

1997 - 0019A

PARTITION PLAT

LOCATED IN
THE S 1/2 OF THE S 1/2 OF SEC. 21
AND PORTIONS OF SECTIONS 28 AND 29
T 30 S, R 5 W, W.M., DOUGLAS COUNTY, OREGON

NOV. 12, 1996

PLANNING DEPARTMENT FILE NO. 96-269

REGISTERED PROFESSIONAL LAND SURVEYOR
Raymond W. Wytcherley
OREGON JULY 25, 1995
RAYMOND W. WYTCHERLEY 2724
EXPIRES JUNE 30, 1998

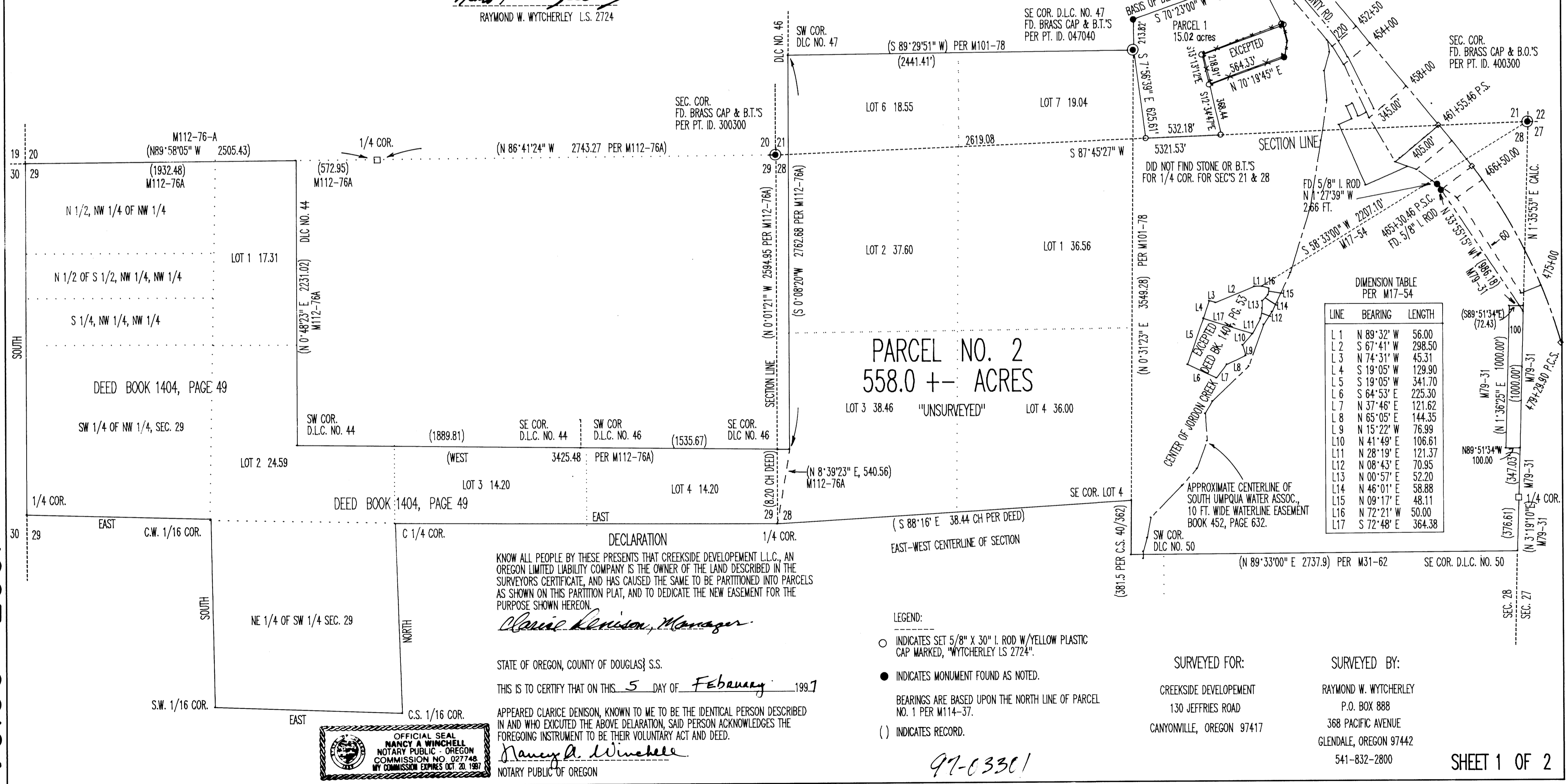
NARRATIVE
THE PURPOSE OF THIS SURVEY IS TO ESTABLISH AND MONUMENT THE BOUNDARIES OF PARCEL NO. 1 OF THIS PARTITION PLAT. I RECOVERED AND HELD MONUMENTS AS SHOWN ON THIS PLAT, USING THE NORTH LINE OF PARCEL NO. 1 AS THE BASIS OF BEARING PER M114-34. THE FREEWAY RIGHT OF LINE WAS ESTABLISHED HOLDING FOUND RIGHT OF WAY MONUMENTS AT STATION 438+16.03 P.T. AND STATION 465+30.46 P.S.C. THE DISTANCE CLOSURE ERROR OF 0.37 FEET BETWEEN THESE MONUMENTS WAS PROPORTIONED ALONG THE FREEWAY CENTERLINE. I SEARCHED FOR AND DID NOT FIND ANY EVIDENCE OF THE ONE QUARTER CORNER COMMON TO SECTIONS 21 AND 28. THERE HAS BEEN MUCH HARVEST WORK OF BOTH SAW LOGS AND HARD WOOD IN THIS AREA. THE MOST EASTERLY LINE OF PARCEL NO. 1 AND THE EXCEPTED PROPERTY PER DEED BOOK 411, PAGE 293 WAS CALCULATED HOLDING THE FOUND MONUMENT PER M114-37 WHICH BEARS N 60°51'25" W, 2191.45 FT. FROM THE SOUTHEAST CORNER OF SECTION 21. THE DEED FOR THIS PROPERTY DOES NOT CLOSE BY 1.30 FT. I DID A COMPASS RULE ADJUSTMENT TO CLOSE THE DEED DESCRIPTION. THIS SURVEY WAS PERFORMED WITH A NIKON DTM-A5 TOTAL STATION USING 1 SET OF DIRECTIONAL ANGLES PER STATION AND CLOSED TRAVERSES.

SURVEYORS CERTIFICATE
I RAYMOND W. WYTCHERLEY, OREGON PROFESSIONAL LAND SURVEYOR NO. 2724, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE PARCELS OF LAND REPRESENTED ON THIS PARTITION PLAT, EXCEPT FOR MOST OF PARCEL NO. 2 WHICH IS GREATER THAN 10 ACRES, THE BOUNDARIES BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 21, TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON; THENCE N 60°51'25" W, 2191.45 FEET; THENCE S 7°03'55" E, 28.32 FEET TO THE TRUE POINT OF BEGINNING AND THE INITIAL POINT OF THIS PARTITION; THENCE S 70°23'00" W, 927.66 FEET TO THE NORTHWEST CORNER OF PARCEL NO. 1; THENCE S 0°39'49" W, 213.82 FEET TO THE SOUTHWEST CORNER OF D.L.C. NO. 47; THENCE S 89°29'51" W, 2441.41 FEET TO THE SOUTHWEST CORNER OF D.L.C. NO. 47 AND THE EAST LINE OF D.L.C. NO. 46; THENCE S 0°08'20" W, 2762.68 FEET TO THE SOUTHWEST CORNER OF D.L.C. NO. 46; THENCE WEST, 1535.67 FEET TO THE SOUTHWEST CORNER OF D.L.C. NO. 46 ALSO BEING THE SOUTHWEST CORNER OF D.L.C. NO. 44; THENCE WEST, 1889.81 FEET TO THE SOUTHWEST CORNER OF D.L.C. NO. 44; THENCE N 0°48'23" E, 2231.02 FEET TO THE NORTH LINE OF SECTION NO. 29 ALSO BEING THE NORTHEAST CORNER OF GOVERNMENT LOT NO. 1; THENCE N 89°58'05" W, 1932.48 FEET TO THE NORTHWEST CORNER OF SECTION NO. 29; THENCE SOUTH TO THE QUARTER CORNER COMMON TO SECTIONS 29 AND 30; THENCE EAST TO THE CENTER WEST ONE SIXTEENTH CORNER; THENCE SOUTH TO THE SOUTHWEST ONE SIXTEENTH CORNER; THENCE EAST TO THE CENTER SOUTH ONE SIXTEENTH CORNER; THENCE NORTH TO THE CENTER ONE QUARTER CORNER; THENCE EAST TO THE ONE QUARTER CORNER COMMON TO SECTIONS 29 AND 28;

THENCE S 88°16' E, ALONG THE CENTERLINE OF THE SECTION, 38.44 CHAINS TO THE SOUTHWEST CORNER OF GOVERNMENT LOT NO. 4, AND THE WEST LINE OF D.L.C. NO. 50; THENCE S 0°31'23" W, 381.5 FEET TO THE SOUTHWEST CORNER OF D.L.C. NO. 50; THENCE N 89°33'00" E, 2737.9 FEET TO THE SOUTHWEST CORNER OF D.L.C. NO. 50 AND THE EAST LINE OF SECTION NO. 28; THENCE N 3°19'10" E, 376.61 FEET TO THE ONE QUARTER CORNER COMMON TO SECTIONS 28 AND 27; THENCE N 1°36'25" E ALONG THE SECTION LINE 347.03 FEET; THENCE N 89°51'34" W, 100.00 FEET; THENCE N 1°36'25" E, 1000.00; THENCE S 89°51'34" E, 72.43 FEET TO THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 5; THENCE N 33°55'15" W ALONG SAID RIGHT OF WAY, 986.18 FEET TO FREEWAY STATION NO. 465+30.46 P.S.C.; THENCE CONTINUING N 33°55'15" W, ALONG SAID RIGHT OF WAY 47.21 FEET; THENCE N 54°52'51" W, 182.15 FEET TO A POINT WHICH IS 322.86 FEET RIGHT OF FREEWAY STATION 463+00; THENCE N 70°34'09" W, 69.96 FEET IN A STRAIGHT LINE TOWARD A POINT WHICH IS 405.00 FEET RIGHT OF FREEWAY STATION 461+55.46 P.S.; THENCE LEAVING FREEWAY RIGHT OF WAY, S 66°15'45" W, 323.43 FEET; THENCE N 23°44'15" W, 463.80 FEET; THENCE N 66°15'45" E, 100.00 FEET; THENCE N 23°44'15" W, 100.00 FEET; THENCE N 66°15'45" E, 50.00 FEET; THENCE S 23°44'15" E, 100.00 FEET; THENCE N 66°15'45" E, 64.19 FEET TO THE WESTERLY RIGHT OF WAY OF I-5 FREEWAY; THENCE N 25°16'10" W ALONG SAID RIGHT OF WAY, 370.07 FEET TO A POINT WHICH IS 240.00 FEET RIGHT OF FREEWAY STATION NO. 454+00; THENCE N 32°22'55" W, 151.35 FEET TO A POINT WHICH IS 220.00 FEET RIGHT OF FREEWAY STATION 452+50; THENCE N 39°58'39" W, CONTINUING ALONG SAID FREEWAY RIGHT OF WAY 752.12 FEET; THENCE LEAVING FREEWAY RIGHT OF WAY S 50°00'00" W, 64.93 FEET; THENCE S 7°03'55" E, 28.32 FEET TO THE TRUE POINT OF BEGINNING.

Raymond W. Wytcherley
RAYMOND W. WYTCHERLEY L.S. 2724

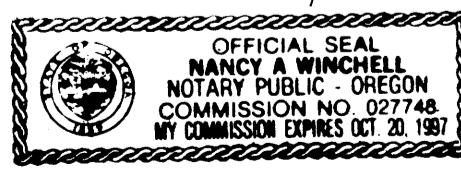


DIMENSION TABLE PER M17-54

LINE	BEARING	LENGTH
L 1	N 89°32' W	56.00
L 2	S 67°41' W	298.50
L 3	N 74°31' W	45.31
L 4	S 19°05' W	129.90
L 5	S 19°05' W	341.70
L 6	S 64°53' E	225.30
L 7	N 37°46' E	121.62
L 8	N 65°05' E	144.35
L 9	N 15°22' W	76.99
L 10	N 41°49' E	106.61
L 11	N 28°19' E	121.37
L 12	N 08°43' E	70.95
L 13	N 00°57' E	52.20
L 14	N 46°01' E	58.88
L 15	N 09°17' E	48.11
L 16	N 72°21' W	50.00
L 17	S 72°48' E	364.38

DECLARATION
KNOW ALL PEOPLE BY THESE PRESENTS THAT CREEKSIDE DEVELOPMENT L.L.C., AN OREGON LIMITED LIABILITY COMPANY IS THE OWNER OF THE LAND DESCRIBED IN THE SURVEYORS CERTIFICATE, AND HAS CAUSED THE SAME TO BE PARTITIONED INTO PARCELS AS SHOWN ON THIS PARTITION PLAT, AND TO DEDICATE THE NEW EASEMENT FOR THE PURPOSE SHOWN HEREON.
Clarice Denison, Manager

STATE OF OREGON, COUNTY OF DOUGLAS S.S.
THIS IS TO CERTIFY THAT ON THIS 5 DAY OF February 1997
APPEARED CLARICE DENISON, KNOWN TO ME TO BE THE IDENTICAL PERSON DESCRIBED IN AND WHO EXECUTED THE ABOVE DECLARATION, SAID PERSON ACKNOWLEDGES THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.
Nancy A. Winchell
NOTARY PUBLIC OF OREGON



- LEGEND:
○ INDICATES SET 5/8" X 30" I. ROD W/YELLOW PLASTIC CAP MARKED, "WYTCHERLEY LS 2724".
● INDICATES MONUMENT FOUND AS NOTED.
BEARINGS ARE BASED UPON THE NORTH LINE OF PARCEL NO. 1 PER M114-37.
() INDICATES RECORD.

SURVEYED FOR:
CREEKSIDE DEVELOPMENT
130 JEFFRIES ROAD
CANYONVILLE, OREGON 97417

SURVEYED BY:
RAYMOND W. WYTCHERLEY
P.O. BOX 888
368 PACIFIC AVENUE
GLENDALE, OREGON 97442
541-832-2800

1997 - 0019A

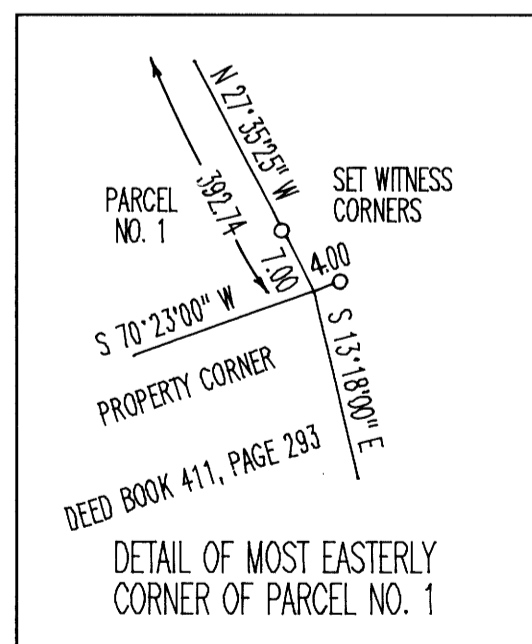
1997 - 0019B

PARTITION PLAT

LOCATED IN
THE S 1/2 OF THE S 1/2 OF SEC. 21
AND PORTIONS OF SECTIONS 28 AND 29
T 30 S, R 5 W, W.M., DOUGLAS COUNTY, OREGON

PLAN DESIGNATIONS:
(FFT) FARM FOREST TRANSITIONAL
RES-2 DWLG UNITS / ACRE
RES-8 DWLG UNITS / ACRE
INDUSTRIAL

ZONING CLASSIFICATIONS:
(FF) FARM FOREST
R-1/B RES-2 DWLG UNITS / ACRE
RMP RES-MOBILE HOME PARK
C-1 COMMERCIAL-RETAIL
C-2 COMMERCIAL-HIGHWAY RELATED
1G GENERAL INDUSTRIAL
WATER: NO. CANYONVILLE WATER DISTRICT
SEWER: NO. CANYONVILLE SEWER DISTRICT



DID NOT FIND STONE OR B.T.'S
FOR 1/4 COR. FOR SEC'S 21 & 28

DIMENSION TABLE

LINE	BEARING	LENGTH
L 1	S 07°03'55" E	28.32 MEAS.
L 1	(S 06°57'00" E)	(28.35) M114-37
L 2	N 33°30'55" E	83.77
L 3	S 39°58'39" E	31.29
L 4	S 33°30'55" W	91.44
L 5	N 27°35'25" W	34.27

PER M108-76 AND REVISED FREEWAY RIGHT OF WAY

L 6	S 66°15'45" W	64.19 CALC 150.00 REC.
L 7	N 23°44'15" W	100.00
L 8	S 66°15'45" W	50.00
L 9	S 23°44'15" E	100.00
L 10	S 66°15'45" W	100.00
L 11	N 70°34'09" W	90.86 CALC
L 12	N 25°16'10" W	43.54 CALC
L 13	N 70°34'10" W	69.96

APPROVALS:
Keith L. Cubic 2/10/97
DOUGLAS COUNTY PLANNING DIRECTOR DATE

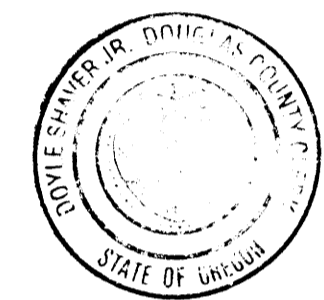
Larry E. Moman FEB. 11, 1997
DOUGLAS COUNTY SURVEYOR DEPUTY DATE

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

Anne E. Schroeder 2/11/97
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 11th DAY OF February, 1997, 12:23 O'CLOCK AM PM

DOYLE SHAVER JR., County Clerk *by Carl Enys, Deputy*
DOUGLAS COUNTY CLERK



STATE OF OREGON)
COUNTY OF DOUGLAS)
DOYLE SHAVER JR. COUNTY CLERK AND RECORDER OF
CONVEYANCES, DO HEREBY CERTIFY THAT THIS
INSTRUMENT WAS RECORDED
97 FEB 11 PM 12:23
DOYLE SHAVER JR.
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY *[Signature]* DEPUTY
FEE *11*

SCALE: 1" = 200'

97-0330!

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Raymond W. Wytcherley
OREGON
JULY 25, 1995
RAYMOND W. WYTCHERLEY
2724

EXPIRES JUNE 30, 1998

LEGEND:

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