

SURVEY FOR MAJOR LAND PARTITION
IN THE NORTH 1/2 OF SECTION 11, T.28s., R.6W.W.M.

PARTITIONER AND OWNER:
UMPQUA DEVELOPMENT CORPORATION
410 SPRUCE ST.
ROSEBURG, OREGON

SURVEYED BY:
BRUCE ROGERS
200 N.E. PATTERSON ST.
ROSEBURG, OREGON
Nov., 1989

SEWER: GREEN SANITARY DIST.
WATER: ROBERTS CR. WATER DIST.
ZONE: M-2

STATE OF OREGON)
COUNTY OF DOUGLAS) SS.
I, GAY FIELDS, COUNTY CLERK AND RECORDER
OF CONVEYANCES, DO HEREBY CERTIFY THAT
THIS INSTRUMENT WAS RECORDED

1989 DEC -6 PM 12:48

GAY FIELDS
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY Res. L. Weisbell
DEPUTY

89-18658

Beginning at a 5/8" iron rod from which the corner common to sections 2,3,10 and 11, T.28S., R.6 W.W.M. bears North 576.70 feet and West 2201.39 feet; Thence S. 89°02' 16"E. 153.24 feet to a 5/8" iron rod; thence N. 0°57' 17" E. 45.00 feet to a 5/8" iron rod; thence, along the arc of a 530.00 ft. radius curve to the left, (the long chord of which bears S. 7°36' 43" E. 157.90 feet) 158.49 feet to a 5/8" iron rod; thence, along the arc of a 470.00 ft. radius curve to the right, (the long chord of which bears S. 7°36' 43" E. 140.02 feet) 140.55 feet to a 5/8" iron rod; thence S. 0°57' 17" W. 228.06 feet to a 5/8" iron rod set in the north line of Green Siding Road #110; thence, along said north line, N.88°43' 31" W 189.84 feet to a 5/8" iron rod; thence N. 0°01' 12" E. 476.68 feet to the point of beginning. Together with the 60 ft. wide roadway easement described below. The above described parcel is located in Section 11, T.28 S., T.6 W.W.M. and contains 2.015 acres, more or less.

FILED

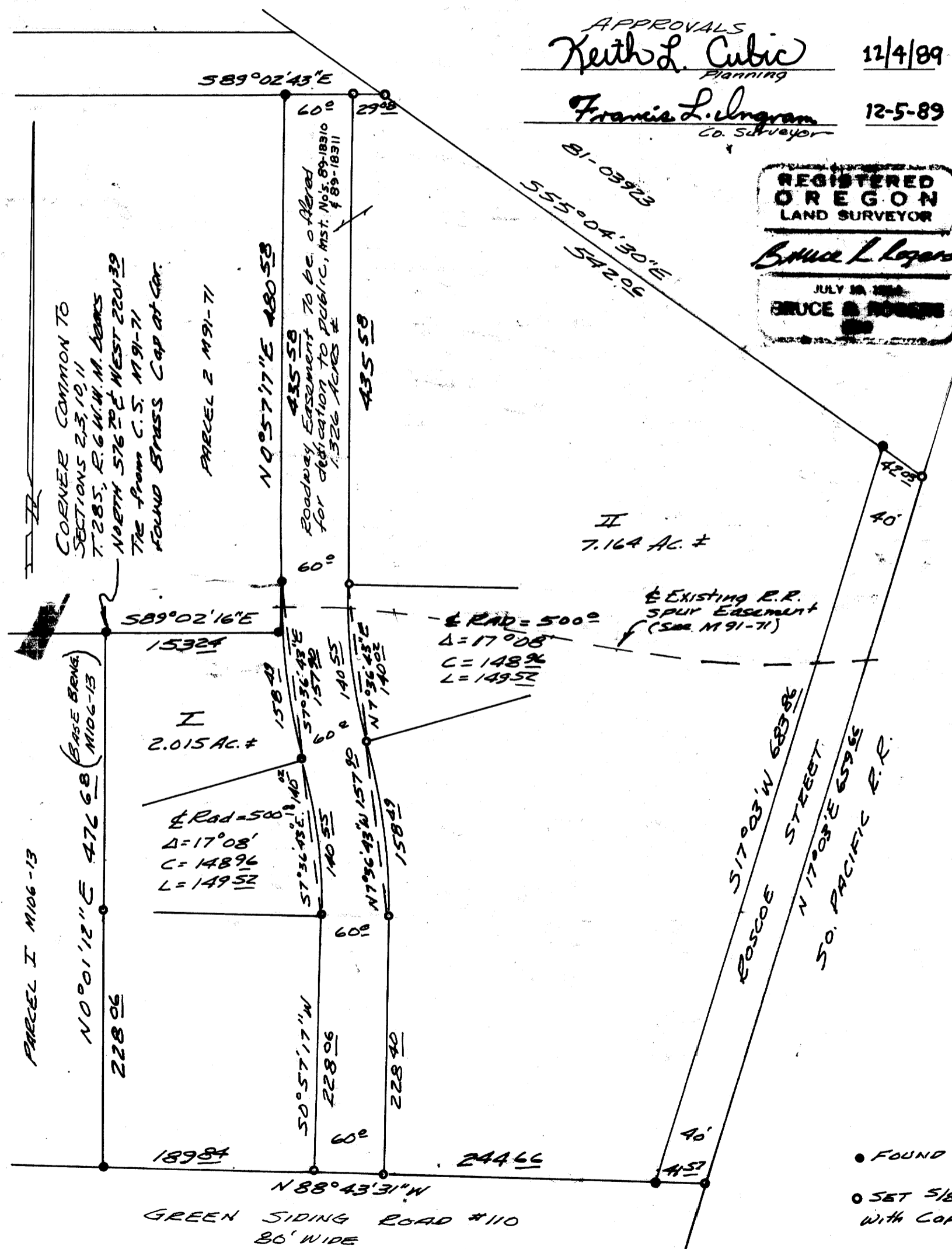
DEC 5 1989

COUNTY SURVEYOR
DOUGLAS COUNTY, OREGON

MAP FILE M106-13

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

MAP FILE M106-13



PARCEL TWO

Beginning at a 5/8" iron rod from which the corner common to sections 2,3,10 and 11, T.28 S., R. 6 W.W.M. bears S. 0°57' 17" W. 45.00 feet, N. 89°02' 16" W. 153.24 feet, North 576.70 feet and West 2201.39 feet; thence N. 0°57' 17" E. 435.58 feet to a 5/8" iron rod set in the south line of Austin Road; thence along said south line, S. 89°02' 43" E. 89.08 feet to a 5/8" iron rod set in the southwesterly of that property/in instrument number 81-03923, Douglas County records; thence, along said southwesterly line, S. 55°04' 30" E. 542.06 feet to a 5/8" iron rod set in the westerly line of Roscoe street; thence, along said westerly line, S.17°03' 00" W. 683.86 feet to a 5/8" iron rod set in the north line of Green / Siding Road #110; thence, along said north line, N. 88°43' 31" W. 304.66 feet to a 5/8" iron rod; thence N. 0°57' 17" E. 228.06 feet to a 5/8" iron rod; thence, along the arc of a 470.00 ft. radius curve to the left, (the long chord of which bears N.7°36'43"W. 140.02 feet) 140.55 feet to a 5/8" iron rod; thence, along the arc of a 530.00 ft. radius curve to the right, (the long chord of which bears N. 7°36' 43" W. 157.90 feet) 158.49 feet to the point of beginning.

Subject to an existing railroad spur easement described in County Surveyor's file M91-71.

also subject to the 60 ft. wide roadway easement described below.

The above described parcel is located in Section 11, T. 28 S., R6 W.W.M. and contains 8.49 acres, more or less.

ROADWAY EASEMENT

Beginning at a 5/8" iron rod set in the south line of Austin Road, from which rod the corner common to Sections 2, 3, 10, and 11, T. 28 S., R. 6 W.W.M., bears North 98.76 feet and West 2362.62 feet; thence S. 0°57' 17" W. 435.58 feet; thence, along the arc of a 530.00 ft. curve to the left, (the long chord of which bears S. 7°36' 43" E. 157.90 feet), 158.49 feet; thence, along the arc of a 470.00 ft. radius curve to the right, (the long chord of which bears S. 7°36' 43" E. 140.02 feet) 140.55 feet; thence S. 0°57' 17" W. 228.06 feet to a 5/8" iron rod set in the north line of Green Siding Road #110; Thence, along said north line, S. 88°43' 31" E. 60.00 feet; thence N. 0°57' 17" E. 228.40 feet; thence, along the arc of a 570.00 ft. radius curve to the left, (the long chord of which bears N. 7°36' 43" W. 157.90 feet) 158.49 feet; thence, along the arc of a 470.00 ft. radius curve to the right, (the long chord of which bears N. 7°36' 43" W. 140.02 feet) 140.55 feet; thence N. 0°57' 17" E. 435.58 feet to a 5/8" iron rod set in the south line of Austin Road; thence, along said south line, N.89°02' 43" W. 60.00 feet to the point of beginning.

NARRATIVE

THIS survey is a division of Parcel #2 of MLP M 106-13. All work done with transit & chain.

- FOUND 5/8" IRON ROD M106-13
- SET 5/8" IRON ROD 30" LONG WITH CAP MARKED C.S. 660