

LAND PARTITION PLAT

PARCEL 1, LAND PARTITION PLAT 1995-0052

NW 1/4, SECTION 12, T.27S., R.6W., W.M.

CITY OF ROSEBURG

DOUGLAS COUNTY, OREGON

LEGEND

- = SET 5/8" x 30" IRON ROD WITH PLASTIC CAP MARKED "BTS ENG-SURV"
- ◇ = SET 1 1/2" BRASS DISC MARKED "PROP COR PLS 1941"
- = FOUND 5/8" IRON ROD PER M 33-37
- = FOUND 5/8" IRON ROD PER 1995-0052
- = FOUND 5/8" IRON ROD PER 1975 PLANS STEWART PARKWAY
- = FOUND 5/8" IRON ROD PER GREEN WAY SUBDIVISION (VOL 18. PG 38)
- ◆ = FOUND 5/8" IRON ROD PER M 129-34
- = COMPUTED PER PLSS ID# 600600
- △ = COMPUTED POINT
- () = RECORD PER 1995-0052



NUMBER	DIRECTION	DISTANCE	NUMBER	DIRECTION	DISTANCE
L1	S 07°52'00" E	4.00'	L28	S 00°34'54" W	7.50'
L2	N 65°14'52" W	83.18'	L29	S 89°25'06" E	47.50'
L3	S 24°45'08" W	20.00'	L30	S 00°33'46" W	8.50'
L4	S 65°14'54" E	88.28'	L31	N 89°25'06" W	30.00'
L5	N 82°03'24" E	44.20'	L32	S 00°33'46" W	67.75'
L6	N 89°01'32" E	100.00'	L33	N 89°26'14" W	17.50'
L7	N 82°08'00" E	40.38'	L34	N 00°33'46" E	2.93'
L8	N 82°08'00" E	15.00'	L35	S 00°34'46" W	354.71'
L9	N 58°33'19" E	30.00'	L36	S 89°59'26" W	103.25'
L10	N 82°08'00" E	8.85'	L37	S 77°11'18" W	166.47'
L11	S 89°25'06" E	362.65'	L38	S 11°07'36" W	15.26'
L12	S 51°31'26" E	136.25'	L39	S 00°15'30" W	319.01'
L13	S 01°51'13" E	44.02'	L40	S 44°50'59" E	34.15'
L14	S 01°47'55" W	233.56'	L41	S 00°33'22" W	30.55'
L15	S 81°30'08" W	18.75'	L42	S 44°26'38" E	7.61'
L16	N 63°34'40" W	13.14'	L43	S 89°50'37" E	11.37'
L17	N 89°25'06" W	293.13'	L44	N 00°33'22" E	14.00'
L18	N 00°34'54" E	130.59'	L45	S 89°26'38" E	364.22'
L19	S 89°25'06" E	27.60'	L46	S 89°26'38" E	105.78'
L20	S 44°25'06" E	32.47'	L47	S 00°33'22" W	14.00'
L21	S 00°34'54" W	48.23'	L48	S 00°33'22" W	31.38'
L22	S 89°25'06" E	219.57'	L49	N 89°26'38" W	105.80'
L23	S 00°34'54" W	340.71'	L50	S 00°33'22" W	18.67'
L24	N 89°25'06" W	54.20'	L51	N 89°26'38" W	127.44'
L25	N 66°55'06" W	20.91'	L52	S 00°33'22" W	27.35'
L26	N 89°25'06" W	284.64'	L53	N 89°26'38" W	236.76'
L27	N 89°25'06" W	290.76'	L54	N 48°25'33" W	1766.04'

EDENBOWER BLVD.
60' R/W

2000-12413

2000-12413

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Kristian O. Degroot
OREGON
JULY 17, 1981
KRISTIAN O. DEGROOT
1941

RENEWAL DATE: 12-31-01

NUMBER	DELTA	RADIUS	ARC	TAN	CHORD	BRG.	CHORD
C1	37°52'12"	257.56	170.23	88.36	S 78°55'54" E		167.15
C2	25°53'49"	351.49	158.87	80.81	S 13°21'19" W		157.52
C3	11°03'23"	470.00	90.70	45.49	S 05°56'06" W		90.55
C4	02°30'58"	470.00	20.64	10.32	S 10°12'18" W		20.64
C5	23°52'41"	470.00	195.87	99.38	S 23°24'08" W		194.46

STEWART PARKWAY ACCESS RESTRICTION:

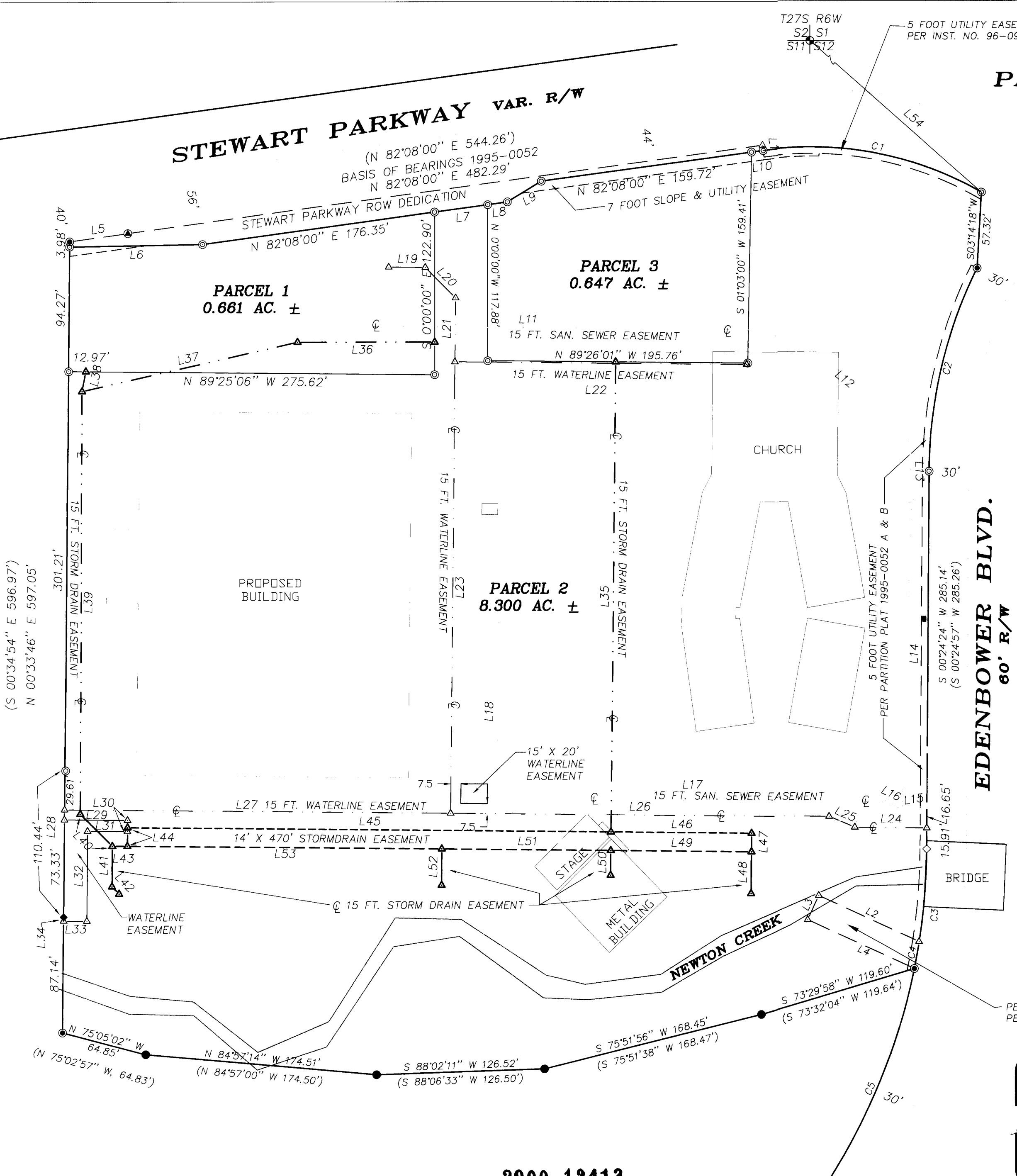
PARCEL 1 AND PARCEL 3 SHALL NOT HAVE DIRECT ACCESS TO STEWART PARKWAY AS PER THE CITY OF ROSEBURG CONDITIONS OF APPROVAL FOR PLANNING FILE NO. P-00-06.

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

SCALE: 1" = 60'
DATE: JUNE, 2000

FOR: NEWTON CREEK CENTER, L.L.C.
744 CARDLEY AVENUE, SUITE 100
MEDFORD, OR 97504

JOB #: 00-057
FILE: NEWTONLP.DWG
SHEET 1 OF 2



LAND PARTITION PLAT
PARCEL 1, LAND PARTITION PLAT 1995-0052
NW 1/4, SECTION 12, T.27S., R.6W., W.M.
CITY OF ROSEBURG
DOUGLAS COUNTY, OREGON

DECLARATION AND DEDICATION:

KNOW ALL PEOPLE BY THESE PRESENT THAT ROSEBURG FIRST CHURCH OF THE NAZARENE 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 HAS CAUSED THE SAME TO BE SURVEYED AND PARTITIONED AS SHOWN ON THE FACE OF THIS LAND PARTITION PLAT AND DOES HEREBY DEDICATE THE STEWART PARKWAY RIGHT OF WAY DEDICATION PARCEL SHOWN AND DESCRIBED HEREON AND THE SANITARY SEWER EASEMENTS AND THE WATERLINE EASEMENTS SHOWN HEREON TO THE USE OF THE PUBLIC FOREVER AND DOES HEREBY CAUSE PRIVATE STORM DRAIN EASEMENTS AS SHOWN HEREON TO BE CREATED FOR THE BENEFIT OF PARCELS 1, 2 AND 3.

Henry L. Allmand, Pastor

Loy Neavoll, Secretary

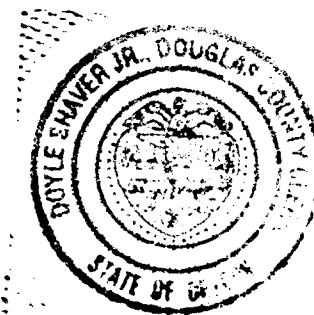
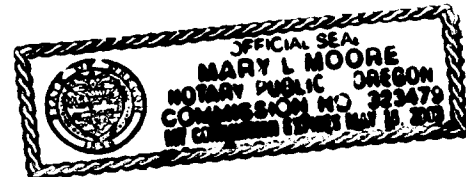
ACKNOWLEDGMENT:

STATE OF OREGON)
COUNTY OF DOUGLAS)

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 8th DAY OF June, 2000, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED HENRY L. ALLMAND, PASTOR AND LOY NEAVOLL, SECRETARY OF THE BOARD OF DIRECTORS OF THE ROSEBURG FIRST NAZARENE CHURCH, TO ME KNOWN TO BE THE PERSONS DESCRIBED, IN AND WHO EXECUTED THE FOREGOING DECLARATION, WHO, BEING DULY SWORN, DID SAY THAT THEY 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.

Mary L. Moore, Notary Public, State of Oregon



APPROVALS:

Community Development Director, Date 6-9-00

Public Works Director, Date 6/9/00

Deputy Douglas County Surveyor, Date 6-9-00

FILED THIS 12 DAY OF June 2000

AT 3:03 PM

BY Doyle Shaver Jr., Douglas County Clerk, Mary L. Moore, Deputy

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION PARCEL 1 OF LAND PARTITION PLAT 1995-0052 A & B. MONUMENTS FOUND PER 1995-0052, M 33-57, 1975 STEWART PARKWAY PLANS, GREEN WAY SUBDIVISION AND M 129-34 CONTROLLED THIS SURVEY. THE SOUTH AND WEST BOUNDARY'S OF PARCEL 1, WERE FOUND AS ESTABLISHED UNDER 1995-0052. THE NORTH AND EAST BOUNDARY'S WERE ESTABLISHED ON THE RIGHT OF WAY LINES OF STEWART PARKWAY AND EDENBOWER BOULEVARD BETWEEN THE FOUND MONUMENTS SHOWN ON THE FACE OF THIS PLAT. NEW SANITARY SEWER, WATERLINE AND STORM DRAIN EASEMENTS ARE BEING ESTABLISHED FOR THE PROPOSED DEVELOPMENT OF NEW PARCELS 1, 2 AND 3. THE DEDICATION OF AN ADDITIONAL 4 FOOT RIGHT OF WAY STRIP ALONG SEWART PARKWAY AND CREATION OF A 7 FOOT SLOPE AND UTILITY EASEMENT DIRECTED UNDER THE PLANS FOR THE STEWART PARKWAY-NAZARENE CHURCH LOCAL IMPROVEMENT DISTRICT PROJECT NO 99-PW05, CITY OF ROSEBURG ORDINANCE NO. 3066 AS RECORDED IN INST. NO. 2000-08062 IS BEING DEDICATED UNDER THIS LAND PARTITION PLAT. THERE IS ALSO AN ADDITIONAL RIGHT OF WAY DEDICATION FOR A RIGHT TURN LANE THAT LIES ADJACENT TO THE LOCAL IMPROVEMENT DISTRICT DEDICATION THAT IS BEING MADE UNDER THIS PLAT.

THIS SURVEY WAS PERFORMED BY MATT DIXON AND NOLAN FROMDAHL USING A SOKKIA SET 5A TOTAL STATION WITH COMPUTATIONS BY KRIS DEGROOT AND DRAFTING BY BILL WARREN.

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:

PARCEL 1 OF LAND PARTITION PLAT 1995-0052 AS RECORDED IN INST. NO. 95-10443 OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, OREGON.

LESS AND EXCEPTING THAT PARCEL OF LAND CONVEYED TO THE CITY OF ROSEBURG AS RECORDED IN INSTRUMENT NO. 96-09925 OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, OREGON.

STEWART PARKWAY RIGHT OF WAY DEDICATION PARCEL:

BEGINNING AT A 5/8" IRON ROD AT THE NORTHWEST CORNER OF PARCEL 1 OF LAND PARTITION PLAT 1995-0052 AS RECORDED IN INST. NO. 95-10443 OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, OREGON; THENCE N.82°03'24"E., 44.20 FEET TO A 5/8" IRON ROD; THENCE N.82°08'00"E., 482.29 FEET TO A POINT; THENCE S.7°52'00"E., 4.00 FEET TO A 5/8" IRON ROD; THENCE S.82°08'00"W., 168.57 FEET TO A 5/8" IRON ROD; THENCE S.68°33'19"W., 30.00 FEET TO A 5/8" IRON ROD; THENCE S.82°08'00"W., 231.73 FEET TO A 5/8" IRON ROD; THENCE S.89°01'32"W., 100.00 FEET TO A 5/8" IRON ROD ON THE WEST LINE OF SAID PARCEL 1; THENCE N.0°33'46"E., 3.98 FEET TO A 5/8" IRON ROD AND CONTAINING 0.130 ACRES, MORE OR LESS.

TAX COLLECTORS CERTIFICATE:

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

James R. Krueger, Douglas County Tax Collector, Date 6-9-00

STATE OF OREGON |
COUNTY OF DOUGLAS | SS
I, DOYLE SHAVER JR., COUNTY CLERK AND
RECORDER OF CONVEYANCES, DO HEREBY CERTIFY
THAT THIS INSTRUMENT WAS RECORDED
JUN 12 PM 3:03
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY [Signature] DEPUTY
FEE



RENEWAL DATE: 12-31-01

2000-12413

ZONING & UTILITIES:

ZONING: GENERAL COMMERCIAL (C-3)
COMP. PLAN: COMMERCIAL
WATER: CITY OF ROSEBURG
SEWER: ROSEBURG URBAN SANITARY DISTRICT (RUSA)
PLANNING FILE NO. P-00-06

2000-12413

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

SCALE: 1" = 60'
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NEWTON CREEK CENTER, L.L.C.
744 CARDLEY AVENUE, SUITE 100
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SHEET 2 OF 2