DOUGLAS COUNTY OFFICIAL RECORDS
BARBARA E. NIELSEN, COUNTY CLERK 2004-027921
NO FEE
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11/18/2004 03:38:07 PM
PLAT-SUB Cnt=1 Stn=1 RECEIPTCOUNTER
This is a no fee document

SAVOY COURT SUBDIVISION

LOCATED IN
SE 1/4 OF SECTION 10, T.28S., R.6W., W.M.
DOUGLAS COUNTY, OREGON

APPROVALS:

Bob Williamson for KLC — 11/17/04
DOUGLAS COUNTY PLANNING DIRECTOR — DATE

Rany Uhan — 11-17-04
DOUGLAS COUNTY SURVEYOR — DATE

Ron Northcraft — 11-16-04
DOUGLAS COUNTY ASSESSOR — DATE

2004-027921

FILED AT 3:38PM THIS 18TH DAY OF NOVEMBER 2004,
BY BARBARA E. NIELSEN Glona M. Burnett
DOUGLAS COUNTY CLERK BY: DEPUTY

BARBARA E. NIELSEN, DOUGLAS COUNTY CLERK — STATE OF OREGON

TAX COLLECTORS CERTIFICATE:

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

Sandra K Correee — 11/19/04
DOUGLAS COUNTY TAX COLLECTOR — DATE

ZONING & UTILITIES:

ZONING: SINGLE FAMILY RESIDENTIAL (R-1)
COMP. PLAN: MEDIUM DENSITY RESIDENTIAL (RMD)
WATER: ROBERTS CREEK WATER DISTRICT
SEWER: GREEN SANITARY DISTRICT
PLANNING FILE NO. 04-029

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO ADJUST THE NORTH LINE OF PARCEL 3 OF PARTITION PLAT 2003-0050 AND THEN TO CREATE A 20 LOT RESIDENTIAL SUBDIVISION ON THE ADJUSTED PARCEL AS APPROVED UNDER DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 04-029. THE NORTH LINE OF PARCEL 3 WAS ADJUSTED TO INCLUDE THE EXTENSION OF CHANDLER AVENUE SO THAT CHANDLER AVENUE COULD BE DEDICATED UNDER THIS PLAT. MONUMENTS AND SURVEY CONTROL POINTS ESTABLISHED UNDER PARTITION PLAT 2003-0050, PARTITION PLAT 2003-0022, LOGAN CREST ESTATES (VOLUME 18, PAGES 48 A&B), LOGAN CREST ESTATES, 2ND ADDITION (VOLUME 19, PAGE 45) AND MELODY SUBDIVISION (VOLUME 21, PAGES 30 A&B) WERE FOUND AND USED TO CONTROL THIS SURVEY.

THIS SURVEY WAS PERFORMED BY LES FANNING, MATT DIXON AND ADAM DEGROOT USING A NIKON DTM 530 TOTAL STATION WITH COMPUTATIONS BY KRIS DEGROOT AND DRAFTING BY BILL WARREN.

NUMBER	BEARING	DISTANCE
L1	S 52°05'15" E	26.83'
L2	S 52°05'15" E	35.79'
L3	S 00°16'00" E	69.70'
L4	S 46°50'26" W	30.05'
L5	S 09°24'31" W	71.02'
L6	S 46°50'26" W	34.19'
L7	S 90°00'00" W	95.09'
L8	N 89°31'41" W	105.49'
L9	N 89°31'41" W	95.00'
L10	N 89°31'41" W	95.00'
L11	N 89°31'41" W	95.00'
L12	N 89°31'41" W	95.00'
L13	S 90°00'00" W	103.01'
L14	S 89°41'00" E	9.99'
L15	N 00°15'24" E	60.00'
L16	S 89°44'20" E	10.00'
L17	S 00°01'25" W	60.00'
L18	S 89°44'36" E	86.25'
L19	S 89°42'29" E	26.14'
L20	N 00°07'42" W	5.00'
L21	N 89°52'18" E	10.00'
L22	S 00°07'42" E	10.00'
L23	N 25°55'20" E	10.00'
L24	S 65°07'42" E	9.82'
L25	S 24°52'18" W	15.00'
L26	N 24°44'45" E	5.00'
L27	N 00°28'19" E	5.00'
L28	S 89°31'41" E	10.00'
L29	S 00°28'19" W	10.00'
L30	N 68°51'11" E	18.19'
L31	N 48°14'16" W	25.10'
L32	S 00°12'22" W	59.91'
L33	S 89°44'21" E	21.00'

NO.	DELTA	RADIUS	ARC	CHORD BRG	CHORD
C1	25°00'00"	72.00	31.42	S 12°22'18" W	31.17
C2	25°00'00"	100.00	43.63	S 12°22'18" W	43.29
C3	25°00'00"	128.00	55.85	S 12°22'18" W	55.41
C4	24°23'59"	72.00	30.66	S 12°40'19" W	30.43
C5	24°23'59"	100.00	42.59	S 12°40'19" W	42.26
C6	04°01'45"	128.00	9.00	S 22°51'26" W	9.00
C7	20°22'14"	128.00	45.51	S 10°39'26" W	45.27
C8	23°21'32"	128.00	52.18	S 11°12'27" E	51.82
C9	07°24'27"	128.00	16.55	S 26°35'26" E	16.54
C10	35°48'21"	20.00	12.50	N 12°23'29" W	12.30
C11	29°46'33"	50.00	25.98	N 09°22'35" W	25.69
C12	29°02'29"	50.00	25.34	N 38°47'06" W	25.07
C13	74°27'50"	50.00	64.98	S 89°27'44" W	60.50
C14	28°57'19"	50.00	25.27	S 37°45'10" W	25.00
C15	73°34'56"	50.00	64.21	S 13°30'57" E	59.89
C16	33°34'15"	50.00	29.30	S 67°05'32" E	28.88
C17	70°47'04"	20.00	24.71	N 48°29'08" W	23.17
C18	13°33'55"	72.00	17.05	N 06°18'38" W	17.01
C19	54°56'29"	100.00	95.89	N 26°59'55" W	92.26

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON JULY 17, 1981 KRISTIAN O. DEGROOT 1941
RENEWAL DATE: 12-31-05

PROTECTIVE COVENANTS:

PROTECTIVE COVENANTS FOR "SAVOY COURT SUBDIVISION" HAVE BEEN RECORDED IN BOOK _____, PAGES _____ AS INSTRUMENT NO 2004-027920 OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, OREGON.

DECLARATION AND DEDICATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT KENNETH E. STULL AND STULL ENTERPRISES, INC. ARE THE OWNERS OF THE LAND REPRESENTED ON THIS SUBDIVISION PLAT AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92 OF THE OREGON REVISED STATUTES, HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED IN THE NAME OF "SAVOY COURT SUBDIVISION" AND DO HEREBY DEDICATE SOUTH SAVOY COURT, CHANDLER AVENUE AND THOSE DRAINAGE AND PUBLIC UTILITY EASEMENTS SHOWN HEREON TO THE USE OF THE PUBLIC FOREVER.

KENNETH E. STULL, PRESIDENT
STULL ENTERPRISES, INC.

KENNETH E. STULL

ACKNOWLEDGMENT:

STATE OF OREGON)
SS
COUNTY OF DOUGLAS)

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 8th DAY OF October, 2004, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED KENNETH E. STULL AND KENNETH E. STULL, PRESIDENT OF STULL ENTERPRISES, INC. TO ME KNOWN TO BE THE PERSON DESCRIBED, IN AND WHO EXECUTED THE FOREGOING DECLARATION AND DEDICATION, WHO, BEING DULY SWORN, DID SAY THAT HE EXECUTED THE SAME FOR THE PURPOSES SET FORTH THEREIN.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET FORTH MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Mary L. Moore
NOTARY PUBLIC, STATE OF OREGON

OFFICIAL SEAL
MARY L MOORE
NOTARY PUBLIC - OREGON
COMMISSION NO. 368742
MY COMMISSION EXPIRES MAY 18, 2007

SURVEYOR'S CERTIFICATE:

I, KRISTIAN O. DEGROOT HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THIS LAND PARTITION PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SE ¼ OF SECTION 10, T.28S., R6W., W.M., BEING PARCEL 3 OF PARTITION PLAT 2003-0050, A LAND PARTITION RECORDED IN INSTRUMENT NO. 2003-017389 OF THE RECORDS OF DOUGLAS COUNTY, OREGON AND ALSO BEING A PORTION OF PARCEL 2 OF PARTITION PLAT 2003-0022, A LAND PARTITION RECORDED IN INSTRUMENT NO. 2003-008196 OF THE RECORDS OF DOUGLAS COUNTY, OREGON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD AS THE SOUTHWEST CORNER OF SAID PARCEL 3; THENCE N.00°09'02"E. ALONG THE WEST LINE OF SAID PARCEL 3, 142.91 FEET TO A 5/8" IRON ROD; THENCE N.00°28'19"E. ALONG THE WEST LINE OF SAID PARCEL 3, 647.63 FEET TO A 5/8" IRON ROD AT THE NORTHWEST CORNER OF SAID PARCEL 3; THENCE S.89°44'22"E.ALONG THE NORTH LINE OF SAID PARCEL 3, 153.86 FEET TO A 5/8" IRON ROD; THENCE N.00°15'24"E., 60.00 FEET TO A 5/8" IRON ROD; THENCE S.89°44'21"E., 152.00 FEET TO A 5/8" IRON ROD ON THE EAST LINE OF SAID PARCEL 2; THENCE S.00°01'25"W., 60.00 FEET TO A 5/8" IRON ROD AT THE SOUTHEAST CORNER OF SAID PARCEL 2; THENCE S.89°42'29"E. 26.14 FEET TO A 5/8" IRON ROD AT THE NORTHEAST CORNER OF SAID PARCEL 3; THENCE S.00°05'10"E. ALONG THE EAST LINE OF SAID PARCEL 3, 115.08 FEET TO A 5/8" IRON ROD; THENCE S.00°07'42"E. ALONG THE EAST LINE OF SAID PARCEL 3, 534.61 FEET TO A 5/8" IRON ROD; THENCE S.00°17'03"E. ALONG THE EAST LINE OF SAID PARCEL 3, 140.68 FEET TO A 5/8" IRON ROD AT THE SOUTHEAST CORNER OF SAID PARCEL 3; THENCE N.89°46'08"W. ALONG THE SOUTH LINE OF SAID PARCEL 3, 340.02 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.31 ACRES, MORE OR LESS.

BTS ENGINEERING & SURVEYING, INC.
431 S.E. MAIN ST., ROSEBURG, OR 97470
PHONE (541) 673-0966 FAX (541) 673-0105

SCALE: 1" = 60'	FOR: KENNETH STULL 1135 SINGLETON ROAD ROSEBURG, OR 97470	JOB #: 04-011
DATE: SEPTEMBER 28, 2004		FILE: SAVOY.DWG
		SHEET 2 OF 2

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