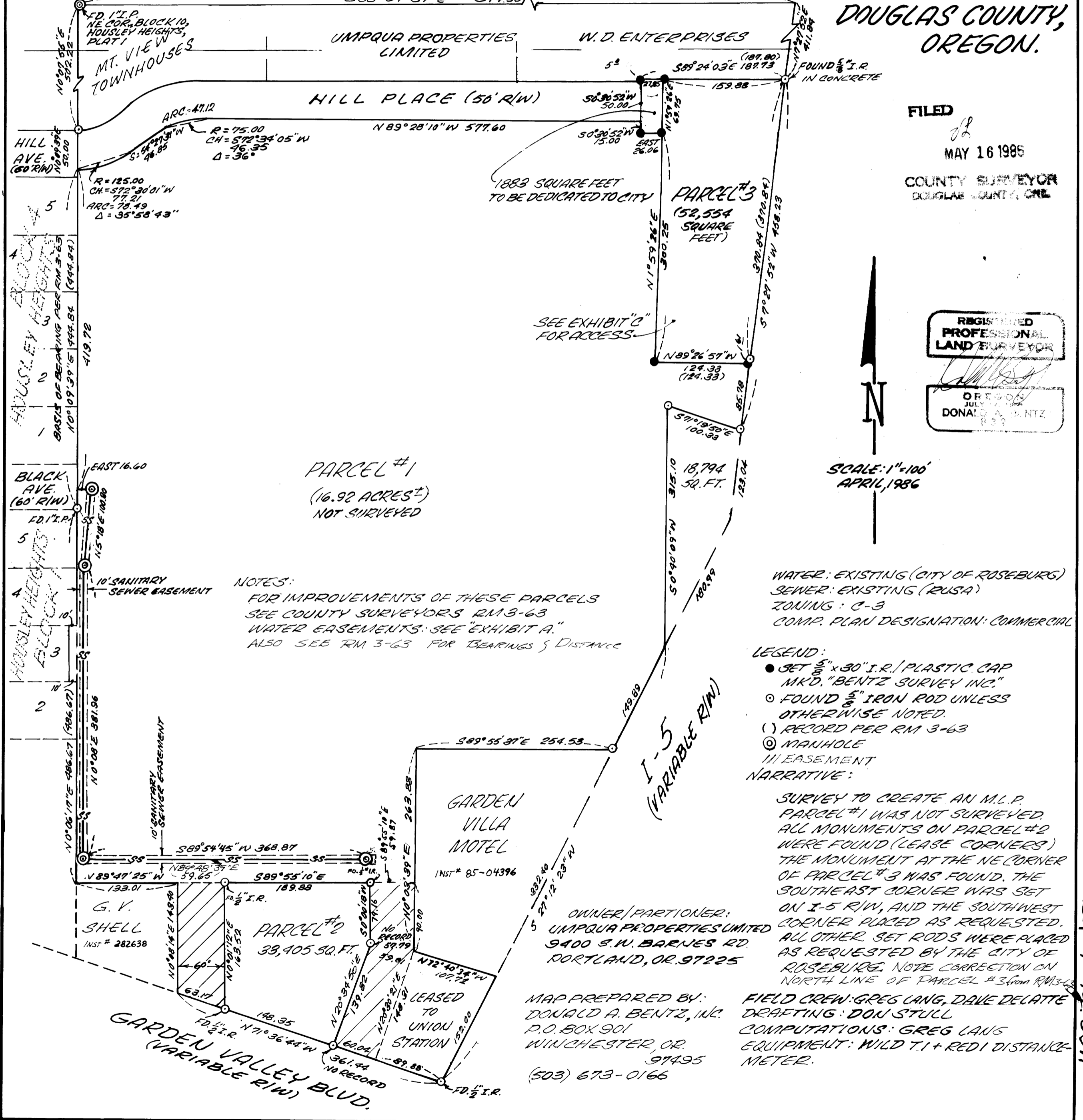


PLANNED SURVEYORS FILE DATA  
 NOT TO BE REMOVE FROM OFFICE

M100-69A

**A MINOR LAND PARTITION FOR UMPQUA PROPERTIES LIMITED, IN THE SW 1/4 OF SECTION 12 AND THE NW 1/4 OF SECTION 13, TOWNSHIP 27 SOUTH, RANGE 6 WEST, W.M., DOUGLAS COUNTY, OREGON.**



FILED  
 MAY 16 1986  
 COUNTY SURVEYOR  
 DOUGLAS COUNTY, ORE.

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR  
 DONALD A. BENTZ  
 JULY 12 1982  
 1983

SCALE: 1"=100'  
 APRIL, 1986

NOTES:  
 FOR IMPROVEMENTS OF THESE PARCELS  
 SEE COUNTY SURVEYORS RM 3-63  
 WATER EASEMENTS: SEE "EXHIBIT A."  
 ALSO SEE RM 3-63 FOR BEARINGS & DISTANCE

WATER: EXISTING (CITY OF ROSEBURG)  
 SEWER: EXISTING (RUSA)  
 ZONING: C-3  
 COMP. PLAN DESIGNATION: COMMERCIAL

LEGEND:  
 ● SET 5" x 30" I.R./PLASTIC CAP MK'D. "BENTZ SURVEY INC."  
 ○ FOUND 5" IRON ROD UNLESS OTHERWISE NOTED.  
 ( ) RECORD PER RM 3-63  
 ⊙ MANHOLE  
 // EASEMENT  
 NARRATIVE:

SURVEY TO CREATE AN M.L.P. PARCEL #1 WAS NOT SURVEYED. ALL MONUMENTS ON PARCEL #2 WERE FOUND (LEASE CORNERS) THE MONUMENT AT THE NE CORNER OF PARCEL #3 WAS FOUND. THE SOUTHEAST CORNER WAS SET ON I-5 R/W, AND THE SOUTHWEST CORNER PLACED AS REQUESTED. ALL OTHER SET RODS WERE PLACED AS REQUESTED BY THE CITY OF ROSEBURG. NOTE CORRECTION ON NORTH LINE OF PARCEL #3 FROM RM 3-63

OWNER/PARTIONER:  
 UMPQUA PROPERTIES LIMITED  
 9400 S.W. BARNES RD.  
 PORTLAND, OR. 97225

MAP PREPARED BY:  
 DONALD A. BENTZ, INC.  
 P.O. BOX 901  
 WINCHESTER, OR. 97145  
 (503) 673-0166

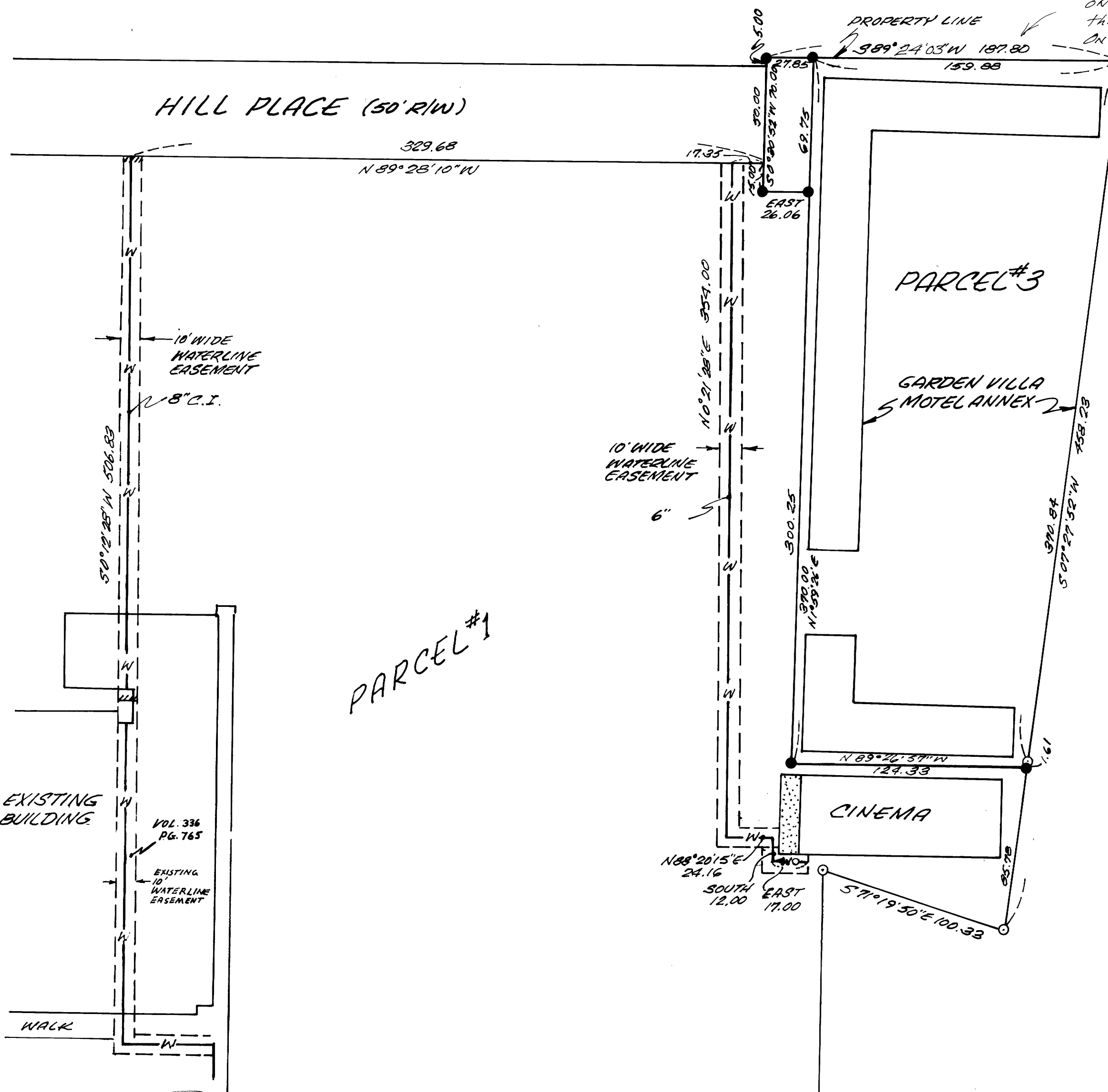
FIELD CREW: GREG LANG, DAVE DELATTE  
 DRAFTING: DON STULL  
 COMPUTATIONS: GREG LANG  
 EQUIPMENT: WILD T1 + RED1 DISTANCE-METER.

BR 9-19-80A

MAP FILE M100-69B

EXHIBIT "A"

NOTE: This line is corrected on this plat from that shown on RM 3-63 on RM 3-63 5.0 offset WAS ERRONEOUSLY deleted.



FILED  
 MAY 16 1986  
 COUNTY SURVEYOR  
 DOUGLAS COUNTY, ORE.



SCALE: 1"=50'  
 APRIL, 1986

	5-16-86
PLANNING DIRECTOR	DATE
	5-16-86
DIRECTOR OF PUBLIC WORKS	DATE
	5-16-86
COUNTY SURVEYOR	DATE

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR  
  
 OREGON  
 JULY 12, 1984  
 DONALD A. GENTRY  
 839

BR 9-18 80B

MAY 16 1996

MAP FILE 1100-69

COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.

PARCEL #1

A parcel commonly referred to as Garden Valley Shopping Center, lying in Sections 12 and 13, Township 27 South, Range 6 West, Willamette Meridian, Douglas County, Oregon and being more particularly described as follows:  
 Beginning at a point on the southerly right-of-way of Hill Place which bears South 0° 07' 55" West 502.22 feet and South 0° 09' 39" West 50.00 feet from a 1" iron pipe at the Northeast corner of Block 10, Housley Heights, Plat 1, said Section 12; thence along said right-of-way the following courses: Along the arc of a 125.00 foot radius curve to the left (the long chord of which bears North 72° 30' 01" East 77.21 feet) 78.49 feet, North 54° 27' 31" East 46.85 feet, along the arc of a 75.00 foot radius curve to the right (the long chord of which bears North 72° 34' 05" East 46.35 feet) 47.12 feet, South 89° 28' 10" East 577.60 feet, South 0° 30' 52" West 15.00 feet to a 5/8" iron rod with plastic cap, and East 26.06 feet to a 5/8" iron rod with plastic cap; thence leaving said right-of-way South 1° 59' 26" West 300.25 feet to a 5/8" iron rod with plastic cap; thence South 89° 26' 57" East 124.33 feet to a 5/8" iron rod with plastic cap on the westerly right-of-way of Pacific Highway Interstate 5; thence along said Interstate right-of-way the following courses: South 7° 27' 52" West 85.78 feet, North 71° 19' 50" West 100.33 feet, South 0° 40' 09" West 315.10 feet and South 27° 12' 23" West 149.89 feet to a 5/8" iron rod at the Northeast Corner of that property described in Instrument #85-04396 Deed Records, Douglas County, Oregon; thence along the North Line of said property North 89° 55' 37" West 254.53 feet to the Northwest Corner thereof; thence along the westerly line of said property described in Instrument #85-04396 South 0° 03' 39" West 263.88 feet to the Southwest Corner thereof; thence along the southerly line of said Instrument South 72° 40' 34" East 107.72 feet to a point on the westerly right-of-way of Pacific Highway Interstate 5; thence along said Interstate right-of-way South 27° 12' 23" West 152.00 feet to a 1/2" iron rod on the northeasterly right-of-way of Garden Valley Boulevard; thence along said Garden Valley right-of-way North 71° 36' 44" West 149.92 feet to a 5/8" iron rod with plastic cap; thence leaving said right-of-way North 20° 34' 50" East 139.82 feet to a 5/8" iron rod with plastic cap; thence North 0° 00' 18" East 79.16 feet to a 1/2" iron rod; thence North 89° 55' 10" West 189.88 feet to a 1/2" iron rod; thence South 0° 01' 12" West 163.52 feet to a 1/2" iron rod on the northeasterly right-of-way of Garden Valley Boulevard; thence along said Garden Valley right-of-way North 71° 36' 44" West 63.17 feet to a point at the Southeast Corner of that property described in Instrument #282638 Deed Records of Douglas County, Oregon; thence leaving the northeasterly right-of-way of Garden Valley Boulevard North 0° 08' 14" East 143.40 feet along the easterly line of said property described in Instrument #282638 to the Northeast Corner thereof; thence along the northerly line of said property described in Instrument #282638 North 89° 47' 25" West 133.01 feet to the Northwest Corner thereof said Northwest Corner being on the East Line of Housley Heights, Plat 1 as filed in Volume 8, Page 17, Douglas County Survey Records; thence along said East Line of Housley Heights, Plat 1 the following: North 0° 06' 17" East 486.67 feet to a 1" iron pipe, and North 0° 09' 39" East 444.84 feet to the point of beginning. ALSO, the easterly 10 feet of Lot 3, Block 1, Housley Heights and all containing 16.92 acres more or less.

SUBJECT TO: Easements of Record

ALSO SUBJECT TO: A 10' wide sanitary sewer easement being 5 feet either side of the following described centerline: Beginning at a point on an existing sanitary sewer manhole which bear South 0° 07' 55" West 502.22 feet, South 0° 09' 39" West 469.72 feet, and East 16.60 feet from a 1" iron pipe at the Northeast Corner of Block 10, Housley Heights, Plat 1, Douglas County, Oregon; thence along the centerline of an existing sanitary sewer line the following courses: South 5° 18' 00" West 100.80 feet, South 0° 08' 00" West 381.96 feet, and North 89° 54' 45" East 373.87 feet to a point 5.0 feet East of an existing sanitary sewer manhole and there terminating.

ALSO SUBJECT TO: A 10' wide waterline easement being 5 feet either side of the following described centerline: Beginning at a point on an existing water line which bears South 88° 07' 37" East 974.50 feet, South 7° 27' 52" West 411.84 feet, North 89° 24' 03" West 187.73 feet, South 0° 30' 52" West 55.00 feet, and North 89° 28' 10" West 17.35 feet from a 1" iron pipe at the Northeast Corner of Block 10, Housley Heights, Plat 1, Douglas County, Oregon; thence along the centerline of an existing waterline the following courses: South 0° 21' 28" West 354.00 feet, North 88° 20' 15" East 24.16 feet, South 12.00 feet, and East 17.00 feet and there terminating.

ALSO SUBJECT TO: A 10' wide waterline easement being 5 feet either side of the following described centerline: Beginning at a point on the centerline of an existing waterline easement recorded in Volume 336, Page 765, Deed Records, Douglas County, Oregon. said point bears South 88° 07' 37" East 974.50 feet, South 7° 27' 52" West 411.84 feet, North 89° 24' 03" West 187.73 feet, South 0° 30' 52" West 55.00 feet, North 89° 28' 10" West 329.68 feet, and South 0° 21' 28" West 285.00 feet from a 1" iron pipe at the Northeast Corner of Block 10, Housley Heights, Plat 1, Douglas County, Oregon; thence along the centerline of an existing waterline North 0° 12' 28" East 285.00 feet and there terminating. Easement boundaries to be extended to intersect Hill Place.

ALSO SUBJECT TO: The right of ingress and egress over the parcel described above for the purpose of constructing, reconstructing, replacing or maintaining the above described utilities.

ALSO SUBJECT TO: An easement for ingress and egress for all commercial vehicular and pedestrian traffic, over and across the above described parcel, consisting of the Garden Valley shopping Center in Sections 12 and 13 Township 27 South, Range 6 West Willamette Meridian, Douglas County, Oregon, within the existing areas of travel extending from Hill Place to Garden Valley Boulevard and granted to that parcel described as:

A parcel lying in Section 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 concrete on the westerly right-of-way of Pacific Highway Interstate 5, said point bears South 88° 07' 37" East 974.50 feet and South 7° 27' 52" West 411.84 feet from a 1" iron pipe at the Northeast Corner of Block 10, Housley Heights, Plat 1, said Section 12; thence along said right-of-way South 7° 27' 52" West 372.45 feet to a 5/8" iron rod with plastic cap; thence leaving said right-of-way North 89° 26' 57" West 124.33 feet to a 5/8" iron rod with plastic cap; thence North 1° 59' 26" East 370.00 feet to a 5/8" iron rod with plastic cap; thence South 89° 24' 03" East 159.88 feet to the point of beginning and containing 52,554 square feet.

ALSO SUBJECT TO: An access easement over an existing roadway and being 60 feet more or less in width in Sections 12 and 13, Township 27 South, Range 6 West, Willamette Meridian, Douglas County, Oregon and being described as follows: Beginning at the Northeast Corner of that property described in Instrument #282638 Deed Records, Douglas County, Oregon said beginning point bears South 0° 07' 55" West 502.22 feet, South 0° 09' 39" West 494.84 feet, South 0° 06' 17" West 486.67 feet, and South 89° 47' 25" East 133.01 feet from a 1" iron pipe at the Northeast Corner of Block 10, Housley Heights, Plat 1, Douglas County, Oregon; thence North 89° 48' 39" East 59.65 feet to a 1/2" iron rod; thence South 0° 01' 12" West 163.52 feet to a 1/2" iron rod on the northeasterly right-of-way of Garden Valley Boulevard; thence along said right-of-way North 71° 36' 44" West 63.17 feet to the southeast Corner of that property described in said Instrument #282638; thence North 0° 08' 14" East 143.40 feet to the place of beginning.

ALSO SUBJECT TO: Easements for signs promoting commercial facilities within Garden Valley Shopping Center.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
  
OREGON  
JULY 12, 1995  
DONALD A. BENTZ  
836

BE 9-8-80 c

67-1111-1111

ALSO SUBJECT TO: An access easement over an existing roadway and being 60 feet more or less in width, in Sections 12 and 13, Township 27 South, Range 6 West, Willamette Meridian, Douglas County, Oregon and being described as follows:

Beginning at a 1/2" iron rod which bears South 0° 07' 55" West 502.22 feet, South 0° 09' 39" West 494.84 feet, South 0° 06' 17" West 486.67 feet, South 89° 47' 25" East 133.01 feet, North 89° 48' 39" East 59.65 feet, and South 89° 55' 10" East 189.88 feet from a 1" iron pipe at the Northeast Corner of Block 10, Housley Heights, Plat 1, Douglas County, Oregon; thence South 89° 55' 10" East 59.87 feet to a point; thence South 0° 03' 39" West 90.00 feet to a point; thence South 20° 30' 21" West 148.31 feet to a point on the northeasterly right-of-way of Garden Valley Boulevard; thence along said right-of-way North 71° 36' 44" West 60.04 feet to a 5/8" iron rod with plastic cap; thence North 20° 34' 50" East 139.82 feet to a 5/8" iron rod/plastic cap; thence North 0° 00' 18" East 79.16 feet to the place of beginning.

SUBJECT TO: Easements for all water and sewer lines, termed "private", from the following two parcels to water and sewer mains maintained by the City of Roseburg and Roseburg Urban Sanitary District respectively. The parcels are:

1. A parcel lying in Sections 12 and 13, Township 27 South, Range 6 West, Willamette Meridian, Douglas County, Oregon and being more particularly described as follows:  
Beginning at a 1/2" iron rod which bears South 0° 07' 55" West 502.22 feet, South 0° 09' 39" West 50.00 feet, South 0° 09' 39" West 444.84 feet, South 0° 06' 17" West 486.67 feet, South 89° 47' 25" East 133.01 feet and North 89° 48' 39" East 59.65 feet from a 1" iron pipe at the Northeast Corner of Block 10, Housley Heights, Plat 1, said Section 12; thence South 89° 55' 10" East 189.88 feet to a 1/2" iron rod; thence South 0° 00' 18" West 79.16 feet to a 5/8" iron rod with cap; thence South 20° 34' 50" West 139.82 feet to a 5/8" iron rod with cap on the North right-of-way of Garden Valley Boulevard; thence North 71° 36' 44" West 148.35 feet along said right-of-way to a 5/8" iron rod with plastic cap; thence leaving said right-of-way North 0° 01' 12" East 163.52 feet to the point of beginning and containing 33,405 square feet.
2. A parcel lying in Section 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 concrete on the westerly right-of-way of Pacific Highway Interstate 5, said point bears South 88° 07' 37" East 974.50 feet and South 7° 27' 52" West 411.84 feet from a 1" iron pipe at the Northeast Corner of Block 10, Housley Heights, Plat 1, said Section 12; thence along said right-of-way South 7° 27' 52" West 372.45 feet to a 5/8" iron rod with plastic cap; thence leaving said right-of-way North 89° 26' 57" West 124.33 feet to a 5/8" iron rod with plastic cap; thence North 1° 59' 26" East 370.00 feet to a 5/8" iron rod with plastic cap; thence South 89° 24' 03" East 159.88 feet to the point of beginning and containing 52,554 square feet.

**PARCEL #2**

A parcel lying in Sections 12 and 13, Township 27 South, Range 6 West, Willamette Meridian, Douglas County, Oregon and being more particularly described as follows:  
Beginning at a 1/2" iron rod which bears South 0° 07' 55" West 502.22 feet, South 0° 09' 39" West 50.00 feet, South 0° 09' 39" West 444.84 feet, South 0° 06' 17" West 486.67 feet South 89° 47' 25" East 133.01 feet and North 89° 48' 39" East 59.65 feet from a 1" iron pipe at the Northeast Corner of Block 10, Housley Heights, Plat 1, said Section 12; thence South 89° 55' 10" East 189.88 feet to a 1/2" iron rod; thence South 0° 00' 18" West 79.16 feet to a 5/8" iron rod with cap; thence South 20° 34' 50" West 139.82 feet to a 5/8" iron rod with cap on the North right-of-way of Garden Valley Boulevard; thence North 71° 36' 44" West 148.35 feet along said right-of-way to a 5/8" iron rod with plastic cap; thence leaving said right-of-way North 0° 01' 12" East 163.52 feet to the point of beginning and containing 33,405 square feet.

SUBJECT TO: Easements of Record

TOGETHER WITH: An access easement over an existing roadway and being 60 feet more or less in width in Sections 12 and 13, Township 27 South, Range 6 West, Willamette Meridian, Douglas County, Oregon and being described as follows:  
Beginning at the Northeast Corner of that property described in Instrument #282638 Deed Records, Douglas County, Oregon said beginning point bears South 0° 07' 55" West 502.22 feet, South 0° 09' 39" West 494.84 feet, South 0° 06' 17" West 486.67 feet, and South 89° 47' 25" East 133.01 feet from a 1" iron pipe at the Northeast Corner of Block 10, Housley Heights, Plat 1, Douglas County, Oregon; thence North 89° 48' 39" East 59.65 feet to a 1/2" iron rod; thence South 0° 01' 12" West 163.52 feet to a 1/2" iron rod on the northeasterly right-of-way of Garden Valley Boulevard, thence along said right-of-way North 71° 36' 44" West 63.17 feet to the southeast Corner of that property described in said Instrument #282638; thence North 0° 08' 14" East 143.40 feet to the place of beginning.

ALSO TOGETHER WITH: An access easement over an existing roadway and being 60 feet more or less in width, in Sections 12 and 13, Township 27 South, Range 6 West, Willamette Meridian, Douglas County, Oregon and being described as follows:  
Beginning at a 1/2" iron rod which bears South 0° 07' 55" West 502.22 feet, South 0° 09' 39" West 494.84 feet, South 0° 06' 17" West 486.67 feet, South 89° 47' 25" East 133.01 feet, North 89° 48' 39" East 59.65 feet, and South 89° 55' 10" East 189.88 feet from a 1" iron pipe at the Northeast Corner of Block 10, Housley Heights, Plat 1, Douglas County, Oregon; thence South 89° 55' 10" East 59.87 feet to a point; thence South 0° 03' 39" West 90.00 feet to a point; thence South 20° 30' 21" West 148.31 feet to a point on the northeasterly right-of-way of Garden Valley Boulevard; thence along said right-of-way North 71° 36' 44" West 60.04 feet to a 5/8" iron rod with plastic cap; thence North 20° 34' 50" East 139.82 feet to a 5/8" iron rod plastic cap; thence North 0° 00' 18" East 79.16 feet to the place of beginning.

ALSO TOGETHER WITH: Easements for all water and sewer lines, termed "private", from the following parcel to water and sewer mains maintained by the City of Roseburg and Roseburg Urban Sanitary District respectively. The parcel is:

A parcel lying in Sections 12 and 13, Township 27 South, Range 6 West, Willamette Meridian, Douglas County, Oregon and being more particularly described as follows:  
Beginning at a 1/2" iron rod which bears South 0° 07' 55" West 502.22 feet, South 0° 09' 39" West 50.00 feet, South 0° 09' 39" West 444.84 feet, South 0° 06' 17" West 486.67 feet South 89° 47' 25" East 133.01 feet and North 89° 48' 39" East 59.65 feet from a 1" iron pipe at the Northeast Corner of Block 10, Housley Heights, Plat 1, said Section 12; thence South 89° 55' 10" East 189.88 feet to a 1/2" iron rod; thence South 0° 00' 18" West 79.16 feet to a 5/8" iron rod with cap; thence South 20° 34' 50" West 139.82 feet to a 5/8" iron rod with cap on the North right-of-way of Garden Valley Boulevard; thence North 71° 36' 44" West 148.35 feet along said right-of-way to a 5/8" iron rod with plastic cap; thence leaving said right-of-way North 0° 01' 12" East 163.52 feet to the point of beginning and containing 33,405 square feet.



BR 9 19-802

COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE

379-7711

PARCEL #3

A parcel lying in Section 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 concrete on the westerly right-of-way of Pacific Highway Interstate 5, said point bears South 88° 07' 37" East 974.50 feet and South 7° 27' 52" West 411.84 feet from a 1" iron pipe at the North-east Corner of Block 10, Housley Heights, Plat 1, said Section 12; thence along said right-of-way South 7° 27' 52" West 372.45 feet to a 5/8" iron rod with plastic cap; thence leaving said right-of-way North 89° 26' 57" West 124.33 feet to a 5/8" iron rod with plastic cap; thence North 1° 59' 26" East 370.00 feet to a 5/8" iron rod with plastic cap; thence South 89° 24' 03" East 159.88 feet to the point of beginning and containing 52,554 square feet.

SUBJECT TO. Easements of Record

TOGETHER WITH: An easement for ingress and egress for all commercial vehicular and pedestrian traffic, over and across a 16.92 acre parcel, consisting of the Garden Valley Shopping Center in Sections 12 and 13 Township 27 South, Range 6 West Willamette Meridian, Douglas County, Oregon, within the existing areas of travel extending from Hill Place to Garden Valley Boulevard.

ALSO TOGETHER WITH: Easements for all water and sewer lines, termed "private", from the following parcel to water and sewer mains maintained by the City of Roseburg and Roseburg Urban Sanitary District respectively. The parcel is:

A parcel lying in Section 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 concrete on the westerly right-of-way of Pacific Highway Interstate 5, said point bears South 88° 07' 37" East 974.50 feet and South 7° 27' 52" West 411.84 feet from a 1" iron pipe at the North-east Corner of Block 10, Housley Heights, Plat 1, said Section 12; thence along said right-of-way South 7° 27' 52" West 372.45 feet to a 5/8" iron rod with plastic cap; thence leaving said right-of-way North 89° 26' 57" West 124.33 feet to a 5/8" iron rod with plastic cap; thence North 1° 59' 26" East 370.00 feet to a 5/8" iron rod with plastic cap; thence South 89° 24' 03" East 159.88 feet to the point of beginning and containing 52,554 square feet.

ALSO TOGETHER WITH: An easement for an existing sign on the South Line of above described parcel.

FILED

MAY 16 1986

COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.

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:

1986 MAY 19 AM 8:29

DOUGLAS COUNTY CLERK

BY Mary L. Deal

NO. \_\_\_\_\_ FEE 30.00

DOUGLAS COUNTY OFFICIAL RECORDS



BK 9-280E