

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

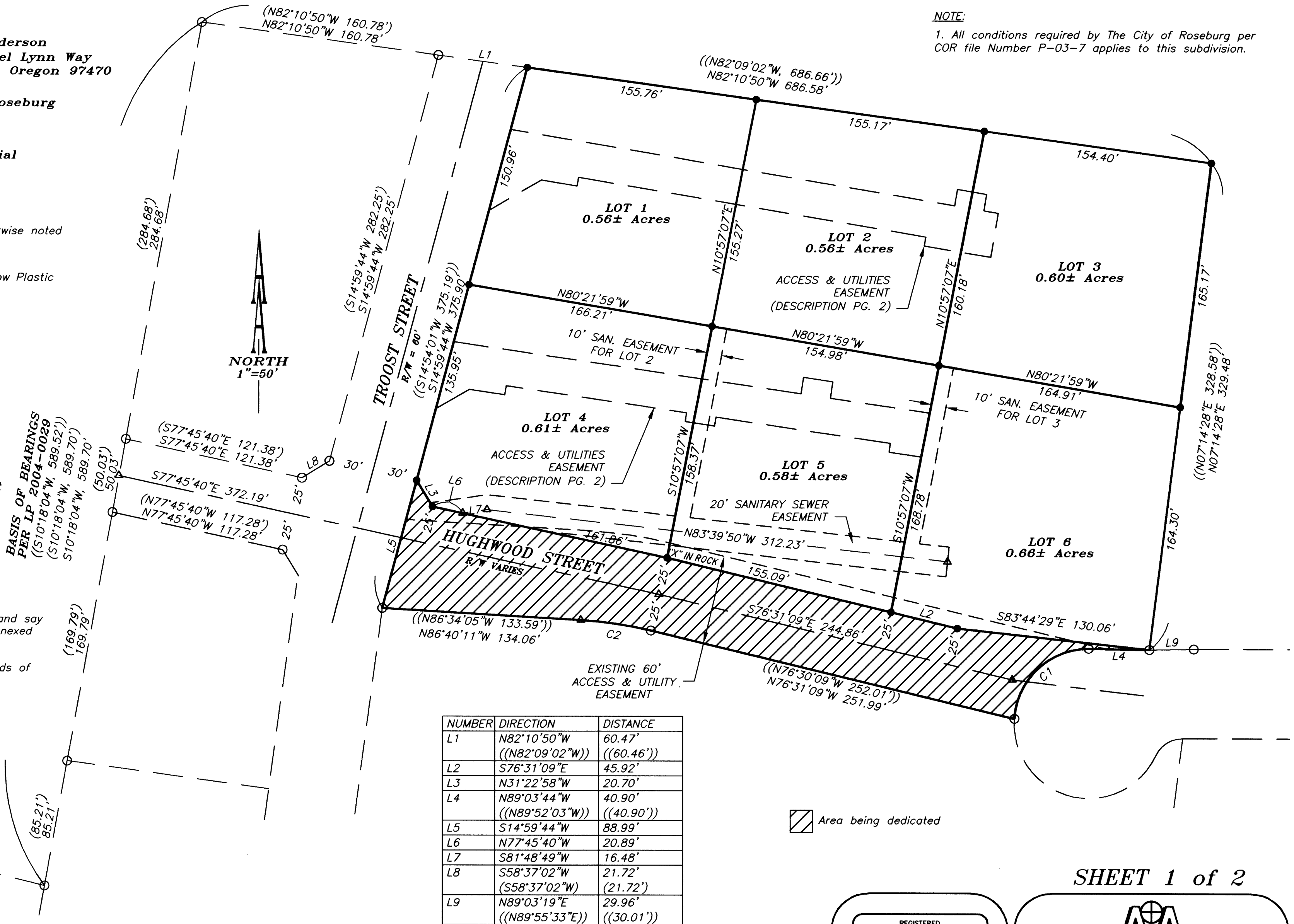
I, Herman A. Pieske, being duly sworn, depose and say that the boundaries of the properties on the annexed plat are properly described as follows:

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

VOL. 21 PAGE 49 A

VOL. 21 PAGE 49 A

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