

# LAND PARTITION

for Anderson, Atkinson, & Associates LLC

IN THE NW 1/4 & SW 1/4, SECTION 11, T27S, R6W, W.M.  
DOUGLAS COUNTY, OREGON  
SEPTEMBER 2003

Legal Owner/Partitioner: Anderson, Atkinson,  
& Associates, LLC  
2823 NW Kline  
Roseburg, Oregon 97470

Water: City of Roseburg  
Sewer: R.U.S.A.  
Zoning: C3  
Number of Parcels: 3  
Comp. Plan: Commercial

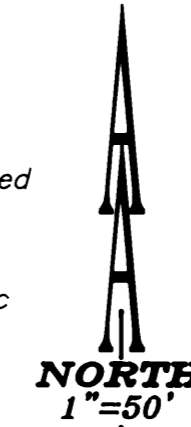
NOTE: APPLICANT SHALL DEDICATE  
A STREET PLUG TO THE CITY OF  
ROSEBURG.

**LEGEND:**

- Found 5/8" Iron Rod, unless otherwise noted
- △ Calculated Point
- Set 5/8" x 30" Iron Rod with Yellow Plastic Cap marked "AA SURVEYING INC."

**RECORD INFORMATION:**

- ( ) Land Partition 1990-0064
- [ ] Deed Instrument #80-9594



NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	06°29'31" (06°27'44")	1175.92' (1175.92')	133.24' (132.63')	N11°24'28"E (N11°40'09"E)	133.17' (132.56')
C2	06°43'09" (06°43'47")	1115.92' (1115.92')	130.87' (131.07')	N11°30'30"E (N11°32'07"E)	130.79' (131.00')
C3	04°44'40"	1175.92'	97.37'	S10°32'02"W	97.35'
C4	01°44'51" (02°34'01")	1175.92' (1115.92')	35.87' (50.15')	S13°46'48"W (S06°55'59"W)	35.86' (50.15')
C5	02°34'01" (02°34'31")	1115.92' (1115.92')	49.99' (50.15')	S06°55'59"W (S06°52'58"W)	49.99' (50.15')

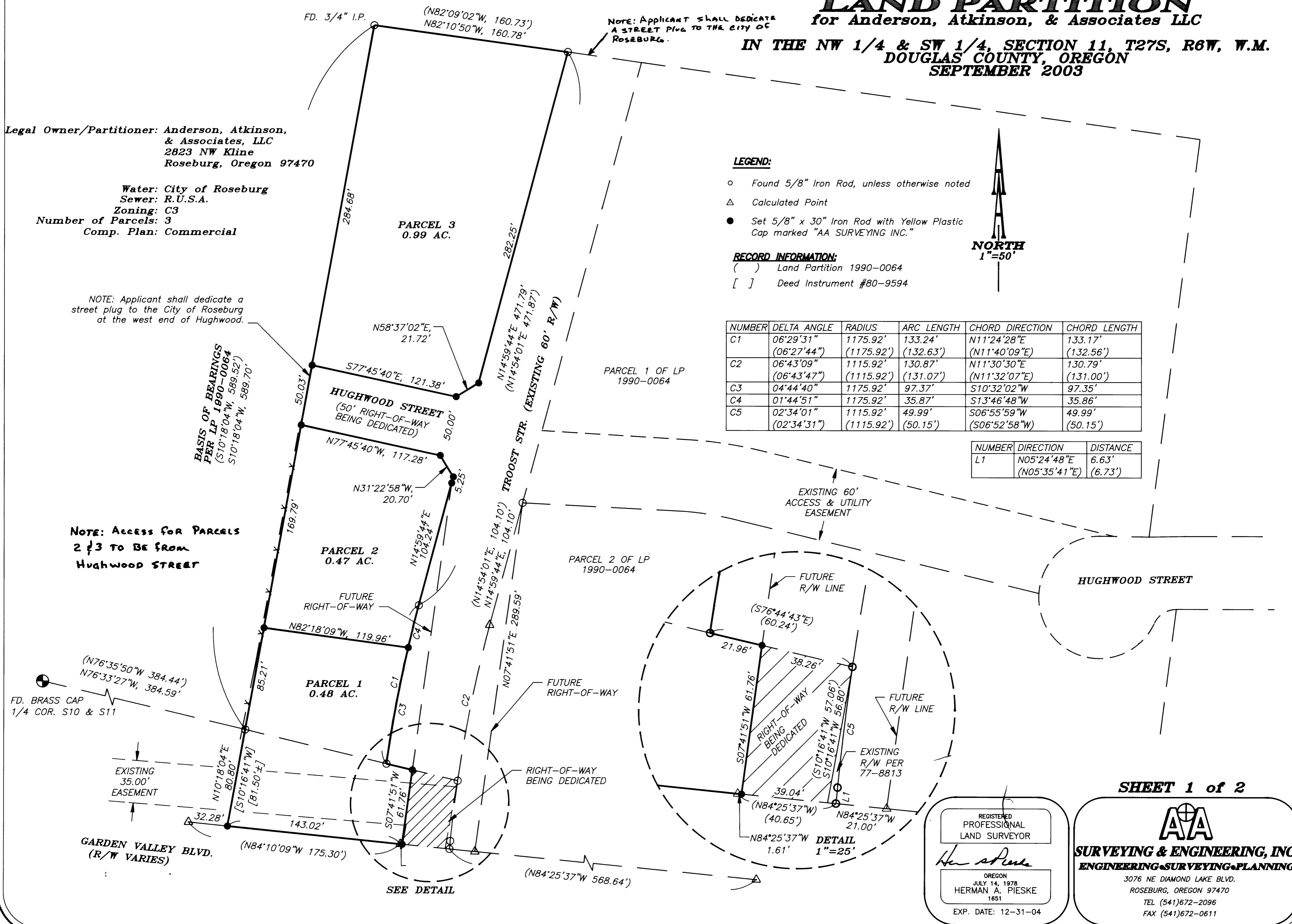
NUMBER	DIRECTION	DISTANCE
L1	N05°24'48"E (N05°35'41"E)	6.63' (6.73')

NOTE: Applicant shall dedicate a  
street plug to the City of Roseburg  
at the west end of Hughwood.

BASIS OF BEARINGS  
PER LP 1990-0064  
(S10°18'04"W, 589.52')  
(S10°18'04"W, 589.70')

NOTE: Access for PARCELS  
2 & 3 TO BE FROM  
HUGHWOOD STREET

FD. BRASS CAP  
1/4 COR. S10 & S11  
(N76°35'50"W 384.44')  
(N76°33'27"W, 384.59')



SHEET 1 of 2

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Herman A. Pieske*

OREGON  
JULY 14, 1978  
HERMAN A. PIESKE  
1651

EXP. DATE: 12-31-04

**AA**

**SURVEYING & ENGINEERING, INC.**  
ENGINEERING SURVEYING PLANNING

3076 NE DIAMOND LAKE BLVD.  
ROSEBURG, OREGON 97470  
TEL (541)672-2096  
FAX (541)672-0611


# LAND PARTITION

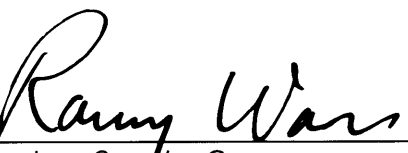
for Anderson, Atkinson, & Associates, LLC

IN THE NW 1/4 & SW 1/4, SECTION 11, T27S, R6W, W.M.  
 DOUGLAS COUNTY, OREGON  
 SEPTEMBER 2003

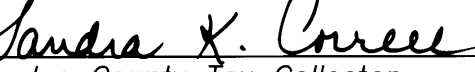
**APPROVALS:**

  
 City of Roseburg, Community Development Director 4-30-04 Date

  
 City of Roseburg, Public Works Director 4-15-04 Date

  
 Douglas County Surveyor 5-3-04 Date

I hereby certify that all taxes and special assessments, or other charges required by law, have been paid.

  
 Douglas County Tax Collector 6/9/04 Date

Filed this 9th day of JUNE, 2004, 3:55 PM.  
 BARBARA E. NIELSEN  
 Douglas County Clerk BY: DEPUTY



**DECLARATION:**

KNOW ALL PEOPLE BY THESE PRESENTS: that JOHN ATKINSON, a member of and acting on behalf of Anderson, Atkinson, & Associates, LLC, and owner of the land represented on the annexed map, and more particularly described in the accompanying Surveyor's Certificate, do hereby declare the annexed map to be a correct map of the partition plat of said property and that they have caused this partition plat to be prepared and the property to be partitioned into parcels and the easements to be created as shown hereon.

  
 John Atkinson

**DEDICATION:**

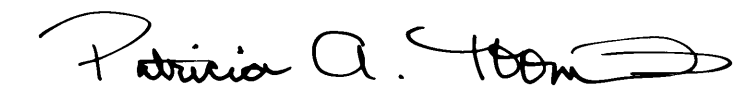
I, JOHN ATKINSON, a member of and acting on behalf of Anderson, Atkinson, & Associates, LLC, and owner of the land represented on the annexed map, and more particularly described in the surveyor's Certificate, do hereby dedicate to the public forever, all Right-of-Way as shown as being dedicated hereon for their respective uses.

  
 John Atkinson

**ACKNOWLEDGMENT:**

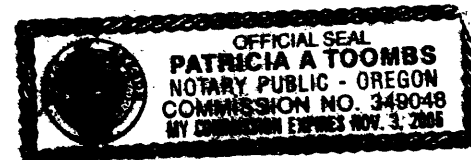
State of Oregon )  
 ) SS  
 County of )

KNOW ALL PEOPLE BY THESE PRESENTS: that on this 9th day of December, 2003, before me, a Notary Public in and for said State and County, did personally appear JOHN ATKINSON, who being duly sworn, did say that he is the identical person named in the foregoing instrument and that he executed said instrument freely and voluntarily.

  
 Notary Public, State of Oregon

Commission Number: 349048

My commission expires on: 11-3-2005



**NARRATIVE:**

The purpose of this survey is to partition the property shown in the Surveyor's Certificate. All original monuments defining the original Parcel 3 were found, and the partition was completed as shown.

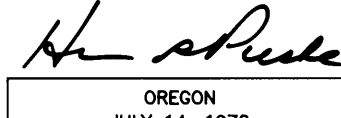
**SURVEYOR'S CERTIFICATE**

I, Herman A. Pieske, being duly sworn, depose and say that the boundaries of the properties on the annexed plat are properly described as follows:

PARCEL 3 Per Land Partition 1990-0064 & ~~a portion of the~~ <sup>PER</sup> property described in Instrument # ~~80-0594~~ records of Douglas County, Oregon. 2003-33899

  
 Herman A. Pieske

SHEET 2 of 2

REGISTERED PROFESSIONAL LAND SURVEYOR  
  
 OREGON  
 JULY 14, 1978  
 HERMAN A. PIESKE  
 1651  
 EXP. DATE: 12-31-04

**AA**  
**SURVEYING & ENGINEERING, INC.**  
**ENGINEERING • SURVEYING • PLANNING**  
 3076 NE DIAMOND LAKE BLVD.  
 ROSEBURG, OREGON 97470  
 TEL (541)672-2096  
 FAX (541)672-0611

2004-0029 B

2004-0029 B

AA PROJECT #8098-03