

1999-0054

LAND PARTITION

LOCATED in Lot 9, KOOKEN ESTATES & the W 1/2 of Sec. 2, T.28 S., R. 6 W., W.M. in Douglas County, Oregon.

May 5, 1999

DOC. NO. 96-25076
(N.9°21'51"E., 18.18')
(COMP.)
N.9°30'04"E., 18.18'

NW COR. LOT 9
KOOKEN ESTATES
NO CAP

SURVEYED FOR: SOUTHERN OREGON CONTRACTING
C/O MIKE MONTELEONE
351 INDIAN LANE
MYRTLE CREEK, OREGON

SURVEYED BY: DAVID EDWARDS LAND SURVEYING
P.O. BOX 361
OAKLAND, OREGON 97462
PHONE: (541) 459-0512



APPROVALS

Keith L. Cubic 6/2/99
DOUGLAS COUNTY PLANNING DIRECTOR DATE

Romy Wan 6-2-99
DOUGLAS COUNTY SURVEYOR DATE

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

99-14589
FILED THIS 3rd DAY OF JUNE, 1999, AT 11:40 O'CLOCK A.M.

Paul Shaver Jr. 6/3/99
DOUGLAS COUNTY TAX COLLECTOR DATE

DOYLE SHAVER JR., County Clerk
Shirley J. Burnett
DOUGLAS COUNTY CLERK

SURVEYOR'S CERTIFICATE

I, DAVID A. EDWARDS, HEREBY CERTIFY THAT I HAVE ACCURATELY SURVEYED AND MARKED WITH PROPER MONUMENTS ONLY PARCEL 2 OF THE LANDS REPRESENTED HEREON AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF SAID LANDS:

LOT 9 OF KOOKEN ESTATES IN DOUGLAS COUNTY, OREGON, TOGETHER WITH THAT PORTION OF THE LANDS DESCRIBED IN DOCUMENT NUMBER 96-25076, OFFICIAL RECORDS FOR DOUGLAS COUNTY, OREGON, WHICH LIE TO THE WEST OF THE MOST WESTERLY LINE OF THAT TRACT DESCRIBED AS PARCEL 2 IN DOCUMENT NUMBER 90-13016, SAID OFFICIAL RECORDS.

David A. Edwards
DAVID A. EDWARDS-P.L.S. 2339



STATE OF OREGON
COUNTY OF DOUGLAS
I, DOYLE SHAVER JR., COUNTY CLERK AND RECORDER OF CONVEYANCES, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED
99 JUN 4 11:40 AM '99
DOYLE SHAVER JR.
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY *Shirley J. Burnett*
DEPUTY
PP

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT JOHN R. KOOKEN AND REGINA L. KOOKEN ARE THE OWNERS OF THE LANDS REPRESENTED HEREON AND HAVE CAUSED THE SAME TO BE PARTITIONED INTO PARCELS AND AN ACCESS AND UTILITY EASEMENT AS SHOWN HEREON.

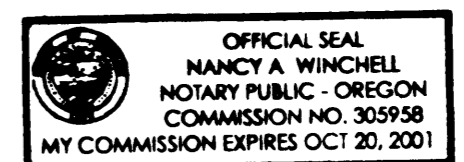
John R. Kooken JOHN R. KOOKEN
Regina L. Kooken REGINA L. KOOKEN

ACKNOWLEDGEMENT

STATE OF OREGON)
COUNTY OF DOUGLAS) SS

KNOW ALL PERSONS BY THESE PRESENTS THAT ON THIS 10 DAY OF May, 1999, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JOHN R. KOOKEN AND REGINA L. KOOKEN WHO DID SAY THAT THEY ARE THE IDENTICAL PERSONS NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY DID EXECUTE SAID INSTRUMENT FREELY AND VOLUNTARILY.

Nancy A. Winchell
NOTARY PUBLIC FOR OREGON



OWNERS & PARTITIONERS: JOHN AND REGINA KOOKEN

WATER: ROBERTS CREEK WATER DISTRICT

SEWER: GREEN SANITARY DISTRICT

COMP. PLAN: RMD

PLANNING FILE: 99-050

ZONING: R-1

LEGEND

- INDICATES 5/8" DIAM. IRON ROD W/CAP (UNLESS NOTED) FOUND PER PLAT.
- PLAT= PLAT OF KOOKEN ESTATES
- o INDICATES 5/8" X 30" STEEL PIN W/RED PLASTIC CAP MKD. "D.A. EDWARDS-LS 2339" SET.
- () DENOTES PLAT RECORD DATA EXCEPT WHERE NOTED.
- SCALE: 1" = 100'
- BASIS OF BEARINGS: PLAT OF KOOKEN ESTATES AS SHOWN.

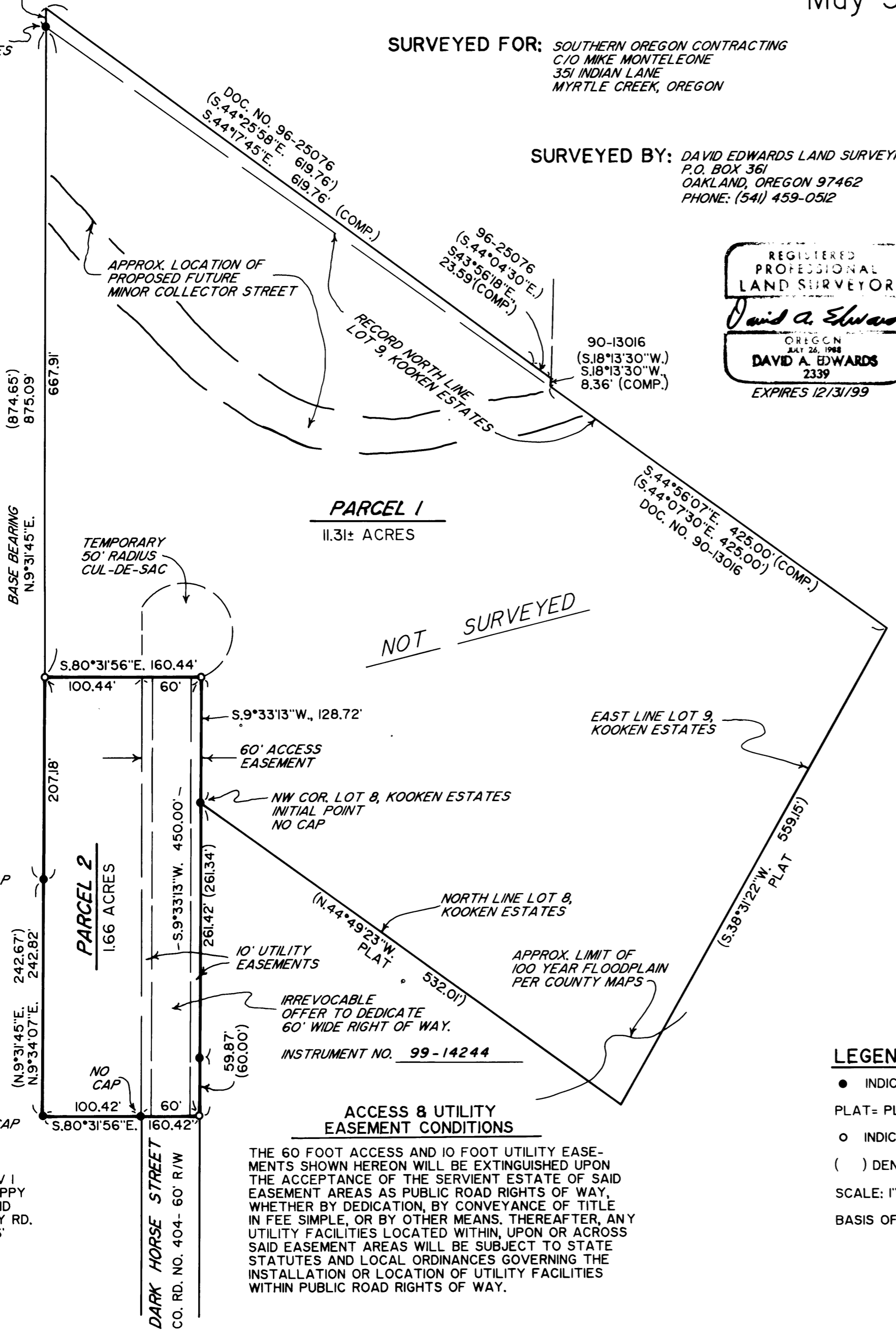
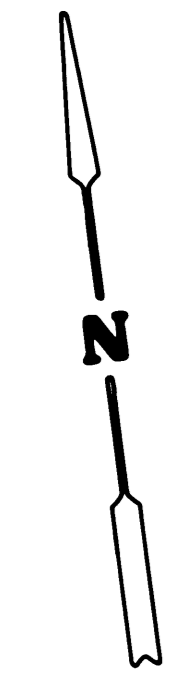
NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SHOW THE PARTITIONING OF LOT 9 OF KOOKEN ESTATES, AND A PORTION OF THE LANDS DESCRIBED IN QUITCLAIM TO THE KOOKENS IN DOC. NO. 96-25076. THE GRANTOR OF SAID QUITCLAIM, AT THE TIME OF CONVEYANCE, WAS IN TITLE TO ONLY THAT PORTION OF SAME LYING WEST OF THE MOST WESTERLY LINE OF THAT TRACT DESCRIBED AS PARCEL 2 IN DOC. NO. 90-13016. BEARINGS FOR SAID QUITCLAIM HAVE BEEN ROTATED TO MATCH THE NORTH LINE OF LOT 9. PARCEL 1 WAS NOT SURVEYED.

FIELD CREW: DAVID EDWARDS AND BRANT MILLER.

EQUIPMENT: NIKON DTM 430 TOTAL STATION.

COMPS. & DRAFTING: DAVID EDWARDS.



ACCESS & UTILITY EASEMENT CONDITIONS
THE 60 FOOT ACCESS AND 10 FOOT UTILITY EASEMENTS SHOWN HEREON WILL BE EXTINGUISHED UPON THE ACCEPTANCE OF THE SERVIENT ESTATE OF SAID EASEMENT AREAS AS PUBLIC ROAD RIGHTS OF WAY, WHETHER BY DEDICATION, BY CONVEYANCE OF TITLE IN FEE SIMPLE, OR BY OTHER MEANS. THEREAFTER, ANY UTILITY FACILITIES LOCATED WITHIN, UPON OR ACROSS SAID EASEMENT AREAS WILL BE SUBJECT TO STATE STATUTES AND LOCAL ORDINANCES GOVERNING THE INSTALLATION OR LOCATION OF UTILITY FACILITIES WITHIN PUBLIC ROAD RIGHTS OF WAY.

BENCHMARK: LV 1
CORNER OF HAPPY
VALLEY RD. AND
LITTLE VALLEY RD.
ELEV. = 477.36'

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COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE