

1995 - 0054

# PARTITION PLAT

OF TAX LOT 2000 IN LOT 40 OF  
TRACT 1, PLAT 1, ROSEBURG ORCHARDS COMPANY  
IN THE SW1/4, SEC. 6, T27S, R5W, W.M.  
DOUGLAS COUNTY, OREGON

95-10760

SURVEYED BY: HAROLD V. STOCKHOFF LS1663  
1074 NE KNOLL  
ROSEBURG, OREGON 97470  
PH. (503) 673-3929

SURVEYED FOR: STEVEN E. & VONNIE J. GOODIN  
P.O. BOX 424  
CANYONVILLE, OREGON 97417  
PH. (503) 839-4956

**APPROVALS:**  
Keith L. Cubie 6/6/95  
DOUGLAS COUNTY PLANNING DEPT. DATE  
Annet R. Sundeen 6/7/95  
DOUGLAS COUNTY SURVEYOR DATE

**ZONING AND UTILITIES:**  
ZONED: RS & R-1  
COMP PLAN: LOW DENSITY RESIDENTIAL  
WATER: WELL  
SEWER: R.U.S.A.  
WATER RIGHTS: NONE APPURTINENT  
PLANNING FILE NO. 94-247

**NARRATIVE:**

PARCEL 1 AND 2 WERE ESTABLISHED FROM EXISTING MONUMENTS AS SHOWN ON THIS PLAT USING MAP M117-49 AND RECORD INST. NO. 90-17388. THE SURVEY WAS ACCOMPLISHED USING A LIETZ SET 4 TOTAL STATION TO TIE ALL FOUND MONUMENTS AS SHOWN ON PLAT. COMPUTATIONS BY HAROLD V. STOCKHOFF. DRAFTING BY B&B DRAFTING

**DECLARATION:**

KNOW ALL MEN BY THESE PRESENTS THAT STEVEN E. GOODIN AND VONNIE J. GOODIN ARE THE OWNERS IN FEE SIMPLE OF THE LANDS DESIGNATED HEREON AS PARCELS 1 AND 2 AND MORE PARTICULARLY DESCRIBED IN THE SURVEYORS CERTIFICATE AND THAT WE HAVE CAUSED THE PARTITIONING AS SHOWN HEREON. WE DO HEREBY FURTHER DECLARE THAT THE BOUNDARIES AND EASEMENTS OF SAID PARCELS SHALL BE CONFIGURED AS SHOWN HEREON, NOT WITHSTANDING ANY PREVIOUS RECORDINGS.

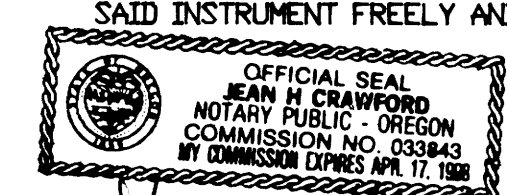
**ACKNOWLEDGEMENT:**

STATE OF OREGON }  
COUNTY OF DOUGLAS } SS

FILED THIS 8<sup>th</sup> DAY OF JUNE, 1995  
11:24 AM  
GAY FIELDS, County Clerk  
DOUGLAS COUNTY CLERK  
34: Jackl Shing, DEPUTY  
95-10760

**TAX COLLECTOR CERTIFICATE:**  
I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.  
Anne E. Schroeder 6/8/95  
DOUGLAS COUNTY TAX COLLECTOR DATE

KNOW ALL MEN BY THESE PRESENTS ON THIS 26<sup>th</sup> DAY OF May 1995, BEFORE ME, A NOTARY PUBLIC FOR SAID STATE AND COUNTY, PERSONALLY APPEARED STEVEN E. GOODIN AND VONNIE J. GOODIN WHOM BEING DULY SWORN, DID SAY THAT THEY ARE THE IDENTICAL PERSONS NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.



Jean H. Crawford  
NOTARY OF PUBLIC OF OREGON

Steven E. Goodin Vonnie J. Goodin  
STEVEN E. GOODIN VONNIE J. GOODIN

**SURVEYORS CERTIFICATE:**

I, HAROLD V. STOCKHOFF, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, BEING FIRST DULY SWORN, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS FOR PARCELS 1 AND 2 AND THIS PLAT IS AN ACCURATE DESCRIPTION OF SAID TRACT.

TAX LOT 2000 IN LOT 40 OF TRACT 1, ROSEBURG ORCHARDS COMPANY IN SW1/4, SEC 6, T27S, R5W, W.M. AS DESCRIBED IN RECORD INST. NO. 90-17388.

Harold V. Stockhoff  
HAROLD V. STOCKHOFF LS 1663

EXISTING 25 FT. WIDE ROAD AND UTILITY EASEMENT

(a)	N 69°34'13"E	1124 FT.
(b)	N 35°30'06"E	26.81 FT.
(c)	N 71°3'25"E	11213 FT.
(d)	N 42°00'23"E	23.58 FT.
(e)	S 60°57'26"E	28.09 FT.
(f)	S 36°24'28"E	26.37 FT.
(g)	S 26°52'02"E	5.32 FT.
(h)	S 26°52'02"E	39.84 FT.
(i)	S 26°52'02"E	62.36 FT.
(j)	S 35°18'02"E	34.43 FT.
(k)	S 47°24'36"E	31.24 FT.
(l)	S 66°54'01"E	28.91 FT.
(m)	S 87°15'00"E	64.31 FT.
(n)	N 74°55'48"E	67.96 FT.
(o)	N 57°56'49"E	34.86 FT.
(p)	N 0°31'05"V	84.47 FT.
(q)	EAST	31.99 FT.

STATE OF OREGON }  
COUNTY OF DOUGLAS } SS.  
I, GAY FIELDS, COUNTY CLERK AND RECORDER OF CONVEYANCES, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED

95 JUN -3 AM 11:24

DOUGLAS COUNTY CLERK  
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY Jackl Shing DEPUTY

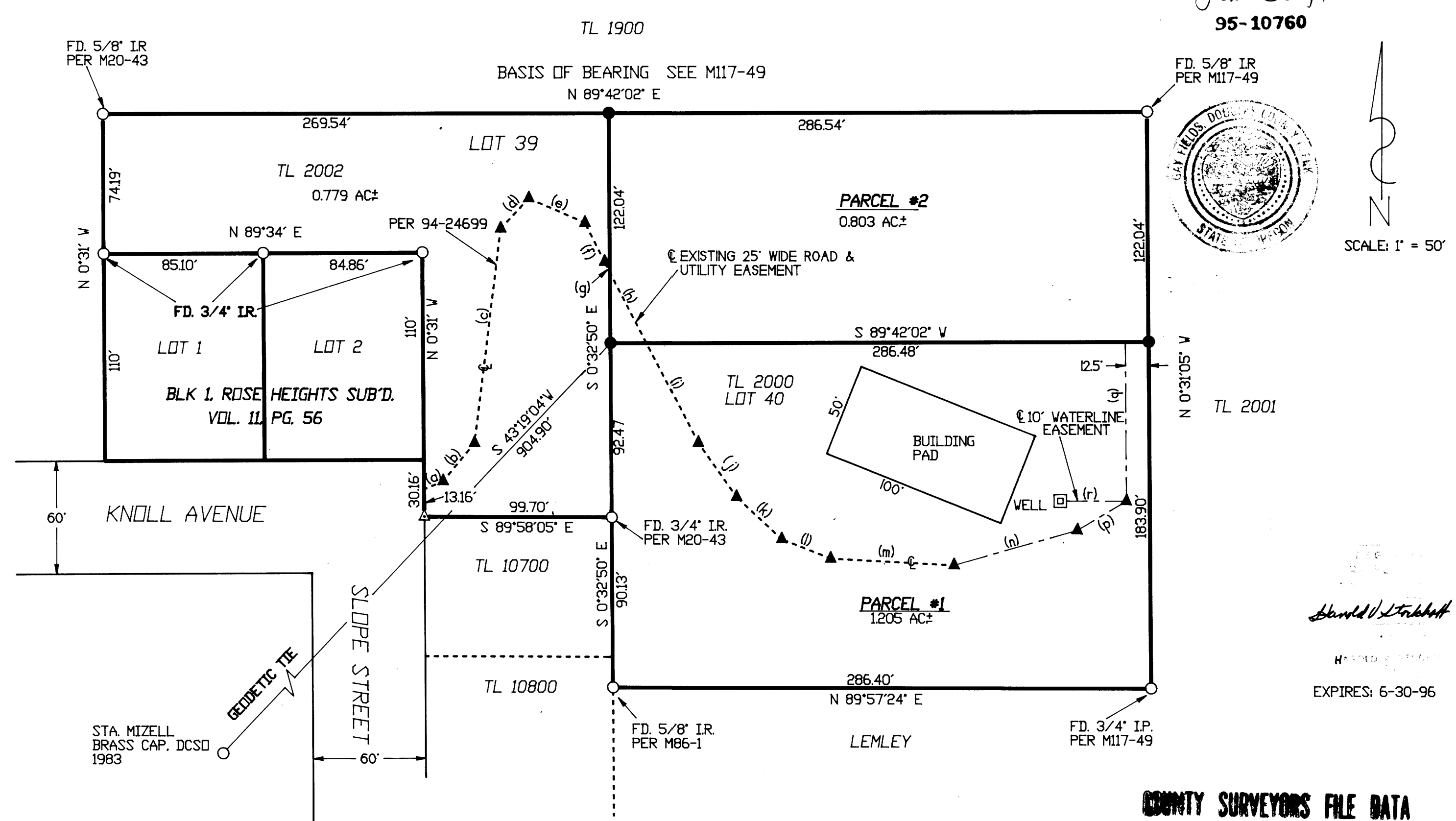
95-10760

**LEGEND:**

- - SET 5/8" x 30" IRON ROD W/ PLASTIC CAP MARKED "PLS 1663"
- - FOUND AS NOTED.
- △ - CALCULATED POINT, NOT SET
- ▲ - ANGLE POINT, NOT SET
- TL - TAX LOT

**REFERENCES:**

MAPS - M20-43, M29-55, M117-49 & M86-1  
DEEDS - INST. NO.'s 90-17388, 92-03720, & 89-01587



COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE

1995 - 0054