

FINAL PARTITION & PROPERTY SURVEY FOR SOUTHERN PACIFIC INDUSTRIAL DEVELOPMENT CO.

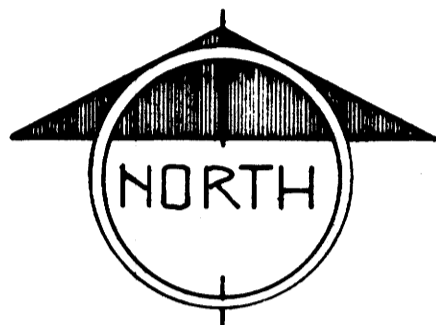
520 S.W. YAMHILL STREET PORTLAND OR 97204

A PORTION OF LAND WITHIN O&C RAILROAD RIGHT OF WAY AS PLATTED IN THE RAILROAD ADDITION TO ROSEBURG VOL.2 PG.10

N.E. 1/4 SEC. 24, T. 27 S. R. 6 W. W.M. ROSEBURG, DOUGLAS COUNTY, OREGON ZONED: MEDIUM INDUSTRIAL

FILED RECEIVED JAN 25 1985 COUNTY SURVEYOR DOUGLAS COUNTY, ORE

COUNTY SURVEYORS FILE DATA DO NOT REMOVE FROM OFFICE



SCALE 1" = 50'

LEGEND

- FOUND PK. NAILS - CITY MONUMENTS
SET PK. NAILS
FOUND AS NOTED
SET 3/8" x 30" CONE PLASTIC YELLOW CAP MARKED RANDALL PLATS

REFERENCE

- MAP FILE 21-62
C.S. FILE # 51-197
MAP FILE 2040
PLAT OF RAILROAD ADD. TO ROSEBURG

NARRATIVE

THIS SURVEY, REQUESTED BY THE OWNER, SOUTHERN PACIFIC INDUSTRIAL DEVELOPMENT CO., DEFINES & MONUMENTS THE CORNERS OF A TWO PARCEL MINOR PARTITION BOUNDED ON THE WEST BY SPRUCE ST., ON THE NORTH BY OAK ST., ON THE EAST BY A LINE 679 FT. FROM & PARALLEL TO THE E. OF THE O&C R.R. AS PLATTED IN RAILROAD ADD. TO ROSEBURG IN VOL. 2, PG. 10 DOUGLAS CO. OR. PLAT RECD., & BOUNDED ON THE SOUTH BY A LINE BEARING S 49° 56' E 833 FT. FROM A POINT ON THE E. LINE OF SPRUCE ST. THAT IS 216.31 FT. N 40° 04' E FROM ITS INTERSECTION WITH THE NORTH LINE OF LANE ST. IN ROSEBURG OR.

REGISTERED PROFESSIONAL LAND SURVEYOR

Clyde A. Randall

OREGON 1947 CLYDE A. RANDALL 205

APPROVALS

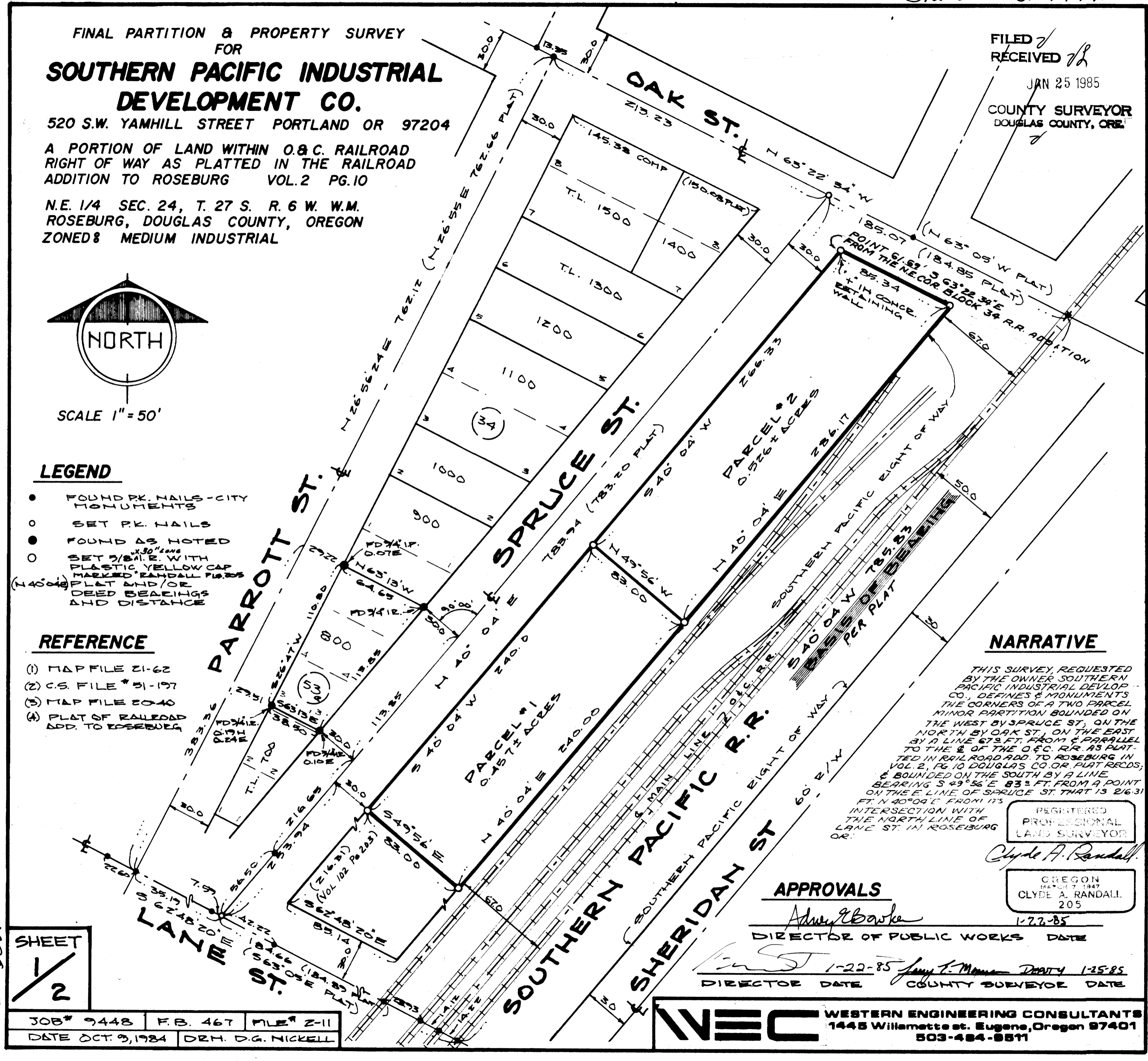
Adrian Bowke DIRECTOR OF PUBLIC WORKS DATE 1-22-85

1-22-85 COUNTY SURVEYOR DATE 1-25-85

SHEET 1/2

JOB# 9448 F.B. 467 FILE# Z-11 DATE OCT. 9, 1984 DRH. D.G. NICKELL

WESTERN ENGINEERING CONSULTANTS 1445 Willamette St. Eugene, Oregon 97401 503-484-8511



MAP FILE 198-17A

BK. 8 - Pg. 149 B

FINAL PARTITION & PROPERTY SURVEY
FOR
**SOUTHERN PACIFIC INDUSTRIAL
DEVELOPMENT CO.**

520 S.W. YAMHILL STREET, PORTLAND OR 97204

A PORTION OF LAND WITHIN O & C RAILROAD
RIGHT OF WAY AS PLATTED IN THE RAILROAD
ADDITION TO ROSEBURG VOL. 2 PG. 10

N.E. 1/4, SECTION 24, T. 27 S. R. 6 W. W. M.
ROSEBURG, DOUGLAS COUNTY, OREGON

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

STATE OF OREGON)
COUNTY OF DOUGLAS) SS.
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:
1985 JAN 28 AM 8:55
DORIS L. WADSWORTH
DOUGLAS COUNTY CLERK
BY Mary J. Keel
DEPUTY
NO. _____ FEE 12.00
DOUGLAS COUNTY OFFICIAL RECORDS

FILED ✓
RECEIVED ✓
JAN 25 1985
COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.
✓
NO- 989

MAP FILE N. 28 - 178

DESCRIPTION FOR PARCEL 1

SOUTHERN PACIFIC INDUSTRIAL DEVELOPMENT COMPANY

A parcel of land within the O and C Railroad property as platted in the
RAILROAD ADDITION TO ROSEBURG, Volume 2, Page 10, Douglas County Oregon
Plat Records, Douglas County, Oregon lying in the Northeast 1/4 of Section
24, Township 27 South, Range 6 West of the Willamette Meridian, more
particularly described as follows:

Beginning at the Point of Intersection of the Southwesterly line of Oak
Street (60 feet wide) with the Southeasterly line of S.E. Spruce Street
(formerly Bowen Street) (60 feet wide); thence South-40°04'00"-West along
the said Southeasterly line of S.E. Spruce Street, a distance of 266.33
feet to the TRUE POINT OF BEGINNING; thence continuing along said S.E.
Spruce Street, South-40°04'00"-West, 240.00 feet to a Point that is 216.31
feet Northeasterly from the Northwesterly line of Lane Street being the
Northwesterly corner of the parcel conveyed by Southern Pacific Company
to Northwest Poultry and Dairy Products Company in Volume 102, Page 203,
as recorded in Douglas County Oregon Deed Records; thence South-49°56'00"-
East, 83.00 feet to a Point in a line parallel with and 67.00 feet North-
westerly measured at right angles from the originally located centerline
of the Oregon and California Railroad's main track (Medford-Eugene);
thence along said parallel line, North-40°04'00"-East, 240.00 feet to a
Point in line with an existing fence; thence along said fence line, North-
49°56'00"-West, 83.00 feet to the TRUE POINT OF BEGINNING, all in Roseburg,
Douglas County, Oregon.

Containing 0.457 of an Acre, more or less.

DESCRIPTION FOR PARCEL 2

SOUTHERN PACIFIC INDUSTRIAL DEVELOPMENT COMPANY

A parcel of land within the O and C Railroad property as platted in the
RAILROAD ADDITION TO ROSEBURG, Volume 2, Page 10, Douglas County Oregon
Plat Records, Douglas County, Oregon, lying in the Northeast 1/4 of
Section 24, Township 27 South, Range 6 West of the Willamette Meridian,
more particularly described as follows:

Beginning at the Point of Intersection of the Southwesterly line of Oak
Street (60 feet wide) with the Southeasterly line of S.E. Spruce Street
(formerly Bowen Street) (60 feet wide); thence South-40°04'00"-West,
along the said Southeasterly line a distance of 266.33 feet to a Point
in an existing fence line; thence along said fence line, South-49°56'00"-
East, 83.00 feet to a Point in a line parallel with and 67.00 feet North-
westerly measured at right angles from the originally located centerline
of the Oregon and California Railroad's main track (Medford-Eugene);
thence along said parallel line, North-40°04'00"-East, 286.17 feet to a
Point in said Southwesterly line of Oak Street; thence along said South-
westerly line, North-63°22'34"-West, 85.34 feet to the Point of Beginning,
all in Roseburg, Douglas County, Oregon.

Containing 0.526 of an Acre, more or less.

APPROVALS

Adney E. Bowler 1-22-85
for DIRECTOR OF PUBLIC WORKS DATE

Clyde A. Randall 1-22-85
DIRECTOR DATE

Joseph E. ... DEPUTY 1-25-85
COUNTY SURVEYOR DATE

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Clyde A. Randall

OREGON
MARCH 7, 1947
CLYDE A. RANDALL
205

SHEET

2/2

JOB # 9448-R

F. B. # 467

FILE # 2-11

DATE OCT 9 1984

DRWN BY D.G. HICKELL

WEC

WESTERN ENGINEERING CONSULTANTS
1445 Willamette St. Eugene, Oregon 97401
503-484-8511

MAP FILE N. 28 - 178