

MINOR LAND PARTITION
IN THE NE QUARTER OF SECTION 11, T. 27 S., R. 6 W., W. M.
ROSEBURG, OREGON

FILED
RECEIVED

FOR: MERCY MEDICAL CENTER
BY: BAUGHMAN TECHNICAL SERVICES, INC.
PO BOX 222
ROSEBURG, OREGON 97470 673-0966

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

SCALE: 1" = 50'

SEWER - ROSEBURG URBAN SANITARY AUTHORITY
WATER - CITY OF ROSEBURG

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

DESCRIPTIONS

Parcel 1 - Beginning at a 1/2 inch iron rod at the most Easterly corner of Lot 10, "PARKWAY MEDICAL" A Planned Unit Development in the N. E. quarter of Section 11, t. 27 S., R. 6 W., W. M., thence N 44°34'56" W, 85.73 feet along the Easterly line of said Lot 10, to a 1/2 inch iron rod, thence along the arc of a 174.00 foot radius curve left (the long chord of which bears N 47°28'29" E., 100.13 feet) to a 1/2 inch iron rod, thence N 30°46'34" E, 32.93 feet to a 1/2 inch iron rod, thence S 63°20'06" E, 34.93 feet to a 1/2 inch iron rod, thence along the arc of a 145.00 foot radius curve right (the long chord of which bears S 51°49'47" E, 57.84 feet) to a 1/2 inch rod, thence S 45°25'04" W, 150.43 feet to the point of beginning, containing 0.27 acres, TOGETHER WITH an easement over and across all roads within the private roadway system of Mercy Medical Center for the purpose of ingress and egress and TOGETHER WITH an easement for an underground perforated drain line 10 feet in width, 5 feet on either side of the following described centerline: Beginning at a point from which the most easterly corner of Lot 10, "PARKWAY MEDICAL" bears S 45°25'04" W, 84.7 feet, thence S 45°42'49" E, 94.6 feet to the end of the easement, and TOGETHER WITH an easement for sanitary sewer as described in Instrument No. 83-8142, and TOGETHER WITH an easement for a sanitary sewer service lateral, being 5 feet in width, 2 1/2 feet on either side of the following described centerline: Beginning at a point from which the most easterly corner of Lot 10, "PARKWAY MEDICAL" bears S 44°34'56" E, 4.0 feet, thence S 37°23'15" W, 39.0 feet to the end of the easement, and TOGETHER WITH AND SUBJECT TO an easement for a water line 15 feet in width, 7 1/2 feet on either side of the following described centerline: Beginning at a point on the right of way of the Stewart Parkway, from which the most easterly corner of Lot 10, "PARKWAY MEDICAL" bears S 84°24'06" W, 256.66 feet, thence N 21°53 1/2' W, 23.1 feet, thence N 40°49 1/2' W, 182.2 feet, thence N 62°02' W, 59.4 feet, thence S 37°03' W, 135.7 feet, thence S 51°25 1/2' W, 83.6 feet to the end of the easement.

Parcel 2 cont.
on the arc of a 756.20 foot radius curve left (the long chord of which bears S 61°31'24" W, 143.78 feet to a 1/2 inch iron rod, thence N 44°34'56" W, 90.00 feet to the point of beginning, containing 0.49 acres, SUBJECT TO an easement for sanitary sewer as described in Instrument No. 83.8142, and is SUBJECT TO an easement for storm sewer being 10 feet in width, 5 feet on either side of the following described centerline: Beginning at a point from which the most easterly corner of Lot 10, "PARKWAY MEDICAL" bears N 44°34'56" W, 70.00 feet, thence N 61°17'24" E, 111.1 feet to the end of the easement, and SUBJECT TO an easement 10 feet in width, 5 feet on either side of the following described centerline for an underground perforated drain line: Beginning at a point from which the most easterly corner of Lot 10, "PARKWAY MEDICAL" bears S 45°25'04" W, 84.7 feet, thence S 45°42'49" E, 94.6 feet to the end of the easement, and TOGETHER WITH an easement over and across all roads within the private roadway system of Mercy Medical Center for the purpose of ingress and egress and TOGETHER WITH an easement for sanitary sewer as described in Instrument No. 83-8142 and TOGETHER WITH AND SUBJECT TO an easement for water line, being 15 feet in width, 7 1/2 feet on either side of the following described centerline: Beginning at a point on the right of way of the Stewart Parkway, from which the most easterly corner of Lot 10, "PARKWAY MEDICAL" bears S 84°24'06" W, 256.66 feet, thence N 21°53 1/2' W, 23.1 feet, thence N 40°49 1/2' W, 182.2 feet, thence N 62°02' W, 59.4 feet, thence S 37°03' W, 135.7 feet, thence S 51°25 1/2' W, 83.6 feet to the end of the easement.

Parcel 3 - That property described in Instrument No. 74-16368 less this partition and less part platted as "PARKWAY MEDICAL", containing 73.3 acres more or less.

Parcel 2 - Beginning at a 1/2 inch iron rod at the most easterly corner of Lot 10, "PARKWAY MEDICAL" A Planned Unit Development in the NE quarter of Section 11, T. 27 S., R. 6 W., W. M., thence N 45°25'04" E, 150.43 feet to a 1/2 inch iron rod, thence along the arc of a 145.00 foot radius curve left, (the long chord of which bears N 51°49'47" W, 57.84 feet) to a 1/2 inch iron rod, thence N 63°20'06" W, 34.93 feet to a 1/2 inch iron rod, thence N 30°46'34" E, 30.06 feet to a 1/2 inch iron rod, thence S 63°20'06" E, 32.77 feet to a 1/2 inch iron rod, thence along the arc of a 175.00 foot radius curve right (the long chord of which bears S 43°05'06" E, 121.14 feet) to a 1/2 inch iron rod, thence S 22°50'06" E, 81.62 feet to a 1/2 inch iron rod on the Northerly right of way line of the Stewart Parkway, thence along said R/W

NARRATIVE - Purpose - to create 2 parcels from Mercy Medical property. Monuments were found on the perimeter of "PARKWAY MEDICAL" as shown. Additional monuments were set defining the perimeter of the two parcels. The basis of bearings was that line defining the Northeasterly boundaries of Lots 9 and 10 "PARKWAY MEDICAL" as recorded in Vol. 16, Page 61A, Plat Records of Douglas County. Lester Fanning performed the field work using a Wild Theo and 300 foot steel tape.

Roseburg Planning Director

7-28-83
Date

City Engineer

1/28/83
Date

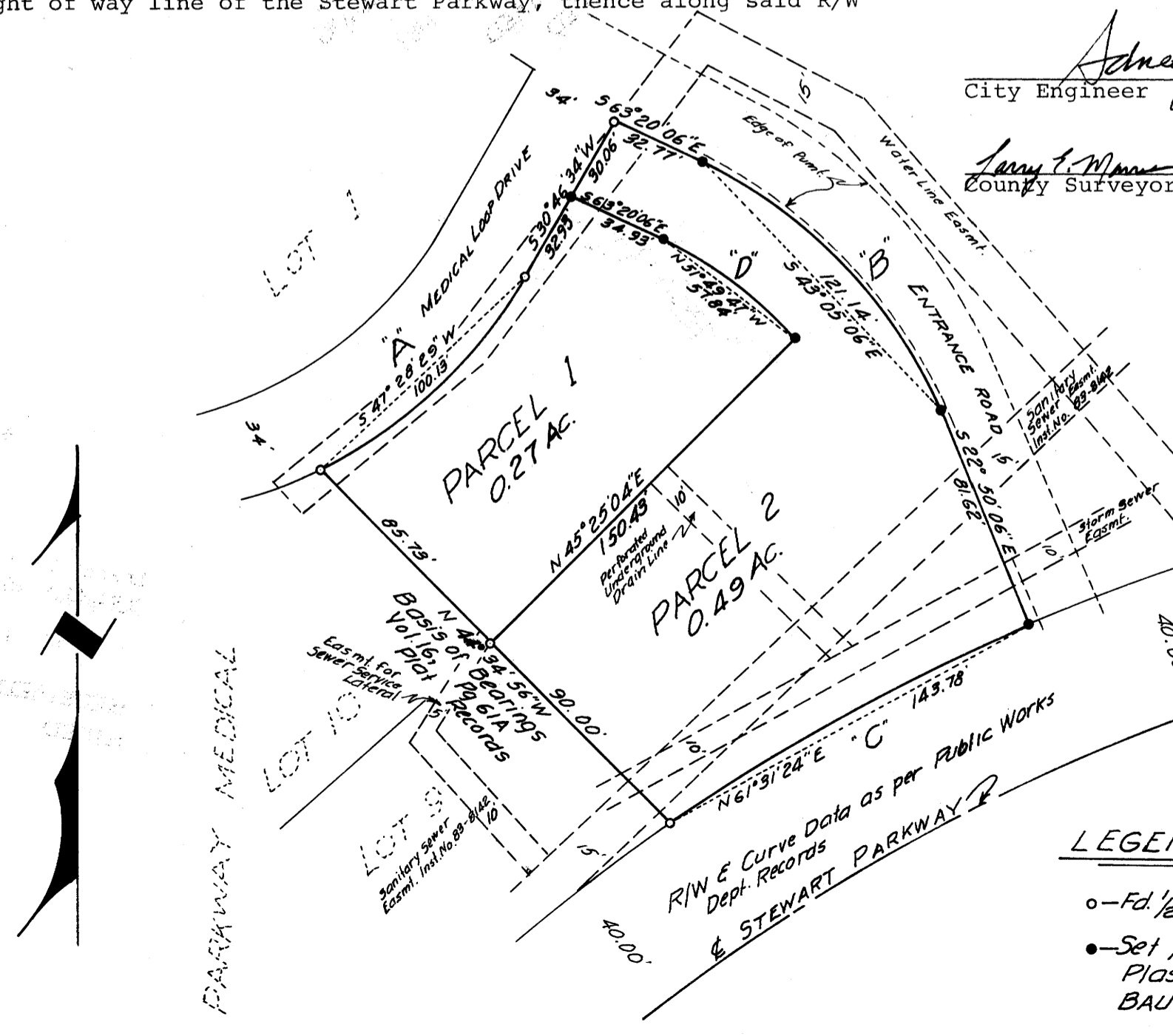
County Surveyor

DEPUTY

8-4-83
Date

STATE OF OREGON)
COUNTY OF DOUGLAS) SS.

I, DORIS L. WADSWORTH, COUNTY CLERK AND RECORDER OF CONVEYANCES, IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS RECORDED THIS DAY:



BY: Maryel Keel
DEPUTY
NO. 600
FEE 6.00

83-9337

DOUGLAS COUNTY OFFICIAL RECORDS

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
MAY 10, 1987
GEORGE L. SHUBB
397

LEGEND

- o - Fd. 1/2" I.R.
- - Set 1/2" x 24" I.R. w/ yellow Plastic Cap MKD. BAUGHMAN TECH SERV

Curve Data

| | Δ | R | L |
|-----|-----------|--------|--------|
| "A" | 32°26'43" | 174.00 | 101.57 |
| "B" | 40°30'00" | 175.00 | 123.70 |
| "C" | 10°54'19" | 756.20 | 144.00 |
| "D" | 23°00'38" | 145.00 | 58.23 |