

PARTITION PLAT

LYING IN THE SW 1/4 OF SEC. 1 and NW 1/4 OF SEC. 12, TOWNSHIP 27 SOUTH, RANGE 6 WEST, W.M. DOUGLAS COUNTY, OREGON

29 JAN 1996

COUNTY SURVEYORS FILE DATA DO NOT REMOVE FROM OFFICE

SURVEYOR'S CERTIFICATE

I, Mark A. Heimbarger do hereby certify that I have surveyed and monumented with proper monuments the corners so indicated on the annexed plat and that the boundaries are properly described as follows:

A tract of land which is a portion of that property described in Deed Reference Number 95-09673 of the Deed Records of Douglas County, and the portion of Bower Street to be vacated per Ordinance Number 2932, all lying in the SW 1/4 of Section 1 and the NW 1/4 of Section 12, Township 27 South, Range 6 West, Willamette Meridian, Douglas County, Oregon and more particularly described as follows:

Beginning at a 5/8 inch iron rod on the westerly Right-Of-Way line of Bower Street, from which the southeast corner of Lot 15, Block 3 of the Broadmoor Subdivision, as recorded in Volume 8, Page 12 of the Plat Records of Douglas County, bears N2°06'39"E 100.18 feet and N88°17'33"W 10.13 feet; thence leaving said westerly line S87°56'57"E 40.46 feet to a point on the easterly Right-Of-Way line of said Bower Street; thence S2°03'42"W 991.59 feet along said easterly line to a 5/8 inch iron rod; thence leaving said easterly line N87°59'54"W 758.36 feet to a point on the easterly Right-of-Way line of Interstate Highway Number 5; thence along said Right-of-Way N04°04'10"E 765.52 feet to a 5/8" iron rod; thence S85°55'50"E 25.00 feet to a 5/8" iron rod; thence N04°04'10"E 138.13 feet to a 5/8" iron rod; thence N22°13'02"E 95.97 feet to a 5/8" iron rod; thence leaving said Right-of-Way S87°56'57"E 628.19 feet to the point of beginning, containing 16.71 acres more or less.

Mark A. Heimbarger
Mark A. Heimbarger

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS: that the Roseburg Urban Renewal Agency, by and through its Director, Randy Wetmore, owner of the land represented on the annexed map, and more particularly described in the accompanying Surveyor's Certificate, does hereby declare the annexed map to be a correct map of the partition plat of said property and that he has caused this partition plat to be prepared and the property to be partitioned into parcels as shown in accordance with the provisions of Chapter 92 of Oregon Revised Statutes.

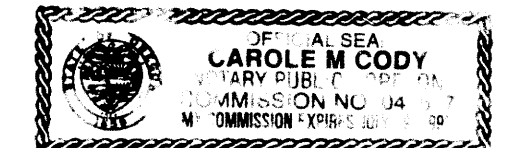
Randy Wetmore
Randy Wetmore, Director

ACKNOWLEDGEMENT:

State of Oregon )
County of Douglas )

KNOW ALL PEOPLE BY THESE PRESENTS: that on this 1st day of April, 1996, before me a Notary Public in and for said State and County, did personally appear Randy Wetmore, Director, Roseburg Urban Renewal Agency, who being duly sworn, did say that he was the identical person named in the foregoing instrument and he executed said instrument freely and voluntarily.

Carole M. Cody
Notary Public, State of Oregon
7-19-99
My Commission Expires:



OWNER/PARTITIONER: Roseburg Urban Renewal Agency
900 SE Douglas Avenue
Roseburg, OR 97470
SEWER: Roseburg Urban Sanitary Authority
WATER: City of Roseburg
ZONING: MU/AP Mixed Use, Airport
COMP. PLAN: Industrial
PLANNING FILE NO. P-95-17 B.L.A. 96-10
NO WATER RIGHTS OF RECORD

NARRATIVE

The purpose of this survey was to partition the property described in Deed Reference Number 95-09673 and in the vacation of a portion of Bower Street per Ordinance Number 2932 into three parcels of land.

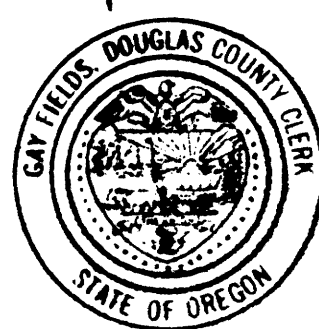
The north, east and south boundaries of the property were controlled by the found monuments per M28-57. The westerly boundary was established using Oregon Department of Transportation monuments and control points to establish the easterly Right-of-Way line of Interstate Highway Number 5 per O.D.O.T. drawing number IA-22-9, revised February, 1994.

APPROVALS
Approved: [Signature], 1996
By: [Signature], City of Roseburg Community Development Director
Approved: [Signature], 1996
By: [Signature], City of Roseburg Public Works Director
Approved: April 8, 1996
By: Janet R. Sundeen, Douglas County Surveyor

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

Approved: July 15, 1996
By: Anne E. Schroeder, Douglas County Tax Collector

96-15016 8:46 A.M.
Filed this 16th day of JULY, 1996
By: GAY FIELDS, County Clerk, [Signature], Douglas County Clerk



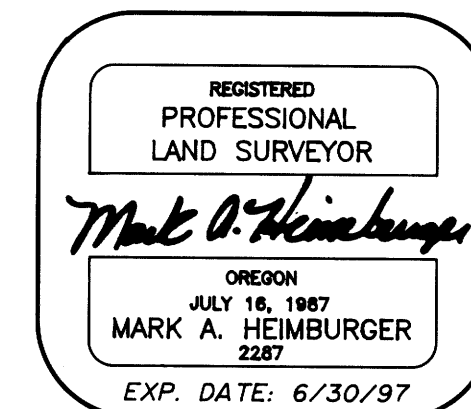
STATE OF OREGON )
COUNTY OF DOUGLAS ) SS.
I, GAY FIELDS, COUNTY CLERK AND RECORDER OF CONVEYANCES, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED

96 JUL 16 AM 8:46

GAY FIELDS
DOUGLAS COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY: [Signature], DEPUTY

FEE PP



1996 - 0060B