

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 DATE
CITY OF SUTHERLIN

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

[Signature] 4-5-2018
DOUGLAS COUNTY TAX ASSESSOR DATE

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 DATE

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

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

Bary Sulf 4-7-18
DOUGLAS COUNTY COMMISSIONER DATE

[Signature]
DOUGLAS COUNTY COMMISSIONER DATE

[Signature] 4-9-18
DOUGLAS COUNTY COMMISSIONER DATE

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.

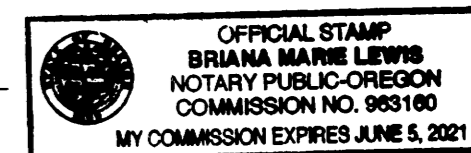
[Signature] 3-22-18
CHRIS A. GALPIN DATE

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.

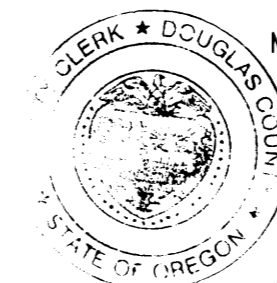
Brianna M. Lewis
NOTARY:



NOTARY PUBLIC - OREGON

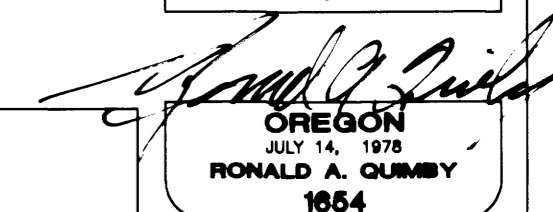
COMMISSION NO.: 963160

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

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

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

DWG. BY: DAF

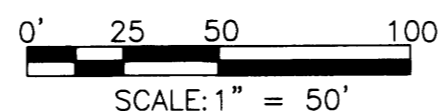
PM: SNL

SCALE: AS NOTED

PAGE: 4 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