

LAND PARTITION

OF LOT 3. MERCY HEALTH CARE SUBDIVISION IN THE NW 1/4, NW 1/4 SECTION 12 T. 27S., R. 6W., W.M. CITY OF ROSEBURG, OREGON

SCALE: 1" = 100'

OCTOBER, 1995

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Kristian O. DeGroot

OREGON
JULY 17, 1981
KRISTIAN O. DEGROOT
1941

EXPIRES 12/31/95

SURVEYED BY:
BTS ENGINEERING & SURVEYING, INC.
431 S.E. MAIN STREET
ROSEBURG, OR 97470
(503) 673-0966 FAX (503) 673-0105

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

SURVEYED FOR:
MERCY MEDICAL CENTER
2700 STEWART PARKWAY
ROSEBURG, OR 97470

ZONING AND UTILITIES:

96 JAN 24 AM 8:13

ZONE: GENERAL COMMERCIAL (C3)
COMP. PLAN: COMMERCIAL
WATER: CITY OF ROSEBURG
SEWER: RUSA
EXISTING WATER RIGHT: NONE APPURTANENT
PLANNING FILE NO. 95-14

DOUGLAS COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY *[Signature]*
DEPUTY

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT MERCY MEDICAL CENTER, INC., IS THE OWNER OF THE LAND REPRESENTED ON THIS LAND PARTITION PLAT AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND HAS CAUSED THE SAME TO BE SURVEYED AND PARTITIONED AND THE PARCEL 2 ACCESS EASEMENT TO BE CREATED AS SHOWN ON THE FACE OF THIS PARTITION PLAT.

Jacquetta Taylor
JACQUETTA TAYLOR, R.S.M.
PRESIDENT AND C.E.O.

APPROVALS:

[Signature]
COMMUNITY DEVELOPMENT DIRECTOR

SC-01348

10-18-95
DATE

[Signature]
PUBLIC WORKS DIRECTOR

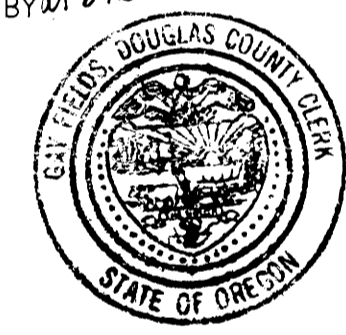
10-23-95
DATE

[Signature]
COUNTY SURVEYOR DEPUTY

1-23-96
DATE

FILED THIS 14th DAY OF January, 1995. BY *[Signature]* 8:13 AM

GAY FIELDS, County Clerk
by *[Signature]* deputy
COUNTY CLERK



TAX COLLECTOR CERTIFICATE:

I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.

[Signature] deputy 1-23-96
DOUGLAS COUNTY TAX COLLECTOR DATE

LEGEND:

- = SET 5/8" x 30" IRON ROD w/PLASTIC CAP MARKED "BTS ENG-SURV"
- = FOUND 5/8" IRON ROD PER MERCY HEALTH CARE SUBDIVISION (VOLUME 17, PAGE 35 A,B,C)
- ⊙ = FOUND 5/8" IRON ROD PER M53-7
- ⊕ = FOUND DCSO BRASS DISC IN CONCRETE, AS NOTED
- ▲ = COMPUTED POINT, NOT SET
- () = RECORD CALLS PER MERCY HEALTH CARE SUBDIVISION (VOLUME 17, PAGE 35 A,B,C)

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION LOT 3 OF MERCY HEALTH CARE SUBDIVISION INTO 2 PARCELS AS PER THE CONDITIONS OF PRELIMINARY APPROVAL GRANTED BY THE CITY OF ROSEBURG UNDER LAND PARTITION 95-14. MONUMENTS FOUND PER MERCY HEALTH CARE SUBDIVISION (VOL. 17, PAGE 35 A,B,C) CONTROLLED THIS SURVEY. TWO MONUMENTS ON THE WEST BOUNDARY OF LOT 3 WERE DESTROYED BY THE CONSTRUCTION OF A WETLAND MITIGATION SITE AND WERE REMONUMENTED UNDER THIS SURVEY. THE POSITIONS OF THESE CORNERS WERE COMPUTED BY COMPASS RULE ADJUSTMENT BETWEEN ADJACENT CORNERS ON THE WEST LINE OF LOT 3. A 4 FOOT STRIP ALONG THE NORTH LINE OF STEWART PARKWAY THAT WAS ORIGINALLY MONUMENTED UNDER MERCY HEALTH CARE SUBDIVISION IS DESCRIBED IN AN AGREEMENT TO DEDICATE RIGHT OF WAY IN INST. NO. 94-08698 BUT HAS NOT YET BEEN DEDICATED TO THE CITY OF ROSEBURG. THE NORTH LINE OF PARCEL 2 WAS MONUMENTED ALONG A 25 FOOT WETLANDS BUFFER ALONG THE SOUTH BANK OF SWEETBRIAR CREEK. THIS SURVEY WAS PERFORMED BY LES FANNING, MATT DIXON AND KIRK COPSEY USING SOKKIA SET 5A AND SET 2B11 TOTAL STATIONS WITH COMPUTATIONS BY KRIS DEGROOT AND DRAFTING BY BILL WARREN.

LINE	BEARING	DISTANCE	RECORD
L 1	S 00°22'31"E	4.14'	
L 2	N 05°52'51"W	4.05'	(N 08°34'57"W 4.09')
L 3	N 28°09'44"W	63.43'	(N 28°01'01"W 63.48')
L 4	N 48°57'41"W	46.85'	(N 48°59'43"E 124.87')
L 5	N 48°57'41"W	77.92'	
L 6	N 40°50'57"E	129.67'	(N 40°55'15"E 129.88')
L 7	N 77°25'29"E	90.07'	(N 77°26'52"E 90.07')
L 8	N 09°56'09"E	190.05'	(N 09°56'31"E 189.98')
L 9	N 28°02'22"W	147.98'	(N 28°02'54"W 147.92')
L 10	N 28°15'38"E	93.29'	
L 11	N 82°27'28"E	51.58'	
L 12	N 77°35'49"E	100.55'	
L 13	N 51°01'32"E	45.90'	
L 14	N 47°15'40"E	72.55'	
L 15	N 39°13'57"E	19.18'	
L 16	N 40°50'57"E	61.02'	
L 17	N 75°10'37"W	50.06'	(N 75°05'21"W 50.05')
L 18	N 08°34'31"W	4.07'	
L 19	S 81°25'29"W	68.50'	
L 20	N 20°54'41"W	41.00'	
L 21	N 35°30'16"W	39.00'	
L 22	N 51°51'57"E	50.00'	
L 23	N 24°04'20"W	206.02'	
L 24	S 81°25'29"W	0.52'	
L 25	S 00°03'39"E	79.76'	
L 26	EAST	36.00'	
L 27	EAST	36.00'	
L 28	S 00°03'39"E	61.81'	
L 29	S 81°25'29"W	36.38'	

