

FAIRWAY RIDGE PHASE 1

Douglas County Official Records 2018-006277
 Patricia K. Hitt, County Clerk
 NO FEE
 00461831201800062770040048 04/09/2018 11:46:54 AM
 PLAT-SUB Cnt=1 Str=33 HAJOHNST
 This is a no fee document



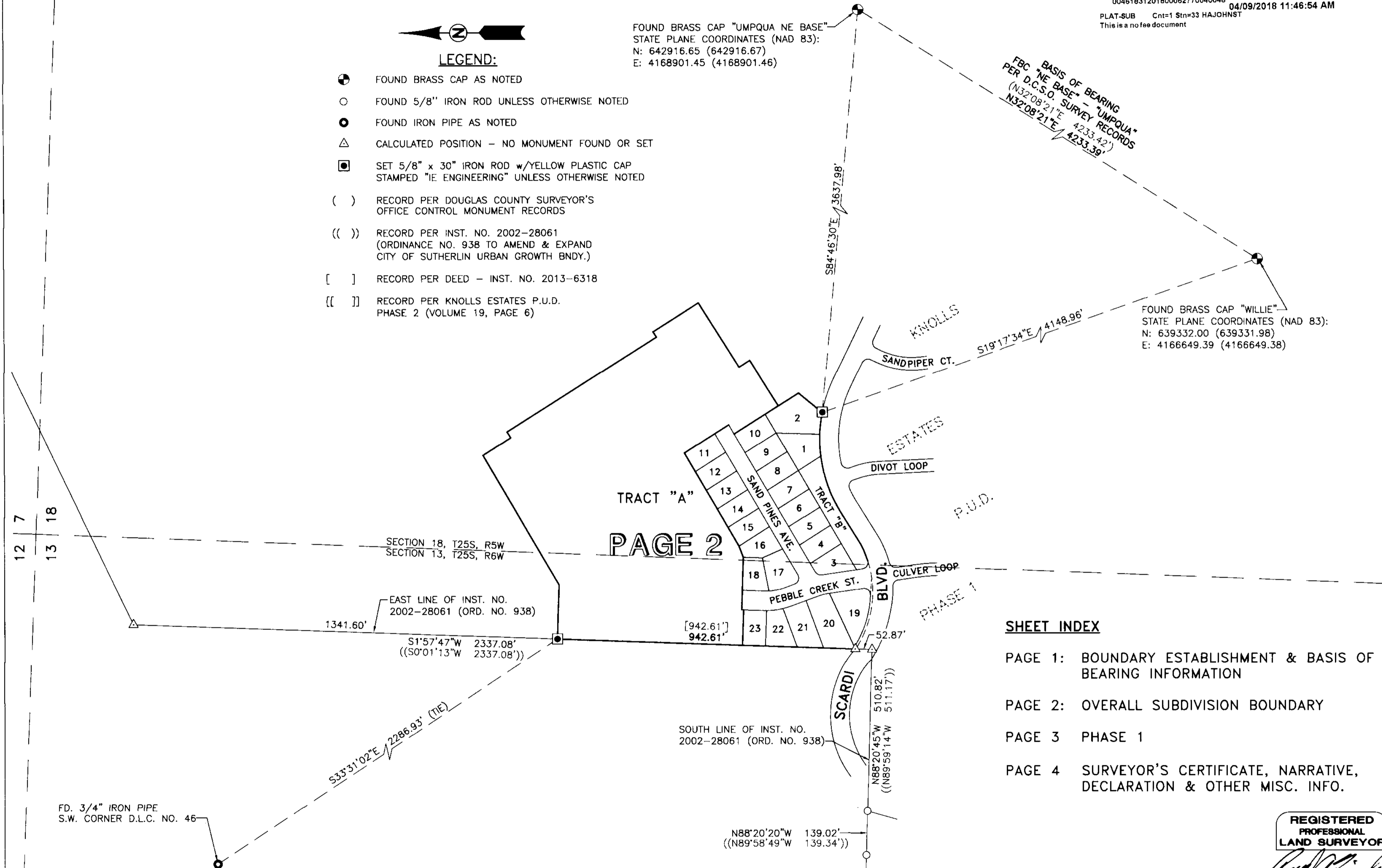
LEGEND:

- FOUND BRASS CAP AS NOTED
- FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
- FOUND IRON PIPE AS NOTED
- △ CALCULATED POSITION - NO MONUMENT FOUND OR SET
- SET 5/8" x 30" IRON ROD w/YELLOW PLASTIC CAP STAMPED "IE ENGINEERING" UNLESS OTHERWISE NOTED
- () RECORD PER DOUGLAS COUNTY SURVEYOR'S OFFICE CONTROL MONUMENT RECORDS
- (()) RECORD PER INST. NO. 2002-28061 (ORDINANCE NO. 938 TO AMEND & EXPAND CITY OF SUTHERLIN URBAN GROWTH BNDY.)
- [] RECORD PER DEED - INST. NO. 2013-6318
- [[]] RECORD PER KNOLLS ESTATES P.U.D. PHASE 2 (VOLUME 19, PAGE 6)

FOUND BRASS CAP "UMPQUA NE BASE"
 STATE PLANE COORDINATES (NAD 83):
 N: 642916.65 (642916.67)
 E: 4168901.45 (4168901.46)

BASIS OF BEARING
 FBC "NE BASE" - "UMPQUA"
 PER D.C.S.O. SURVEY RECORDS
 (N32°08'21"E 4233.42')
 N32°08'21"E 4233.39'

FOUND BRASS CAP "WILLIE"
 STATE PLANE COORDINATES (NAD 83):
 N: 639332.00 (639331.98)
 E: 4166649.39 (4166649.38)



TRACT "A"
 PAGE 2

SHEET INDEX

- PAGE 1: BOUNDARY ESTABLISHMENT & BASIS OF BEARING INFORMATION
- PAGE 2: OVERALL SUBDIVISION BOUNDARY
- PAGE 3 PHASE 1
- PAGE 4 SURVEYOR'S CERTIFICATE, NARRATIVE, DECLARATION & OTHER MISC. INFO.

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

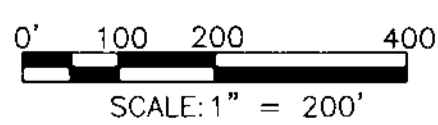
Ronald A. Gumbly
 OREGON
 JULY 14, 1978
 RONALD A. GUMBLY
 1654

EXPIRES: 12/31/2018

SURVEYED BY:
i.e.
 ENGINEERING
 809 SE Pine Street
 Roseburg, Oregon 97470
 PHONE (541) 673-0166
 FAX (541) 440-9392
 iemail@ieengineering.com

SURVEYED FOR:
 AVERY CONSTRUCTION
 382 RIVER CLUB DR.
 ROSEBURG, OR 97471

DWG. BY: DAF
 PM: SNL
 SCALE: AS NOTED
 PAGE: 1 OF 4
 JOB NO: 1475-21
 DATE: 3-21-18



**FAIRWAY RIDGE
 PHASE 1**
 LYING IN THE EAST 1/2 OF SECTION 13, T25S, R6W AND IN THE N.W. 1/4 OF SECTION 18, T25S, R5W, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

VOL. 23 PAGE 49 A

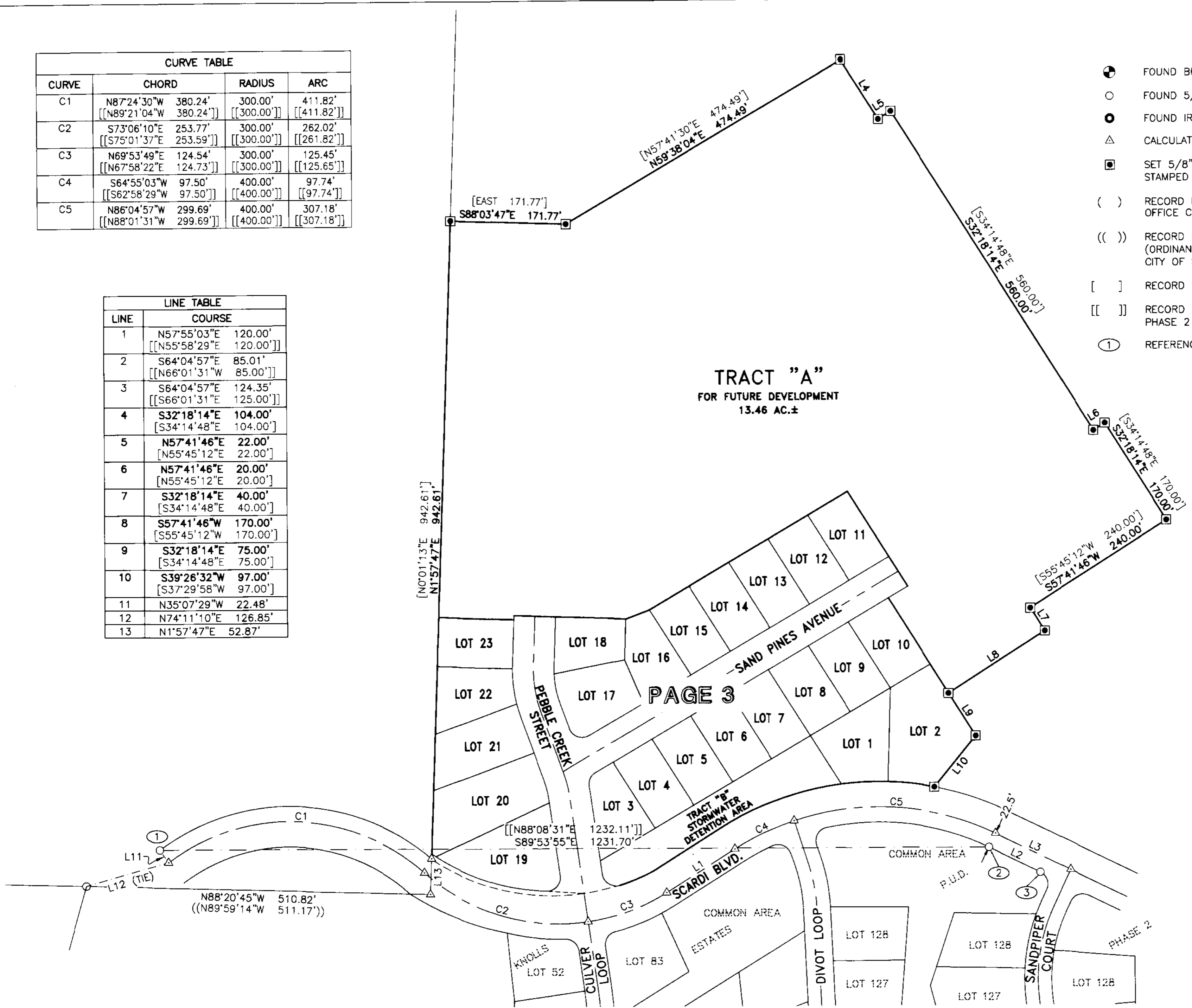
VOL. 23 PAGE 49 A

CURVE TABLE			
CURVE	CHORD	RADIUS	ARC
C1	N87°24'30"W 380.24' [[N89°21'04"W 380.24']]	300.00' [[300.00']]	411.82' [[411.82']]
C2	S73°06'10"E 253.77' [[S75°01'37"E 253.59']]	300.00' [[300.00']]	262.02' [[261.82']]
C3	N69°53'49"E 124.54' [[N67°58'22"E 124.73']]	300.00' [[300.00']]	125.45' [[125.65']]
C4	S64°55'03"W 97.50' [[S62°58'29"W 97.50']]	400.00' [[400.00']]	97.74' [[97.74']]
C5	N86°04'57"W 299.69' [[N88°01'31"W 299.69']]	400.00' [[400.00']]	307.18' [[307.18']]

LINE TABLE	
LINE	COURSE
1	N57°55'03"E 120.00' [[N55°58'29"E 120.00']]
2	S64°04'57"E 85.01' [[N66°01'31"W 85.00']]
3	S64°04'57"E 124.35' [[S66°01'31"E 125.00']]
4	S32°18'14"E 104.00' [S34°14'48"E 104.00']
5	N57°41'46"E 22.00' [N55°45'12"E 22.00']
6	N57°41'46"E 20.00' [N55°45'12"E 20.00']
7	S32°18'14"E 40.00' [S34°14'48"E 40.00']
8	S57°41'46"W 170.00' [S55°45'12"W 170.00']
9	S32°18'14"E 75.00' [S34°14'48"E 75.00']
10	S39°26'32"W 97.00' [S37°29'58"W 97.00']
11	N35°07'29"W 22.48'
12	N74°11'10"E 126.85'
13	N1°57'47"E 52.87'

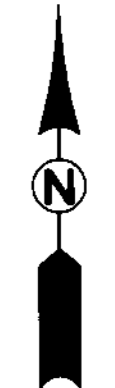
LEGEND:

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- [[]] RECORD PER KNOLLS ESTATES P.U.D. PHASE 2 (VOLUME 19, PAGE 6)
- ① REFERENCE POINT PER NARRATIVE ON PAGE 4



TRACT "A"
FOR FUTURE DEVELOPMENT
13.46 AC.±

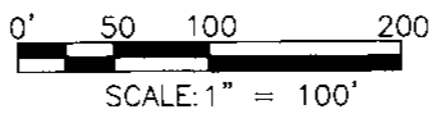
PAGE 3



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AVERY CONSTRUCTION
382 RIVER CLUB DR.
ROSEBURG, OR 97471

DWG. BY: DAF
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PAGE: 2 OF 4
JOB NO: 1475-21
DATE: 3-21-18



FAIRWAY RIDGE PHASE 1
LYING IN THE EAST 1/2 OF SECTION 13, T25S, R6W AND IN THE N.W. 1/4 OF SECTION 18, T25S, R5W, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

REGISTERED PROFESSIONAL LAND SURVEYOR

Ronald A. Gumbly
OREGON
JULY 14, 1978
RONALD A. GUMBLY
1654

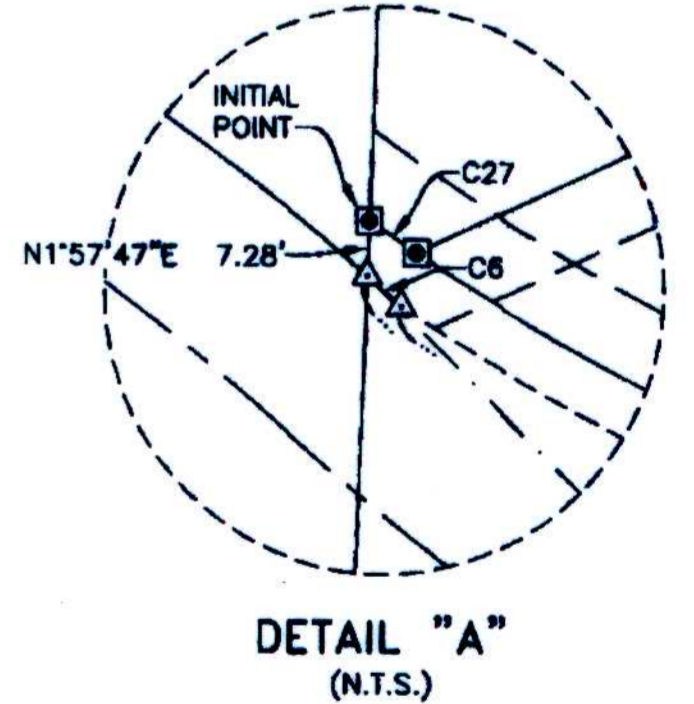
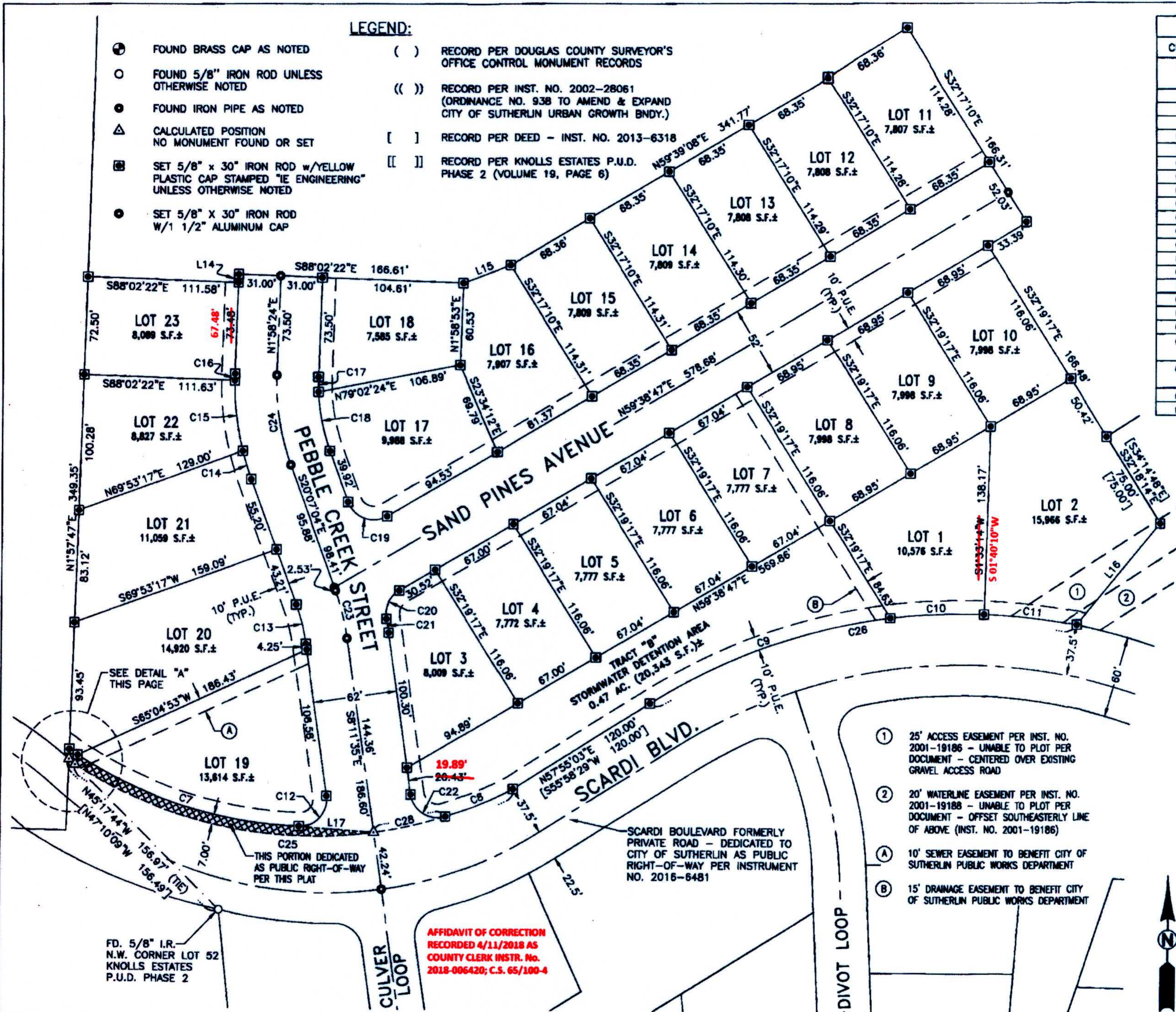
EXPIRES: 12/31/2018

LEGEND:

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- FOUND IRON PIPE AS NOTED
- △ CALCULATED POSITION NO MONUMENT FOUND OR SET
- ⊞ SET 5/8" x 30" IRON ROD w/YELLOW PLASTIC CAP STAMPED "IE ENGINEERING" UNLESS OTHERWISE NOTED
- SET 5/8" X 30" IRON ROD W/1 1/2" ALUMINUM CAP
- () RECORD PER DOUGLAS COUNTY SURVEYOR'S OFFICE CONTROL MONUMENT RECORDS
- (()) RECORD PER INST. NO. 2002-28061 (ORDINANCE NO. 938 TO AMEND & EXPAND CITY OF SUTHERLIN URBAN GROWTH BNDY.)
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CURVE TABLE			
CURVE	CHORD	RADIUS	ARC
C6	N48°37'00"W 6.03' [N50°33'37"W 8.03']	322.50' [322.50']	6.03' [6.03']
C7	N72°29'40"W 172.09'	318.00'	174.26'
C8	S87°33'15"W 54.04'	325.00'	54.10'
C9	S70°24'05"W 189.14'	437.50'	190.85'
C10	S87°27'36"W 69.79'	437.50'	69.86'
C11	N83°25'01"W 69.39'	437.50'	69.47'
C12	N41°48'25"E 30.84'	20.00'	34.91'
C13	N14°09'19"W 29.92'	144.00'	29.97'
C14	N17°04'37"W 21.86'	206.00'	21.87'
C15	N06°43'45"W 52.40'	206.00'	52.54'
C16	N01°16'33"E 5.02'	206.00'	5.02'
C17	S00°12'14"E 10.94'	144.00'	10.94'
C18	S11°14'58"E 44.40'	144.00'	44.58'
C19	N70°14'08"W 30.69'	20.00'	34.99'
C20	N24°17'02"E 23.15'	20.00'	24.69'
C21	N09°38'09"W 10.37'	206.00'	10.37'
C22	N57°56'06"W 30.53'	20.00'	34.73'
C23	N14°32'36"W 38.88'	175.00'	36.42'
C24	N09°04'20"W 67.06'	175.00'	67.47'
C25	N87°11'42"W 325.20' [N89°08'07"W 325.20']	325.00' [325.00']	340.57' [340.57']
C26	S79°31'29"W 322.21' [S77°34'55"W 322.21']	437.50' [437.50']	329.98' [329.88']
C27	N56°06'42"W 7.59'	318.00'	7.59'
C28	S77°07'50"W 54.48'	325.00'	54.54'

LINE TABLE	
LINE	COURSE
14	N01°58'24"E 6.00'
15	N69°11'06"E 37.41'
16	S39°26'32"W 97.00' [S37°29'58"W 97.00']
17	N85°56'21"W 55.74'



- ① 25' ACCESS EASEMENT PER INST. NO. 2001-19186 - UNABLE TO PLOT PER DOCUMENT - CENTERED OVER EXISTING GRAVEL ACCESS ROAD
- ② 20' WATERLINE EASEMENT PER INST. NO. 2001-19186 - UNABLE TO PLOT PER DOCUMENT - OFFSET SOUTHEASTERLY LINE OF ABOVE (INST. NO. 2001-19186)
- A 10' SEWER EASEMENT TO BENEFIT CITY OF SUTHERLIN PUBLIC WORKS DEPARTMENT
- B 15' DRAINAGE EASEMENT TO BENEFIT CITY OF SUTHERLIN PUBLIC WORKS DEPARTMENT



REGISTERED PROFESSIONAL LAND SURVEYOR

Ronald A. Gurney
RONALD A. GURNEY
1964

EXPIRES: 12/31/2018

SURVEYED BY:
i.e. ENGINEERING
809 SE Pine Street
Roseburg, Oregon 97470
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AFFIDAVIT OF CORRECTION
RECORDED 4/11/2018 AS
COUNTY CLERK INSTR. No.
2018-006420; C.S. 65/100-4

FD. 5/8" I.R.
N.W. CORNER LOT 52
KNOLLS ESTATES
P.U.D. PHASE 2

THIS PORTION DEDICATED
AS PUBLIC RIGHT-OF-WAY
PER THIS PLAT

SCARDI BOULEVARD FORMERLY
PRIVATE ROAD - DEDICATED TO
CITY OF SUTHERLIN AS PUBLIC
RIGHT-OF-WAY PER INSTRUMENT
NO. 2016-6481

TRACT "B"
STORMWATER DETENTION AREA
0.47 AC. (20,343 S.F.)

SURVEYOR'S CERTIFICATE:

I, RONALD A. QUIMBY, OREGON PROFESSIONAL LAND SURVEYOR NO. 1654, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND SHOWN ON THE ANNEXED PLAT, OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:

THAT REAL PROPERTY DESCRIBED IN INSTRUMENT NUMBER 2013-6318, DOUGLAS COUNTY, OREGON DEED RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID INSTRUMENT NUMBER 2013-6318; THENCE ALONG THE EAST LINE OF THAT TRACT ANNEXED TO THE CITY OF SUTHERLIN IN ORDINANCE #938, NORTH 01°57'47" EAST, 7.28 FEET TO A 5/8" IRON ROD, BEING THE INITIAL POINT; THENCE CONTINUING ALONG THE EAST LINE OF SAID TRACT ANNEXED TO THE CITY OF SUTHERLIN IN ORDINANCE #938, NORTH 01°57'47" EAST, 935.33 FEET TO A 5/8" IRON ROD MARKING THE NORTHWEST CORNER OF SAID INSTRUMENT NUMBER 2013-6318; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID TRACT THE FOLLOWING COURSES: SOUTH 88°03'47" EAST, 171.77 FEET TO A 5/8" IRON ROD; THENCE NORTH 59°38'04" EAST, 474.49 FEET TO A 5/8" IRON ROD MARKING THE NORTHEAST CORNER OF SAID TRACT; THENCE ALONG THE EASTERLY BOUNDARY OF SAID TRACT THE FOLLOWING COURSES: SOUTH 32°18'14" EAST, 104.00 FEET TO A 5/8" IRON ROD; THENCE NORTH 57°41'46" EAST, 22.00 FEET TO A 5/8" IRON ROD; THENCE SOUTH 32°18'14" EAST, 560.00 FEET TO A 5/8" IRON ROD; THENCE NORTH 57°41'46" EAST, 20.00 FEET TO A 5/8" IRON ROD; THENCE SOUTH 32°18'14" EAST, 170.00 FEET TO A 5/8" IRON ROD; THENCE SOUTH 57°41'46" WEST, 240.00 FEET TO A 5/8" IRON ROD; THENCE SOUTH 32°18'14" EAST, 40.00 FEET TO A 5/8" IRON ROD; THENCE SOUTH 57°41'46" WEST, 170.00 FEET TO A 5/8" IRON ROD; THENCE SOUTH 32°18'14" EAST, 75.00 FEET TO A 5/8" IRON ROD; THENCE SOUTH 39°26'32" WEST, 97.00 FEET TO A 5/8" IRON ROD ON THE NORTHERLY RIGHT-OF-WAY BOUNDARY OF SCARDI BOULEVARD, AS DEDICATED TO THE CITY OF SUTHERLIN IN INSTRUMENT NUMBER 2016-6481, DOUGLAS COUNTY DEED RECORDS; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING COURSES: ALONG A 437.50-FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS SOUTH 79°31'29" WEST, 322.21 FEET AN ARC LENGTH OF 329.98 FEET TO A 5/8" IRON ROD; THENCE SOUTH 57°55'03" WEST, 120.00 FEET TO A 5/8" IRON ROD; THENCE ALONG A 325.00-FOOT RADIUS CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS NORTH 87°11'42" WEST, 325.20 FEET AN ARC LENGTH OF 340.57 FEET TO A 5/8" IRON ROD; THENCE ALONG A 322.50-FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS NORTH 48°37'00" WEST, 6.03 FEET AN ARC LENGTH OF 6.03 FEET TO THE POINT OF BEGINNING AND CONTAINING 20.06 ACRES, MORE OR LESS.

NARRATIVE

MONUMENTS OF RECORD ON THE SOUTHERLY RIGHT-OF-WAY BOUNDARY OF SCARDI BOULEVARD (#2 & #3 - SEE SHEET 2) PER KNOLLS ESTATES P.U.D. PHASE 2 WERE FOUND, TIED, HELD AND OFFSET RECORD DISTANCE TO RE-ESTABLISH THE EASTERLY END OF THAT CENTERLINE. THE REMAINDER OF SAID CENTERLINE WAS RE-CREATED USING RECORD INFORMATION PER SAID KNOLLS ESTATES P.U.D. AND LAYED DIRECTLY ON THE TANGENT CALCULATED AS STATED ABOVE. ANOTHER MONUMENT WAS FOUND ON THE NORTHERLY RIGHT-OF-WAY OF SCARDI BOULEVARD (#1 - SEE SHEET 2), WHICH IS 0.63' NORTHEASTERLY OF THAT CALCULATED POINT, BUT ONLY 0.02' SOUTHERLY OF THE CALCULATED RIGHT-OF-WAY. THIS IS THE BEST-FIT SCENARIO FOR ALL OF THE MONUMENTS FOUND ALONG SAID RIGHT-OF-WAY ADJACENT TO THE SUBJECT PARCEL. THE EXTERIOR BOUNDARY FOR THIS SUBDIVISION WAS THEN RE-CREATED USING RECORD BEARINGS AND DISTANCES PER DEED (INSTRUMENT NUMBER 2013-6318), AS IT IS THE ONLY TRACT IN THE PARENT TRACT (INSTRUMENT NUMBER 2002-28061). SAID EXTERIOR BOUNDARY WAS THEN LOCATED 15' NORTHERLY OF AND ADJACENT TO THE NEWLY RE-ESTABLISHED NORTHERLY RIGHT-OF-WAY OF SCARDI BOULEVARD, AS INTENDED BASED ON RECORD INFORMATION. THE BOUNDARY OF THE PARENT TRACT (INSTRUMENT NUMBER 2002-28061) WAS NOT MONUMENTED, FOR THE MOST PART. THERE WERE NOT ENOUGH MONUMENTS FOUND ON SAID BOUNDARY TO USE TO CORRECTLY CALCULATE SAID BOUNDARY, THUS THE PORTION OF THIS BOUNDARY SHARED WITH SAID TRACT BEING SUBDIVIDED (WESTERLY PORTION) WAS CALCULATED USING RECORD ANGLE AND DISTANCE PER DEED (INSTRUMENT NUMBER 2013-6318) FROM SAID NORTHERLY RIGHT-OF-WAY OF SCARDI BOULEVARD. THIS SURVEY WAS PERFORMED BY JEREMY LEONARD AND NOLAN FROMDAHL USING A COMBINATION OF TOPCON GPS AND TOTAL STATION EQUIPMENT AND A TDS RANGER DATA COLLECTOR. OFFICE CALCULATIONS AND DRAFTING BY DEREK FEIGEL.

EASEMENTS OF RECORD:

THE FOLLOWING EASEMENTS OF RECORD PER A STATUS OF RECORD TITLE REPORT PREPARED BY AMERITITLE OF ROSEBURG, ORDER NO. 190679 AM AFFECT THE PROPERTY BEING SUBDIVIDED PER THIS PLAT:

- 25' ACCESS EASEMENT PER INSTRUMENT NUMBER 2001-19186 (ITEM #12 PER TITLE REPORT) **SHOWN ON PAGE 3**
- 20' WATERLINE EASEMENT PER INSTRUMENT NUMBER 2001-19188 (ITEM #13 PER TITLE REPORT) **SHOWN ON PAGE 3**

NOTE:

THERE ARE SEVERAL EASEMENTS OF RECORD LISTED IN THE ABOVE-REFERENCED TITLE REPORT. ANY OTHER EASEMENTS OF RECORD NOT SHOWN ON THIS PLAT ARE EITHER NOT LOCATED ON THE TRACT BEING SUB-DIVIDED OR ARE ACCESS EASEMENTS OR ACCESS EASEMENT AGREEMENTS PERTAINING TO SCARDI BOULEVARD AND DOVETAIL LANE, BOTH OF WHICH HAVE SINCE BEEN DEDICATED TO THE CITY OF SUTHERLIN AS PUBLIC RIGHT-OF-WAY.

CC&R'S:

CONDITIONS, COVENANTS & RESTRICTIONS RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY CLERK, INSTRUMENT NUMBER 2018-004836.

APPROVALS:

Brian Elliott 4-4-2018
COMMUNITY DEVELOPMENT DIRECTOR
CITY OF SUTHERLIN

Kristian A. DeArnt 4-5-2018
DOUGLAS COUNTY SURVEYOR

Robert 4-5-2018
DOUGLAS COUNTY TAX ASSESSOR

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

Michelle Nelson, Chief Deputy 4/5/2018
DOUGLAS COUNTY TAX COLLECTOR

FILED THIS 9th DAY OF April, 2018, 11:46 O'CLOCK AM/PM

Patricia K. Hiett 4/9/18
DOUGLAS COUNTY CLERK

Barry Sault 4-7-18
DOUGLAS COUNTY COMMISSIONER

Shi Shum
DOUGLAS COUNTY COMMISSIONER

Cliff Beed 4-9-18
DOUGLAS COUNTY COMMISSIONER

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT CHRIS A. GALPIN IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAS CAUSED THE SAME TO BE SUBDIVIDED AND PLATTED BY THE NAME OF FAIRWAY RIDGE PHASE 1 IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92 OF THE OREGON REVISED STATUTES AND DEDICATES TO THE PUBLIC USE FOREVER THE STREETS SHOWN HEREON AND THAT PORTION SHOWN AS ADDITIONAL RIGHT-OF-WAY FOR SCARDI BOULEVARD. DECLARANT ALSO HEREBY DEDICATES THE PUBLIC UTILITY EASEMENTS AS SHOWN HEREON TO BENEFIT THE CITY OF SUTHERLIN PUBLIC WORKS DEPARTMENT.

Chris A. Galpin 3-22-18
CHRIS A. GALPIN DATE

ACKNOWLEDGMENT:

STATE OF OREGON }
COUNTY OF DOUGLAS } ss.

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 22 DAY OF March, 2018, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED CHRIS A. GALPIN, WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

Brianna Marie Lewis
NOTARY:



NOTARY PUBLIC - OREGON

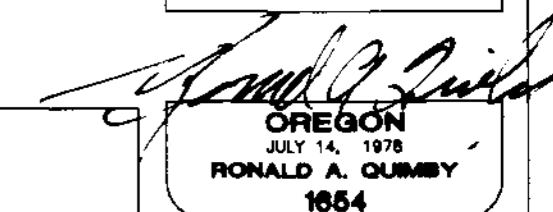
COMMISSION NO.: 963160

MY COMMISSION EXPIRES: June 5, 2021



ZONE: R-1 (SINGLE FAMILY RESIDENTIAL)
COMP. PLAN: RL (LOW DENSITY)
WATER: CITY OF SUTHERLIN
SEWER: CITY OF SUTHERLIN

PLANNING DEPARTMENT FILE NO. SUB 13-02



EXPIRES: 12/31/2018

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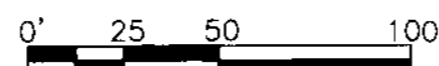
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SCALE: 1" = 50'

SCALE: AS NOTED

DATE: 3-21-18

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