

ZONING CLASSIFICATIONS:

- (FF) FARM FOREST (PARCEL NO. 3)
- C-1 COMMERCIAL-RETAIL (PARCELS NO. 1 AND NO. 2)
- WATER: NO. CANYONVILLE WATER DISTRICT
- SEWER: NO. CANYONVILLE SEWER DISTRICT

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

PARTITION PLAN

PARCEL NO. 2 OF PARTITION PLAT 1998-0128
 TAX LOT NO. 1101
 LOCATED IN
 THE S 1/2 OF THE SE 1/4 OF SEC. 21
 AND THE N 1/2 OF THE NE 1/4 OF SEC. 28
 T 30 S, R 5 W, W.M., DOUGLAS COUNTY, OREGON

MARCH 22, 1999

STATE OF OREGON | 86
 COUNTY OF DOUGLAS
 I, DOYLE SHAYVER JR., COUNTY CLERK AND
 RECORDER OF DEEDS, DO HEREBY CERTIFY
 THAT THIS INSTRUMENT WAS RECORDED
 99 APR 14 AM 8:53
 DOYLE SHAYVER JR.
 DOUGLAS COUNTY CLERK
 IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
 FEE PP

APPROVALS:

Daniel T. King 4/1/99
 CANYONVILLE PLANNING COMMISSION CHAIR DATE
Larry Johnson 3/29/99
 CANYONVILLE PLANNING COMMISSION SECRETARY DATE
Ed Mann 4-12-99
 DOUGLAS COUNTY SURVEYOR DEPUTY DATE

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

Glenn D. Bennett 4-12-99
 DOUGLAS COUNTY TAX COLLECTOR DATE
 99-10134

FILED THIS 14th DAY OF APRIL, 1999, 8:53 O'CLOCK AM PM
 DOYLE SHAYVER JR., County Clerk
 DOUGLAS COUNTY CLERK
 By: *Glenn D. Bennett*
 DEPUTY

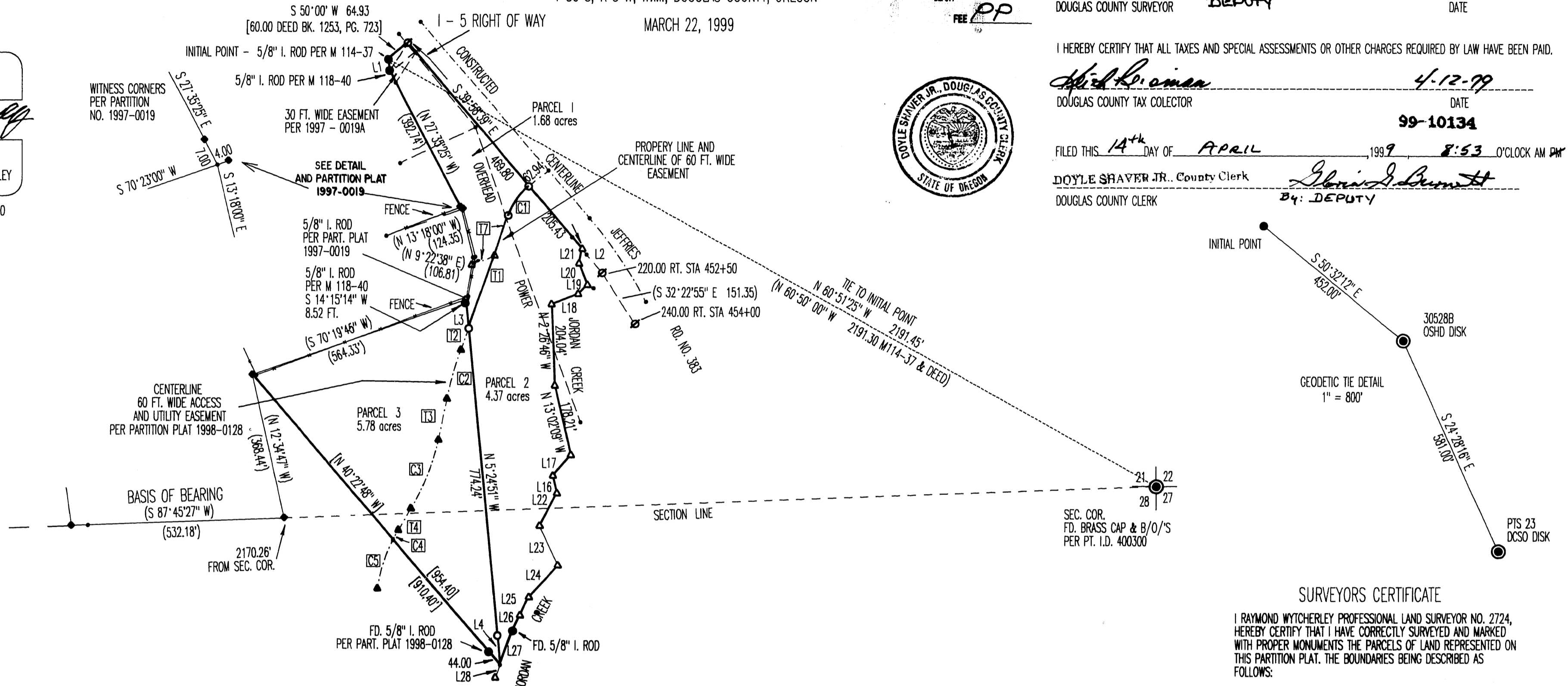


REGISTERED PROFESSIONAL LAND SURVEYOR

Raymond W. Wytcherley

OREGON
JULY 25, 1995
RAYMOND W. WYTCHERLEY
2724

EXPIRES JUNE 30, 2000



SCALE: 1" = 200'

DIMENSION TABLE

LINE	BEARING	LENGTH
L1	S 07° 03' 55" E	28.32
L1	[S 06° 57' 00" E] [28.35] M114-37	
L2	S 39° 58' 39" E	76.89
L3	N 5° 25' 51" W	72.42
L4	N 5° 25' 51" W	74.44

CENTERLINE JORDAN CREEK

LINE	BEARING	LENGTH
L16	N 13° 03' 45" W	45.70
L17	N 40° 36' 17" E	68.73
L18	N 68° 10' 45" E	70.51
L19	N 45° 24' 29" E	32.66
L20	N 21° 53' 58" W	57.18
L21	N 11° 56' 54" E	37.96
L22	N 27° 15' 02" E	91.65
L23	N 24° 41' 21" W	109.20
L24	N 41° 37' 14" E	107.58
L25	N 25° 30' 52" E	50.09
L26	N 25° 21' 38" E	42.59
L27	N 20° 19' 50" E	91.26
L28	N 20° 19' 50" E	35.00

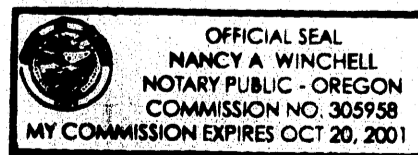
DECLARATION
 KNOW ALL PEOPLE BY THESE PRESENTS THAT CREEKSIDE DEVELOPMENT L.L.C., AN OREGON LIMITED LIABILITY COMPANY IS THE OWNER OF THE LAND DESCRIBED IN THE SURVEYORS CERTIFICATE, AND HAS CAUSED THE SAME TO BE PARTITIONED INTO PARCELS AS SHOWN ON THIS PARTITION PLAT.

Clarice J. Denison, Manager

STATE OF OREGON, COUNTY OF DOUGLAS } S.S.
THIS IS TO CERTIFY THAT ON THIS 2 DAY OF April 1999

APPEARED CLARICE DENISON, KNOWN TO ME TO BE THE IDENTICAL PERSON DESCRIBED IN AND WHO EXECUTED THE ABOVE DELARATION, SAID PERSON ACKNOWLEDGES THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

Nancy A. Winchell
NOTARY PUBLIC OF OREGON



60 FT. WIDE ACCESS AND UTILITY EASEMENT

ID	DELTA	RADIUS	ARC	LINE/CHORD	BEARING
C1	30° 57' 57"	166.13	89.79	88.70	S 34° 32' 17" W
T1				299.77	S 19° 03' 24" W
T2				57.73	S 19° 03' 24" W
C2	7° 18' 49"	1000.00	127.65	127.56	S 15° 23' 59" W
T3				104.88	S 11° 44' 35" W
C3	19° 03' 58"	560.00	186.35	185.49	S 21° 16' 34" W
T4				62.78	S 30° 48' 33" W
C4	03° 56' 26"	400.00	27.51	27.50	S 28° 50' 20" W
C5	18° 34' 12"	400.00	129.64	129.08	S 17° 35' 01" W

T7 THE RIGHT OF EGRESS & INGRESS ON EXISTING ROAD TO THE FRONTAGE ROAD, BOOK 411, PAGE 293.

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

PREPARED BY:
RAYMOND W. WYTCHERLEY
595 SUNNY GLEN WAY
SUNNY VALLEY, OR 97499
541-476-3319

LEGEND:

- INDICATES SET 5/8" X 30" I. ROD W/YELLOW PLASTIC CAP MARKED "WYTCHERLEY LS 2724".
- INDICATES MONUMENT FOUND AS NOTED.
- ◆ INDICATES 5/8" IRON RODS SET PER PARTITION PLAT NO. 1997 - 0019.
- ⊙ INDICATES 5/8" IRON RODS SET PER PARTITION PLAT NO. 1997 - 0058.
- △ POINTS NOT MONUMENTED.
- ▲ POINTS ALONG C.L. OF 60 FT. WIDE EASEMENT NOT MONUMENTED.
- () INDICATES RECORD PER PARTITION PLAT NO. 1997-0019.
- [] INDICATES RECORD PER PARTITION PLAT 1998-0128.

BEARINGS ARE BASED UPON PARTITION PLAT NO. 1997 - 0019.

SURVEYORS CERTIFICATE

I RAYMOND WYTCHERLEY 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. THE BOUNDARIES BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT OF PARTITION PLAT NO. 1998-0128 WHICH ALSO IS THE INITIAL POINT OF THIS PARTITION; THENCE N 50° 00' 00" E, 64.93 FEET TO THE FREEWAY RIGHT OF WAY; THENCE ALONG SAID RIGHT OF WAY, S 39° 58' 39" E, 675.23 FEET TO THE CENTERLINE OF JORDAN CREEK; THENCE ALONG THE CENTERLINE OF JORDAN CREEK, S 11° 56' 54" W, 37.96 FEET; THENCE S 21° 53' 58" E, 57.18 FEET; THENCE S 45° 24' 29" W, 32.66 FEET; THENCE S 68° 10' 45" W, 70.51 FEET; THENCE S 2° 26' 46" E, 204.04 FEET; THENCE S 13° 02' 09" E, 178.21 FEET; THENCE S 40° 36' 17" W, 68.73 FEET; THENCE S 13° 03' 45" E, 45.70 FEET; THENCE S 27° 15' 02" W, 91.65 FEET; THENCE S 24° 41' 21" E, 109.20 FEET; THENCE S 41° 37' 14" W, 107.58 FEET; THENCE S 25° 30' 52" W, 50.09 FEET; THENCE S 25° 21' 38" W, 42.59 FEET; THENCE S 20° 19' 50" W, 91.26 FEET; THENCE LEAVING JORDAN CREEK, N 40° 22' 48" W, 44.00 FEET; THENCE N 40° 22' 48" W, 910.40 FEET; THENCE N 70° 19' 45" E, 564.33 FEET; THENCE N 9° 22' 38" E, 106.81 FEET; THENCE N 13° 18' 00" W, 124.35 FEET; THENCE N 27° 35' 25" W, 392.74 FEET; THENCE N 7° 03' 55" W, 28.32 FEET TO THE POINT OF BEGINNING.

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