

A MINOR LAND PARTITION lying in the Northeast 1/4 of Section 11 and the Northwest 1/4 of Section 12, Township 27 South, Range 6 West, Willamette Meridian, Douglas County, Oregon.

COUNTY SURVEYORS FILE DATA
NOT REMOVE FROM OFFICE

FILED B.S.
RECEIVED

PARTITIONERS & OWNERS:

U. S. Credit Corporation, et al
Portland, Oregon

SURVEYOR:

Donald A. Bentz, Surveyor, Inc.
P. O. Box 901
Winchester, OR 97495

JOLE, an Oregon limited partnership
9300 Wilshire Boulevard - Suite 553
Beverly Hills, California 90212

COUNTY SURVEYOR
DOUGLAS COUNTY, OREGON
B.S.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 12, 1938
DONALD A. BENTZ
839

SCALE: 1" = 200'

FEBRUARY 1983

NARRATIVE:

SURVEY FOR THE PURPOSE OF PARTITIONING PARCEL ONE FOR THE K-MART BUILDING SITE.

REFERENCE SURVEYS USED ARE M33-7, M36-15, M28-56 AND COUNTY PUBLIC WORKS PLANS ON STEWART PARKWAY COUNTY ROAD #308, M33-37.

FIELD CREW: ROMNEY WARE & GREG LANK.

COMPUTING: DON BENTZ.

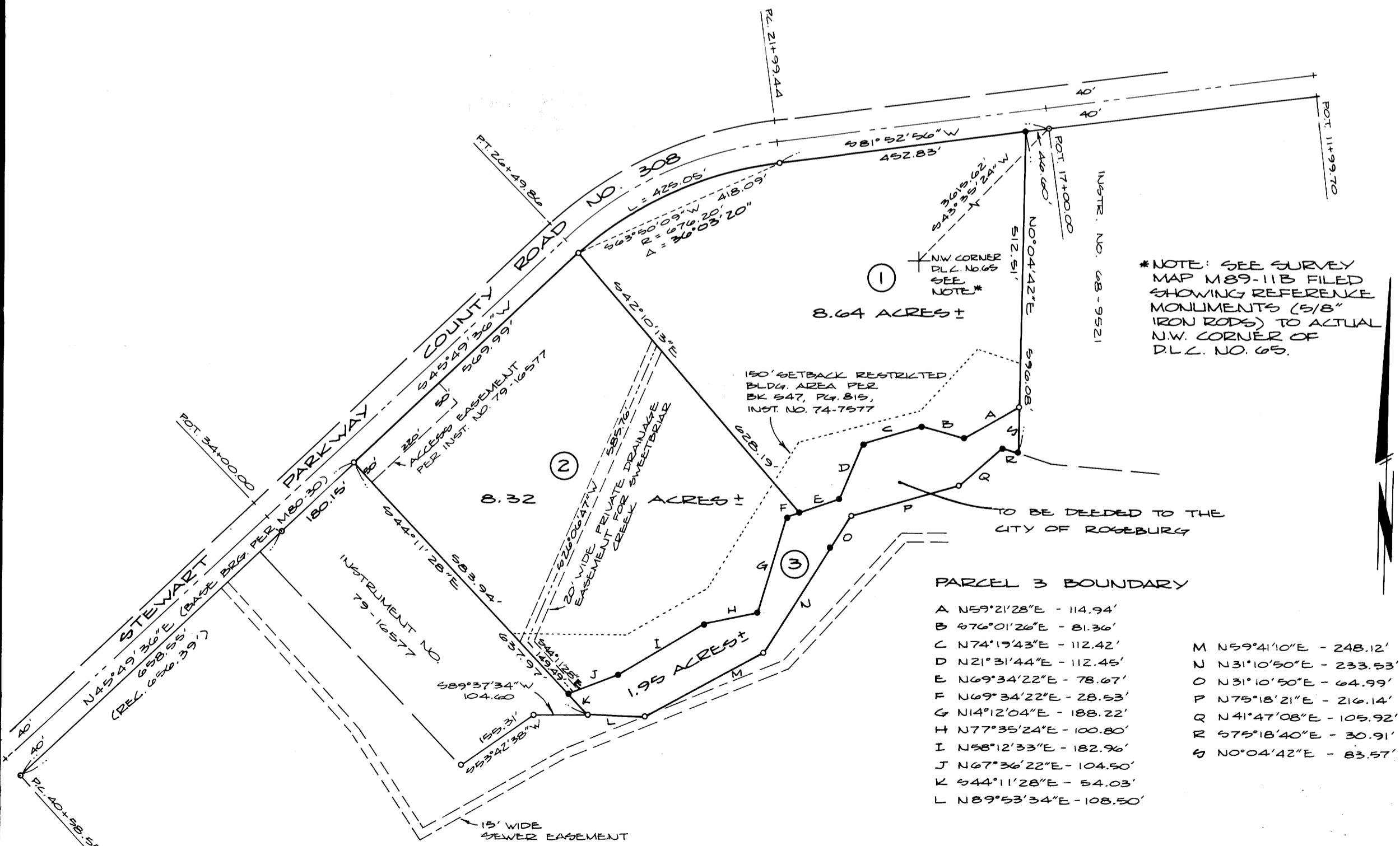
DRAFTING: DEBBIE HOPKINS.

LEGEND:

- — FOUND 3/4" IRON ROD
- — FOUND 5/8" IRON ROD
- — SET 5/8" x 30" IRON ROD WITH CAP MARKED "R.E. WARE", L.S. 1005"

WATER: CITY OF ROSEBURG

SEWER: NORTH ROSEBURG SANITARY DISTRICT



B.S. - 79.42A

877-778-778

A MINOR LAND PARTITION lying in the Northeast 1/4 of Section 11 and the Northwest 1/4 of Section 12, Township 27 South, Range 6 West, Willamette Meridian, Douglas County, Oregon.

PARTITIONERS & OWNERS:
U. S. Credit Corporation, et al
JOLE, and Oregon Limited Partnership

SURVEYOR:
Donald A. Bentz, Surveyor, Inc.

COUNTY SURVEYORS FILE DATA
NOT REMOVE FROM OFFICE

FILED *BS*
RECEIVED *JK*

APR 20 1983

COUNTY SURVEYOR
DOUGLAS COUNTY, OREGON

PARCEL 1:

A parcel of land lying in Sections 11 and 12, Township 27 South, Range 6 West, Willamette Meridian and being more particularly described as follows:

Beginning at a 5/8" iron rod in the southeasterly right-of-way line of Stewart Parkway (County Road No. 308), said point being the Northwest Corner of that property described in Instrument No. 68-9521 as recorded in the Deed Records of Douglas County, Oregon, from which point the Northwest Corner of Donation Land Claim No. 65 bears N81°52'56"E 46.60 feet and S43°35'24"W 3615.62 feet; thence along the westerly line of said property described in Instrument No. 68-9521 S0°04'42"W 512.51 feet to a 5/8" iron rod; thence leaving said westerly line S59°21'28"W 114.94 feet to a 5/8" iron rod; thence N76°01'26"W 81.36 feet to a 5/8" iron rod; thence S74°19'43"W 112.42 feet to a 5/8" iron rod; thence S21°31'44"W 112.45 feet to a 5/8" iron rod; thence S69°34'22"W 78.67 feet to a 5/8" iron rod; thence N42°10'13"W 628.19 feet to a 5/8" iron rod in the above said southeasterly right-of-way way line of Stewart Parkway; thence along said southeasterly right-of-way line the following courses: along the arc of a 676.20 foot radius curve to the right (the long chord of which bears N63°50'09"E 418.09 feet) 425.05 feet and N81°52'56"E 452.83 feet to the point of beginning and containing 8.64 acres of land, more or less.

TOGETHER WITH a 20 foot wide drainage easement to accept the water of Sweetbriar Creek, site drainage from this parcel and all other waters naturally tributary to Sweetbriar Creek, the centerline of which is described as:

Beginning at a point on the southwesterly line of the above described parcel, said point bears S42°10'13"E 241.00 feet from the most westerly corner of the above described parcel; thence S26°06'47"W 585.76 feet; thence S44°11'28"E 149.49 feet to the confluence of Newton Creek.

ALSO SUBJECT TO an easement over future roadways developed within the parking lots of future development. Said easement granted exclusively for maintenance of Newton Creek and to construct, install, maintain, repair, inspect, operate, and replace any future storm system structures, pipelines and appurtenances within Parcel 3.

PARCEL 2:

A parcel of land lying in Sections 11 and 12, Township 27 South, Range 6 West, Willamette Meridian and being more particularly described as follows:

Beginning at a 5/8" iron rod in the southeasterly right-of-way line of Stewart Parkway (County Road No. 308), from which point the Northwest Corner of Donation Land Claim No. 65 bears N63°50'09"E 418.09 feet, N81°52'56"E 499.43 feet and S43°35'24"W 3615.62 feet; thence leaving said southeasterly right-of-way line S42°10'13"E 628.19 feet to a 5/8" iron rod; thence S69°34'22"W 28.53 feet to a 5/8" iron rod; thence S14°12'04"W 188.22 feet to a 5/8" iron rod; thence S77°35'24"W 100.80 feet to a 5/8" iron rod; thence S58°12'33"W 182.96 feet to a 5/8" iron rod; thence S67°36'22"W 104.50 feet to a 5/8" iron rod in the northeasterly line of that property described in Instrument No. 79-16577 as recorded in the Deed Records of Douglas County, Oregon; thence along said northeasterly line of that property described in Instrument No. 79-16577 N44°11'28"W 583.94 feet to a 5/8" iron rod in the above said southeasterly right-of-way line of Stewart Parkway; thence along said southeasterly right-of-way line N45°49'36"E 569.99 feet to the point of beginning and containing 8.32 acres of land, more or less.

SUBJECT TO an access easement being more particularly described as follows:

Beginning at a 5/8" iron rod in the southeasterly right-of-way line of Stewart Parkway, said point being the most westerly corner of the above described Parcel 2; thence along said southeasterly right-of-way line N45°49'36"E 220 feet; thence S44°11'28"E 50 feet; thence S45°49'36"W 220 feet; thence N44°11'28"W 50 feet to the point of beginning.

(CONTINUED)

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 12, 1909
DONALD A. BENTZ
839

PARCEL 2 CONTINUED:

ALSO SUBJECT TO a 20 foot wide drainage easement to accept the water of Sweetbriar Creek, site drainage from Parcel 1 and all other waters naturally tributary to Sweetbriar Creek, the centerline of which is described as:

Beginning at a point on the northeasterly line of the above described Parcel 2, said point bears S42°10'13"E 241.00 feet from the most northerly corner of the above described Parcel; thence S26°06'47"W 585.76 feet; thence S44°11'28"E 149.49 feet to the confluence of Newton Creek.

ALSO SUBJECT TO an easement over future roadways developed within the parking lots of future development. Said easement granted exclusively for maintenance of Newton Creek and to construct, install, maintain, repair, inspect, operate, and replace any future storm system structures, pipelines, and appurtenances within Parcel 3.

PARCEL 3: (TO BE DEEDED TO THE CITY OF ROSEBURG)

A parcel of land lying in Sections 11 and 12, Township 27 South Range 6 West, Willamette Meridian, Douglas County, Oregon and being more particularly described as follows:

Beginning at a 5/8" iron rod in the westerly line of that property described in Instrument No. 68-9521 as recorded in the Deed Records of Douglas County, Oregon, from which point the Northwest Corner of Donation Land Claim No. 65 bears N0°04'42"E 512.51 feet, N81°52'56"E 46.60 feet and S43°35'24"W 3615.62 feet; thence leaving said westerly line S59°21'28"W 114.94 feet to a 5/8" iron rod; thence N76°01'26"W 81.36 feet to a 5/8" iron rod; thence S74°19'43"W 112.42 feet to a 5/8" iron rod; thence S21°31'44"W 112.45 feet to a 5/8" iron rod; thence S69°34'22"W 78.67 feet to a 5/8" iron rod; thence S69°34'22"W 28.53 feet to a 5/8" iron rod; thence S14°12'04"W 188.22 feet to a 5/8" iron rod; thence S77°35'24"W 100.80 feet to a 5/8" iron rod; thence S58°12'33"W 182.96 feet to a 5/8" iron rod; thence S67°36'22"W 104.50 feet to a 5/8" iron rod in the northeasterly line of that property described in Instrument No. 79-16577 as recorded in the Deed Records of Douglas County, Oregon; thence along said northeasterly line S44°11'28"E 54.03 feet to a 5/8" iron rod; thence leaving said northeasterly line N89°53'34"E 108.50 feet to a 5/8" iron rod; thence N59°41'10"E 248.12 feet to a 5/8" iron rod; thence N31°10'50"E 233.53 feet to a 5/8" iron rod; thence N31°10'50"E 64.99 feet to a 5/8" iron rod; thence N75°18'21"E 216.14 feet to a 5/8" iron rod; thence N41°47'08"E 105.92 feet to a 5/8" iron rod; thence S75°18'40"E 30.91 feet to a 5/8" iron rod in the above said westerly line of that property described in Instrument No. 68-9521; thence along said westerly line N0°04'42"E 83.57 feet to the point of beginning and containing 1.95 acres of land, more or less.

SUBJECT TO receiving all storm water flows from Sweetbriar Creek and its tributaries and also all storm water flows from Parcel 1 and Parcel 2 of this document.

TOGETHER WITH an easement over future roadways developed within the parking lots of future development of Parcels 1 and 2. Said easement granted exclusively for maintenance of Newton Creek and to construct, install, maintain, repair, inspect, operate, and replace any future storm system structures, pipelines and appurtenances within the Parcel described hereon.

APPROVALS:

[Signature] 4-6-83
CITY OF ROSEBURG PLANNING DEPARTMENT DATE

Francis L. Ingram 4-20-83
DOUGLAS COUNTY SURVEYOR (STATE OF OREGON) SS. DATE
(COUNTY OF DOUGLAS)

I, DORIS L. WADSWORTH, COUNTY CLERK AND RECORDER OF CONVEYANCES, IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS RECORDED THIS DAY:

BY *Mary L. Deal*
DEPUTY
NO. _____ FEE *12.00*

83- 4641

PAGE 2 OF 2

DOUGLAS COUNTY OFFICIAL RECORDS

M93-778

8-19-83