

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

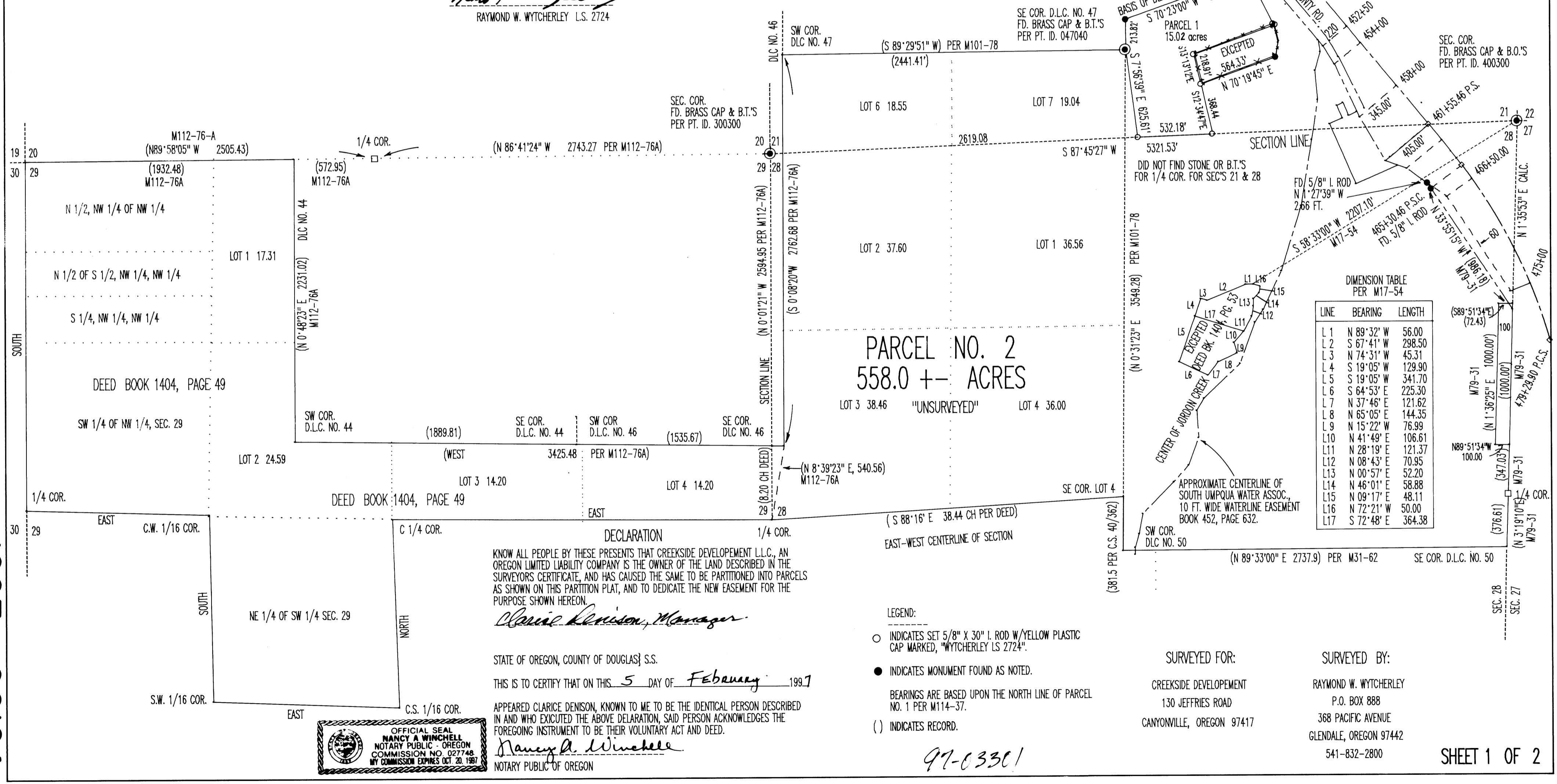
EXPIRES JUNE 30, 1998

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 SOUTHEAST 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;

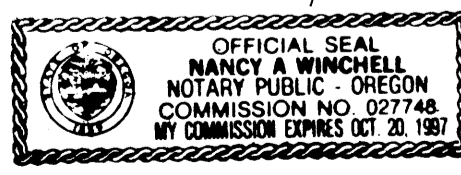
THENCE S 88°16' E, ALONG THE CENTERLINE OF THE SECTION, 38.44 CHAINS TO THE SOUTHWEST CORNER OF GOVERNMENT LOT NO. 4, AND THE WEST LINE OF D.L.C. NO. 50; THENCE S 0°31'23" W, 381.5 FEET TO THE SOUTHWEST CORNER OF D.L.C. NO. 50; THENCE N 89°33'00" E, 2737.9 FEET TO THE SOUTHWEST CORNER OF D.L.C. NO. 50 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



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



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