



NO FEE

03/28/2003 09:10:46 AM  
PLAT-PAR Cnt=1 Stn=1 RECEIPTCOUNTER  
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PARTITIONERS AND OWNERS

JOHN R. & REGINA L. KOOKEN  
PO BOX 682  
ROSEBURG, OR 97470  
PH (541) 679-3477

LAND PARTITION

PORTIONS OF LOT 1 AND LOT A, BLOCK 1  
INSTRUMENT NO. 1996-25013  
GLENGARRY FRUIT LANDS  
SW1/4, SEC 13, TWP 28 S, R 6 W, WM

DOUGLAS COUNTY, OREGON

FEBRUARY 2003

SCALE 1" = 200'

ASSOCIATION TO MAINTAIN ROADWAY  
RECORDED IN INSTRUMENT #2003-007382

APPROVALS

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

*Sandra K. Couce* 3/28/03  
DOUGLAS COUNTY TAX COLLECTOR DATE

*Keith L. Cubie* 3/21/03  
DOUGLAS COUNTY PLANNING DIRECTOR DATE

*Ed Mann* 3-21-03  
DOUGLAS COUNTY SURVEYOR DEPUTY DATE

FILED 28<sup>th</sup> DAY OF MARCH, 2003, 10:46 O'CLOCK AM

BARBARA E. NIELSEN *Sandra K. Couce*  
COUNTY CLERK By: DEPUTY

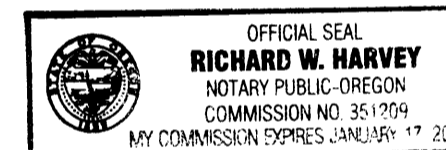


DECLARATION

KNOW ALL MEN BY THESE PRESENTS, THAT WE,  
JOHN R. & REGINA L. KOOKEN, OWNERS OF THE LANDS  
REPRESENTED AND DESCRIBED ON THIS PARTITION  
PLAT, HAVE CAUSED THE SAME TO BE SURVEYED AND  
PARTITIONED AS SET FORTH HEREON AND DEDICATE THE  
EASEMENTS FOR THE USE OF THE OWNERS THEREOF.

*John R. Kookan* *Regina L. Kookan*  
JOHN R. KOOKEN REGINA L. KOOKEN

ACKNOWLEDGMENT



STATE OF OREGON  
COUNTY OF DOUGLAS

KNOW ALL MEN BY THESE PRESENTS THAT ON THE 14<sup>th</sup> DAY  
OF MARCH, 2003, BEFORE ME APPEARED JOHN R. KOOKEN  
AND REGINA L. KOOKEN, WHO BEING DULY SWORN, DID SAY THAT  
THEY SIGNED THE DECLARATION SET FORTH HEREON AS THEIR  
FREE AND VOLUNTARY ACT AND DEED.

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

*Richard W. Harvey*  
NOTARY PUBLIC OF OREGON  
MY COMMISSION EXPIRES: 01-17-06

SURVEYOR'S CERTIFICATE

I, MAURICE E FARR, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I HAVE  
CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS SHOWN ON  
THE ANNEXED PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:

BEGINNING AT A POINT, FROM WHICH THE SW CORNER OF THAT PROPERTY  
DESCRIBED IN INSTRUMENT NO. 254149 LOCATED IN SW 1/4, SECTION 13, TOWNSHIP  
28 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN BEARS S 00°18'30" E A DISTANCE  
OF 10.20 FT; THENCE N 00°18'30" W A DISTANCE OF 1841.64 FT TO A POINT;  
THENCE N 89°57'07" W A DISTANCE OF 621.58 FT TO A POINT ON THE EASTERLY  
RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 5; THENCE ALONG SAID ROW LINE  
S 01°34'18" E A DISTANCE OF 755.72 FT TO A POINT; THENCE LEAVING SAID ROW  
LINE N 88°15'00" E A DISTANCE OF 218.60 FT TO A POINT; THENCE S 01°45'00" E  
A DISTANCE OF 1023.03 FT TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE  
OF DOUGLAS COUNTY ROAD NO. 16; THENCE ALONG SAID ROW LINE S 78°54'06" E  
A DISTANCE OF 367.90 FT TO THE POINT OF BEGINNING; CONTAINING 19.62 ACRES,  
MORE OR LESS, ALL LOCATED IN DOUGLAS COUNTY, OREGON.

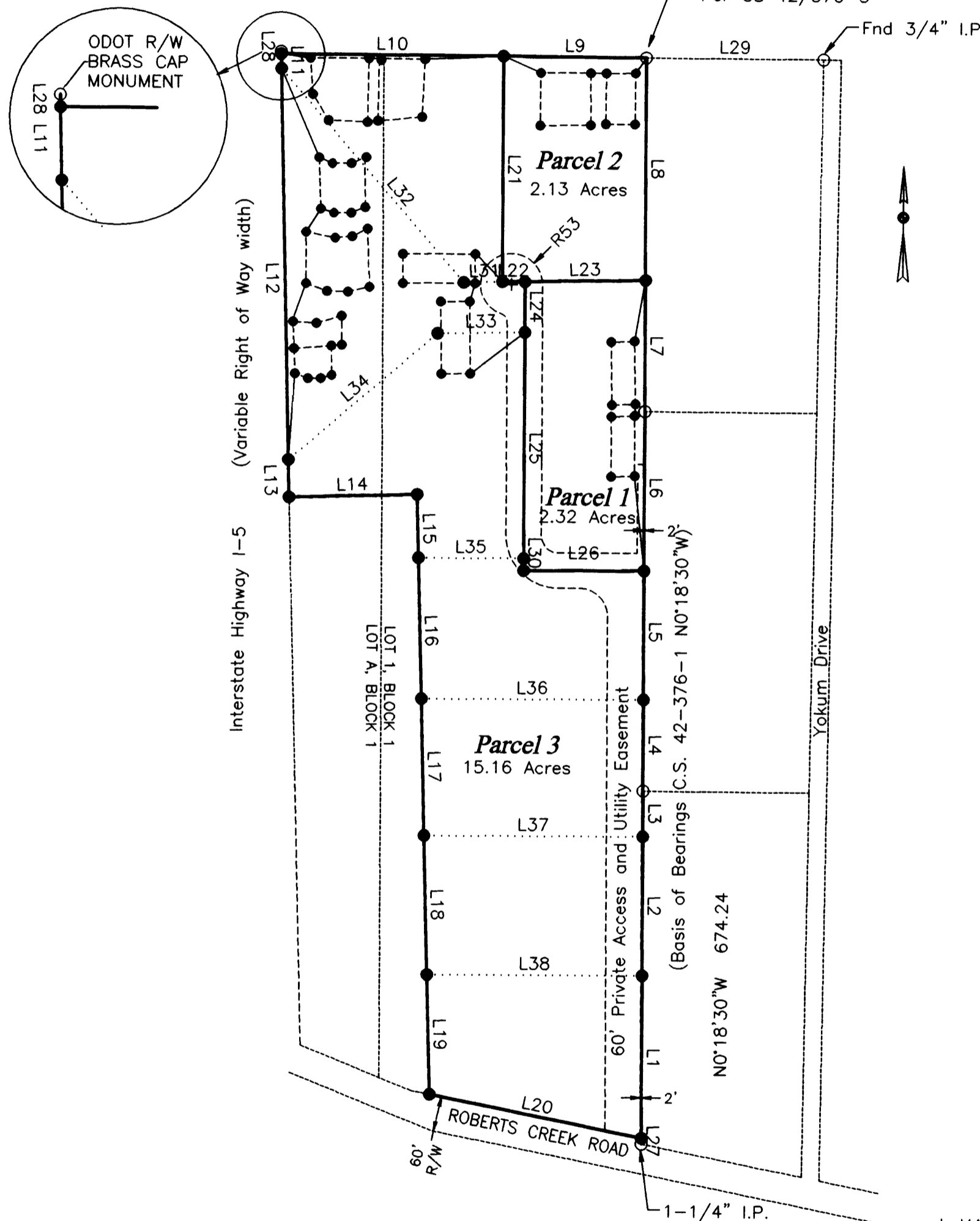
LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N 00°18'30" W	276.61 FT
L2	N 00°18'30" W	237.06 FT
L3	N 00°18'30" W	77.78 FT
L4	N 00°18'30" W	155.75 FT
L5	N 00°18'30" W	230.11 FT
L6	N 00°18'30" W	272.04 FT
L7	N 00°18'30" W	223.48 FT
L8	N 00°18'30" W	379.41 FT
L9	N 89°57'07" W	242.94 FT
L10	N 89°57'07" W	378.64 FT
L11	S 01°34'18" E	25.00 FT
L12	S 01°34'18" E	666.53 FT
L13	S 01°34'18" E	64.18 FT
L14	N 88°15'00" E	218.60 FT
L15	S 01°45'00" E	108.44 FT
L16	S 01°45'00" E	239.94 FT
L17	S 01°45'00" E	233.60 FT
L18	S 01°45'00" E	237.13 FT
L19	S 01°45'00" E	203.92 FT
L20	S 78°54'06" E	367.90 FT
L21	S 00°18'30" E	384.67 FT
L22	N 88°48'32" E	37.99 FT
L23	N 88°48'32" E	204.96 FT
L24	S 00°18'30" E	86.15 FT
L25	S 00°18'30" E	385.85 FT
L26	N 89°41'30" E	204.94 FT
L27	S 00°18'30" E	10.20 FT
L28	N 01°34'18" W	4.23 FT
L29	S 89°57'07" E	301.44 FT
L30	S 00°18'30" E	20.37 FT

219.50 FT.

LINE TABLE  
FOR FUTURE PARCELS

NUMBER	DIRECTION	DISTANCE
L31	S 88°48'32" W	65.99 FT
L32	N 40°59'33" W	478.76 FT
L33	S 88°48'32" W	147.77 FT
L34	S 49°12'23" W	333.46 FT
L35	S 89°41'30" W	178.76 FT
L36	S 89°41'30" W	377.61 FT
L37	S 89°41'30" W	371.73 FT
L38	S 89°41'30" W	365.77 FT



NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO DIVIDE THAT PROPERTY  
DESCRIBED IN INSTRUMENT NO. 1999-25632 INTO 3 PARCELS  
OF 2.32± ACRES, 2.13± ACRES AND 15.14± ACRES.

WE USED FOUND MONUMENTS FROM C.S. 42-376-1 TO CONTROL  
THE EAST AND NORTH BOUNDARIES. WE USED THE EAST R/W LINE  
OF US HWY. I-5 TO CONTROL THE WESTERN BOUNDARY. WE USED  
C.S. 42-376-1 FOR BASIS OF BEARINGS.

THIS SURVEY WAS PERFORMED BY MAURICE E FARR AND RICHARD  
GARZA, JR USING A NIKON DTM 520 TOTAL STATION. CALCULATIONS  
AND DRAFTING WAS PERFORMED BY MAURICE E FARR.

LEGEND

- FND 5/8" IR
- SET 5/8" X 30" I.R. WITH PLASTIC CAP MARKED M.E. FARR LS 1181
- △ COMPUTED POSITION, NO MONUMENT SET
- \* — FENCE
- SANITARY SEWER WATER
- SEPTIC TANK & DRAIN FIELD
- ROBERTS CREEK WATER DISTRICT ZONE (RR) RURAL RESIDENTIAL - 2 ACRE COMPREHENSIVE PLAN (RC2) RESIDENTIAL COMMITTED-2 ACRE ROSEBURG-GREEN PLANNING ADVISORY COMMITTEE (PAC) PLANNING FILE NO 02-020

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Maurice E Farr*  
MAURICE E. FARR  
SEPT. 23, 1977  
1181  
EXPIRES 12-31-03

MAURICE E. FARR  
PROFESSIONAL LAND SURVEYOR  
395 NE KIRBY AVENUE  
ROSEBURG, OR 97470

2003-0023 A

2003-0023 A

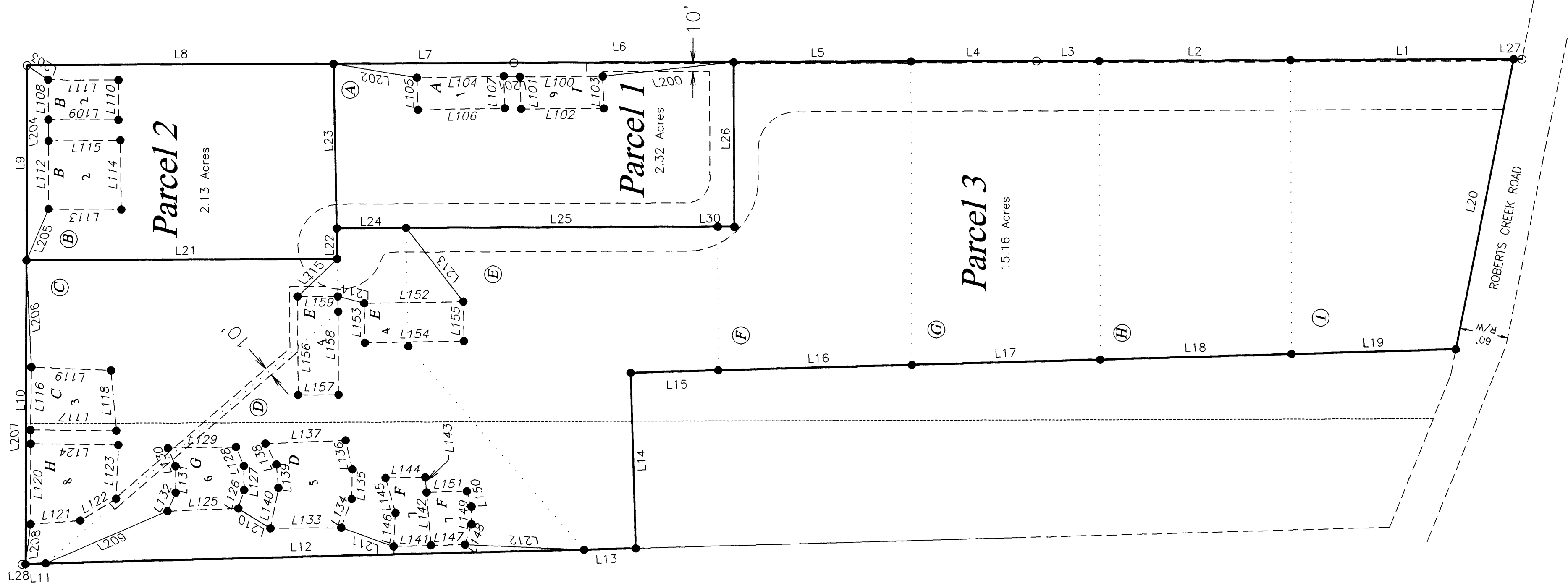
2003-0023 B

# LAND PARTITION

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 GLENGARRY FRUIT LANDS  
 SW1/4, SEC 13, TWP 28 S, R 6 W, WM  
 DOUGLAS COUNTY, OREGON  
 FEBRUARY 2003

PARTITIONERS AND OWNERS  
 JOHN R. & REGINA L. KOOKEN  
 PO BOX 682  
 ROSEBURG, OR 97470  
 PH (541) 679-3477

SCALE 1" = 100'



## LINE TABLE FOR SEPTIC DRAIN FIELDS

NO.	DIRECTION	DIST
L100	N 00°27'03" W	102.51 FT
L101	S 87°54'40" W	40.01 FT
L102	S 00°27'03" E	102.51 FT
L103	N 87°54'40" E	40.01 FT
L104	N 01°08'00" W	107.49 FT
L105	S 87°54'40" W	39.99 FT
L106	S 01°08'00" E	107.49 FT
L107	N 87°54'40" E	39.99 FT
L108	S 89°32'57" W	49.65 FT
L109	S 00°16'46" W	86.58 FT
L110	S 89°48'53" E	49.66 FT
L111	N 00°16'29" E	87.13 FT
L112	S 89°55'16" W	84.96 FT
L113	S 00°15'09" W	89.88 FT
L114	N 89°10'56" E	86.07 FT
L115	N 00°27'03" W	88.77 FT
L116	N 89°17'39" W	78.07 FT
L117	S 00°38'16" W	106.36 FT
L118	N 84°47'19" E	75.60 FT
L119	N 02°17'56" E	98.61 FT

NO.	DIRECTION	DIST
L120	N 90°00'00" W	100.13 FT
L121	S 04°15'00" E	61.88 FT
L122	S 31°17'36" E	51.98 FT
L123	S 87°45'29" E	67.09 FT
L124	N 00°47'43" E	108.76 FT
L125	S 02°19'10" E	87.65 FT
L126	S 72°32'31" E	23.70 FT
L127	N 89°42'23" E	30.12 FT
L128	N 67°18'21" E	25.74 FT
L129	N 01°07'03" W	84.30 FT
L130	S 66°53'07" W	24.19 FT
L131	S 89°23'04" W	33.03 FT
L132	N 66°14'09" W	25.24 FT
L133	S 00°27'03" E	87.62 FT
L134	S 70°07'55" E	38.09 FT
L135	S 88°41'56" E	36.60 FT
L136	N 76°55'48" E	37.32 FT
L137	N 02°21'40" W	99.38 FT
L138	S 62°33'45" W	29.11 FT
L139	S 84°35'13" W	29.43 FT

NO.	DIRECTION	DIST
L140	N 78°54'15" W	51.18 FT
L141	S 01°36'11" E	46.16 FT
L142	N 85°07'26" E	66.43 FT
L143	N 85°07'26" E	18.66 FT
L144	N 01°01'48" W	49.28 FT
L145	S 73°58'57" W	45.29 FT
L146	N 87°03'56" W	41.71 FT
L147	S 01°36'11" E	42.29 FT
L148	S 72°41'07" E	26.48 FT
L149	N 89°30'08" E	21.97 FT
L150	N 73°33'12" E	19.66 FT
L151	N 01°16'11" W	50.10 FT
L152	N 00°59'28" W	122.76 FT
L153	S 89°00'32" W	49.15 FT
L154	S 00°59'28" E	122.76 FT
L155	N 89°00'32" E	49.15 FT
L156	S 89°32'57" W	122.76 FT
L157	S 00°27'03" E	49.91 FT
L158	N 89°32'57" E	122.76 FT
L159	N 00°27'03" W	49.91 FT

NUMBER	DIRECTION	DISTANCE
L200	N 06°18'16" W	163.02 FT
L201	N 02°12'37" E	20.05 FT
L202	N 09°32'36" E	104.92 FT
L203	S 34°20'15" W	31.98 FT
L204	S 89°36'30" W	31.48 FT
L205	N 66°49'07" W	69.41 FT
L206	S 87°14'46" W	133.48 FT
L207	S 89°32'57" W	17.34 FT
L208	S 83°14'07" E	50.13 FT
L209	S 23°29'20" E	164.16 FT
L210	S 31°46'10" W	46.86 FT
L211	S 19°34'31" W	69.17 FT
L212	N 02°20'31" E	147.23 FT
L213	S 52°16'16" W	116.21 FT
L214	N 15°07'13" E	33.94 FT
L215	N 43°55'26" W	67.94 FT

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR  
*Maurice E. Farr*  
 OREGON  
 SEPT. 23, 1977  
 MAURICE E. FARR  
 1181  
 303  
 EXPIRES 12-31-03

### LEGEND

● SET 5/8" X 30" I.R. WITH PLASTIC CAP  
 MARKED  
 M.E. FARR  
 LS 1181

2003-0023 B