

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.

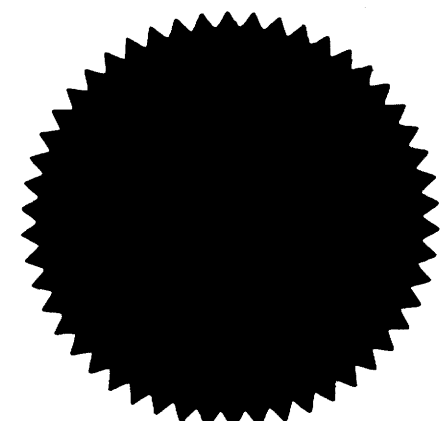
Mark A. Heimburger President
John O. Eslick General Partner
Roseburg-Douglas Associates - Title
Date: 9/24/90

ACKNOWLEDGEMENT

State of Oregon
County of Douglas

Know all people by these presents, on this 24th 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 9-7-1993



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.

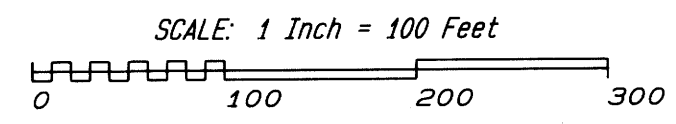
The corners in the Southwest corner of Parcel 2 were established using the found 5/8" iron rod and the 1/4 Corner common to Section 10 and Section 11, and projecting the line record distance per deed and as shown on M101-3. This point was determined to be on the east line of the easement described as 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

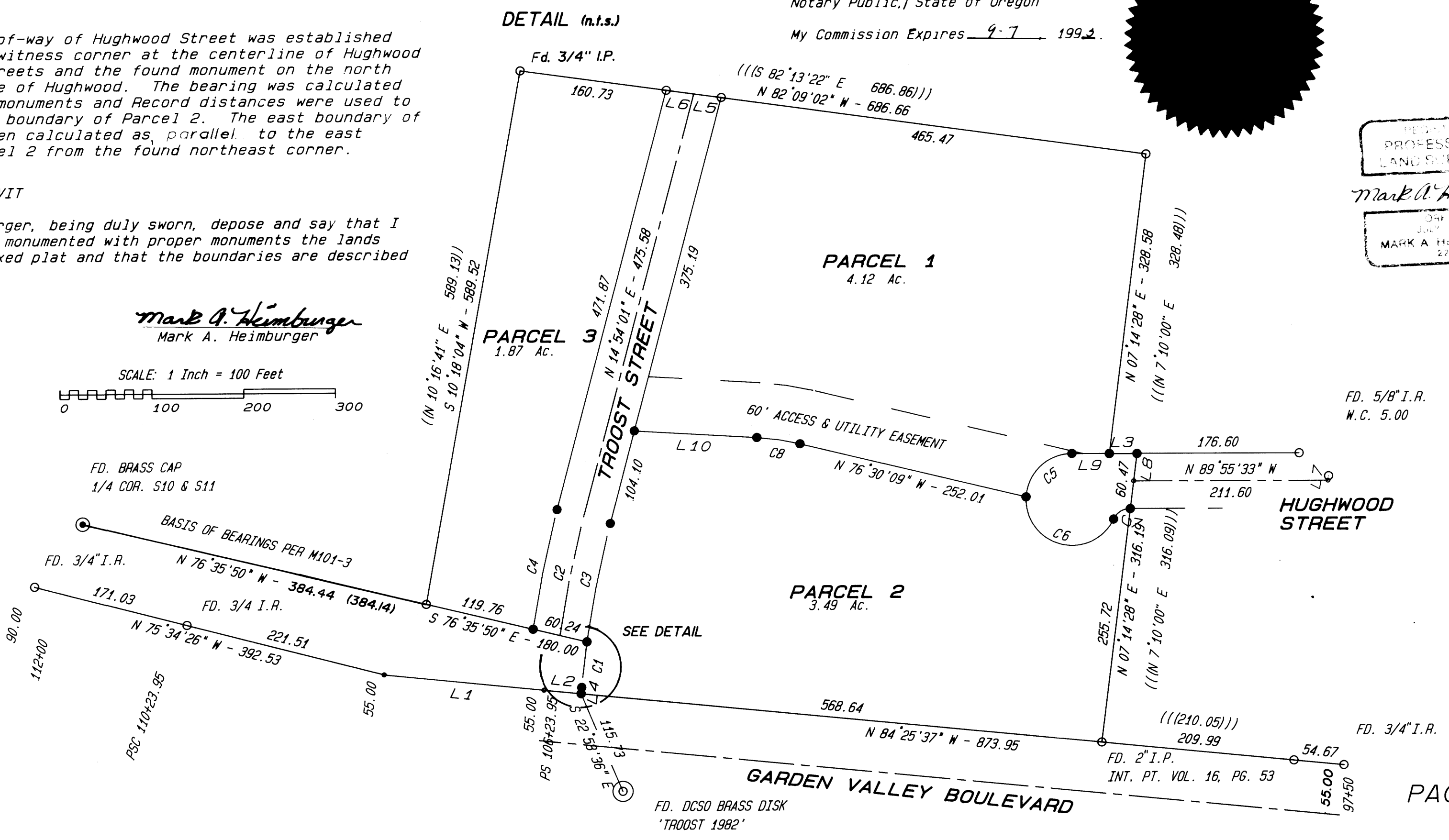
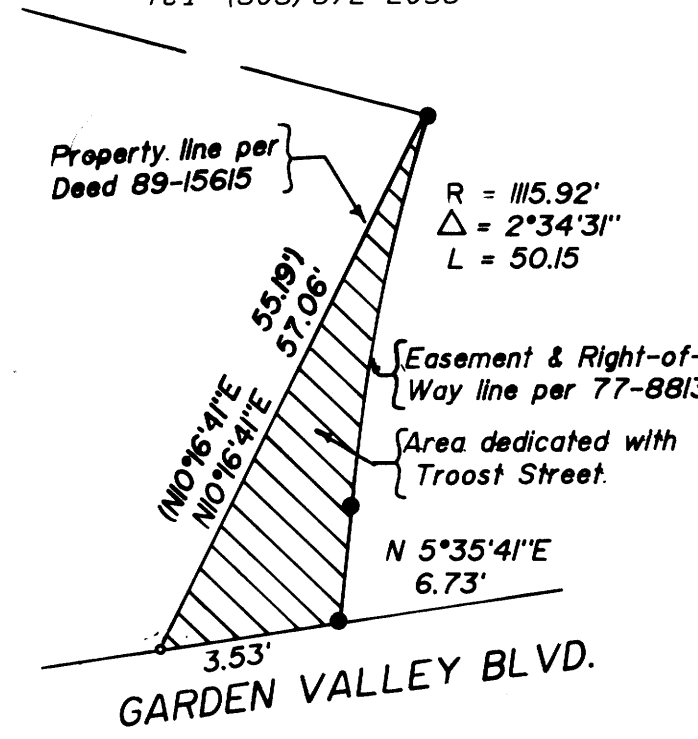
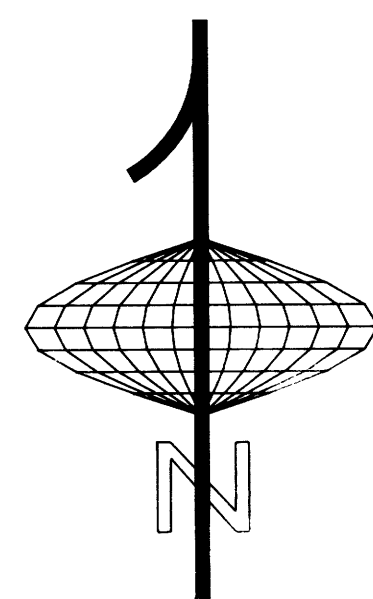


LEGEND

- Found 5/8" iron rod unless noted.
- Set 5/8" x 30" iron rod w/ plastic cap marked "AA SURVEYING INC."
- () Record information per M101-3.
- (()) Record information per CS 55/346.
- (((())) Record information per Vol. 16 Page 53
- Calculated Point.

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'