

SURVEYOR'S CERTIFICATE:

I, DEREK ALLEN FEIGEL, OREGON PROFESSIONAL LAND SURVEYOR NO. 77555, 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:

TRACT "A", FAIRWAY RIDGE PHASE 1, AS RECORDED IN VOLUME 23, PAGE 49, DOUGLAS COUNTY PLAT RECORDS; SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD MARKING THE NORTHWEST CORNER OF SAID TRACT "A", FAIRWAY RIDGE PHASE 1; THENCE ALONG THE NORTH BOUNDARY OF SAID TRACT "A" THE FOLLOWING COURSES:

SOUTH 89°59'46" EAST, 171.80 FEET TO A 5/8" IRON ROD; THENCE NORTH 57°43'13" EAST, 474.61 FEET TO A 5/8" IRON ROD MARKING THE NORTHEAST CORNER OF SAID TRACT "A"; THENCE ALONG THE EAST BOUNDARY OF SAID TRACT "A" THE FOLLOWING COURSES:

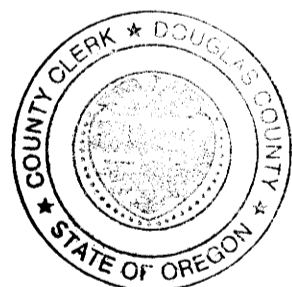
SOUTH 34°11'41" EAST, 104.03 FEET TO A 5/8" IRON ROD; THENCE NORTH 55°49'14" EAST, 21.98 FEET TO A 5/8" IRON ROD; THENCE SOUTH 34°13'37" EAST, 559.82 FEET TO A 5/8" IRON ROD; THENCE NORTH 56°01'22" EAST, 20.03 FEET TO A 5/8" IRON ROD; THENCE SOUTH 34°13'37" EAST, 169.94 FEET TO A 5/8" IRON ROD MARKING THE SOUTHEAST CORNER OF SAID TRACT "A"; THENCE ALONG THE SOUTH BOUNDARY OF SAID TRACT "A" THE FOLLOWING COURSES:

SOUTH 55°44'42" WEST, 239.98 FEET TO A 5/8" IRON ROD; THENCE SOUTH 34°10'27" EAST, 39.99 FEET TO A 5/8" IRON ROD; THENCE SOUTH 55°57'33" WEST, 169.97 FEET TO A 5/8" IRON ROD; THENCE NORTH 34°16'25" WEST, 165.96 FEET TO A 5/8" IRON ROD; THENCE NORTH 57°42'34" EAST, 33.43 FEET TO A 5/8" IRON ROD; THENCE NORTH 34°14'21" WEST, 166.16 FEET TO A 5/8" IRON ROD; THENCE SOUTH 57°44'39" WEST, 341.73 FEET TO A 5/8" IRON ROD; THENCE SOUTH 67°22'03" WEST, 37.47 FEET TO A 5/8" IRON ROD; THENCE NORTH 89°57'45" WEST, 166.51 FEET TO A 5/8" IRON ROD; THENCE SOUTH 00°13'07" EAST, 6.03 FEET TO A 5/8" IRON ROD; THENCE NORTH 89°58'55" WEST, 111.58 FEET TO A 5/8" IRON ROD MARKING THE SOUTHWEST CORNER OF SAID TRACT "A"; THENCE ALONG THE WEST BOUNDARY OF SAID TRACT "A", NORTH 00°01'37" EAST, 586.06 FEET TO THE POINT OF BEGINNING AND CONTAINING 13.46 ACRES, MORE OR LESS.

NARRATIVE

THE BOUNDARY OF TRACT "A", FAIRWAY RIDGE PHASE 1 WAS RE-TRACED AND CONTROLS THE BOUNDARY OF THIS SUBDIVISION. MONUMENTS WERE SET TO DELINEATE THE BOUNDARY BETWEEN THIS SUBDIVISION AND TRACT "B" OF THIS SUBDIVISION AS SHOWN.

THIS SURVEY WAS PERFORMED BY JEREMY LEONARD AND RENDEN HEICHEL USING A COMBINATION OF TOPCON GPS, TOTAL STATION AND DATA COLLECTION EQUIPMENT. OFFICE CALCULATIONS WERE PERFORMED BY DEREK FEIGEL AND DRAFTING BY MITCH KERSEY.



EASEMENTS OF RECORD:

THE FOLLOWING EASEMENT OF RECORD PER A STATUS OF RECORD TITLE REPORT PREPARED BY AMERITITLE OF ROSEBURG, TITLE NO. 428881 AM, DATED JANUARY 8, 2021 AFFECT THE PROPERTY BEING SUBDIVIDED PER THIS PLAT:

- 6. RESERVATION OF AN EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF RECORDED: SEPTEMBER 3, 2004 INSTRUMENT NO.: 2004-021766

(DOCUMENT RESERVES A GENERAL DRAINAGE EASEMENT, A NATURAL DRAINAGE EASEMENT, UTILITIES EASEMENT AND AN EASEMENT FOR INGRESS AND EGRESS TO BE IDENTIFIED UNDER THE MASTER PLAN. MASTER PLAN NOT SHOWN IN DOCUMENT.)

CC&R'S:

CONDITIONS, COVENANTS & RESTRICTIONS RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY CLERK, INSTRUMENT NUMBER 2021- 005474

APPROVALS:

Brian Ellis 03-15-2021
COMMUNITY DEVELOPMENT DIRECTOR
CITY OF SUTHERLIN DATE

Kristen O. DeHart 3/16/2021
DOUGLAS COUNTY SURVEYOR DATE

Heather Muffel 3/16/21
DOUGLAS COUNTY TAX ASSESSOR DATE

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

Michelle Wilson, Deputy 3/16/21
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 17th DAY OF MARCH, 2021, 3:18 O'CLOCK AM/PM

Heidi Johnson, Deputy 3/17/2021
DOUGLAS COUNTY CLERK DATE

Tom Han 3-17-2021
DOUGLAS COUNTY COMMISSIONER DATE

Li Ann 3-17-2021
DOUGLAS COUNTY COMMISSIONER DATE

C.T. Jones 3-17-2021
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 2 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 THE 10-FOOT PUBLIC UTILITY EASEMENT AS SHOWN HEREON. DECLARANT ALSO HEREBY DEDICATES STREET PLUGS AT THE END OF DURHAM AVENUE AND ~~PEBBLE CREEK STREET~~ AS SHOWN HEREON TO THE CITY OF SUTHERLIN.

Chris A. Galpin 3.9.2021
CHRIS A. GALPIN DATE

ACKNOWLEDGMENT:

STATE OF OREGON }
COUNTY OF Jackson } ss.

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 9 DAY OF March, 2021, 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.

Jerry Spedding
NOTARY:
NOTARY PUBLIC - OREGON
COMMISSION NO.: 902811
MY COMMISSION EXPIRES: 6-5-2021

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



809 SE Pine Street
Roseburg, Oregon 97470
PHONE (541) 673-0166
FAX (541) 440-9392
ie@mail@ieengineering.com

SURVEYED FOR:
CA GALPIN
744 CARDLEY AVE STE 100
MEDFORD, OR 97504

PAGE: 3 OF 3
JOB NO: 1475-22
DATE: 3/1/2021

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



OREGON
JULY 10, 2018
DEREK ALLEN FEIGEL
77555
EXPIRES: 12/31/21