

HUGHWOOD COURT SUBDIVISION

For Bruce Anderson
 IN THE NW 1/4, SECTION 11, T27S, R6W, W.M.
 DOUGLAS COUNTY, OREGON
 AUGUST 2004

Legal Owner/Partitioner: Bruce Anderson
 191 Rachel Lynn Way
 Roseburg, Oregon 97470

Water: City of Roseburg
Sewer: R.U.S.A.
Zoning: C3

Number of Parcels: 6
Comp. Plan: Commercial
City of Roseburg File No.: S-03-4

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 2004-0029
- (()) Land Partition 1990-0064

NARRATIVE

The purpose of this survey is to divide the property described in the Surveyor's Certificate. The Westerly line was established by holding 60' from the Westerly right-of-way of Troost Street per LP 2004-0029, Records of Douglas County, Oregon. The Northeast corner was established at the intersection of the extended North line of Parcel 3 of said LP 2004-0029 and by holding record bearing of the East line per LP 1990-0064, Records of Douglas County, Oregon. The property was then divided as shown.

SURVEYOR'S CERTIFICATE

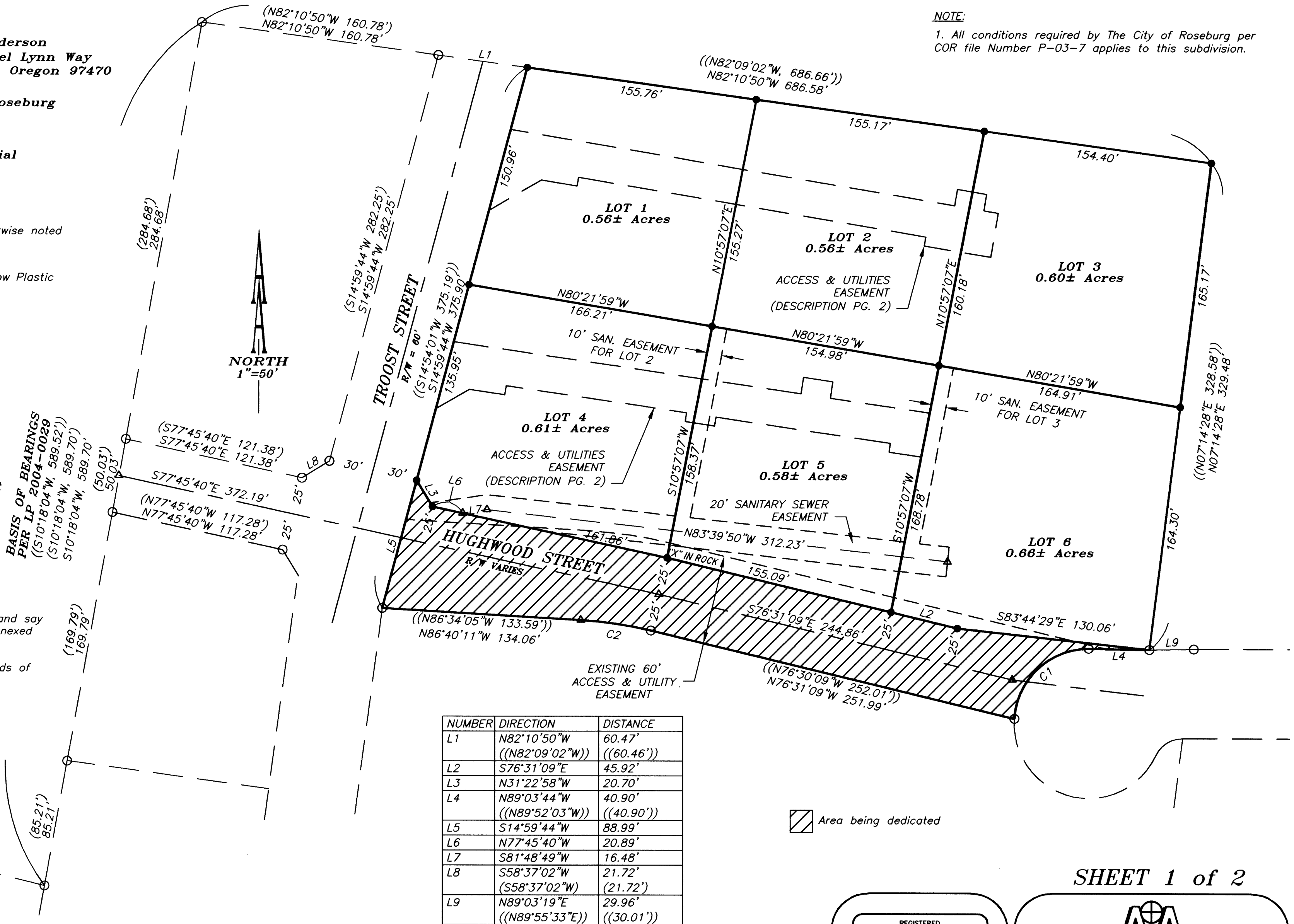
I, Herman A. Pieske, being duly sworn, depose and say that the boundaries of the properties on the annexed plat are properly described as follows:

PARCEL 1 Per Land Partition 1990-0064, Records of Douglas County, Oregon.

Herman A. Pieske
 Herman A. Pieske

NOTE:

1. All conditions required by The City of Roseburg per COR file Number P-03-7 applies to this subdivision.



NUMBER	DIRECTION	DISTANCE
L1	N82°10'50"W ((N82°09'02"W))	60.47' ((60.46'))
L2	S76°31'09"E	45.92'
L3	N31°22'58"W	20.70'
L4	N89°03'44"W ((N89°52'03"W))	40.90' ((40.90'))
L5	S14°59'44"W	88.99'
L6	N77°45'40"W	20.89'
L7	S81°48'49"W	16.48'
L8	S58°37'02"W ((S58°37'02"W))	21.72' (21.72')
L9	N89°03'19"E ((N89°55'33"E))	29.96' ((30.01'))

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	86°43'43" ((86°35'53"))	50.00 ((50.00))	75.69 ((75.57))	N46°39'38"E ((N46°48'31"E))	68.66 ((68.58))
C2	10°05'57" ((10°06'00"))	270.00 ((270.00))	47.59 ((47.60))	S81°33'09"E ((S81°33'09"E))	47.53 ((47.53))

Area being dedicated

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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

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DOUGLAS COUNTY, OREGON
AUGUST 2004

APPROVALS:

Maip Hiltner 3/16/05
Douglas County Commissioner Date

Carla Sic 3/16/05
Douglas County Commissioner Date

James P. Johnson 3/11/05
City of Roseburg, Community Development Director Date

[Signature] 3/16/05
City of Roseburg, Public Works Director Date

Rand Smith 3-11-05
Douglas County Surveyor Deputy Date

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

Sandra K. Conner 3/16/05
Douglas County Tax Collector Date

Ron Northcraft 3-15-05
Douglas County Assessor Date

2005-006709

Filed this 17th day of MARCH, 2005, 1:33 P.M.

BARBARA E. NIELSEN Alonia St. Burnett
Douglas County Clerk By: DEPUTY



DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS: that we, JOHN R. & DONNA M. ATKINSON and BRUCE ANDERSON, owners 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 Hughwood Court Subdivision and that we have caused this subdivision plat to be prepared and the property to be divided into parcels and the easements to be created as shown hereon.

Bruce Anderson
Bruce Anderson

John R. Atkinson
John R. Atkinson

Donna M. Atkinson
Donna M. Atkinson

DEDICATION

We, JOHN R. & DONNA M. ATKINSON and BRUCE ANDERSON, owners 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.

Bruce Anderson
Bruce Anderson

John R. Atkinson
John R. Atkinson

Donna M. Atkinson
Donna M. Atkinson

ACKNOWLEDGMENT:

State of Oregon)
County of Douglas)

KNOW ALL PEOPLE BY THESE PRESENTS: that on this 3rd day of MARCH, 2005, before me, a Notary Public in and for said State and County, did personally appear JOHN R. & DONNA M. ATKINSON and BRUCE ANDERSON, who being duly sworn, did say that they are the identical persons named in the foregoing instrument and that they executed said instrument, freely and voluntarily.

Rebecca Richardson
Notary Public, State of Oregon
Commission Number: 380328
My commission expires on:



EASEMENTS:

An Access and Utilities Easement located in the NW 1/4, Section 11, T27S, R6W, W.M., and in Parcel 1 of Land Partition 1990-0064, Records of Douglas County, Oregon, and benefiting Lots 2 and 3 of Hughwood Court Subdivision, and being more particularly described as follows:

Commencing from the NE Corner of Parcel 3, Land Partition 2004-0029, Records of Douglas County, Oregon;
thence S82°10'50"E, 60.47 feet to a point;
thence along west line of Parcel 1, Land Partition 1990-0064, Records of Douglas County, Oregon, S14°59'44"W, 42.93 feet to the Point of Beginning of this description;
thence S80°22'7"E, 303.50 feet to a point;
thence N9°37'53"E, 11.13 feet to a point;
thence S80°22'7"E, 20.00 feet to a point;
thence S9°37'53"W, 11.13 feet to a point;
thence S80°22'7"E, 9.79 feet to a point;
thence S89°37'53"E, 30.00 feet to a point;
thence N80°22'7"W, 45.42 feet to a point;
thence N9°37'53"E, 6.00 feet to a point;
thence N80°22'7"W, 237.44 feet to a point;
thence S9°37'53"W, 6.00 feet to a point;
thence N80°22'7"W, 24.20 feet to a point;
thence S59°59'44"W, 40.91 feet to a point on said West line of Parcel 1;
thence along said West line, N14°59'44"E, 56.35 feet to the Point of Beginning.

An Access and Utilities Easement located in the NW 1/4, Section 11, T27S, R6W, W.M., and in Parcel 1 of Land Partition 1990-0064, Records of Douglas County, Oregon, and benefiting Lots 5 and 6 of Hughwood Court Subdivision, and being more particularly described as follows:

Commencing from the NE Corner of Parcel 3, Land Partition 2004-0029, Records of Douglas County, Oregon;
thence S82°10'50"E, 60.47 feet to a point;
thence along west line of Parcel 1, Land Partition 1990-0064, Records of Douglas County, Oregon, S14°59'44"W, 190.60 feet to the Point of Beginning of this description;
thence S81°36'38"E, 236.68 feet to a point;
thence N8°23'22"E, 11.13 feet to a point;
thence S81°36'38"E, 20.00 feet to a point;
thence S8°23'22"W, 11.13 feet to a point;
thence S81°36'38"E, 67.55 feet to a point;
thence S10°57'7"W, 30.03 feet to a point;
thence N81°36'38"W, 21.83 feet to a point;
thence N8°23'22"E, 6.00 feet to a point;
thence N81°36'38"W, 118.85 feet to a point;
thence S8°23'22"W, 6.00 feet to a point;
thence N81°36'38"W, 20.00 feet to a point;
thence N8°23'22"E, 6.00 feet to a point;
thence N81°36'38"W, 122.84 feet to a point;
thence S8°23'22"W, 6.00 feet to a point;
thence N81°36'38"W, 24.16 feet to a point;
thence S59°59'44"W, 26.23 feet to a point on said West line of Parcel 1;
thence along said West line, N14°59'44"E, 46.60 feet to the Point of Beginning.

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