

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

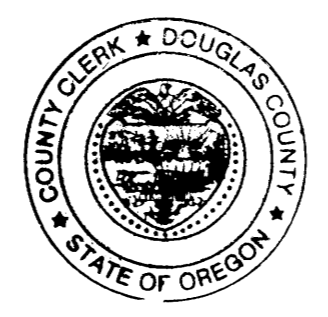
DOUGLAS COUNTY PLANNING DIRECTOR 3/30/23
DOUGLAS COUNTY SURVEYOR 3-28-23

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.

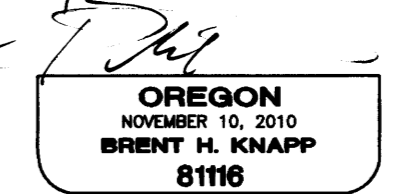
BY: CRAIG WARMOUTH, MEMBER
FTS VENTURES LLC.

ACKNOWLEDGMENT

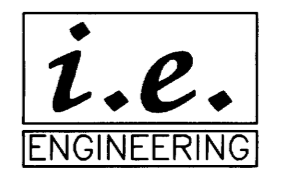
STATE OF OREGON } ss.
COUNTY OF DOUGLAS

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:
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