

PARTITION PLAT NO. P-67-2000

Located in:
 in the Southeast 1/4 of Section 2,
 Township 37 South, Range 2 West, W.M.,
 City of Central Point, Jackson County, Oregon

For:
LARUE DEVELOPMENT, L.L.C.
 1060 Crater Lake Avenue
 Medford, Oregon 97504

APPROVALS:

EXAMINED AND APPROVED BY THE CITY OF CENTRAL POINT PLANNING DEPARTMENT THIS
 17th DAY OF NOVEMBER, 2000.

Thomas K...
 PLANNING DIRECTOR

EXAMINED AND APPROVED THIS 21ST DAY OF November, 2000.

Roger R. Roberts
 COUNTY SURVEYOR

RECORDER'S CERTIFICATE:
 FILED FOR RECORD THIS 21 DAY OF NOVEMBER 2000, AT 4:24 O'CLOCK, P.M.
 AND RECORDED AS PARTITION PLAT NO. P-67-2000 OF "RECORD OF PARTITION PLATS"

IN JACKSON COUNTY, OREGON. (INDEX VOLUME 11 PAGE 67)
Kathleen S. Beckett COUNTY CLERK
Ruby L. Deason DEPUTY

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS NO. **16714**

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 COM-
 PLIES WITH REGULATIONS FOR LAND PARTITIONS, AND THE FOLLOWING IS AN ACCURATE DE-
 SCRIPTON OF THE PARENT TRACT OF LAND AS SET FORTH HEREON:

COMMENCING AT THE NORTHWEST CORNER OF DONATION LAND CLAIM NO. 56, TOWN-
 SHIP 37 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON; THENCE
 SOUTH 00°03'36" WEST, ALONG THE WEST LINE OF SAID CLAIM, 582.93 FEET; THENCE, LEAVING
 SAID CLAIM LINE, NORTH 89°59'45" EAST 1553.84 FEET TO THE EASTERLY RIGHT-OF-WAY
 LINE OF INTERSTATE HIGHWAY NO. 5, SAID POINT BEING ON THE NORTH LINE OF TRACT DE-
 SCRIBED IN VOLUME 246, PAGE 580 OF THE DEED RECORDS OF SAID JACKSON COUNTY FOR
 THE INITIAL POINT OF BEGINNING; THENCE, CONTINUE ALONG SAID NORTH LINE, NORTH 89°59'45"
 EAST (RECORD EAST) 330.97 FEET TO THE WESTERLY LINE OF THAT TRACT DEDICATED FOR
 STREET RIGHT-OF-WAY DESCRIBED IN DOCUMENT NO. 97-00501, OFFICIAL RECORDS OF SAID
 JACKSON COUNTY; THENCE, LEAVING SAID NORTH LINE AND ALONG THE BOUNDARY OF SAID
 TRACT AS FOLLOWS: SOUTH 44.55 FEET; THENCE EAST 104.91 FEET; THENCE, ALONG THE
 ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD TO WHICH BEARS
 SOUTH 46°25'52" EAST 27.57 FEET), AN ARC DISTANCE OF 30.42 FEET; THENCE SOUTH
 02°51'45" EAST 26.93 FEET; THENCE EAST 57.27 FEET TO THE EASTERLY LINE OF THAT TRACT
 DESCRIBED IN DOCUMENT NO. 98-19977, SAID OFFICIAL RECORDS; THENCE, ALONG SAID EAST-
 ERLY LINE AS FOLLOWS: SOUTH 467.50 FEET; THENCE, ALONG THE ARC OF A 20.00 FOOT
 RADIUS CURVE TO THE LEFT (THE LONG CHORD TO WHICH BEARS SOUTH 44°54'07" EAST 2.44
 FEET), AN ARC DISTANCE OF 2.44 FEET; THENCE, ALONG THE ARC OF A 50.00 FOOT RADIUS
 CURVE TO THE RIGHT (THE LONG CHORD TO WHICH BEARS SOUTH 35°34'51" EAST 22.18
 FEET), AN ARC DISTANCE OF 22.37 FEET TO THE SOUTH LINE OF THE AFORESAID TRACT DE-
 SCRIBED IN VOLUME 246, PAGE 580; THENCE SOUTH 88°58'48" WEST (RECORD WEST), ALONG
 SAID SOUTH LINE, 144.34 FEET TO THE AFORESAID EASTERLY RIGHT-OF-WAY LINE OF INTER-
 STATE HIGHWAY NO. 5; THENCE, ALONG SAID EASTERLY LINE AS FOLLOWS: NORTH 42°03'24"
 WEST 177.72 FEET; THENCE NORTH 38°01'41" WEST 342.77 FEET; THENCE NORTH 15°31'33"
 WEST 188.31 FEET TO THE INITIAL POINT OF BEGINNING.

David M. Minnici
 SURVEYOR

RECEIVED
 Date 11/21/00 By DM
 This survey consists of:
2 sheet(s) Map
1 page(s) Narrative
 JACKSON COUNTY
 SURVEYOR

- NOTES:**
- EASEMENT FOR TRANSMISSION LINE GRANTED CALIFORNIA OREGON POWER CO. PER VOLUME 481, PAGE 308, DEED RECORDS OF JACKSON COUNTY, OREGON. (SPECIFIC LOCATION NOT GIVEN.)
 - EASEMENT FOR INSTALLATION AND MAINTENANCE OF TELEVISION LINES GRANTED COOKS CABLEVISION PER DOCUMENT NO. 98-84086, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON. (SPECIFIC LOCATION NOT GIVEN.)

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

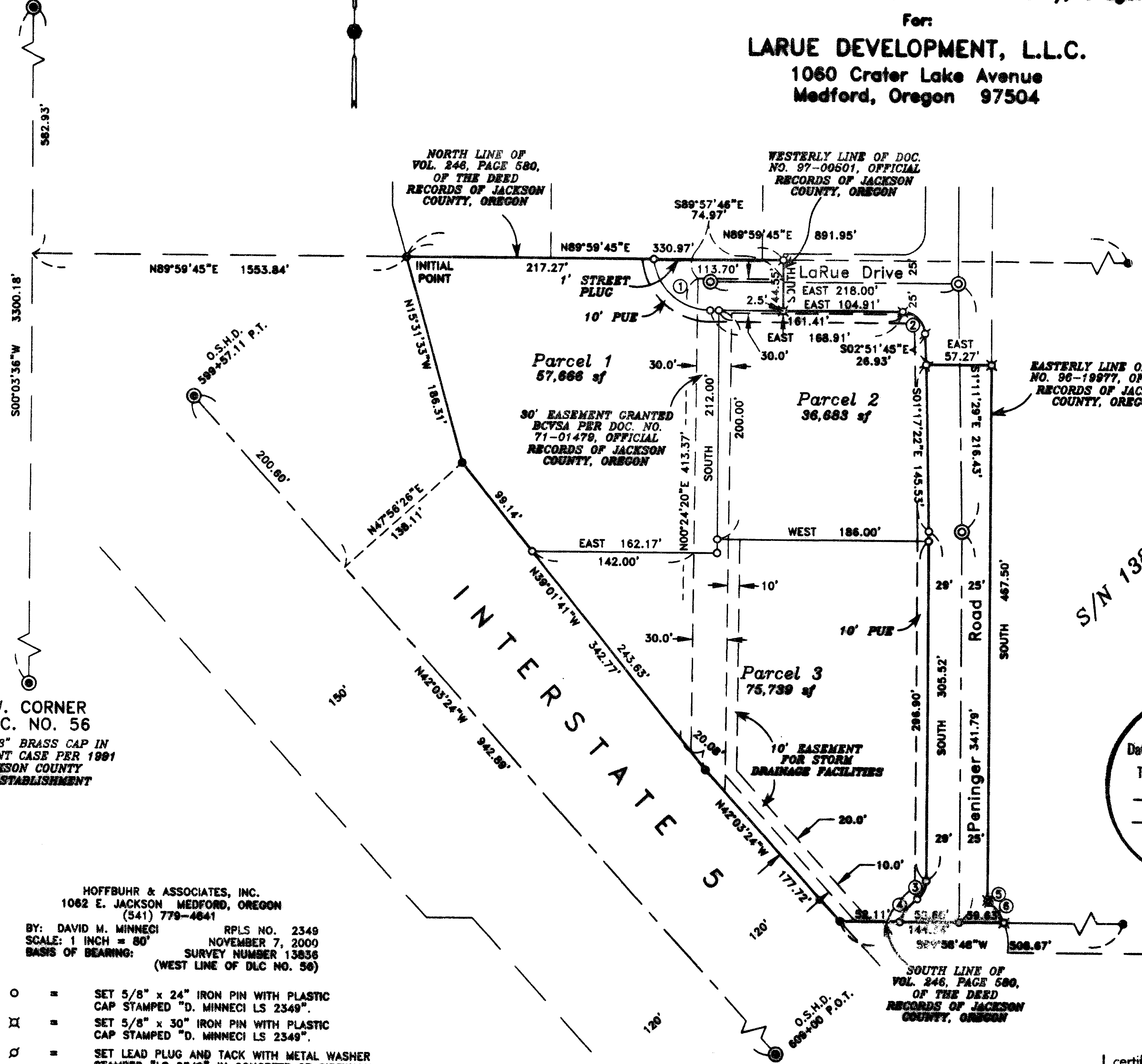
ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095
 HAVE BEEN PAID AS OF THIS 21 DAY OF Nov., 2000.

Nick Z... ASSESSOR
 DATE 11-21-00

Lynne... TAX COLLECTOR
 DATE 11-21-00

N.W. CORNER
 D.L.C. NO. 56
 FOUND 2 1/2" BRASS CAP
 PER 1994 JACKSON
 COUNTY RE-ESTABLISHMENT

S.W. CORNER
 D.L.C. NO. 56
 FOUND 3" BRASS CAP IN
 MONUMENT CASE PER 1991
 JACKSON COUNTY
 RE-ESTABLISHMENT



HOFFBUHR & ASSOCIATES, INC.
 1062 E. JACKSON MEDFORD, OREGON
 (541) 779-4841
 BY: DAVID M. MINNECI RPLS NO. 2349
 SCALE: 1 INCH = 80' NOVEMBER 7, 2000
 BASIS OF BEARING: SURVEY NUMBER 13836
 (WEST LINE OF D.L.C. NO. 56)

- = SET 5/8" x 24" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECI LS 2349".
- ⊗ = SET 5/8" x 30" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECI LS 2349".
- ⊕ = SET LEAD PLUG AND TACK WITH METAL WASHER STAMPED "LS 2349" IN CONCRETE OF SIDEWALK.
- = FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECI LS 2349" PER S/N 13836.
- ⊙ = FOUND BRASS CAP MONUMENT AS NOTED
- ⊚ = SET 5/8" x 30" IRON PIN WITH ALUMINUM CAP STAMPED "LS 2349".
- S/N = SURVEY NUMBER
- PUE = EASEMENT FOR PUBLIC UTILITIES, GAS, TELEPHONE, ELECTRIC AND CABLE TELEVISION CONSTRUCTION AND MAINTENANCE.

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
David M. Minnici
 OREGON
 JULY 28, 1989
 DAVID M. MINNECI
 2349
 EXPIRES 12/31/00

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	83°44'09"	50.00	73.07	66.74	S48°07'53"E
2	87°08'16"	20.00	30.42	27.57	S46°25'52"E
3	52°35'43"	20.00	18.38	17.72	S28°17'52"W
4	29°52'08"	50.00	26.07	25.77	S37°39'39"W
5	06°59'08"	20.00	2.44	2.44	S44°54'07"E
6	25°37'44"	50.00	22.37	22.18	S35°34'51"E

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

Survey for: LARUE DEVELOPMENT, L.L.C.
1060 Crater Lake Avenue
Medford, Oregon 97504

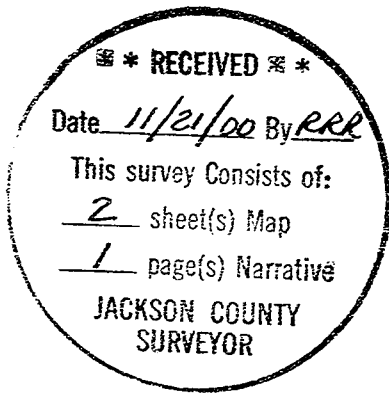
Location: The Southeast one-quarter (1/4) of Section 2, Township 37 South,
Range 2 West, Willamette Meridian, City of Central Point, Jackson
County, Oregon.

Purpose: To Partition existing tract described in Document No. 96-19977,
Official Records of Jackson County, Oregon, into three Parcels and
record a Partition Plat per client's request.

Procedure: Utilizing control and found monuments from Survey No. 13836
done previously by this Office, I set monuments as shown on the
accompanying Plat.

Basis of
Bearing: West line of Donation Land Claim No. 56. per Survey Number
13836.

Date: March 17, 2000



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

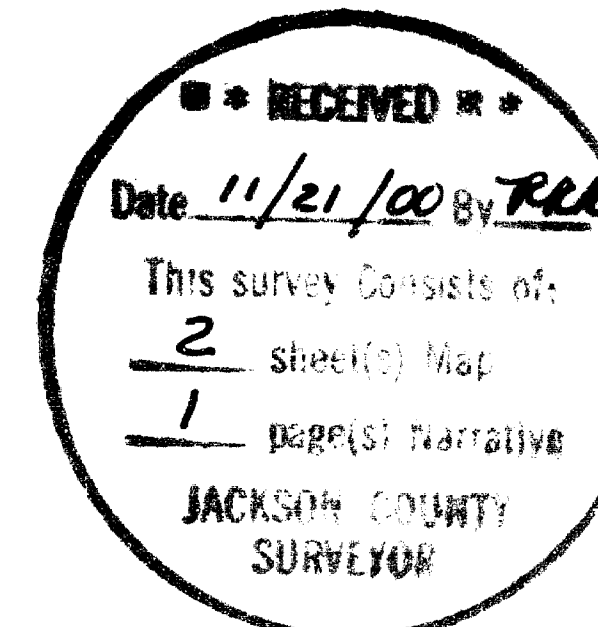
PARTITION PLAT NO. 9-67-2000

Located in:

In the Southeast 1/4 of Section 2,
Township 37 South, Range 2 West, W.M.,
City of Central Point, Jackson County, Oregon

For:

LARUE DEVELOPMENT, L.L.C.
1060 Crater Lake Avenue
Medford, Oregon 97504



DECLARATION:

WE, FRANK J. PULVER, III, WILLIAM L. LEEVER, HELEN C. HOFFBUHR, TRUSTEE OF THE FAMILY CREDIT SHELTER TRUST, ESTABLISHED BY THE JACK A. HOFFBUHR LIVING TRUST DATED FEBRUARY 23, 1993, GREGORY T. HORNECKER, RUSSELL RAY HEYSELL, HUNTER SEVEN, L.L.C., AN OREGON LIMITED LIABILITY COMPANY, EL GROUP A, L.L.C., AN OREGON LIMITED LIABILITY COMPANY, ROBERT H. HUTCHINS, SR., AND JAMES M. WRIGHT ARE THE OWNERS IN FEE SIMPLE OF THE REAL PROPERTY REPRESENTED ON THIS PARTITION PLAT AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND HAVE CAUSED THE SAME TO BE PARTITIONED INTO PARCELS AS SHOWN HEREON. WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE, THE STREETS SHOWN HEREON, TOGETHER WITH THOSE EASEMENTS LABELED AS PUBLIC UTILITY EASEMENTS. WE HEREBY GRANT TO THE CITY OF CENTRAL POINT THE 10-FOOT EASEMENT SHOWN HEREON FOR THE CONSTRUCTION, REPAIR AND MAINTENANCE OF STORM DRAINAGE FACILITIES. WE HEREBY GRANT TO THE CITY OF CENTRAL POINT IN FEE SIMPLE, THAT AREA PORTRAYED AND DESIGNATED HEREON AS A 1-FOOT STREET PLUG. BY ITS APPROVAL OF THIS PLAT, THE CITY OF CENTRAL POINT DECLARES THAT UPON DEDICATION OF THE EXTENSION OF THE AFFECTED STREET, IT THEREBY DEDICATES THE STREET PLUG FOR PUBLIC STREET PURPOSES.

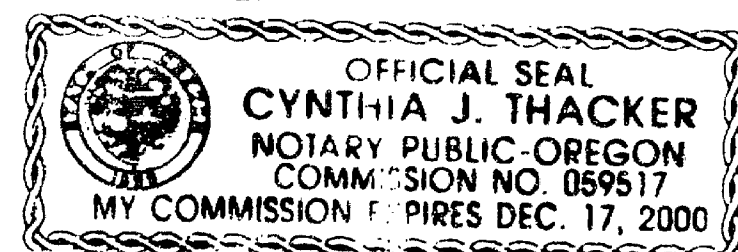
IN WITNESS WHEREOF, SIGNED THIS 15th DAY OF November, 2000.

STATE OF OREGON }
COUNTY OF JACKSON } SS.

Frank J. Pulver III
FRANK J. PULVER III

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 15th DAY OF November, 2000, BY FRANK J. PULVER III, KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS HIS VOLUNTARY ACT AND DEED.

BEFORE ME:



Cynthia J. Thacker
NOTARY

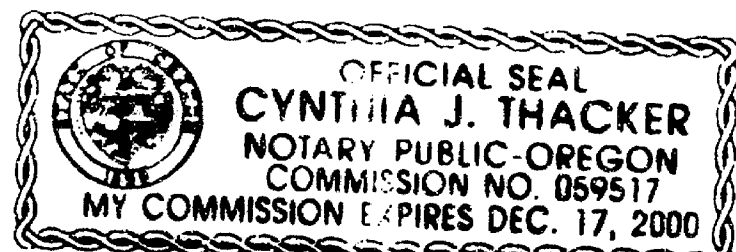
IN WITNESS WHEREOF, SIGNED THIS 15th DAY OF November, 2000.

STATE OF OREGON }
COUNTY OF JACKSON } SS.

William L. Leever
WILLIAM L. LEEVER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 15th DAY OF November, 2000, BY WILLIAM L. LEEVER, KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS HIS VOLUNTARY ACT AND DEED.

BEFORE ME:



Cynthia J. Thacker
NOTARY

THE FAMILY CREDIT SHELTER TRUST

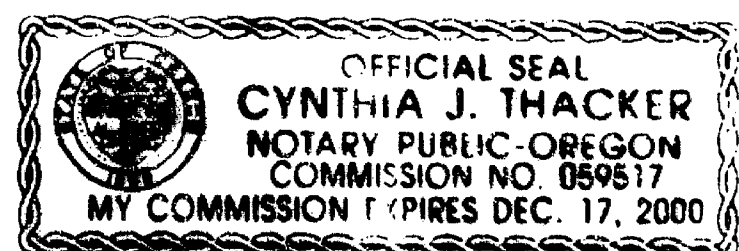
IN WITNESS WHEREOF, SIGNED THIS 15th DAY OF November, 2000.

STATE OF OREGON }
COUNTY OF JACKSON } SS.

BY: Helen C. Hoffbuh Trustee
HELEN C. HOFFBUHR, TRUSTEE
THE FAMILY CREDIT SHELTER TRUST

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 15th DAY OF November, 2000, BY HELEN C. HOFFBUHR, KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE FAMILY CREDIT SHELTER TRUST ESTABLISHED BY THE JACK A. HOFFBUHR LIVING TRUST DATED FEBRUARY 23, 1993.

BEFORE ME:



Cynthia J. Thacker
NOTARY

AFFIDAVIT OF CONSENT FOR SUBDIVISION FROM TERRY SMITH, MEMBER, EL GROUP A LLC, AN OREGON LIMITED LIABILITY COMPANY, RECORDED AS DOCUMENT NO. 00-42529, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

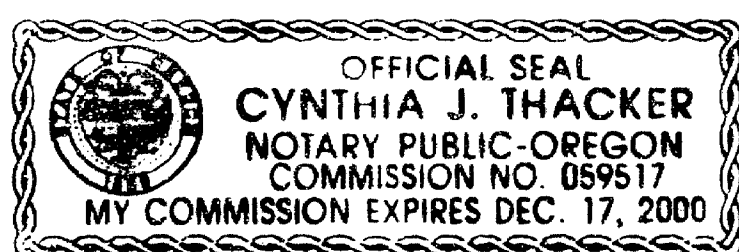
IN WITNESS WHEREOF, SIGNED THIS 15th DAY OF November, 2000.

STATE OF OREGON }
COUNTY OF JACKSON } SS.

Gregory T. Hornecker
GREGORY T. HORNECKER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 15th DAY OF November, 2000, BY GREGORY T. HORNECKER, KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS HIS VOLUNTARY ACT AND DEED.

BEFORE ME:



Cynthia J. Thacker
NOTARY

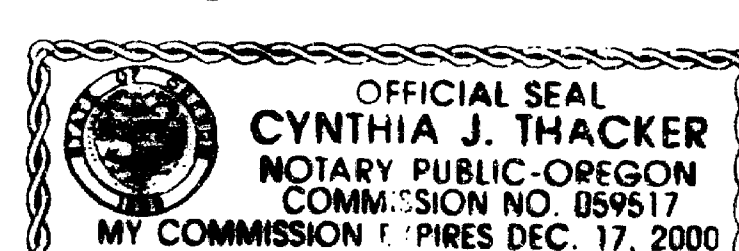
IN WITNESS WHEREOF, SIGNED THIS 15th DAY OF November, 2000.

STATE OF OREGON }
COUNTY OF JACKSON } SS.

Russell Ray Heysell
RUSSELL RAY HEYSELL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 15th DAY OF November, 2000, BY RUSSELL RAY HEYSELL, KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS HIS VOLUNTARY ACT AND DEED.

BEFORE ME:



Cynthia J. Thacker
NOTARY

HUNTER SEVEN, L.L.C.

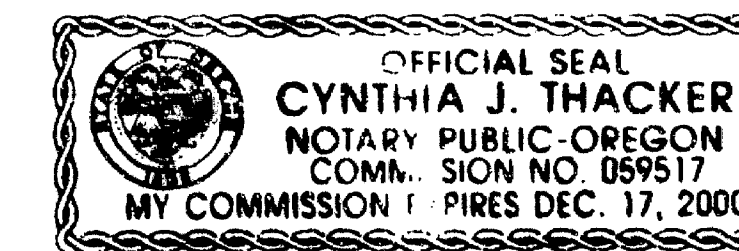
IN WITNESS WHEREOF, SIGNED THIS 15th DAY OF November, 2000.

STATE OF OREGON }
COUNTY OF JACKSON } SS.

BY: John E. Batzer
JOHN E. BATZER, MEMBER
HUNTER SEVEN, L.L.C.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 15th DAY OF November, 2000, BY JOHN E. BATZER, KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF HUNTER SEVEN, L.L.C., AN OREGON LIMITED LIABILITY COMPANY.

BEFORE ME:



Cynthia J. Thacker
NOTARY

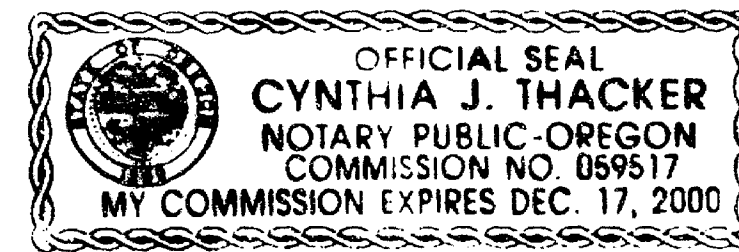
IN WITNESS WHEREOF, SIGNED THIS 16th DAY OF November, 2000.

STATE OF OREGON }
COUNTY OF JACKSON } SS.

Robert H. Hutchins, Sr.
ROBERT H. HUTCHINS, SR.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 16th DAY OF November, 2000, BY ROBERT H. HUTCHINS, SR., KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS HIS VOLUNTARY ACT AND DEED.

BEFORE ME:



Cynthia J. Thacker
NOTARY

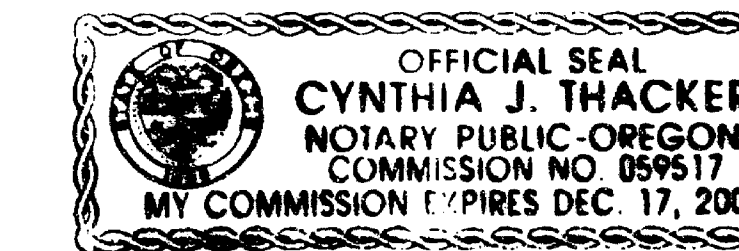
IN WITNESS WHEREOF, SIGNED THIS 15th DAY OF November, 2000.

STATE OF OREGON }
COUNTY OF JACKSON } SS.

James M. Wright
JAMES M. WRIGHT

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 15th DAY OF November, 2000, BY JAMES M. WRIGHT, KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS HIS VOLUNTARY ACT AND DEED.

BEFORE ME:



Cynthia J. Thacker
NOTARY

WE, VALLEY OF THE ROGUE BANK, BEING THE UNDERSIGNED BENEFICIARIES OF A CERTAIN TRUST DEED DATED AUGUST 5, 1999, RECORDED AUGUST 13, 1999 AND RE-RECORDED AUGUST 24, 1999 AS DOCUMENT NO. 99-44409 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, AFFECTING THE LAND DESCRIBED HEREON, DO HEREBY RELEASE FROM THE LIEN OF SAID TRUST DEED ALL PROPERTY SHOWN HEREON AS DEDICATED TO THE PUBLIC FOR PUBLIC USE.

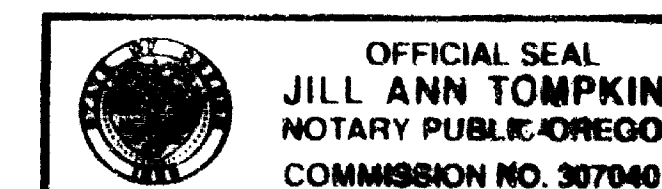
IN WITNESS WHEREOF, SIGNED THIS 16th DAY OF November, 2000.

STATE OF OREGON }
COUNTY OF JACKSON } SS.

BY: Dexter
AUTHORIZED REPRESENTATIVE,
VALLEY OF THE ROGUE BANK

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 16th DAY OF November, 2000, BY Scott Hall KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF VALLEY OF THE ROGUE BANK.

BEFORE ME:



Jill Ann Tompkins
NOTARY

REGISTERED PROFESSIONAL LAND SURVEYOR

David M. Minnecci
OREGON
JULY 26, 1999
DAVID M. MINNECCI
2349

EXPIRES 12/31/00

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