

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 Northeastly 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 Northwesterly 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 Northwesterly 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 Southwesterly 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. Bowker 1-22-85  
for DIRECTOR OF PUBLIC WORKS DATE

[Signature] 1-22-85  
DIRECTOR DATE

[Signature] 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 DRAWN BY D.G. HICKELL

**WEC**

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

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