



NO FEE

00099721200500033870060067  
02/01/2005 09:54:25 AM  
PLAT-SUB Cnt=1 Stn=1 RECEIPTCOUNTER  
This is a no fee document

# SOMERSET COURT SUBDIVISION

A PORTION OF LOTS 1&2, BLOCK 11, THIRD BROOKSIDE ADDITION TO ROSEBURG  
NW 1/4 OF SEC. 21, T.27S., R.05W., W.M.  
DOUGLAS COUNTY, OREGON  
NOVEMBER 2004

Legal Owner/Partitioner: Robert & Kristen Carrico  
18160 Cottonwood Rd #260  
Sunriver, Oregon 97707

Water: City of Roseburg  
Sewer: R.U.S.A.  
Zoning: (M-2) Medium Industrial  
Number of Parcels: 6  
Comp. Plan: Medium Industrial  
City of Roseburg File No.: S-04-3

**LEGEND:**

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

**RECORD INFORMATION:**

( ) PROPERTY SURVEY M145-21  
RECORDS OF DOUGLAS COUNTY, OREGON

**NARRATIVE**

The purpose of this survey is to subdivide the property described in the Surveyor's Certificate. Found monuments were held. New monuments set 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:

A portion of Lots 1 & 2 of the Third Brookside Addition to Roseburg, Volume 1, Page 27, Records of Douglas County, Oregon, and lying in the Northwest Quarter of Section 21, Township 27 South, Range 5 West, Willamette Meridian, Douglas County, Oregon, and more particularly described as follows:

BEGINNING at the Northeast corner Lot 2, Block 11, Third Brookside Addition to Roseburg, Volume 1, Page 27, Records of Douglas County, Oregon, said point being on the South right-of-way line of Kincaid Street; thence along the East line of said Lot 2, S00°57'38"W, 358.65 feet to a point on the North right-of-way of Douglas Avenue; thence leaving said East line and following said right-of-way of Douglas Avenue S77°59'26"W, 568.64 feet to a point on the right-of-way of Orchard Street; thence leaving said right-of-way of Douglas Avenue and following the East right-of-way of Orchard Street N01°19'49"E, 475.01 feet to a point on the South right-of-way Kincaid Street; thence following said right-of-way of Kincaid Street N89°47'17"E, 551.19 feet the the POINT OF BEGINNING, and containing 5.29 acres, more or less.

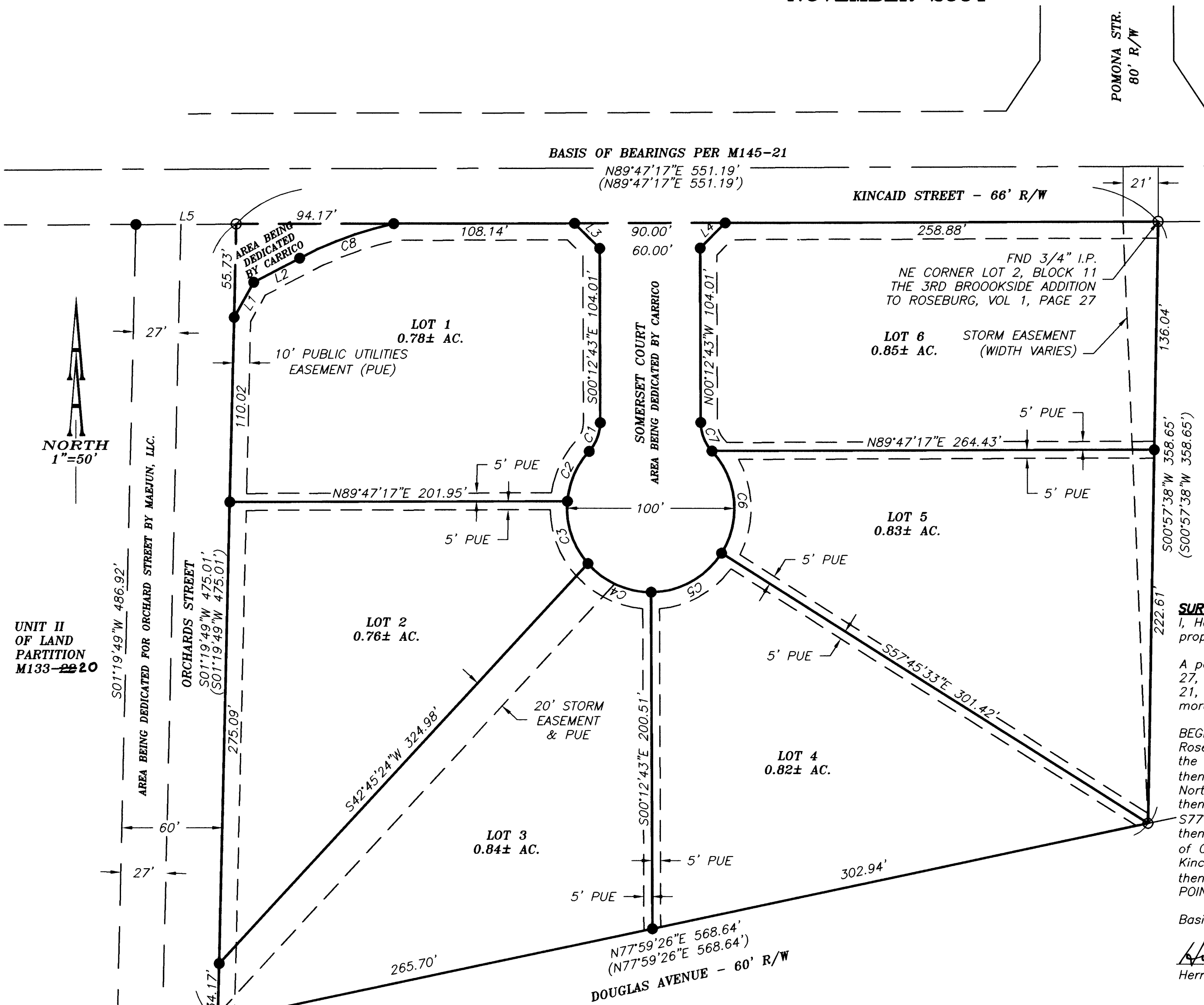
Basis of Bearings per M145-21, Records of Douglas County, Oregon.

*Herman A. Pieske*  
Herman A. Pieske

SHEET 1 OF 2

VOL. 21 PAGE 45 A

VOL. 21 PAGE 45 A



NUMBER	DIRECTION	DISTANCE
L1	S 29°11'56" W	23.98
L2	S 62°22'51" W	31.04
L3	N 45°12'43" W	21.21
L4	N 44°47'17" E	21.21
L5	S 89°47'17" W	60.02
L6	N 77°59'26" E	33.92

NUMBER	DEFLECTION ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	42°50'00"	25.00	18.69	S 21°12'18" W	18.26
C2	37°53'15"	50.00	33.06	S 23°40'40" W	32.46
C3	46°04'01"	50.00	40.20	S 18°17'57" E	39.13
C4	48°52'45"	50.00	42.66	S 65°46'20" E	41.37
C5	57°32'51"	50.00	50.22	S 61°00'52" W	48.14
C6	75°17'10"	50.00	65.70	N 05°24'08" W	61.07
C7	42°50'00"	25.00	18.69	N 21°37'43" W	18.26
C8	15°39'51"	220.00	60.15	S 69°46'03" W	59.96
C9	02°13'08"	712.64	27.60	N 79°24'25" E	27.60

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