



1994 - 0094 B

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Parcel No. 3 Description

This parcel was not surveyed as it is over 10 acres in size. It is shown as "UDC Parcel No. 3" on the map and is largely composed of Instrument No. 74-07723, Deed Records of Douglas County, Oregon, less parts sold and less Industrial Drive, Douglas County Road No. 395 and less Parcels 1 & 2.

Filed this 17th day of November, 1994

Douglas County Clerk 11:55 AM DEPUTY 94-24294



Parcel No. 1 Description

This parcel was not surveyed as it is over 10 acres in size. It is shown as "UDC Parcel No. 1" on the map and is largely composed of Inst. No. 74-07723, Deed Records of Douglas County, Oregon, less parts sold; less Industrial Drive, Douglas County Road No. 395 and less Parcels 2 & 3.

Narrative

The land partition is a further partition of the Umpqua Development Corp. property shown in the Land Partition No. 1993-0081 as recorded in the official records of Douglas County, Oregon in May, 1993.

The following land surveys, on file at the Douglas County Surveyor's Office, were used in determining proper position of the boundaries in this survey:

Table with columns: Map File No., Surveyor, Date. Lists survey records from 1993-0081 to 1913.

Industrial Drive, Douglas County Road No. 395, Centerline was found marked in accordance with the D.C. Public Works Dept. plan and profile right of way map & M.L.P. 1990-0040 & M.L.P. 1993-0081.

The survey was accomplished in May, 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, RLS 430

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

Anne E. Schroeder, Douglas County Tax Collector

PARCEL NO. 2 DESCRIPTION

Beginning at a 5/8 inch iron rod on the west line of the Umpqua Development Corp. property described in Instrument No. 74-7723, deed records of Douglas County, Oregon, and from which point of beginning the Northwest Corner of Donation Land Claim No. 45, T28S, R6W, W.M., Douglas County, Oregon, bears N0°24'47"W a distance of 658.15 feet;

thence from point of beginning S88°46'46"E a distance of 482.92 feet to a 5/8 inch iron rod on the westerly right of way line of Industrial Drive, Douglas County Road No. 335;

thence bearing S1°13'14"W along the westerly right of way line of said Industrial Drive a distance of 279.80 feet to a 5/8 inch iron rod at the beginning of a 686.20 foot radius curve to the right;

thence continuing along said westerly right of way line of Industrial Drive, following the arc of a 686.20 foot radius curve to the right a distance of 70.32 feet (the long chord of which bears S4°09'23"W a distance of 70.29 feet) to a 5/8 inch iron rod;

thence leaving the westerly right of way line of Industrial Drive and bearing N 88°46'46"W a distance of 472.23 feet to a 5/8 inch iron rod on the west line of said Umpqua Development Corp. property;

thence N0°03'36"E along the westerly line of said Umpqua Development Corp. property a distance of 350.07 feet to the point of beginning, containing 3.84 acres, more or less, and all being situated in the NW 1/4 of Section 11 and in Donation Land Claim No. 45, T28S, R6W, W.M., Douglas County, Oregon.

Utility Easements

Above described property is subject to the following two utility easements:

No. 1 Easement: A ten foot wide general utility easement lying adjacent to and westerly of the easterly boundary of the above described property for its entire length along the Industrial Drive right of way.

No. 2 Easement: A fifteen foot wide sanitary sewer easement, being 7.5 feet wide on each side of the following described centerline:

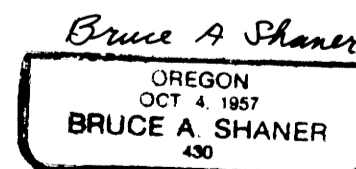
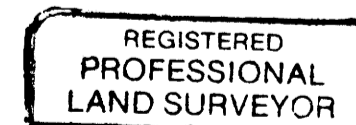
The sanitary sewer easement centerline beginning at a point on the north line of the above described property from which the northeast corner of above described property bears S88°46'46"E a distance of 9.92 feet;

thence from point of beginning the sanitary sewer centerline bears S2°05'00"E, a distance of 172.04 feet to a point on the east line of said above described property and on the west line of the Industrial Drive right of way. This sanitary sewer easement also includes the use of Easement No. 1 described above.

- 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: 94-200

APPROVALS:

Keith L. Cubie 11/14/94
Douglas Co. Planning Dept. Date
Randall W. Schmidt 11-16-94
Douglas Co. Surveyor Date
DEPUTY



Expires Dec. 31, 1994

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 Gay Fields, DEPUTY
FEE PP

DECLARATION:

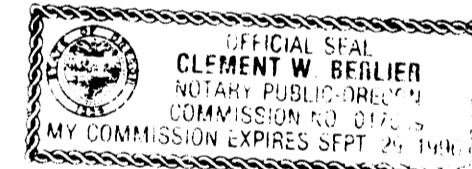
Know all people by these presents that Umpqua Development Corporation, owner of the land represented hereon and more particularly described herein, by and thru Peter B. Serafin, President, has caused the same to be partitioned and surveyed into parcels as shown on the annexed map.

Peter B. Serafin, 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 Land Partition on behalf of said Corporation freely and voluntarily.

Clement W. Berlier



PLAT OF LAND PARTITION in the 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

COUNTY SURVEYORS FILE DATA DO NOT REMOVE FROM OFFICE