

LEGEND:

- ⊙ = SET 5/8" x 30" IRON ROD w/PLASTIC CAP MK'D "BTS ENG-SURV"
- = FOUND 5/8" IRON ROD OR AS NOTED PER PARKWAY MEDICAL (VOL. 16, PG. 61)
- ⊙ = FOUND 5/8" IRON ROD OR AS NOTED PER FIRST ADDITION TO PARKWAY MEDICAL (VOL. 17, PG. 10)
- = FOUND 5/8" IRON ROD PER M 89-11
- ⊙ = FOUND 5/8" IRON ROD PER 1975 PLANS FOR STEWART PARKWAY
- = FOUND DCSO 2" BRASS DISK IN CONCRETE AS NOTED
- () = RECORD PER PARKWAY MEDICAL (VOL.16, PG.61)
- [] = RECORD PER FIRST ADDITION TO PARKWAY MEDICAL (VOL. 17, PG. 10)
- < > = RECORD PER M 89-11

*PARCEL 1 AND PARCEL 2 SHALL HAVE ACCESS TO STEWART PARKWAY BY PRIVATE EASEMENTS OVER NW VAN PELT BOULEVARD AND NW RENANN STREET AS APPROVED IN CITY OF ROSEBURG PLANNING FILE NO. P-98-6.

APPROVALS:

[Signature] 11-23-98
COMMUNITY DEVELOPMENT DIRECTOR DATE

[Signature] 11/23/98
PUBLIC WORKS DIRECTOR DATE

[Signature] 11-23-98
COUNTY SURVEYOR DEPUTY DATE
98-26707 3:50 P.M.

FILED THIS 23RD DAY OF November 1998,
BY DOYLE SHAVER JR., County Clerk
COUNTY CLERK



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

98 NOV 23 PM 3:50

DOYLE SHAVER JR.
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY *[Signature]*
FEE PP

**LAND PARTITION
BOUNDARY LINE ADJUSTMENT
LOCATED IN THE NE 1/4 OF
SECTION 11, T.27S., R.6W., W.M.
CITY OF ROSEBURG
DOUGLAS COUNTY, OREGON**

ZONING & UTILITIES:
ZONING: GENERAL COMMERCIAL (C-3)
COMP. PLAN: COMMERCIAL
WATER: CITY OF ROSEBURG
SEWER: RUSA
PLANNING FILE NO. P-98-6

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 17, 1981
KRISTIAN O. DEGROOT
1941

RENEWAL DATE 12/31/99

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 SURVEYORS CERTIFICATE AND IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. 92-075 HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED AS SHOWN ON THE FACE OF THIS LAND PARTITION PLAT.

[Signature]
VICTOR J. FRESOLONE, PRESIDENT/CEO

ACKNOWLEDGMENT:

STATE OF OREGON)
COUNTY OF DOUGLAS) SS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 20 DAY OF November 1998, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED VICTOR J. FRESOLONE AS PRESIDENT AND CEO OF MERCY MEDICAL CENTER, INC. TO ME KNOWN TO BE THE PERSON DESCRIBED, IN AND WHO EXECUTED THE FOREGOING DECLARATION, WHO, BEING DULY SWORN, DID SAY THAT HE EXECUTED THE SAME FOR THE PURPOSES SET FORTH THEREIN.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET FORTH MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

[Signature]
NOTARY PUBLIC, STATE OF OREGON



SURVEYOR'S CERTIFICATE:

I, KRISTIAN O. DEGROOT HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THIS LAND PARTITION PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NE 1/4 OF SECTION 11, T.27S., R.6W., W.M., BEING A PORTION OF PARCEL 2 OF THAT LAND PARTITION RECORDED IN BOOK 7, PAGE 90 OF THE LAND PARTITION RECORDS OF DOUGLAS COUNTY, OREGON TOGETHER WITH A PORTION OF LOT 3, FIRST ADDITION TO PARKWAY MEDICAL, A PLANNED UNIT DEVELOPMENT RECORDED IN VOLUME 17, PAGE 10 OF THE SUBDIVISION RECORDS OF DOUGLAS COUNTY, OREGON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD AT THE MOST WESTERLY CORNER OF PARCEL 2 OF SAID MINOR LAND PARTITION RECORDED IN BOOK 7, PAGE 90 A & B FROM WHICH A 2 1/2" IRON PIPE AT THE INITIAL POINT OF SAID FIRST ADDITION TO PARKWAY MEDICAL BEARS S.39°25'23"W., 182.14 FEET; THENCE N.39°27'25"E. ALONG THE NORTHWESTERLY LINE OF SAID PARCEL 2, 319.73 FEET TO A 5/8" IRON ROD; THENCE N.44°36'38"W., 25.07 FEET TO A 5/8" IRON ROD; THENCE N.45°21'37"E., 340.00 FEET TO A 5/8" IRON ROD ON THE SOUTHWEST LINE OF PARKWAY MEDICAL, A PLANNED UNIT DEVELOPMENT RECORDED IN VOLUME 16, PAGE 61 A & B OF THE SUBDIVISION RECORDS OF DOUGLAS COUNTY, OREGON; THENCE S.44°36'38"E. ALONG SAID SOUTHWESTERLY LINE 315.92 FEET TO A 5/8" IRON ROD ON THE NORTHWESTERLY RIGHT OF WAY LINE OF STEWART PARKWAY AS DESCRIBED IN A DEED TO THE CITY OF ROSEBURG AND RECORDED IN INST. NO. 95-22497 OF THE RECORDS OF DOUGLAS COUNTY, OREGON; THENCE THE FOLLOWING COURSES ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE: S.45°20'05"W., 238.28 FEET TO A 5/8" IRON ROD, S.51°02'43"W., 90.45 FEET TO A 5/8" IRON ROD, S.45°20'05"W., 90.00 FEET TO A 5/8" IRON ROD, S.44°39'55"E., 9.00 FEET TO A 5/8" IRON ROD, S.45°20'05"W., 239.53 FEET TO A 5/8" IRON ROD ON THE SOUTHWESTERLY LINE OF SAID PARCEL 2; THENCE N.44°39'25"W. LEAVING SAID NORTHWESTERLY RIGHT OF WAY LINE, 258.26 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.44 ACRES, MORE OR LESS.

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION PARCEL 2 OF M 89-11 INTO 2 PARCELS AND TO ADJUST THE SOUTH LINE OF LOT 3, FIRST ADDITION TO PARKWAY MEDICAL. THE SOUTHEASTERLY LINE WAS COMPUTED ALONG THE NORTHWESTERLY RIGHT OF WAY LINE OF STEWART PARKWAY AS DESCRIBED IN INST. NO. 95-22497 FROM MONUMENTS PREVIOUSLY TIED ON THE SOUTH LINE OF M 89-11 THAT WERE DESTROYED BY STEWART PARKWAY RECONSTRUCTION. THE SOUTHWESTERLY, NORTHWESTERLY AND NORTHEASTERLY LINES WERE CONTROLLED BY MONUMENTS FOUND PER PARKWAY MEDICAL PUD, FIRST ADDITION TO PARKWAY MEDICAL PUD AND M 89-11. THE BASIS OF BEARINGS IS THE SOUTH LINE OF LOT 3, MERCY HEALTHCARE SUBDIVISION AS FOUND PER 1998-0007.

THIS SURVEY WAS PERFORMED BY MATT DIXON AND AARON FANNING USING A SOKKIA SET 5A TOTAL STATION WITH COMPUTATIONS AND DRAFTING BY KRIS DEGROOT.

TAX COLLECTORS CERTIFICATE:

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

[Signature] 11-23-99
DOUGLAS COUNTY TAX COLLECTOR DATE

98-26707

FOR: MERCY MEDICAL CENTER, INC.
2700 STEWART PARKWAY
ROSEBURG, OREGON 97470

JOB #: 98-078
FILE: 1998LP.DWG
SHEET 1 OF 1

| NUMBER | BEARING | DISTANCE |
|--------|---------------|----------|
| L1 | N 26°16'23" E | 84.48' |
| L2 | S 54°35'46" E | 87.97' |
| L3 | N 71°23'20" E | 19.53' |
| L4 | N 36°22'06" E | 35.43' |
| L5 | S 44°46'40" E | 24.21' |
| L6 | S 44°32'46" E | 60.12' |
| L7 | S 44°36'38" E | 74.85' |
| L8 | S 44°36'38" E | 19.96' |
| L9 | S 44°36'38" E | 4.00' |
| L10 | S 51°02'43" W | 90.45' |
| L11 | S 45°20'05" W | 11.71' |
| L12 | S 45°20'05" W | 78.29' |
| L13 | S 44°39'55" E | 9.00' |
| L14 | S 42°26'47" E | 13.01' |
| L15 | S 43°56'57" E | 3.73' |
| L16 | S 14°22'46" E | 224.90' |
| L17 | N 39°27'25" E | 49.90' |

CITY OF ROSEBURG CONDITION OF APPROVAL:
"NO ACCESS FOR EITHER PARCEL SHALL BE ALLOWED OFF NW STEWART PARKWAY"

98-26707

BTS ENGINEERING & SURVEYING, INC.
431 S.E. MAIN ST., ROSEBURG, OR 97470
PHONE (541) 673-0966 FAX (541) 673-0105

SCALE: 1" = 60'
DATE: NOVEMBER, 1998

1998-0117

2110-8661

98-26707

"DERBY 1982"
X = 1,235,155.06
Y = 585,372.87

