

KOOKEN'S SUBDIVISION

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

TAX ACCOUNT NO. R55754
 Parcel 3, Land Partition 2003-0023
 SW1/4, SEC 13, TWP 28 S, R 6 W, WM
 DOUGLAS COUNTY, OREGON

MAY 2004
 SCALE 1" = 200'

ASSOCIATION TO MAINTAIN ROADWAY
 RECORDED IN INSTRUMENT # 2004-014538
 (DECLARATION OF COVENANTS)

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, THAT WE, JOHN R. KOOKEN AND REGINA L. KOOKEN, HUSBAND AND WIFE, OWNERS OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED INTO LOTS AS SHOWN ON THIS MAP, AND HEREBY CREATE THE EASEMENTS AND PUBLIC UTILITY EASEMENTS SHOWN HEREON, AND DO VACATE CERTAIN EASEMENTS DEDICATED ON LP 2003-23 AND SHOWN TO BE VACATED ON THIS PLAT.

John R. Kooken
 JOHN R. KOOKEN

Regina L. Kooken
 REGINA L. KOOKEN

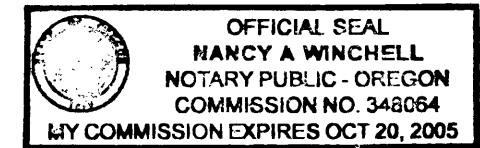
ACKNOWLEDGMENT

STATE OF OREGON }
 COUNTY OF DOUGLAS } SS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 25 DAY OF June, 2004, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JOHN R. KOOKEN AND REGINA L. KOOKEN, HUSBAND AND WIFE, WHO DID SAY THAT THEY ARE THE IDENTICAL PERSONS NAMED IN THE FOREGOING INSTRUMENT AND THAT WE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

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

Nancy A. Winchell
 NOTARY PUBLIC OF OREGON
 MY COMMISSION EXPIRES: Oct 20, 2005



APPROVALS

Keith L. Cubic
 DOUGLAS COUNTY PLANNING DIRECTOR

July 30, 2004
 DATE

Romy Wan
 DOUGLAS COUNTY SURVEYOR

7-30-04
 DATE

Paul Neitzke
 DOUGLAS COUNTY ASSESSOR

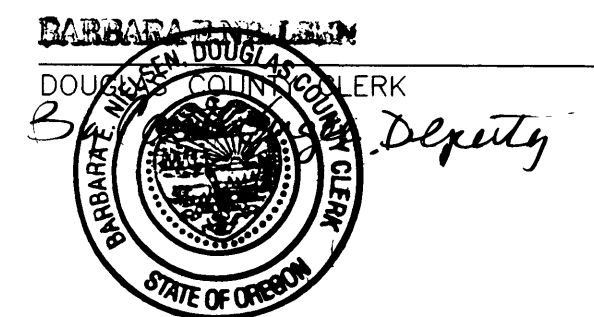
8-2-04
 DATE

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

Sandra K. Conner
 DOUGLAS COUNTY TAX COLLECTOR

8/14/04
 DATE

FILED THIS 4th DAY OF August, 2004, 12:47 O'CLOCK



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	219.50 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	438.20 FT
L12	NOT USED	
L13	S 01°34'18" E	317.52 FT
L14	N 88°15'00" E	218.60 FT
L15	S 01°45'00" E	348.38 FT
L16	NOT USED	
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	363.59 FT
L25	S 80°18'46" W	307.09 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	128.77 FT
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	181.43 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

LEGEND

- FOUND 5/8" I.R. MARKED
M.E. FARR
LS 1181
- SET 5/8" X 30" I.R. WITH PLASTIC CAP
MARKED
M.E. FARR
LS 1181
- FOUND 5/8" IR UNLESS NOTED OTHERWISE
- △ COMPUTED POINT, NO MONUMENT SET
- ⊙ INITIAL POINT, 5/8" IR
- ⊗ ODOT HIGHWAY R/W 5/8" IR
- P&PVTUE PUBLIC & PRIVATE UTILITY EASEMENT
- PVTAC&UE PRIVATE ACCESS & UTILITY EASEMENT
- PVTUE PRIVATE UTILITY EASEMENT

SANITARY SEWER SEPTIC TANK & DRAIN FIELD
 WATER ROBERTS CREEK WATER DISTRICT
 ZONE (RR) RURAL RESIDENTIAL - 2 ACRE
 COMPREHENSIVE PLAN (RC2) RESIDENTIAL COMMITTED-2 ACRE
 SUBJECT TO RIPARIAN VEGETATION CORRIDOR OVERLAY
 ROSEBURG-GREEN PLANNING ADVISORY COMMITTEE (PAC)
 PLANNING FILE NO 03-186

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO DIVIDE THAT PROPERTY DESCRIBED AS PARCEL 3 OF LAND PARTITION 2003-23 INTO 6 LOTS AS SHOWN ON THE PLAT.

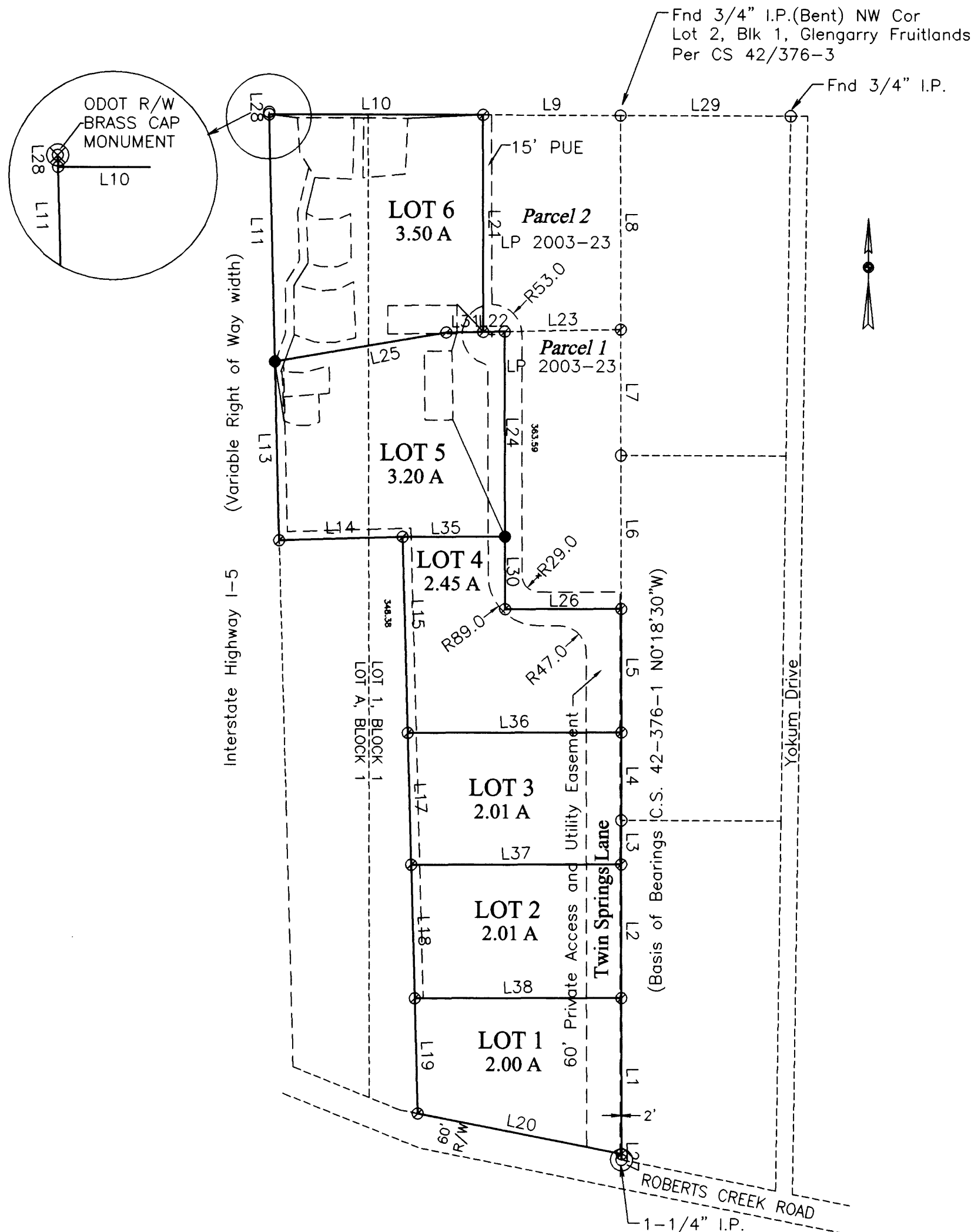
WE USED FOUND MONUMENTS FROM LAND PARTITION 2003-23 TO CONTROL THE EAST AND NORTH BOUNDARIES. WE USED THE EAST R/W LINE OF US HWY. 1-5 TO CONTROL THE WESTERN BOUNDARY. WE USED C.S. 42-376-1 FOR BASIS OF BEARINGS.

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.

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:

PARCEL 3, LAND PARTITION 2003-0023, LOCATED IN SW1/4, SECTION 13, TOWNSHIP 28 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, CONTAINING 15.16 AC, MORE OR LESS, ALL LOCATED IN DOUGLAS COUNTY, OREGON.



REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
Maurice E. Farr
 OREGON
 SEPT. 23, 1977
 MAURICE E. FARR
 1181
 EXPIRES 12-31-05

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