

NARRATIVE:

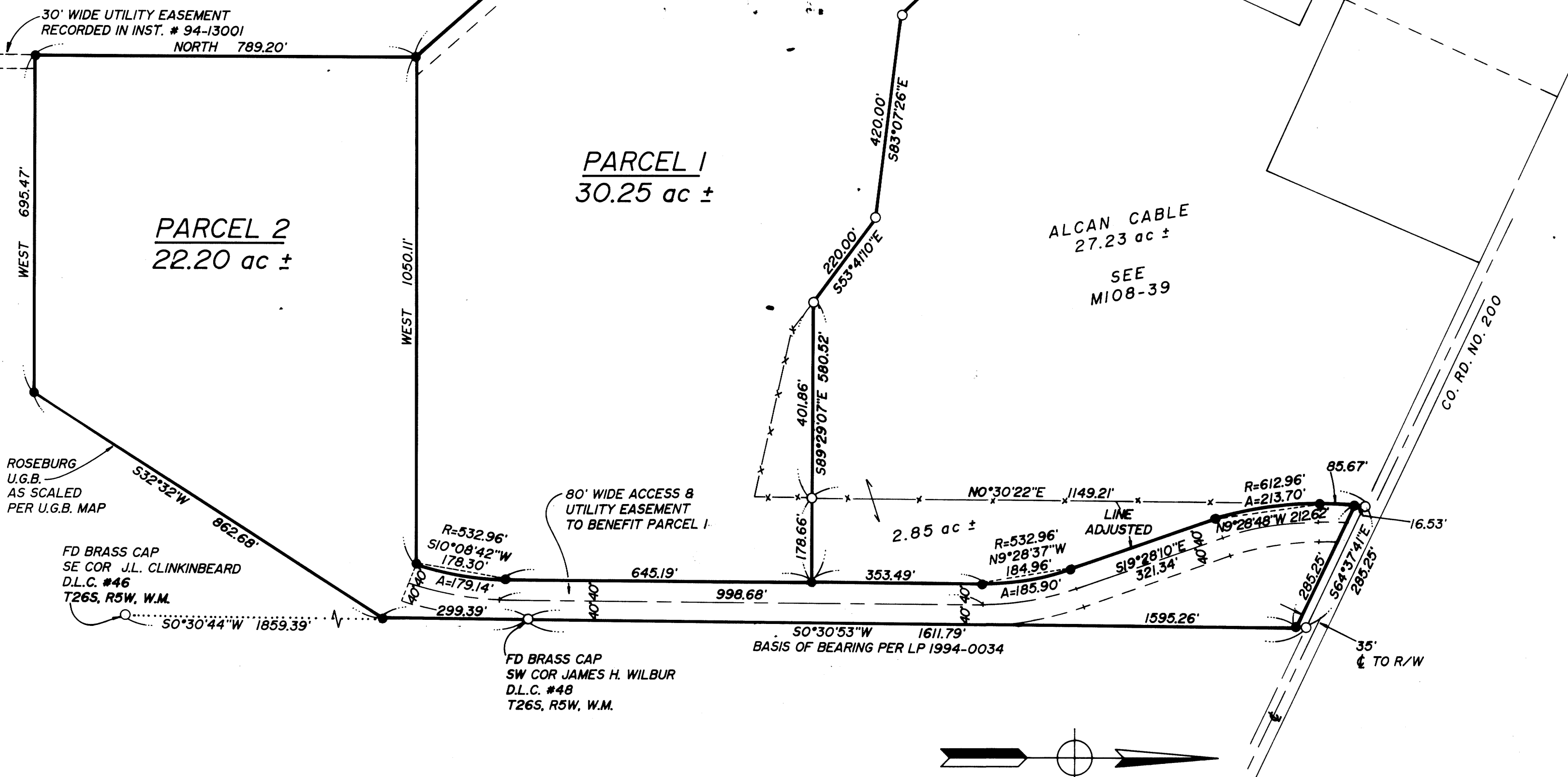
THE PURPOSE OF THIS SURVEY IS TO PARTITION PROPERTY DESCRIBED IN INSTRUMENT NO. 94-13001 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON INTO TWO (2) PARCELS AS SHOWN, AND ALSO TO ADJUST THE EAST LINE OF THE ALCAN CABLE PROPERTY AS SURVEYED PER M108-39. THE PERIMETER OF SUBJECT PROPERTY WAS ESTABLISHED PER CALLS FROM SAID INSTRUMENT NO. 94-13001. SURVEYS OF RECORD ARE M108-39, M108-67, M117-34, AND LP 1994-0034.

SURVEY CREW: NEIL HIBBS & ROD McALLISTER  
EQUIPMENT: NIKKON TOTAL STATION  
OFFICE: ROMIE WARE  
DRAFTING: BETH MORGAN

SURVEYOR'S CERTIFICATE:

I, DONALD A. BENTZ, BEING DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, THE LAND SHOWN ON THE ANNEXED PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:

BEGINNING AT A BRASS CAP AT THE SOUTHWEST CORNER OF THE JAMES H. WILBUR DONATION LAND CLAIM NO. 48, TOWNSHIP 26 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN; THENCE ALONG THE EAST LINE OF THE J.L. CLINKINBEARD DONATION LAND CLAIM NO. 46, TOWNSHIP 26 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN 50°30'44"W 299.39 FEET TO A 5/8" IRON ROD; THENCE LEAVING SAID EAST LINE S32°32'W 862.68 FEET TO A 5/8" IRON ROD; THENCE WEST 695.47 FEET TO A 5/8" IRON ROD; THENCE NORTH 789.20 FEET TO A 5/8" IRON ROD; THENCE N41°24'23"W 760.95 FEET TO A 5/8" IRON ROD IN THE EASTERLY RIGHT-OF-WAY LINE OF THE SOUTHERN PACIFIC RAILROAD; THENCE ALONG THE ARC OF A 1910.08 FOOT RADIUS CURVE (CHORD DEFINITION) TO THE LEFT (A SERIES OF LONG CHORDS OF WHICH BEAR N19°29'44"E 304.91 FEET, N10°30'14"E 304.58 FEET, AND N4°44'15"E 113.00 FEET, RESPECTIVELY) TO A 5/8" IRON ROD; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE S43°22'26"E 362.94 FEET TO A 5/8" IRON ROD; THENCE S83°07'26"E 420.00 FEET TO A 5/8" IRON ROD; THENCE S53°41'10"E 220.00 FEET TO A 5/8" IRON ROD; THENCE S89°29'07"E 580.52 FEET TO A 5/8" IRON ROD; THENCE N0°30'53"E 353.49 FEET TO A 5/8" IRON ROD; THENCE ALONG THE ARC OF A 532.96 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS N9°28'37"W 184.96 FEET) 185.90 FEET TO A 5/8" IRON ROD; THENCE N19°28'10"W 321.34 FEET TO A 5/8" IRON ROD; THENCE ALONG THE ARC OF A 612.96 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS N9°28'48"W 212.62 FEET) 213.70 FEET TO A 5/8" IRON ROD; THENCE N0°30'22"E 85.67 FEET TO A 5/8" IRON ROD IN THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 200; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE S64°37'41"E 285.25 FEET TO A 5/8" IRON ROD IN THE WEST LINE OF THE ABOVE SAID JAMES H. WILBUR DONATION LAND CLAIM NO. 48; THENCE ALONG SAID WEST LINE S0°30'53"W 1595.26 FEET TO THE POINT OF BEGINNING AND CONTAINING 52.45 ACRES, MORE OR LESS.



DONALD A. BENTZ LS 839

APPROVALS:

Keith L. Cubic 2/7/95  
DOUGLAS COUNTY PLANNING DIRECTOR DATE

Sally J. Moore FEB 9, 1995  
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 2/19/95  
DOUGLAS COUNTY TAX COLLECTOR DATE

95-02850  
FILED THIS 9th DAY OF FEBRUARY, 1995, 4:00 O'CLOCK PM

GAY FIELDS, County Clerk  
DOUGLAS COUNTY CLERK  
Gloria L. Burnett  
BY: DEPUTY

PLANNING DEPT. FILE NO.: 94-320  
BOUNDARY LINE ADJ. NO. 94-395

95 FEB -9 PM 4:00

GAY FIELDS  
DOUGLAS COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

Gloria L. Burnett  
DEPUTY

FEE PP

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT RON DOAN, PRESIDENT OF DOUGLAS COUNTY INDUSTRIAL DEVELOPMENT BOARD, FOR DOUGLAS COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF OREGON, THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAS CAUSED THE SAME TO BE SURVEYED AND THE EASEMENTS SHOWN HEREON, AND PLATTED INTO PARCELS AS SHOWN ON THIS MAP.

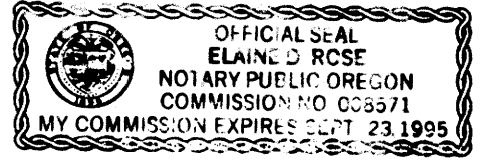
Ron Doan  
RON DOAN, PRESIDENT  
DOUGLAS COUNTY INDUSTRIAL DEVELOPMENT BOARD

ACKNOWLEDGEMENT:

STATE OF OREGON  
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS ON THIS 13th DAY OF December, 1994, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED RON DOAN, PRESIDENT OF THE DOUGLAS COUNTY INDUSTRIAL DEVELOPMENT BOARD, A POLITICAL SUBDIVISION OF THE STATE OF OREGON, WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

Elaine D. Rose



COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE

LEGEND

- SET 5/8" x 30" I.R. w/CAP MARKED "i.e. ENGINEERING" UNLESS NOTED OTHERWISE
- FD 5/8" I.R. UNLESS NOTED OTHERWISE

ZONE: M-3  
COMP. PLAN: INDUSTRIAL  
WATER: UMPQUA BASIN  
WATER ASSOC.  
SEWER: R.U.S.A.

NO APPURTENANT WATER RIGHTS ARE KNOWN TO EXIST ON THIS PROPERTY

95-02850

REGISTERED OREGON LAND SURVEYOR  
DONALD A. BENTZ 839  
EXPIRES 12-31-95

LAND PARTITION & PROPERTY LINE ADJUSTMENT  
IN: NW1/4 & SW1/4 SEC 18, T26S, R5W, W.M., DOUGLAS COUNTY, OREGON

SURVEYED FOR:  
DOUGLAS COUNTY INDUSTRIAL DEVELOPMENT BOARD  
% CCD - 744 SE ROSE, ROSEBURG, OR 97470 (503) 672-6728

SURVEYED BY:  
i.e. ENGINEERING  
848 S.E. Jackson Suite 3  
Roseburg, Oregon 97470  
PHONE (503) 673-0166  
FAX (503) 440-9392

SCALE: 1"=200'  
DATE: DEC. 1994  
675-07  
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