

**PROPERTY SURVEY**  
for ALBERTSON'S, INC.  
NW 1/4 OF SECTION 12, T.27S., R.06W., W.M.  
CITY OF ROSEBURG  
JUNE 2001

FILED  
Date: 7/12/2001 By: JP  
This survey consists of:  
Map: M 138-31/3  
Narrative:  
Corner Rpt:

**SEWERMAIN EASEMENT**

A strip of land lying within the NW 1/4 of Section 12, Township 27 South, Range 06 West, Willamette Meridian, Douglas County, Oregon, and more particularly described as follows:

Beginning at a point on the east line of Parcel 2 of Land Partition 2000-0031 and from which the Southeast corner of said Parcel 2 bears S00°24'24"W, 23.34 feet and S06°09'20"W, 90.10 feet, thence leaving said east line, N89°25'06"W, 20.13 feet to a point; thence N80°20'05"W, 50.67 feet to a point; thence continuing N80°20'05"W, 282.49 feet to a point; thence N09°39'55"E, 15.00 feet to a point; thence S80°20'05"E, 324.96 feet to a point; thence N01°43'00"E, 222.71 feet to a point; thence N14°31'21"W, 71.90 feet to a point; thence N89°24'20"W, 91.41 feet to a point; thence N45°38'57"W, 58.65 feet to a point; thence N89°25'27"W, 219.66 feet to a point; thence N00°34'33"E, 15.00 feet to a point; thence S89°25'27"E, 225.69 feet to a point; thence S45°38'57"E, 58.66 feet to a point; thence S89°24'20"E, 96.87 feet to a point; thence S14°31'21"E, 85.52 feet to a point; thence S01°43'00"W, 225.79 feet to a point; thence S89°35'36"E, 10.84 feet to a point on the east line of said Parcel 2; thence following said east line S00°24'24"W, 14.90 feet the point of beginning, and containing 0.355 acres, more or less.

**WATERMAIN EASEMENT**

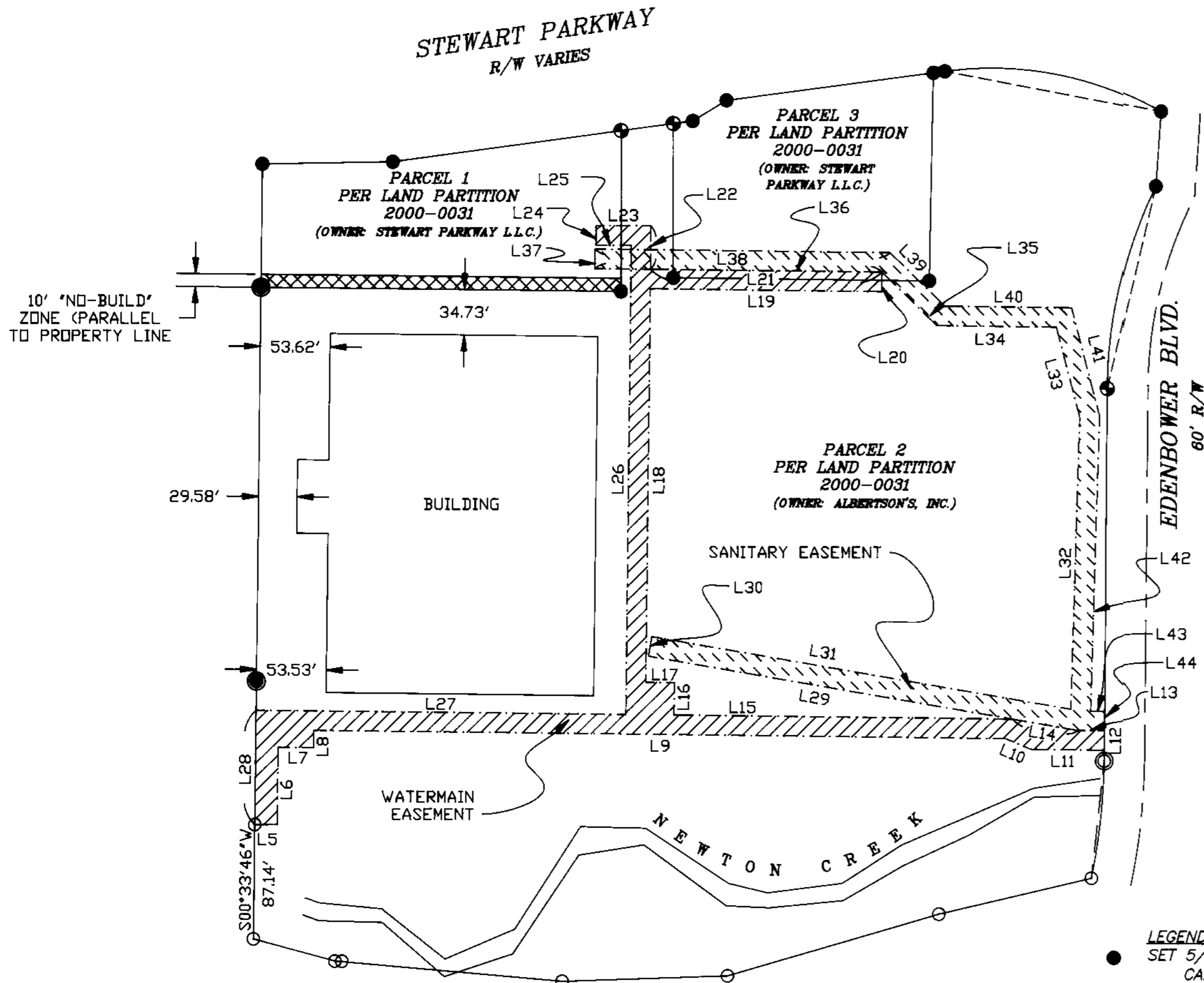
A strip of land lying within the NW 1/4 of Section 12, Township 27 South, Range 06 West, Willamette Meridian, Douglas County, Oregon, and more particularly described as follows:

Beginning at a point on the west line of Parcel 2 of Land Partition 2000-0031 and from which the Southwest corner of said Parcel 2 bears S00°33'46"W, 87.14 feet, thence EAST, 17.24 feet to a point; thence N00°33'46"E, 59.38 feet to a point; thence S89°25'06"E, 27.32 feet to a point; thence N00°33'46"E, 13.25 feet to a point; thence S89°25'06"E, 529.08 feet to a point; thence S66°55'06"E, 20.91 feet to a point; thence S89°25'06"E, 56.06 feet to a point on the east line of said Parcel 2, and from which the Southeast corner of said Parcel 2 bears S00°24'24"W, 8.34 feet and S06°09'20"W, 90.10 feet; thence following said east line, N00°24'24"E, 15.00 feet to a point; thence leaving said east line, N89°25'06"W, 20.13 feet to a point; thence N80°20'05"W, 50.67 feet to a point; thence N89°25'06"W, 259.00 feet to a point; thence N00°34'54"E, 24.83 feet to a point; thence N89°25'06"W, 21.81 feet to a point; thence N00°34'54"E, 300.88 feet to a point; thence S89°23'51"E, 177.02 feet to a point; thence N00°36'09"E, 15.14 feet to a point; thence N89°25'27"W, 177.10 feet to a point; thence NORTH, 33.33 feet to a point; thence WEST, 41.76 feet to a point; thence SOUTH, 15.00 feet to a point; thence EAST, 27.02 feet to a point; thence S00°34'54"W, 358.94 feet to a point; thence N89°25'06"W, 283.00 feet to a point on the west line of said Parcel 2; thence following said west line S00°33'46"W, 87.81 feet to the point of beginning, and containing 0.476 acres, more or less.

**NO-BUILD ZONE**

A strip of land lying within the NW 1/4 of Section 12, Township 27 South, Range 06 West, Willamette Meridian, Douglas County, Oregon, and more particularly described as follows:

Beginning at the Southwest corner of Parcel 1 of Land Partition 2000-0031; thence following the south line of said Parcel 1, S89°24'36"E, 275.62 feet to a point; thence following the east line of said Parcel 1, N00°00'11"E, 10.00 feet to a point; thence leaving said east line, N89°24'36"W, 275.52 feet to a point on the west line of said Parcel 1; thence following said west line S00°33'46"W, 10.00 feet to the point of beginning, and containing 0.063 acres, more or less.



**WATERMAIN EASEMENT**

NUMBER	DIRECTION	DISTANCE
L5	EAST	17.24'
L6	N 00°33'46" E	59.38'
L7	S 89°25'06" E	27.32'
L8	N 00°33'44" E	13.25'
L9	S 89°25'06" E	529.08'
L10	S 66°55'06" E	20.91'
L11	S 89°25'06" E	56.06'
L12	N 00°32'24" E	15.00'
L13	N 89°25'06" W	20.13'
L14	N 80°20'05" W	50.67'
L15	N 89°25'06" W	259.00'
L16	N 00°34'54" E	24.83'
L17	N 89°25'06" W	21.81'
L18	N 00°34'54" E	300.88'
L19	S 89°23'51" E	177.02'
L20	N 00°36'09" E	15.14'
L21	N 89°25'27" W	177.10'
L22	NORTH	33.33'
L23	WEST	41.76'
L24	SOUTH	15.00'
L25	EAST	27.02'
L26	N 00°34'54" W	358.94'
L27	N 89°25'06" W	283.00'
L28	S 00°33'46" W	87.81'

**SEWERMAIN EASEMENT**

NUMBER	DIRECTION	DISTANCE
L13	N 89°25'06" W	20.13'
L14	N 80°20'05" W	50.67'
L29	N 80°20'05" W	282.49'
L30	N 09°39'55" E	15.00'
L31	S 80°20'05" E	324.96'
L32	N 01°43'00" E	222.71'
L33	N 14°31'21" W	71.90'
L34	N 89°24'20" W	91.41'
L35	N 45°38'57" W	58.65'
L36	N 89°25'27" W	219.66'
L37	N 00°34'33" E	15.00'
L38	S 89°25'27" E	225.69'
L39	S 45°38'57" E	58.66'
L40	S 89°24'20" E	96.87'
L41	S 14°31'21" E	85.52'
L42	S 01°43'00" W	225.79'
L43	S 89°35'36" E	10.84'
L44	S 00°24'24" W	14.90'

- LEGEND:**
- SET 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "AA SURVEYING INC."
  - SET MONUMENT SCREW IN LEAD ON TOP OF WALL
  - SET BRASS CAP
  - FOUND 5/8" IR (UNLESS OTHERWISE NOTED)
  - ◎ FOUND 1-1/2" BRASS DISC

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Herman A. Pieske*  
OREGON  
JULY 14, 1978  
HERMAN A. PIESKE  
1851  
EXP. DATE: 12-31-02

**AA**  
**SURVEYING & ENGINEERING, INC.**  
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