

RETRACEMENT SURVEY

LOCATED IN
GENTRY ESTATES - VOL. 22 PAGE 10 A&B
NE 1/4, SECTION 7, T.30S., R.5W., W.M.
DOUGLAS COUNTY, OREGON

FILED
Date: 9-11-2017 By: JC
This Survey Consists of:
Map: M171-33
Narrative:
Corner Rpt.:
DOUGLAS COUNTY
SURVEYOR

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO RETRACE PORTIONS THE PLAT OF "GENTRY ESTATES" SUBDIVISION, FILED IN VOLUME 22 PAGE 10 A & B OF THE SUBDIVISION RECORDS OF DOUGLAS COUNTY, OREGON, AS INSTRUMENT NO. 2006-010884, BY KRISTIAN O. DEGROOT, PLS 1941, OF BTS ENGINEERING & SURVEYING, INC. (BTS). BTS WAS RETAINED IN 2005 BY THE DEVELOPER AND OWNER STULL ENTERPRISES, INC., TO PROVIDE ALL SURVEYING AND ENGINEERING FOR DEVELOPMENT OF THE SUBDIVISION.

TITLE HISTORY:

UPON DEVELOPMENT, STULL ENTERPRISES, INC. CONVEYED LOTS 8, 20, 28, 29, 31, 32, 37, 38, & 39, LISTED BELOW ARE THE CURRENT OWNERS AND DEED INSTRUMENTS FOR SAID LOTS:

LOT 8	ENDICOTT, DANNY SR & CAROL	2016-004279
LOT 20	PUGH, JEFFREY G & FOWLER, CYNTHIA J	2007-001453
LOT 28	J TAYLOR REVOCABLE TRUST	2006-015272
LOT 29	SHARMA, DEEPTI & NITIN	2010-012299
LOT 31	LUTTRELL, MARK S & KIMBERLY M	2012-005509
LOT 32	RABERN, SEBASTIAN C	2010-018290
LOT 37	ALIFF, RUSSELL & MARIANNE	2015-012965
LOT 38	ADAMS, ROBERT LEE & HAZEL	2015-013204
LOT 39	PINHEIRO, KENNETH W JR	2007-024167

IN 2007 STULL CONVEYED ALL REMAINING UN-SOLD LOTS, EXCEPT LOT 2, TO LINTRIP, LLC BY STATUTORY WARRANTY DEED, FILED AS INSTRUMENT 2007-020115 OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, OREGON.

IN 2010 STULL CONVEYED LOT 2, TO LINTRIP, LLC BY STATUTORY WARRANTY DEED, FILED AS INSTRUMENT 2010-001785 OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, OREGON.

IN DECEMBER 2016 LINTRIP, LLC CONVEYED ALL THEIR HOLDINGS BY BARGAIN AND SALE DEED TO THE COW CREEK BAND OF UMPQUA TRIBE OF INDIANS, FILED AS INSTRUMENT 2016-019325 OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, OREGON.

SURVEY PROCEDURE:

I HAVE IN MY POSSESSION ALL OF THE ORIGINAL JOB FILES, INCLUDING ORIGINAL FIELD NOTES, RAW DATA MEASUREMENTS, COMPUTATIONS, AUTO CAD DRAWING FILES, COORDINATE POINTS FILES, AND LEICA GEO OFFICE JOB FILES.

I RECOVER AND VERIFY ORIGINAL PROJECT SURVEY CONTROL MONUMENTS, WHICH GENTRY ESTATES WAS MONUMENTED FROM. EXCEPT FOR THE MONUMENTS SHOWN AS RE-SET, ALL OTHER MONUMENTS WERE FOUND IN GOOD CONDITION, AND AS MONUMENTED IN 2006. I RE-MEASURE ALL FOUND MONUMENTS AND FIND THEM WITHIN 0.03 FEET OR LESS OF THE RECORD POSITIONS, AND ALL WITHIN THE ACCURACY STANDARDS SET FORTH IN ORS 92.060 (4) FOR SUBDIVISION MONUMENTATION.

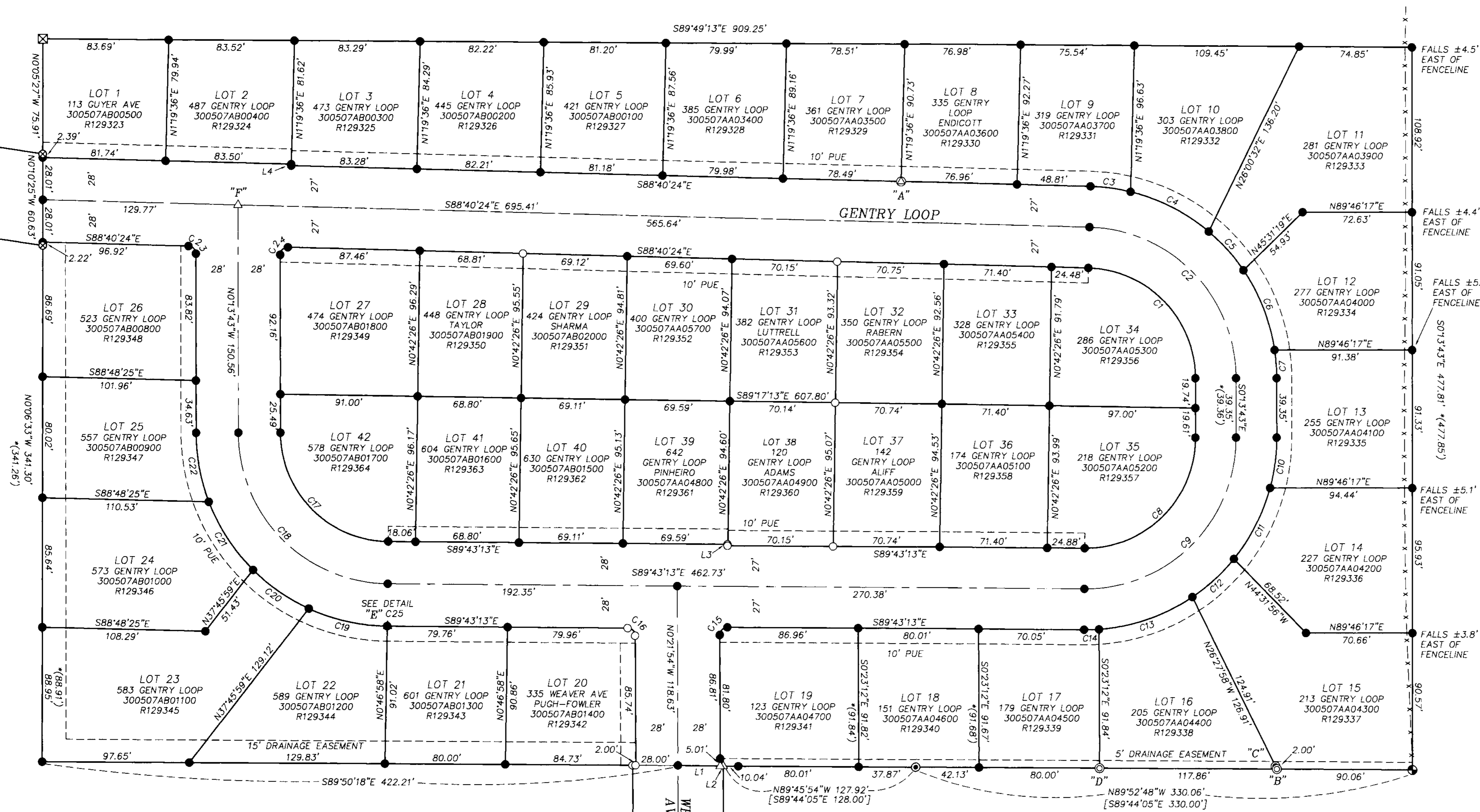
ALL FOUND MONUMENTS, EXCEPT THOSE AT EXISTING FENCE CORNERS, ARE MARKED WITH 5.5 FT GALVANIZED STEEL POSTS AND SURVEY STAKES. MOST ORIGINAL STEEL POSTS FROM 2006 WERE IN PLACE AND IN GOOD CONDITION. I RE-MONUMENT THE MISSING LOT CORNERS AT THE RECORD COMPUTED POSITIONS AS NOTED.

DURING THE DRAFTING OF THIS MAP I FIND MINOR CLOSURE AND LINE ANNOTATION ERRORS IN THE ORIGINAL GENTRY ESTATES FILED PLAT AND IN THE ORIGINAL AUTO CAD DRAWING FILE. I HAVE SHOWN THE ERRONEOUS RECORDS AND CORRECTED THE DEFICIENCIES. THE ORIGINAL CAD LINE WORK AND COMPUTED POINTS WERE CORRECTLY POSITIONED, BUT THE OVERALL DISTANCE ON THE EAST BOUNDARY LINE, AND THE WEST BOUNDARY LINE DISTANCE OF LOT 23, AND COURSES AROUND THE SW CORNER OF LOT 19 WERE INCORRECTLY ANNOTATED. I ALSO FIND THAT THE MONUMENTS PER CS 55/302-3 AND PP 1994-0113 WERE INCORRECTLY IDENTIFIED IN THE ORIGINAL PLAT.

THIS SURVEY WAS PERFORMED BY ADAM DEGROOT AND RUSSELL BADGLEY, UTILIZING A LEICA TCPR 1203 TOTAL STATION, WITH COMPUTATIONS AND DRAFTING BY ADAM DEGROOT.

NOTES:

- SOUTH CORNER OF LOTS 7 & 8 FOUND THE RECORD 5/8" IRON ROD IN PLACE UNDER THE 8" THICK CONCRETE DRIVEWAY OF LOT 8, 0.35 FEET EAST OF THE WEST EDGE OF CONCRETE. AT THE COMPUTED POSITION I DRILL AND SET A MAGNAIL WITH A 1" BRASS WASHER STAMPED "DEGROOT PLS89398".
- SOUTH CORNER OF LOTS 15 & 16 SEARCHED AT THE COMPUTED POSITION AND EXCAVATED ±1.5 FEET DEEP - NO EVIDENCE. AT THE COMPUTED POSITION SET A 5/8" X 30" IRON ROD, 6" BELOW THE GRAVEL DRIVE. CORNER FALLS S.16°E., 1.4 FEET FROM THE 4" X 4" WOOD FENCE CORNER.
- OFFSET CORNER - LOTS 15 & 16 ON THE LOT 15-16 BOUNDARY LINE I COMPUTE A 2.00 FOOT OFFSET CORNER: SET A 5/8" X 30" IRON ROD, FLUSH WITH GROUND AT THE BASE OF FENCE CORNER POST, WHICH BEARS S.48°E., 0.7 FEET.
- SOUTH CORNER OF LOTS 16 & 17 SEARCHED AT THE COMPUTED POSITION AND EXCAVATED ±1.5 FEET DEEP - NO EVIDENCE. AT THE COMPUTED POSITION SET A 5/8" X 30" IRON ROD, FLUSH WITH GROUND.
- NORTH CORNER OF LOTS 21 & 22 THE RECORD LOT CORNER FALLS ON THE CURVE BUT NOT AT THE Q PC-PT POINT. THE COMPUTED PC-PT POINT, ANNOTATED AS CURVE NO. C25, BEARS S.89°39'56"E., 0.24 FEET ALONG THE CHORD, AND WAS NOT MONUMENTED PER GENTRY ESTATES.
- Q INTERSECTION POINT THIS POINT FALLS IN THE LID OF A SEWER MANHOLE, AND WAS NOT MONUMENTED PER GENTRY ESTATES.
- FENCE LINE ENCROACHMENT A FENCE LINE IS CONSTRUCTED APPROXIMATELY 4 FEET TO 5 FEET WEST OF THE EAST LINE OF LOTS 11, 12, 13, 14, & 15 AS SHOWN ON THE FACE OF THIS MAP & ALSO ON THE PLAT OF GENTRY ESTATES AND ENCROACHES ON SAID LOTS. MY CLIENT HAS BEEN ADVISED TO RESOLVE THIS ENCROACHMENT WITH THE NEIGHBORING PROPERTY TO THE EAST.



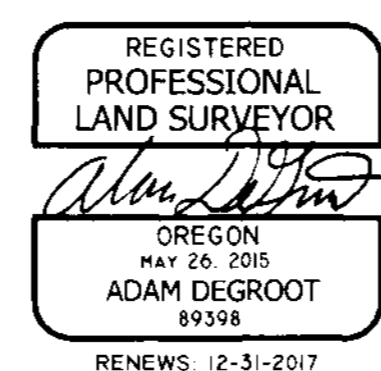
NO.	DELTA	RADIUS	ARC	BEARING	CHORD
C1	88°26'41"	73.00	112.69	N44°27'03"W	101.83
C2	88°26'41"	100.00	154.37	N44°27'03"W	139.49
C3	120°8'38"	127.00	26.92	N82°36'05"W	26.87
C4	26°28'41"	127.00	58.69	N63°17'25"W	58.17
C5	15°36'25"	127.00	34.59	N42°14'53"W	34.49
C6	25°45'13"	127.00	57.08	N21°34'04"W	56.61
C7	8°27'44"	127.00	18.76	N4°27'35"W	18.74
C8	90°30'30"	73.00	115.32	N45°01'32"E	103.69
C9	90°30'30"	100.00	157.97	N45°01'32"E	142.05
C10	15°11'46"	127.00	33.68	N7°22'10"E	33.58
C11	23°57'27"	127.00	53.10	N26°56'46"E	52.72
C12	16°56'45"	127.00	37.56	N47°23'52"E	37.42
C13	29°54'54"	127.00	66.31	N70°49'41"E	65.56

NO.	DELTA	RADIUS	ARC	BEARING	CHORD
C14	4°29'39"	127.00	9.96	N88°01'58"E	9.96
C15	90°38'41"	5.00	7.91	N88°02'17"E	9.88
C16	89°21'19"	5.00	7.80	S44°57'26"W	7.11
C17	89°29'30"	72.00	112.46	N45°02'34"W	7.03
C18	89°29'30"	100.00	156.19	S44°58'28"E	101.37
C19	24°00'20"	128.00	53.63	S77°36'30"E	53.24
C20	20°16'51"	128.00	45.31	S55°27'54"E	45.07
C21	24°13'23"	128.00	54.11	S33°12'48"E	53.71
C22	20°52'23"	128.00	46.63	S10°39'55"E	46.37
C23	88°26'41"	5.00	7.72	N44°27'03"W	6.97
C24	91°33'19"	5.00	7.99	S45°32'57"W	7.17
C25	0°06'33"	128.00	0.24	S89°39'56"E	0.24

NO.	BEARING	DISTANCE
L1	S89°13'14"E	28.01 *(S89°13'17" 28.00')
L2	S89°13'14"E	2.00 *(S89°13'17" 2.05')
L3	S0°42'26"W	1.00
L4	S1°19'36"W	1.00

LEGEND:

- ⊙ = SET 5/8" X 30" IRON ROD W/PLASTIC CAP "BTS ENG-SURV"
- ⊕ = SET A MAG NAIL W/1" BRASS WASHER STAMPED "DEGROOT PLS89398"
- = FOUND 5/8" IRON ROD PER GENTRY ESTATES (VOL.22 PG.10 A&B)
- = COMPUTED RECORD MONUMENT PER GENTRY ESTATES - NOT SEARCHED FOR
- ⊠ = FOUND 5/8" IRON ROD PER CS 55/302-3 *(3/4" IRON PIPE)
- ⊗ = FOUND 5/8" IRON ROD PER PP 1994-0113 *(1" IRON ROD)
- ⊙ = FOUND 5/8" IRON ROD PER M 100-46
- ⊙ = FOUND 2" IRON PIPE, INITIAL POINT, SCHMOLL PLAT A & B
- △ = COMPUTED POINT PER GENTRY ESTATES
- x - = EXISTING FENCE LINE
- () = ERRONEOUS RECORD PER GENTRY ESTATES (VOL.22 PG.10 A&B)
- [] = RECORD PER M 100-46



B.T.S.
PER VOL. 22 PG. 10 A&B

BTS SURVEYING, INC.
348 SE JACKSON ST., ROSEBURG, OR 97470
(541) 673-0966 adam@btsurveying.com

SCALE: 1" = 40'
DATE: SEPT 27, 2017

FOR: COW CREEK BAND OF UMPQUA TRIBE OF INDIANS
2371 NE STEPHENS #100
ROSEBURG, OR 97470

JOB #: 17-024
FILE: GENTRYESTATES_2017_V1
SHEET 1 OF 1