

**RIDGEVIEW HILLS, PHASE 1**

LOCATED IN THE NE 1/4 OF SEC. 13, T25S, R6W, THE NW 1/4 AND SW 1/4 OF SEC. 18, AND THE SW 1/4 OF SEC. 7, T25S, R5W, WILLAMETTE MERIDIAN  
DOUGLAS COUNTY, OREGON  
APRIL 11, 2025

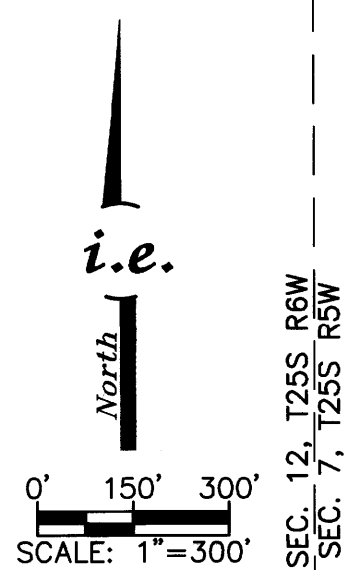
Douglas County Official Records 2025-004274  
Daniel J. Loomis, County Clerk



NO FEE  
04/21/2025 03:19:47 PM  
PLAT-SUB Cnt=1 Stn=17 JOY.GOODWIN  
This is a no fee document

**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



LINE TABLE	
LINE	COURSE
L1	N37°31'50"E 97.02' (S39°26'32"W 97.00')R1
L2	N34°10'48"W 75.25' (S32°18'14"E 75.00')R1
L3	N55°53'01"E 169.84' (S57°41'46"W 170.00')R1 (S55°57'33"W 169.97')R2/R3
L4	N34°09'31"W 39.99' (S32°18'14"E 40.00')R1 (S34°10'27"E 39.99')R2/R3
L5	N55°45'58"E 240.05' (S57°41'46"W 240.00')R1 (S55°44'42"W 239.98')R2/R3
L6	N34°12'45"W 170.06 (S32°18'14"E 170.00')R1 (S34°13'37"E 169.94')R2/R3
L7	S55°52'16"W 20.02' (N57°41'46"E 20.00')R1 (N56°01'22"E 20.03')R2/R3
L8	S55°48'35"W 21.96' (N57°41'46"E 22.00')R1 (N55°49'14"E 21.98')R2/R3
L9	N34°14'57"W 104.01' (S32°18'14"E 104.00')R1 (S34°11'41"E 104.03')R2/R3
L10	S89°59'18"W 171.75' (S88°03'47"E 171.77')R1 (S89°49'56"E 171.80')R2

LINE TABLE	
LINE	COURSE
L11	S43°28'01"E 77.70' (N43°29'15"W 78.19')R7
L12	N75°01'48"E 134.88' (S75°00'00"W 135.00')R7
L13	N28°59'54"E 170.02' (S29°00'00"W 170.00')R7
L14	N31°56'02"W 119.88' (S32°00'00"E 120.00')R7
L15	S58°01'56"W 210.08' (N58°00'00"E 210.00')R7
L16	S11°47'08"W 120.20' (N12°00'00"E 120.00')R7

CURVE TABLE				
CURVE	CHORD	RADIUS	ARC LENGTH	DELTA
C1	N74°43'35"W 178.29'	337.50'	180.43'	30°37'52"
C2	N78°04'12"W 108.90'	262.50'	109.70'	23°56'38"
C3	N73°21'21"W 112.74'	437.50'	113.05'	14°48'20"

**LEGEND**

- - DENOTES FOUND AND HELD 5/8" IRON ROD PER FAIRWAY RIDGE PHASE 1 (VOL. 23, PG. 49) OR AS OTHERWISE NOTED
- ⦿ - DENOTES FOUND AND HELD 5/8" IRON ROD PER PARTITION PLAT 2000-0095
- - DENOTES SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "I.E. ENGINEERING"
- ⊕ - DENOTES FOUND SECTION CORNER AS NOTED
- ⊗ - DENOTES FOUND QUARTER CORNER AS NOTED
- Ⓢ - DENOTES EASEMENT EXCEPTION NO. (SEE SHEET 4)
- ( )R1 - DENOTES RECORD PER FAIRWAY RIDGE PHASE 1 (VOL. 23, PG. 49)
- ( )R2 - DENOTES RECORD PER FAIRWAY RIDGE PHASE 2 (VOL. 24, PG. 11)
- ( )R3 - DENOTES RECORD PER FAIRWAY RIDGE PHASE 3 (VOL. 24, PG. 22)
- ( )R4 - DENOTES RECORD PER DOUGLAS COUNTY SURVEY M140-56
- ( )R5 - DENOTES STATE HIGHWAY RECORD MAP I5-023J
- ( )R6 - DENOTES RECORD PER KNOLLS ESTATES P.U.D. PHASE 3 (VOL. 19, PG. 7)
- ( )R7 - DENOTES RECORD PER PARTITION PLAT 2000-0095
- ( )R8 - DENOTES REPLAT OF LOT 138, LOT 139 & LOTS 155 THRU 165 KNOLLS ESTATES PUD PHASE 3 (VOL.21, PG. 50)

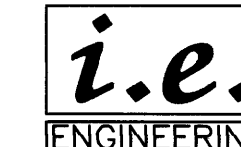
**SHEET INDEX**

- SHEET 1: EXTERIOR BOUNDARY
- SHEET 2: SCARDI BLVD. RIGHT-OF-WAY DETAIL, NARRATIVE CC&R RECORDING
- SHEET 3: PHASE 1 LOT DETAILS
- SHEET 4: APPROVALS, SURVEYOR'S CERTIFICATE, DECLARATION, ACKNOWLEDGMENT, AND EASEMENTS OF RECORD

**REGISTERED PROFESSIONAL LAND SURVEYOR**

OREGON  
NOVEMBER 10, 2010  
BRENT H. KNAPP  
8116

EXPIRES: 6/30/2025

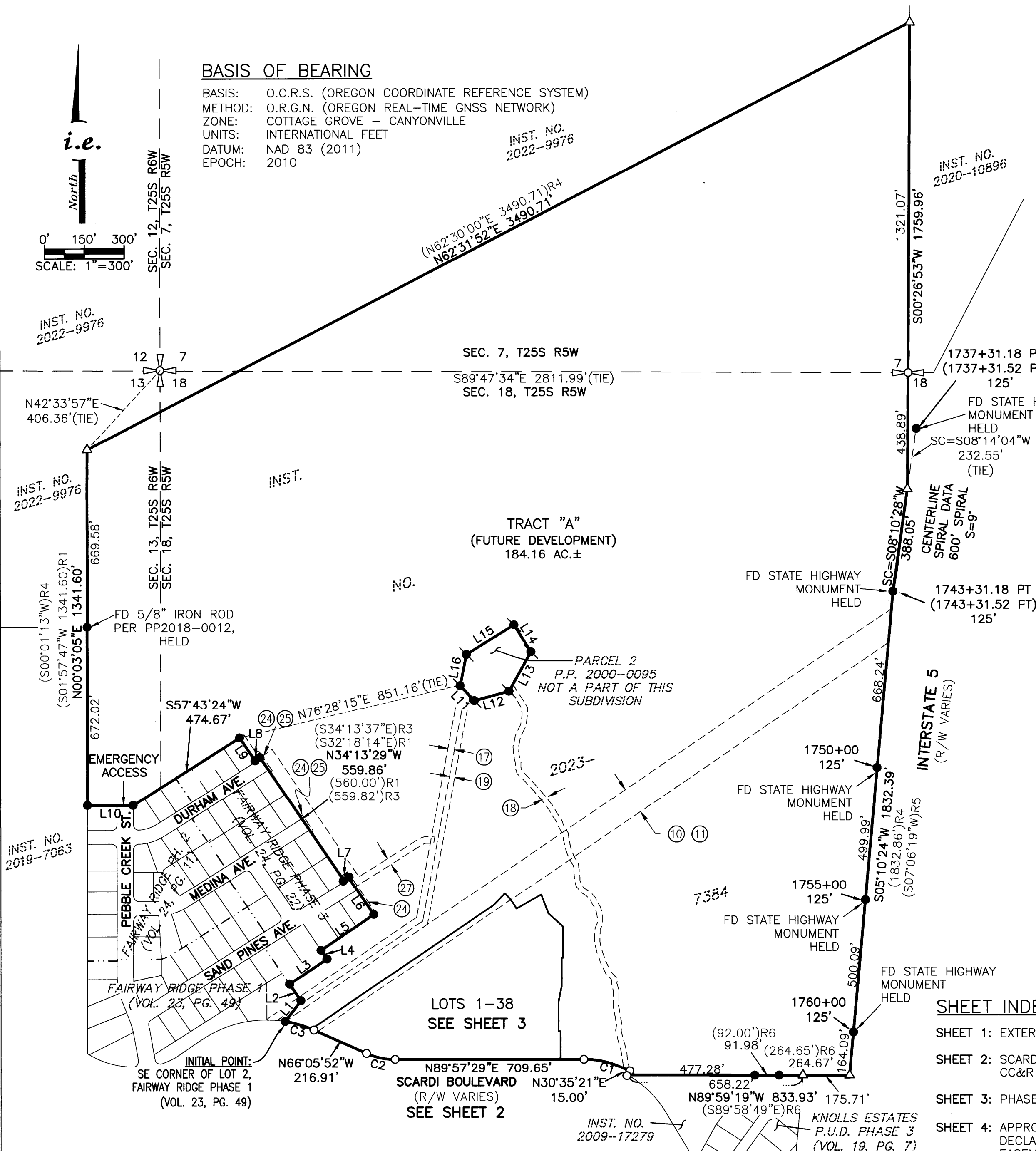


SHEET 1 OF 4

JOB NO. 3225-01  
CLIENT:  
LUCAS MAIN CONSTRUCTION  
3500 S STAGE ROAD  
CENTRAL POINT, OR 97502  
809 SE Pine Street  
Roseburg, Oregon 97470  
PHONE (541) 673-0166  
FAX (541) 440-9392  
iemail@ieengineering.com

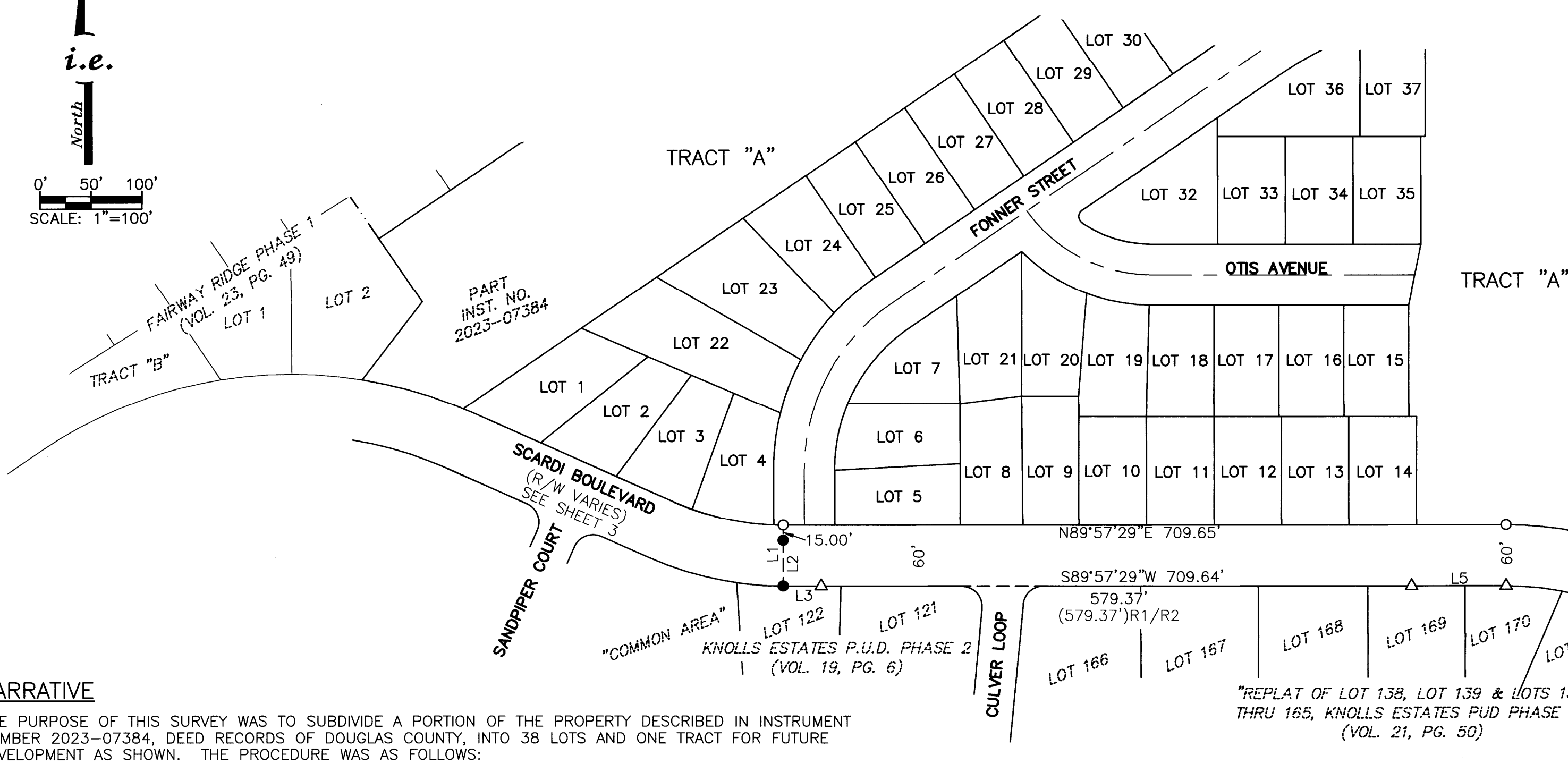
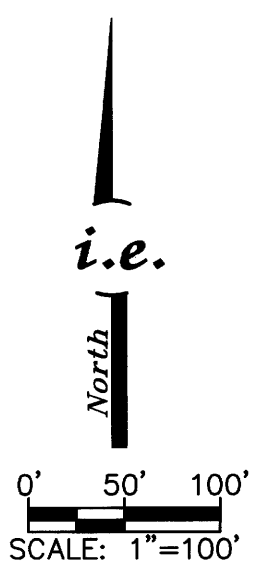
VOL. 24 PAGE 27 A

VOL. 24 PAGE 27 A



CITY OF SUTHERLIN COMMUNITY DEVELOPMENT FILE NO. 23-S009

RIDGEVIEW HILLS, PHASE 1  
 LOCATED IN THE NE 1/4 OF SEC. 13, T25S, R6W, THE NW 1/4 AND SW 1/4 OF  
 SEC. 18, AND THE SW 1/4 OF SEC. 7, T25S, R5W, WILLAMETTE MERIDIAN  
 DOUGLAS COUNTY, OREGON  
 APRIL 11, 2025



CURVE TABLE				
CURVE	CHORD	RADIUS	ARC LENGTH	DELTA
C1	N74°43'35"W 178.29'	337.50'	180.43'	30°37'52"
C2	N70°07'21"W 188.90' (N70°06'00"E 189.08')R1	277.50'	192.75'	23°56'38"
		(277.50')R2	(192.95')R2	
		(277.50')R3	(192.94')R3	
C3	N43°49'59"W 61.40'	277.50'	61.53'	12°42'14"
		(277.50')R2	(61.52')R3	
		(277.50')R3		

LINE TABLE	
LINE	COURSE
L1	N00°02'31"W 60.00'
L2	N00°02'31"E 45.00'
L3	S89°57'29"W 37.36'
	(N89°58'52"E 37.36')R1
L4	N30°35'21"E 15.00'
L5	S89°57'29"W 92.91'
	(N89°58'52"E 92.91')R2
L6	S50°10'43"E 35.10'
	(S48°15'54"E 35.13')R2

**NARRATIVE**

THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE A PORTION OF THE PROPERTY DESCRIBED IN INSTRUMENT NUMBER 2023-07384, DEED RECORDS OF DOUGLAS COUNTY, INTO 38 LOTS AND ONE TRACT FOR FUTURE DEVELOPMENT AS SHOWN. THE PROCEDURE WAS AS FOLLOWS:

MONUMENTS OF RECORD WERE TIED AND HELD AS SHOWN. THE WESTERLY PORTION OF THE NORTH BOUNDARY OF SCARDI BOULEVARD, BEING THE SOUTH BOUNDARIES OF THE WESTERLY PORTION OF TRACT "A", AND LOTS 1 THROUGH 4 OF THIS SUBDIVISION WAS ESTABLISHED BY HOLDING THE FOUND MONUMENTS RECOVERED PER THE PLAT OF KNOLLS ESTATES P.U.D. PHASE 2, VOLUME 19, PAGE 6, PLAT RECORDS OF DOUGLAS COUNTY AND THEN EXTENDING THE RIGHT-OF-WAY NORTHERLY 15.00 FEET BASED ON THE RIGHT-OF-WAY DEDICATION PER INSTRUMENT NUMBER 2016-06481, DEED RECORDS OF DOUGLAS COUNTY. THAT PORTION OF SAID NORTHERLY BOUNDARY OF SAID SCARDI BOULEVARD BEING THE SOUTH BOUNDARY OF LOTS 5 AND 8, THROUGH 14, AND THE SOUTHERLY BOUNDARY OF THE EASTERLY PORTION OF SAID TRACT "A" PER THIS SUBDIVISION WAS ESTABLISHED AT A 60.00-FOOT NORTHERLY OFFSET OF THE REESTABLISHED SOUTHERLY BOUNDARY OF SAID SCARDI BOULEVARD USING THE COMBINED RECORD DISTANCE OF 709.64 FEET PER SAID KNOLLS ESTATES P.U.D. PHASE 2 AND THE PLAT OF KNOLLS ESTATES PHASE 3, VOLUME 19, PAGE 7, PLAT RECORDS OF DOUGLAS COUNTY. CONTINUING EASTERLY ALONG THE SOUTH BOUNDARY OF SAID SCARDI BOULEVARD THE FOUND MONUMENT AT THE NORTHEASTERLY CORNER OF LOT 173 PER THE REPLAT OF LOT 138, LOT 139 & LOTS 155 THRU 165, KNOLLS ESTATES PUD PHASE 3, VOLUME 21, PAGE 19, PLAT RECORDS OF DOUGLAS COUNTY, WAS HELD AND THE RECORD INFORMATION PER SAID PLAT WAS PROPORTIONED AND THE APPROPRIATE RADIUS CURVES WERE FIT TO REESTABLISH SAID SOUTHERLY BOUNDARY. A 45.00-FOOT NORTHERLY OFF WAS. THIS PORTION OF SAID SOUTHERLY BOUNDARY WAS OFFSET 45.00 FEET NORTHERLY TO INTERSECT THE SOUTH BOUNDARY OF PARCEL 1, PARTITION PLAT 2000-0095, PLAT RECORDS OF DOUGLAS COUNTY. A MONUMENT WAS SET AT THAT POINT ON THE NORTH BOUNDARY OF SAID SCARDI BOULEVARD. ANOTHER 15.00 FOOT OFFSET WAS MADE NORTHERLY AND A MONUMENT WAS SET ALONG THE RADIAL LINE AND A MONUMENT SET ON THE NORTH BOUNDARY OF SAID SCARDI BOULEVARD. A MONUMENT WAS THEN SET AT THE POINT OF TANGENCY ALONG THE SOUTH BOUNDARY OF SAID TRACT "A" PER THIS PLAT. THE NORTHWEST CORNER OF SAID INSTRUMENT NUMBER 2023-07384 WAS ESTABLISHED AT THE RECORD DISTANCE OF 1341.60 FEET PER THE PLAT THE PLAT OF FAIRWAY RIDGE PHASE 1, VOLUME 23, PAGE 49, PLAT RECORDS OF DOUGLAS COUNTY. THE NORTH BOUNDARY OF SAID INSTRUMENT NUMBER 2023-07384 WAS CALCULATED USING THE RECORD ANGLE BETWEEN THE WEST BOUNDARY AND THE NORTH BOUNDARY OF ADJUSTED UNIT 2 PER THE BOUNDARY LINE ADJUSTMENT MAP M140-56. THE RECORD DISTANCE OF SAID NORTH BOUNDARY WAS HELD TO CALCULATE THE NORTHEAST CORNER OF SAID INSTRUMENT NUMBER 2023-07384. A LINE WAS THEN PROJECT SOUTHERLY THROUGH THE FOUND QUARTER CORNER COMMON TO SECTIONS 7 AND 18, TOWNSHIP 25 SOUTH, RANGE 5 WEST. THIS BEARING WAS HELD TO ITS INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY BOUNDARY OF INTERSTATE 5. SAID WESTERLY RIGHT-OF-WAY BOUNDARY WAS RE-ESTABLISHED BETWEEN FOUND RIGHT-OF-WAY MONUMENTS AS SHOWN. THE SOUTHWEST CORNER OF SAID INSTRUMENT NUMBER 2023-07384 WAS CALCULATED AT THE INTERSECTION OF SAID WESTERLY RIGHT-OF-WAY BOUNDARY AND THE AFOREMENTIONED SOUTH BOUNDARY OF SAID INSTRUMENT NUMBER 2023-07384. NO MONUMENT WAS SET. MONUMENTS WERE SET AT THE NEWLY CREATED LOT CORNERS, TRACT CORNERS, AND ROAD CENTERLINES AS SHOWN.

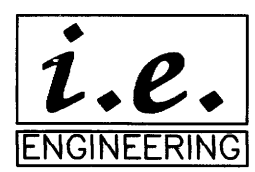
**LEGEND**

- - DENOTES FOUND 5/8" IRON ROD KNOLLS P.U.D. ESTATES PHASE 2 (VOL. 19, PG. 6), OR AS OTHERWISE NOTED
- - DENOTES SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "I.E. ENGINEERING"
- △ - DENOTES CALCULATED POINT, NOTHING SET
- ( )R1 - DENOTES RECORD PER KNOLLS ESTATES P.U.D. PHASE 3 (VOL. 19, PG. 6)
- ( )R2 - DENOTES RECORD PER KNOLLS ESTATES P.U.D. PHASE 3 (VOL. 19, PG. 7)
- ( )R3 - DENOTES REPLAT OF LOT 138, LOT 139 & LOTS 155 THRU 165 KNOLLS ESTATES PUD PHASE 3 (VOL.21, PG. 50)

**NOTE**

SUBJECT TO THE DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS AS RECORDED IN INSTRUMENT NO. 2025-4273, DEED RECORDS OF DOUGLAS COUNTY.

**REGISTERED PROFESSIONAL LAND SURVEYOR**  
  
**OREGON**  
 NOVEMBER 10, 2010  
**BRENT H. KNAPP**  
 81116



**SHEET 2 OF 4**  
 JOB NO. 3225-01  
 CLIENT:  
 LUCAS MAIN CONSTRUCTION  
 3500 S STAGE ROAD  
 CENTRAL POINT, OR 97502  
 809 SE Pine Street  
 Roseburg, Oregon 97470  
 PHONE (541) 673-0166  
 FAX (541) 440-9392  
 iemail@ieengineering.com

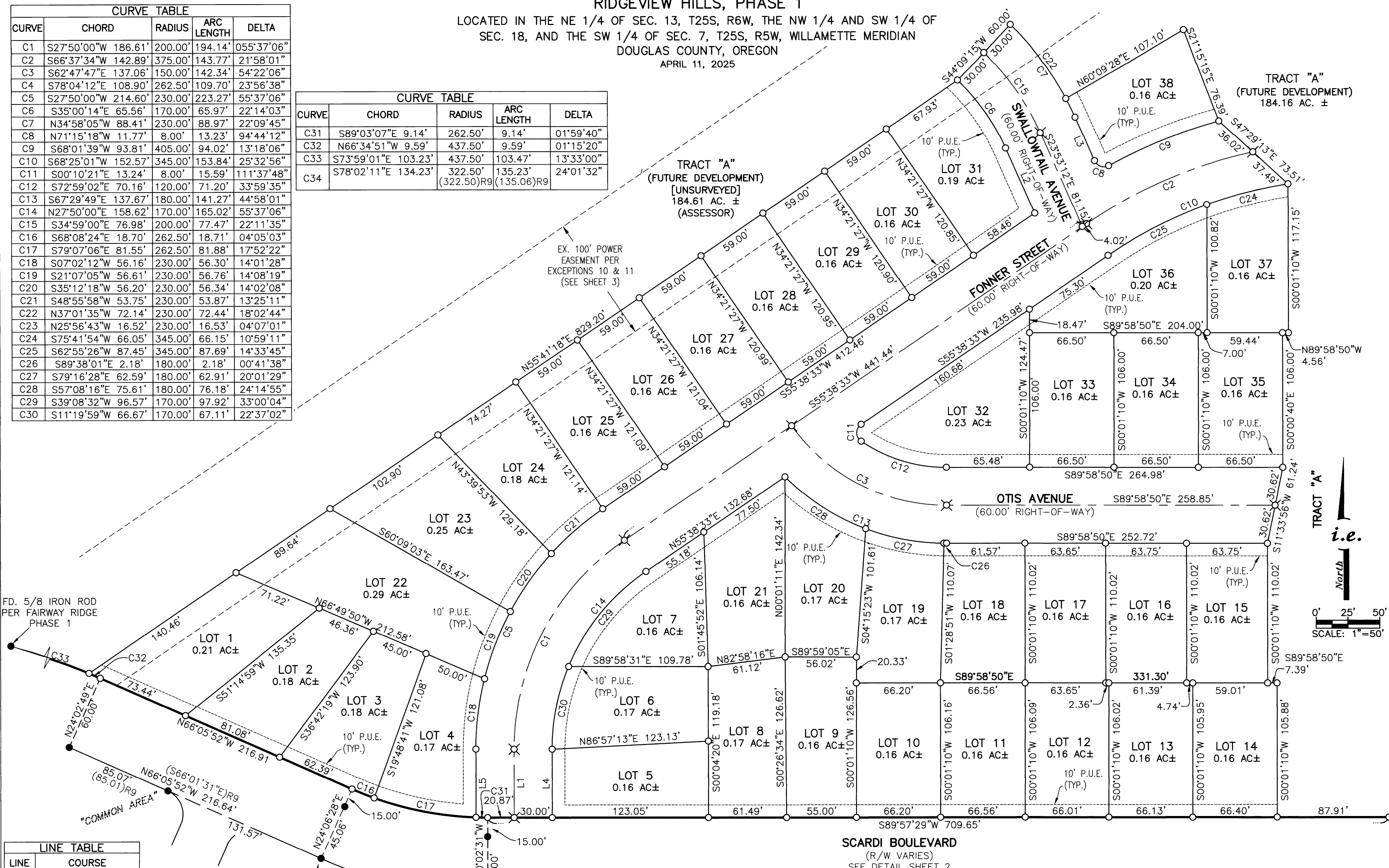
EXPIRES: 6/30/2025

RIDGEVIEW HILLS, PHASE 1

LOCATED IN THE NE 1/4 OF SEC. 13, T25S, R6W, THE NW 1/4 AND SW 1/4 OF SEC. 18, AND THE SW 1/4 OF SEC. 7, T25S, R5W, WILLAMETTE MERIDIAN  
DOUGLAS COUNTY, OREGON  
APRIL 11, 2025

CURVE	CHORD	RADIUS	ARC LENGTH	DELTA
C1	S27°50'00"W 186.61'	200.00'	194.14'	055°37'06"
C2	S66°37'34"W 142.89'	375.00'	143.77'	21°58'01"
C3	S62°47'47"E 137.06'	150.00'	142.34'	54°22'06"
C4	S78°04'12"E 108.90'	262.50'	109.70'	23°56'38"
C5	S27°50'00"W 214.60'	230.00'	223.27'	55°37'06"
C6	S35°00'14"E 65.56'	170.00'	65.97'	22°14'03"
C7	N34°58'05"W 88.41'	230.00'	88.97'	22°09'45"
C8	N71°15'18"W 11.77'	8.00'	13.23'	94°44'12"
C9	S68°01'39"W 93.81'	405.00'	94.02'	13°18'06"
C10	S68°25'01"W 152.57'	345.00'	153.84'	25°32'56"
C11	S00°10'21"E 13.24'	8.00'	15.59'	111°37'48"
C12	S72°59'02"E 70.16'	120.00'	71.20'	33°59'35"
C13	S67°29'49"E 137.67'	180.00'	141.27'	44°58'01"
C14	N27°50'00"E 158.62'	170.00'	165.02'	55°37'06"
C15	S34°59'00"E 76.98'	200.00'	77.47'	22°11'35"
C16	S68°08'24"E 18.70'	262.50'	18.71'	04°05'03"
C17	S79°07'06"E 81.55'	262.50'	81.88'	17°52'22"
C18	S07°02'12"W 56.16'	230.00'	56.30'	14°01'28"
C19	S21°07'05"W 56.61'	230.00'	56.76'	14°08'19"
C20	S35°12'18"W 56.20'	230.00'	56.34'	14°02'08"
C21	S48°55'58"W 53.75'	230.00'	53.87'	13°25'11"
C22	N37°01'35"W 72.14'	230.00'	72.44'	18°02'44"
C23	N25°56'43"W 16.52'	230.00'	16.53'	04°07'01"
C24	S75°41'54"W 66.05'	345.00'	66.15'	10°59'11"
C25	S62°55'26"W 87.45'	345.00'	87.69'	14°33'45"
C26	S89°38'01"E 2.18'	180.00'	2.18'	00°41'38"
C27	S79°16'28"E 62.59'	180.00'	62.91'	20°01'29"
C28	S57°08'16"E 75.61'	180.00'	76.18'	24°14'55"
C29	S39°08'32"W 96.57'	170.00'	97.92'	33°00'04"
C30	S11°19'59"W 66.67'	170.00'	67.11'	22°37'02"

CURVE	CHORD	RADIUS	ARC LENGTH	DELTA
C31	S89°03'07"E 9.14'	262.50'	9.14'	01°59'40"
C32	N66°34'51"W 9.59'	437.50'	9.59'	01°15'20"
C33	S73°59'01"E 103.23'	437.50'	103.47'	13°33'00"
C34	S78°02'11"E 134.23'	322.50' (322.50)R9	135.23' (135.06)R9	24°01'32"

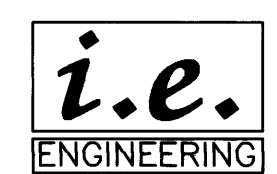


LINE	COURSE
L1	S00°01'28"W 53.98'
L2	S23°53'12"E 56.18'
L3	N23°53'12"W 37.58'
L4	N00°01'28"E 53.95'
L5	S00°01'28"W 53.86'

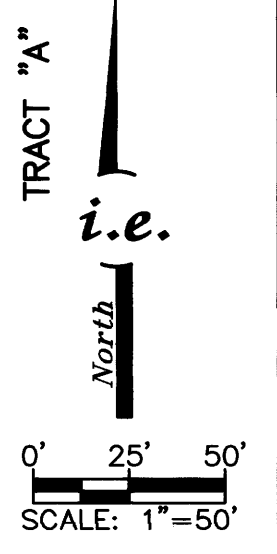
**REGISTERED PROFESSIONAL LAND SURVEYOR**  
*Brent H. Knapp*  
OREGON  
NOVEMBER 10, 2010  
BRENT H. KNAPP  
81116  
EXPIRES: 6/30/2025

LEGEND

- - DENOTES FOUND AND HELD 5/8" IRON ROD PER KNOLLS ESTATES, PHASE 2 VOL. 19, PG. 6, UNLESS OTHERWISE NOTED
- - DENOTES SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "I.E. ENGINEERING"
- ⊗ - DENOTES SET 5/8" X 30" IRON ROD WITH ALUMINUM CAP STAMPED "I.E. ENGINEERING"



SHEET 3 OF 4  
JOB NO. 3225-01  
CLIENT:  
LUCAS MAIN CONSTRUCTION  
3500 S STAGE ROAD  
CENTRAL POINT, OR 97502  
809 SE Pine Street  
Roseburg, Oregon 97470  
PHONE (541) 673-0166  
FAX (541) 440-9392  
email@ieengineering.com



EASEMENTS OF RECORD

PER WESTERN TITLE & ESCROW PRELIMINARY REPORT ORDER NO. WTO268284 DATED OCTOBER 23, 2024.

EXCEPTION #10 IN FAVOR OF: PACIFIC POWER & LIGHT CO. PURPOSE: ELECTRIC TRANSMISSION & DISTRIBUTION LINES RECORDING DATE: SEPTEMBER 13, 1962 RECORDING NO.: 312767 (VOLUME 317, PAGE 270) SURVEYOR'S NOTE: AFFECTS, PLOTTED HEREON.

EXCEPTION #11 IN FAVOR OF: PACIFIC POWER & LIGHT CO. PURPOSE: ELECTRIC TRANSMISSION & DISTRIBUTION LINES RECORDING DATE: NOVEMBER 20, 1962 RECORDING NO.: 315686 (VOLUME 319, PAGE 219) SURVEYOR'S NOTE: AFFECTS, PLOTTED HEREON.

EXCEPTION #12 IN FAVOR OF: EL PASO NATURAL GAS COMPANY PURPOSE: AS STATED ON DOCUMENT RECORDING DATE: JULY 16, 1963 RECORDING NO.: 325742 (VOLUME 325, PAGE 689) SURVEYOR'S NOTE: AFFECTS, GENERAL IN NATURE, NOT PLOTTED.

EXCEPTION #14 EASEMENT AGREEMENT RECORDED JULY 11, 1996, RECORDING NO. 1996-14712 AMENDED EASEMENT AGREEMENT RECORDED AUGUST 20, 2010, RECORDING NO. 2010-13542 SURVEYOR'S NOTE: AFFECTS, GENERAL IN NATURE, NOT PLOTTED.

EXCEPTION #15 EASEMENT AGREEMENT RECORDED JULY 18, 1996, RECORDING NO. 1996-15210 AMENDED EASEMENT AGREEMENT RECORDED AUGUST 20, 2010, RECORDING NO. 2010-013541 AMENDMENT RE-RECORDED SEPTEMBER 15, 2010, RECORDING NO. 2010-014965 SURVEYOR'S NOTE: AFFECTS, GENERAL IN NATURE, NOT PLOTTED.

EXCEPTION #16 EASEMENTS DELINEATED ON RECORDED PLAT OF PARTITION PLAT 2000-0095 RECORDING DATE: DECEMBER 26, 2000 RECORDING NO. 2000-26175 SURVEYOR'S NOTE: ALL EASEMENTS SHOWN ON SAID PLAT PLOTTED HEREON UNDER CORRESPONDING TITLE REPORT EXCEPTION NUMBERS.

EXCEPTION #17 IN FAVOR OF: CITY OF SUTHERLIN PURPOSE: ACCESS EASEMENT GRANT RECORDING DATE: AUGUST 17, 2001 RECORDING NO.: 2001-19186 SURVEYOR'S NOTE: AFFECTS, PLOTTED HEREON.

EXCEPTION #18 IN FAVOR OF: CITY OF SUTHERLIN PURPOSE: DRAINAGE EASEMENT GRANT RECORDING DATE: AUGUST 17, 2001 RECORDING NO.: 2001-19187 SURVEYOR'S NOTE: AFFECTS, PLOTTED BASED ON LOCATION OF EXISTING DRAINAGE.

EXCEPTION #19 IN FAVOR OF: CITY OF SUTHERLIN PURPOSE: WATERLINE EASEMENT GRANT RECORDING DATE: AUGUST 17, 2001 RECORDING NO.: 2001-19188 SURVEYOR'S NOTE: AFFECTS, PLOTTED HEREON.

EXCEPTION #24 EASEMENT AGREEMENT RECORDING DATE: JUNE 1, 2023 RECORDING NO.: 2023-005934 SURVEYOR'S NOTE: CONTAINS THREE EASEMENTS AFFECTING, ALL PLOTTED HEREON.

EXCEPTION #25 IN FAVOR OF: CITY OF SUTHERLIN PURPOSE: PUBLIC UTILITY EASEMENT RECORDING DATE: JUNE 1, 2023 RECORDING NO.: 2023-005935 SURVEYOR'S NOTE: CONTAINS THREE EASEMENTS AFFECTING, ALL PLOTTED HEREON.

EXCEPTION #27 IN FAVOR OF: CITY OF SUTHERLIN PURPOSE: EMERGENCY VEHICLE ACCESS EASEMENT RECORDING DATE: JUNE 3, 2024 RECORDING NO.: 2024-006013 SURVEYOR'S NOTE: AFFECTS, PLOTTED HEREON.

NO OTHER SURVEY-RELATED EXCEPTIONS ARE CONTAINED WITHIN THE TITLE REPORT.

RIDGEVIEW HILLS, PHASE 1

LOCATED IN THE NE 1/4 OF SEC. 13, T25S, R6W, THE NW 1/4 AND SW 1/4 OF SEC. 18, AND THE SW 1/4 OF SEC. 7, T25S, R5W, WILLAMETTE MERIDIAN DOUGLAS COUNTY, OREGON APRIL 11, 2025

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:

A TRACT OF LAND BEING A PORTION OF THAT PROPERTY DESCRIBED IN INSTRUMENT NUMBER 2023-7384, DEED RECORDS OF DOUGLAS COUNTY, LOCATED IN THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 25 SOUTH, RANGE 6 WEST, THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 18, AND THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 25 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, THE BOUNDARY OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, A 5/8-INCH IRON ROD AT THE SOUTHEAST CORNER OF LOT 2, FAIRWAY RIDGE PHASE 1, VOLUME 23, PAGE 49, PLAT RECORDS OF DOUGLAS COUNTY, BEING ON THE NORTHERLY RIGHT-OF-WAY BOUNDARY OF SCARDI BOULEVARD; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY BOUNDARY, NORTHERLY ALONG THE EAST BOUNDARY OF SAID LOT 2 THE FOLLOWING COURSES: NORTH 37°31'50" EAST, 97.02 FEET TO A 5/8-INCH IRON ROD; THENCE NORTH 34°10'48" WEST, 75.25 FEET TO A 5/8-INCH IRON ROD AT THE SOUTHWEST CORNER OF LOT 71, FAIRWAY RIDGE PHASE 3, VOLUME 24, PAGE 22, PLAT RECORDS OF DOUGLAS COUNTY; THENCE LEAVING SAID EAST BOUNDARY, EASTERLY ALONG THE SOUTH BOUNDARY OF SAID LOT 71 AND LOT 72, SAID FAIRWAY RIDGE PHASE 3, NORTH 55°53'01" EAST, 169.84 FEET TO A 5/8-INCH IRON ROD AT THE SOUTHEAST CORNER OF SAID LOT 72; THENCE NORTHERLY ALONG THE EAST BOUNDARY OF SAID LOT 72, NORTH 34°09'31" WEST, 39.99 FEET TO A 5/8-INCH IRON ROD AT THE SOUTHWEST CORNER OF LOT 73, SAID FAIRWAY RIDGE PHASE 3; THENCE LEAVING SAID EAST BOUNDARY, EASTERLY ALONG THE SOUTH BOUNDARY OF SAID LOT 73 AND LOTS 74 AND 75, SAID FAIRWAY RIDGE PHASE 3, NORTH 55°45'58" EAST, 240.05 FEET TO A 5/8-INCH IRON ROD AT THE SOUTHEAST CORNER OF SAID LOT 75; THENCE NORTHERLY ALONG THE EAST BOUNDARY OF SAID LOT 75 AND THE EASTERLY TERMINATION OF SAND PINES AVENUE PER SAID FAIRWAY RIDGE PHASE 3, NORTH 34°12'45" WEST, 170.06 FEET TO A 5/8-INCH IRON ROD AT THE NORTHEAST CORNER OF SAID EASTERLY TERMINUS; THENCE WESTERLY ALONG THE NORTHERLY RIGHT-OF-WAY BOUNDARY OF SAID SAND PINES AVENUE, SOUTH 55°52'16" WEST, 20.02 FEET TO A 5/8-INCH IRON ROD ON THE EAST BOUNDARY OF LOT 70, SAID FAIRWAY RIDGE PHASE 3; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY BOUNDARY, NORTHERLY ALONG THE EAST BOUNDARY OF SAID LOT 70 AND THE EAST BOUNDARY OF LOT 66, THE EASTERLY TERMINATION OF MEDINA AVENUE, THE EAST BOUNDARY OF LOTS 62 AND 57, AND THE EASTERLY TERMINATION OF DURHAM AVENUE ALL PER SAID FAIRWAY RIDGE PHASE 3, NORTH 34°13'29" WEST, 559.86 FEET TO A 5/8-INCH IRON ROD AT THE NORTHEAST CORNER OF SAID EASTERLY TERMINUS OF DURHAM AVENUE; THENCE WESTERLY ALONG THE NORTHERLY RIGHT-OF-WAY BOUNDARY OF SAID DURHAM AVENUE, SOUTH 55°48'35" WEST, 21.96 FEET TO A 5/8-INCH IRON ROD ON THE EAST BOUNDARY OF LOT 52, SAID FAIRWAY RIDGE PHASE 3; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY BOUNDARY, NORTHERLY ALONG THE EASTERLY BOUNDARY OF SAID LOT 52, NORTH 34°14'57" WEST, 104.01 FEET TO A 5/8-INCH IRON ROD AT THE NORTHEAST CORNER OF SAID LOT 52; THENCE WESTERLY ALONG THE NORTH BOUNDARY OF SAID LOT 52 AND THE NORTH BOUNDARIES OF LOTS 51, 50, AND 49 OF SAID FAIRWAY RIDGE PHASE 3, AND THE NORTH BOUNDARIES OF LOTS 48, 47, AND 46 AND THE NORTH BOUNDARY OF A 1.00-FOOT STREET PLUG DEDICATED TO THE CITY OF SUTHERLIN, FAIRWAY RIDGE PHASE 2, VOLUME 24, PAGE 11, PLAT RECORDS OF DOUGLAS COUNTY, SOUTH 57°43'24" WEST, 474.67 FEET TO A 5/8-INCH IRON ROD ON THE NORTH BOUNDARY OF SAID STREET PLUG; THENCE WESTERLY ALONG SAID NORTH BOUNDARY AND THE NORTH BOUNDARY OF LOT 29, SAID FAIRWAY RIDGE PHASE 2, SOUTH 89°59'18" WEST, 171.75 FEET TO A 5/8-INCH IRON ROD AT THE NORTHWEST CORNER OF SAID LOT 29, BEING ON THE WEST BOUNDARY OF SAID INSTRUMENT NUMBER 2023-07384; THENCE NORTHERLY ALONG SAID WEST BOUNDARY, NORTH 00°03'05" EAST, 1341.60 FEET TO THE NORTHWEST CORNER OF SAID INSTRUMENT NUMBER 2023-07384; THENCE EASTERLY ALONG THE NORTH BOUNDARY OF SAID INSTRUMENT NUMBER 2023-07384, NORTH 62°31'52" EAST, 3490.71 FEET TO THE NORTHEAST CORNER OF SAID INSTRUMENT NUMBER 2023-07384; THENCE SOUTHERLY ALONG THE EAST BOUNDARY OF SAID INSTRUMENT NUMBER 2023-07384, SOUTH 00°26'53" WEST, 1321.07 FEET TO THE QUARTER CORNER BETWEEN SAID SECTIONS 7 AND 18; THENCE CONTINUING SOUTHERLY ALONG SAID EAST BOUNDARY SOUTH 00°26'53" WEST, 438.89 FEET THE THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY BOUNDARY OF INTERSTATE 5 BEING ON A 125.00-FOOT WESTERLY OFFSET OF A 600.00-FOOT CENTERLINE-CALCULATED SPIRAL CURVE, CONCAVE EASTERLY, HAVING A SPIRAL CENTRAL ANGLE OF 9°00'00"; THENCE CONTINUING SOUTHERLY ALONG SAID EAST BOUNDARY, COINCIDENT WITH SAID WESTERLY RIGHT-OF-WAY BOUNDARY, ALONG SAID SPIRAL CURVE, THE CHORD OF WHICH BEARS SOUTH 08°10'28" WEST, 388.05 FEET TO A 5/8-INCH IRON ROD BEING THE POINT OF TANGENT (P.T.) OF SAID SPIRAL AT ENGINEER'S STATION 1743+31.18; THENCE CONTINUING SOUTHERLY ALONG SAID EAST BOUNDARY, COINCIDENT WITH SAID WESTERLY RIGHT-OF-WAY BOUNDARY, SOUTH 05°10'24" WEST, 1832.39 FEET TO THE SOUTHEAST CORNER OF SAID INSTRUMENT NUMBER 2023-07384; THENCE WESTERLY ALONG THE SOUTH BOUNDARY OF SAID INSTRUMENT NUMBER 2023-07384, COINCIDENT WITH SAID WESTERLY RIGHT-OF-WAY BOUNDARY, NORTH 89°59'19" WEST, 175.71 FEET; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY BOUNDARY, CONTINUING WESTERLY ALONG SAID SOUTH BOUNDARY, NORTH 89°59'19" WEST, 658.22 FEET TO A 5/8-INCH IRON ROD ON THE FOREMENTIONED NORTHERLY RIGHT-OF-WAY BOUNDARY OF SCARDI BOULEVARD; THENCE CONTINUING WESTERLY ALONG SAID SOUTH BOUNDARY, COINCIDENT WITH SAID NORTHERLY RIGHT-OF-WAY BOUNDARY THE FOLLOWING COURSES: NORTH 30°35'21" EAST, 15.00 FEET TO A 5/8-INCH IRON ROD AND THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 337.50 FEET, THE RADIAL TO SAID BEGINNING OF CURVE BEARS NORTH 30°35'21" EAST; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 180.43 FEET, THROUGH A CENTRAL ANGLE OF 30°37'52", THE CHORD OF WHICH BEARS NORTH 74°43'35" WEST, 178.29 FEET, TO A 5/8-INCH IRON ROD; THENCE SOUTH 89°57'29" WEST, 709.65 FEET TO A 5/8-INCH IRON ROD AT THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 262.50 FEET; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 109.70 FEET, THROUGH A CENTRAL ANGLE OF 23°56'38", THE CHORD OF WHICH BEARS NORTH 78°04'12" WEST, 108.90 FEET TO A 5/8-INCH IRON ROD; THENCE NORTH 66°05'52" WEST, 216.91 FEET TO A 5/8-INCH IRON ROD AT THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 437.50 FEET; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 113.05 FEET, THROUGH A CENTRAL ANGLE OF 14°48'20", THE CHORD OF WHICH BEARS NORTH 73°21'21" WEST, 112.74 FEET TO THE POINT OF BEGINNING AND THERE TERMINATING. EXCEPTING THEREFROM PARCEL 2, PARTITION PLAT 2000-0095, PLAT RECORDS OF DOUGLAS COUNTY.

THE ABOVE-DESCRIBED TRACT CONTAINS 192.66 ACRES (8,392,189.94 SQUARE FEET), MORE OR LESS.

APPROVALS

[Signature] 04-16-2025 COMMUNITY DEVELOPMENT DIRECTOR DATE CITY OF SUTHERLIN

[Signature] 4-14-25 DOUGLAS COUNTY SURVEYOR DATE

[Signature] 4-16-25 DOUGLAS COUNTY ASSESSOR DATE

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

[Signature] 4-16-25 DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 21st DAY OF April, 2025, 3:30 O'CLOCK AM/PM

[Signature] 4-21-25 DOUGLAS COUNTY CLERK DATE

[Signature] 4-21-25 DOUGLAS COUNTY COMMISSIONER DATE

[Signature] 4-21-25 DOUGLAS COUNTY COMMISSIONER DATE

[Signature] 4-21-25 DOUGLAS COUNTY COMMISSIONER DATE

DECLARATION

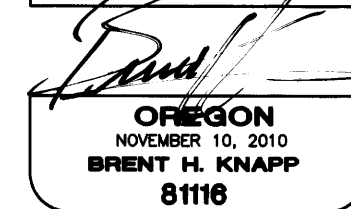
KNOW ALL PEOPLE BY THESE PRESENTS THAT GOODFELLAS OF SUTHERLIN LLC, AN OREGON LIMITED LIABILITY COMPANY, IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAS CAUSED THE SAME TO BE PLATTED BY THE NAME OF "RIDGEVIEW HILLS, PHASE 1" TOGETHER WITH EASEMENTS AS SHOWN AND DESCRIBED HEREON AND DOES HEREBY DEDICATE TO PUBLIC USE FOREVER FONNER STREET, OTIS AVENUE, SWALLOWTAIL AVENUE AND THE 10.00-FOOT WIDE P.U.E. SHOWN HEREON.

PLAT CONSENT AFFIDAVIT DECLARATION

A CONSENT AFFIDAVIT FROM TYSON D. CROSS, MANAGER, GOODFELLAS OF SUTHERLIN, LLC, HAS BEEN RECORDED AS INSTRUMENT NUMBER 2025- 4272, DEED RECORDS OF DOUGLAS COUNTY.

PLAT CONSENT AFFIDAVIT DEED OF TRUST

A CONSENT AFFIDAVIT FROM JEFFREY R. BLUM, PRESIDENT OF BLUM FAMILY DYNASTY, BENEFICIARY OF THAT DEED OF TRUST RECORDED AS 2023-08308, DEED RECORDS OF DOUGLAS COUNTY, OREGON, HAS BEEN RECORDED AS INSTRUMENT NUMBER 2025- 4271, DEED RECORDS OF DOUGLAS COUNTY, OREGON.



EXPIRES: 6/30/2025



SHEET 4 OF 4

JOB NO. 3225-01 CLIENT: LUCAS MAIN CONSTRUCTION 3500 S STAGE ROAD CENTRAL POINT, OR 97502 809 SE Pine Street Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392 iemail@ieengineering.com

