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SURVEYOR'S CERTIFICATE:

I, BRENT H. KNAPP, OREGON PROFESSIONAL LAND SURVEYOR NO. 81116, HEREBY CERTIFY 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 TRACT OF LAND BEING A PORTION OF LOTS 1 THROUGH 8, A PORTION OF LOT 11 AND ALL OF LOTS 9, 10, AND 12 THROUGH 16, ALL OF BLOCK 2, MULHOLLAND MEADOWS, VOLUME 6, PAGE 54, DOUGLAS COUNTY PLAT RECORDS, AND ALL OF THOSE PORTIONS OF THE BETHEL AVENUE, CECIL AVENUE, AND RUTTER LANE RIGHT-OF-WAYS AS DEDICATED TO THE CITY OF ROSEBURG, MORE PARTICULARLY DESCRIBED IN THE CITY OF ROSEBURG VACATION ORDINANCE NO. 3471, RECORDED AS INSTRUMENT NUMBER 2016-13576, DEED RECORDS OF DOUGLAS COUNTY, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12 AND NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, CITY OF ROSEBURG, DOUGLAS COUNTY, OREGON, ALL LYING WITHIN THE FOLLOWING DESCRIBED BOUNDARY:

BEGINNING AT THE INITIAL POINT, A 5/8-INCH IRON ROD ON THE EASTERLY RIGHT-OF-WAY BOUNDARY OF INTERSTATE 5, BEING THE INTERSECTION OF SAID EASTERLY RIGHT-OF-WAY BOUNDARY AND THE CENTERLINE OF SAID VACATED CECIL AVENUE; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY BOUNDARY, ALONG SAID CENTERLINE, SOUTH 89°29'42" EAST, 279.13 FEET TO A 5/8-INCH IRON ROD BEING ON THE WESTERLY RIGHT-OF-WAY BOUNDARY OF MULHOLLAND DRIVE; THENCE SOUTHERLY ALONG THE SAID WESTERLY RIGHT-OF-WAY BOUNDARY AND THE EASTERLY BOUNDARY OF THAT TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER 2015-16613, DEED RECORDS OF DOUGLAS COUNTY, THE FOLLOWING COURSES: SOUTH 33°27'29" EAST, 24.11 FEET TO A 5/8-INCH IRON ROD AND THE BEGINNING OF A 263.73-FOOT RADIUS CURVE, CONCAVE EASTERLY; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 42.89 FEET, THROUGH A CENTRAL ANGLE OF 09°19'06", TO A 5/8-INCH IRON ROD; THENCE SOUTH 42°02'45" EAST, 33.59 FEET TO A 5/8-INCH IRON ROD AND THE BEGINNING OF A 34.50-FOOT RADIUS CURVE, CONCAVE WESTERLY; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 63.94 FEET, THROUGH A CENTRAL ANGLE OF 106°11'10", TO A 5/8-INCH IRON ROD; THENCE SOUTH 64°08'25" WEST, 17.02 FEET TO A 5/8-INCH IRON ROD AND THE BEGINNING OF A 85.25-FOOT RADIUS CURVE, CONCAVE NORTHERLY; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 39.16 FEET, THROUGH A CENTRAL ANGLE OF 25°32'32"; TO A 5/8-INCH IRON ROD BEING THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID INSTRUMENT NUMBER 2015-16613; THENCE NORTH 89°32'34" WEST, 203.85 FEET TO A 5/8-INCH IRON ROD IN THE CENTERLINE OF SAID VACATED RUTTER LANE; THENCE SOUTHERLY ALONG SAID CENTERLINE, SOUTH 00°32'17" WEST, 55.00 FEET TO A 5/8-INCH IRON ROD; THENCE LEAVING SAID CENTERLINE, SOUTH 89°32'34" EAST, 203.92 FEET TO 5/8-INCH IRON ROD AND THE BEGINNING OF A 140.25-FOOT RADIUS CURVE, CONCAVE NORTHERLY; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 37.59 FEET, THROUGH A CENTRAL ANGLE OF 15°21'26", TO A 5/8-INCH IRON ROD ON THE NORTH BOUNDARY OF SAID LOT 5; THENCE EASTERLY ALONG SAID NORTH BOUNDARY, SOUTH 89°32'34" EAST, 100.05 FEET TO A 5/8-INCH IRON ROD ON THE AFOREMENTIONED WESTERLY RIGHT-OF-WAY BOUNDARY OF MULHOLLAND DRIVE; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY BOUNDARY THE FOLLOWING COURSES: SOUTH 14°42'15" EAST, 57.37 FEET TO A 5/8-INCH IRON ROD; THENCE SOUTH 07°36'39" EAST, 60.17 FEET TO A 5/8-INCH IRON ROD; THENCE SOUTH 05°54'17" EAST, 59.97 FEET TO A 5/8-INCH IRON ROD; THENCE SOUTH 02°21'37" EAST, 59.72 FEET TO A 5/8-INCH IRON ROD; THENCE SOUTH 00°07'45" WEST, 42.02 FEET TO A 5/8-INCH IRON ROD; THENCE SOUTH 00°20'47" EAST, 52.69 FEET TO A 5/8-INCH IRON ROD AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY BOUNDARY OF SAID VACATED BETHEL AVENUE AND SAID WESTERLY RIGHT-OF-WAY BOUNDARY; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY BOUNDARY, WESTERLY ALONG SAID SOUTHERLY VACATED RIGHT-OF-WAY BOUNDARY, COINCIDENT WITH THE NORTH BOUNDARY OF THAT TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER 2013-04081, DEED RECORDS OF DOUGLAS COUNTY, SOUTH 89°41'01" WEST, 395.66 FEET TO A 5/8-INCH IRON ROD AT THE INTERSECTION OF THE SAID SOUTHERLY VACATED RIGHT-OF-WAY BOUNDARY AND THE WESTERLY RIGHT-OF-WAY BOUNDARY OF SAID VACATED RUTTER LANE; THENCE LEAVING SAID SOUTHERLY VACATED RIGHT-OF-WAY, NORTHERLY ALONG SAID WESTERLY VACATED RIGHT-OF-WAY BOUNDARY, NORTH 00°32'17" EAST, 38.22 FEET TO A 5/8-INCH IRON ROD; THENCE LEAVING SAID WESTERLY VACATED RIGHT-OF-WAY BOUNDARY, NORTH 71°04'04" WEST, 25.41 FEET TO A POINT ON THE AFOREMENTIONED EASTERLY RIGHT-OF-WAY BOUNDARY OF INTERSTATE 5; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY BOUNDARY THE FOLLOWING COURSES: NORTH 06°47'25" WEST, 362.81 FEET; THENCE NORTH 07°31'32" EAST, 128.50 FEET TO THE POINT OF BEGINNING AND THERE TERMINATING.

THE ABOVE DESCRIBED TRACT CONTAINS 4.43 ACRES (193,050.82 SQUARE FEET), MORE OR LESS.

ZONE: MIXED USE (MU)
COMP. PLAN: INDUSTRIAL
WATER: CITY OF ROSEBURG
SEWER: ROSEBURG URBAN SANITARY ASSOCIATION

COMMUNITY DEVELOPMENT FILE NO. P-16-5

SURVEYED BY:
i.e.
ENGINEERING
809 SE Pine Street
Roseburg, Oregon 97470
PHONE (541) 673-0166
FAX (541) 440-9392
iemail@ieengineering.com

SURVEYED FOR:
HANNA HOSPITALITY IV, LLC
PO BOX 1305
ROSEBURG, OR 97470

DWG. BY: BHK

PM: AMP

SCALE: NO SCALE

PAGE: 1 OF 2
JOB NO: 2702-01

DATE: 9/14/16



SCALE: NO SCALE

APPROVALS:

Birk 10/18/2016
COMMUNITY DEVELOPMENT DIRECTOR DATE
Michael 10/19/16
PUBLIC WORKS DIRECTOR DATE
Kristian O. DeHart 10/26/2016
DOUGLAS COUNTY SURVEYOR DATE

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

ISSUE 10/26/2016
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 26th DAY OF October, 2016, 2:58 O'CLOCK AM/PM

Patricia K. Hitt 10/26/16
DOUGLAS COUNTY CLERK DATE



DECLARATION AND DEDICATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT HANNA LIMITED PARTNERSHIP AND HANNA HOSPITALITY VII, LLC ARE THE OWNERS OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE PLATTED INTO PARCELS WITH EASEMENTS AS SHOWN AND HEREBY DEDICATES A 5.00-FOOT WIDE STRIP TO THE CITY OF ROSEBURG AS SHOWN.

HANNA LIMITED PARTNERSHIP
(SUCCESSOR-IN-INTEREST BY MERGER TO L/B LIMITED PARTNERSHIP)

BY: HANNA FAMILY, INC., GENERAL PARTNER

Polly J. Johnson 10/10/16
POLLY J. JOHNSON, PRESIDENT

HANNA HOSPITALITY VII, LLC
(FORMERLY KNOWN AS HANNA SEVEN LLC)

BY: HANNA FAMILY, INC., MANAGER

Polly J. Johnson 10/10/16
POLLY J. JOHNSON, PRESIDENT

ACKNOWLEDGMENT:

STATE OF OREGON }
COUNTY OF DOUGLAS } ss.

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 10TH DAY OF OCTOBER, 2016, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED POLLY J. JOHNSON AS PRESIDENT OF HANNA FAMILY, INC., GENERAL PARTNER OF HANNA LIMITED PARTNERSHIP AND MANAGER OF HOSPITALITY VII, LLC, WHO DID SAY THAT SHE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT SHE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

Elaine Berg
NOTARY: ELAINE BERG
NOTARY PUBLIC - OREGON
COMMISSION NO.: 929277
MY COMMISSION EXPIRES: May 8, 2019

REGISTERED
PROFESSIONAL
LAND SURVEYOR

BHK
OREGON
NOVEMBER 10, 2010
BRENT H. KNAPP
81116

EXPIRES: 6/30/2017

LAND PARTITION
LOCATED IN THE SE QUARTER OF SEC. 12 AND THE NE QUARTER OF SEC. 13,
T. 27 S., R. 6 W., WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

2016-0026 A

2016-0026 A

BASIS OF BEARING

NAD 83 OREGON STATE PLANE SOUTH (PER GPS OBSERVATION)

CONVERGENCE ANGLE = 01°57'22.80" (NE CORNER LOT 8, BLOCK 2, MULHOLLAND MEADOWS)

SCALE FACTOR: 0.99989518

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PARTITION THAT TRACT OF LAND DESCRIBED IN THE CITY OF ROSEBURG VACATION ORDINANCE NO. 3471, RECORDED AS INSTRUMENT NUMBER 2016-13576, DEED RECORDS OF DOUGLAS COUNTY, INTO 3 PARCELS AS SHOWN. THE PROCEDURE WAS AS FOLLOWS:

THE SOUTH BOUNDARY OF THE ABOVE DESCRIBED TRACT, BEING THE SOUTH BOUNDARY OF VACATED BETHEL AVENUE, WAS ESTABLISHED BY HOLDING FOUND MONUMENTS AS SHOWN. THE WEST BOUNDARY WAS ESTABLISHED BY HOLDING FOUND MONUMENTS AS SHOWN WITH THE MOST WESTERLY SOUTHWEST CORNER SET AT RECORD DISTANCE NORTHERLY FROM A 5/8-INCH IRON ROD PER DOUGLAS COUNTY SURVEY M117-12. THE NORTH BOUNDARY IS THE CENTERLINE OF VACATED CECIL STREET WHICH WAS ESTABLISHED BY HOLDING THE FOUND MONUMENTS ALONG THE NORTH BOUNDARY OF LOT 8, BLOCK 2 OF MULHOLLAND MEADOWS, VOLUME 6, PAGE 54, PLAT RECORDS OF DOUGLAS COUNTY, AS SHOWN ON DOUGLAS COUNTY SURVEY NUMBER M119-50, AND THE WESTERLY EXTENSION OF THAT LINE TO THE EASTERLY RIGHT-OF-WAY OF VACATED RUTTER LANE, ESTABLISHING THE NORTH BOUNDARY OF SAID LOT 8 AND LOT 9 OF SAID BLOCK 2. THE WEST BOUNDARY OF SAID VACATED RUTTER LANE WAS ESTABLISHED BY HOLDING FOUND MONUMENTS PER SAID SURVEY M119-50. THE WESTERLY RIGHT-OF-WAY BOUNDARY WAS OFFSET 40.00 FEET EAST IN ORDER TO ESTABLISH SAID EASTERLY RIGHT-OF-WAY BOUNDARY. THE NORTH BOUNDARY OF SAID LOTS 8 AND 9 WERE OFFSET 20 FEET NORTHERLY TO THE AFOREMENTIONED CENTERLINE OF SAID VACATED CECIL STREET. UTILIZING THE REESTABLISHED NORTH BOUNDARY OF SAID LOTS 8 AND 9 AND OFFSETTING THE SOUTH BOUNDARY OF SAID VACATED BETHEL 40 FEET NORTH IN ORDER TO ESTABLISH THE SOUTH BOUNDARY OF LOT 1 AND LOT 16, SAID BLOCK 2, THE LOTS OF BLOCK 2 WERE PROPORTIONED BASED ON THE ORIGINAL PLAT OF SAID MULHOLLAND MEADOWS. THE WESTERLY RIGHT-OF-WAY BOUNDARY OF MULHOLLAND DRIVE WAS THEN ESTABLISHED BY USING THE RECORD INFORMATION PER INSTRUMENT NUMBER 2015-16613, DEED RECORDS OF DOUGLAS COUNTY. THE NORTHERLY BOUNDARY OF THAT TRACT LABELED AS FUTURE CECIL STREET WAS ESTABLISHED BY HOLDING A 50-FOOT NORTHERLY OFFSET OF THE NORTH BOUNDARY OF REESTABLISHED LOTS 5 AND 12 OF SAID BLOCK 2. THE SOUTH BOUNDARY OF FUTURE CECIL STREET IS A 5-FOOT SOUTHERLY OFFSET OF THE NORTH BOUNDARY OF SAID LOTS 5 AND 12 AND WILL BE FOR DEDICATION TO THE CITY OF ROSEBURG. THE CONTINUATION OF THE WESTERLY RIGHT-OF-WAY BOUNDARY OF SAID MULHOLLAND DRIVE WAS ESTABLISHED BY HOLDING THE REESTABLISHED LOTS 1 THROUGH 5, SAID BLOCK 2, AND THOSE DEEDS OF DEDICATIONS RECORDED AS 1982-10935, 1982-09861, 1982-08047, 1983-05552, AND 1983-05554, RESPECTIVELY. MONUMENTS WERE SET AT THE ESTABLISHED CORNERS AND ANGLE POINTS AS SHOWN IN ORDER TO DELINEATE THE NEWLY DEFINED PARCEL BOUNDARIES AS SHOWN.

ACCESS NOTES:

PARCELS 1 AND 3 SHALL NOT BE ACCESSED VIA MULHOLLAND DRIVE.

LEGEND:

- SET 5/8" x 30" IRON ROD w/CAP MARKED "I.E. ENGINEERING" UNLESS OTHERWISE NOTED
- FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
- FOUND 5/8" IRON ROD WITH ALUMINUM CAP UNLESS OTHERWISE NOTED
- △ CALCULATED POSITION

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°32'17"W (S00°07'40"E)R2	38.22' (38.10')R2
L2	N71°04'04"W (S75°45'02"E)R2	25.41' (25.48')R2

CURVE TABLE					
CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	CURVE LENGTH	DELTA
C1	S37°23'12"E (N35°59'01"E)R4	42.85' (36.70')R4	263.73' (263.73')R4	42.89' (36.73')R4	9°19'06"
C2	S11°02'50"W (N12°19'54"E)R4	55.17' (54.54')R4	34.50' (34.50')R4	63.94' (62.70')R4	106°11'10"
C3	S77°17'55"W (N77°13'42"E)R4	38.82' (37.69')R4	85.25' (85.25')R4	39.16' (38.00')R4	25°32'32"
C4	N82°46'44"E	37.48'	140.25'	37.59'	15°21'26"

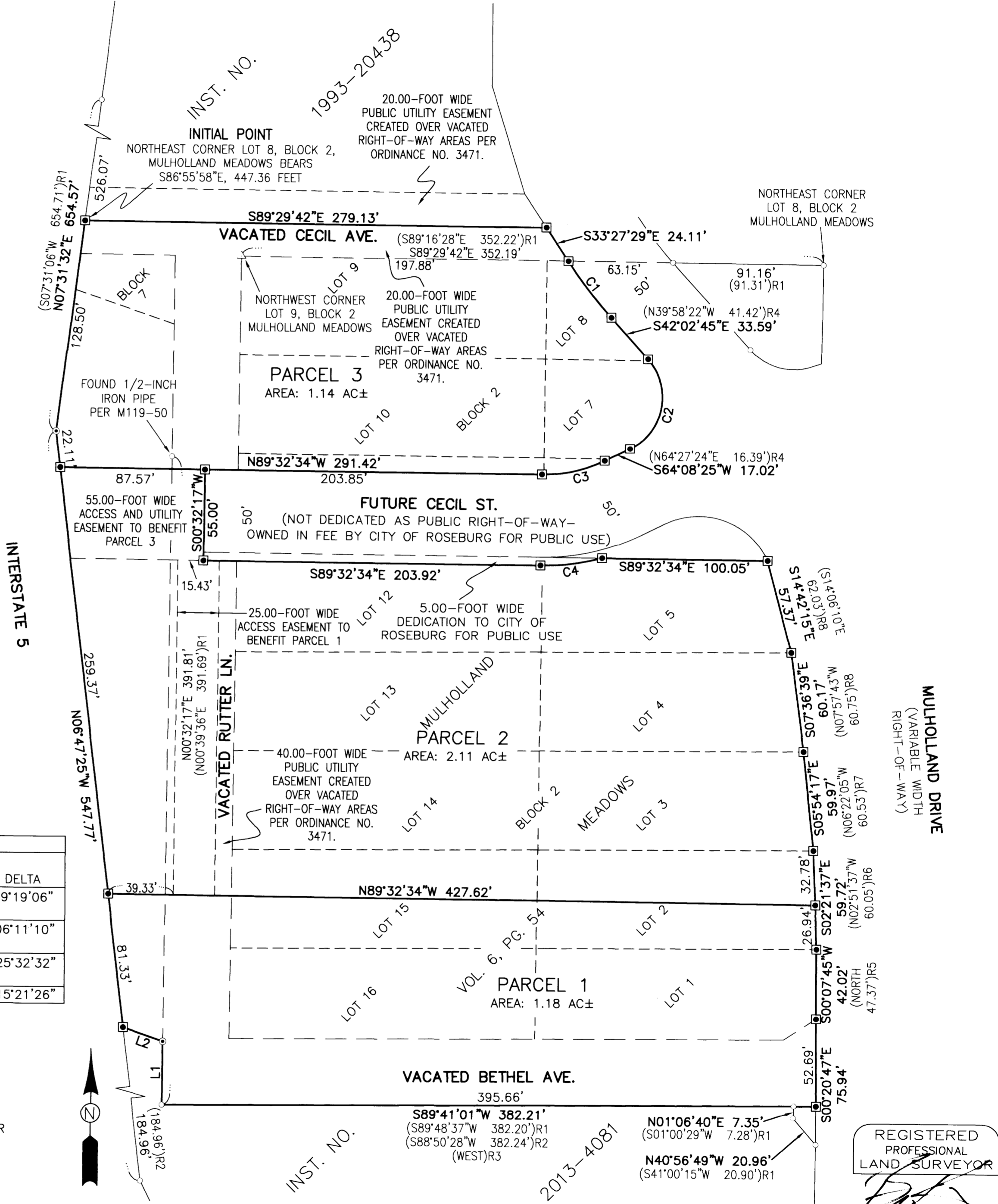
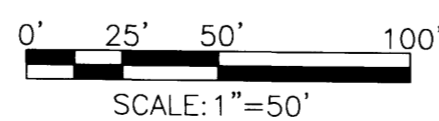
- ()R1 RECORD PER DOUGLAS COUNTY SURVEY M119-50
- ()R2 RECORD PER DOUGLAS COUNTY SURVEY M117-12
- ()R3 RECORD PER PLAT OF MULHOLLAND MEADOWS, VOLUME 6, PAGE 54, DOUGLAS COUNTY PLAT RECORDS
- ()R4 RECORD PER INSTRUMENT NUMBER 2015-16613, DEED RECORDS OF DOUGLAS COUNTY
- ()R5 RECORD PER INSTRUMENT NUMBER 1982-10935, DEED RECORDS OF DOUGLAS COUNTY
- ()R6 RECORD PER INSTRUMENT NUMBER 1982-09861, DEED RECORDS OF DOUGLAS COUNTY
- ()R7 RECORD PER INSTRUMENT NUMBER 1982-08047, DEED RECORDS OF DOUGLAS COUNTY
- ()R8 RECORD PER INSTRUMENT NUMBER 1983-05552, DEED RECORDS OF DOUGLAS COUNTY
- ()R9 RECORD PER INSTRUMENT NUMBER 1983-05554, DEED RECORDS OF DOUGLAS COUNTY

FIELD CREW: JEREMY LEONARD AND NOLAN FROMDAHL
EQUIPMENT: TOPCON TOTAL STATION AND TDS RANGER DATA COLLECTOR
OFFICE: BRENT KNAPP
DRAFTING: BRENT KNAPP

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2016-0026 B

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LAND PARTITION
 LOCATED IN THE SE QUARTER OF SEC. 12 AND THE NE QUARTER OF SEC. 13,
 T. 27 S., R. 6 W., WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

REGISTERED PROFESSIONAL LAND SURVEYOR
 BRENT H. KNAPP
 NOVEMBER 10, 2010
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