

2007-0131A

DOUGLAS COUNTY OFFICIAL RECORDS
BARBARA E. NIELSEN, COUNTY CLERK 2007-022229
NO FEE
10/11/2007 02:46:23 PM
PLAT-PAR Cnt=1 Stn=1 RECEIPTCOUNTER
This is a no fee document

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

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 CHAPTER 92, OREGON REVISED STATUTES HAS CAUSED THE SAME TO BE SURVEYED AND PARTITIONED AS SHOWN ON THE FACE OF THIS PARTITION PLAT AND DOES HEREBY CAUSE THE HEREON DESCRIBED BEHAVIORAL HEALTH LOOP ACCESS EASEMENT TO BE CREATED FOR THE BENEFIT OF PARCEL 2 AND HEREBY DECLARES THE MERCY DRIVE ACCESS EASEMENT AND BEHAVIORAL HEALTH ROAD ACCESS EASEMENT, AS CREATED UNDER PARTITION PLAT 2001-0100 A-C AND RECORDED IN INSTRUMENT NO. 2001-28957 OF THE RECORDS OF DOUGLAS COUNTY, OREGON AND SHOWN HEREON TO BE APPURTENANT TO PARCEL 2.

Victor J. Fresolone
VICTOR J. FRESOLONE
PRESIDENT/CEO, MERCY MEDICAL CENTER INC.

ACKNOWLEDGMENT:

STATE OF OREGON)
COUNTY OF DOUGLAS) SS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 22nd DAY OF September, 2004, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED VICTOR J. FRESOLONE AS PRESIDENT/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.

Mary L. Moore
MARY L. MOORE
NOTARY PUBLIC, STATE OF OREGON



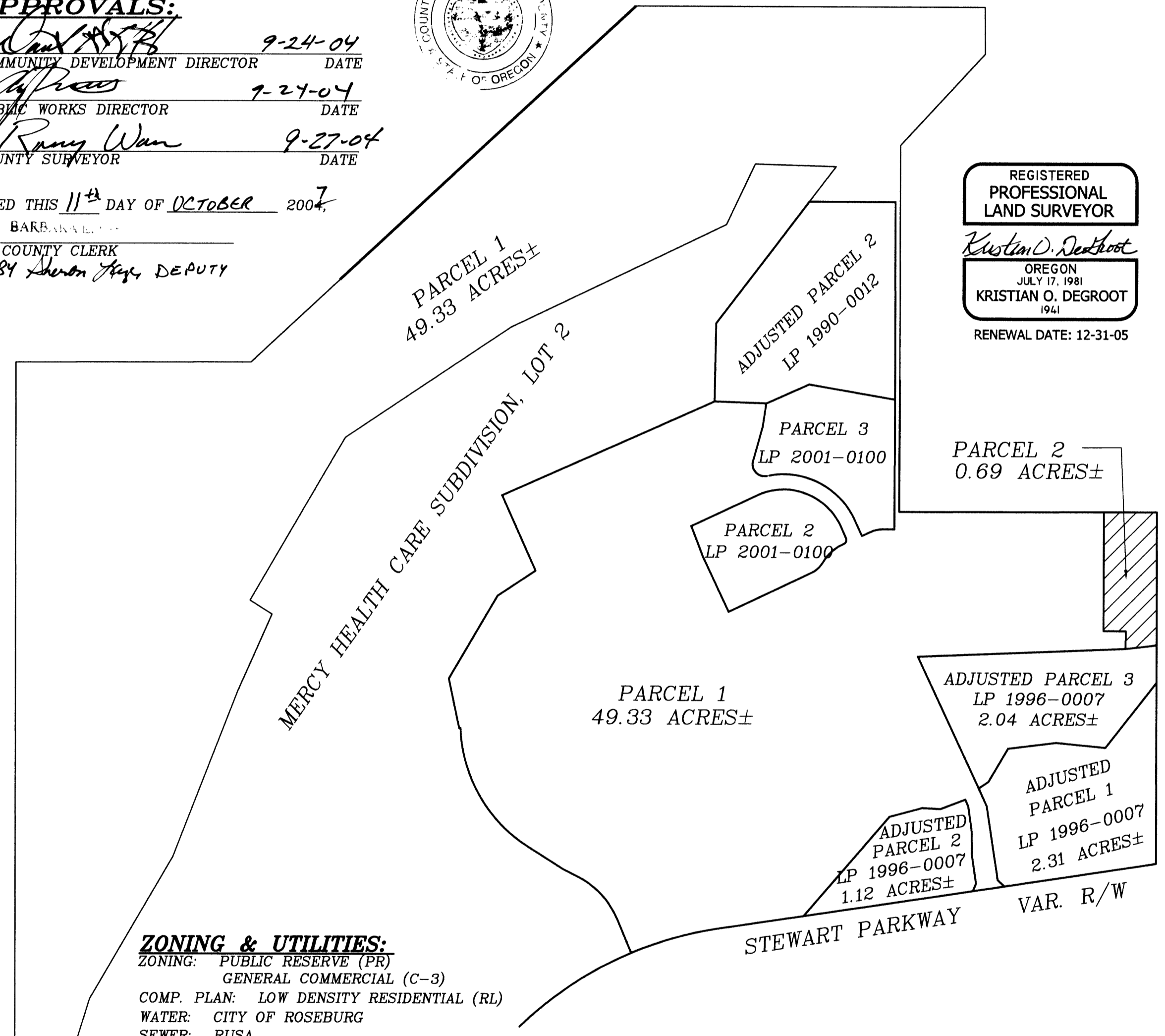
APPROVALS:

[Signature] 9-24-04
COMMUNITY DEVELOPMENT DIRECTOR DATE
[Signature] 9-27-04
PUBLIC WORKS DIRECTOR DATE
[Signature] 9-27-04
COUNTY SURVEYOR DATE

FILED THIS 11th DAY OF OCTOBER 2007
BY BARBARA E. NIELSEN
COUNTY CLERK
BY Sharon Hays DEPUTY



PARCEL SCHEMATIC



REGISTERED PROFESSIONAL LAND SURVEYOR
Kristian O. Degroot
OREGON
JULY 17, 1981
KRISTIAN O. DEGROOT
1941
RENEWAL DATE: 12-31-05

BEHAVIORAL HEALTH LOOP ACCESS EASEMENT

A NON-EXCLUSIVE EASEMENT FOR ACCESS PURPOSES OVER A 24 FOOT WIDE STRIP OF LAND LOCATED ON PARCEL 1 OF LAND PARTITION PLAT 2001-0100 A-C AS RECORDED IN INSTRUMENT NO. 2001-28957 OF THE RECORDS OF DOUGLAS COUNTY, OREGON AND LYING 12 FEET EACH SIDE OF THE HEREINAFTER DESCRIBED CENTERLINE:
BEGINNING AT A POINT 18 FEET LEFT OF CENTERLINE STATION 19+70.15 ON THE EASTERLY LINE OF MERCY DRIVE ACCESS EASEMENT AS RECORDED IN SAID INSTRUMENT NO. 2001-28957, FROM WHICH A 5/8" IRON ROD AT THE INITIAL POINT OF MERCY HEALTH CARE SUBDIVISION, A SUBDIVISION RECORDED IN VOLUME 17, PAGE 35 A-C OF THE SUBDIVISION PLAT RECORDS OF DOUGLAS COUNTY, OREGON BEARS N.5°36'13"W., 282.33 FEET; THENCE N.75°00'16"E., 30.02 FEET TO A CENTERLINE STATION 0+30.02; THENCE 26.17 FEET ALONG THE ARC OF A 100.00 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS N.82°30'08"E., 26.10 FEET) TO CENTERLINE STATION 0+56.19; THENCE N.90°00'00"E., 176.17 FEET TO CENTERLINE STATION 2+32.36; THENCE N.87°54'53"E., 138.25 FEET TO CENTERLINE STATION 3+70.62; THENCE 49.10 FEET ALONG THE ARC OF A 32.00 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS N.43°57'33"E., 44.43 FEET) TO CENTERLINE STATION 4+19.72; THENCE N.00°00'00"E., 166.74 FEET TO CENTERLINE STATION 5+86.46; THENCE 54.98 FEET ALONG THE ARC OF A 35.00 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS N.45°00'00"W., 49.50 FEET) TO CENTERLINE STATION 6+41.44; THENCE N.90°00'00"W., 176.73 FEET TO CENTERLINE STATION 8+18.17; THENCE 28.76 FEET ALONG THE ARC OF A 150.00 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS S.84°30'24"W., 28.72 FEET) TO CENTERLINE STATION 8+46.94; THENCE S.79°00'48"W., 61.89 FEET TO CENTERLINE STATION 9+08.83; THENCE 28.55 FEET ALONG THE ARC OF A 150.00 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS S.84°27'56"W., 28.50 FEET) TO CENTERLINE STATION 9+37.37; THENCE S.89°55'03"W., 108.19 FEET AND TERMINATING AT CENTERLINE STATION 10+45.56 ON THE EAST LINE OF THE BEHAVIORAL HEALTH ROAD ACCESS EASEMENT AS RECORDED IN SAID INSTRUMENT NO. 2001-28957.

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION PARCEL 1 OF PARTITION PLAT 2001-0100 A-C TO CREATE A NEW 0.69 ACRE PARCEL FOR THE CONSTRUCTION OF A NEW INPATIENT CARE BUILDING. THIS SURVEY ALSO ADJUSTS PARCELS 1, 2 AND 3 OF LAND PARTITION PLAT 1996-0007 WHICH WERE PREVIOUSLY ADJUSTED UNDER PARTITION PLAT 2001-0100 A-C. THE NORTH LINE OF ADJUSTED PARCEL 2 OF LAND PARTITION PLAT 1996-007 AND THE DIVISION LINE BETWEEN ADJUSTED PARCEL 1 AND ADJUSTED PARCEL 3 OF LAND PARTITION PLAT 1996-0007 ARE BEING ADJUSTED TO CONFORM TO THE 10 FOOT AND 25 FOOT RIPARIAN SETBACKS FOR SWEETBRIAR CREEK AS SPECIFIED AND DESCRIBED IN THE "NEWTON CREEK WETLAND CONVERSION PLAN", NOVEMBER, 1992. AND ALSO TO CONFORM WITH THE FINDINGS OF THE "FRESHWATER WETLAND COMPENSATORY MITIGATION PLAN MERCY MEDICAL CENTER ACCESS RELOCATION", A REPORT BY LAND & WATER ENVIRONMENTAL SERVICES, INC. IN MAY, 1999 FOR THE CONSTRUCTION OF MERCY DRIVE BRIDGE OVER SWEETBRIAR CREEK. THIS SURVEY WAS CONTROLLED BY MONUMENTS FOUND OR SET PER 2001-0100 A-C. A 24 FOOT WIDE ACCESS EASEMENT OVER BEHAVIORAL HEALTH LOOP DRIVE IS BEING CREATED UNDER THIS SURVEY.
THIS SURVEY WAS PERFORMED BY LES FANNING, MATT DIXON AND ADAM DEGROOT USING A NIKON DTM 530 TOTAL STATION WITH COMPUTATIONS BY KRIS DEGROOT AND DRAFTING BY BILL WARREN.

ZONING & UTILITIES:

ZONING: PUBLIC RESERVE (PR)
GENERAL COMMERCIAL (C-3)
COMP. PLAN: LOW DENSITY RESIDENTIAL (RL)
WATER: CITY OF ROSEBURG
SEWER: RUSA
PLANNING FILE NO. P-04-04

SURVEYOR'S CERTIFICATE:

I, KRISTIAN O. DEGROOT HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THIS PARTITION PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:
PARCEL 1 OF LAND PARTITION PLAT 2001-0100 A-C AS RECORDED IN INSTRUMENT NO. 2001-28957 OF THE RECORDS OF DOUGLAS COUNTY, OREGON.

TAX COLLECTORS CERTIFICATE:

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

Sandra K. Conner 10/10/07
DOUGLAS COUNTY TAX COLLECTOR DATE

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

SCALE: 1" = 200'	FOR: MERCY HEALTH CARE, INC. 2700 STEWART PARKWAY ROSEBURG, OR 97470	JOB #: 04-015 FILE: LP-2004.DWG SHEET 1 OF 2
DATE: AUGUST 30, 2004		

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