

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

