

PARTITION PLAT NO. P-14-2000
 (File No. 1999-11-MP)
 Located In:

In the Southeast 1/4 of Section 21, and
 the Northwest and Southwest 1/4 of Section 22,
 Township 37 South, Range 1 West, W.M.,
 Jackson County, Oregon
 Tax Lots 300 & 500

For:
COGSWELL LIMITED PARTNERSHIP
 1218 Third Avenue
 Seattle, Washington 98101

NW CORNER
 DLC 62
 FD. 3/4" PIPE
 WITH 2" BRASS CAP
 EXPOSED 6" PER
 S/N 9158

NE CORNER
 DLC 60
 FD. 2 1/2" BRASS
 CAP EXPOSED 6"
 STAMPED
 JACKSON COUNTY 1999

S/N 9158
 & 9504

Parcel 2
 194.24 ac.

Parcel 1
 5.02 ac.

Lone Pine Road

Foothill Road

Hillcrest Road

NORTH PHOENIX ROAD

BEL AIR HEIGHTS
 EXT. 1, 2 & 3

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

David M. Minnecci
 OREGON
 JULY 26, 1988
 DAVID M. MINNECCI
 2349

EXPIRES 12/31/00

SHEET 2 OF 2

FD. 2 1/2" BRASS CAP
 IN MONUMENT CASE STAMPED
 T37S R1W
 16

FD. 2 1/2" BRASS CAP
 IN CONCRETE STAMPED
 T37S R1W
 16 15

FD. 2 1/2" BRASS CAP
 IN MONUMENT CASE STAMPED
 T37S R1W
 21

FD. 2 1/2" BRASS CAP
 IN CONCRETE STAMPED
 T37S R1W
 DLC
 SW
 60
 1994

FD. 3" BRASS CAP
 IN CONCRETE STAMPED
 COUNTY SURVEYOR
 T37S R1W
 21 22
 28 27
 1999

FD. 2 1/2" BRASS
 CAP STAMPED
 JACKSON COUNTY 1988

HOFFBUHR & ASSOCIATES, INC.
 1062 E. JACKSON MEDFORD, OREGON
 (541) 779-4841
 BY: DAVID M. MINNECCI RPLS NO. 2349
 SCALE: 1 INCH = 200' DECEMBER 2, 1999
 BASIS OF BEARING: SURVEY NUMBER 12877
 (SOUTH LINE SECTION 21)

- = SET 5/8" x 24" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECCI LS 2349".
- = FOUND BRASS CAP MONUMENT AS NOTED
- S/N = SURVEY NUMBER
- ⊗ = FD. 5/8" IRON PIN PER S/N 3995
- ⊙ = FD. 5/8" IRON PIN PER S/N 7360
- △ = FD. 2 1/2" DISC (NO PUNCH) 12" DEEP PER S/N 3995.
- ⊠ = FOUND MONUMENT AS NOTED

LINE	BEARING	DISTANCE
E1	S89°57'20"W	114.90'
E2	N89°43'11"W	173.46'
E3	N89°50'52"W	128.53'
E4	N88°56'30"W	106.30'
E5	N89°24'28"W	212.67'
E6	S00°35'32"W	15.00'
E7	S89°24'28"W	17.37'
E8	S42°02'28"W	84.19'
E9	S83°38'52"W	52.22'
E10	S65°55'41"W	98.43'
E11	S00°48'55"W	83.75'
E12	S00°13'56"W	162.45'

NOTE:
 1.) UNABLE TO LOCATE RIGHTS-OF-WAY GRANTED PACIFICORP PER VOL. 453, PG. 457 OR DOC. NOS. 68-10864 AND 86-16694, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

RECEIVED
 Data March 7, 2000 by CJS
 This survey consists of:
 02 sheet(s) Map
 01 page(s) Narrative
 JACKSON COUNTY SURVEYOR

I certify this plat to be an exact photocopy of the original.
 David M. Minnecci
 SURVEYOR

37S1W21D 300
 37S1W22 500

SURVEY NO _____

**SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES**

Survey for: COGSWELL LIMITED PARTNERSHIP
1218 3rd Avenue
Seattle, Washington 98101

Location: The Southeast one-quarter (1/4) of Section 21 and the Northwest and Southwest one-quarter (1/4) of Section 22, Township 37 South, Range 1 West, Willamette Meridian, Jackson County, Oregon.

Purpose: To survey, monument and record a Partition Plat (Jackson County File No. 1999-11-MP).

Procedure: The subject property is described as Tracts C and D of Document No. 92-19455, Official Records of Jackson County. Tract C is described as "All of Donation Land Claim No. 60 in Township 37 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon", and is then more particularly described by metes and bounds. It excepts out road right-of-way for Hillcrest Road and adds a 10.00 foot strip of land Northerly and adjoining the North line of said Claim. All but the Southeast corner of said Claim were found and tied. The East line of said Claim was established using the record angle of the bearing between the Northwest corner of Donation Land Claim No. 62 and the Northeast corner of Donation Land Claim No. 60, and the bearing between the Northeast corner of Donation Land Claim No. 60 and the computed position of the Southeast corner of Donation Land Claim No. 60.

Tract D is a metes and bounds description involving the Foothill Road and Hillcrest Road rights-of-way. The Northerly right-of-way line of Hillcrest Road from its intersection with Foothill Road Easterly to North Phoenix Road, was established 30.00 North of the Section line except for that portion vacated by the Jackson County Board of Commissioners per Document No. 81-12548. The Northerly right-of-way line of Hillcrest Road Easterly of North Phoenix, was established along the Section line as shown on Jackson County Road Map M-5-1 except for those portions conveyed to Jackson County by Documents No. 68-07081 and 81-05690. As shown on the accompanying Plat, this position does not agree with the monumentation set along Hillcrest Road for BEL AIR HEIGHTS.

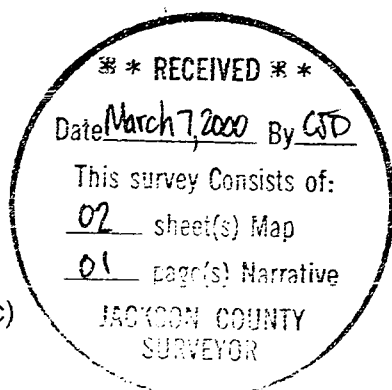
Basis of Bearing:

The South line of Section 21 per Survey No. 12877.

Date: December 2, 1999.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

David M. Minnecci
OREGON
JULY 26, 1988
DAVID M. MINNECCI
2349



(cogswllnar.doc)

David M. Minnecci
L.S. 2349 - Oregon
Expires 12/31/00
1062 E. Jackson Street
Medford, Oregon 97504

PARTITION PLAT NO. P-14-2000

(File No. 1999-11-MP)

Located in:

in the Southeast 1/4 of Section 21, and the Northwest and Southwest 1/4 of Section 22, Township 37 South, Range 1 West, W.M., Jackson County, Oregon Tax Lots 300 & 500

For:

COGSWELL LIMITED PARTNERSHIP

1218 Third Avenue Seattle, Washington 98101

APPROVALS:

JACKSON COUNTY PLANNING:

Sandy Mathewson 3-2-2000
for DIRECTOR DATE

EXAMINED AND APPROVED THIS 1ST DAY OF MARCH, 2000.

Robert Roberts
COUNTY SURVEYOR

RECORDER'S CERTIFICATE:

FILED FOR RECORD THIS 07 DAY OF March, 2000 AT 11:26 O'CLOCK A.M.

RECORDED AS PARTITION PLAT NO. P-14-2000 OF "RECORD OF PARTITION PLATS" IN JACKSON COUNTY, OREGON. (INDEX VOLUME 11, PAGE 14.)

Kathleen S. Beckett Glendora E. Bartlett
COUNTY CLERK DEPUTY

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS NO. _____

DECLARATION

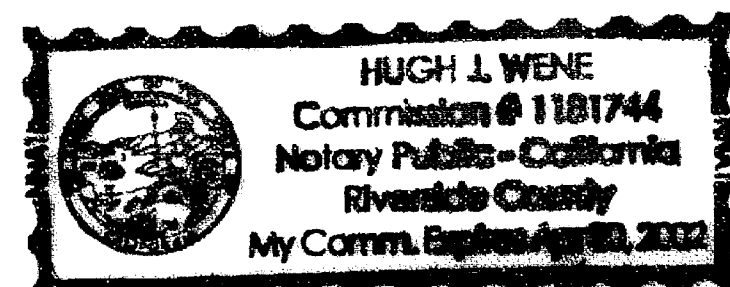
KNOW ALL MEN BY THESE PRESENTS, THAT COGSWELL LIMITED PARTNERSHIP, A WASHINGTON LIMITED PARTNERSHIP, IS THE OWNER OF THE REAL PROPERTY REPRESENTED ON THIS PARTITION PLAT AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND HAS CAUSED THE SAME TO BE PARTITIONED INTO PARCELS AS SHOWN HEREON.

BY: Walter T. Bagnall
AUTHORIZED REPRESENTATIVE, COGSWELL LIMITED PARTNERSHIP

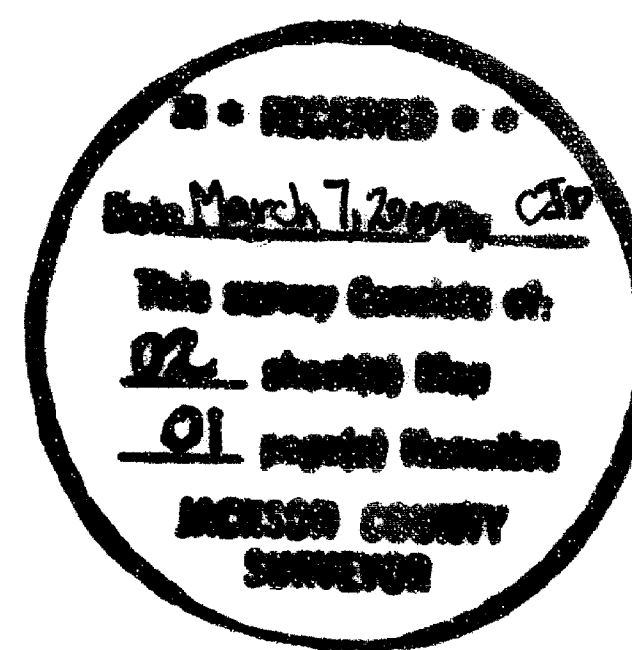
TITLE: PRESIDENT, HILLCREST CORP.
GENERAL PARTNER OF COGSWELL LIMITED PARTNERSHIP

STATE OF California)
COUNTY OF Riverside) SS

ON THIS 25 DAY OF Feb, 2000, BEFORE ME, Hugh J. Wene, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED WALTER T. BAGNALL, PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED THAT IT WAS EXECUTED ON BEHALF OF COGSWELL LIMITED PARTNERSHIP, A WASHINGTON LIMITED PARTNERSHIP.



Hugh J. Wene
NOTARY



SURVEYOR'S CERTIFICATE

I, DAVID M. MINNECI, A DULY REGISTERED SURVEYOR OF THE STATE OF OREGON, DO HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME AND COMPLIES WITH THE REGULATIONS FOR LAND PARTITIONS AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE PARENT TRACT OF LAND AS SET FORTH HEREON:

BEGINNING AT THE INITIAL POINT, BEING THE NORTHEAST CORNER OF DONATION LAND CLAIM NO. 60 IN TOWNSHIP 37 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON, SAID POINT BEING ON THE WESTERLY LINE OF DONATION LAND CLAIM NO. 62; THENCE NORTH 00°08'29" WEST, ALONG SAID WESTERLY LINE, 10.00 FEET; THENCE, LEAVING SAID WESTERLY LINE, NORTH 89°52'21" WEST 1906.04 FEET; THENCE SOUTH 00°10'07" WEST 10.00 FEET TO THE NORTHWEST CORNER OF DONATION LAND CLAIM NO. 60; THENCE SOUTH 00°08'13" EAST, ALONG THE WESTERLY LINE OF SAID CLAIM, 2436.75 FEET TO THE NORTHEAST CORNER OF TRACT D DESCRIBED IN DOCUMENT NO. 92-19455, OFFICIAL RECORDS OF SAID JACKSON COUNTY; THENCE NORTH 89°32'30" WEST (RECORD WEST), ALONG THE NORTHERLY LINE OF SAID TRACT, 1351.53 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF FOOTHILL ROAD; THENCE SOUTH 00°11'36" WEST, ALONG SAID EASTERLY LINE, 1223.95 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF HILLCREST ROAD; THENCE, ALONG SAID NORTHERLY LINE AS FOLLOWS: SOUTH 89°32'30" EAST 1583.38 FEET; THENCE SOUTH 85°18'53" EAST 230.64 FEET; THENCE SOUTH 87°58'28" EAST 400.16 FEET; THENCE SOUTH 89°50'10" EAST 978.93 FEET; THENCE NORTH 52°15'50" EAST 76.79 FEET TO THE EASTERLY LINE OF SAID DONATION LAND CLAIM NO. 60; THENCE NORTH 00°02'57" EAST, ALONG SAID EASTERLY LINE 3647.08 FEET TO THE INITIAL POINT OF BEGINNING.

David M. Minnici
SURVEYOR

I certify this plat to be an exact photocopy of the original.
David Minnici
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

David M. Minnici
OREGON
JULY 26, 1988
DAVID M. MINNECI
2349

EXPIRES 12/31/00

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF THIS 7th DAY OF March, 2000.

Ron Bulley Dept
ASSESSOR

March 7, 2000
DATE

Carol Applegate, Deputy
TAX COLLECTOR

March 7, 2000
DATE