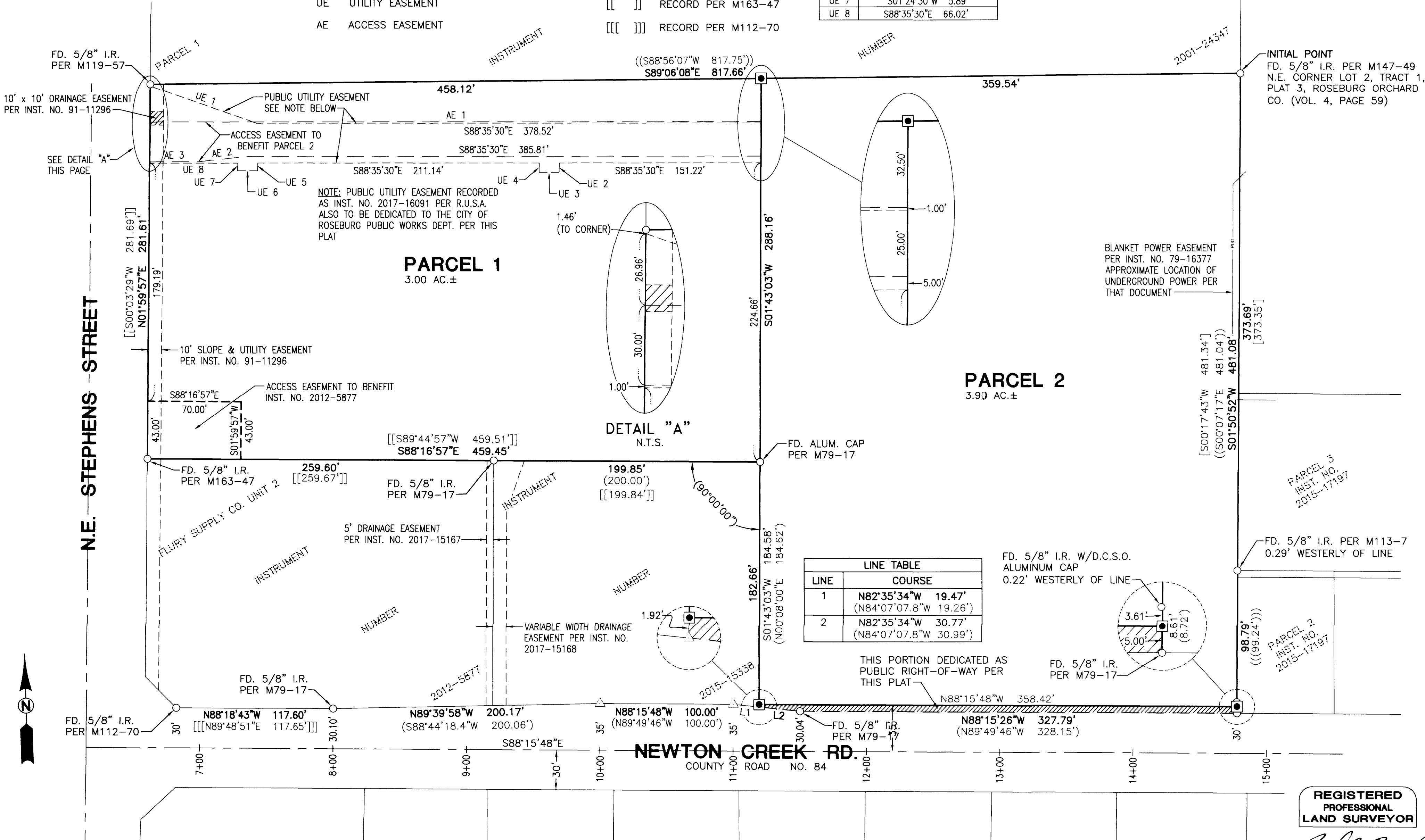


**LEGEND**

- FOUND MONUMENT AS NOTED ( ) RECORD PER M79-17
- ◼ SET 5/8" x 30" IRON ROD w/YELLOW PLASTIC CAP STAMPED "IE ENGINEERING" (( )) RECORD PER M147-49
- △ CALCULATED POINT ONLY NO MONUMENT FOUND OR SET ((( ))) RECORD PER M113-7
- UE UTILITY EASEMENT [ ] RECORD PER M84-13
- AE ACCESS EASEMENT [[ ]] RECORD PER M163-47
- [[[ ]]] RECORD PER M112-70

LINE	COURSE
UE 1	S69°11'40"E 84.20'
UE 2	N01°24'30"E 7.20'
UE 3	S88°35'30"E 15.00'
UE 4	S01°24'30"W 7.20'
UE 5	N01°24'30"E 5.89'
UE 6	S88°35'30"E 15.00'
UE 7	S01°24'30"W 5.89'
UE 8	S88°35'30"E 66.02'

LINE	COURSE
AE 1	S88°35'30"E 458.74'
AE 2	S85°04'06"W 36.22'
AE 3	N88°35'30"W 36.79'



2017-0026 A

2017-0026 A

PARCEL 1  
INST. NO.  
2015-17197

PARCEL 3  
INST. NO.  
2015-17197

PARCEL 2  
INST. NO.  
2015-17197

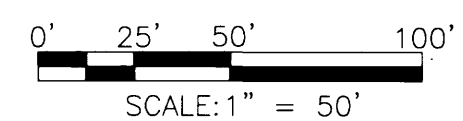


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 iemail@ieengineering.com

**SURVEYED FOR:**  
 UMPQUA HEALTH  
 500 S.E. CASS AVE., SUITE 101  
 ROSEBURG, OR 97470

PAGE: 1 OF 2  
 JOB NO: 2755-01 T4  
 DATE: OCT., 2017

**LAND PARTITION**  
 LYING IN THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 27 SOUTH,  
 RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON



**REGISTERED PROFESSIONAL LAND SURVEYOR**

*Ronald A. Quimby*  
**RONALD A. QUIMBY**  
 JULY 14, 1978  
 1654

EXPIRES: 12/31/18

2017-0026 B

**SURVEYOR'S CERTIFICATE:**

I, RONALD A. QUIMBY, OREGON PROFESSIONAL LAND SURVEYOR NO. 1654, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND SHOWN ON THE ANNEXED PLAT, OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:

THAT REAL PROPERTY DESCRIBED IN INSTRUMENT NUMBER 2016-015611, OFFICIAL DEED RECORDS OF DOUGLAS COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD MARKING THE NORTHEAST CORNER OF LOT 2, TRACT 1, PLAT 3, ROSEBURG ORCHARD CO., AS RECORDED IN VOLUME 4, PAGE 59, OFFICIAL PLAT RECORDS OF DOUGLAS COUNTY; THENCE ALONG THE EAST LINE OF SAID LOT, SOUTH 01°50'52" WEST, 481.08 FEET TO A 5/8" IRON ROD ON THE NORTHERLY RIGHT-OF-WAY BOUNDARY OF NORTHEAST NEWTON CREEK ROAD (COUNTY ROAD NO. 84); THENCE ALONG SAID RIGHT-OF-WAY, NORTH 88°15'26" WEST, 327.79 FEET TO A 5/8" IRON ROD; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY, NORTH 82°35'34" WEST, 30.77 FEET TO THE SOUTHEAST CORNER OF THAT TRACT DESCRIBED IN INSTRUMENT NUMBER 2015-15338, OFFICIAL DEED RECORDS OF DOUGLAS COUNTY; THENCE ALONG THE EAST LINE OF SAID TRACT, NORTH 01°43'03" EAST, 184.58 FEET TO A 5/8" IRON ROD AT THE NORTHEAST CORNER OF SAID TRACT; THENCE ALONG THE NORTH LINE OF SAID TRACT, NORTH 88°16'57" WEST, 199.85 FEET TO A 5/8" IRON ROD AT THE NORTHWEST CORNER OF SAID TRACT; SAID CORNER ALSO BEING THE NORTHEAST CORNER OF THAT TRACT DESCRIBED AS UNIT 2 IN INSTRUMENT NUMBER 2012-5877, OFFICIAL DEED RECORDS OF DOUGLAS COUNTY; THENCE ALONG THE NORTH LINE OF SAID TRACT, NORTH 88°16'57" WEST, 259.60 FEET TO A 5/8" IRON ROD ON THE EASTERLY RIGHT-OF-WAY BOUNDARY OF NORTHEAST STEPHENS STREET; THENCE ALONG SAID RIGHT-OF-WAY, NORTH 01°59'57" EAST, 281.61 FEET TO A 5/8" IRON ROD ON THE NORTH LINE OF SAID LOT 2, TRACT 1, PLAT 3, ROSEBURG ORCHARD CO.; THENCE ALONG SAID NORTH LINE, SOUTH 89°06'08" EAST, 817.66 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.94 ACRES, MORE OR LESS.

**NARRATIVE:**

THE PURPOSE OF THIS MAP IS TO PARTITION THE ABOVE-DESCRIBED TRACT INTO 2 PARCELS AND DEDICATE ADDITIONAL RIGHT-OF-WAY ON THE NORTHERLY SIDE OF NEWTON CREEK ROAD AS SHOWN. THE CENTERLINE OF NEWTON CREEK ROAD WAS CALCULATED BY HOLDING 30- FEET FROM A MONUMENT FOUND ON THE WEST END OF THE TRACT PER M112-70 AND A MONUMENT FOUND AT THE SOUTHEAST CORNER OF THE TRACT PER M79-17. THE TWO MISSING RIGHT-OF-WAY MONUMENTS AT STATIONS 10+00 & 11+00 WERE THEN CALCULATED BY USING RECORD DISTANCE ALONG SAID CENTERLINE FROM STATION 11+50. THE SOUTHEAST CORNER OF INSTRUMENT NUMBER 2015-15338 WAS THEN CALCULATED BY TURNING RECORD ANGLE PER M79-17 FROM THE NORTH LINE OF SAID TRACT AND INTERSECTING THE NORTHERLY RIGHT-OF-WAY OF NEWTON CREEK. THIS SURVEY WAS PERFORMED BY JEREMY LEONARD AND NOLAN FROMDAHL. OFFICE CALCULATIONS AND DRAFTING BY DEREK FEIGEL. THE BASIS OF BEARING FOR THIS SURVEY IS THE OREGON STATE PLANE COORDINATE SYSTEM OF 1983 (SOUTH ZONE) USING THE NAD 83 (2011) EPOCH 2010 DATUM REALIZATION PER THE O.R.G.N. (OREGON REAL-TIME GNSS NETWORK).

CONVERGENCE ANGLE = -1°57'02"  
SCALE FACTOR = .9998955

COMMUNITY DEVELOPMENT DEPARTMENT FILE NO. P-17-1

**EASEMENTS OF RECORD**

THE FOLLOWING EASEMENTS OF RECORD ARE LISTED AS EMCUMBRANCES FOR THE TRACT BEING PARTITIONED PER THIS PLAT ON A TITLE REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY OF OREGON, ROSEBURG BRANCH DATED JULY 11, 2017 ORDER NO. 7399-2899760.

- 4. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: RECORDING INFORMATION: BOOK 232, RECORDER'S NO. 178836 IN FAVOR OF: OREGON WATER CORPORATION FOR: RIGHT OF WAY (EASEMENT NOT SHOWN ON THIS PLAT, AS IT IS NOW LOCATED IN NEWTON CREEK ROAD RIGHT-OF-WAY)
- 5. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: RECORDING INFORMATION: BOOK 271, RECORDER'S NO. 240768 IN FAVOR OF: THE CALIFORNIA OREGON POWER COMPANY FOR: RIGHT OF WAY (EASEMENT NOT SHOWN ON THIS PLAT, AS IT IS NOW LOCATED IN N.E. STEPHENS STREET RIGHT-OF-WAY)
- 6. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: RECORDING INFORMATION: BOOK 423, RECORDER'S NO. 69-2785 IN FAVOR OF: PACIFIC POWER AND LIGHT FOR: RIGHT OF WAY (EASEMENT NOT SHOWN ON THIS PLAT, AS IT IS A BLANKET EASEMENT AND IT'S EXACT LOCATION IS UNABLE TO BE DETERMINED)
- 7. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: RECORDING INFORMATION: BOOK 729, PAGE 690, RECORDER'S NO. 79-14309 IN FAVOR OF: CP NATIONAL FOR: RIGHT OF WAY (EASEMENT NOT SHOWN ON THIS PLAT, AS IT IS NOT LOCATED ON TRACT BEING PARTITIONED PER THIS PLAT)
- 8. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: RECORDING INFORMATION: BOOK 733, PAGE 662, RECORDER'S NO. 79-16377 IN FAVOR OF: PACIFIC POWER AND LIGHT FOR: RIGHT OF WAY (UNABLE TO PLOT EXACT LOCATION OF EASEMENT FROM DESCRIPTION PER THIS DOCUMENT. APPROXIMATE LOCATION OF UNDERGROUND POWER LINE WAS ABLE TO BE DETERMINED BY THIS DOCUMENT AND IS SHOWN ON PAGE 1 OF THIS PLAT)
- 9. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: RECORDING INFORMATION: BOOK 1145, PAGE 49, RECORDER'S NO. 91-11296 FOR: SLOPES, UTILITIES AND DRAINAGE (SHOWN ON PAGE 1 OF THIS PLAT)

**DECLARATION:**

KNOW ALL PEOPLE BY THESE PRESENTS THAT NEWTON CREEK PROPERTIES, LLC IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAS CAUSED THIS PARTITION PLAT TO BE PREPARED AND THE PROPERTY PARTITIONED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92 OF THE OREGON REVISED STATUTES. DECLARANT ALSO HEREBY DEDICATES THE PUBLIC UTILITY EASEMENTS AS SHOWN HEREON TO BENEFIT ROSEBURG URBAN SANITARY AUTHORITY AND THE CITY OF ROSEBURG PUBLIC WORKS DEPARTMENT, CREATES THE VARIABLE WIDTH ACCESS EASEMENT FOR THE BEEFIT OF PARCEL 2 AND DEDICATES TO THE PUBLIC USE FOREVER THAT PORTION SHOWN AS ADDITIONAL RIGHT-OF-WAY FOR NEWTON CREEK ROAD.

*[Signature]* 10/10/2017  
BRENT EICHMAN, CHIEF EXECUTIVE OFFICER  
NEWTON CREEK PROPERTIES, LLC  
UMPUQA HEALTH, LLC, SOLE MEMBER

**ACKNOWLEDGMENT:**

STATE OF OREGON }  
COUNTY OF DOUGLAS }ss.  
KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 10<sup>th</sup> DAY OF October, 2017, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED BRENT EICHMAN, WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

*[Signature]*  
ELAINE E. BERG  
NOTARY PUBLIC - OREGON  
COMMISSION NO.: 928277  
MY COMMISSION EXPIRES: MAY 8, 2018

**APPROVALS:**

*[Signature]* 10/24/2017  
COMMUNITY DEVELOPMENT DIRECTOR DATE  
*[Signature]* 10/26/2017  
PUBLIC WORKS DIRECTOR DATE  
*[Signature]* 10/26/2017  
DOUGLAS COUNTY SURVEYOR DATE

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

*[Signature]* 10/30/2017  
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 30 DAY OF October, 2017, 2:39 O'CLOCK AM/PM

*[Signature]* 10-30-2017  
DOUGLAS COUNTY CLERK by *[Signature]* Deputy DATE

ZONE: C3 (GENERAL COMMERCIAL)  
COMP. PLAN: COM (COMMERCIAL)  
WATER: CITY OF ROSEBURG  
SEWER: ROSEBURG URBAN SANITARY AUTHORITY

REGISTERED PROFESSIONAL LAND SURVEYOR

*[Signature]*  
OREGON  
JULY 14, 1978  
RONALD A. QUIMBY  
1654

0' 25' 50' 100'  
SCALE: 1" = 50'

EXPIRES: 12/31/18

2017-0026 B



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PAGE: 2 OF 2  
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LAND PARTITION  
LYING IN THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 27 SOUTH,  
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