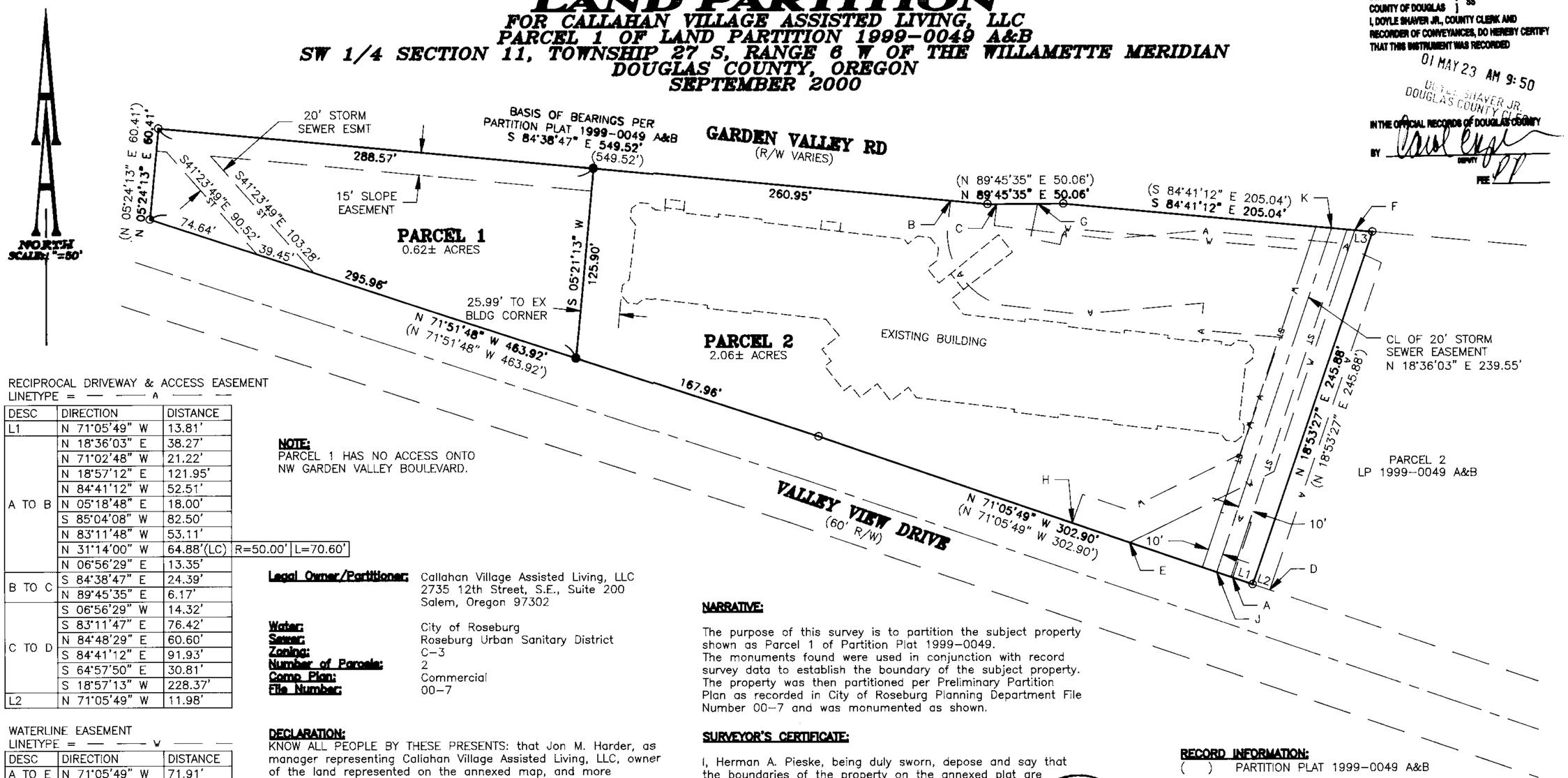
LAND PARTITION

FOR CALLAHAN VILLAGE ASSISTED LIVING, LLC
PARCEL 1 OF LAND PARTITION 1999-0049 A&B
SW 1/4 SECTION 11, TOWNSHIP 27 S, RANGE 6 W OF THE WILLAMETTE MERIDIAN
DOUGLAS COUNTY, OREGON
SEPTEMBER 2000

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
01 MAY 23 AM 9:50
DOYLE SHAVER JR. DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY Carol Engel DEPUTY
FEE

2001-0034



RECIPROCAL DRIVEWAY & ACCESS EASEMENT
LINETYPE = — — — A — — —

DESC	DIRECTION	DISTANCE
L1	N 71°05'49" W	13.81'
A TO B	N 18°36'03" E	38.27'
	N 71°02'48" W	21.22'
	N 18°57'12" E	121.95'
	N 84°41'12" W	52.51'
	N 05°18'48" E	18.00'
	S 85°04'08" W	82.50'
	N 83°11'48" W	53.11'
	N 31°14'00" W	64.88'(LC) R=50.00' L=70.60'
	N 06°56'29" E	13.35'
B TO C	S 84°38'47" E	24.39'
	N 89°45'35" E	6.17'
C TO D	S 06°56'29" W	14.32'
	S 83°11'47" E	76.42'
	N 84°48'29" E	60.60'
	S 84°41'12" E	91.93'
	S 64°57'50" E	30.81'
	S 18°57'13" W	228.37'
L2	N 71°05'49" W	11.98'

NOTE:
PARCEL 1 HAS NO ACCESS ONTO NW GARDEN VALLEY BOULEVARD.

Legal Owner/Partitioner: Callahan Village Assisted Living, LLC
2735 12th Street, S.E., Suite 200
Salem, Oregon 97302

Water: City of Roseburg
Sewer: Roseburg Urban Sanitary District
Zoning: C-3
Number of Parcels: 2
Comp Plan: Commercial
File Number: 00-7

NARRATIVE:

The purpose of this survey is to partition the subject property shown as Parcel 1 of Partition Plat 1999-0049.
The monuments found were used in conjunction with record survey data to establish the boundary of the subject property.
The property was then partitioned per Preliminary Partition Plan as recorded in City of Roseburg Planning Department File Number 00-7 and was monumented as shown.

WATERLINE EASEMENT
LINETYPE = — — — W — — —

DESC	DIRECTION	DISTANCE
A TO E	N 71°05'49" W	71.91'
E TO F	N 63°58'59" E	106.34'
	N 18°37'10" E	168.09'
F TO G	N 84°41'12" W	193.52'
	S 89°45'35" W	16.88'
G TO H	S 11°42'54" W	23.46'
	S 78°45'46" E	20.00'
	N 11°42'54" E	11.03'
	S 84°44'13" E	162.36'
	S 18°37'10" W	142.40'
	S 63°58'59" W	82.69'
	N 71°05'49" W	31.40'
	S 19°52'27" W	20.00'
H TO E	S 71°05'49" E	40.00'

DECLARATION:
KNOW ALL PEOPLE BY THESE PRESENTS: that Jon M. Harder, as manager representing Callahan Village Assisted Living, LLC, owner of the land represented on the annexed map, and more particularly described in the accompanying Surveyor's Certificate, does hereby declare the annexed map to be a correct map of the partition plat of said property and that she has caused this partition plat to be prepared and the property to be partitioned into parcels as shown hereon.

Jon M Harder
Jon M. Harder, Manager of Callahan Village Assisted Living, LLC

ACKNOWLEDGMENT:
State of Oregon)
SS
County of ~~Douglas~~ Marion)

2001-11679

KNOW ALL PEOPLE BY THESE PRESENTS: that on this 16th day of October, 2000, before me, a Notary Public in and for said State and County, did personally appear Jon M. Harder, who being duly sworn, did say that he is the identical person named in the foregoing instrument and he executed said instrument freely and voluntarily.

Peggy Owsley
Notary Public, State of Oregon
My commission expires on 8/5/2003

OFFICIAL SEAL
PEGGY OWSLEY
NOTARY PUBLIC-OREGON
COMMISSION NO. 325936
MY COMMISSION EXPIRES AUG. 5, 2003

STORM LINE EASEMENT
LINETYPE = — — — ST — — —

DESC	DIRECTION	DISTANCE
A TO J	N 71°05'49" W	11.17'
J TO K	N 18°36'03" E	239.55'
K TO F	S 84°41'12" E	15.42'
L3	S 84°41'12" E	11.52'

SURVEYOR'S CERTIFICATE:

I, Herman A. Pieske, being duly sworn, depose and say that the boundaries of the property on the annexed plat are properly described as follows:

Parcel 1 of Land Partition 1999-0049 A&B

Herman A. Pieske

DOYLE SHAVER JR., DOUGLAS COUNTY, STATE OF OREGON

APPROVALS:

10-30-00
City of Roseburg Community Development Director — Date

11-1-2000
City of Roseburg Public Works Director — Date

11-1-2000
Douglas County Surveyor — Date

I hereby certify that all taxes and special assessments, or other charges required by law, have been paid.

5-22-01
Douglas County Tax Collector — Date

RECORD INFORMATION:
( ) PARTITION PLAT 1999-0049 A&B

2001-11679

LEGEND:
● Set 5/8" x 30" Iron Rod with Yellow Plastic Cap marked "AA SURVEYING INC."
⊙ Found 5/8" Iron Rod, unless otherwise noted

Filed this 23rd day of May, 2001 at 9:50 AM
DOYLE SHAVER JR., by Carol Engel, Deputy
Douglas County Clerk

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON JULY 14, 1978
HERMAN A. PIESKE
1651
EXP. DATE: 12-31-00

AA SURVEYING SERVICE, INC.
ENGINEERING • SURVEYING • PLANNING
3076 NE DIAMOND LAKE BLVD.
ROSEBURG, OREGON 97470
TEL (541)672-2096
FAX (541)672-0611

2001-0034

AA#2322-2\2322-2 PARTITION.dwg SEPTEMBER 28, 2000