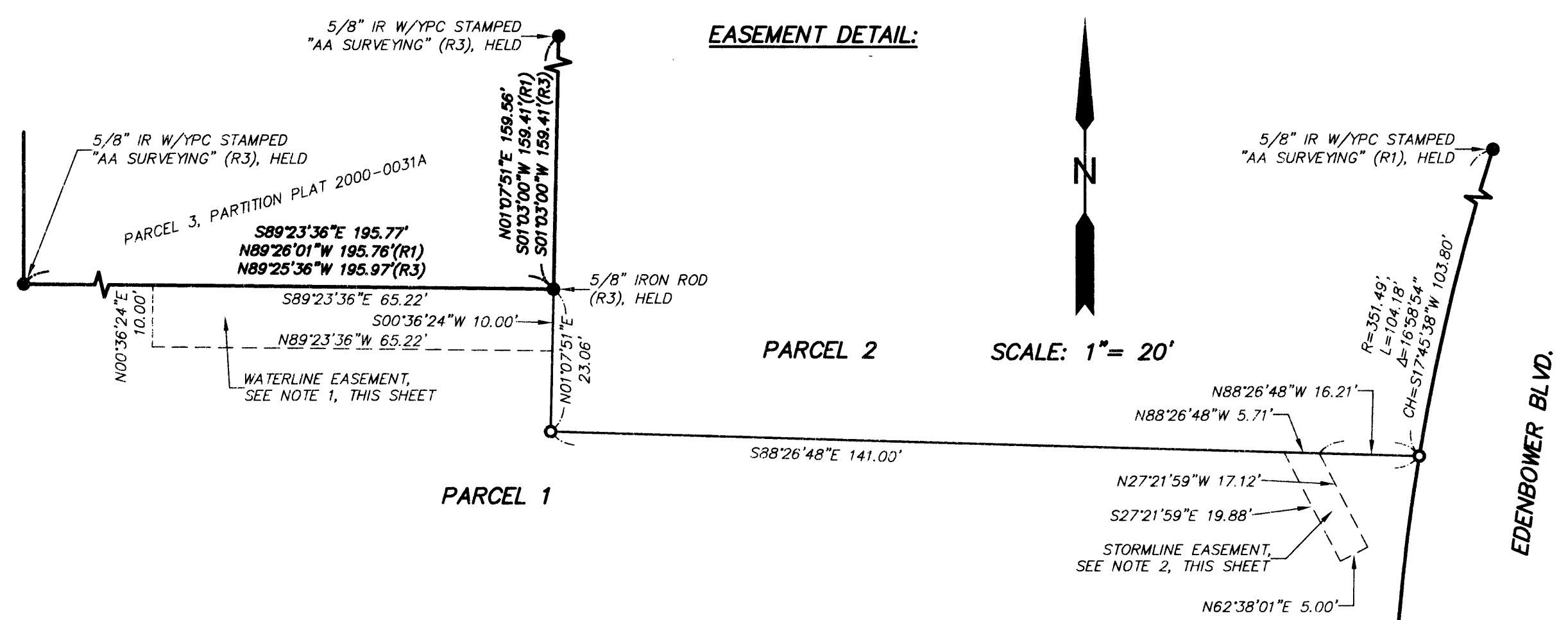


2011-0026B

A PORTION OF PARCEL 2 OF LAND PARTITION PLAT NO. 2000-0031 SITUATED IN THE N.W. 1/4 OF SECTION 12, T.27S, R.6W, W.M. CITY OF ROSEBURG, DOUGLAS COUNTY, OREGON



NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PARTITION A PORTION OF PARCEL 2 OF PARTITION PLAT NO. 2000-0031, DOUGLAS COUNTY PLAT RECORDS. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE LINE REPRESENTED BY MONUMENTS FOUND AT POINT "A" AND POINT "B". I HAVE CALCULATED POINT "C" AT A PLAT (R1) DISTANCE OF 275.62 FEET FROM THE MONUMENT FOUND AT POINT "D" AND AT A PLAT (R1) DISTANCE OF 498.80 FEET FROM THE MONUMENT FOUND AT POINT "E".

APPROVALS:

Approvals section containing signatures and dates for: City of Roseburg Community Development Director (8/24/2011), City of Roseburg Public Works Director (8/24/2011), Douglas County Surveyor (8-16-11), Douglas County Tax Collector (8/29/11), and Douglas County Clerk (8/29/11).

SURVEYOR'S CERTIFICATE:

I, THOMAS G. NELSON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND REPRESENTED ON THE ATTACHED PARTITION MAP, BEING A PORTION OF PARCEL 2 OF PARTITION PLAT NO. 2000-0031, DOUGLAS COUNTY PLAT RECORDS, SITUATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, CITY OF ROSEBURG, DOUGLAS COUNTY, OREGON, SAID PARCEL BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE INITIAL POINT, BEING A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "I.E. ENG." AT THE SOUTHEAST CORNER OF SAID PARCEL 2; THENCE, ALONG A 470.00 FOOT RADIUS CURVE TO THE LEFT ALONG THE EAST LINE OF SAID PARCEL 2, ALSO BEING THE WEST RIGHT-OF-WAY LINE OF EDENBOWER BLVD., A LENGTH OF 90.69 FEET THROUGH A CENTRAL ANGLE OF 110°3'21" TO A POINT OF TANGENCY, THE LONG CHORD OF WHICH BEARS NORTH 05°52'56" EAST A DISTANCE OF 90.55 FEET; THENCE, NORTH 00°21'16" EAST ALONG SAID EAST LINE OF SAID PARCEL 2, ALSO BEING SAID WEST RIGHT-OF-WAY LINE OF EDENBOWER BOULEVARD, A DISTANCE OF 28.63 FEET TO THE NORTHEAST CORNER OF THAT PORTION OF SAID PARCEL 2 DEDICATED TO THE CITY OF ROSEBURG IN DEED DOCUMENT NO. 2001-19324 AND THE POINT OF BEGINNING; THENCE, ALONG A NON-TANGENT 25.00 FOOT RADIUS CURVE TO THE LEFT ALONG THE NORTH LINE OF SAID DOCUMENT NO. 2001-19324 A LENGTH OF 31.22 FEET THROUGH A CENTRAL ANGLE OF 71°32'58", THE LONG CHORD OF WHICH BEARS NORTH 66°24'03" WEST A DISTANCE OF 29.23 FEET; THENCE, SOUTH 77°23'47" WEST ALONG SAID NORTH LINE A DISTANCE OF 59.29 FEET TO A POINT OF CURVATURE; THENCE, ALONG A 100.00 FOOT RADIUS CURVE TO THE LEFT ALONG SAID NORTH LINE A LENGTH OF 46.66 FEET THROUGH A CENTRAL ANGLE OF 26°44'08", THE LONG CHORD OF WHICH BEARS SOUTH 64°01'43" WEST A DISTANCE OF 46.24 FEET TO A POINT OF REVERSE CURVE; THENCE, ALONG A 10.00 FOOT RADIUS CURVE TO THE RIGHT ALONG SAID NORTH LINE A LENGTH OF 6.96 FEET THROUGH A CENTRAL ANGLE OF 39°52'32", THE LONG CHORD OF WHICH BEARS SOUTH 70°35'56" WEST A DISTANCE OF 6.82 FEET; THENCE, NORTH 89°27'47" WEST ALONG SAID NORTH LINE A DISTANCE OF 142.74 FEET; THENCE, SOUTH 00°32'13" WEST ALONG SAID NORTH LINE A DISTANCE OF 14.97 FEET; THENCE, NORTH 89°27'47" WEST ALONG SAID NORTH LINE A DISTANCE OF 114.17 FEET; THENCE, NORTH 00°32'13" EAST ALONG SAID NORTH LINE A DISTANCE OF 7.00 FEET; THENCE, NORTH 89°27'47" WEST ALONG SAID NORTH LINE A DISTANCE OF 98.35 FEET; THENCE, SOUTH 00°32'13" WEST ALONG SAID NORTH LINE A DISTANCE OF 3.51 FEET; THENCE, NORTH 89°27'47" WEST ALONG SAID NORTH LINE A DISTANCE OF 121.01 FEET; THENCE, NORTH 00°32'13" EAST ALONG SAID NORTH LINE A DISTANCE OF 18.50 FEET TO A POINT OF CURVATURE; THENCE, ALONG A 2.50 FOOT RADIUS CURVE TO THE LEFT ALONG SAID NORTH LINE A LENGTH OF 3.74 FEET THROUGH A CENTRAL ANGLE OF 85°41'14", THE LONG CHORD OF WHICH BEARS NORTH 42°15'17" WEST A DISTANCE OF 3.40 FEET TO A POINT OF REVERSE CURVE; THENCE, ALONG A 40.50 FOOT RADIUS CURVE TO THE RIGHT ALONG SAID NORTH LINE A LENGTH OF 60.49 FEET THROUGH A CENTRAL ANGLE OF 85°34'18", THE LONG CHORD OF WHICH BEARS NORTH 42°15'51" WEST A DISTANCE OF 55.02 FEET; THENCE, NORTH 89°28'55" WEST ALONG SAID NORTH LINE A DISTANCE OF 0.32 FEET TO THE WEST LINE OF SAID PARCEL 2; THENCE, NORTH 00°32'39" EAST ALONG THE WEST LINE OF SAID PARCEL 2 A DISTANCE OF 301.22 FEET TO THE SOUTHWEST CORNER OF PARCEL 1 OF SAID PARTITION PLAT NO. 2000-0031; THENCE, SOUTH 89°23'43" EAST ALONG THE NORTH LINE OF SAID PARCEL 2, ALSO THE SOUTH LINE OF SAID PARCEL 1, A DISTANCE OF 275.62 FEET TO AN ILLEGIBLE 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP AT THE SOUTHEAST CORNER OF SAID PARCEL 1; THENCE, NORTH 00°01'59" WEST ALONG THE EAST LINE OF SAID PARCEL 1 AND ON THE SOUTH RIGHT-OF-WAY LINE OF STEWART PARKWAY; THENCE, NORTH 82°08'00" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 40.35 FEET TO A 2 INCH BRASS DISC, WITH A PUNCH MARK, AT THE NORTHWEST CORNER OF PARCEL 3 OF SAID PARTITION PLAT NO. 2000-0031; THENCE, SOUTH 00°00'16" WEST ALONG THE WEST LINE OF SAID PARCEL 3 A DISTANCE OF 117.86 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "AA SURVEYING" AT THE SOUTHWEST CORNER OF SAID PARCEL 3; THENCE, SOUTH 89°23'36" EAST ALONG THE SOUTH LINE OF SAID PARCEL 3 A DISTANCE OF 195.77 FEET TO A 5/8 INCH IRON ROD AT THE SOUTHEAST CORNER OF SAID PARCEL 3; THENCE, NORTH 01°07'51" EAST A DISTANCE OF 159.56 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP, STAMPED "AA SURVEYING", AT THE NORTHEAST CORNER OF SAID PARCEL 3, ALSO BEING ON SAID SOUTH RIGHT-OF-WAY LINE; THENCE, NORTH 82°08'00" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 8.82 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "AA SURVEYING" AND A POINT OF CURVATURE; THENCE, ALONG SAID SOUTH RIGHT-OF-WAY LINE ALONG A 257.56 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 37°52'09", A LENGTH OF 170.23 FEET, THE LONG CHORD OF WHICH BEARS SOUTH 78°55'56" EAST 167.15 FEET, TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "AA SURVEYING" AT THE INTERSECTION OF SAID SOUTH RIGHT-OF-WAY LINE AND THE WEST RIGHT-OF-WAY LINE OF EDENBOWER BOULEVARD, ALSO BEING ON THE EAST LINE OF SAID PARCEL 2; THENCE, SOUTH 03°48'49" WEST ALONG SAID EAST LINE OF PARCEL 2, ALSO BEING SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 56.81 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "AA SURVEYING"; THENCE, ALONG SAID EAST LINE OF PARCEL 2, ALSO BEING SAID WEST RIGHT-OF-WAY LINE ALONG A 351.49 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 25°53'49", A LENGTH OF 158.87 FEET, THE LONG CHORD OF WHICH BEARS SOUTH 13°18'10" WEST 157.52 FEET; THENCE, SOUTH 00°21'16" WEST ALONG SAID EAST LINE OF PARCEL 2, ALSO BEING SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 256.51 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 261,811 SQUARE FEET, OR 6.01 ACRES, MORE OR LESS.

ACKNOWLEDGMENT:

STATE OF IDAHO ) ) SS ) COUNTY OF ADA ) )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON August 1, 2011 BY Wanda Tschirgi

WANDA TSCHIRGI NOTARY PUBLIC - IDAHO

COMMISSION NO. MY COMMISSION EXPIRES: May 1, 2012

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS THAT NEW ALBERTSONS INC., IS THE OWNER OF THE LAND REPRESENTED ON THE ANNEXED MAP AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYORS CERTIFICATE, AND HAS CAUSED THE PARTITION TO BE PREPARED AND THE PROPERTY PARTITIONED IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. CHAPTER 92.

BY: David Briggs NEW ALBERTSONS, INC. (AN OHIO CORPORATION) DAVID BRIGGS AUTHORIZED REPRESENTATIVE

NOTES:

- 1. PARCEL 1 IS SUBJECT TO A WATER LINE EASEMENT FOR THE BENEFIT OF PARCEL 2 AS SHOWN ON THIS SHEET. 2. PARCEL 1 IS SUBJECT TO A STORM LINE EASEMENT FOR THE BENEFIT OF PARCEL 2 AS SHOWN ON THIS SHEET. 3. PARCEL 1 AND PARCEL 2 IS SUBJECT TO THE "DECLARATION OF RESTRICTION AND EASEMENTS" RECORDED AS DOCUMENT NO. 2000-12416, DATED JUNE 9, 2000, DOUGLAS COUNTY RECORDS. 4. COMMUNITY DEVELOPMENT DEPARTMENT FILE NO. P-11-2 CITY ZONE: C-3 (GENERAL COMMERCIAL) COMP PLAN: COM WATER: CITY OF ROSEBURG SEWER: RUSA

SURVEYED FOR: NEW ALBERTSONS INC. PO BOX 20 BOISE, ID (208) 395-6200

REGISTERED PROFESSIONAL LAND SURVEYOR Thomas G. Nelson OREGON JULY 28, 1988 THOMAS G. NELSON #2351 RENEWAL 12/31/12

Tom Nelson & Associates, L.L.C. 1001 SE WATER AVE, SUITE 390 PORTLAND, OREGON 97214 PHONE: (503) 230-1932 FAX: (503) 230-1962 PROJECT NO.: 10210 DATE: JULY 20, 2011 DRAWN BY: SRZ SHEET: 2 OF 2

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