

**LAND PARTITION PLAT AND
BOUNDARY LINE ADJUSTMENT SURVEY
LOT 1 & LOT 3, MERCY HEALTH CARE SUBDIVISION
SECTIONS 1, 2, 11 & 12, T.27S., R.6W., W.M.
CITY OF ROSEBURG**

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Kristian O. Degroot
OREGON
JULY 17, 1981
KRISTIAN O. DEGROOT
1941
RENEWAL DATE: 12-31-01

FREIGHT ROAD EASEMENT

AN NON-EXCLUSIVE EASEMENT FOR ACCESS PURPOSES OVER A VARIABLE WIDTH STRIP OF LAND LOCATED IN LOT 1 OF MERCY HEALTH CARE SUBDIVISION, A SUBDIVISION RECORDED IN VOLUME 17, PAGES 35A, 35B, AND 35C OF THE OFFICIAL SUBDIVISION RECORDS OF DOUGLAS COUNTY, OREGON AND LYING THE FOLLOWING WIDTHS LEFT AND RIGHT OF THE HEREINAFTER DESCRIBED CENTERLINE:

STATION	WIDTH LEFT OF C	WIDTH RIGHT OF C	STATION	WIDTH LEFT OF C	WIDTH RIGHT OF C
0+00 POT	Mercy Drive R/W	Mercy Drive R/W	9+47.66		12' (end 21'R.Arc)
0+11.59	32' (along 20'R.Arc)		11+58.36		12' (along 38'R.Arc)
0+24.30		55.44'(along 38'R.Arc)	12+14.58	12.50' (along 9.50'R.Arc)	
0+31.34	12' (end 20'R.Arc)		12+24.08	22' (end 9.50'R.Arc)	
0+82.28		12' (end 38'R.Arc)	12+24.64		60.16' (end 38'R.Arc)
8+81.81		12' (along 21'R.Arc)	12+36.58	Mercy Drive R/W	Mercy Drive R/W
9+30.11	12' to 12.50'				

BEGINNING AT CENTERLINE STATION 0+00 WHICH EQUALS CENTERLINE STATION 2+55.57 OF THE ABOVE DESCRIBED MERCY DRIVE ACCESS EASEMENT FROM WHICH A 2" IRON PIPE AT THE INITIAL POINT OF SAID MERCY HEALTH CARE SUBDIVISION BEARS N.44°01'29"E., 1012.63 FEET; THENCE N.31°44'59"E., 24.99 FEET TO CENTERLINE STATION PC 0+24.99; THENCE 165.83 FEET ALONG THE ARC OF A 150.00 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS N.63°25'13"E., 157.51 FEET) TO CENTERLINE STATION PT 1+90.82; THENCE S.84°54'34"E., 83.09 FEET TO CENTERLINE STATION PC 2+73.91; THENCE 95.27 FEET ALONG THE ARC OF A 200.00 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS N.81°26'41"E., 94.37 FEET) TO CENTERLINE STATION PT 3+69.17; THENCE N.67°47'56"E., 176.06 FEET TO CENTERLINE STATION PI 5+45.23; THENCE N.24°58'13"W., 369.52 FEET TO CENTERLINE STATION PI 9+14.75; THENCE N.64°45'39"E., 205.36 FEET TO CENTERLINE STATION PC 11+20.12; THENCE 44.89 FEET ALONG THE ARC OF A 75.00 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS N.47°36'48"E., 44.23 FEET) TO CENTERLINE STATION PRC 11+65.01; THENCE 45.21 FEET ALONG THE ARC OF A 75.00 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS N.47°43'58"E., 44.52 FEET) TO CENTERLINE STATION PT 12+10.21; THENCE N.65°00'00"E., 26.36 FEET AND TERMINATING AT CENTERLINE STATION 12+36.58 WHICH EQUALS MERCY DRIVE ACCESS EASEMENT CENTERLINE STATION 17+28.44 FROM WHICH SAID INITIAL POINT BEARS N.52°38'28"E., 114.95 FEET.

VAN PELT BOULEVARD ACCESS EASEMENT

AN NON-EXCLUSIVE EASEMENT FOR ACCESS PURPOSES OVER A VARIABLE WIDTH STRIP OF LAND LOCATED IN LOT 1 OF MERCY HEALTH CARE SUBDIVISION, A SUBDIVISION RECORDED IN VOLUME 17, PAGES 35A, 35B, AND 35C OF THE OFFICIAL SUBDIVISION RECORDS OF DOUGLAS COUNTY, OREGON AND LYING THE FOLLOWING WIDTHS LEFT AND RIGHT OF THE HEREINAFTER DESCRIBED CENTERLINE:

STATION	WIDTH LEFT OF C	WIDTH RIGHT OF C
0+00 POT	Mercy Drive R/W	Mercy Drive R/W
0+16.81	18.52' along 26'R.Arc	
0+17.89		47.98' along 25'R.Arc
0+32.11	12.00'(end 26'R.Arc)	
0+69.29		20.00'(end 25'R.Arc)
1+43.79		20.00'
1+85.40		23.32'
1+88.66	12.00'	20.00'

BEGINNING AT CENTERLINE STATION 0+00 WHICH EQUALS CENTERLINE STATION 14+37.97 OF THE ABOVE DESCRIBED MERCY DRIVE ACCESS EASEMENT FROM WHICH A 2" IRON PIPE AT THE INITIAL POINT OF SAID MERCY HEALTH CARE SUBDIVISION BEARS S.82°14'44"E., 321.70 FEET; THENCE N.18°06'38"W., 25.41 FEET TO CENTERLINE STATION PC 0+25.41; THENCE 42.30 FEET ALONG THE ARC OF A 72.00 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS N.01°16'47"W., 41.69 FEET) TO CENTERLINE STATION PT 0+67.71; THENCE N.15°33'03"E., 76.08 FEET TO CENTERLINE STATION PC 1+43.79; THENCE 44.87 FEET ALONG THE ARC OF A 110.00 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS N.03°51'58"E., 44.56 FEET) AND TERMINATING AT CENTERLINE STATION POC 1+88.66 FROM WHICH SAID INITIAL POINT BEARS S.53°16'07"E., 379.54 FEET.

BEHAVIORAL HEALTH ROAD ACCESS EASEMENT

A NON-EXCLUSIVE EASEMENT FOR ACCESS PURPOSES OVER A PARCEL OF LAND LOCATED IN THE NW ¼, NW ¼ OF SECTION 12, T.27S., R.6W., W.M., BEING A PORTION OF LOT 1, MERCY HEALTH CARE SUBDIVISION, A SUBDIVISION RECORDED IN VOLUME 17, PAGES 35 A, 35 B, AND 35 C OF THE OFFICIAL SUBDIVISION RECORDS OF DOUGLAS COUNTY, OREGON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FROM WHICH A 2" IRON PIPE AT THE INITIAL POINT OF SAID MERCY HEALTH CARE SUBDIVISION BEARS N.15°20'42"E., 37.85 FEET; THENCE S.0°01'49"W., 24.00 FEET TO A POINT; THENCE S.89°55'04"W., 24.82 FEET TO A POINT; THENCE 16.53 FEET ALONG THE ARC OF A 38.00 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS S.77°27'32"W., 16.40 FEET) TO A POINT; THENCE S.65°00'00"W., 19.10 FEET TO A POINT; THENCE N.25°00'00"W., 24.00 TO A 5/8" IRON ROD; THENCE N.65°00'00"E., 19.10 FEET TO A 5/8" IRON ROD; THENCE 26.96 FEET ALONG THE ARC OF A 62.00 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS N.77°27'32"E., 26.75 FEET) TO A 5/8" IRON ROD; THENCE N.89°55'04"E., 24.87 TO THE POINT OF BEGINNING AND CONTAINING 1577 SQUARE FEET, MORE OR LESS.

PEDESTRIAN ACCESS EASEMENT

A NON-EXCLUSIVE EASEMENT FOR ACCESS PURPOSES OVER THAT PORTION OF PARCEL 2 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD AT THE SOUTHWEST CORNER OF PARCEL 2 FROM WHICH A 2" IRON PIPE AT THE INITIAL POINT OF SAID MERCY HEALTH CARE SUBDIVISION BEARS N.59°33'57"E., 415.29 FEET; THENCE N.64°45'39"E. ALONG THE SOUTH LINE OF PARCEL 2, 190.00 FEET TO A 5/8" IRON ROD; THENCE CONTINUING ALONG SAID SOUTH LINE, 11.30 FEET ALONG THE ARC OF A 62.50 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS N.59°34'46"E., 11.29 FEET) TO A POINT; THENCE N.35°36'08"W., 4.50 FEET TO A POINT; THENCE 10.49 FEET ALONG THE ARC OF A 58.00 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS S.59°34'46"W., 10.48 FEET) TO A POINT; THENCE S.64°23'01"W., 12.00 FEET TO A FUTURE BUILDING CORNER; THENCE S.64°47'23"W. ALONG THE SOUTH WALL OF A FUTURE BUILDING, 178.00 FEET TO A FUTURE BUILDING CORNER AND THE WEST LINE OF PARCEL 2; THENCE S.25°12'37"E., 4.51 FEET TO THE POINT OF BEGINNING AND CONTAINING 899 SQUARE FEET, MORE OR LESS.

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:

LOT 1 AND LOT 3 OF MERCY HEALTH CARE SUBDIVISION, A SUBDIVISION RECORDED IN VOLUME 17, PAGES 35A, 35B, AND 35C OF THE OFFICIAL SUBDIVISION RECORDS OF DOUGLAS COUNTY, OREGON LESS AND EXCEPTING THE FOLLOWING DESCRIBED PARCELS:

THAT PARCEL OF LAND DESCRIBED IN A DEED TO THE CITY OF ROSEBURG AS RECORDED IN INST. NO. 96-16820 OF THE RECORDS OF DOUGLAS COUNTY, OREGON.

ALSO BEGINNING AT A 5/8" IRON ROD AT THE SOUTHWEST CORNER OF PARCEL NO. 2 OF LAND PARTITION 1990-0012 AS RECORDED IN INST. NO. 90-03695 OF THE RECORDS OF DOUGLAS COUNTY, OREGON FROM WHICH A 2" IRON PIPE AT THE INITIAL POINT OF SAID MERCY HEALTH CARE SUBDIVISION BEARS S.51°08'45"E., 360.41 FEET; THENCE N.88°08'43"W., 108.45 FEET TO A 5/8" IRON ROD; THENCE N.1°01'26"E., 164.12 FEET TO A 5/8" IRON ROD; THENCE N.37°19'35"E., 321.02 FEET TO A 5/8" IRON ROD; THENCE N.89°58'20"E., 181.38 FEET TO A 5/8" IRON ROD; THENCE S.0°01'40"E., 375.00 FEET TO A 5/8" IRON ROD; THENCE S.00°01'49"W., 39.10 FEET TO A 5/8" IRON ROD; THENCE N.80°12'13"W., 183.11 FEET TO A 5/8" IRON ROD; THENCE S.66°05'37"W., 98.76 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.94 ACRES, MORE OR LESS.

ALSO BEGINNING AT A 5/8" IRON ROD ON THE EAST LINE OF SAID LOT 3 FROM WHICH A 2" IRON PIPE AT THE INITIAL POINT OF SAID MERCY HEALTH CARE SUBDIVISION BEARS N.62°26'26"W., 611.12 FEET; THENCE S.0°03'39"E. ALONG THE EAST LINE OF SAID LOT 3, 453.25 FEET TO A 5/8" IRON ROD ON THE NORTHERLY RIGHT OF WAY LINE OF STEWART PARKWAY; THENCE S.81°25'09"W. ALONG SAID RIGHT OF WAY LINE, 322.33 FEET TO A 1 1/4" BRASS DISC; THENCE N.46°47'35"W., 19.40 FEET TO A 5/8" IRON ROD; THENCE N.8°34'51"W., 156.42 FEET TO A 5/8" IRON ROD; THENCE N.25°00'00"W., 345.62 FEET TO A 5/8" IRON ROD; THENCE N.87°41'58"E., 502.19 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.35 ACRES, MORE OR LESS.

ALSO BEGINNING AT A 5/8" IRON ROD ON THE NORTHERLY RIGHT OF WAY LINE OF STEWART PARKWAY FROM WHICH A 2" IRON PIPE AT THE INITIAL POINT OF SAID MERCY HEALTH CARE SUBDIVISION BEARS N.1°10'24"W., 815.47 FEET; THENCE S.81°25'09"W. ALONG SAID NORTHERLY RIGHT OF WAY LINE, 153.02 FEET TO A 5/8" IRON ROD; THENCE N.38°09'11"E., 139.26 FEET TO A 5/8" IRON ROD; THENCE N.28°15'38"E., 93.28 FEET TO A 5/8" IRON ROD; THENCE N.82°27'28"E., 51.58 FEET TO A 5/8" IRON ROD; THENCE N.77°35'49"E., 102.59 FEET TO A 5/8" IRON ROD; THENCE S.8°20'23"E., 51.92 FEET TO A 5/8" IRON ROD; THENCE S.0°20'31"E., 47.90 FEET TO A 5/8" IRON ROD; THENCE S.8°34'51"E., 61.53 FEET TO A 5/8" IRON ROD; THENCE S.22°07'11"W., 17.63 FEET TO A 1 1/4" BRASS DISC ON SAID NORTHERLY RIGHT OF WAY LINE; THENCE S.81°25'09"W., 142.18 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.87 ACRES, MORE OR LESS.

MERCY DRIVE ACCESS EASEMENT

A NON-EXCLUSIVE EASEMENT FOR ACCESS PURPOSES OVER A VARIABLE WIDTH STRIP OF LAND LOCATED IN LOT 1 AND LOT 3 OF MERCY HEALTH CARE SUBDIVISION, A SUBDIVISION RECORDED IN VOLUME 17, PAGES 35A, 35B, AND 35C OF THE OFFICIAL SUBDIVISION RECORDS OF DOUGLAS COUNTY, OREGON AND LYING THE FOLLOWING WIDTHS LEFT AND RIGHT OF THE HEREINAFTER DESCRIBED CENTERLINE:

STATION	WIDTH LEFT OF C	WIDTH RIGHT OF C	STATION	WIDTH LEFT OF C	WIDTH RIGHT OF C
0+00 POT	24'	24'	14+54.96		14.31' along 132'R.Arc
2+41.77	24' to 19.44'		14+79.54		12'
2+70		24'	17+40.43	20' to 18'	
2+80		20'	23+09.11		12' to 15'
3+29.89	17.50		23+66.43		15'
9+58.74		20' to 12'	24+29.68		24'
9+98	17.50' to 20'		24+91.19	18'	24'
12+99.01		12' to 17.28'	25+06.37	30'	32'

BEGINNING AT CENTERLINE STATION POT 0+00 ON THE NORTH RIGHT OF WAY LINE OF STEWART PARKWAY FROM WHICH A 2" IRON PIPE AT THE INITIAL POINT OF SAID MERCY HEALTH CARE SUBDIVISION BEARS N.30°45'52"E., 1073.10 FEET; THENCE N.24°24'24"W., 86.97 FEET TO CENTERLINE STATION PC 0+86.97; THENCE 126.73 FEET ALONG THE ARC OF A 210.00 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS N.41°41'44"W., 124.82 FEET) TO CENTERLINE STATION PT 2+13.70; THENCE N.58°59'04"W., 109.59 FEET TO CENTERLINE STATION PC 3+23.29; THENCE 310.22 FEET ALONG THE ARC OF A 288.98 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS N.28°13'52"W., 295.54 FEET) TO CENTERLINE STATION PT 6+33.51; THENCE N.2°31'21"E., 10.04 FEET TO CENTERLINE STATION PC 6+43.56; THENCE 201.81 FEET ALONG THE ARC OF A 345.00 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS N.19°16'50"E., 198.95 FEET) TO CENTERLINE STATION PT 8+45.37; THENCE N.36°02'18"E., 22.59 FEET TO CENTERLINE STATION PC 8+67.95; THENCE 90.79 FEET ALONG THE ARC OF A 180.00 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS N.50°29'16"E., 89.83 FEET) TO CENTERLINE STATION PT 9+58.74; THENCE N.64°56'14"E., 479.23 FEET TO CENTERLINE STATION PI 14+37.97; THENCE N.75°38'39"E., 41.57 FEET TO CENTERLINE STATION PC 14+79.54; THENCE 199.44 FEET ALONG THE ARC OF A 144.00 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS S.64°40'41"E., 183.88 FEET) TO CENTERLINE STATION PT 16+78.99; THENCE S.25°00'00"E., 84.33 FEET TO CENTERLINE STATION PI 17+63.32; THENCE S.25°10'29"E., 172.67 FEET TO CENTERLINE STATION PI 19+35.99; THENCE S.25°00'00"E., 373.13 FEET TO CENTERLINE STATION PC 23+09.11; THENCE 57.31 FEET ALONG THE ARC OF A 200 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS S.16°47'26"E., 57.12 FEET) TO CENTERLINE STATION PT 23+66.43; THENCE S.8°34'51"E., 139.95 FEET AND TERMINATING AT CENTERLINE STATION 25+06.37 ON THE NORTHERLY RIGHT OF WAY LINE OF SAID STEWART PARKWAY FROM WHICH SAID INITIAL POINT BEARS N.13°40'18"W., 811.87 FEET.

2001-28957

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

SCALE: 1" = 200'
DATE: NOV. 13, 2001

FOR: MERCY HEALTH CARE, INC.
2700 STEWART PARKWAY
ROSEBURG, OR 97470

JOB #: 01-129
FILE: SurgILP3.DWG
SHEET 3 OF 3

2001-28957

2001-0100 B

2001-0100 B