

MAY 16 1996

MAP FILE 1100-69

PARCEL #1

**COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.**

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 bears 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