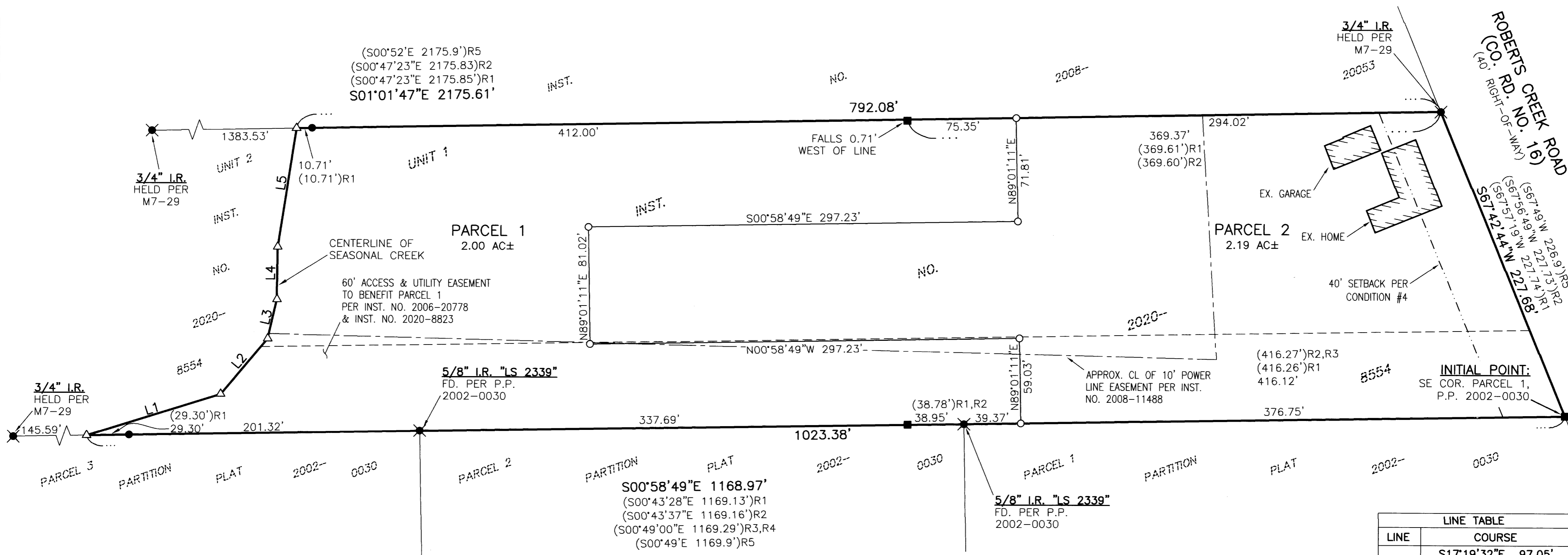


PARTITION PLAT
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 13
 AND THE NORTHEAST QUARTER OF SECTION 24,
 TOWNSHIP 28 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN,
 DOUGLAS COUNTY, OREGON
 MARCH 23, 2023

Douglas County Official Records 2023-003288
 Daniel J. Loomis, County Clerk
 NO FEE
 00583489202300032880020023
 04/03/2023 09:08:10 AM
 PLAT-PAR Cnt=1 Str=40 JLG00DWI
 This is a no fee document

2023-0009 A

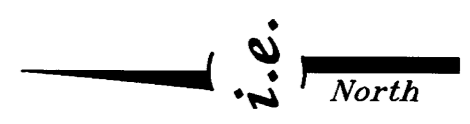


LINE TABLE	
LINE	COURSE
L1	S17°19'32"E 97.05' (S17°04'11"E 97.05')R1
L2	S49°54'01"E 50.59' (S49°37'19"E 50.59')R1
L3	S76°56'25"E 27.95' (S76°39'43"E 27.95')R1
L4	S89°22'32"E 36.58' (S89°11'34"E 36.42')R1
L5	S81°04'01"E 83.55' (S80°49'37"E 83.55')R1

BASIS OF BEARING
 BASIS: O.C.R.S. (OREGON COORDINATE REFERENCE SYSTEM)
 METHOD: O.R.G.N. (OREGON REAL-TIME GNSS NETWORK)
 ZONE: COTTAGE GROVE - CANYONVILLE
 UNITS: INTERNATIONAL FEET
 DATUM: NAD 83 (2011)
 EPOCH: 2010

NARRATIVE
 THE PURPOSE OF THIS SURVEY WAS TO PARTITION UNIT 1 OF INSTRUMENT NUMBER 2020-8554, DEED RECORDS OF DOUGLAS COUNTY, INTO TWO PARCELS. THE PROCEDURE WAS AS FOLLOWS:
 MONUMENTS OF RECORD WERE TIED AND HELD AS SHOWN. THE EAST BOUNDARY WAS ESTABLISHED BY HOLDING MONUMENTS SET PER M7-29. THE SOUTH BOUNDARY WAS ESTABLISHED BY HOLDING A FOUND 3/4-INCH IRON ROD SET PER SAID M7-29 AND A 5/8-INCH IRON ROD SET PER PARTITION PLAT 2002-0030. THE WEST BOUNDARY WAS ESTABLISHED BY HOLDING A 5/8-INCH IRON ROD SET PER SAID PARTITION PLAT AND A 3/4-INCH IRON ROD SET PER SAID M7-29. THE NORTH BOUNDARY FOLLOWS THE CENTERLINE OF AN UNNAMED SEASONAL CREEK AS SURVEYED IN M177-8. RECORD BEARINGS AND DISTANCES WERE USED PER SAID M177-8 TO ESTABLISH THIS NORTH BOUNDARY.
 MONUMENTS WERE SET AT THE NEWLY CREATED PARCEL CORNERS AS SHOWN.

- LEGEND**
- - DENOTES FOUND 5/8" IRON ROD WITH CAP MARKED "LAND MARK" PER M177-08, DOUGLAS COUNTY SURVEY RECORDS
 - - DENOTES FOUND 5/8" IRON ROD WITH CAP MARKED "LAND MARK" PER M151-34, DOUGLAS COUNTY SURVEY RECORDS
 - ✱ - DENOTES FOUND MONUMENT AS NOTED
 - - DENOTES SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "I.E. ENGINEERING"
 - △ - DENOTES CALCULATED POSITION, NOTHING FOUND OR SET
 - ()R1 - DENOTES RECORD PER M177-8, DOUGLAS COUNTY SURVEY RECORDS
 - ()R2 - DENOTES RECORD PER M151-34, DOUGLAS COUNTY SURVEY RECORDS
 - ()R3 - DENOTES RECORD PER PARTITION PLAT 2002-0030, PLAT RECORDS OF DOUGLAS COUNTY
 - ()R4 - DENOTES RECORD PER PARTITION PLAT 2000-0080, PLAT RECORDS OF DOUGLAS COUNTY
 - ()R5 - DENOTES RECORD PER M7-29, DOUGLAS COUNTY SURVEY RECORDS



SCALE: 1"=50'
 SHEET 1 OF 2
 JOB NO. 3152-01

REGISTERED PROFESSIONAL LAND SURVEYOR
 BRENT H. KNAPP
 81116
 EXPIRES: 6/30/2023

i.e. ENGINEERING
 CLIENT: FTS VENTURES LLC
 2210 LOOKINGGLASS ROAD
 ROSEBURG, OR 97471
 809 SE Pine Street
 Roseburg, Oregon 97470
 PHONE (541) 673-0166
 FAX (541) 440-9392
 iemail@ieengineering.com

2023-0009 A

PARTITION PLAT
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 13
AND THE NORTHEAST QUARTER OF SECTION 24,
TOWNSHIP 28 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN,
DOUGLAS COUNTY, OREGON
MARCH 23, 2023

SURVEYOR'S CERTIFICATE

I, BRENT H. KNAPP, OREGON PROFESSIONAL LAND SURVEYOR NO. 81116, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND SHOWN ON THE ANNEXED PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 13 AND THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 28 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, A 5/8-INCH IRON ROD AT THE SOUTHEAST CORNER OF PARTITION PLAT 2002-0030, PLAT RECORDS OF DOUGLAS COUNTY, BEING ON THE NORTHERLY RIGHT-OF-WAY BOUNDARY OF ROBERTS CREEK ROAD (COUNTY ROAD NO. 16); THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY BOUNDARY NORTHERLY ALONG THE EASTERLY BOUNDARY OF SAID PARTITION PLAT 2002-0030, NORTH 00°58'49" WEST, 1023.38 FEET, TO THE INTERSECTION OF THE CENTERLINE OF AN UNNAMED SEASONAL CREEK AND SAID EAST BOUNDARY; THENCE LEAVING SAID EAST BOUNDARY EASTERLY ALONG SAID CENTERLINE THE FOLLOWING COURSES: SOUTH 17°19'32" EAST, 97.05 FEET; SOUTH 49°54'01" EAST, 50.59 FEET; SOUTH 76°56'25" EAST, 27.95 FEET; SOUTH 89°22'32" EAST, 36.58 FEET; SOUTH 81°04'01" EAST, 83.55 FEET, TO THE INTERSECTION OF SAID CENTERLINE AND THE WEST BOUNDARY OF INSTRUMENT NUMBER 2008-20053, DEED RECORDS OF DOUGLAS COUNTY; THENCE SOUTHERLY ALONG SAID WEST BOUNDARY, SOUTH 01°01'47" EAST, 792.08 FEET, TO A 3/4-INCH IRON PIPE AT THE SOUTHWEST CORNER OF SAID INSTRUMENT, BEING ON THE AFOREMENTIONED NORTHERLY RIGHT-OF-WAY BOUNDARY OF SAID ROBERTS CREEK ROAD (COUNTY ROAD NO. 16); THENCE LEAVING SAID WEST BOUNDARY WESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY BOUNDARY, SOUTH 67°42'44" WEST, 227.68 FEET, TO THE INITIAL POINT AND THERE TERMINATING.

THE ABOVE DESCRIBED TRACT CONTAINS 4.19 ACRES (182,426.37 SQUARE FEET), MORE OR LESS.

APPROVALS

DOUGLAS COUNTY PLANNING DIRECTOR 3/30/23
DOUGLAS COUNTY SURVEYOR 3-28-23

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

DOUGLAS COUNTY TAX COLLECTOR 4-3-23

FILED THIS 3RD DAY OF April, 2023, 9:09 O'CLOCK AM/PM

DOUGLAS COUNTY CLERK 4/13/23



EASEMENTS OF RECORD

PER AMERITITLE PRELIMINARY TITLE REPORT
FILE NO.: 521929AM
DATED: FEBRUARY 14, 2023

SURVEY-RELATED EXCEPTIONS:

8. RESTRICTIVE COVENANT, INCLUDING THE TERMS AND PROVISIONS THEREOF
RECORDED: NOVEMBER 29, 2005 AS INSTRUMENT NO. 2005-29731
SURVEYOR'S NOTE: NOT SURVEY RELATED, NOT PLOTTED.

9. RESTRICTIVE COVENANT, INCLUDING THE TERMS AND PROVISIONS THEREOF
RECORDED: AUGUST 8, 2006 AS INSTRUMENT NO. 2006-19504
RE-RECORDED: AUGUST 24, 2006 AS INSTRUMENT NO. 2006-20778
SURVEYOR'S NOTE: RESTRICTIVE COVENANT FOR BOUNDARY LINE ADJUSTMENT AND THE 60' ACCESS AND UTILITY EASEMENT SHOWN ON DOUGLAS COUNTY SURVEY M151-34. AFFECTS SUBJECT PROPERTY, PLOTTED.

10. AN EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED THEREIN AS SET FORTH IN INSTRUMENT
GRANTED TO: UNIT 2 OF BOUNDARY LINE ADJUSTMENT M151-34
RECORDED: AUGUST 9, 2006 AS INSTRUMENT NO. 2006-19504
RE-RECORDED: AUGUST 24, 2006 AS INSTRUMENT NO. 2006-20778
SURVEYOR'S NOTE: 60' ACCESS & UTILITY EASEMENT AFFECTS SUBJECT PROPERTY, PLOTTED.

12. AN EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED THEREIN AS SET FORTH IN INSTRUMENT
GRANTED TO: PACIFICORP, AN OREGON CORPORATION, ITS SUCCESSORS AND ASSIGNS
RECORDED JUNE 13, 2008 AS INSTRUMENT NO. 2008-11488
SURVEYOR'S NOTE: 10'x955' POWER LINE RIGHT-OF-WAY EASEMENT, AFFECTS SUBJECT PROPERTY, PLOTTED.

13. RESTRICTIVE COVENANT, INCLUDING THE TERMS AND PROVISIONS THEREOF
RECORDED: MAY 15, 2020 AS INSTRUMENT NO. 2020-8554
RE-RECORDED: MAY 21, 2020 AS INSTRUMENT NO. 2020-8823
SURVEYOR'S NOTE: RESTRICTIVE COVENANT FOR BOUNDARY LINE ADJUSTMENT AND THE 60' ACCESS & UTILITY EASEMENT SHOWN ON DOUGLAS COUNTY SURVEY M177-8. AFFECTS SUBJECT PROPERTY, PLOTTED.

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT FTS VENTURES LLC., IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAS CAUSED THE SAME TO BE PLATTED INTO PARCELS AS SHOWN.

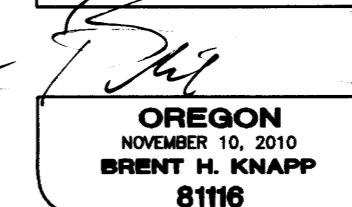
BY: CRAIG WARMOUTH, MEMBER
FTS VENTURES LLC.

ACKNOWLEDGMENT

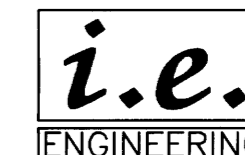
STATE OF OREGON } ss.
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 27 DAY OF March, 2023, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED CRAIG WARMOUTH, MEMBER OF FTS VENTURES LLC., WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

NOTARY: ELAINE ESTHER BERG
NOTARY PUBLIC - OREGON
COMMISSION NO.: 1022478
MY COMMISSION EXPIRES: MARCH 06, 2026



EXPIRES: 6/30/2023



SHEET 2 OF 2
JOB NO. 3152-01

CLIENT:
FTS VENTURES LLC
2210 LOOKINGGLASS ROAD
ROSEBURG, OR 97471

809 SE Pine Street
Roseburg, Oregon 97470
PHONE (541) 673-0166
FAX (541) 440-9392
iemail@ieengineering.com