

- 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
  - FD 1" IRON PIPE
  - ( ) RECORD AS PER VOL. 9, PG. 43
  - [ ] RECORD AS PER M42-64

**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]*

	BEARING	DISTANCE
28	S25°56'14"E	265.02'
29	S25°56'14"E	258.50'
30	S47°31'49"W	100.55'

**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.

2001-27413

**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

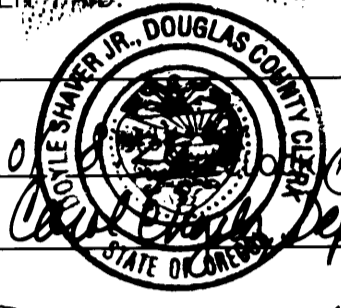
I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.

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

FILED THIS 27 DAY OF November, 20 01 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, 20 01, 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  
*F. Neil Hibbs*  
 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.e.*  
 ENGINEERING  
 741 S.E. Jackson Street  
 Roseburg, Oregon 97470  
 PHONE (541) 673-0166  
 FAX (541) 440-9392

DWG. BY: KTG  
 JOB NO: 1693-01  
 SCALE: 1" = 200' DATE: SEPT. 2001  
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