

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:

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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