

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO REPLAT "FAIRWAY DOWNS ESTATES" AND TO SUBDIVIDE ADDITIONAL PARCELS THAT HAVE BEEN ADDED TO IT THROUGH A BOUNDARY LINE ADJUSTMENT AND INSTRUMENTS FILED IN THE DEED RECORDS OF DOUGLAS COUNTY AS DESCRIBED BELOW. THE EASTERLY RIGHT-OF-WAY OF FISHER ROAD (COUNTY ROAD NO. 189) WAS ESTABLISHED FROM OFFSETS FROM CENTERLINE PER INSTRUMENT NO. 94-23981. THE CENTERLINE WAS CALCULATED FROM FOUND MONUMENTS ON THE RIGHT-OF-WAY. SOME OF THE RIGHT-OF-WAY MONUMENTS WERE FOUND OUT OF POSITION AND ONE WAS FOUND BUT NOT SHOWN AS SET ON THE COUNTY RIGHT-OF-WAY PLAT FOR COUNTY ROAD NO. 189 (SHEET 2 OF 3). SEVERAL INTERMEDIATE MONUMENTS WERE FOUND ALONG THE BOUNDARY OF RIDGEWOOD SUBDIVISION, VOLUME 9, PAGE 43, ALL BEING WITHIN 0.15 FEET OF BEING ON LINE BETWEEN THE CORNERS OF THE SUBDIVISION. NONE OF THE INTERMEDIATE CORNERS ARE SHOWN HEREON.

SURVEYOR'S CERTIFICATE:

I, F. NEIL HIBBS, BEING DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE PROPERTY SHOWN ON THE ANNEXED PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION.

A PARCEL OF LAND LYING IN THE NORTHWEST, SOUTHWEST AND SOUTHEAST QUARTERS OF SECTION 34, TOWNSHIP 26 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY. SAID PARCEL BEING THAT LAND DESCRIBED AS "FAIRWAY DOWNS ESTATES" AND RECORDED IN VOLUME 18, PAGE 58 OF THE PLAT RECORDS OF DOUGLAS COUNTY.

LESS LOT 7 OF SAID "FAIRWAY DOWNS ESTATES". LESS THAT LAND DESCRIBED IN INSTRUMENT NO. 99-13285 OF THE DEED RECORDS OF DOUGLAS COUNTY.

TOGETHER WITH THAT LAND DESCRIBED IN INSTRUMENT NO. 2001-09112 OF THE DEED RECORDS OF DOUGLAS COUNTY AS EXHIBIT "A" OF ADJUSTED UNIT 2 (BOOK 1756, PAGE 102)

TOGETHER WITH THAT LAND DESCRIBED IN INSTRUMENT NO. 2001-09571 OF THE DEED RECORDS OF DOUGLAS COUNTY.

TOGETHER WITH THAT LAND DESCRIBED IN INSTRUMENT NO. 2001-3106 OF THE DEED RECORDS OF DOUGLAS COUNTY.

CONTAINING 51.55 ACRES, MORE OR LESS.

ZONE: RR AND 5R
 COMP. PLAN: RC2 AND RC5
 WATER: UMPQUA BASIN WATER
 SEWER: COMMUNITY SEPTIC SYSTEM

STATE OF OREGON
 COUNTY OF DOUGLAS } ss
 I, DOYLE SHAVER JR., COUNTY CLERK AND
 RECORDER OF CONVEYANCES, DO HEREBY CERTIFY
 THAT THIS INSTRUMENT WAS RECORDED
 01 NOV 27 AM 8:26
 DOYLE SHAVER JR.
 DOUGLAS COUNTY CLERK
 IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
 BY *[Signature]*

2001-27413

NOTE: FOUND MONUMENTS OF RIDGEWAY SUBDIVISION BETWEEN PIPES A,B,C. MOST ± 0.1 FROM LINE SHOWN.

NOTE: SUBJECT TO COVENANTS AS RECORDED IN INSTRUMENT NO. 2001-27412 OF THE DEED RECORDS OF DOUGLAS COUNTY, OR.

APPROVALS:

Keith L. Cubic NOVEMBER 21, 2001
 DOUGLAS COUNTY PLANNING DIRECTOR DATE

Randy Allen 11-21-01
 DOUGLAS COUNTY SURVEYOR DATE

Ray Northcraft 11-26-01
 DOUGLAS COUNTY ASSESSOR DATE

I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.

Sandra K. Correll 11-26-01
 DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 27 DAY OF November, 2001 AM/PM
 DOYLE SHAVER JR. 69 Deputy 11-27-01
 DOUGLAS COUNTY CLERK DATE

James Robertson 11-26-01
 DOUGLAS COUNTY COMMISSIONER DATE

Jose Morgan 11/26/01
 DOUGLAS COUNTY COMMISSIONER DATE



DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT FRANCIS D ENGLE, 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 "FAIRWAY VILLAGE" TOGETHER WITH EASEMENTS AS SHOWN.

Francis D Engle 10/12/01
 FRANCIS D. ENGLE DATE

ACKNOWLEDGMENT:

STATE OF OREGON
 COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 12 DAY OF October, 2001, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED FRANCIS D. ENGLE, WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

Nancy A. Winchell
 MY COMMISSION EXPIRES: 10/20/01
 OFFICIAL SEAL
 NANCY A. WINCHELL
 NOTARY PUBLIC - OREGON
 COMMISSION NO. 305958
 MY COMMISSION EXPIRES OCT 20, 2001

PLANNING DEPT. FILE NO. 00-211 2001-27413

REGISTERED PROFESSIONAL LAND SURVEYOR <i>F. Neil Hibbs</i> OREGON JANUARY 12, 1999 F. NEIL HIBBS 62989 EXPIRES: 6/30/2003	FAIRWAY VILLAGE (A REPLAT OF FAIRWAY DOWNS ESTATES) LYING IN THE NW 1/4, SW 1/4, AND SE 1/4 OF SECTION 34 T26S, R6W, W.M., DOUGLAS COUNTY, OREGON	
	SURVEYED FOR: FRANCIS D. ENGLE 581 FISHER RD. ROSEBURG, OR. 97470	SURVEYED BY: <i>i.e.</i> ENGINEERING 741 S.E. Jackson Street Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392
SCALE: 1" = 200'	DATE: SEPT. 2001	DWG. BY: KTG JOB NO: 1693-01 PAGE: 1 OF 3

BEARING	DISTANCE
N25°05'28"E	160.49'
N44°02'43"W	35.11'
S82°38'42"W	294.24'
N7°46'32"W	9.33'
N82°13'28"E	42.17'
N7°46'32"W	9.64'
S82°38'42"W	170.15'
N82°38'59"E	885.79'
N84°19'31"E	65.00'
S62°40'01"E	42.04'
S61°27'39"E	39.48'
N82°39'35"E	273.22'
N38°59'25"W	116.30'
S56°55'43"W	104.96'
S68°20'51"W	146.68'
N87°07'10"E	157.21'
S53°14'16"W	161.78'
N87°07'10"E	197.29'
N5°16'48"W	280.81'
S53°14'16"W	53.42'
S61°36'43"E	109.62'
N18°31'45"W	263.21'
N5°56'41"E	60.59'
N36°23'57"W	42.04'
N36°23'57"W	12.42'
S50°22'31"W	100.13'
S53°14'16"W	30.06'
S53°14'16"W	30.09'
S53°14'16"W	6.39'
S21°15'49"W	99.75'
S53°14'16"W	71.05'
S68°36'29"W	90.74'

CHORD	RADIUS	ARC
S13°26'43"E 83.00'	125.00'	84.61'
S8°11'25"W 15.67'	200.00'	15.68'
S17°45'29"W 50.98'	200.00'	51.12'
S13°49'06"W 77.95'	200.00'	78.45'
S1°32'08"E 28.87'	200.00'	28.90'
N18°43'50"W 18.44'	2601.46'	18.44'
N19°20'32"W 37.10'	2601.46'	37.10'
N21°03'19"W 66.08'	2581.46'	66.08'
S34°59'53"E 7.58'	155.00'	7.58'
N33°59'44"W 7.97'	95.00'	7.97'



LEGEND

- SET 5/8" x 30" IR w/CAP MARKED "I.E. ENG" UNLESS OTHERWISE NOTED
- FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
- △ CALCULATED POSITION
- ⊙ FOUND 5/8" IRON ROD, DESTROYED DURING CONSTRUCTION AND RESET

FIELD CREW: RYAN PALMER AND LESLIE BOAK

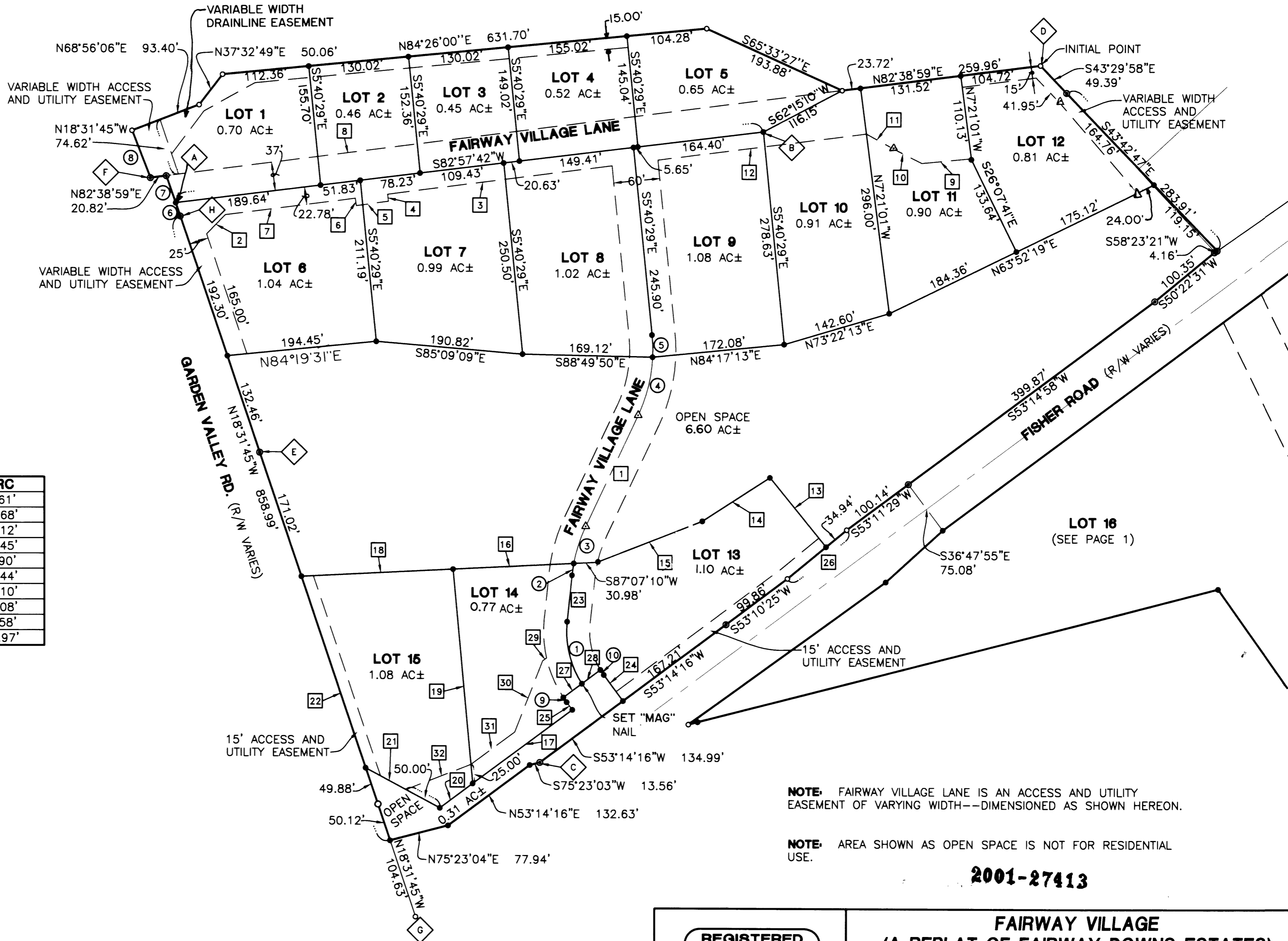
EQUIPMENT: NIKON TOTAL STATION AND SDR 33 DATA COLLECTOR

OFFICE: NEIL HIBBS AND WAYNE ROGERS

DRAFTING: KEVIN GRIMES

LINE A-B: N82°57'42"E 769.22'
 C-D: BEARINGS AND DISTANCES RECORD PER VOL 18 PG. 58
 E-F: BEARINGS AND DISTANCES RECORD PER VOL 18 PG. 58
 G-H: BASE OF BEARINGS N18°31'45"W 963.62 (REC N18°31'45"W 963.62)

2001-27413



NOTE: FAIRWAY VILLAGE LANE IS AN ACCESS AND UTILITY EASEMENT OF VARYING WIDTH--DIMENSIONED AS SHOWN HEREON.

NOTE: AREA SHOWN AS OPEN SPACE IS NOT FOR RESIDENTIAL USE.

2001-27413

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
 JANUARY 12, 1999
 F. NEIL HIBBS
 62089

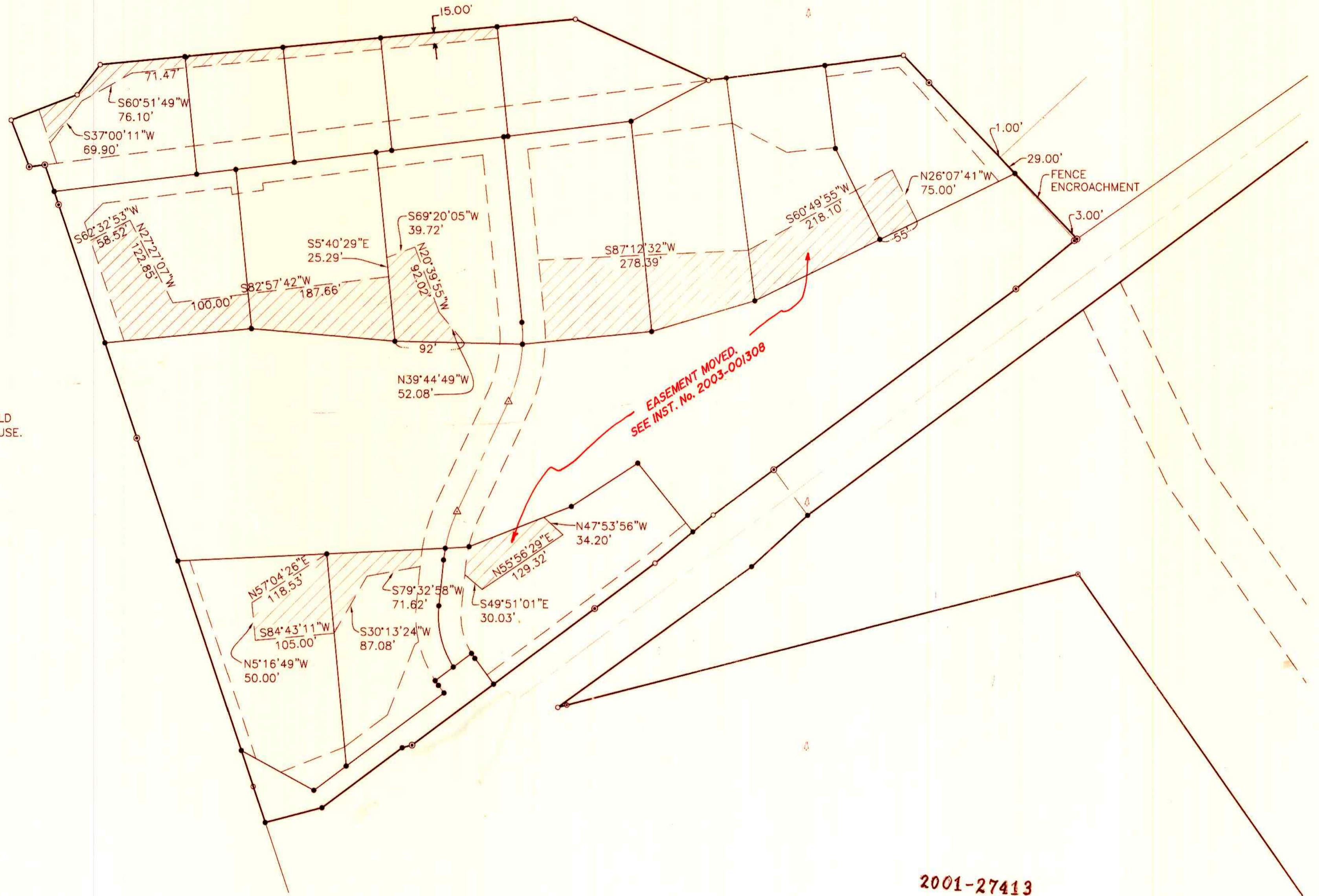
EXPIRES: 6/30/2003

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 (A REPLAT OF FAIRWAY DOWNS ESTATES)
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 T26S, R6W, W.M., DOUGLAS COUNTY, OREGON

SURVEYED FOR:
 FRANCIS D. ENGLE
 581 FISHER RD.
 ROSEBURG, OR. 97470

SURVEYED BY:
i.e.
 ENGINEERING
 741 S.E. Jackson Street
 Roseburg, Oregon 97470
 PHONE (541) 673-0166
 FAX (541) 440-9392

SCALE: 1" = 100' DATE: SEPT. 2001 JOB NO: 1693-01 PAGE: 2 OF 3



NOTE:
HATCHED AREAS ARE
EASEMENTS FOR DRAINFIELD
AND/OR TRANSFER LINE USE.



EASEMENT MOVED.
SEE INST. No. 2003-001308

2001-27413

2001-27413

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