

FILED

Date: 5/4/2001 By: JLP
This survey consists of:
Map: M137-6
Narrative:
Corner Rpt:

DOUGLAS COUNTY SURVEYOR

LEGAL DESCRIPTION OF PAD A

A PARCEL OF LAND BEING A PORTION OF THAT LAND AS DESCRIBED IN INSTRUMENT NOS. 99-25685 AND 99-25687 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, LYING IN THE SOUTH-WEST 1/4 OF SECTION 18 AND IN THE NW 1/4 OF SECTION 19, TOWNSHIP 25 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF A 60.00 FOOT RIGHT-OF-WAY, PER INSTRUMENT NO. 99-01172 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, SAID POINT BEARS N. 15° 28' 43" E., 61.79 FEET FROM THE NORTHEAST CORNER OF PARCEL 2 OF LAND PARTITION 1997-0133; THENCE LEAVING SAID NORTH BOUNDARY OF 60.00 FOOT RIGHT-OF-WAY, N. 2° 02' 58" E., 258.39 FEET; THENCE N. 87° 57' 02" W., 62.25 FEET; THENCE N. 2° 02' 58" E., 248.41 FEET; THENCE N. 87° 56' 44" W., 233.15 FEET; THENCE S. 47° 30' 49" W., 15.22 FEET; THENCE S. 2° 02' 58" W., 237.75 FEET; THENCE N. 87° 50' 58" W., 132.87 FEET; THENCE S. 2° 18' 16" W., 258.74 FEET TO A POINT ON NORTH LINE OF THE ABOVE SAID 60.00 FOOT RIGHT-OF-WAY; THENCE ALONG THE NORTH LINE OF SAID 60.00 FOOT RIGHT-OF-WAY, S. 87° 57' 02" E., 425.40 FEET; THENCE CONTINUING ALONG SAID NORTH LINE OF SAID 60.00 FOOT RIGHT-OF-WAY, S. 88° 21' 53" E., 14.87 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION OF PAD B

A PARCEL OF LAND BEING A PORTION OF THAT LAND AS DESCRIBED IN INSTRUMENT NO. 99-25687 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, LYING IN THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 25 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT BEARS N. 40° 27' 21" W., 432.02 FEET FROM THE NORTHEAST CORNER OF PARCEL 2 OF LAND PARTITION 1997-0133; THENCE N. 87° 50' 58" W., 132.87 FEET; THENCE S. 2° 18' 16" W., 15.52 FEET; THENCE N. 87° 58' 06" W., 70.75 FEET; THENCE N. 2° 01' 54" E., 76.52 FEET; THENCE N. 60° 44' 01" E., 29.93 FEET; THENCE ALONG THE ARC OF A 365.42 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS N. 61° 29' 06" E., 20.74 FEET) 20.75 FEET; THENCE ALONG THE ARC OF A 146.46 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS N. 54° 15' 51" E., 44.11 FEET) 44.28 FEET; THENCE N. 47° 30' 49" E., 120.66 FEET; THENCE N. 87° 57' 02" E., 39.41 FEET; THENCE S. 2° 02' 58" W., 198.98 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION OF PAD F

A PARCEL OF LAND BEING A PORTION OF THAT LAND AS DESCRIBED IN INSTRUMENT NO. 99-25687 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, LYING IN THE SOUTHWEST 1/4 OF SECTION 18 AND IN THE NW 1/4 OF SECTION 19, TOWNSHIP 25 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEARS N. 14° 24' 53" E., 428.72 FEET FROM THE NORTHEAST CORNER OF PARCEL 2 OF LAND PARTITION 1997-0133; THENCE N. 0° 41' 57" W., 379.60 FEET TO A POINT ON THE NORTH BOUNDARY OF THAT PARCEL AS DESCRIBED IN SAID INSTRUMENT NO. 99-25687; THENCE ALONG THE NORTH BOUNDARY OF SAID PARCEL AS DESCRIBED IN SAID INSTRUMENT NO. 99-25687, S. 83° 49' 52" E., 165.31 FEET; THENCE CONTINUING ALONG ABOVE SAID NORTH BOUNDARY, N. 80° 31' 47" E., 145.80 FEET; THENCE LEAVING ABOVE SAID NORTH BOUNDARY, S. 8° 34' 09" W., 241.30 FEET; THENCE S. 46° 50' 45" W., 160.00 FEET; THENCE S. 75° 56' 58" W., 155.51 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION OF PAD G

A PARCEL OF LAND BEING A PORTION OF THAT LAND AS DESCRIBED IN INSTRUMENT NO. 99-25687 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, LYING IN THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 25 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEARS N. 33° 38' 42" E., 675.58 FEET FROM THE NORTHEAST CORNER OF PARCEL 2 OF LAND PARTITION 1997-0133; THENCE N. 8° 34' 09" E., 241.30 FEET TO A POINT ON THE NORTH BOUNDARY OF THAT PARCEL AS DESCRIBED IN SAID INSTRUMENT NO. 99-25687; THENCE ALONG THE NORTH BOUNDARY OF SAID PARCEL AS DESCRIBED IN SAID INSTRUMENT NO. 99-25687, N. 80° 31' 47" E., 323.74 FEET TO THE NORTHEAST CORNER OF THE PARCEL AS DESCRIBED IN SAID INSTRUMENT NO. 99-25687; THENCE ALONG THE EAST BOUNDARY OF THAT PARCEL AS DESCRIBED IN SAID INSTRUMENT NO. 99-25687, S. 16° 53' 11" W., 303.90 FEET; THENCE LEAVING THE EAST BOUNDARY OF ABOVE SAID PARCEL, N. 80° 44' 03" W., 162.56 FEET; THENCE S. 75° 39' 11" W., 110.00 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION OF PAD C

A PARCEL OF LAND BEING A PORTION OF THAT LAND AS DESCRIBED IN INSTRUMENT NO. 99-25687 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, LYING IN THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 25 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF A 60.00 FOOT RIGHT-OF-WAY AS DESCRIBED IN INSTRUMENT NO. 99-01172 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, SAID POINT BEARS N. 79° 55' 58" W., 430.13 FEET FROM THE NORTHEAST CORNER OF PARCEL 2 OF LAND PARTITION 1997-0133; THENCE ALONG THE NORTH LINE OF SAID 60.00 FOOT RIGHT-OF-WAY, N. 87° 57' 03" W., 77.29 FEET; THENCE LEAVING THE NORTH LINE OF SAID 60.00 FOOT RIGHT-OF-WAY, N. 3° 50' 42" E., 243.32 FEET; THENCE S. 87° 58' 06" E., 70.75 FEET; THENCE S. 2° 18' 16" W., 243.22 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION OF PAD D

A PARCEL OF LAND BEING A PORTION OF THAT LAND AS DESCRIBED IN INSTRUMENT NO. 99-25687 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, LYING IN THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 25 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEARS N. 4° 37' 45" E., 318.81 FEET FROM THE NORTHEAST CORNER OF PARCEL 2 OF LAND PARTITION 1997-0133; THENCE N. 87° 57' 02" W., 62.25 FEET; THENCE N. 2° 02' 58" E., 198.98 FEET; THENCE S. 87° 57' 02" E., 25.79 FEET; THENCE S. 47° 02' 39" W., 150.72 FEET; THENCE S. 1° 52' 53" W., 114.61 FEET; THENCE N. 88° 02' 43" W., 77.79 FEET; THENCE N. 2° 02' 58" E., 14.46 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION OF PAD E

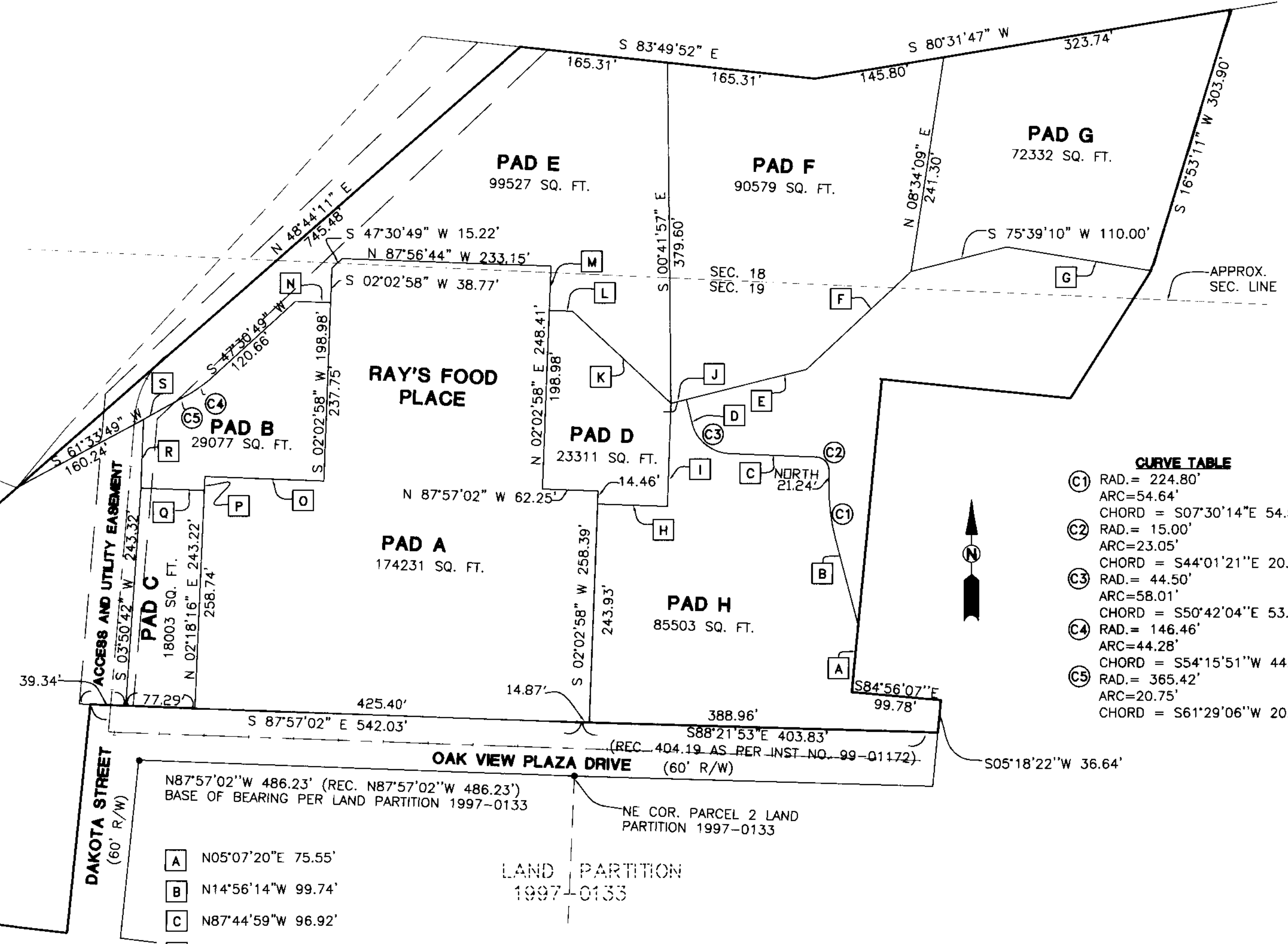
A PARCEL OF LAND BEING A PORTION OF THE LANDS AS DESCRIBED IN INSTRUMENT NOS. 99-25685 AND 99-25687 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, LYING IN THE SOUTHWEST 1/4 OF SECTION 18 AND IN THE NW 1/4 OF SECTION 19, TOWNSHIP 25 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST BOUNDARY OF THAT PARCEL AS DESCRIBED IN SAID INSTRUMENT NO. 99-25685, SAID POINT BEARS N. 2° 46' 49" W., 568.92 FEET FROM THE NORTHEAST CORNER OF PARCEL 2 OF LAND PARTITION 1997-0133; THENCE N. 87° 56' 44" W., 233.15 FEET; THENCE S. 47° 30' 49" W., 15.22 FEET; THENCE S. 2° 02' 58" W., 38.77 FEET; THENCE N. 87° 57' 02" W., 39.41 FEET; THENCE S. 47° 30' 49" W., 120.66 FEET; THENCE ALONG THE ARC OF A 146.46 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS S. 54° 15' 51" W., 44.11 FEET) 44.28 FEET; THENCE ALONG THE ARC OF A 365.42 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS S. 61° 29' 06" W., 20.74 FEET) 20.75 FEET; THENCE S. 60° 44' 01" W., 29.93 FEET; THENCE S. 61° 33' 49" W., 160.24 FEET; THENCE N. 48° 44' 11" E., 745.48 FEET TO A POINT ON THE NORTH BOUNDARY OF THAT PARCEL AS DESCRIBED IN SAID INSTRUMENT NO. 99-25687; THENCE CONTINUING ALONG SAID NORTH BOUNDARY OF THAT PARCEL AS DESCRIBED IN INSTRUMENT NO. 99-25687, S. 83° 49' 52" E., 165.31 FEET; THENCE LEAVING SAID NORTH BOUNDARY, S. 0° 41' 57" E., 379.60 FEET; THENCE N. 47° 02' 39" W., 150.72 FEET; THENCE N. 87° 57' 02" W., 25.79 FEET TO A POINT ON THE EAST BOUNDARY OF THAT PARCEL AS DESCRIBED IN SAID INSTRUMENT NO. 99-25685; THENCE ALONG SAID EAST BOUNDARY OF THAT PARCEL AS DESCRIBED IN SAID INSTRUMENT NO. 99-25685, N. 2° 02' 58" E., 49.43 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION OF PAD H

A PARCEL OF LAND BEING A PORTION OF THAT LAND AS DESCRIBED IN INSTRUMENT NO. 99-25687 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, LYING IN THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 25 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF A 60.00 FOOT RIGHT-OF-WAY, PER INSTRUMENT NO. 99-01172 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, SAID POINT BEARS N. 15° 28' 43" E., 61.79 FEET FROM THE NORTHEAST CORNER OF PARCEL 2 OF LAND PARTITION 1997-0133; THENCE LEAVING SAID NORTH LINE OF A 60.00 FOOT RIGHT-OF-WAY, N. 2° 02' 58" E., 243.93 FEET; THENCE S. 88° 02' 43" E., 77.79 FEET; THENCE N. 1° 52' 53" E., 114.61 FEET; THENCE N. 75° 56' 58" E., 17.75 FEET; THENCE S. 13° 21' 57" E., 26.63 FEET; THENCE ALONG THE ARC OF A 44.50 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS S. 50° 42' 04" E., 53.99 FEET) 58.01 FEET; THENCE S. 87° 44' 59" E., 96.92 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS S. 44° 01' 21" E., 20.85 FEET) 23.05 FEET; THENCE SOUTH, 21.24 FEET; THENCE ALONG A 224.798 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS S. 7° 30' 14" E., 54.51 FEET) 54.64 FEET; THENCE S. 14° 56' 14" E., 99.74 FEET TO A POINT ON THE EAST BOUNDARY OF THAT PARCEL AS DESCRIBED IN SAID INSTRUMENT NO. 99-25687; THENCE ALONG SAID EAST BOUNDARY OF THAT PARCEL AS DESCRIBED IN INSTRUMENT NO. 99-25687, S. 5° 07' 20" W., 75.55 FEET TO A 1" IRON PIPE; THENCE S. 84° 56' 07" E., 99.78 FEET TO A 1 1/2" IRON PIPE; THENCE S. 5° 18' 22" W., 36.64 FEET TO A POINT ON THE NORTH LINE OF ABOVE SAID 60.00 FOOT RIGHT-OF-WAY; THENCE ALONG SAID RIGHT-OF-WAY N. 88° 21' 53" W., 388.96 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 85, 503 SQUARE FEET, MORE OR LESS.



CURVE TABLE

C1	RAD. = 224.80'
	ARC = 54.64'
	CHORD = S07°30'14"E 54.51'
C2	RAD. = 15.00'
	ARC = 23.05'
	CHORD = S44°01'21"E 20.85'
C3	RAD. = 44.50'
	ARC = 58.01'
	CHORD = S50°42'04"E 53.99'
C4	RAD. = 146.46'
	ARC = 44.28'
	CHORD = S54°15'51"W 44.11'
C5	RAD. = 365.42'
	ARC = 20.75'
	CHORD = S61°29'06"W 20.74'

- A N05°07'20"E 75.55'
- B N14°56'14"W 99.74'
- C N87°44'59"W 96.92'
- D N13°21'57"W 26.63'
- E N75°56'58"E 155.51'
- F N46°50'45"E 160.00'
- G N80°44'03"W 162.56'
- H N88°02'43"W 77.79'
- I S01°52'53"W 114.61'
- J S75°56'58"W 17.75'
- K N47°02'39"W 150.72'
- L N87°57'02"W 25.79'
- M N02°02'58"E 49.43'
- N N87°57'02"W 39.41'
- O S87°50'58"E 132.87'
- P N02°18'16"E 15.52'
- Q N87°58'06"W 70.75'
- R S02°01'54"W 76.52'
- S S60°44'01"W 29.93'

LEGAL DESCRIPTION OF ACCESS AND UTILITY EASEMENT

A PARCEL OF LAND BEING A PORTION OF THE LANDS AS DESCRIBED IN INSTRUMENT NOS. 99-25685 AND 99-25687, AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, LYING IN THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 25 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, SAID PARCEL OF LAND BEING 60.00 FEET WIDE LYING 30.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT ON THE NORTH BOUNDARY OF THAT PARCEL OF LAND AS DESCRIBED IN INSTRUMENT NO. 99-01172 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON, SAID POINT BEARS N. 81° 22' 08" W., 523.39 FEET FROM THE NORTHEAST CORNER OF PARCEL 2 OF LAND PARTITION 1997-0133 AS RECORDED IN THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON; THENCE N. 04° 38' 28" E., 339.08 FEET; THENCE N. 46° 35' 12" E., 577.55 FEET TO A POINT ON THE NORTH BOUNDARY OF THAT PARCEL AS DESCRIBED IN SAID INSTRUMENT NO. 99-25687 AND THE POINT OF TERMINUS OF SAID CENTERLINE.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO SHOW A BREAKDOWN OF A PORTION OF THAT LAND DESCRIBED IN INSTRUMENT NOS. 99-25687 AND 99-25685 OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON INTO A NUMBER OF "PADS", THE DESCRIPTIONS OF THESE "PADS" TO BE USED FOR FINANCING AND / OR LEASE PURPOSES. BEARINGS WERE BASED ON FOUND MONUMENTS ON THE NORTH BOUNDARY OF PARCELS 1 AND 2 OF LAND PARTITION 1997-0133.

REGISTERED PROFESSIONAL LAND SURVEYOR
J. Neil Hobbs
OREGON JANUARY 12, 1999 P.N.E.L. HBBS 62989
EXPIRES: 6/30/2001

SURVEY
LYING IN THE SW 1/4 OF SECTION 18 AND IN THE NW 1/4 OF SECTION 19, T25S, R5W, W.M. DOUGLAS COUNTY, OREGON

SURVEYED FOR:
OAK HILLS PLAZA LLC
982NW MOOREA DR
ROSEBURG, OR. 97470

SURVEYED BY:
i.e. ENGINEERING
741 S.E. Jackson Street
Roseburg, Oregon 97470
PHONE (541) 673-0166
FAX (541) 440-8392

DWG. BY: TAY
SCALE: 1" = 100' DATE: MAY, 2001. JOB NO: 1678-01 PAGE: 1 OF 1