

PARTITION PLAT  
LOCATED IN  
SECTIONS 5, 6, 7, & 8  
T24S, R4W, W.M.  
FOR  
TRANSITION INC.  
BY  
ROBERTS SURVEYING INC.  
P.O. BOX 7155  
EUGENE, OREGON 97401  
PHONE (541) 345-1112  
JANUARY 3, 2001

**LEGEND**

- MONUMENTS FOUND AS NOTED
- MONUMENTS SET: 5/8" X 30" IRON PINS WITH YELLOW PLASTIC CAPS STAMPED "ROBERTS SURV. INC."
- △ COMPUTED POINT
- FENCE CORNER
- ( ) DATA OF RECORD

**REFERENCES**

- ( ) 1 WARRANTY DEED RECORDED IN BOOK 1413, PAGES 981-986
- ( ) 2 M80-74, BLM ADMINISTRATIVE SURVEY DATED 1978

**NOTES**

- 1) MEASURED BEARING AND DISTANCE SAME AS DATA OF RECORD EXCEPT ALONG RIGHT-OF-WAY LINE OR AS OTHERWISE NOTED.
- 2) ANY NEW STRUCTURAL DEVELOPMENT ON PARCELS 1 OR 2 SHALL COMPLY WITH THE SETBACK REQUIRED BY THE RIPARIAN VEGETATION CORRIDOR OVERLAY.
- 3) EASEMENT RECORDED IN BOOK 76, PAGE 510 FOR THE PURPOSE OF A PRIVATE ROADWAY CANNOT ACCURATELY BE LOCATED ON THIS SURVEY.
- 4) EASEMENTS RECORDED IN BOOK 85, PAGES 73, 278, AND 296 FOR THE PURPOSE OF POWER POLES, WIRES, UNDERGROUND CONDUIT, CABLES, AND RELATED FIXTURES AND FACILITIES CANNOT ACCURATELY BE LOCATED ON THIS SURVEY.
- 5) EASEMENT RECORDED IN BOOK 619, PAGE 22 DOES NOT EFFECT SUBJECT PROPERTY.
- 6) EASEMENT RECORDED IN BOOK 1208, PAGE 923 DOES NOT EFFECT SUBJECT PROPERTY.

2001-04836

**SURVEYORS CERTIFICATION**

I, TED C. BAKER, A REGISTERED LAND SURVEYOR IN THE STATE OF OREGON, DO CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH THE PROPER MONUMENTS THE LAND SHOWN HEREON. THE BOUNDARIES OF SAID LAND BEING DESCRIBED AS FOLLOWS:

**PROPERTY DESCRIPTION**

COMMENCING AT A 1992 DOUGLAS COUNTY BRASS CAP MARKING THE SECTION CORNER COMMON TO SECTIONS 5, 6, 7, AND 8 IN TOWNSHIP 24 SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN; THENCE ALONG WESTERLY SECTION LINE OF SAID SECTION 5, NORTH 0°43'00" EAST, 789.11 FEET TO A POINT; THENCE EAST, 851.86 FEET TO A POINT MARKED BY A 5/8" IRON PIN, SAID IRON PIN MARKS THE POINT OF BEGINNING AND INITIAL POINT OF THIS TRACT OF LAND; THENCE SOUTH, 771.24 TO A 5/8" IRON PIN; THENCE EAST, 480.00 FEET TO AN EXISTING FENCE CORNER; THENCE ALONG EXISTING FENCE LINES AS FOLLOWS: SOUTH 0°23'29" WEST, 2657.84 FEET TO AN EXISTING FENCE CORNER; THENCE NORTH 89°19'06" WEST, 646.62 FEET TO AN EXISTING FENCE CORNER; THENCE SOUTH 0°32'57" WEST, 1307.36 FEET TO AN EXISTING FENCE CORNER; THENCE SOUTH 88°59'18" WEST, 652.59 FEET TO AN EXISTING FENCE CORNER; THENCE SOUTH 6°27'47" WEST, 634.24 FEET TO AN EXISTING FENCE CORNER; THENCE NORTH 89°16'47" WEST, 2273.33 FEET TO A POINT WHICH IS 30.00 FEET EASTERLY AND PERPENDICULAR TO THE CENTERLINE OF COUNTY ROAD NO. 50 (MEDLEY - ELKHEAD ROAD); THENCE ALONG A LINE WHICH IS PARALLEL TO AND 30.00 EASTERLY OF SAID CENTERLINE AS FOLLOWS: NORTH 29°40'55" EAST, 292.68 FEET TO A POINT; THENCE ALONG A 1080.00 FOOT RADIUS CURVE LEFT, (THE CHORD OF WHICH BEARS NORTH 18°38'39" EAST, 413.54 FEET) A DISTANCE 416.11 FEET TO A POINT; THENCE NORTH 7°36'23" EAST, 1493.66 FEET TO A POINT; THENCE ALONG THE ARC OF A 970.00 FOOT RADIUS CURVE RIGHT (THE CHORD OF WHICH BEARS NORTH 25°13'12" EAST, 587.03 FEET) A DISTANCE OF 596.38 FEET TO A POINT; THENCE NORTH 42°50'00" EAST, 324.52 FEET TO A POINT; THENCE ALONG A 1030.00 FOOT RADIUS CURVE LEFT (THE CHORD OF WHICH BEARS NORTH 14°42'42" EAST, 970.97 FEET) A DISTANCE OF 1011.08 FEET TO A POINT; THENCE NORTH 13°24'36" WEST, 610.99 FEET TO A POINT; THENCE ALONG A 480.00 FOOT RADIUS CURVE LEFT (THE CHORD OF WHICH BEARS NORTH 29°33'29" WEST, 267.00 FEET) A DISTANCE OF 270.57 FEET TO A POINT; THENCE NORTH 45°42'23" WEST, 277.90 FEET TO A POINT; THENCE ALONG A 270.00 FOOT RADIUS CURVE RIGHT (THE CHORD OF WHICH BEARS NORTH 33°14'24" WEST, 116.57 FEET) A DISTANCE OF 117.49 FEET TO A POINT; THENCE NORTH 20°46'25" WEST, 158.77 FEET TO A POINT; THENCE ALONG THE ARC OF A 280.00 FOOT RADIUS CURVE LEFT (THE CHORD OF WHICH BEARS NORTH 46°46'57" WEST, 245.57 FEET) A DISTANCE OF 254.21 FEET TO A POINT; THENCE NORTH 72°47'30" WEST, 244.12 FEET TO A POINT; THENCE LEAVING SAID LINE WHICH IS PARALLEL TO AND 30.00 FEET EASTERLY OF SAID CENTERLINE OF COUNTY ROAD NO. 50, EAST, 3006.78 FEET TO THE POINT OF BEGINNING, ALL IN DOUGLAS COUNTY, OREGON AND CONTAINING 321.00 ACRES MORE OR LESS.

Ted C. Baker 2-09-01  
TED C. BAKER P.L.S. 2488 DATE

**NARRATIVE**

THE PURPOSE OF THIS SURVEY IS TO DIVIDE INTO 2 PARCELS THAT PROPERTY DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 1413, PAGES 981 THROUGH 986, DOUGLAS COUNTY OFFICIAL RECORDS IN DOUGLAS COUNTY, OREGON. THE BRASS CAPS LOCATED AT THE SOUTHWEST CORNER OF SECTION 5 AND THE WEST 1/4 CORNER OF SECTION 5 WERE FOUND IN THE FIELD AND HELD FOR CONTROL FOR THIS SURVEY. RECORD DATA FROM SAID WARRANTY DEED WAS HELD TO ESTABLISH THE NORTHERLY, EASTERLY AND SOUTHERLY BOUNDARIES OF SAID PROPERTY, THE WESTERLY BOUNDARY WAS ESTABLISHED BY HOLDING A LINE PARALLEL TO AND 30.00 FEET EASTERLY OF THE CENTERLINE OF COUNTY ROAD NO. 50 (MEDLEY - ELKHEAD ROAD), THE INTERIOR LINE WAS ESTABLISHED PARALLEL TO THE NORTH BOUNDARY AND SO PARCEL 1 WOULD CONTAIN 80.00 ACRES.

2001-04836

**OWNERS DECLARATION**

KNOWN ALL PERSONS BY THESE PRESENT THAT TRANSITION MANAGEMENT INCORPORATED IS THE OWNER OF THE LAND SHOWN HEREON AND DESCRIBED IN THE SURVEYOR CERTIFICATION AND HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED INTO PARCELS AS SHOWN IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92. THE OWNER ALSO ACKNOWLEDGES THE EXISTENCE OF ALL PUBLIC AND PRIVATE EASEMENTS SHOWN ON THE ACCOMPANYING PARTITION PLAT. THE OWNER ALSO CREATES A 10.00 WIDE WATERLINE EASEMENT ACROSS PARCEL 1 TO SERVE PARCEL 2 AS SHOWN ON THE ACCOMPANYING PARTITION PLAT.

Janet K. Swanson 2-9-01  
JANET K. SWANSON - PRESIDENT DATE  
TRANSITION MANAGEMENT INC.

**ACKNOWLEDGEMENT**

STATE OF OREGON )  
 ) S.S.  
COUNTY OF LANE )

PERSONALLY APPEARED BEFORE ME, JANET K. SWANSON - PRESIDENT/ TRANSITION MANAGEMENT INCORPORATED, WHO IS KNOWN TO ME TO BE THE PERSON NAMED ABOVE, WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SAID INSTRUMENT BE HER VOLUNTARY ACT AND DEED. SIGNED AND ATTESTED TO BEFORE ME ON THIS 9th DAY OF FEBRUARY, 2001.

Lynne M. Clouse  
NOTARY PUBLIC FOR THE STATE  
OF OREGON, COUNTY OF LANE



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JANUARY 3, 2001

**APPROVALS**

Ed Monahan 2-23-01  
DOUGLAS COUNTY SURVEYOR DEPUTY DATE  
Keith L. Cubic 2/23/01  
DOUGLAS COUNTY PLANNING DIRECTOR DATE

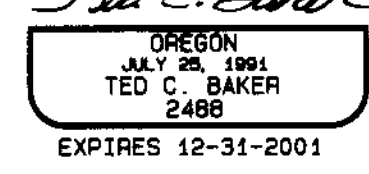
**TAX STATEMENT**

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

Carole R. Krueger 2-23-01  
DOUGLAS COUNTY TAX COLLECTOR DATE

I HEREBY CERTIFY THAT THIS PARTITION PLAT WAS RECEIVED FOR RECORDING ON THE 27th DAY OF February, 2001 AT 8:00 O'CLOCK AM AND RECORDED AS PARTITION PLAT NO. 2001-0016 DOUGLAS COUNTY RECORDS, AND AS INSTRUMENT NO. 2001-04836

Doyle Shaver Jr. by Carol Engels, Deputy  
DOUGLAS COUNTY CLERK



STATE OF OREGON )  
COUNTY OF DOUGLAS ) ss  
I, DOYLE SHAVER JR., COUNTY CLERK AND  
RECORDER OF CONVEYANCES, DO HEREBY CERTIFY  
THAT THIS INSTRUMENT WAS RECORDED

01 FEB 27 AM 8:00

DOYLE SHAVER JR.  
DOUGLAS COUNTY CLERK  
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY Carol Engels  
DEPUTY

2001-04836