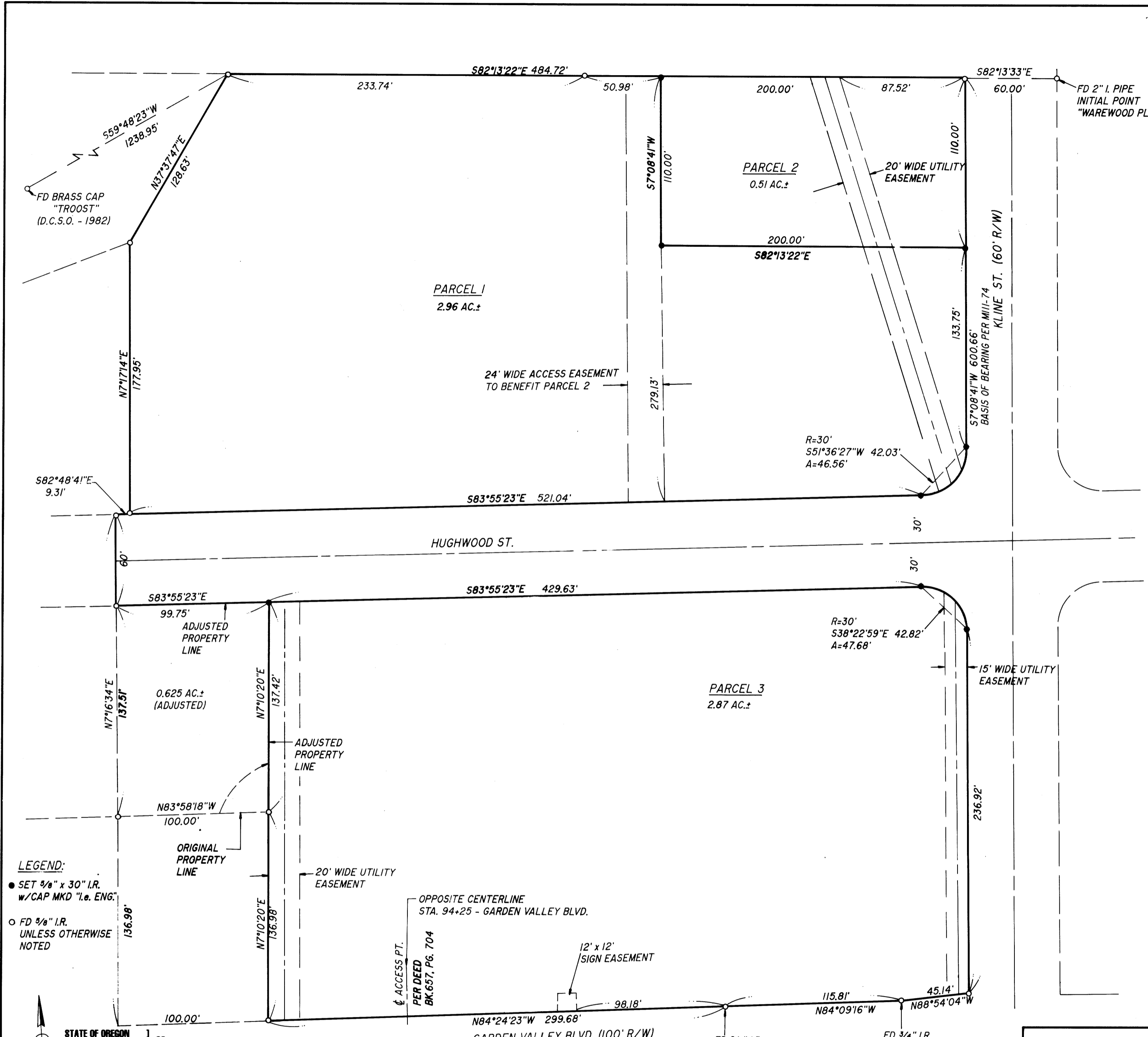


6600 - 9661

1995 - 0099



SURVEYORS 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:

A PARCEL OF LAND LYING IN SECTION 11, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN AND BEING A PORTION OF THAT PROPERTY DESCRIBED IN INSTRUMENT NO. 80-4334 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INITIAL POINT, A 5/8" IRON ROD WHICH BEARS N82°13'22"W 60.00 FEET FROM A 2" IRON PIPE AT THE INITIAL POINT OF "WAREWOOD PLAZA"; THENCE ALONG THE WEST LINE OF KLINE STREET S7°08'41"W 600.66 FEET TO ITS INTERSECTION WITH THE NORTH LINE OF GARDEN VALLEY BOULEVARD; THENCE ALONG SAID NORTH LINE AS FOLLOWS: N88°54'04"W 45.14 FEET, N84°09'16"W 115.81 FEET, AND N84°24'23"W 299.68 FEET TO THE SOUTHEAST CORNER OF THAT PROPERTY DESCRIBED IN INSTRUMENT NO. 84-00894 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON; THENCE ALONG THE EAST LINE OF SAID PROPERTY DESCRIBED IN SAID INSTRUMENT NO. 84-00894 N7°10'20"E 136.98 FEET TO THE NORTHEAST CORNER THEREOF; THENCE CONTINUING N7°10'20"E 137.42 FEET; THENCE N83°55'23"W 99.75 FEET TO THE EASTERLY LINE OF "BROYHILL PLAZA-PHASE ONE"; THENCE ALONG THE SAID EASTERLY LINE AS FOLLOWS: N7°16'34"E 60.16 FEET, S82°48'41"E 9.31 FEET, N7°17'14"E 177.95 FEET, AND N37°37'47"E 128.63 FEET TO THE SOUTH LINE OF THAT PROPERTY DESCRIBED IN INSTRUMENT NO. 77-8813 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON; THENCE ALONG SAID SOUTH LINE S82°13'22"E 484.72 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.12 ACRES OF LAND, MORE OR LESS.

DONALD A. BENTZ P.L.S. #839

DEDICATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT JOHN C. SCHWEIGER IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE SURVEYED & PLATTED INTO PARCELS AND EASEMENTS AS SHOWN ON THIS MAP, AND DO HEREBY DEDICATE THAT PORTION OF "HUGHWOOD ST." TO THE PUBLIC FOREVER.

JOHN C. SCHWEIGER
ACKNOWLEDGEMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 13TH DAY OF SEPT. 1995, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JOHN C. SCHWEIGER WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

Wendell [Signature]
MY COMMISSION EXPIRES: 1/18/99



APPROVALS:

[Signature] 10-2-95
COMMUNITY DEVELOPMENT DIRECTOR DATE

[Signature] 10/3/95
PUBLIC WORKS DIRECTOR DATE

[Signature] 10-25-95
DOUGLAS COUNTY SURVEYOR DEPUTY DATE

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

[Signature] 10-25-95
DOUGLAS COUNTY TAX COLLECTOR

FILED THIS 26TH DAY OF OCT. 1995, 8:12^{AM} CLK

GAY FIELDS, County Clerk
DOUGLAS COUNTY CLERK By: [Signature]



NARRATIVE:

SURVEY TO CREATE A LAND PARTITION AND BOUNDARY LINE ADJUSTMENT OF THE PROPERTY SHOWN ON SURVEY M11-74 AS FILED IN DOUGLAS COUNTY SURVEYORS OFFICE. BEARINGS AND DISTANCES SHOWN ARE PER SURVEY M11-74. FIELD CREW: DAVE WILLIAMS, ROD McALLISTER, & KHILIL WILSON. EQUIPMENT: NIKKON TOP GUN TOTAL STATION. OFFICE: ROMEY WARE. DRAFTING: TIM ADAMS. 95-20014

LEGEND:
● SET 5/8" x 30" I.R. w/CAP MKD "I.C. ENG."
○ FD 5/8" I.R. UNLESS OTHERWISE NOTED

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

95 OCT 26 AM 8:12
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY [Signature] DEPUTY

DEDICATION:
KNOW ALL PEOPLE BY THESE PRESENTS THAT THE PERSONS HEREIN NAMED ARE OWNERS OF THE LAND REPRESENTED HEREON AND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO PARCELS AND EASEMENTS AS SHOWN ON THIS MAP, DO HEREBY DEDICATE THAT PORTION OF "HUGHWOOD ST." TO THE PUBLIC FOREVER, PURSUANT TO THE PARTITION PLAT CONSENT AFFIDAVITS REFERENCED ADJACENT TO THEIR NAMES.

LARRY C. McLENNAN, BK. 1376, PG. 492
LLOYD M. HAINES, BK. 1376, PG. 433
JOANNE M. MOORE, BK. 1376, PG. 434
DARLEY E. & WANDA M. WARE, BK. 1376, PG. 435

**COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE**

COMP. PLAN: COMMERCIAL
ZONE: C-3
WATER: CITY OF ROSEBURG
SEWER: R.U.S.A.
NO APPURTENANT WATER RIGHTS ARE KNOWN TO EXIST ON THIS PROPERTY
PLANNING DEPT. FILE NO.: P95-13 & BLA 95-6

REGISTERED OREGON LAND SURVEYOR

JULY 12, 1968
DONALD A. BENTZ
839

EXPIRES 12-31-95

LAND PARTITION & PROPERTY LINE ADJUSTMENT
IN THE NW1/4 & SW1/4 OF SEC. 11, T27S, R6W, W.M., DOUGLAS COUNTY, OREGON

SURVEYED FOR:
JOHN C. SCHWEIGER
P.O. BOX 1240
ASHLAND, OREGON 97520

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

SCALE: 1" = 50' DATE: JULY 1995 954-05 PAGE: 1 OF 1