

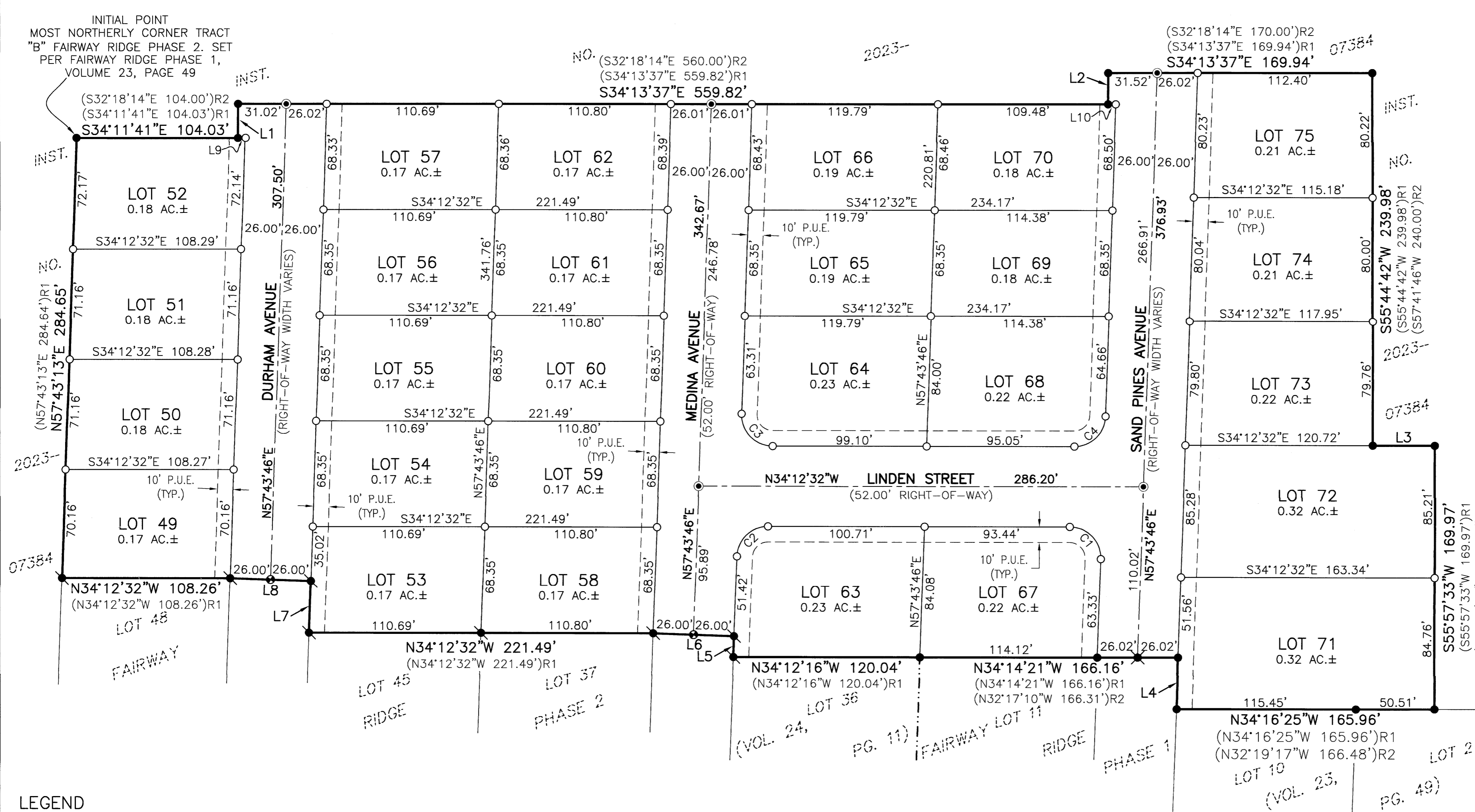
FAIRWAY RIDGE PHASE 3
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 18,
 TOWNSHIP 25 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN,
 DOUGLAS COUNTY, OREGON
 APRIL 18, 2024

Douglas County Official Records
 Daniel J. Loomis, County Clerk 2024-006094



06/05/2024 01:18:37 PM
 PLAT-SUB Cnt=1 Stn=33 KGSTUTZM
 This is a no fee document

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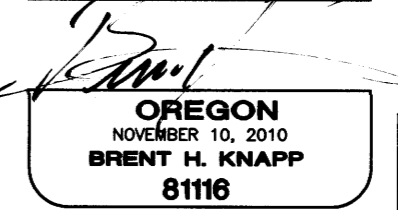
LINE	COURSE
L1	N55°49'14"E 21.98' (N55°49'14"E 21.98')R1 (N57°41'46"E 22.00')R2
L2	N56°01'22"E 20.03' (N56°01'22"E 20.03')R1 (N57°41'46"E 20.00')R2
L3	S34°10'27"E 39.99' (S34°10'27"E 39.99')R1 (S32°18'14"E 40.00')R2
L4	N57°42'34"E 33.43' (N57°42'34"E 33.43')R1 (N59°38'47"E 33.39')R2
L5	N57°43'46"E 13.31' (N57°43'46"E 13.31') R1
L6	N32°16'14"W 52.00' (N32°16'14"W 52.00') R1
L7	N57°43'46"E 33.32' (N57°43'46"E 33.32') R1
L8	N32°16'14"W 52.00' (N32°16'14"W 52.00') R1
L9	N34°11'41"W 4.27'
L10	S34°13'37"E 4.91'

- LEGEND**
- - DENOTES FOUND AND HELD 5/8" IRON ROD WITH CAP MARKED "I.E. ENGINEERING" PER FAIRWAY RIDGE PHASE 1 (VOL. 23, PG. 49)
 - - DENOTES FOUND AND HELD 5/8" IRON ROD WITH CAP MARKED "I.E. ENGINEERING" PER FAIRWAY RIDGE PHASE 2 (VOL. 24, PG. 11)
 - ⊗ - DENOTES FOUND AND HELD 1-1/2" ALUMINUM CAP STAMPED "I.E. ENGINEERING" PER FAIRWAY RIDGE PHASE 1 (VOL. 23, PG. 49)
 - ⊗ - DENOTES FOUND AND HELD 1-1/2" ALUMINUM CAP STAMPED "I.E. ENGINEERING" PER FAIRWAY RIDGE PHASE 2 (VOL. 24, PG. 11)
 - - DENOTES SET 5/8" X 30" IRON ROD WITH 1-1/2" ALUMINUM CAP STAMPED "I.E. ENGINEERING"
 - - DENOTES SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "I.E. ENGINEERING"
 - () R1 - DENOTES RECORD PER FAIRWAY RIDGE PHASE 2 (VOL. 24, PG. 11)
 - () R2 - DENOTES RECORD PER FAIRWAY RIDGE PHASE 1 (VOL. 23, PG. 49)

CURVE	CHORD	RADIUS	CURVE LENGTH	DELTA
C1	N11°45'37"E 28.76'	20.00'	32.09'	91°56'18"
C2	N78°14'23"W 27.80'	20.00'	30.74'	88°03'42"
C3	S11°45'37"W 28.76'	20.00'	32.09'	91°56'18"
C4	S78°14'23"E 27.80'	20.00'	30.74'	88°03'42"

BASIS OF BEARING
 BASIS: O.C.R.S. (OREGON COORDINATE REFERENCE SYSTEM)
 METHOD: O.R.G.N. (OREGON REAL-TIME GNSS NETWORK)
 ZONE: COTTAGE GROVE - CANYONVILLE
 UNITS: INTERNATIONAL FEET
 DATUM: NAD 83 (2011)
 EPOCH: 2010

REGISTERED PROFESSIONAL LAND SURVEYOR



SCALE: 1"=50'
 SHEET 1 OF 2
 JOB NO.1475-25

CLIENT:
 CA GALPIN
 744 CARDLEY AVE. STE 100
 MEDFORD, OR 97504
 809 SE Pine Street
 Roseburg, Oregon 97470
 PHONE (541) 673-0166
 FAX (541) 440-9392
 iemail@ieengineering.com

EXPIRES: 6/30/2025

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FAIRWAY RIDGE PHASE 3
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 18,
 TOWNSHIP 25 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN,
 DOUGLAS COUNTY, OREGON
 APRIL 18, 2024

SURVEYOR'S CERTIFICATE

I, BRENT H. KNAPP, OREGON PROFESSIONAL LAND SURVEYOR NO. 81116, 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 "B", FAIRWAY RIDGE PHASE 2, RECORDED AS VOLUME 24, PAGE 11, PLAT RECORDS OF DOUGLAS COUNTY, OREGON.

THE ABOVE DESCRIBED TRACT CONTAINS 6.87 ACRES (299,349.00 SQUARE FEET), MORE OR LESS.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE TRACT "B", FAIRWAY RIDGE PHASE 2, RECORDED AS VOLUME 24, PAGE 11, PLAT RECORDS OF DOUGLAS COUNTY OREGON INTO 27 LOTS AS SHOWN. THE PROCEDURE WAS AS FOLLOWS:

THE INITIAL POINT OF THE SUBDIVISION IS THE FOUND 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP MARKED "I.E. ENGINEERING" AT THE MOST NORTHERLY CORNER OF SAID TRACT "B". FOUND MONUMENTS PER SAID FAIRWAY RIDGE PHASE 2 AND FAIRWAY RIDGE PHASE 1, RECORDED AS VOLUME 23, PAGE 49, PLAT RECORDS OF DOUGLAS COUNTY, WERE TIED AND HELD AS SHOWN. MONUMENTS WERE SET AT THE NEW LOT CORNERS AND STREET CENTERLINES AS SHOWN.

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 3" IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92 OF THE OREGON REVISED STATUTES AND DO HEREBY DEDICATE TO PUBLIC USE FOREVER DURHAM AVENUE, MEDINA AVENUE, SAND PINES AVENUE, AND LINDEN STREET, AND THE 10-FOOT PUBLIC UTILITY EASEMENTS AS SHOWN HEREON.

BY: Chris A. Galpin 4.23.2024
 CHRIS A. GALPIN DATE

ACKNOWLEDGEMENT

STATE OF OREGON)
 COUNTY OF Jackson)ss

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 23 DAY OF April, 2024, BEFORE ME A NOTARY PUBLIC FOR SAID STATE AND COUNTY, PERSONALLY APPEARED CHRIS A. GALPIN AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

Jerry Spuchling 1010468 - March 28, 2025
 NOTARY PUBLIC (SIGNATURE) COMMISSION EXPIRES

Terry Speedling 1010468
 NOTARY PRINTED NAME COMMISSION NUMBER

COVENANTS, CONDITIONS, & RESTRICTIONS - RECORDING

CONDITIONS, COVENANTS & RESTRICTIONS RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY CLERK, INSTRUMENT NUMBER 2024-006093

APPROVALS

Krist Gilbert 05-30-24
 COMMUNITY DEVELOPMENT DIRECTOR DATE
 CITY OF SUTHERLIN
Randa Ruiz 6-4-24
 DOUGLAS COUNTY SURVEYOR DATE
Jacey Dunn, Deputy 6-4-24
 DOUGLAS COUNTY ASSESSOR DATE

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



D. P. E. Wilk 6-4-24
 DOUGLAS COUNTY TAX COLLECTOR DATE

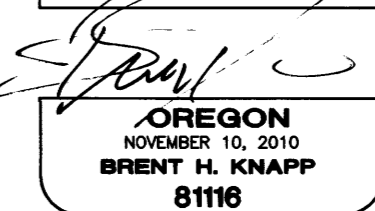
FILED THIS 5th DAY OF June, 2024, 1:18 O'CLOCK AM/PM

Kathryn M. Stutzman 6/5/24
 DOUGLAS COUNTY CLERK DATE

Chris A. Galpin June 5, 2024
 DOUGLAS COUNTY COMMISSIONER DATE

Jon K June 5, 2024
 DOUGLAS COUNTY COMMISSIONER DATE

Shi Shun June 5, 2024
 DOUGLAS COUNTY COMMISSIONER DATE



EXPIRES: 6/30/2025



SHEET 2 OF 2
 JOB NO. 1475-25

CLIENT:
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 744 CARDLEY AVE. STE 100
 MEDFORD, OR 97504

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