

SURVEYOR'S CERTIFICATE:

I, NEAL L. PETERSON, BEING DULY SWORN, DEPOSE AND STATE 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.

THOSE PARCELS OF LAND LOCATED IN LOT 13, EDENBOWER ORCHARD TRACTS, IN SECTION 1, T. 27 S., R. 6 W., W.M., BEING THAT PARCEL OF LAND DESIGNATED AS PARCEL 3 IN THAT DEED TO THE STATE OF OREGON, BY AND THROUGH ITS DEPARTMENT OF TRANSPORTATION, HIGHWAY DIVISION, RECORDED IN INSTRUMENT NO. 93-03888 OF THE RECORDS OF DOUGLAS COUNTY, OREGON, TOGETHER WITH PARCELS 1, 2 & 3 OF A MAJOR LAND PARTITION RECORDED IN BOOK 8, PAGES 129 A & B AS INSTRUMENT NO. 84-12098 OF THE LAND PARTITION RECORDS OF SAID DOUGLAS COUNTY, LESS AND EXCEPTING THOSE PARCELS OF LAND DESCRIBED IN A DEED TO THE STATE OF OREGON, AS RECORDED IN INSTRUMENT NO. 92-16068 OF SAID DOUGLAS COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF BOWER STREET AT THE NORTHEAST CORNER OF SAID PARCEL 1, FROM WHICH THE SOUTHEAST CORNER OF SECTION 1, T. 27 S., R. 6 W., W.M. BEARS S47°31'27"E 3518.87 FEET; THENCE S1°53'48"W ALONG SAID WESTERLY RIGHT-OF-WAY LINE 231.45 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 2; THENCE S1°57'56"W ALONG SAID WESTERLY RIGHT-OF-WAY LINE 40.58 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF EDENBOWER BOULEVARD AS DESCRIBED IN SAID INSTRUMENT NO. 93-03888; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, ALONG THE ARC OF A 1307.79 FOOT RADIUS CURVE TO THE LEFT (LONG CHORD BEARS S81°46'49"W 81.84 FEET) A DISTANCE OF 81.85 FEET TO A 5/8 INCH IRON ROD WITH A 1.25 INCH DIAMETER ALUMINUM CAP STAMPED: "ODOT RIGHT-OF-WAY"; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, ALONG THE ARC OF A 1245.92 FOOT RADIUS CURVE TO THE LEFT (LONG CHORD BEARS S78°24'51"W 68.41 FEET) A DISTANCE OF 68.41 FEET; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, ALONG THE ARC OF A 1302.84 FOOT RADIUS CURVE TO THE LEFT (LONG CHORD BEARS S78°11'00"W 75.39 FEET) A DISTANCE OF 75.40 FEET; THENCE ALONG SAID NORTHERLY LINE, ALONG THE ARC OF A 1592.39 FOOT RADIUS CURVE TO THE LEFT (LONG CHORD BEARS S72°10'08"W 75.39') A DISTANCE OF 75.39 FEET; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY, ALONG THE ARC OF A 1806.38 FOOT RADIUS CURVE TO THE LEFT (LONG CHORD BEARS S69°32'21"W 80.29 FEET) A DISTANCE OF 80.29 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL 3 OF SAID INSTRUMENT NO. 84-12098; THENCE ALONG SAID SOUTH LINE N87°54'27"W A DISTANCE OF 14.45 FEET; THENCE ALONG SAID SOUTH LINE N87°45'01"W A DISTANCE OF 37.84 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 5 AS DESCRIBED IN SAID INSTRUMENT NO. 92-16068; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, ALONG THE ARC OF A 2000 FOOT RADIUS CURVE TO THE RIGHT (LONG CHORD BEARS N34°04'51"W 49.68 FEET) A DISTANCE OF 49.69 FEET; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, ALONG THE ARC OF A 1189.44 FOOT RADIUS CURVE TO THE RIGHT (LONG CHORD BEARS N32°16'51"W 45.17 FEET) A DISTANCE OF 45.18 FEET; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, ALONG THE ARC OF A 825 FOOT CURVE TO THE RIGHT (LONG CHORD BEARS N29°29'41"W 48.89 FEET) A DISTANCE OF 48.90 FEET; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, ALONG THE ARC OF A 915.72 FOOT RADIUS CURVE TO THE RIGHT (LONG CHORD BEARS N26°49'18"W 31.16 FEET) A DISTANCE OF 31.16 FEET TO A 5/8 INCH IRON ROD WITH A 1.25 INCH DIAMETER ALUMINUM CAP STAMPED: "ODOT RIGHT-OF-WAY"; THENCE ALONG SAID EASTERLY, RIGHT-OF-WAY LINE N21°47'16"W A DISTANCE OF 162.67 FEET TO A 5/8 INCH IRON ROD WITH A 1.25 INCH DIAMETER ALUMINUM CAP STAMPED "ODOT RIGHT OF WAY"; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE N5°02'40"W A DISTANCE OF 85.56 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL 3 OF SAID INSTRUMENT NO. 84-12098; THENCE ALONG SAID NORTH LINE S88°03'30"E A DISTANCE OF 369.69 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 3; THENCE S87°58'00"E A DISTANCE OF 217.85 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.041 ACRES, MORE OR LESS.

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PARTITION THE PROPERTIES DESCRIBED HEREON INTO A SITE FOR A SUPER 8 MOTEL AND TWO OTHER COMMERCIAL PARCELS.

THE BASIS OF BEARINGS IS THE LINE BETWEEN SURVEY CONTROL POINTS "3" AND "4" AS PER OREGON DEPARTMENT OF TRANSPORTATION PLAT: "NORTH ROSEBURG INTERCHANGE SEC. - RIGHT OF WAY MONUMENTATION, PACIFIC HIGHWAY - AUGUST 1998", RECORDED IN THE DOUGLAS COUNTY RECORDER'S OFFICE. SAID POINTS ARE MONUMENTED WITH 5/8" IRON RODS WITH 1.5" ALUMINUM CAPS STAMPED "ODOT RIGHT OF WAY", AND THE LINE BETWEEN THEM BEARS NORTH 74°09'28.08" EAST, AS PER SAID PLAT.

CONTROLLING PROPERTY CORNER MONUMENTS PER LAND PARTITION RECORDED IN BOOK 2, PAGE 155 AND AS DOUGLAS COUNTY SURVEYOR'S OFFICE M59-12 HAVE BEEN DESTROYED BY THE CONSTRUCTION OF THE NORTH ROSEBURG INTERCHANGE. O.D.O.T. COORDINATES LISTED ON DRAWING NO. 1A-22-9 WERE ACCEPTED AS BEST AVAILABLE EVIDENCE OF THE LOCATION OF ORIGINAL M59-12 MONUMENT LOCATIONS.

CONTROLLING PROPERTY CORNER MONUMENTS PER LAND PARTITION RECORDED IN BOOK 8, PAGE 129 A & B AND AS DOUGLAS COUNTY SURVEYOR'S OFFICE M97-36 A & B HAVE BEEN DESTROYED BY THE CONSTRUCTION OF THE NORTH ROSEBURG INTERCHANGE. O.D.O.T. COORDINATES LISTED ON DRAWING NO. 1A-22-9 WERE ACCEPTED AS BEST AVAILABLE EVIDENCE OF THE LOCATION OF ORIGINAL M97-36 MONUMENT LOCATIONS.

THE NORTHERLY O.D.O.T. RIGHT-OF-WAY LINE FOR EDENBOWER BOULEVARD DETERMINES A MAJOR PORTION OF THE SOUTHERLY BOUNDARY OF THE SUBJECT PROPERTY AND THE EASTERLY O.D.O.T. RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 5 (THE ON-RAMP) DETERMINES A MAJOR PORTION OF THE WESTERLY BOUNDARY OF THE SUBJECT PROPERTY. SAID RIGHT-OF-WAY LINES ARE DETERMINED IN PART BY SPECIFIC OFFSETS OF O.D.O.T. CENTERLINES AS SHOWN ON THE ABOVE REFERENCED O.D.O.T. PLAT, SAID CENTERLINES HAVING BEEN LAID OUT WITH SPIRAL CURVES. COMPOUND CIRCULAR ARCS HAVE BEEN SUBSTITUTED FOR THE OFFSET SPIRAL CURVES ALONG THE BOUNDARY OF THE SUBJECT PROPERTY TO FACILITATE ANY FUTURE COMPUTATION OF POINTS ON SAID BOUNDARY. THESE CIRCULAR ARCS VERY CLOSELY APPROXIMATE SAID OFFSET SPIRAL CURVES AT ALL LOCATIONS, WITHOUT ENCROACHING INTO THE O.D.O.T. RIGHT-OF-WAY.

OWNER/PARTITIONER:

PENINSULA MOTEL ASSOCIATES, A WASHINGTON LIMITED PARTNERSHIP
7515 TERMINAL STREET
TUMWATER, WA 98501

PLANNING FILE No. P-98-4

ZONING: MIXED USE (MU)

COMPREHENSIVE PLAN: INDUSTRIAL

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS, THAT WE, THE OWNERS OF THE LAND REPRESENTED ON THE ATTACHED MAP AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HERE-ONTO ATTACHED, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO PARCELS AND EASEMENTS AS SHOWN ON THE ATTACHED MAP AND DO HEREBY DEDICATE TO PUBLIC USE FOREVER SAID EASEMENTS FOR THE PURPOSES INDICATED.

PENINSULA MOTEL ASSOCIATES,
A WASHINGTON LIMITED PARTNERSHIP

BY: _____ DATE _____

GERALD L. WHITCOMB, GENERAL PARTNER

SEE PARTITION PLAT CONSENT AFFIDAVIT AS RECORDED IN VOL 581, PG. 298, (INST. NO. 98 27415)

ACKNOWLEDGEMENT:

STATE OF WASHINGTON }
COUNTY OF DOUGLAS } S.S.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 1998, BY GERALD L. WHITCOMB, GENERAL PARTNER OF PENINSULA MOTEL ASSOCIATES, A WASHINGTON LIMITED PARTNERSHIP.

NOTARY PUBLIC FOR WASHINGTON

MY COMMISSION EXPIRES: _____

STATE OF OREGON }
COUNTY OF DOUGLAS } SS
I, DOYLE SHAVER JR., COUNTY CLERK AND
RECORDER OF CONVEYANCES, DO HEREBY CERTIFY
THAT THIS INSTRUMENT WAS RECORDED



IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY Glenn J. Burnett
DEPUTY

FEE PP

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
OCTOBER 28, 1977
NEAL L. PETERSON
1498

EXPIRES 12/31/98

APPROVALS:

[Signature] 11-6-98
CITY OF ROSEBURG PLANNING DIRECTOR DATE

[Signature] 11-19-98
CITY OF ROSEBURG COMMUNITY DEVELOPMENT DIRECTOR DATE

[Signature] 11-23-98
CITY OF ROSEBURG PUBLIC WORKS DIRECTOR DATE

Ed Mansman 12-2-98
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, Deputy 12-3-98
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 3rd DAY OF DECEMBER, 1998, 10:57 A.M. O'CLOCK

DOYLE SHAVER JR., County Clerk
DOUGLAS COUNTY CLERK
By: Glenn J. Burnett
DEPUTY

98-27416

LAND PARTITION

IN THE N.E. 1/4, S.W. 1/4 SECTION 1, T.27S., R.6W., W.M., DOUGLAS COUNTY, OREGON

SURVEYED FOR:
PENINSULA MOTEL ASSOCIATES
7515 TERMINAL STREET S.W.
TUMWATER, WA 98501

SURVEYED BY:
devco engineering inc.
P.O. BOX 1211
CORVALLIS, OR 97339
(541) 757-8991

DATE: OCTOBER, 1998

JOB NO. 96-82

SHEET 1 OF 2

98-27416

98-27416