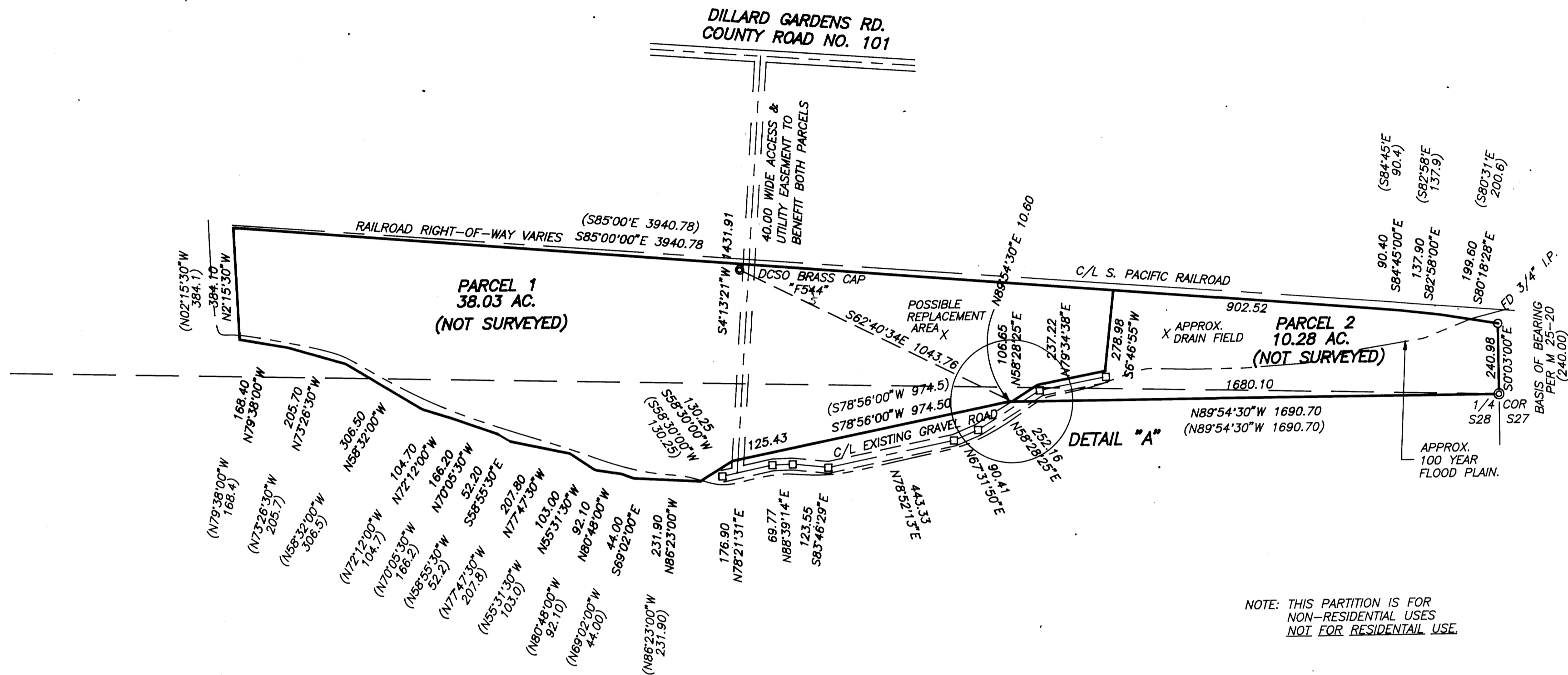


1996 - 0012A

LAND PARTITION
LYING IN SECTION 28,
TOWNSHIP 28 SOUTH, RANGE 6 WEST, W.M.
DOUGLAS COUNTY, OREGON
29 NOV 1995 1 inch : 300 feet

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

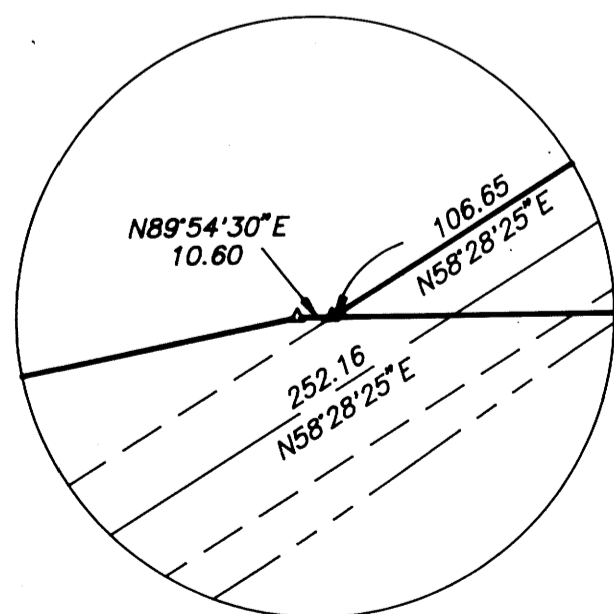


NOTE: THIS PARTITION IS FOR
NON-RESIDENTIAL USES
NOT FOR RESIDENTIAL USE.

OWNER/PARTITONER: M-W Leasing, Inc.
P. J. Washburn, President
P.O. Box 936
Roseburg, OR 97470

SEWER: Subsurface
WATER: Winston-Dillard Water District
ZONING: (M-3) Heavy Industrial
COMP. PLAN: Industrial Land

PLANNING FILE NO. 95-153
NO WATER RIGHTS OF RECORD



DETAIL "A"
NO SCALE

LEGEND:

- Found 5/8" Iron Rod or as noted.
- Set 5/8" x 30" Iron Rod with Yellow Plastic Cap marked "AA SURVEYING INC."
- ⊙ Brass Cap w/ 1"x36" Galv. Iron Pipe, Or as noted.
- △ Calculated Point, No Monumentation.
- Fence Post set by property owner.

RECORD INFORMATION:

- () Survey M 25-20.
- Deed per Volume 1262, Page 135.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Ronald A. Quimby

OREGON
JULY 14, 1978
RONALD A. QUIMBY
1654
EXP. DATE: 12-31-96

AA

SURVEYING SERVICE, INC.

3076 EAST DIAMOND LAKE BLVD.
ROSEBURG, OREGON 97470
TEL (503)672-2096
FAX (503)672-0611

1996 - 0012A

LAND PARTITION
 LYING IN SECTION 28,
 TOWNSHIP 28 SOUTH, RANGE 6 WEST, W.M.
 DOUGLAS COUNTY, OREGON
 29 NOV 1995

COUNTY SURVEYORS FILE DATA
 DO NOT REMOVE FROM OFFICE

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS: that M-W Leasing, Inc., by and through its President, P. J. Washburn, owner of the land represented on the annexed map, and more particularly described in the accompanying Surveyor's Certificate, does hereby declare the annexed map to be a correct map of the partition plat of said property including 40.00 wide access & utility easement and that he has caused this partition plat to be prepared and the property to be partitioned into parcels as shown in accordance with the provisions of Chapter 92 of Oregon Revised Statutes. There are no water rights appurtenant to subject property.

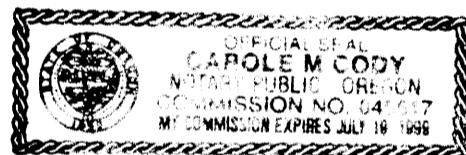
P. J. Washburn
 P. J. Washburn, President

ACKNOWLEDGEMENT:

State of Oregon)
 County of Douglas) ss

KNOW ALL PEOPLE BY THESE PRESENTS: that on this 18th day of December 1995, before me a Notary Public in and for said State and County, did personally appear P. J. Washburn, President of M-W Leasing Inc., who being duly sworn, did say that he was the identical person named in the foregoing instrument and he executed said instrument freely and voluntarily.

Carol M. Cody Jul. 19, 1999
 Notary Public, State of Oregon Commission Expires



SURVEYOR'S CERTIFICATE:

I, Ronald A. Quimby, hereby certify that the property shown on the annexed map HAS NOT BEEN SURVEYED and is a transcript of a portion of the property described in Deed Volume 1262, Page 135 of the Deed Records of Douglas County.

Ronald A. Quimby
 Ronald A. Quimby

THIS IS A DESCRIPTION OF THE LINWORK SHOWN ON THIS MAP. THE PROPERTY WAS NOT SURVEYED HENCE THIS DESCRIPTION CANNOT CHANGE THE RECORDED DOCUMENT REFERRED TO IN THE NARRATIVE. BEGINNING at a 1 inch galvanized iron pipe with brass cap stamped "County Surveyor's Office, South 27, South 28", in the quarter section corner between Sections 27 and 28, Township 28 South, Range 6 West, Willamette Meridian, Douglas County, Oregon, from which a 12 inch fir tree marked C.S.B.T.S. 28, bears North 66°30' West 16.5 feet and a 20 inch fir tree marked C.S.B.T.S. 27, bears South 51°45' East 13.3 feet; thence North 89°54'30" West 1690.7 feet to an iron pipe, said point also being on the northwesterly side of the vacated Dillard County Road; said vacated County Road, which is also the northerly line of property deeded to J. Ira McNutt, thence South 78°56' West 974.5 feet along the northwesterly side of said vacated County Road, which is also the northerly line of property deeded to J. Ira McNutt, et ux, recorded in Volume 115, Page 80, Deed Records of Douglas County, Oregon, to an iron pipe; thence South 58°30' West 130.25 feet, North 86°23' West 231.9 feet, North 69°02' West 44.0 feet, North 80°48' West 92.1 feet, North 55°31'30" West 103.0 feet, North 77°47'30" West 207.8 feet, North 58°55'30" West 52.2 feet, North 70°05'30" West 166.2 feet, North 72°12' West 104.7 feet, North 58°32' West 306.5 feet, North 73°26'30" West 205.7 feet, and North 79°38' West 168.4 feet to an iron pipe from which a 20 inch black oak tree marked R.P.C.S.B.T. bears North 87°00' East 22.2 feet; thence North 2°15'30" West 384.1 feet to an iron pipe in the South right of way line of the Southern Pacific Railroad; thence South 85°00' East 3940.78 feet, South 84°45' East 90.4 feet, South 82°58' East 137.9 feet and South 80°18'28" East 199.60 feet (South 80°31' East 200.6 feet per record Vol. 1262, Pg. 136) along the South right of way line of said railroad to an iron pipe; thence South 00°03' East 240.98 feet (240.0 feet per record Vol. 1262 Pg. 136) to the point of beginning, in Section 28, Township 28 South, Range 6 West, Willamette Meridian, Douglas County, Oregon.

APPROVALS

Approved: JANUARY 23
 1996

By Keith L. Cubie
 Douglas County Planning Director

Approved: January 23
 1996

By Janet R. Sundeen
 Douglas County Surveyor

I hereby certify that all taxes and special assessments or other charges required by law, have been paid.

Approved: February 2, 1996
 1996

By Anne E. Schroeder
 Douglas County Tax Collector
 96-02547 5:34 A.M.

Filed this 5th day of FEBRUARY, 1996

By GAY FIELDS, County Clerk Janet G. Burnett
 Douglas County Clerk BY DEPUTY



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

96 FEB -5 AM 8:34

DOUGLAS COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

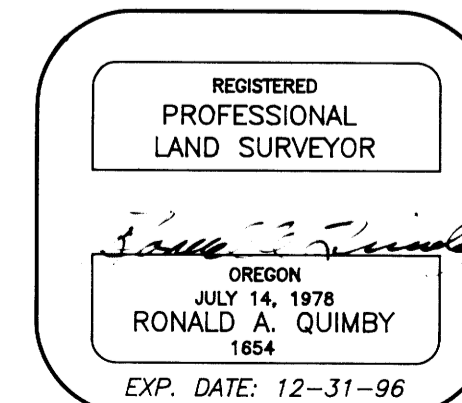
BY Janet G. Burnett
 DEPUTY

FEE PP

NARRATIVE

The purpose of this plat is to show the partitioning of the property described in Deed Volume 1262, Page 135 of the Deed Records of Douglas County in conformance with a tentative plan shown in Douglas County Planning Department File No 95-153.

The exterior boundary was determined by transcription of the Deed as recorded in Volume 1262, Page 135 based on the two monuments found along the east line of the subject property. The partition line was located at the discretion of the property owner and no monuments were set.



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