

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

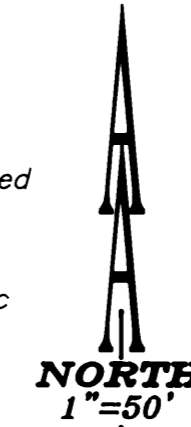
NOTE: APPLICANT SHALL DEDICATE
A STREET PLUG TO THE CITY OF
ROSEBURG.

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.

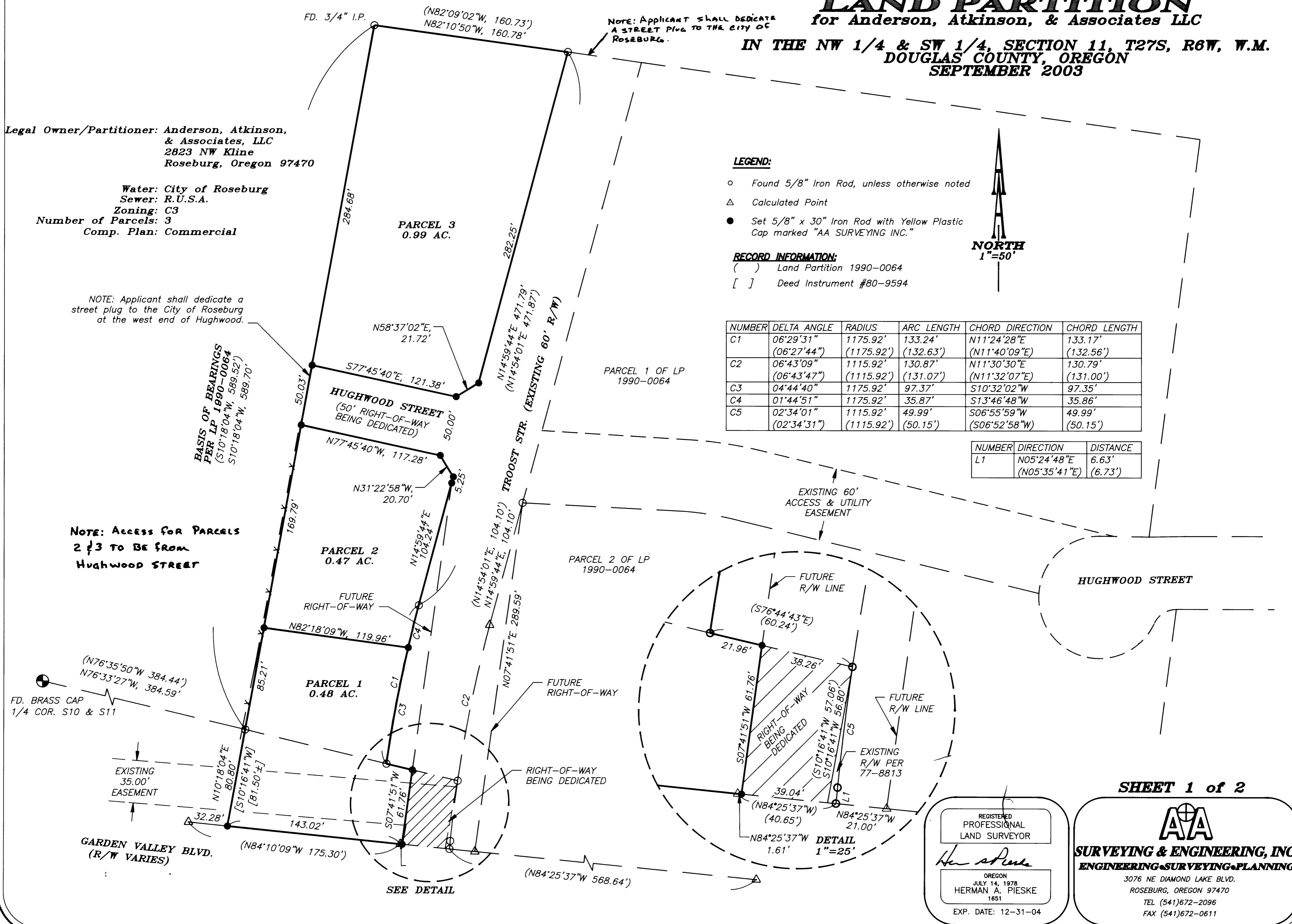
BASIS OF BEARINGS
PER LP 1990-0064
(S10°18'04"W, 589.52')
S10°18'04"W, 589.70'

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')

2004-0029 A

AA PROJECT #8098-02



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
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