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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