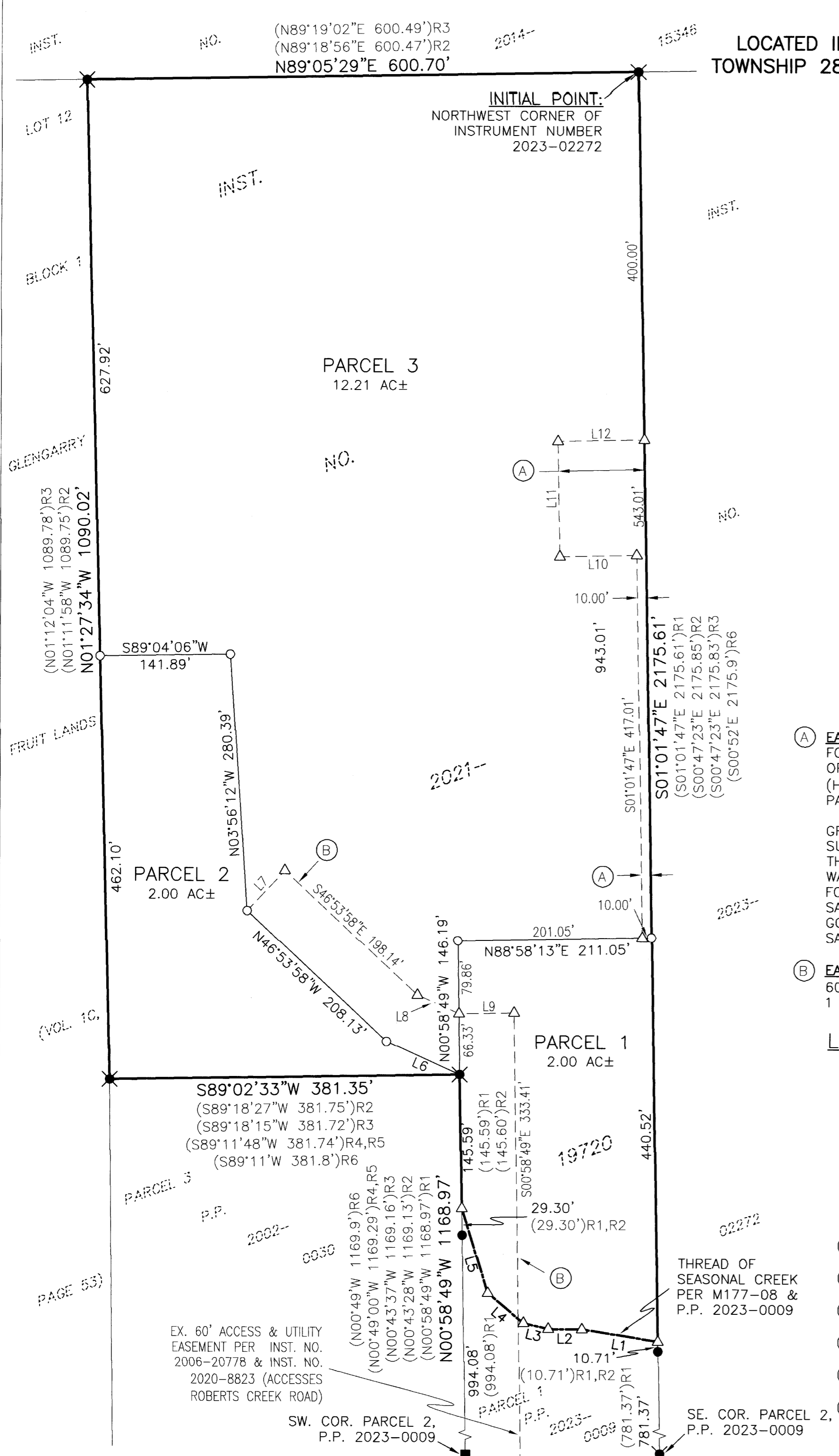


2024-0006A

2024-0006A



**PARTITION PLAT**  
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 13,  
 TOWNSHIP 28 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN  
 DOUGLAS COUNTY, OREGON  
 JANUARY 16, 2024

Douglas County Official Records  
 Daniel J. Loomis, County Clerk 2024-001244  
 NO FEE  
 02/05/2024 02:13:43 PM  
 PLAT-PAR Cnt=1 Stn=17 JLGODWI  
 This is a no fee document

LINE	COURSE
L1	N81°04'01"W 83.55' (N81°04'01"W 83.55')R1 (N80°49'37" 83.55')R2
L2	N89°22'32"W 36.58' (N89°22'32"W 36.58')R1 (N89°11'34"W 36.42')R2
L3	N76°56'25"W 27.95' (N76°56'25"W 27.95')R1 (N76°39'43"W 27.95')R2
L4	N49°54'01"W 50.59' (N49°54'01"W 50.59')R1 (N49°37'19"W 50.59')R2
L5	N17°19'32"W 97.05' (N17°19'32"W 97.05')R1 (N17°04'11"W 97.05')R2
L6	N65°48'02"W 87.68'
L7	N43°06'02"E 60.00'
L8	S65°49'44"E 49.47'
L9	N89°01'11"E 60.00'
L10	N88°58'13"E 83.82'
L11	S01°01'47"E 126.00'
L12	S88°58'13"W 93.82'

**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 BEING ALL OF THAT PROPERTY DESCRIBED IN INSTRUMENT NUMBER 2021-19720, DEED RECORDS OF DOUGLAS COUNTY, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 28 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, A 3/4-INCH IRON ROD BEING THE NORTHWEST CORNER OF THAT PROPERTY DESCRIBED IN INSTRUMENT NUMBER 2023-02272, DEED RECORDS OF DOUGLAS COUNTY; THENCE SOUTHERLY ALONG THE WEST BOUNDARY OF SAID INSTRUMENT NUMBER 2023-02272, SOUTH 01°01'47" EAST, 1,383.53 FEET, TO THE INTERSECTION OF THE THREAD OF AN UNNAMED SEASONAL CREEK WITH SAID WEST BOUNDARY, SAID POINT ALSO BEING THE NORTHEAST CORNER OF PARCEL 1, PARTITION PLAT 2023-0009, PLAT RECORDS OF DOUGLAS COUNTY; THENCE LEAVING SAID WEST BOUNDARY OF INSTRUMENT NUMBER 2023-02272 WESTERLY ALONG THE THREAD OF THE AFOREMENTIONED SEASONAL CREEK, COINCIDENT WITH THE NORTHERLY BOUNDARY OF THE AFOREMENTIONED PARCEL 1 OF PARTITION PLAT 2023-0009, THE FOLLOWING COURSES:

NORTH 81°04'01" WEST, 83.55 FEET; NORTH 89°22'32" WEST, 36.58 FEET; NORTH 76°56'25" WEST, 27.95 FEET; NORTH 49°54'01" WEST, 50.59 FEET; NORTH 17°19'32" WEST, 97.05 FEET, TO THE INTERSECTION OF SAID CREEK THREAD AND THE EASTERLY BOUNDARY OF PARCEL 3, PARTITION PLAT 2002-0030, PLAT RECORDS OF DOUGLAS COUNTY, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE AFOREMENTIONED PARCEL 1, PARTITION PLAT 2023-0009; THENCE LEAVING SAID CREEK THREAD AND SAID NORTHERLY BOUNDARY OF PARCEL 1 OF PARTITION PLAT 2023-0009 NORTHERLY ALONG THE AFOREMENTIONED EAST BOUNDARY OF PARCEL 3, PARTITION PLAT 2002-0030, NORTH 00°58'49" WEST, 145.59 FEET, TO A 3/4-INCH IRON ROD BEING THE NORTHEAST CORNER OF SAID PARCEL 3; THENCE LEAVING SAID EAST BOUNDARY OF PARCEL 3 WESTERLY ALONG THE NORTH BOUNDARY OF SAID PARCEL 3, SOUTH 89°02'33" WEST, 381.35 FEET, TO A 3/4-INCH IRON ROD BEING THE NORTHWEST CORNER OF SAID PARCEL 3, SAID POINT ALSO BEING LOCATED ALONG THE EAST BOUNDARY OF LOT 12, BLOCK 1, GLENGARRY FRUIT LANDS, VOLUME 1C, PAGE 53, PLAT RECORDS OF DOUGLAS COUNTY; THENCE LEAVING SAID NORTH BOUNDARY OF PARCEL 3 NORTHERLY ALONG SAID EAST BOUNDARY OF LOT 12, BLOCK 1, GLENGARRY FRUIT LANDS, NORTH 01°27'34" WEST, 1,090.02 FEET, TO A 3/4-INCH IRON PIPE BEING THE NORTHEAST CORNER OF SAID LOT 12; THENCE LEAVING SAID EAST BOUNDARY OF LOT 12 EASTERLY ALONG THE SOUTH BOUNDARY OF THE PROPERTY DESCRIBED IN INSTRUMENT NUMBER 2014-15346, DEED RECORDS OF DOUGLAS COUNTY, NORTH 89°05'29" EAST, 600.70 FEET, TO THE INITIAL POINT AND THERE TERMINATING.

THE ABOVE-DESCRIBED TRACT CONTAINS 16.21 ACRES (706,374.86 SQUARE FEET), MORE OR LESS.

**NARRATIVE**

THE PURPOSE OF THIS SURVEY WAS TO PARTITION INSTRUMENT NUMBER 2021-19720, DEED RECORDS OF DOUGLAS COUNTY, INTO THREE PARCELS. THE PROCEDURE WAS AS FOLLOWS:

MONUMENTS OF RECORD WERE TIED AND HELD AS SHOWN. THE NORTH, EAST, SOUTHWEST, AND WEST BOUNDARIES OF SAID INSTRUMENT WERE ESTABLISHED BY HOLDING MONUMENTS FOUND PER M7-29. THE SOUTHEASTERLY BOUNDARY FOLLOWS THE THREAD OF AN UNNAMED SEASONAL CREEK; BEARINGS AND DISTANCES PER PARTITION PLAT 2023-0009 WERE USED TO ESTABLISH THIS BOUNDARY.

MONUMENTS WERE SET AT THE NEWLY CREATED PARCEL CORNERS AS SHOWN.

**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



SCALE: 1"=100'  
 SHEET 1 OF 2  
 JOB NO. 3152-01 T7

**REGISTERED PROFESSIONAL LAND SURVEYOR**

OREGON  
 NOVEMBER 10, 2010  
 BRENT H. KNAPP  
 81116

**i.e.**  
 ENGINEERING

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

EXPIRES: 6/30/2025

**(A) EASEMENT "A"**  
 FOR THE CONSTRUCTION, MAINTENANCE, USE, AND REPAIR OF AN INDIVIDUAL ONSITE WASTEWATER TREATMENT SYSTEM (HEREINAFTER CALLED THE SYSTEM) APPURTENANT TO PARCEL 1 AND SHOWN HEREON.

GRANTORS, FOR THEMSELVES AND THEIR HEIRS, SUCCESSORS, AND ASSIGNS, COVENANT AND AGREE THAT THE ABOVE-REFERENCED PARCEL 1 INDIVIDUAL WASTEWATER TREATMENT EASEMENT SHALL NOT BE USED FOR ANY CONFLICTING USE OR PURPOSE DETRIMENTAL TO SAID SYSTEM OR CONTRARY TO LAWS AND RULES OF GOVERNMENTAL AGENCIES APPLICABLE OR RELATED TO SAID SYSTEM.

**(B) EASEMENT "B"**  
 60.00' ACCESS & UTILITY EASEMENT TO BENEFIT PARCELS 1 & 2 DEDICATED HEREON.

**LEGEND**

- - DENOTES FOUND 5/8" IRON ROD WITH CAP MARKED "LANDMARK" PER M177-08
- ✕ - DENOTES HELD 3/4" IRON ROD PER M7-29
- - DENOTES HELD 5/8" IRON ROD WITH CAP MARKED "LANDMARK" PER M151-34
- - DENOTES SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "I.E. ENGINEERING"
- △ - DENOTES CALCULATED POSITION
- ( )R1 - DENOTES RECORD PER PARTITION PLAT 2023-0009, PLAT RECORDS OF DOUGLAS COUNTY
- ( )R2 - DENOTES RECORD PER M177-08, DOUGLAS COUNTY SURVEY RECORDS
- ( )R3 - DENOTES RECORD PER M151-34, DOUGLAS COUNTY SURVEY RECORDS
- ( )R4 - DENOTES RECORD PER PARTITION PLAT 2002-0030, PLAT RECORDS OF DOUGLAS COUNTY
- ( )R5 - DENOTES RECORD PER PARTITION PLAT 2000-0080, PLAT RECORDS OF DOUGLAS COUNTY
- ( )R6 - DENOTES RECORD PER M7-29, DOUGLAS COUNTY SURVEY RECORDS

PARTITION PLAT  
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 13,  
TOWNSHIP 28 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN  
DOUGLAS COUNTY, OREGON  
JANUARY 16, 2024

APPROVALS

[Signature] 1/30/2024  
DOUGLAS COUNTY PLANNING DIRECTOR DATE  
[Signature] 1-25-24  
DOUGLAS COUNTY SURVEYOR DATE

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

[Signature] 2-5-24  
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 5<sup>th</sup> DAY OF February, 2024, 2:11 O'CLOCK AM (PM)

DOUGLAS COUNTY CLERK DATE  
[Signature] Deputy 2-5-24



DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT CRAIG WARMOUTH IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAS CAUSED THE SAME TO BE PARTITIONED INTO THREE PARCELS AS SHOWN AND HEREBY DEDICATE THE DRAINFIELD EASEMENT AND 60.00-FOOT ACCESS & UTILITY EASEMENT AS SHOWN.

BY: [Signature] 1.23.2024  
CRAIG WARMOUTH DATE

ACKNOWLEDGMENT

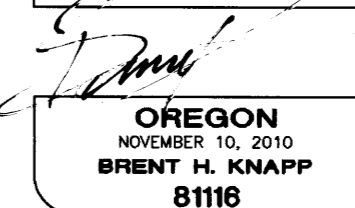
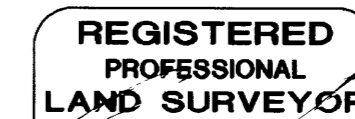
STATE OF OREGON }  
COUNTY OF DOUGLAS } ss.

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 23 DAY OF January, 2024, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED CRAIG WARMOUTH WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

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

FIELD CREW: JEREMY LEONARD  
RENDEEN HEICHEL  
OFFICE: KENNETH TYNAN  
DRAFTING: KENNETH TYNAN  
CHECKED: BRENT KNAPP

ZONE: RURAL RESIDENTIAL - 2 ACRE (RR)  
COMP. PLAN: COMMITTED RESIDENTIAL - 2 ACRE (RC2)  
WATER: GREEN AREA WATER AND SANITARY AUTHORITY (GAWSA)  
SEWER: SEPTIC



SHEET 2 OF 2  
JOB NO. 3152-01 T7

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

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

2024-0006B

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