

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

[Signature] 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

[Signature] 2-9-94  
CITY OF ROSEBURG DATE  
PUBLIC WORKS DIRECTOR

ZONING: C-3  
TAX LOT 101 - T27S, R6W, 13AB  
TAX ACCT. NO.: 47401.01  
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 Euphrosyne  
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><b>LAND PARTITION</b></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><b>i.e.</b> 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	
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