

Parcel No. 1 Description

Beginning at a 5/8 inch Iron Rod on the south right of way line of Austin Road and from which the Northwest Corner of Section 11, T28S, R6W, W.M., Douglas County, Oregon bears N87°38'30"W a distance of 2,424.66 feet;

thence S89°02'00"E along said south right of way line of Austin Road a distance of 28.39 feet;

thence leaving said south right of way line of Austin Road and bearing S55°07'07"E along the Southerly line of the Glen Sellers & William Harris property, as recorded by Inst. No. 93-25277, Deed Records of Douglas county, Oregon, a distance of 583.89 feet to a point on the property line of the Southern Pacific Railroad Co.;

thence leaving said south line of the Sellers & Harris property and bearing S17°03'34"W along the westerly property line of the Southern Pacific Railroad Co. property a distance of 160.00 feet;

thence leaving said westerly line of the Southern Pacific Railroad Co. property and bearing S88°02'27"W a distance of 464.28 feet to the easterly right of way line of roadway, described in Instrument No. 89-18310, Deed Records of Douglas County, Oregon;

thence a long said easterly boundary of the roadway and along the arc of a 470.00 foot radius curve to the right a distance of 68.00 feet to the end of curve (the long chord of which bears N3°10'41"W a distance of 67.94 feet);

thence continuing along said easterly boundary of the roadway, bearing N0°58'00"E a distance of 435.45 feet to the point of beginning, containing 3.88 acres, more or less, and all being situated in the N 1/2 N 1/2 of Section 11, T28S, R6W, W.M., Douglas County, Oregon.

A non-exclusive 30.00 foot wide easement for roadway and utilities for above described parcel No. 1 lies adjacent to and southerly of the southerly boundary line of said Parcel No. 1. Said 30.00 foot wide easement extends westerly from the Southern Pacific Railroad property to the public roadway as described in Instrument No. 89-18310, above.

Parcel No. 2 Description

Beginning at a 5/8 inch iron rod on the easterly right of way of that roadway described in Instrument No., 89-18310, Deed Records of Douglas County, Oregon and from which point of beginning the Northwest Corner of Section 11, T28S, R6W, W.M., Douglas County, Oregon bears N76°00'10"W a distance of 2,493.05 feet;

thence from point of beginning N88°02'27"E a distance of 464.28 feet to a point on the westerly property line of the Southern Pacific Railroad Co.;

thence S17°03'34"W along said westerly line of the Southern Pacific Railroad Co. a distance of 499.63 feet to a point on the north right of way line of Green Siding Road, Douglas County Road No. 110;

thence leaving the westerly line of the Southern Pacific Railroad Co. and bearing N88°47'31"W along the north line of said Green Siding Road a distance of 285.72 feet to a point on the east right of way line of said roadway described in Instrument No. 89-18310;

thence N0°58'00"E along the east right of way line of said roadway a distance of 228.31 feet to the beginning of a 530.00 foot radius curve to the left;

thence continuing along said east right of way line of the roadway and along said 530.00 foot radius curve to the left a distance of 158.49 feet (the long chord of which curve bears N7°36'00"W a distance of 157.90 feet);

thence leaving said 530.00 foot radius curve to the left and continuing along said east right of way line of the roadway on a 470.00 foot radius curve to the right a distance of 72.55 feet (the long chord of which curve bears N11°44'42"W a distance of 72.47 feet) to the point of beginning, containing 3.88 acres, more or less, and all being situated in the N 1/2 N 1/2 of Section 11, T28S, R6W, W.M., Douglas County, Oregon.

Above described Parcel No. 2 is subject to a non-exclusive 30.00 foot wide easement for roadway and utilities that lies adjacent to and southerly of said Parcel's northerly boundary line. Said 30.00 foot wide easement extends westerly from the Southern Pacific Railroad Co. property to the public roadway as described in said Instrument No. 89-18310, above.

Parcel No. 3 Description

The 60.00 foot roadway described in Instrument No. 89-18310, Deed Records of Douglas County, Oregon.

Narrative

The land partition is a further partition of Parcel No. 2 of that land partition done in 1989 and filed as "M109-17," Douglas County Surveyor map file. The "Roadway Easement" of that partition will be constructed and deeded to Douglas County. Roscoe Street will be vacated.

The property corners set in M109-17 were mostly obliterated by land leveling activities, etc. The following land surveys, on file at the Douglas County Surveyor's Office, were referred to in the resurvey:

Map File No.	Surveyor	Date
(1) M109-17	Rogers	1989
(2) 1993-00 57 A&B	AA Survey	1993
(3) RM 1-2	County Surveyor	1956
(4) M91-71 A&B	Bentz	1982
(5) M88-7	Bloom	1981

The survey was accomplished in June & July, 1994, using a Jena 0°00'01" Theodolite and a "Mac II" electronic distance meter.

Surveyor's Certificate:

I, Bruce A. Shaner, being duly sworn, hereby depose and say that I have correctly surveyed and marked with proper monuments the land shown hereon, the boundaries of which are described hereon.

Bruce A. Shaner
Bruce A. Shaner, RLS 430

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

Vicky Sanferanni, Deputy 10-20-94
Douglas County Tax Collector

- WATER: Roberts Creek Water District
- SEWER: Green Sanitary District
- WATER RIGHTS: There are no water rights attached to this property.
- COMP. PLAN: Industrial
- ZONE: Medium Industrial
- PLANNING DEPT. FILE NO: 94-199

APPROVALS:

Keith L. Cubie 10/18/94
Douglas Co. Planning Dept. Date

Larry E. M... 10-20-94
Douglas Co. Surveyor Date

REGISTERED PROFESSIONAL LAND SURVEYOR

Bruce A. Shaner
OREGON OCT 4 1987 BRUCE A. SHANER 430

Expires Dec. 31, 1994

Filed this 21st day of October, 1994
Douglas County Clerk
9:37 AM by Nancy R. Davenport
Deputy

94-22563



STATE OF OREGON)
COUNTY OF DOUGLAS) SS.
I, GAY FIELDS, COUNTY CLERK AND RECORDER OF CONVEYANCES, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED
94 OCT 21 AM 9:37

DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY Nancy R. Davenport
Deputy

FEE 7.6

DECLARATION:

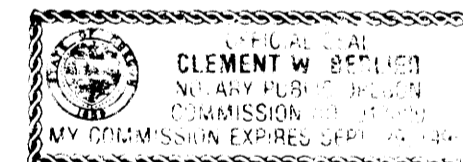
Know all people by these presents that Umpqua Development Corporation, owner of the land represented hereon and more particularly described herein, by and thru Peter B. Serafin, President, has caused the same to be partitioned and surveyed into parcels as shown on the annexed map.

Peter B. Serafin
Peter B. Serafin, President

State of Oregon) SS ACKNOWLEDGEMENT
County of Douglas)

Know all people by these presents, that on this 23RD day of SEPTEMBER, 1994, before me, a Notary Public in and for said State and County, personally appeared Peter B. Serafin, who being duly sworn, did say that he is the President of Umpqua Development Corporation and that he executed the accompanying declaration on behalf of said Corporation freely and voluntarily.

Clement W. Barber



COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

PLAT OF LAND PARTITION
in the N 1/2 N 1/2 of Section 11, T28S, R6W, W.M.,
Douglas County, Oregon

For: Umpqua Development Corp.
P.O. Box 2250
Roseburg, Oregon 97470

By: Shaner Engineering, Inc.
P.O. Box 1430
Roseburg, Oregon 97470

Sheet 2 of 2

September 16, 1994

1994 - 0085 B

1994 - 0085 B