

COUNTY SURVEYORS FILE DATA
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FILED
Date: 12-11-1998 By: JC
This survey consists of:
Map: M129-28
Narrative:
Corner Rpt:
DOUGLAS COUNTY SURVEYOR

LEGAL DESCRIPTION

A parcel of land lying in Section 11, Township 27 South, Range 6 West, Willamette Meridian, Douglas County, Oregon, being a portion of Parcel 1, Partition Plat No. 1994-15 as recorded in the Plat Records of Douglas County, said parcel being more particularly described as follows:
Beginning at a 5/8" iron rod at the most easterly corner of that property described in Volume 868, Page 4 as recorded in the Deed Records of Douglas County, from which the northwest corner of D.L.C. No. 65 bears N44°19'40"W 197.84 feet and N68°27'00"W 456.34 feet; thence along the southeasterly lines of those parcels described in Volume 868, Page 4 and Volume 978, Page 104 S47°14'20"W 234.33 feet to a 5/8" iron rod at the northeasterly right-of-way line of Garden Valley Boulevard; thence along said right-of-way line along the arc of a 3719.72-foot radius curve to the left (the long chord of which bears S45°08'15"E 355.04 feet) 355.18 feet and S38°36'12"E 4.90 feet to a PK Nail with washer stamped "#939"; thence along the west line of Parcel 2, Volume 3, Page 263 as recorded in the Plat Records of Douglas County N28°36'44"E 172.10 feet to a 5/8" iron rod; thence leaving said west line N89°42'00"W 10.03 feet to a 5/8" iron rod; thence North 114.98 feet to a 5/8" iron rod; thence N59°11'33"E 26.06 feet to the northeasterly line of Parcel 1, Partition Plat No. 1994-0015; thence along said northeasterly line N19°27'13"W 89.98 feet and N32°13'52"W 107.97 feet; thence leaving said northeasterly line S47°14'20"W 94.69 feet; thence N42°45'40"W 30.00 feet to the point of beginning and containing 1.98 acres more or less.

EASEMENTS AFFECTING SUBJECT PROPERTY

- RIGHT OF WAY, including the terms and provisions therein contained, Grantee: North Roseburg Sanitary District, Book: 385, Recorder's No.: 67-1307, records of Douglas County, Oregon. (20' wide sewer easement)
- RIGHT OF WAY, including the terms and provisions therein contained, Grantee: The Pacific Power and Light Company, Book: 599, Recorder's No.: 76-07392 and 76-07393, records of Douglas County, Oregon. (Non-Descriptive)
- ROAD EASEMENT, including the terms and provisions therein contained, Grantee: Edgard G. Engle, et al, Book: 636, Recorder's No.: 77-9693, records of Douglas County, Oregon. (Road easement)
- EASEMENT, including the terms and provisions therein contained, Grantee: Garden Valley Medical Center Inc., Book: 714, Page: 392, Recorder's No.: 79-6080, records of Douglas County, Oregon. (Access easement)
- EASEMENT, including the terms and provisions therein contained, Book: 888, Page: 03, Recorder's No.: 83-15714, records of Douglas County, Oregon. (Various easements)
- EASEMENT, including the terms and provisions therein contained, Book: 870, Page: 661, Recorder's No.: 84-871, records of Douglas County, Oregon. (20' wide waterline easement)
- EASEMENT, including the terms and provisions therein contained, Grantee: John Ockert et ux, Book: 982, Page: 365, Recorder's No.: 87-5566, records of Douglas County, Oregon. (Various easements)
- Easement as set forth in deed from Verner J. Anderson et ux in Book 1300, page 899, Recorder's No. 94-12899, records of Douglas County, Oregon. (Various easements)
- EASEMENT, including the terms and provisions therein contained, Grantee: City of Roseburg, Book: 1338, Page: 510, Recorder's No.: 95-03051, records of Douglas County, Oregon. (15' wide waterline easements)
- RIGHT OF WAY, including the terms and provisions therein contained, Grantee: Pacificorp, Book: 1342, Page: 656, Recorder's No.: 95-04954, records of Douglas County, Oregon. (Non-Descriptive)

SURVEYORS CERTIFICATE

RE: SURVEY, JOB NO. 825-06, dated August, 1995.

This survey was made for the benefit of Gary E. Moore and Donald L. Gambill, The Union Central Life Insurance Company ("Lender"), and Commercial Title Company.

I hereby certify that said survey:

- was prepared by me or under my supervision;
- was made on the ground and is correct;
- delineates all lot lines and shows the location and dimension of all improvements (excluding pads, roadways and parking areas) on the subject property and the distance therefrom to the nearest facing exterior property lines of the subject property;
- shows the location of all visible or recorded easements, rights-of-way and other matters of record affecting or benefiting the subject property as disclosed by Mortgage Title Insurance Commitment No. 79467CV, issued by Commercial Title Company;
- shows the means of access and location and rights-of-way boundaries of all adjoining streets together with the width and name thereof;
- shows any and all building set-back lines established by applicable zoning and/or other governmental ordinances or regulations.

I do further certify that:

- there are no encroachments upon the boundary lines of the subject property or upon any easement areas except for the following matter shown on the survey: NONE.
- ingress and egress to the subject property is provided by Garden Valley Boulevard upon which property fronts, the same being a paved and dedicated public right-of-way accepted and maintained by the City of Roseburg;
- the title lines and lines of actual possession are the same;
- the subject property does not serve and is not serviced by an adjoining property for drainage, ingress and egress or any other purpose;
- the street address of the subject property is 1200 NW Garden Valley Blvd.;
- the total square foot area of the subject property is 104,092 sq. ft.;
- the total square foot area of the buildings located on the subject property are 4,890 sq. ft. (Izzy's Pizza) and 7,500 sq. ft. (Hollywood Video);
- the total number of parking spaces located on the subject property is 96; and
- the subject property described hereon does not lie in a 100 year flood plain, a flood way or an area that has been identified by the Secretary of Housing and Urban Development or any other governmental authority as a flood hazard area under the National Flood Insurance Act of 1968 (24 CFR §1901-1), as amended (such determination having been made from a personal review of flood map number 410067 G005C, which is the latest available flood map for the subject property).

I do further certify that the survey represented hereon meets the requirements of the State of Oregon, and such other rules and regulations as may be applicable to surveys performed in said state.

The undersigned expressly understands and agrees that (a) this Certificate is made to induce Lender to extend credit secured by a mortgage covering the subject property and to induce the Title Company to issue a policy of title insurance insuring the validity and priority of such mortgage; (b) both Lender and Title Company are entitled to rely on this plot of survey as being true and accurate in all respects and upon this Certificate as being true and accurate; and (c) the consideration paid to the undersigned for the preparation and certification of such survey has been paid, in part, for the benefit of Lender and Title Company and in anticipation of their reliance.

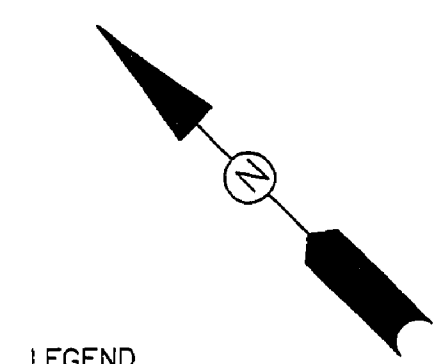
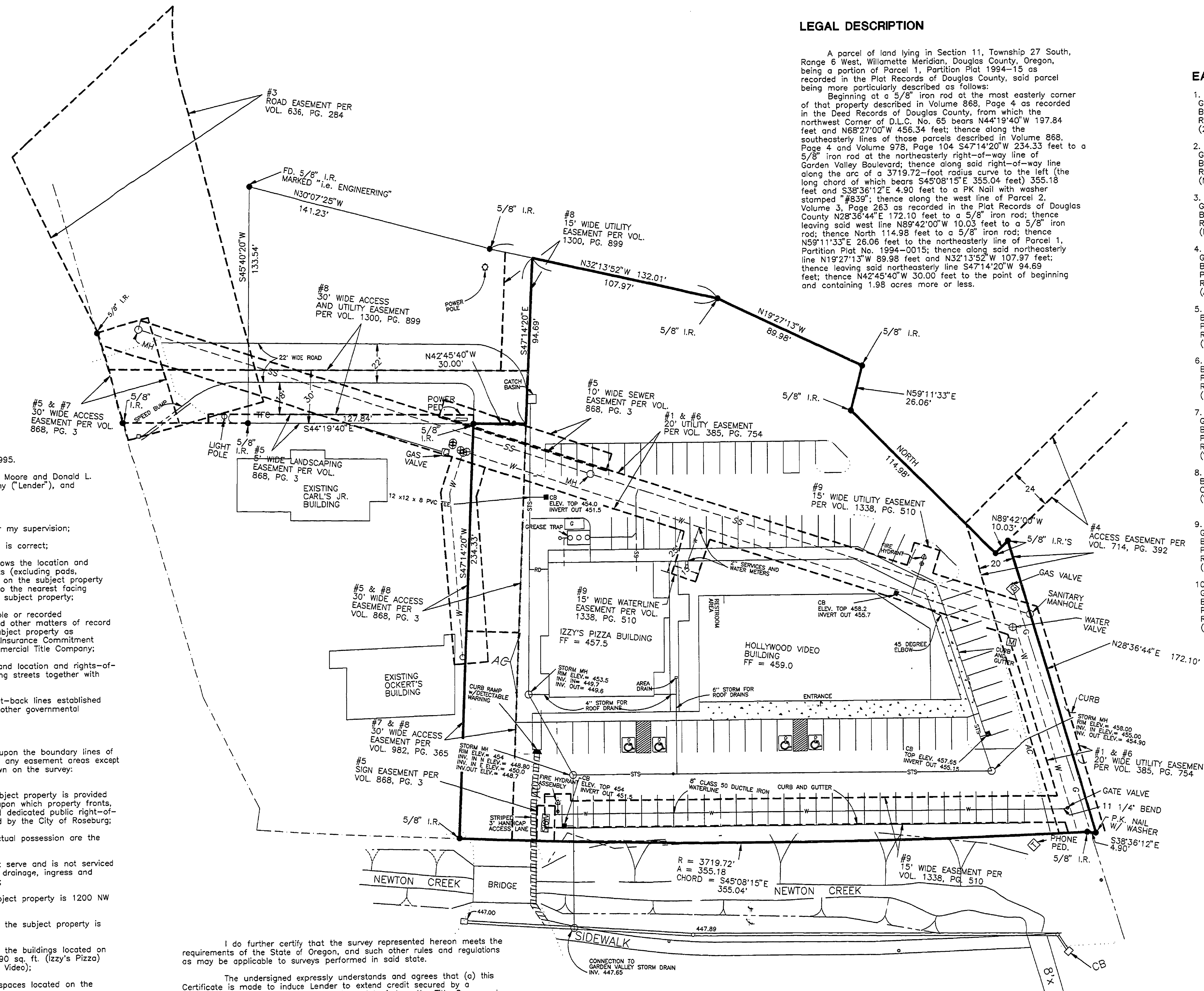
i.e. Engineering, Incorporated

Donald A. Bentz, P.L.S.

Dated: August 25, 1995
Professional License No. 839

GARDEN VALLEY

COUNTY SURVEYORS FILE DATA
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- LEGEND
- G = GAS
 - SS = SANITARY SEWER
 - STS = STORM SEWER
 - CB = CATCH BASIN
 - AC = ASPHALTIC CONCRETE (PAVEMENT)
 - ⊙ = WATER VALVE
 - = MONUMENT, AS NOTED

REGISTERED OREGON LAND SURVEYOR JULY 12, 1969 DONALD A. BENTZ 839 EXPIRES 12-31-95		HOLLYWOOD VIDEO & IZZY'S PIZZA A.L.T.A. SURVEY LYING IN THE SOUTHEAST 1/4 SECTION 11, TOWNSHIP 27 SOUTH, RANGE 6 W, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON	
SURVEYED FOR: GARY E. MOORE DONALD L. GAMBILL 1122 NW GARDEN VALLEY BLVD. ROSEBURG, OREGON 97470		SURVEYED BY: i.e. ENGINEERING 548 S.E. Jackson Suite 3 Roseburg, Oregon 97470 PHONE (503) 673-0166 FAX (503) 440-9392	
SCALE: 1"=30'	DATE: AUG. 1995	825-06	PAGE: 1 OF 1