

UMPUQA MEDICAL CENTER (Phase 1) A Condominium

LOCATED IN SW1/4 OF SECTION 13, T27S, R6W, W.M.
- A PORTION OF LOT 11 AND LOT 8, BLOCK 3 OF
"A.J. BELLOW'S FIRST ADDITION TO WEST ROSEBURG" -

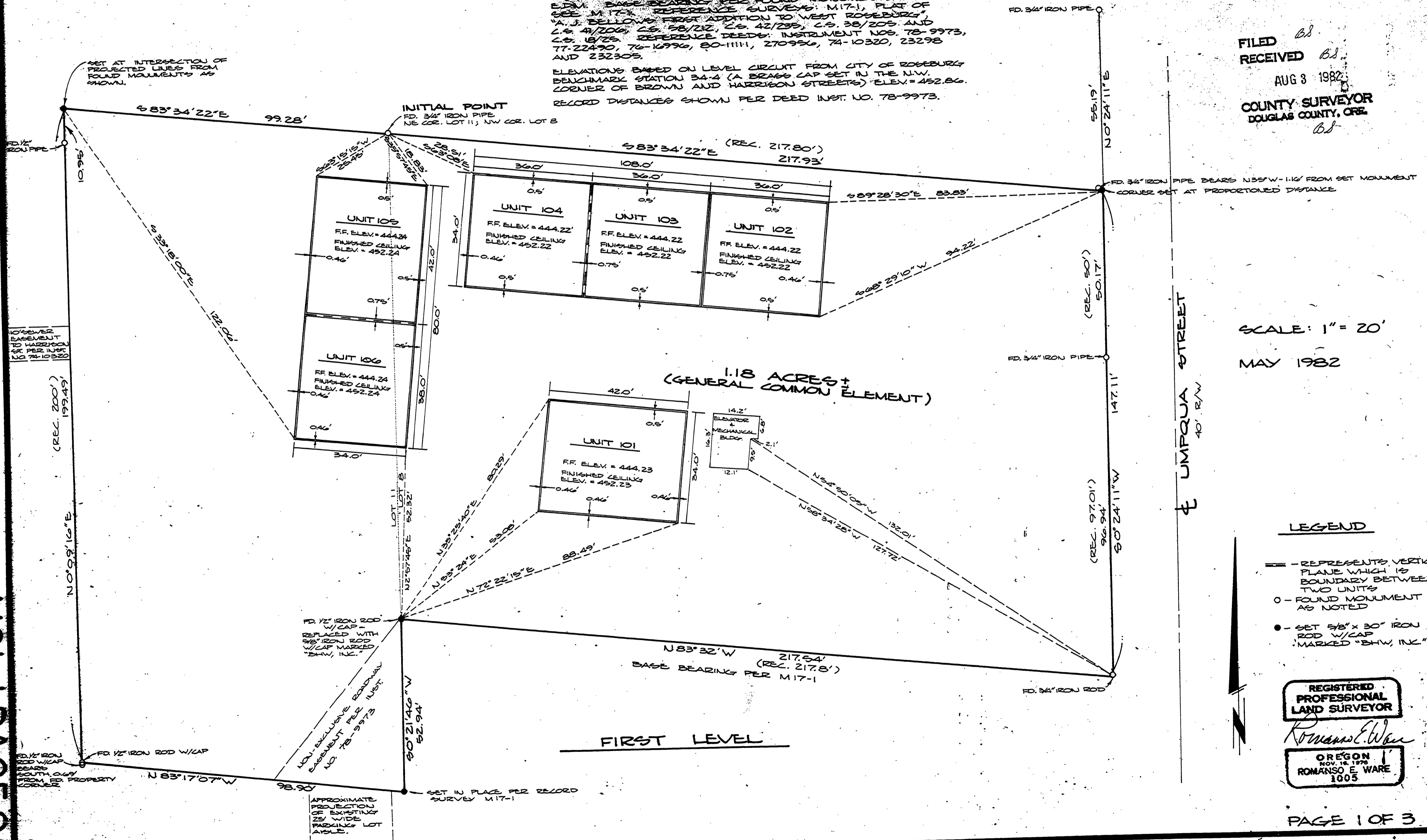
OWNER/DEVELOPER:
JOHN D. TODD
P.O. BOX 160
ROSEBURG, OREGON

SURVEYOR:
BHW ENGINEERING, INC.
1205 SE. COURT
ROSEBURG, OREGON

NARRATIVE

SURVEY FOR PURPOSE OF BUILDING CONDOMINIUM. ROAD CONTROL ESTABLISHED PER FOUND MONUMENTS ON UMPQUA STREET. FIELD CREW: G. LANG, M. JACKSON, M. MADOLLE, D. DELATTE, R. QUINBY. COMPUTATIONS BY BHW AND CHWAVE. DRAFTING BY D. HOPKINS. EQUIPMENT USED: THEODOLITE AND LEITZ RED-ELECTRONIC. BEARING PER FOUND MONUMENTS - E.D.V. BASE BEARING PER FOUND MONUMENTS - SEE M 17-1. REFERENCE SURVEYS: M 17-1, PLAT OF "A.J. BELLOW'S FIRST ADDITION TO WEST ROSEBURG", L.S. 41/200; L.S. 58/232; L.S. 42/233; L.S. 38/205 AND L.S. 18/75. REFERENCE DEEDS: INSTRUMENT NOS. 78-9973, 77-22490, 74-16996, 80-11111, 270956, 74-10320, 23298 AND 232305.

ELEVATIONS BASED ON LEVEL CIRCUIT FROM CITY OF ROSEBURG BENCHMARK STATION 34-4 (A BRASS CAP SET IN THE N.W. CORNER OF BROWN AND HARRISON STREETS) ELEV. = 492.86. RECORD DISTANCES SHOWN PER DEED INST. NO. 78-9973.



FILED *BS*
RECEIVED *BS*
AUG 3 1982
COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.
BS

SCALE: 1" = 20'
MAY 1982

- ### LEGEND
- REPRESENTS VERTICAL PLANE WHICH IS BOUNDARY BETWEEN TWO UNITS
 - FOUND MONUMENT AS NOTED
 - SET 3/8" x 30" IRON ROD W/CAP MARKED "BHW, INC."

REGISTERED PROFESSIONAL LAND SURVEYOR
Romano E. Ware
OREGON NOV. 18, 1976
ROMANSO E. WARE
1005

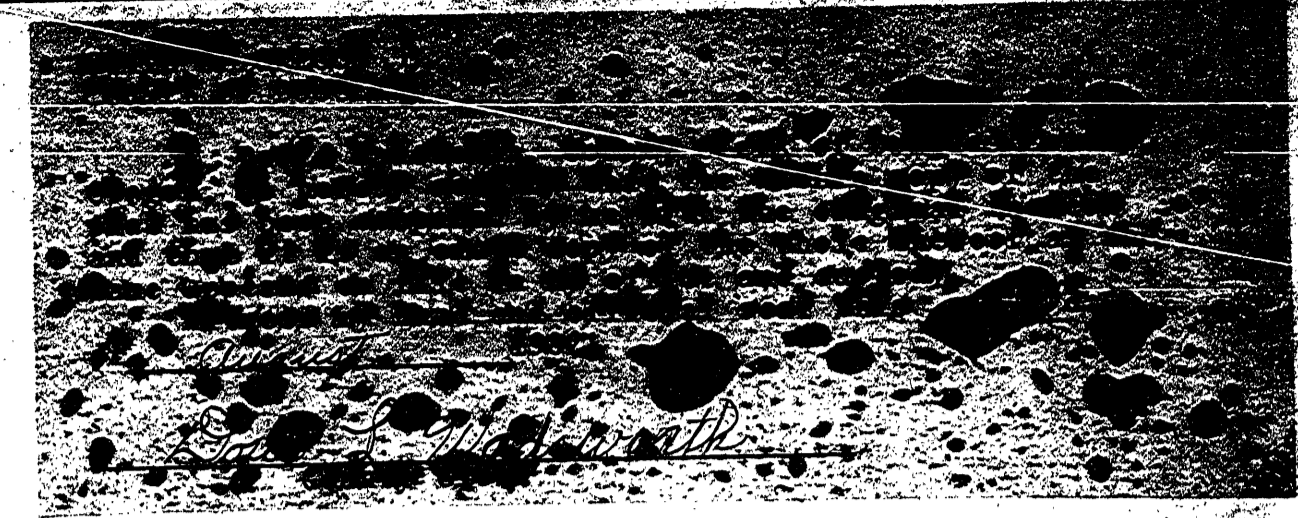
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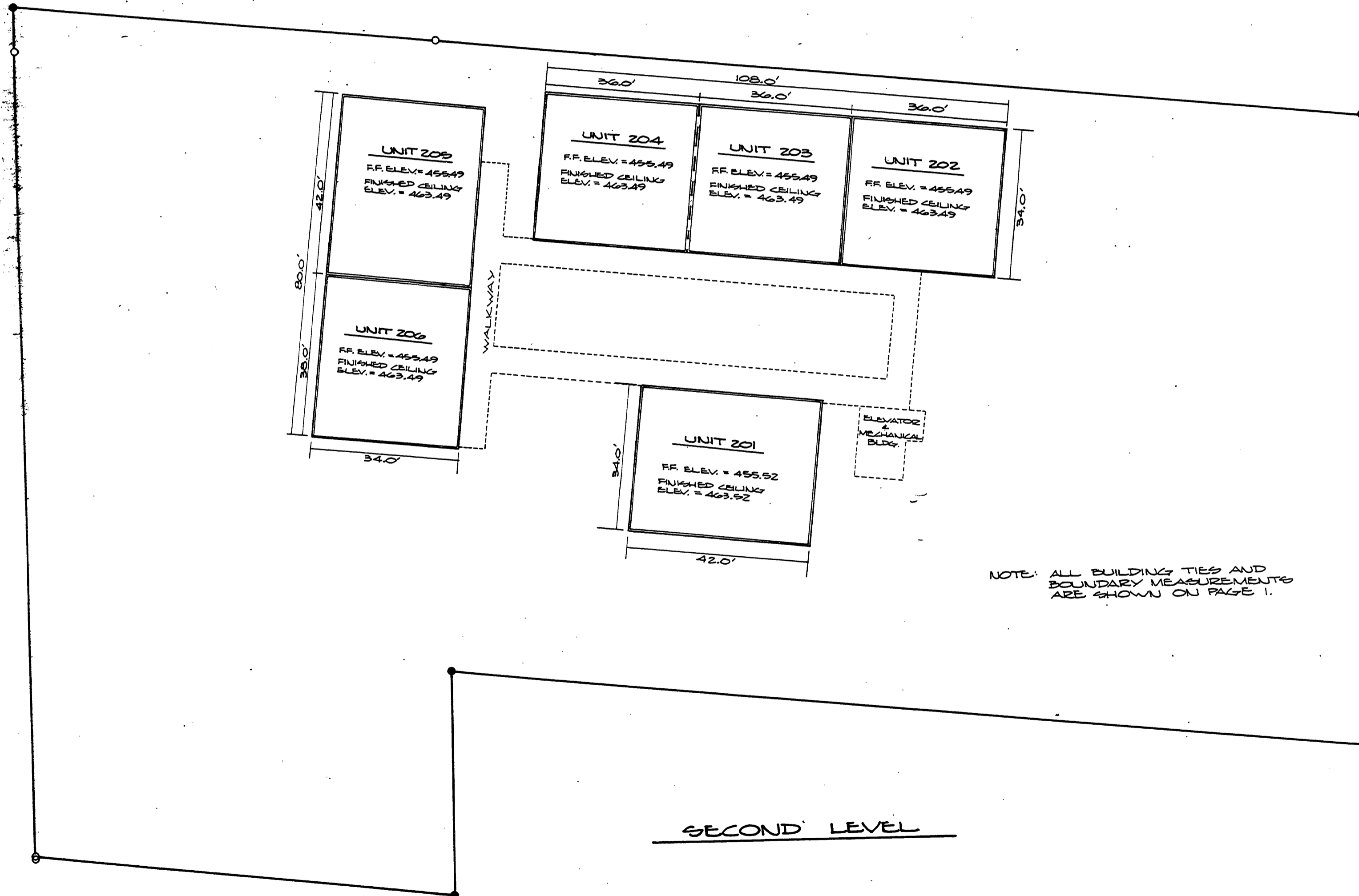


UMPQUA MEDICAL CENTER (Phase 1) A Condominium

LOCATED IN SW¼ OF SECTION 13, T27S, R6W, W.M.



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NOTE: ALL BUILDING TIES AND BOUNDARY MEASUREMENTS ARE SHOWN ON PAGE 1.

LEGEND

— REPRESENTS VERTICAL PLANE WHICH IS BOUNDARY BETWEEN TWO UNITS

SCALE: 1" = 20'

REGISTERED PROFESSIONAL LAND SURVEYOR

Romanso E. Ware

OREGON
NOV. 18, 1975
ROMANSO E. WARE
1005

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UMPUQA MEDICAL CENTER (Phase 1) A Condominium

LOCATED IN SW1/4 OF SECTION 13, T27S, R6W, W.M.

SURVEYOR'S CERTIFICATE:

I, ROMANEO E. WARE, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND SHOWN ON THE ANNEXED PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:

BEGINNING AT A 3/4" IRON PIPE AT THE NORTHEAST CORNER OF LOT 11, OF BLOCK 3 OF "A. J. BELLOW'S FIRST ADDITION TO WEST ROSEBURG" AS RECORDED IN VOLUME 1, PAGE 34 IN THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON; THENCE ALONG THE NORTH LINE OF THAT PROPERTY, DESCRIBED IN INSTRUMENT NO. 80-11111 IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON S83°34'22"E 217.93 FEET TO THE WESTERLY LINE OF UMPQUA STREET; THENCE ALONG SAID WESTERLY LINE S0°24'11"W 147.11 FEET TO A 3/4" IRON PIPE; THENCE ALONG THE SOUTH LINE OF THAT PROPERTY DESCRIBED IN SAID INSTRUMENT NO. 80-11111 N83°32'W 217.54 FEET TO A 1/2" IRON ROD SET IN THE EAST LINE OF SAID LOT 11; THENCE ALONG SAID EAST LINE S0°21'46"W 52.94 FEET TO THE SOUTHERLY LINE OF THAT PARCEL 3 DESCRIBED IN SAID INSTRUMENT NO. 80-11111; THENCE ALONG SAID SOUTHERLY LINE N83°17'07"W 98.90 FEET TO A 1/2" IRON ROD IN THE WEST LINE OF SAID LOT 11; THENCE ALONG SAID WEST LINE N0°09'16"E 199.49 FEET TO THE NORTHWEST CORNER OF SAID LOT 11; THENCE ALONG THE NORTH LINE OF SAID LOT 11 S83°34'22"E 99.28 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.18 ACRES OF LAND, MORE OR LESS, ALL LYING IN SECTION 13, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN.

Romaneo E. Ware
ROMANEO E. WARE
REGISTERED LAND SURVEYOR
1005

SUBSCRIBED AND SWORN BEFORE ME THIS 28th DAY OF MAY, 1982.

MY COMMISSION EXPIRES ON THE 12th DAY OF JULY, 1985.
Virginia A. Langford
NOTARY PUBLIC, STATE OF OREGON

COMPLETION CERTIFICATE:

I, ROMANEO E. WARE, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT AND FLOOR PLANS OF "UMPUQA MEDICAL CENTER, A CONDOMINIUM, PHASE 1", FULLY AND ACCURATELY DEPICT THE BOUNDARY OF THE UNITS AND FLOORS OF THE BUILDING, AND CONSTRUCTION OF SUCH UNITS AND BUILDING DEPICTED ON SAID PLAT AND FLOOR PLANS WAS COMPLETED AS OF MAY 27, 1982.

Romaneo E. Ware
ROMANEO E. WARE
REGISTERED LAND SURVEYOR
1005

SUBSCRIBED AND SWORN BEFORE ME THIS 28th DAY OF MAY, 1982.

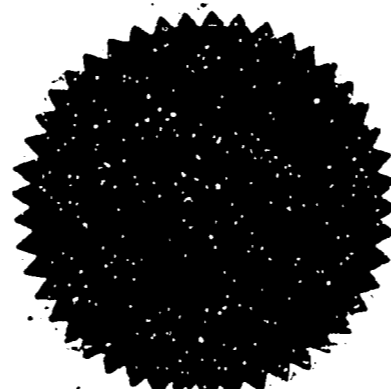
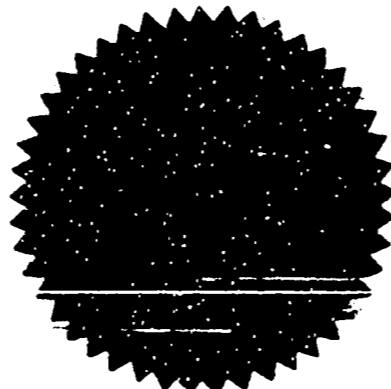
MY COMMISSION EXPIRES ON THE 12th DAY OF JULY, 1985.
Virginia A. Langford
NOTARY PUBLIC, STATE OF OREGON

FILED:

July 16th, 1982.
Lois L. Wadsworth
DOUGLAS COUNTY CLERK

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Romaneo E. Ware
OREGON
NOV. 16, 1975
ROMANEO E. WARE
1005



DECLARATION:

KNOW ALL MEN BY THESE PRESENTS THAT JOHN D. TODD, AN INDIVIDUAL, DOES HEREBY DECLARE THE ANNEXED MAP TO BE A TRUE AND CORRECT MAP OF THE LAND LAID OUT AS PHASE 1 OF "UMPUQA MEDICAL CENTER, A CONDOMINIUM", SAID LANDS BEING MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HERETO ANNEXED AND I DO HEREBY COMMIT SAID LAND TO THE OPERATION OF THE OREGON CONDOMINIUM ACT AS SET FORTH IN CHAPTER 94 OF THE OREGON REVISED STATUTES.

John D. Todd
JOHN D. TODD

ACKNOWLEDGEMENT:

STATE OF OREGON } S.S.
COUNTY OF DOUGLAS

ON THIS 28th DAY OF MAY, 1982, BEFORE ME APPEARED JOHN D. TODD, TO ME PERSONALLY KNOWN, WHO BEING DULY SWORN, DID SAY THAT HE IS THE LAWFUL OWNER OF THE TRACT OF LAND SHOWN ON THE ANNEXED PLAT, AND THAT HE DOES HEREBY ACKNOWLEDGE THAT HE SIGNED THE ACCOMPANYING DECLARATION AS HIS FREE AND VOLUNTARY ACT AND DEED.

IN TESTIMONY WHEREOF I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS DAY AND YEAR ABOVE WRITTEN.

Judy Probst
NOTARY PUBLIC, STATE OF OREGON

MY COMMISSION EXPIRES ON THE 12th DAY OF JAN. 24, 1986.

APPROVALS:

Shirley Mash
DOUGLAS COUNTY ASSESSOR

7-13-82
DATE

N/A
DOUGLAS COUNTY SURVEYOR

—
DATE

STATE OF OREGON }
COUNTY OF DOUGLAS }
I, Lois L. Wadsworth, County Clerk of Douglas County, Oregon, do hereby certify that the within copy of the plat has been compared by me with the original thereof and that it is a true and correct copy of the whole thereof as the same appears on file in my office and custody.
Witness my hand and official seal this 23rd day of August, 1982.
Lois L. Wadsworth
County Clerk