

# MAJOR LAND PARTITION

IN THE NW 1/4 & SW 1/4, SECTION 11, T27S, R6W, W.M.  
SEPTEMBER, 1990 SCALE: 1 INCH = 100 FEET

FILED *jd*  
COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.  
*jp*

**PARTITIONER:**

Barker Surveying Co.  
2035 25th St. SE  
Salem, OR 97302  
Tel (503) 588-8800  
Owner's Representative

**LEGAL OWNER:**

Roseburg Douglas Assoc.  
735 Commercial St., SE  
Salem, OR 97302

**SEWER:** Roseburg Urban Sanitary Authority

**WATER:** City of Roseburg

**ZONE:** C 3

**COMP PLAN:** Commercial

**WATER RIGHTS:** No apparent

**SURVEYOR:**

AA Surveying Service, Inc.  
P.O. Box 130  
2566 N Stephens St.  
Roseburg, OR 97470  
Tel (503) 672-2096

**DEDICATION**

Know all people by these presents that Roseburg-Douglas Associates, an Oregon Corporation, are the owners of the land represented on the annexed map and more particularly described in the accompanying Parcel descriptions and have caused the same to be partitioned and surveyed into parcels and that they here by dedicate to the public forever the streets shown hereon.

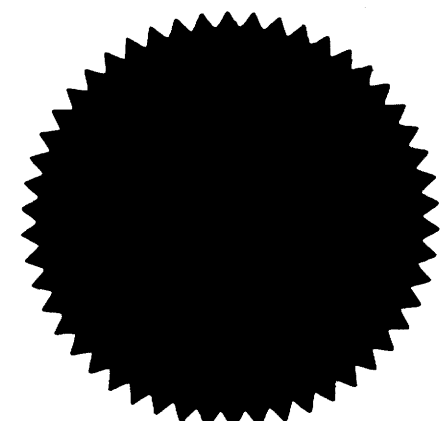
*Mark A. Heimburger* President  
*John O. Eslick* General Partner  
Roseburg-Douglas Associates - Title  
Date: 9/24/90

**ACKNOWLEDGEMENT**

State of Oregon  
County of Douglas

Know all people by these presents, on this 24<sup>th</sup> day of September 1990, before me appeared Peter O. Eslick, an officer of Roseburg-Douglas Associates, being duly sworn, to me known to be the person described in and who executed the foregoing dedication, who being duly sworn, did say that they executed the same for the purpose set forth therein.

*Linda R. Jansen*  
Notary Public, State of Oregon  
My Commission Expires 9-7 1992.



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Mark A. Heimburger*  
MARK A. HEIMBURGER  
278

**NARRATIVE**

The purpose of this survey was to partition the lands described in Deed Reference Number 89-15615 of the Deed Records of Douglas County into three parcels.

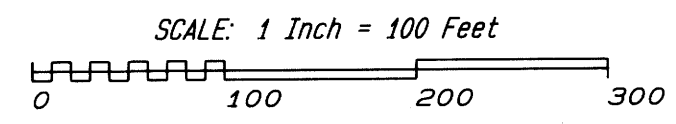
The corners in the Southwest corner of Parcel 2 were established using the found 5/8" iron rod and the 1/4 Corner common to Section 10 and Section 11, and projecting the line record distance per deed and as shown on M101-3. This point was determined to be on the east line of the easement described as Parcel B in Deed Reference Number 77-8813 and as the easterly Right-of-Way line of Troost Street as dedicated per this survey. The tangent of the record curve was projected to intersect the northerly Right-of-way of Garden Valley Boulevard as calculated from the found monuments.

The north right-of-way of Hughwood Street was established using the found witness corner at the centerline of Hughwood and Newcastle Streets and the found monument on the north right-of-way line of Hughwood. The bearing was calculated using these two monuments and Record distances were used to control the east boundary of Parcel 2. The east boundary of Parcel 1 was then calculated as parallel to the east boundary of Parcel 2 from the found northeast corner.

**SURVEYOR'S AFFIDAVIT**

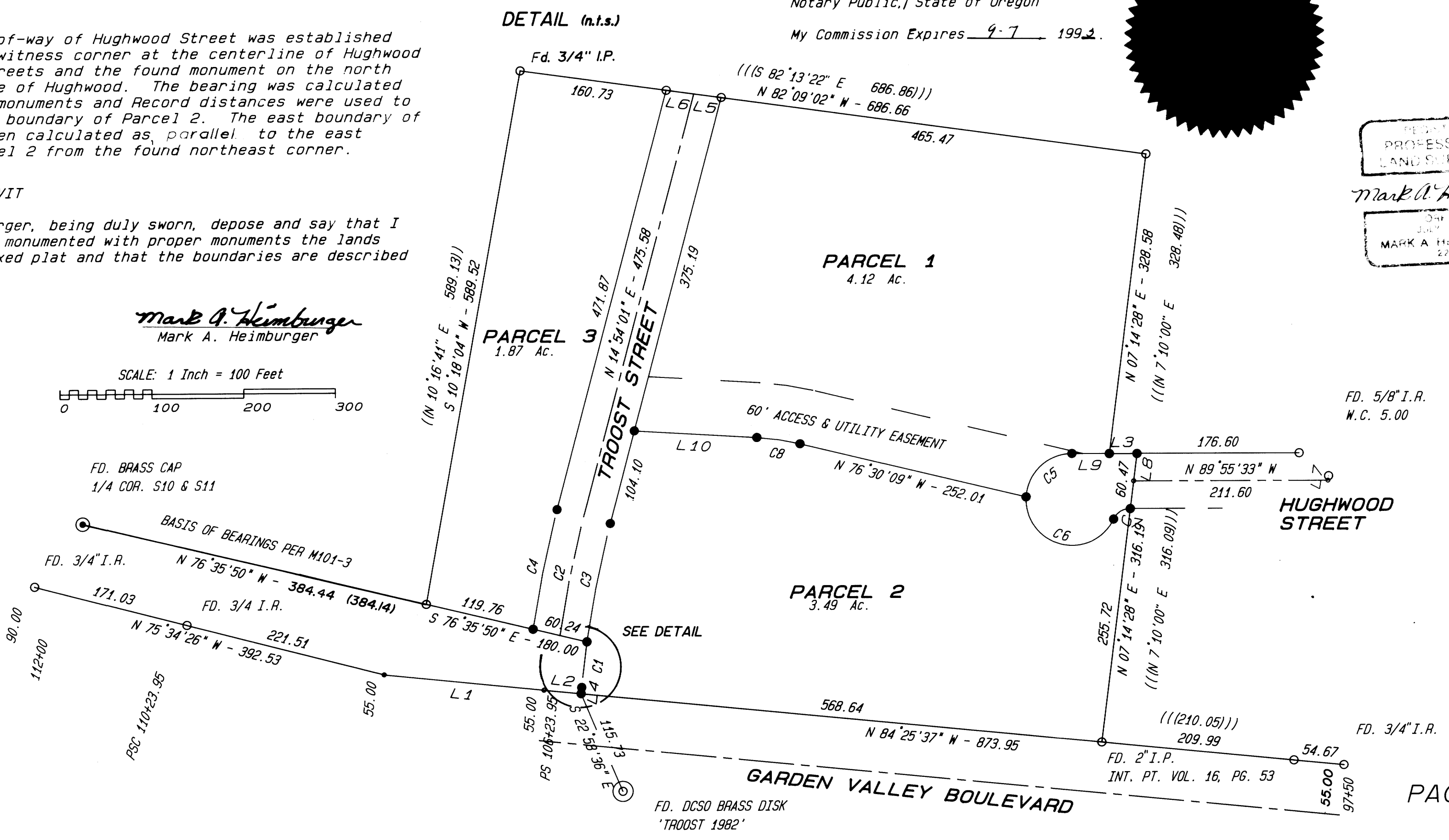
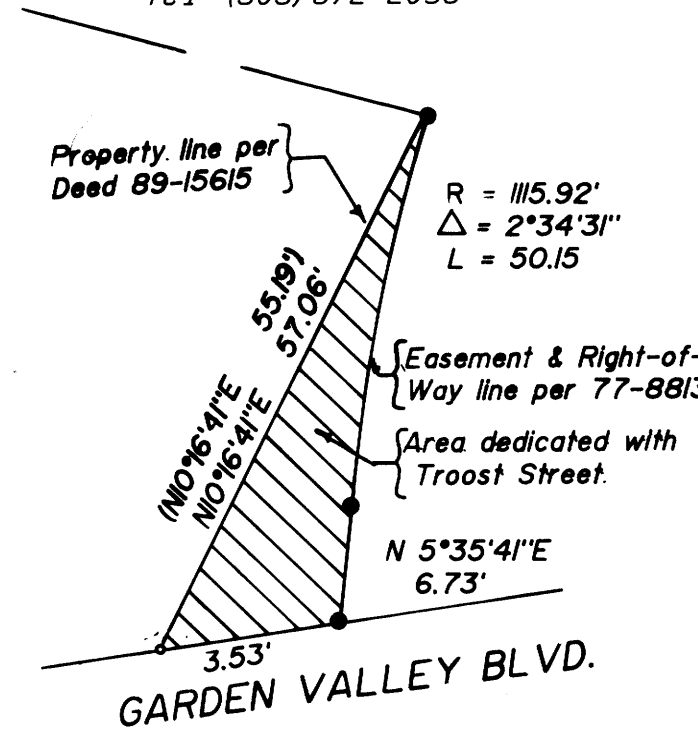
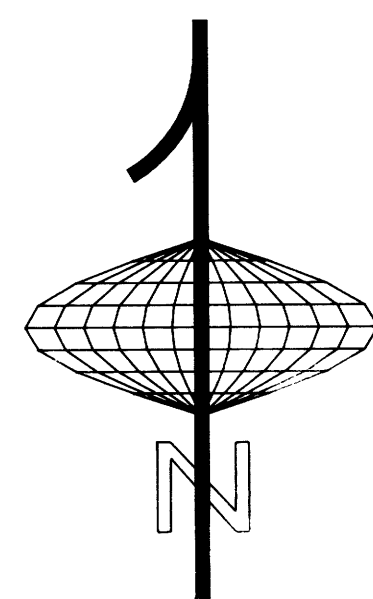
I, Mark A. Heimburger, being duly sworn, depose and say that I have surveyed and monumented with proper monuments the lands shown on the annexed plat and that the boundaries are described hereon.

*Mark A. Heimburger*  
Mark A. Heimburger



CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD	CHORD/BRG
C1	1,115.92	02°34'31"	50.15	25.08	50.15	S 06°52'58" W
C2	1,145.92	06°35'33"	131.85	66.00	131.78	N 11°36'15" E
C3	1,115.92	06°43'47"	131.07	65.61	131.00	N 11°32'07" E
C4	1,175.92	06°27'44"	132.63	66.38	132.56	N 11°40'09" E
C5	50.00	86°35'53"	75.57	47.12	68.58	S 46°48'31" W
C6	50.00	158°01'30"	137.90	257.53	98.17	S 75°30'10" E
C7	20.00	64°37'23"	22.56	12.65	21.38	N 57°47'46" E
C8	270.00	10°06'00"	47.60	23.86	47.53	N 81°33'09" W

LINE	BEARING	DISTANCE
L1	N 84°10'09" W	175.30
L2	N 84°25'37" W	40.65
L3	N 89°55'33" W	30.01
L4	S 05°35'41" W	6.73
L5	N 82°09'02" W	30.23
L6	N 82°09'02" W	30.23
L7	S 07°15'01" W	5.12
L8	N 07°14'28" E	30.12
L9	N 89°52'03" W	40.74
L10	N 86°34'05" W	133.59



FD. 5/8" I.R.  
W.C. 5.00

FD. 3/4" I.R.

FD. DCSO BRASS DISK  
'TROOST 1982'

MAJOR LAND PARTITION  
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SEPTEMBER, 1990 SCALE: 1 INCH = 100 FEET

FILED  
NOV 5 1990  
COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.

PARCEL 1

Beginning at a 5/8" iron rod on the easterly Right-of-Way line of Troost Street as dedicated on the annexed map from which the 1/4 Corner common to Section 10 and Section 11, T27S, R6W, WM, bears S14°54'01"W 104.10 feet, S11°32'07"W 131.00 feet, and N73°35'50"W 564.44 feet; thence along said easterly Right-of-Way line N14°54'01"E 375.19 feet to a 5/8" iron rod on the southerly boundary of that property described in reference number 77-8813 of the Deed Records of Douglas County, Oregon; thence along said southerly boundary S82°09'02"E 465.47 feet to a 5/8" iron rod at the northwest corner of Broyhill Plaza as recorded in Volume 16, Page 53 of the Subdivision Plat Books of Douglas County, Oregon; thence along the westerly line of said Broyhill Plaza S07°14'28"W 328.58 feet to a 5/8" iron rod on the northerly Right-of-Way line of Hughwood Street as dedicated on the annexed map; thence along the Right-of-Way line of Hughwood Street N89°52'03"W 40.74 feet to a 5/8" iron rod; thence 75.57 feet along the arc of a 50.00 foot radius curve to the left, the Long Chord of which bears S46°48'31"W 68.58 feet to a 5/8" iron rod; thence leaving said Right-of-Way N76°30'09"W 252.01 feet to a 5/8" iron rod; thence 47.60 feet along the arc of a 270.00 foot radius curve to the left, the Long Chord of which bears N81°33'09"W 47.53 feet to a 5/8" iron rod; thence N86°34'05"W 133.59 feet to the Point of Beginning, all situated in Section 11, T27S, R6W, WM, containing 4.12 acres more or less.

Subject to a 60.00 foot wide easement for the construction and maintenance of utilities and for ingress and egress.

60' EASEMENT

A 60 foot wide easement for the purpose of construction and maintenance of utilities and for ingress and egress, the southerly line of which is more particularly described as follows:

Beginning at a 5/8" iron rod on the easterly Right-of-Way line of Troost Street as dedicated on the annexed map, from which the 1/4 Corner common to Section 10 and Section 11, T27S, R6W, WM bears S14°54'01"W 104.10 feet, S11°32'07"W 131.00 feet, and N73°35'50"W 564.44 feet; thence leaving said Right-of-Way S86°34'05"E 133.59 feet to a 5/8" iron rod; thence 47.60 feet along the arc of a 270.00 foot radius curve to the right, the Long Chord of which bears S81°33'09"E 47.53 feet, to a 5/8" iron rod; thence S76°30'09"E 252.01 feet to a 5/8" iron rod on the Right-of-Way line of Hughwood Street as dedicated on the annexed map.

PARCEL 2

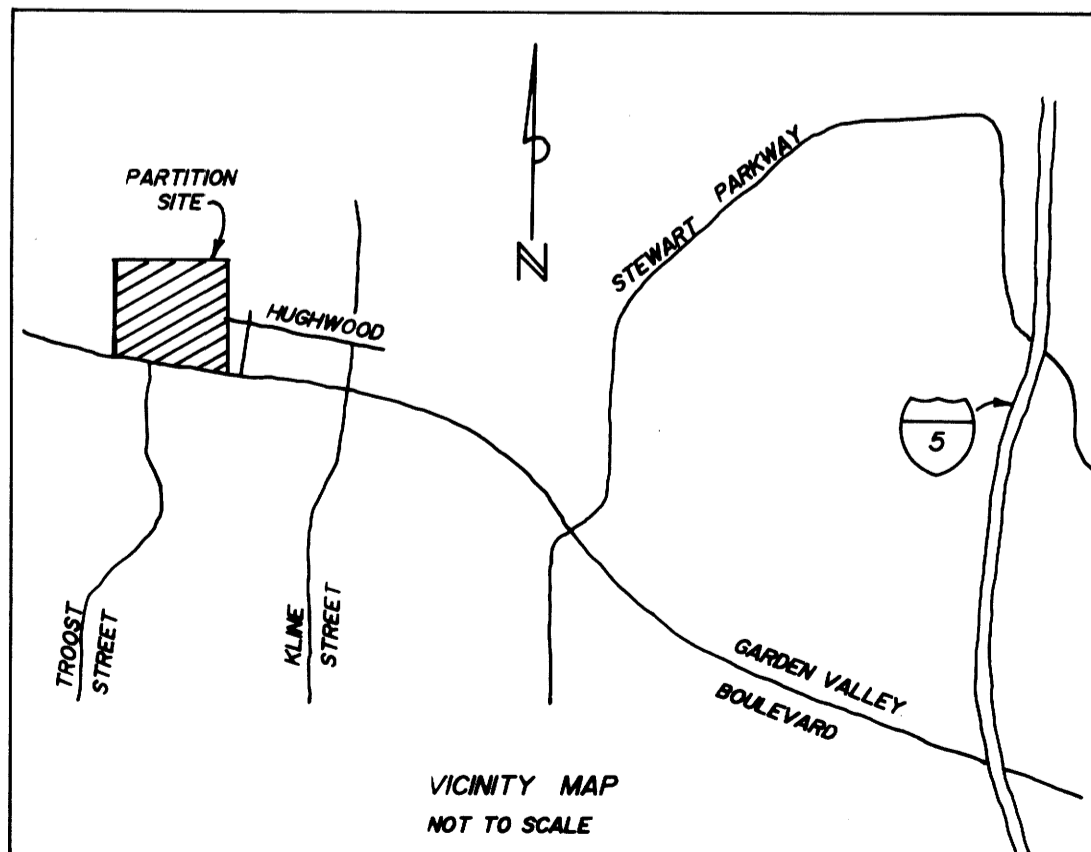
Beginning at a 5/8" iron rod on the easterly Right-of-Way line of Troost Street as dedicated on the annexed map, from which the 1/4 Corner common to Section 10 and Section 11, T27S, R6W, WM, bears S14°54'01"W 104.10 feet, S11°32'07"W 131.00 feet, and N73°35'50"W 564.44 feet; thence along said easterly Right-of-Way line S14°54'01"E 104.10 feet to a 5/8" iron rod; thence 131.07 feet along the arc of a 1115.92 foot radius curve to the left, the chord of which bears S11°32'07"W 131.00 feet, to a 5/8" iron rod on the easterly line of the easement described as Parcel "B" in Reference Number 77-8813 of the Deed Records of Douglas County, Oregon; thence 50.15 feet continuing along the arc of a 1115.92 foot radius curve to the left, the chord of which bears S6°52'58"W 50.15 feet, to a 5/8" iron rod; thence S5°35'41"W 6.73 feet to a 5/8" iron rod on the northerly Right-of-Way line of Garden Valley Boulevard; thence S84°25'37"E 568.64 feet along said northerly Right-of-Way line to a 2" iron pipe at the Initial Point of Broyhill Plaza as recorded in Volume 16, Page 53 of the Subdivision Plat Books of Douglas County, Oregon; thence N7°14'28"E 255.72 feet along the westerly boundary of said Broyhill Plaza to a 5/8" iron rod on the southerly Right-of-Way of Hughwood Street as dedicated on the annexed map; thence along said southerly Right-of-Way 22.56 feet along the arc of a 20.00 foot radius curve to the left, the Long Chord of which bears S57°47'46"W 21.38 feet, to a 5/8" iron rod; thence 137.90 feet along the arc of a 50.00 foot radius curve to the right, the Long Chord of which bears N75°30'10"W 98.17 feet, to a 5/8" iron rod; thence leaving said Right-of-Way line of Hughwood Street, N76°30'09"W 252.01 feet to a 5/8" iron rod; thence 47.60 feet along the arc of a 270.00 foot radius curve to the left, the Long Chord of which bears N81°33'09"W 47.53 feet, to a 5/8" iron rod; thence N86°34'05"W 133.59 feet to the Point of Beginning, all situated in Section 11, T27S, R6W, WM, containing 3.49 acres more or less.

Together with a 60.00 foot wide easement for the construction and maintenance of utilities and for ingress and egress.

PARCEL 3

Beginning at a 5/8" iron rod at the exterior "L" corner of that property described in Reference Number 77-8813 of the Deed Records of Douglas County, Oregon, from which the 1/4 Corner common to Section 10 and Section 11, T27S, R6W, WM bears N76°35'50"W 384.44 feet; thence along the boundary line of said property N10°18'04"E 589.52 feet to a 3/4" iron pipe; thence S82°09'02"E 160.73 feet to a 5/8" iron rod on the westerly Right-of-Way line of Troost Street as dedicated on the annexed map; thence along said Right-of-Way line S14°54'01"W 471.87 feet to a 5/8" iron rod; thence 132.63 feet along the arc of a 1175.92 foot radius curve to the left, the Long Chord of which bears S11°40'09"W 132.56 feet, to a 5/8" iron rod; thence leaving said Right-of-Way line along the northerly line of that property described in Reference Number 87-07437 of the Deed Records of Douglas County, Oregon, N76°35'50"W 119.76 feet to the Point of Beginning, all situated in Section 11, T27S, R6W, WM, containing 1.87 acres more or less.

Together with a 60.00 foot wide easement for the construction and maintenance of utilities and for ingress and egress.



FILED THIS 6th DAY OF Nov, 1990.  
COUNTY CLERK

STATE OF OREGON )  
COUNTY OF DOUGLAS ) SS.  
I, GAY FIELDS, COUNTY CLERK AND RECORDER  
OF CONVEYANCES, DO HEREBY CERTIFY THAT  
THIS INSTRUMENT WAS RECORDED  
1990 NOV -6 PM 3:34  
GAY FIELDS  
COUNTY CLERK  
IN THE OFFICE RECORDS OF DOUGLAS COUNTY  
BY  
DEPUTY  
FEE 12.00

APPROVALS

John K. Stuter  
Community Development Director  
11-1-90  
Date  
Shirley Beagle  
Public Works Director  
11-1-90  
Date  
Janet E. Morrison DEPUTY  
Douglas County Surveyor  
11-5-90  
Date

Mark A. Heimbarger

1990 - 0064B

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