kristal Chamberlain
 NOTARY PUBLIC - OREGON
 COMMISSION No. 397627
 MY COMMISSION EXPIRES: September 25, 2009

ACKNOWLEDGMENT:

STATE OF OREGON SS
 COUNTY OF DESCHUTES

THIS IS TO CERTIFY THAT ON THIS 28 DAY OF September, 2006, BEFORE ME APPEARED Michael J. Ryan, TO ME KNOWN TO BE THE INDIVIDUAL WHO HAS EXECUTED THE FOREGOING DECLARATION AND ACKNOWLEDGED TO ME THAT HE OR SHE IS A VICE PRESIDENT OF U.S. BANK N.A., TRUST DEED BENEFICIARY OF THE HEREON DESCRIBED PROPERTY.

Annie M. Platz
 NOTARY PUBLIC
 PRINTED NAME: Annie M. Platz
 NOTARY PUBLIC - OREGON
 COMMISSION No. 371450
 MY COMMISSION EXPIRES: August 11, 2007

REGISTERED PROFESSIONAL LAND SURVEYOR
Tom K. Chapman
 OREGON
 JANUARY 29, 1991
 TIM K. CHAPMAN
 2477
 EXPIRES 12/31/07



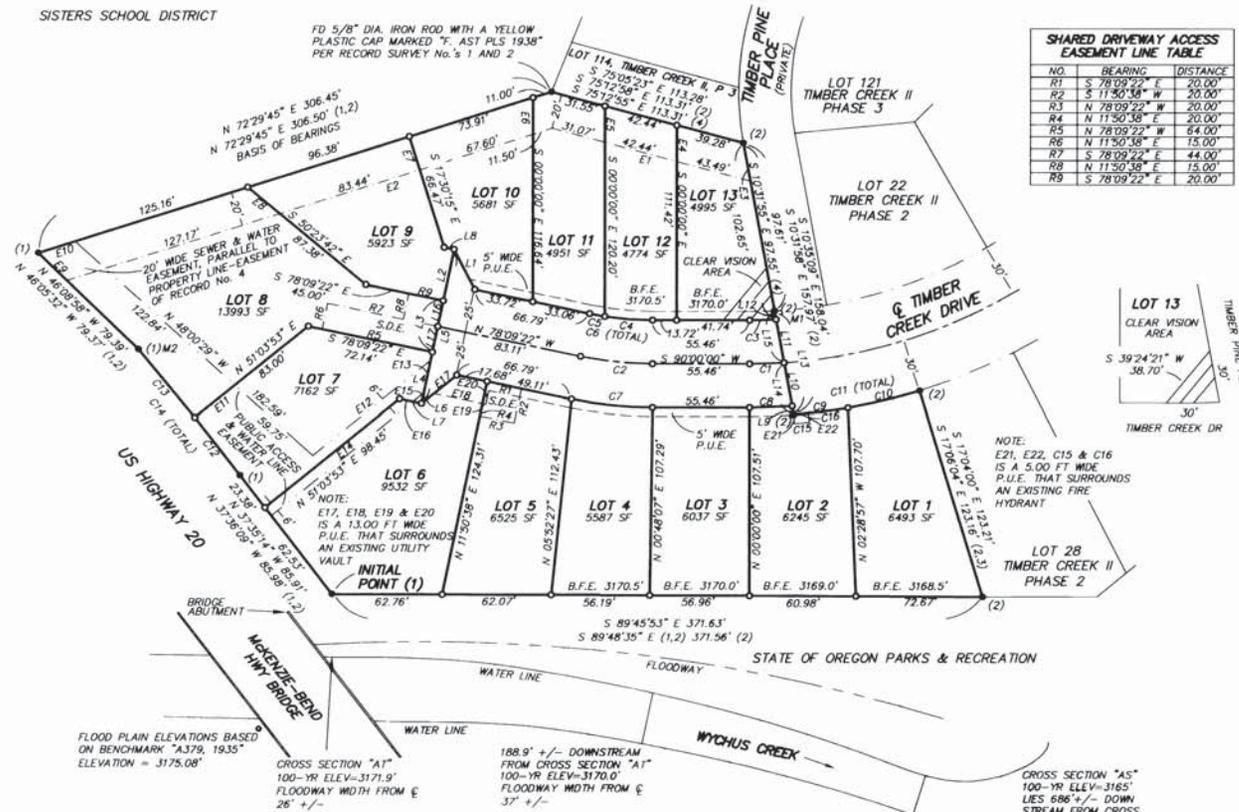
SCALE: 1"=50'
DATE: 8/07/06

AREA SUMMARY: 2.25 ACRES TOTAL
LOTS = 2.01 ACRES
RIGHT OF WAY = 0.24 ACRE

ROARING SPRINGS

A PORTION OF LOT 11, TIMBER CREEK
LOCATED IN THE NW 1/4 OF THE NE 1/4
SECTION 9, TOWNSHIP 15 SOUTH, RANGE 10 EAST, W.M.
CITY OF SISTERS, DESCHUTES COUNTY, OREGON
CITY OF SISTERS FILE No. SUB06-01

SISTERS SCHOOL DISTRICT



SHARED DRIVEWAY ACCESS EASEMENT LINE TABLE

NO.	BEARING	DISTANCE
R1	S 78°09'22" E	20.00'
R2	S 11°50'38" W	20.00'
R3	N 78°09'22" W	20.00'
R4	N 11°50'38" E	20.00'
R5	N 78°09'22" W	64.00'
R6	N 11°50'38" E	15.00'
R7	S 78°09'22" E	44.00'
R8	N 11°50'38" E	15.00'
R9	S 78°09'22" E	20.00'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	01°46'00"	300.00'	19.22'	19.22'	S 88°17'00" W
C2	11°50'38"	200.00'	41.34'	41.27'	N 84°04'41" W
C3	03°08'36"	275.00'	15.09'	15.08'	S 88°25'42" W
C4	08°58'18"	175.00'	27.40'	27.37'	N 85°30'51" W
C5	02°52'20"	175.00'	8.77'	8.77'	N 79°35'32" W
C6	11°50'38"	175.00'	36.18'	36.11'	N 84°04'41" W
C7	11°50'38"	225.00'	46.51'	46.43'	S 84°04'41" E
C8	04°17'58"	325.00'	24.35'	24.35'	N 87°51'12" E
C9	05°26'12"	330.00'	31.31'	31.30'	N 82°53'13" E
C10	07°21'22"	330.00'	42.37'	42.34'	N 76°29'46" E
C11	N 12°47'34"	330.00'	73.64'	73.53'	N 79°12'53" E
C11 (2,3)	12°47'06"	330.00'	73.68'	73.48'	N 79°17'29" E
C12	N 01°13'01"	1959.86'	41.63'	41.63'	N 38°08'53" W
C13	N 01°28'40"	1959.86'	50.56'	50.55'	N 39°29'44" W
C14	N 02°41'41"	1959.86'	92.19'	92.17'	N 38°51'14" W
C15	N 01°28'02"	330.00'	8.45'	8.58'	N 84°52'58" E
C16	N 01°28'02"	330.00'	8.45'	8.45'	S 84°52'58" W

PROPERTY LINE TABLE

NO.	BEARING	DISTANCE
L1	N 27°22'38" W	25.82'
L2	S 11°50'38" W	30.00'
L3	S 11°50'38" W	30.00'
L4	S 11°50'38" W	30.00'
L5	S 11°50'38" W	90.00'
L6	N 51°03'53" E	25.82'
L7	N 78°09'22" W	12.73'
L8	N 78°09'22" W	5.74'
L9	S 10°35'09" E	5.03'
L10	S 10°35'09" E	25.18'
L11	S 10°35'09" E	25.20'
L12	S 10°35'09" E	5.04'
L13	S 10°35'09" E	60.43'
L13 (3)	S 10°31'58" E	60.43'
L14	S 10°35'09" E	30.19'
L15	S 10°35'09" E	30.20'
L16	S 10°35'09" E	30.24'
L17	S 11°50'38" W	15.00'
L17	S 11°50'38" W	15.00'

EASEMENT LINE TABLE

NO.	BEARING	DISTANCE
E1	S 75°05'23" E	117.00'
E2	N 72°29'45" E	289.71'
E3	S 10°35'09" E	22.16'
E4	S 00°00'00" E	20.70'
E5	S 00°00'00" E	20.70'
E6	S 00°00'00" E	20.70'
E7	S 17°30'15" E	20.00'
E8	S 50°23'42" E	23.62'
E9	N 46°08'58" W	27.78'
E10	N 72°29'45" E	21.00'
E11	N 51°03'53" E	28.30'
E12	N 51°03'53" E	86.09'
E13	S 11°50'38" W	15.15'
E13 (3)	S 10°31'58" E	103.35'
E14	N 51°03'53" E	7.88'
E15	N 28°09'22" W	7.74'
E16	S 51°03'53" W	16.78'
E17	S 78°09'22" E	28.29'
E18	S 78°09'22" E	28.29'
E19	S 78°09'22" E	8.00'
E20	S 78°09'22" E	8.00'
E21	S 04°23'21" E	5.00'
E22	N 05°51'23" W	5.00'

FLOODPLAIN NOTES, CONDITIONS AND RESTRICTIONS:

THE 100-YR FLOODPLAIN ELEVATIONS SHOWN FOR LOTS 1-4 AND 12-13 ARE BASED ON CROSS SECTION "A1", RIVER MILE 21.29 (ABOVE MOUTH) AND CROSS SECTION "A5", RIVER MILE 21.16 (ABOVE MOUTH) AS SHOWN ON FIRM MAP No. 41017C0040 C, PANEL 40, FOR THE CITY OF SISTERS, COMMUNITY No. 410058, EFFECTIVE DATE AUGUST 16, 1988 AND FLOOD INSURANCE STUDY, DESCHUTES COUNTY, OREGON AND INCORPORATED AREAS PANEL 29P; FLOOD PROFILES - SQUAW CREEK, AND TABLE 3; FLOODWAY DATA - SQUAW CREEK (WYCHUS CREEK). SAID FLOODPLAIN ELEVATIONS ARE BASED ON BENCHMARK "A379, 1935". ELEVATION 3175.08 FEET ABOVE MEAN SEA LEVEL PER NGVD 1929 DATUM. SAID MARK IS LOCATED ON THE SW SIDE OF THE SOUTHERLY ABUTMENT FOR THE MCKENZIE-BEND HIGHWAY BRIDGE, AS SHOWN HEREON. IN ORDER TO OBTAIN A BUILDING PERMIT FROM THE CITY OF SISTERS FOR SAID LOTS, AN ELEVATION CERTIFICATE (EC) WILL BE REQUIRED BEFORE AND AFTER CONSTRUCTION OF THE FOUNDATION AND FINISH FLOOR. SAID EC WILL BE REQUIRED TO BE CERTIFIED BY A REGISTERED ENGINEER OR SURVEYOR WITH A CURRENT STATE OF OREGON LICENSE. IF SAID EC DETERMINES THAT THE EXISTING GRADE FOR SAID LOTS FALLS OUT OF THE SPECIAL FLOOD HAZARD AREA (100-YR FLOODPLAIN) THEN A LETTER OF MAP AMENDMENT (LOMA) MUST BE COMPLETED AND APPROVED BY FEMA. AFTER SAID EC HAS BEEN APPROVED BY THE CITY OF SISTERS, THE FINISH FLOOR ELEVATION WILL BE REQUIRED TO BE 1.00-FOOT ABOVE THE BFE (BASE FLOOD ELEVATION) FOR SAID LOT AND A FLOOD INSURANCE POLICY WILL BE REQUIRED. NO NEW FILL MATERIAL CAN BE APPLIED TO SAID LOTS AND A MINIMUM CUT OR FILL MUST BE MAINTAINED WHEN CONSTRUCTING A FOUNDATION.

- LEGEND**
- FOUND 5/8" DIA. IRON ROD WITH A YELLOW PLASTIC CAP MARKED "SC6AS" OR "PROP COR LS 1046" SET FOR RECORD SURVEY No.'s 1 AND 2, EXCEPT WHERE NOTED
 - SET 5/8" DIA. X 24" LONG IRON ROD WITH A YELLOW PLASTIC CAP MARKED "BAXTER SURVEYING"
 - M1 FOUND MONUMENT BEARS N 74°23'50" W, 0.13' FROM CALCULATED POSITION
 - M2 MONUMENT DISTURBED BY ASPHALT WALKING PATH CONSTRUCTION, FOUND BENT WITH NO CAP, BEARS N 19°37'53" E, 0.20' FROM ORIGINAL TIED POSITION, HELD ORIGINAL POSITION FOR THIS SURVEY
- P.U.E. PUBLIC UTILITY EASEMENT
B.F.E. BASE FLOOD ELEVATION
S.D.E. SHARED DRIVEWAY ACCESS EASEMENT (SEE LINE TABLE)
(1)-(4) BEARING AND/OR DISTANCE; OR MONUMENTATION PER RECORD SURVEYS

- RECORD SURVEYS**
1. PLAT OF TIMBER CREEK, BY M. TYE, FILED 8/26/99, CS13749
 2. LOT LINE ADJUSTMENT No. 01-04, BY M. TYE, DATED 02-25-02, CS14882
 3. PLAT OF TIMBER CREEK II, PHASE 2, BY J. TYE, DATED JANUARY 9, 2004, CS15982
 4. PLAT OF TIMBER CREEK II, PHASE 3, BY J. TYE, DATED AUGUST 16, 2005, CS16691

REGISTERED PROFESSIONAL LAND SURVEYOR
Tim K. Chapman
OREGON
JANUARY 29, 1991
TIM K. CHAPMAN
2477
EXPIRES 12/31/07