GENTRY ESTATES
LOCATED IN NE 1/4 OF SECTION 7, T.30S., R.5W., W.M.
DOUGLAS COUNTY, OREGON

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON JULY 17, 1981 KRISTIAN O. DEGROOT 1941
RENEWAL DATE: 12-31-07

FILED AT 8:54Am THIS 28 DAY OF April 2006 AT 8:54Am
BY BARBARA E. NIELSEN DOUGLAS COUNTY CLERK
Carol Engel, Deputy
BARBARA E. NIELSEN DOUGLAS COUNTY CLERK STATE OF OREGON

APPROVALS:

Bob Williams for KLC — DOUGLAS COUNTY PLANNING DIRECTOR — 4-26-06 DATE
Randy Smith — DOUGLAS COUNTY SURVEYOR DEPUTY — 4-27-06 DATE
Ron Northcraft — DOUGLAS COUNTY ASSESSOR — 4-27-06 DATE

TAX COLLECTORS CERTIFICATE:

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

Sandra K Correll — DOUGLAS COUNTY TAX COLLECTOR — 4/28/06 DATE

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE A 9.98 ACRE PARCEL OF LAND INTO 42 LOTS AS APPROVED UNDER DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 05-127. THE SOUTH LINE WAS CONTROLLED BY MONUMENTS FOUND PER SCHMOLL PLAT A, SCHMOLL PLAT B, M 9-32, M 100-46. I ACCEPTED THE 2" IRON PIPE AT THE NORTHEAST CORNER OF SCHMOLL PLAT B AS THE SOUTHEAST CORNER OF THE SUBDIVISION. I FOUND THE 1" IRON PIPE AT THE NORTHWEST CORNER OF LOT 4, SCHMOLL PLAT B TO HAVE BEEN MOVED FROM POSITION SURVEYED BY BROWN UNDER PARTITION PLAT 1994-0113 A&B. I SET A NEW MONUMENT AT THE NORTHWEST CORNER OF SCHMOLL PLAT PLAT B AT THE BEARING INTERSECTION OF THE SOUTH AND EAST LINE OF PARCEL 3, PARTITION PLAT 1994-0113 A&B. I HELD THE PARTITION PLAT 1994-0113 A&B. MONUMENTS ALONG THE WEST LINE AND THE CS 55/302-3 MONUMENT AT THE NORTHWEST CORNER OF THE SUBDIVISION. I CONTROLLED THE EAST LINE BY THE 2" IRON PIPE AT THE NORTHEAST CORNER OF SCHMOLL PLAT B AND THE 3/4" IRON PIPE PER M 9-75 AT THE SOUTHWEST CORNER OF HATFIELD TRACTS (VOL.9, PG.41). THE NORTHEAST CORNER WAS ESTABLISHED AT THE INTERSECTION OF THE EAST LINE AND A LINE PARALLEL WITH THE SOUTH LINE OF CS 55/302-3 THROUGH THE CS 55-302-3 NORTHWEST CORNER.

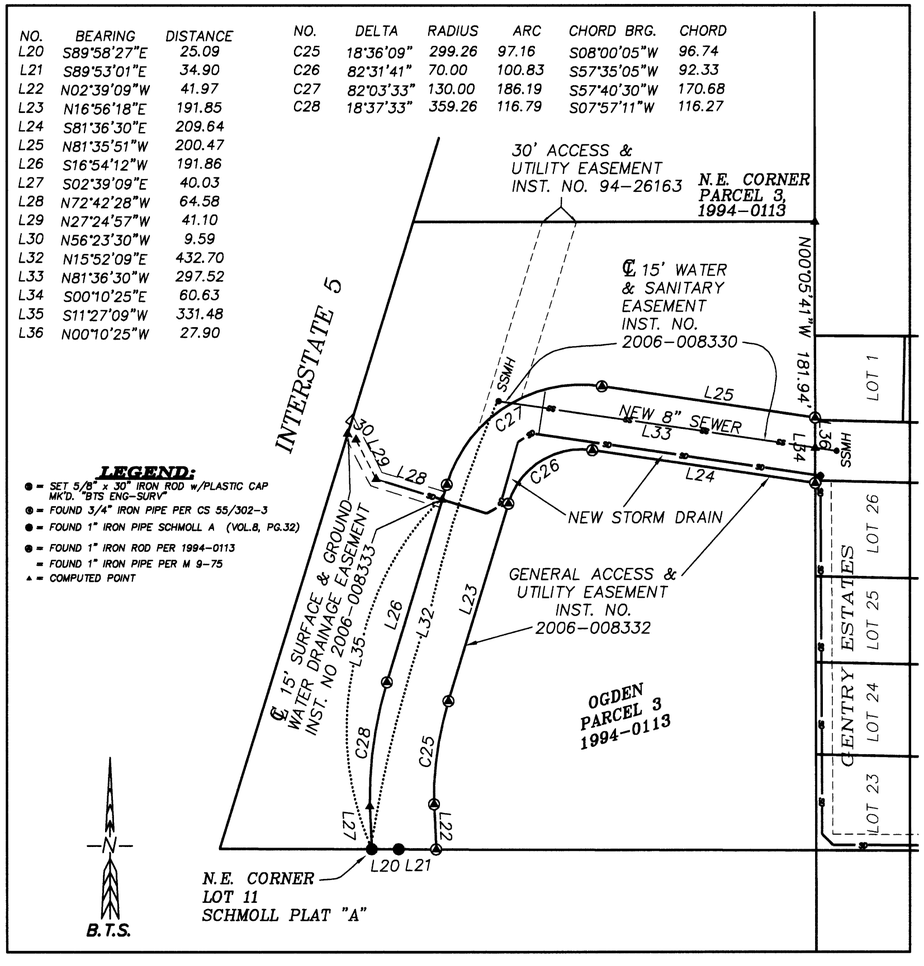
THIS SURVEY WAS PERFORMED BY LES FANNING, ADAM DEGROOT, JERED CARPENTER AND JOEL HERZBERG USING A LEICA SYSTEM 1200 GPS AND TPS INSTRUMENTS, WITH COMPUTATIONS BY KRIS DEGROOT AND DRAFTING BY BILL WARREN.

APPURTENANT EASEMENTS

NO.	BEARING	DISTANCE
L20	S89°58'27"E	25.09
L21	S89°53'01"E	34.90
L22	N02°39'09"W	41.97
L23	N16°56'18"E	191.85
L24	S81°36'30"E	209.64
L25	N81°35'51"W	200.47
L26	S16°54'12"W	191.86
L27	S02°39'09"E	40.03
L28	N72°42'28"W	64.58
L29	N27°24'57"W	41.10
L30	N56°23'30"W	9.59
L32	N15°52'09"E	432.70
L33	N81°36'30"W	297.52
L34	S00°10'25"E	60.63
L35	S11°27'09"W	331.48
L36	N00°10'25"W	27.90

NO.	DELTA	RADIUS	ARC	CHORD BRG.	CHORD
C25	18°36'09"	299.26	97.16	S08°00'05"W	96.74
C26	82°31'41"	70.00	100.83	S57°35'05"W	92.33
C27	82°03'33"	130.00	186.19	S57°40'30"W	170.68
C28	18°37'33"	359.26	116.79	S07°57'11"W	116.27

LEGEND:
- ● = SET 5/8" x 30" IRON ROD w/PLASTIC CAP MK'D. "BTS ENG-SURV"
- ⊕ = FOUND 3/4" IRON PIPE PER CS 55/302-3
- ● = FOUND 1" IRON PIPE SCHMOLL A (VOL.8, PG.32)
- ⊕ = FOUND 1" IRON ROD PER 1994-0113
- = FOUND 1" IRON PIPE PER M 9-75
- ▲ = COMPUTED POINT



DECLARATION AND DEDICATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT STULL ENTERPRISES, INC. IS THE OWNER 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 OREGON REVISED STATUTES HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED IN THE NAME OF "GENTRY ESTATES" AND DOES HEREBY DEDICATE GENTRY LOOP, WEAVER AVENUE AND THOSE DRAINAGE AND PUBLIC UTILITY EASEMENTS SHOWN HEREON TO THE USE OF THE PUBLIC FOREVER.

KENNETH E. STULL, PRESIDENT

ACKNOWLEDGMENT:

STATE OF OREGON)
SS
COUNTY OF DOUGLAS)

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 25th DAY OF April, 2006, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED KENNETH E. STULL, AS 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.

Cindy R. Strahl
NOTARY PUBLIC, STATE OF OREGON

OFFICIAL SEAL
CINDY R STRAHL
NOTARY PUBLIC - OREGON
COMMISSION NO. 397022
MY COMMISSION EXPIRES NOVEMBER 9, 2009

SURVEYOR'S CERTIFICATE:

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

BEGINNING AT A 2" IRON PIPE AT THE INITIAL POINT OF SCHMOLL PLAT "B", A SUBDIVISION RECORDED IN VOLUME 10, PAGE 5 OF THE SUBDIVISION RECORDS OF DOUGLAS COUNTY, OREGON; THENCE THE FOLLOWING COURSES ALONG THE NORTH LINE OF SCHMOLL PLAT "B": N 89°52'48"W, 330.06 FEET TO A 5/8" IRON ROD; N 89°45'54"W, 129.92 FEET TO A 5/8" IRON ROD, N 89°13'17"W, 30.05 FEET TO A 1/2" IRON PIPE, N 89°50'18"W, 421.38 FEET TO A 5/8" IRON ROD AT THE NORTHWEST CORNER OF SAID SCHMOLL PLAT "B"; THENCE THE FOLLOWING COURSES ALONG THE EAST LINE OF PARCEL 3 OF PARTITION PLAT 1994-0113 A&B. AS RECORDED IN INST. NO. 94-26163 OF THE RECORDS OF DOUGLAS COUNTY, OREGON: N 00°06'33"W, 341.26 FEET TO A 5/8" IRON ROD, N 00°10'25" W, 60.63 FEET TO A 5/8" IRON ROD, N 00°05'27"W, 75.91 FEET TO A 3/4" IRON PIPE; THENCE S 89°49'13"E, 909.25 FEET TO A 5/8" IRON ROD: THENCE S 00°13'43"E, 477.85 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.98 ACRES, MORE OR LESS.

PROTECTIVE COVENANTS:

PROTECTIVE COVENANTS FOR "GENTRY ESTATES" HAVE BEEN RECORDED AS INSTRUMENT NO. 2006-007002 OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, OREGON.

ZONING & UTILITIES:

ZONING: SINGLE FAMILY RESIDENTIAL (R-1)
COMP. PLAN: MEDIUM DENSITY RESIDENTIAL (RMD)
SEWER & WATER: TRI-CITY JOINT WATER AND SANITARY AUTHORITY
PLANNING FILE NO. 05-127

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

SCALE: 1" = 100'	FOR: STULL ENTERPRISES, INC. 633 NE STEPHENS ROSEBURG, OR 97470	JOB #: 05-036
DATE: APRIL 11, 2006		FILE: 05-036GENTRYESTATES.DWG
		SHEET 2 OF 2

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