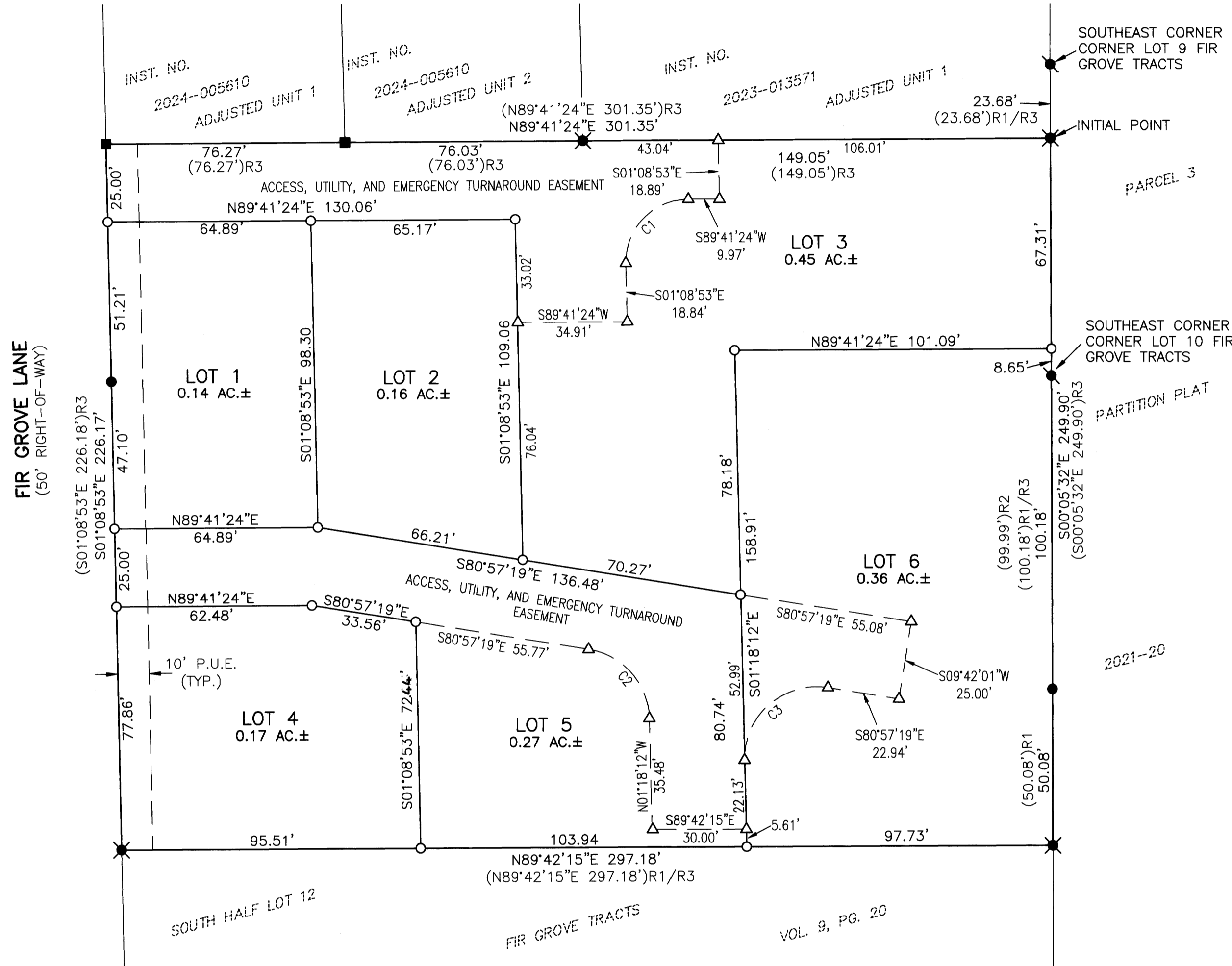


FIR GROVE LANE SUBDIVISION
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19,
 TOWNSHIP 25 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN,
 DOUGLAS COUNTY, OREGON
 OCTOBER 25, 2024

Douglas County Official Records 2024-013403
 Daniel J. Loomis, County Clerk
 NO FEE
 00613247202400134030020023
 11/13/2024 10:42:02 AM
 PLAT-SUB Cnt=1 Stn=17 JLG00DWI
 This is a no fee document

VOL. 24 PAGE 25 A



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:

ALL OF ADJUSTED UNIT 3 OF INSTRUMENT NUMBER 2024-005610, DEED RECORDS OF DOUGLAS COUNTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, A 5/8-INCH IRON ROD AT THE NORTHEAST CORNER OF SAID ADJUSTED UNIT 3; THENCE SOUTHERLY ALONG THE EAST BOUNDARY OF SAID ADJUSTED UNIT 3, SOUTH 00°05'32" EAST, 226.22 FEET TO A 5/8-INCH IRON ROD AT THE SOUTHEAST CORNER OF SAID ADJUSTED UNIT 3; THENCE WESTERLY ALONG THE SOUTH BOUNDARY OF SAID ADJUSTED UNIT 3, SOUTH 89°42'15" WEST, 297.18 FEET TO A 5/8-INCH IRON ROD AT THE SOUTHWEST CORNER OF SAID ADJUSTED UNIT 3, BEING ON THE EASTERLY RIGHT-OF-WAY BOUNDARY OF FIR GROVE LANE; THENCE NORTHERLY ALONG THE WEST BOUNDARY OF SAID ADJUSTED UNIT 3, COINCIDENT WITH THE EASTERLY RIGHT-OF-WAY BOUNDARY OF FIR GROVE LANE, NORTH 01°08'53" WEST, 226.17 FEET TO A 5/8-INCH IRON ROD AT THE NORTHWEST CORNER OF SAID ADJUSTED UNIT 3; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY, EASTERLY ALONG THE NORTH BOUNDARY OF SAID ADJUSTED UNIT 3, NORTH 89°41'24" EAST, 301.35 FEET TO THE POINT OF BEGINNING AND THERE TERMINATING.

THE ABOVE DESCRIBED TRACT CONTAINS 1.55 ACRES (67,688 SQUARE FEET), MORE OR LESS.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE ADJUSTED UNIT 3 OF INSTRUMENT NUMBER 2024-005610, DEED RECORDS OF DOUGLAS COUNTY, INTO 6 LOTS. THE PROCEDURE WAS AS FOLLOWS:

MONUMENTS OF RECORD PER M183-26 AND M183-72 WERE TIED AND HELD AS SHOWN

MONUMENTS WERE SET AT THE NEWLY CREATED LOT CORNERS AS SHOWN.

CURVE TABLE				
CURVE	CHORD	RADIUS	CURVE LENGTH	DELTA
C1	S44°16'15"W 28.49'	20.00'	31.71'	90°50'17"
C2	N41°07'45"W 29.46'	23.00'	31.97'	79°39'07"
C3	S48°52'15"W 35.33'	23.00'	40.28'	100°20'53"

RECORDING OF JOINT ACCESS EASEMENT AND DRIVEWAY MAINTENANCE AGREEMENT

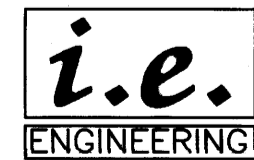
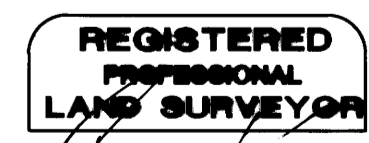
LOTS 1, 2, AND 3: INSTRUMENT NUMBER 2024-013401

LOTS 4, 5, AND 6: INSTRUMENT NUMBER 2024-013402

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

ZONE: R-2
 COMP. PLAN: RM
 WATER: CITY OF SUTHERLIN
 SEWER: CITY OF SUTHERLIN



CLIENT: KENNETH & YVONNE GRUESBECK
 420 MYRTLE ST.
 SUTHERLIN, OR 97479

SCALE: 1"=30'
 SHEET 1 OF 2
 JOB NO. 682-19

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

- LEGEND**
- - DENOTES FOUND 1/2" IRON ROD PER M73-35
 - ⊗ - DENOTES FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "I.E. ENGINEERING" PER M183-26
 - - DENOTES FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "I.E. ENGINEERING" PER M183-72
 - ⦿ - DENOTES FOUND 5/8" IRON ROD PER FIR GROVE TRACTS, VOL. 9, PG. 20, AS NOTED
 - - DENOTES SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "I.E. ENGINEERING"
 - △ - DENOTES CALCULATED POSITION, NOTHING FOUND OR SET
 - ()R1 -DENOTES RECORD PER M183-26 DOUGLAS COUNTY SURVEY RECORDS
 - ()R2 -DENOTES RECORD PER FIR GROVE TRACTS, VOLUME 9, PAGE 20 DOUGLAS COUNTY PLAT RECORDS AND M73-35 DOUGLAS COUNTY SURVEY RECORDS
 - ()R3 -DENOTES RECORD PER M183-72 DOUGLAS COUNTY SURVEY RECORDS

VOL. 24 PAGE 25 A

FIR GROVE LANE SUBDIVISION
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 TOWNSHIP 25 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN,
 DOUGLAS COUNTY, OREGON
 OCTOBER 25, 2024

APPROVALS

Kurt Gilbert 10-30-24
 COMMUNITY DEVELOPMENT DIRECTOR
 CITY OF SUTHERLIN DATE

Paul A. Quilly 11-12-24
 DOUGLAS COUNTY SURVEYOR DATE

Joey D. Dunn 11-12-24
 DOUGLAS COUNTY ASSESSOR DATE

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

D. P. F. Wick 11-13-24
 DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 13th DAY OF November, 2024, 10:48 O'CLOCK AM/PM

Jay Gooden, Deputy 11/13/24
 DOUGLAS COUNTY CLERK DATE



C. J. [Signature] 11/13/24
 DOUGLAS COUNTY COMMISSIONER DATE

A. M. [Signature] 11/13/24
 DOUGLAS COUNTY COMMISSIONER DATE

Jan [Signature] 11/13/24
 DOUGLAS COUNTY COMMISSIONER DATE

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT 940 FIR GROVE LN., LLC, AN OREGON LIMITED LIABILITY COMPANY, IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE PLATTED INTO LOTS TOGETHER WITH THE CREATION OF EASEMENTS AS SHOWN.

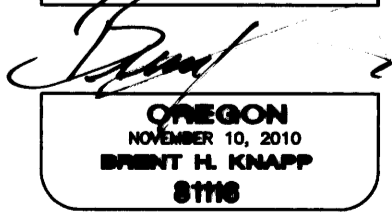
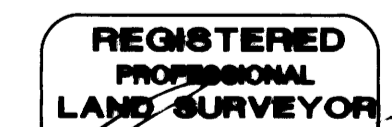
BY: Yvonne J. Gruesbeck
 YVONNE J. GRUESBECK, MANAGER
 940 FIR GROVE LN., LLC

ACKNOWLEDGMENT

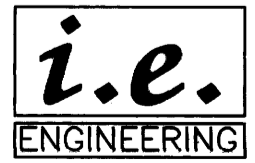
STATE OF OREGON }
 COUNTY OF DOUGLAS } ss.

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 25th DAY OF OCTOBER, 2024, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED YVONNE J. GRUESBECK AS MANAGER OF 940 FIR GROVE LN., LLC, AN OREGON LIMITED LIABILITY COMPANY, WHO DID SAY THAT SHE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT SHE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

Jennifer Ann Ranger
 NOTARY: JENNIFER ANN RANGER
 NOTARY PUBLIC - OREGON
 COMMISSION NO.: 1038581
 MY COMMISSION EXPIRES: JULY 10, 2027



EXPIRES: 6/30/2025



SHEET 2 OF 2
 JOB NO. 682-19

CLIENT:
 KENNETH & YVONNE GRUESBECK
 420 MYRTLE ST.
 SUTHERLIN, OR 97479

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