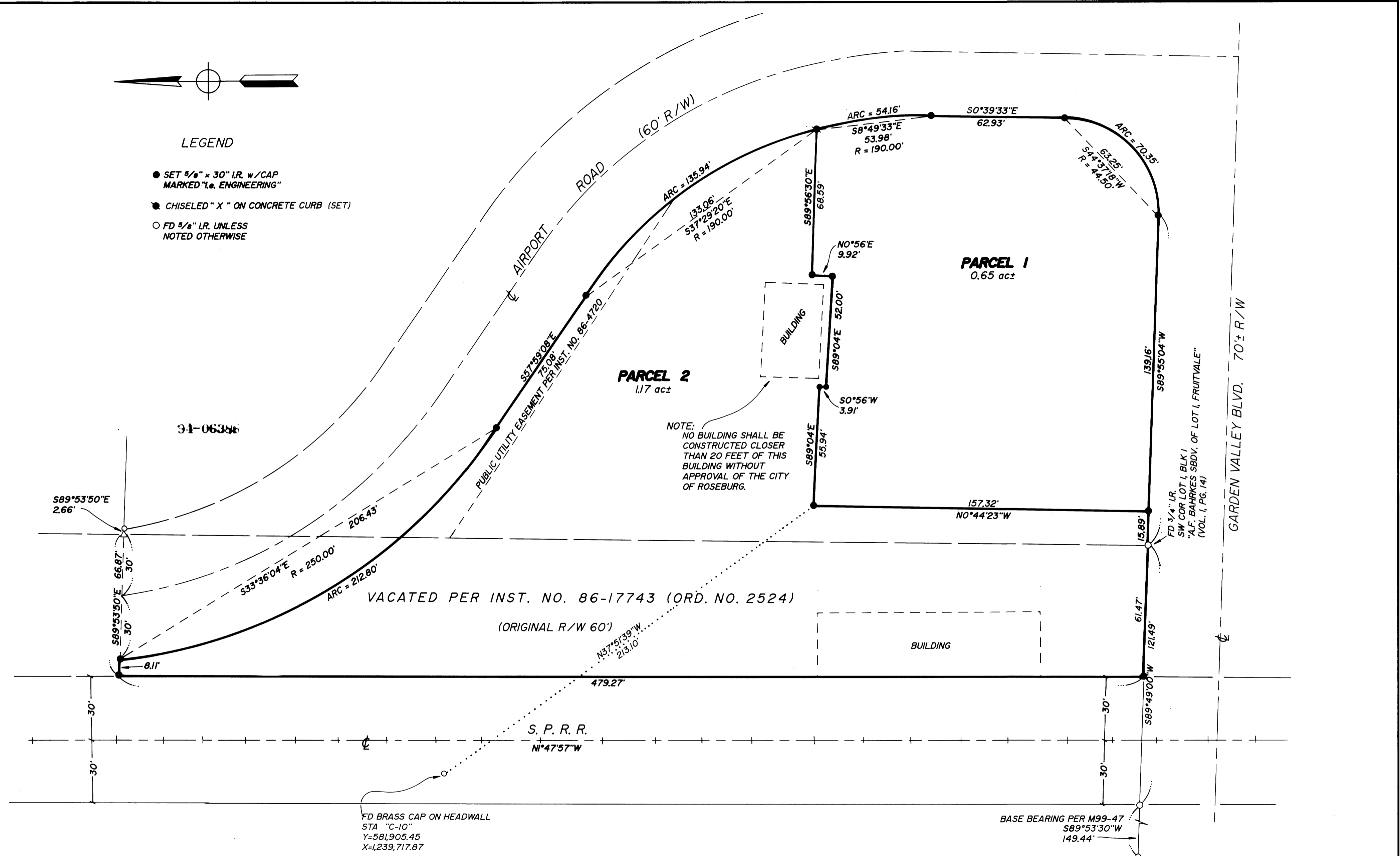


LEGEND

- SET 5/8" x 30" I.R. w/CAP MARKED "i.e. ENGINEERING"
- CHISELED "X" ON CONCRETE CURB (SET)
- FD 5/8" I.R. UNLESS NOTED OTHERWISE



COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

REGISTERED
OREGON
LAND SURVEYOR

JULY 12, 1988
DONALD A. BENTZ
839

EXPIRES 12-31-95

LAND PARTITION

IN: NE1/4 SEC. 13, T27S, R6W,
W.M., DOUGLAS COUNTY, OREGON

SURVEYED FOR:
GUTHRIE SUBARU, INC.
STEVE GUTHRIE
140 S. CENTRAL
MEDFORD, OR 97501

SURVEYED BY:
i.e.
ENGINEERING
1205 S.E. Court Street
Roseburg, Oregon 97470
PHONE (503) 673-0166
FAX (503) 440-9392

SCALE: 1" = 30'

DATE: FEB 1994

840-01

PAGE: 1 OF 2

DESCRIPTION:

BEGINNING AT A 3/4" IRON ROD AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 1 OF "A.F. BAHRKES SUBDIVISION OF LOT 1, FRUITVALE" AS RECORDED IN VOLUME 1, PAGE 14 IN THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON; THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF GARDEN VALLEY BOULEVARD S89°49'00"W 61.62 FEET TO THE EAST RIGHT-OF-WAY LINE OF THE SOUTHERN PACIFIC RAILROAD; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE N1°47'57"W 479.27 FEET TO A 5/8" IRON ROD ON THE WESTERLY EXTENSION OF THE SOUTH LINE OF THAT PROPERTY DESCRIBED IN INSTRUMENT NO. 75-12557 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON; THENCE ALONG SAID WESTERLY EXTENSION S89°53'50"E 8.11 FEET TO A 5/8" IRON ROD ON THE WESTERLY RIGHT-OF-WAY LINE OF AIRPORT ROAD; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE AS FOLLOWS: ALONG THE ARC OF A 250.00 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS S33°36'04"E 206.43 FEET) 212.80 FEET TO A 5/8" IRON ROD, S57°59'08"E 75.08 FEET TO A 5/8" IRON ROD, ALONG THE ARC OF A 190.00 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS S29°19'20"E 182.27 FEET) 190.10 FEET TO A 5/8" IRON ROD, S0°39'33"E 62.93 FEET TO A 5/8" IRON ROD, AND ALONG THE ARC OF A 44.50 FEET RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS S44°37'18"W 63.25 FEET) 70.35 FEET TO A 5/8" IRON ROD IN THE ABOVE SAID NORTH RIGHT-OF-WAY LINE OF GARDEN VALLEY BOULEVARD; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE S89°55'04"W 155.05 FEET TO THE POINT OF BEGINNING.

SURVEYORS CERTIFICATE:

I, DONALD A. BENTZ, BEING DULY SWORN HEREBY DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND SHOWN HEREON.

Donald A. Bentz
DONALD A. BENTZ LS 839

NARRATIVE:

SURVEY TO PARTITION THOSE PROPERTIES DESCRIBED IN INSTRUMENT NOS. 88-04619 & 86-17743 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON, INTO TWO PARCELS AS SHOWN HEREON. THE PERIMETER WAS ESTABLISHED BY LOCATING THOSE MONUMENTS OF RECORD PER SURVEY M99-47 WHICH COULD BE FOUND, AND PROJECTING RECORD MEASUREMENTS TO SET LOST MONUMENTS. THE EAST RIGHT-OF-WAY OF THE SOUTHERN PACIFIC RAILROAD WAS ESTABLISHED BY MEASURING 30 FEET EASTERLY FROM THE CENTERLINE OF THE AS-BUILT TRACKS.

FIELD CREW: MARC HOLT & DAVE WILLIAMS
EQUIPMENT: LEITZ SET-4 TOTAL STATION
OFFICE: ROMEY WARE
DRAFTING: BETH MORGAN

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT STEVE GUTHRIE, FOR GUTHRIE SUBARU INC., IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAS CAUSED THE SAME TO BE SURVEYED INTO PARCELS AS SHOWN ON THIS MAP.

Steve Guthrie
STEVE GUTHRIE
GUTHRIE SUBARU INC.

ACKNOWLEDGEMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 4th DAY OF MARCH, 1994, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED STEVE GUTHRIE, FOR GUTHRIE SUBARU INC., 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.

Jackie Smith

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

APPROVALS:

[Signature] 2/11/94
COMMUNITY DEVELOPMENT DIRECTOR
CITY OF ROSEBURG DATE

Jerry T. Morrison 3-6-94
DOUGLAS COUNTY SURVEYOR DEPUTY DATE

I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.

Anne E. Schroeder 3-14-94
DOUGLAS COUNTY TAX COLLECTOR DATE

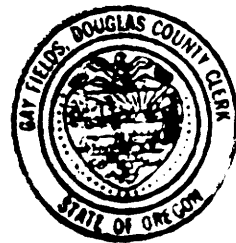
Chris S. Brown 2-9-94
CITY OF ROSEBURG DATE
PUBLIC WORKS DIRECTOR

ZONING: C-3
TAX LOT 101 - T27S, R6W, 13AB
TAX ACCT. NO.: 4740101
PLANNING DEPT. FILE NO.: MLP-93-12

NO APPURTENANT WATER RIGHTS ARE KNOWN TO EXIST ON THIS PROPERTY

FILED THIS 15 DAY OF March, 1994

Gay Fields by Carol Cuadras, Deputy
DOUGLAS COUNTY CLERK



STATE OF OREGON }
COUNTY OF DOUGLAS } SS.
I, GAY FIELDS, COUNTY CLERK AND RECORDER OF CONVEYANCES, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY [Signature]
DEPUTY
FEE

44-06384

<p>REGISTERED OREGON LAND SURVEYOR</p> <p>JULY 12, 1968 DONALD A. BENTZ 839</p> <p>EXPIRES 12-31-95</p>		<p>LAND PARTITION</p> <p>IN: NE1/4 SEC. 13, T27S, R6W, W.M., DOUGLAS COUNTY, OREGON</p>	
		<p>SURVEYED FOR:</p> <p>GUTHRIE SUBARU, INC. STEVE GUTHRIE 140 S. CENTRAL MEDFORD, OR 97501</p>	<p>SURVEYED BY:</p> <p>i.e. ENGINEERING</p> <p>1205 S.E. Court Street Roseburg, Oregon 97470 PHONE (503) 673-0166 FAX (503) 440-9392</p>
SCALE: NO SCALE	DATE: FEB 1994	840-01	PAGE: 2 OF 2