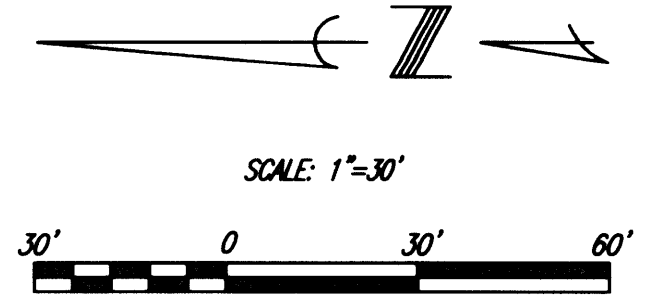


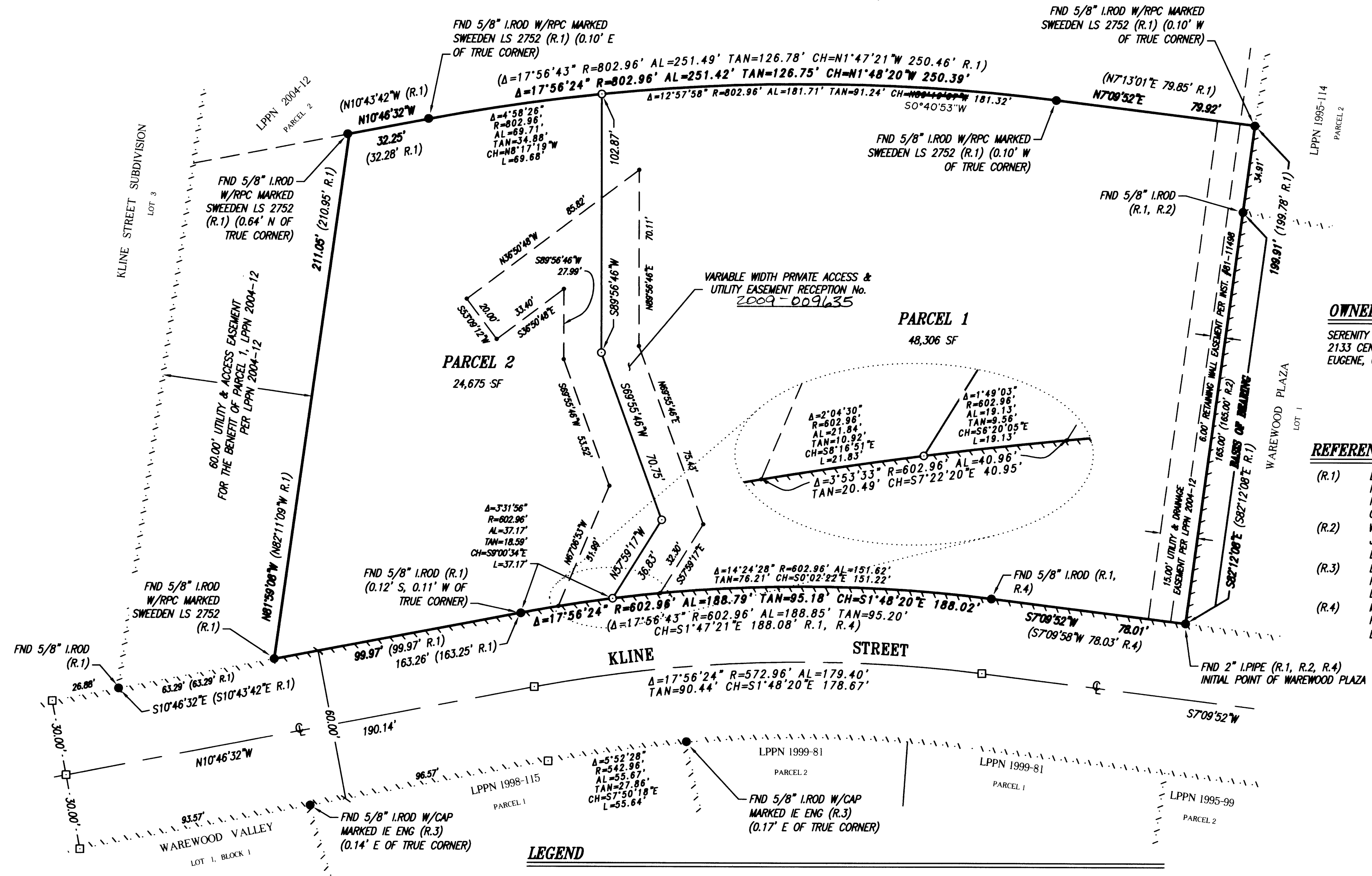
2009-0022 A

LAND PARTITION PLAT  
 BEING A REPLAT OF PARCEL 1, LAND PARTITION PLAT NUMBER 2004-0012  
 FOR  
**SERENITY LANE**  
 NW1/4 SEC.11, T.27S. R.6W. W.M.  
 ROSEBURG, DOUGLAS COUNTY, OREGON  
 SURVEYED: APRIL 30, 2009

DOUGLAS COUNTY OFFICIAL RECORDS  
 BARBARA E. NIELSEN, COUNTY CLERK  
 2009-009636  
 NO FEE  
 00245790200900096360020025  
 05/22/2009 02:34:56 PM  
 PLAT-PAR Cnt=1 Stn=1 ROBIN  
 This is a no fee document



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 Aaron Grimes, \PAMC\HP Design\Jet 500 42+HPGL2 Card, Arch C (landscape), 1:1, Media: Milano JPC-4M2, Ink hp c4844a



**OWNER/PARTITIONER**  
 SERENITY LANE HEALTH SERVICES  
 2133 CENTENNIAL PLAZA  
 EUGENE, OR 97401

**REFERENCES**

- (R.1) LAND PARTITION PLAT NUMBER 2004-0012, AS PLATTED AND RECORDED MARCH 9, 2004, RECEPTION No. 2004-006238 DOUGLAS COUNTY OFFICIAL RECORDS.
- (R.2) WAREWOOD PLAZA, AS PLATTED AND FILED JANUARY 19, 1979, VOLUME 16, PAGE 22, DOUGLAS COUNTY SURVEYOR'S OFFICE.
- (R.3) LAND PARTITION PLAT NUMBER 1998-0115, AS PLATTED AND RECORDED NOVEMBER 17, 1998, DOUGLAS COUNTY OFFICIAL RECORDS.
- (R.4) MINOR LAND PARTITION NUMBER M103-51, AS PLATTED AND RECORDED MARCH 13, 1987, DOUGLAS COUNTY SURVEYOR'S OFFICE.

**LEGEND**

	BOUNDARY		NOTHING FOUND, NOTHING SET
	CENTERLINE		IRON ROD
	EASEMENT		IRON PIPE
	ADJACENT LOT LINE		LAND PARTITION PLAT NUMBER FOUND
	LOT LINE		WITH YELLOW PLASTIC CAP
	FOUND MONUMENT, AS NOTED		WITH RED PLASTIC CAP
	SET 5/8" x 30" IRON ROD W/YPC MARKED "PLS 655"		

REGISTERED PROFESSIONAL LAND SURVEYOR  
  
 OREGON  
 JULY 10, 1984  
 LAWRENCE B. OLSON  
 655  
 RENEWAL DATE: 12-31-2010

CITY OF ROSEBURG PLANNING No. P-08-4  
 ASSESSOR'S MAP 27-06W-11B TAX LOT 103

SHEET 1 OF 2

OLSON & MORRIS 380

ST. SPRINGFIELD, OR 97477 (541) 302-9790

**LAND PARTITION PLAT**  
**BEING A REPLAT OF PARCEL 1, LAND PARTITION PLAT NUMBER 2004-0012**  
**FOR**  
**SERENITY LANE**

NW1/4 SEC.11, T.27S. R.6W. W.M.  
 ROSEBURG, DOUGLAS COUNTY, OREGON  
 SURVEYED: APRIL 30, 2009

**NOTES & RESTRICTIONS**

1. GRANT OF RIGHT OF WAY, TO THE CALIFORNIA OREGON POWER COMPANY, A CALIFORNIA CORPORATION, FOR POLE OR TOWER AND WIRE LINES, RECORDED APRIL 18, 1955, BOOK 243 PAGE 319, RECEPTION NO. 196538 DOUGLAS COUNTY DEED RECORDS. (EXACT LOCATION UNDETERMINED)
2. RIGHT-OF-WAY EASEMENT, TO PACIFIC POWER & LIGHT COMPANY, A CORPORATION, FOR AN ELECTRIC TRANSMISSION AND DISTRIBUTION LINE, RECORDED FEBRUARY 13, 1981, BOOK 780, PAGE 567, RECEPTION NO. 81-01851 DOUGLAS COUNTY OFFICIAL RECORDS.
3. RIGHT OF WAY EASEMENT, TO PACIFICORP, AN OREGON CORPORATION, FOR ELECTRIC POWER TRANSMISSION, DISTRIBUTION AND COMMUNICATION LINES, RECORDED DECEMBER 7, 2006, RECEPTION NO. 2006-028977 DOUGLAS COUNTY OFFICIAL RECORDS. (EXACT LOCATION UNDETERMINED)
4. IMPROVEMENT AGREEMENT WITH THE CITY OF ROSEBURG, FOR DRAINAGE IMPROVEMENTS, RECORDED JANUARY 3, 2008, RECEPTION NO. 2008-000123 DOUGLAS COUNTY OFFICIAL RECORDS.

**DECLARATION**

KNOW ALL MEN BY THESE PRESENTS THAT SERENITY LANE HEALTH SERVICES, AN OREGON NON-PROFIT CORPORATION, IS THE OWNER IN FEE SIMPLE OF LAND DESCRIBED HEREON, AND HAS CAUSED THIS PARTITION TO BE PREPARED IN ACCORDANCE WITH THE OREGON REVISED STATUTES, CHAPTER 92, AND DOES HEREBY PARTITION AND PLAT THE SAME.

OWNER HEREBY ACKNOWLEDGES ALL EXISTING EASEMENTS AS SHOWN HEREON. OWNER ALSO HEREBY ACKNOWLEDGES THE VARIABLE WIDTH PRIVATE ACCESS & UTILITY EASEMENT ACROSS A PORTION OF PARCELS 1 AND 2 FOR THE BENEFIT OF SAID PARCELS 1 AND 2, CREATED BY SEPARATE DOCUMENT AND REFERENCED HEREON.

SERENITY LANE HEALTH SERVICES,  
 AN OREGON NON-PROFIT CORPORATION

*Peter J. Asmuth*  
 PETER J. ASMUTH, CEO

**ACKNOWLEDGEMENT**

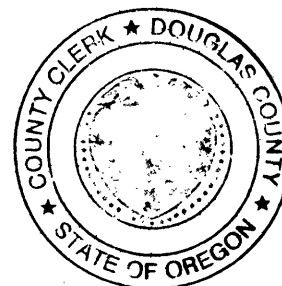
STATE OF OREGON)ss  
 COUNTY OF LANE )

APPEARED PERSONALLY BEFORE ME, PETER J. ASMUTH, AS CEO OF SERENITY LANE HEALTH SERVICES, AN OREGON NON-PROFIT CORPORATION, KNOWN TO ME TO BE THE IDENTICAL PERSON WHO EXECUTED THE ABOVE DESCRIBED INSTRUMENT, AND DOES HEREBY ACKNOWLEDGE THE SAME TO BE HIS FREE ACT AND DEED ON BEHALF OF THE CORPORATION. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL.

SUBSCRIBED TO BEFORE ME THIS 30<sup>th</sup> DAY OF April, 2009.



*Patricia D. Wodke*  
 NOTARY PUBLIC OF OREGON  
 MY COMMISSION EXPIRES: 7/20/11



**NARRATIVE**

THIS SURVEY WAS PREPARED AT THE REQUEST OF THE OWNER TO FULFILL THE REQUIREMENTS OF CITY OF ROSEBURG PLANNING No. P-08-4 IN ACCORDANCE WITH ORS 209.

THE SOUTH LINE WAS ESTABLISHED BY HOLDING FOUND MONUMENTS AND RECORD BEARINGS PER LPPN 2004-0012 (R.1) AND BY HOLDING RECORD DISTANCE PER WAREWOOD PLAZA (R.2). THE WEST LINE WAS ESTABLISHED BY HOLDING FOUND MONUMENTS AT THE NW AND SW CORNERS OF PROPERTY AND HOLDING RECORD DISTANCES AND ARC RADIUS PER R.1 AND M103-51 (R.4). THE EAST LINE WAS ESTABLISHED BY OFFSETTING WEST LINE RECORD DISTANCE (ARC RADIUS) PER R.1. THE NORTH LINE WAS ESTABLISHED BY HOLDING FOUND MONUMENTS ALONG THE WEST LINE AND HOLDING RECORD ANGLE PER R.1.

**SURVEYOR'S CERTIFICATE**

I, LAWRENCE B. OLSON, A REGISTERED PROFESSIONAL LAND SURVEYOR, HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS IN ACCORDANCE WITH ORS CHAPTER 92, THE FOLLOWING DESCRIBED PARTITION:

PARCEL 1 OF LAND PARTITION NUMBER 2004-0012, AS RECORDED IN "RECORD OF PARTITION PLATS", RECORDS OF DOUGLAS COUNTY, OREGON.

TOGETHER WITH THAT ACCESS EASEMENT AS SET OUT ON LAND PARTITION NUMBER 2004-0012, AS RECORDED IN "RECORD OF PARTITION PLATS", RECORDER'S No. 2004-6238, RECORDS OF DOUGLAS COUNTY, OREGON.

SAID TRACT CONTAINS 72,981 SQUARE FEET, MORE OR LESS.

**APPROVALS**

*Eric K. Olson* 5/5/09  
 CITY OF ROSEBURG PLANNING COMMISSION CHAIRMAN DIRECTOR DATE

*Mike Messenger* FOR MIKE MESSENGER 5/5/09  
 CITY OF ROSEBURG PUBLIC WORKS DIRECTOR DATE

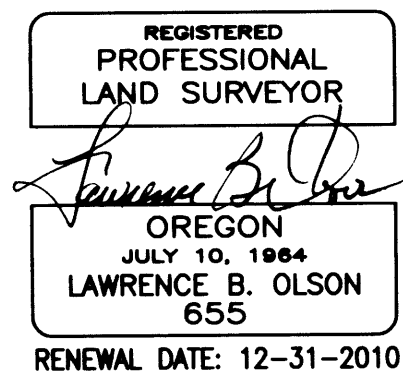
*Randy Smith* 5-13-09  
 DOUGLAS COUNTY SURVEYOR DEPUTY DATE

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

*Sandra K. Connee* 5/22/09  
 DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 22<sup>nd</sup> DAY OF MAY, 2009, AT 2:34  
 AM/PM, RECEPTION No. \_\_\_\_\_

BARBARA E. NIELSEN, *By Susan Tagg* 5/22/09  
 DOUGLAS COUNTY CLERK Deputy DATE



SHEET 2 OF 2

OLSON & MORRIS 380

2009-0022 B  
 9 ST. SPRINGFIELD, OR 97477 (541) 302-9790

2009-0022 B  
 Z:\archive 3500 - 3649\3569 SERENITY LANE ROSEBURG(Dwg)\3569 FINAL PARTITION(Dwg)\3569 Final Partition.dwg, C2 SIGNATURE, 4/30/2009 8:59:26 AM,  
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