

2007-0131A

DOUGLAS COUNTY OFFICIAL RECORDS
BARBARA E. NIELSEN, COUNTY CLERK 2007-022229
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10/11/2007 02:46:23 PM
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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.

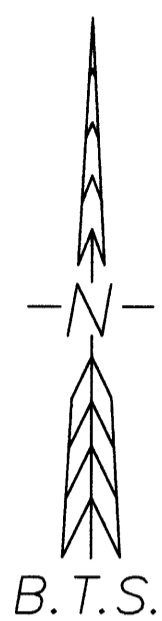
ACKNOWLEDGMENT:

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.

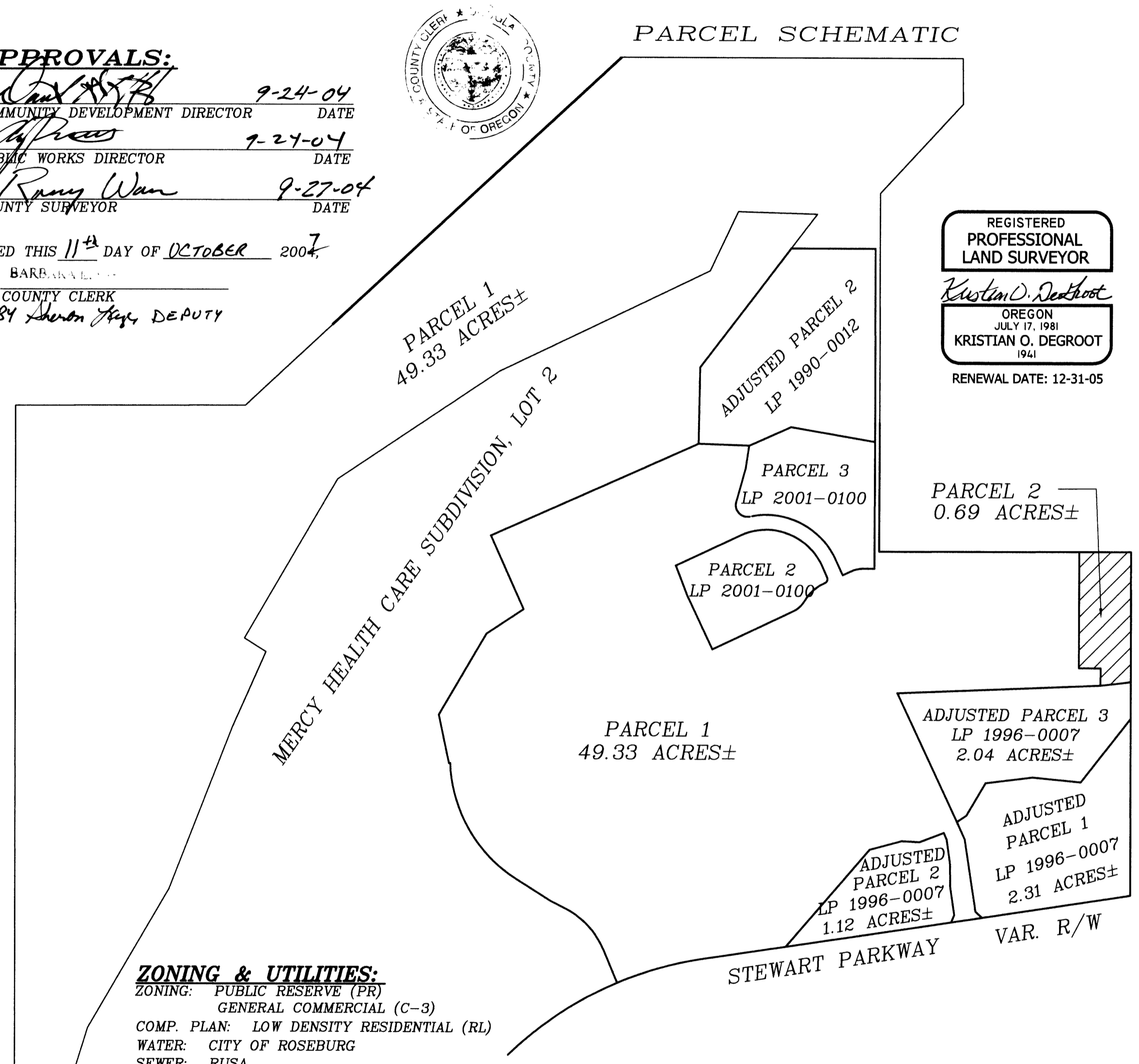
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET FORTH MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

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



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

PARCEL SCHEMATIC



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

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

TAX COLLECTORS CERTIFICATE:

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

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

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.

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.

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

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

2007-0131A

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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

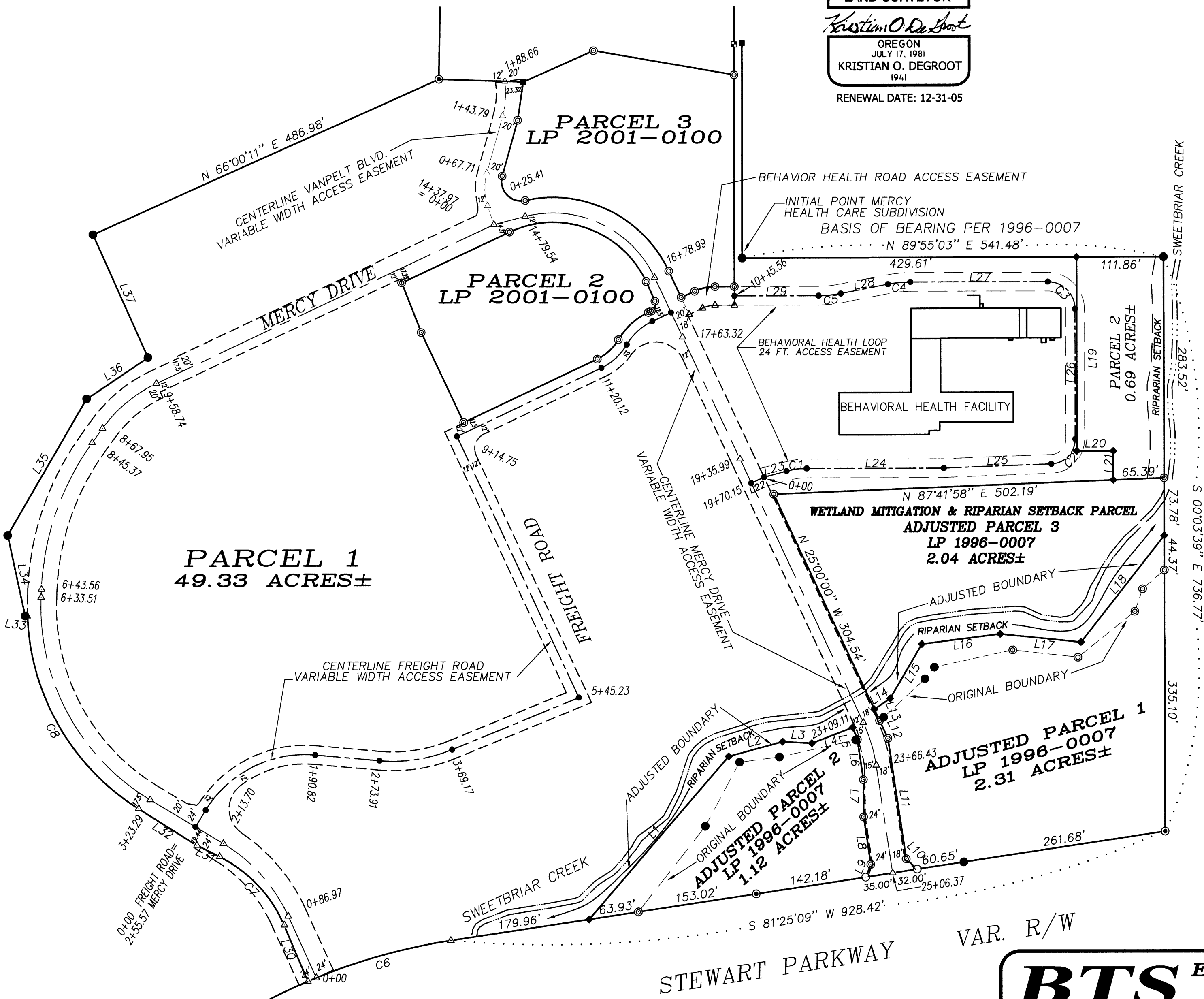
Kristian O. Degroot

OREGON
JULY 17, 1981
KRISTIAN O. DEGROOT
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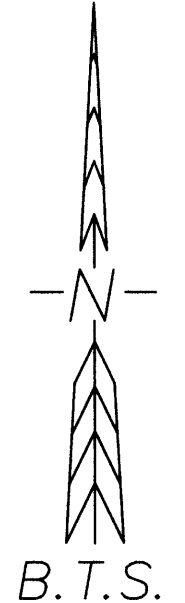
RENEWAL DATE: 12-31-05

- LEGEND:**
- ◆ = SET 5/8" x 30" IRON ROD w/PLASTIC CAP MARKED. "BTS ENG-SRV"
 - ⊙ = FOUND 5/8" IRON ROD PER 1990-0012
 - = FOUND 1 1/4" BRASS DISC IN CONCRETE MARKED. "PROPERTY CORNER PLS 1941"
 - = FOUND 5/8" IRON ROD PER 1996-0007
 - ⊖ = FOUND 5/8" IRON ROD PER MERCY HEALTHCARE SUB. (VOL.17, PG.35 A,B&C)
 - ⊙ = FOUND 5/8" IRON ROD PER M 53-7
 - = FOUND 5/8" IRON ROD PER 1990-0012
 - ⊙ = FOUND 5/8" IRON ROD PER M 131-71
 - ⊖ = FOUND 5/8" IRON ROD PER M 125-34
 - △ = COMPUTED POINT NOT SET
 - = ROAD EASEMENT CENTERLINE

NOTE:
SEE PARTITION PLAT 2001-0100 A-C FOR DESCRIPTIONS AND COURSES OF THE MERCY DRIVE, FREIGHT ROAD, VAN PELT BLVD. AND BEHAVIORAL HEALTH ACCESS EASEMENTS AND FOR THE COURSES OF PARCEL 2 AND PARCEL 3 OF PARTITION PLAT 2001-0100 A-C.



NUMBER	BEARING	DISTANCE
L1	N 40°42'18" E	275.38'
L2	N 74°50'41" E	71.64'
L3	S 86°52'09" E	37.53'
L4	N 69°03'49" E	56.24'
L5	S 21°10'29" E	16.63'
L6	S 08°20'23" E	51.92'
L7	S 00°20'31" E	47.90'
L8	S 08°34'51" E	61.53'
L9	S 22°07'11" W	17.63'
L10	N 46°47'35" W	19.40'
L11	N 08°34'51" W	156.42'
L12	N 25°00'00" W	25.10'
L13	N 25°00'00" W	15.98'
L14	N 56°03'23" E	24.66'
L15	N 30°22'52" E	80.78'
L16	N 82°49'28" E	101.65'
L17	S 84°13'09" E	104.23'
L18	N 38°07'14" E	173.80'
L19	S 00°00'00" E	248.81'
L20	S 90°00'00" E	46.83'
L21	S 00°00'00" E	37.18'
L22	N 65°00'00" E	18.00'
L23	N 75°00'16" E	30.02'
L24	N 90°00'00" E	176.17'
L25	N 87°54'53" E	138.25'
L26	N 00°00'00" W	166.74'
L27	N 90°00'00" W	176.73'
L28	S 79°00'48" W	61.89'
L29	S 89°55'03" W	108.19'
L30	N 22°35'56" W	78.27'
L31	N 63°37'38" W	32.72'
L32	N 57°40'32" W	88.55'
L33	N 81°25'30" W	3.13'
L34	N 12°09'40" W	105.66'
L35	N 30°18'24" E	202.01'
L36	N 56°17'46" E	94.99'
L37	N 24°00'07" W	172.95'



NUMBER	DELTA	RADIUS	ARC	CHORD	BRG	CHORD
C1	14°59'44"	100.00	26.17	N 82°30'08" E		26.10
C2	87°55'05"	32.00	49.10	N 43°57'33" E		44.43
C3	90°00'00"	35.00	54.98	N 45°00'00" W		49.50
C4	10°59'12"	150.00	28.76	S 84°30'24" W		28.72
C5	10°54'15"	150.00	28.55	S 84°27'56" W		28.50
C6	14°26'26"	760.20	191.60	S 74°11'56" W		191.09
C7	40°39'01"	173.89	123.37	N 43°20'06" W		120.80
C8	55°30'20"	306.48	296.90	N 29°55'22" W		285.43

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DATE: AUGUST 30, 2004		

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