

PARTITION PLAT
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 13,
 TOWNSHIP 28 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN
 DOUGLAS COUNTY, OREGON
 OCTOBER 20, 2025

Douglas County Official Records 2025-012584
 Daniel J. Loomis, County Clerk



NO FEE
 11/04/2025 10:15:40 AM
 PLAT-PAR Cnt=1 Stn=33 TYLER.NICHOLS
 This is a no fee document

LINE TABLE	
LINE	COURSE
L1	S00°58'49"E 146.19'
	(S00°58'49"E 146.19')R1
L2	S04°14'48"E 189.77'
L3	N43°06'02"E 60.00'
L4	S46°53'58"E 23.61'
L5	S46°53'58"E 154.72'
L6	S46°53'58"E 19.82'
L7	N29°43'32"W 56.42'
L8	N16°44'42"W 94.19'
L9	N73°15'18"E 35.00'
L10	S16°44'42"E 90.21'
L11	S29°43'32"E 111.34'
L12	S65°49'44"E 49.47'
L13	N00°58'49"W 66.33'
L14	N00°58'49"W 79.87'

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 PARCEL 3 OF PARTITION PLAT 2024-0006, PLAT RECORDS OF DOUGLAS COUNTY, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 28 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON.

THE ABOVE DESCRIBED TRACT CONTAINS 12.21 ACRES (532,052 SQUARE FEET), MORE OR LESS.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO PARTITION PARCEL 3 OF PARTITION PLAT 2024-0006, PLAT RECORDS OF DOUGLAS COUNTY, INTO PARCELS AS SHOWN. THE PROCEDURE WAS AS FOLLOWS:

MONUMENTS OF RECORD WERE TIED AND HELD AS SHOWN.
 MONUMENTS WERE SET AT THE NEWLY CREATED PARCEL CORNERS AS SHOWN.

THIS PROJECT WAS ORIGINALLY INTENDED TO BE FILED AS A SUBDIVISION MAP BUT THE CLIENT ULTIMATELY CHOSE TO DIVIDE THE PROPERTY IN A SERIES OF PARTITION PLATS. MONUMENTS WERE SET FOR THE SUBDIVISION PRIOR TO THE CLIENT'S DECISION; THESE POINTS DO NOT REPRESENT PARCEL CORNERS IN THE CURRENT PHASE OF THE PROJECT, BUT WILL BECOME PARCEL CORNERS IN FUTURE STAGES OF DEVELOPMENT. THE LINES OF FUTURE PHASE PARCELS ARE PLOTTED AS A REFERENCE TO SHOW THE POSITIONS OF THESE MONUMENTS.

LEGEND

- DENOTES EXTERIOR PROPERTY BOUNDARY
- DENOTES PARCEL BOUNDARY CREATED HEREON
- DENOTES FUTURE PARCEL BOUNDARY (SEE NARRATIVE)
- - - - DENOTES EASEMENT LINE
- - DENOTES HELD 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "I.E. ENGINEERING" PER PARTITION PLAT 2024-0006
- ✕ - DENOTES HELD 3/4" IRON ROD PER M7-29
- - DENOTES SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "I.E. ENGINEERING" (PARCEL CORNER)
- ⊗ - DENOTES SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "I.E. ENGINEERING" (FUTURE PARCEL CORNER - SEE NARRATIVE)
- △ - DENOTES CALCULATED POSITION
- # - DENOTES EASEMENT OF RECORD (SEE SHEET 2 FOR INFORMATION)
- ()R1 - DENOTES RECORD PER PARTITION PLAT 2024-0006, PLAT RECORDS OF DOUGLAS COUNTY
- ()R2 - DENOTES RECORD PER PARTITION PLAT 2024-0020, PLAT RECORDS OF DOUGLAS COUNTY
- ()R3 - DENOTES RECORD PER M177-08, DOUGLAS COUNTY SURVEY RECORDS
- ()R4 - DENOTES RECORD PER M151-34, DOUGLAS COUNTY SURVEY RECORDS

NEW EASEMENTS

(SEE SHEET 2 FOR EASEMENTS OF RECORD)

- (A) **EASEMENT "A"**
 60.00' ACCESS & UTILITY EASEMENT TO BENEFIT PARCEL 3 GRANTED HEREON.
- (B) **EASEMENT "B"**
 35.00' JOINT ACCESS & UTILITY EASEMENT TO BENEFIT PARCELS 1 AND 2 GRANTED HEREON.

SHEET INDEX

- SHEET 1: EXTERIOR BOUNDARY, NARRATIVE, NEW EASEMENTS, AND SURVEYOR'S CERTIFICATE
- SHEET 2: EASEMENTS OF RECORD, APPROVALS, DECLARATION, AND ACKNOWLEDGEMENT



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

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

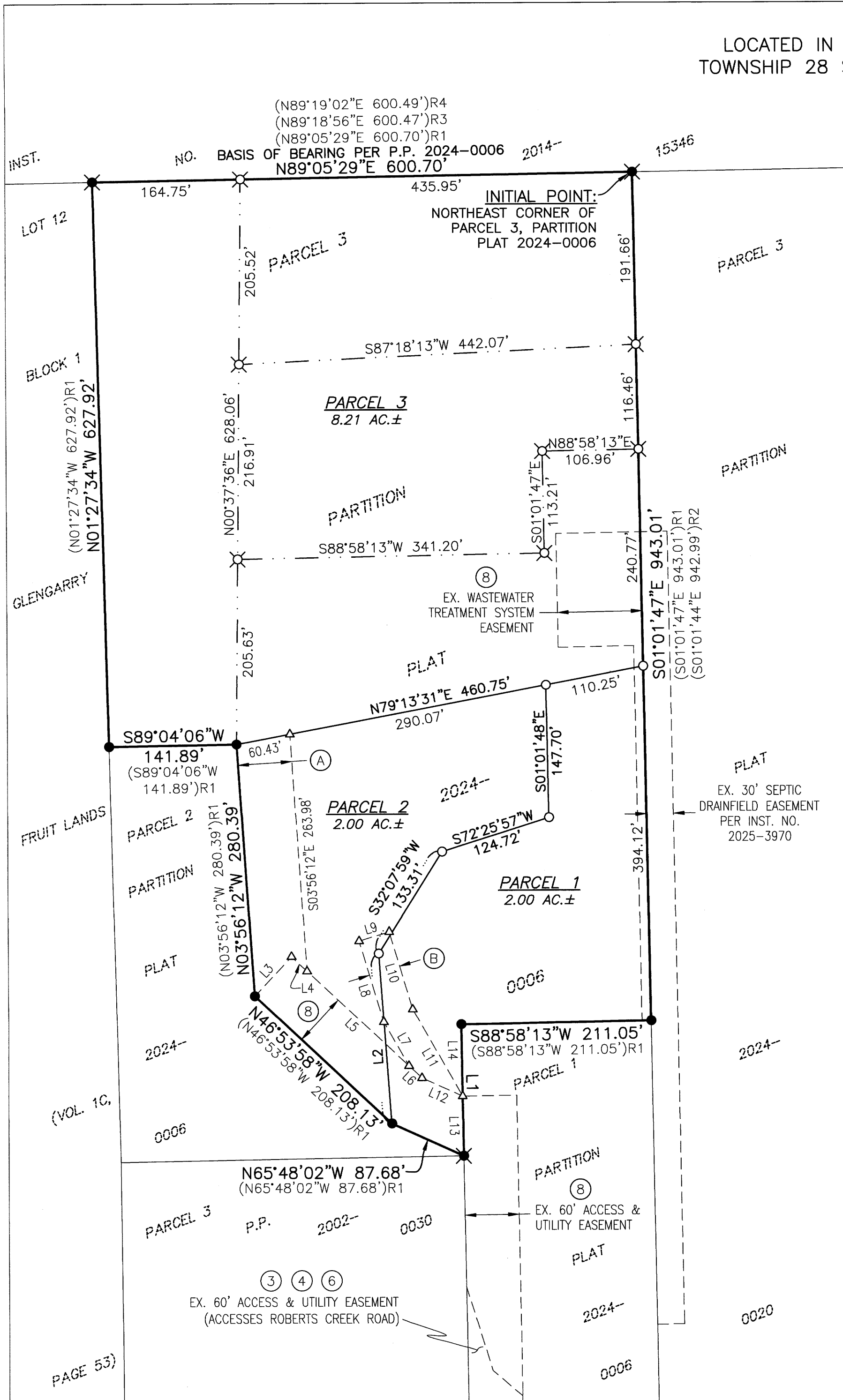
**REGISTERED
 PROFESSIONAL
 LAND SURVEYOR**

Brent H. Knapp
 OREGON
 NOVEMBER 10, 2010
BRENT H. KNAPP
 81116

i.e.
 ENGINEERING

EXPIRES: 6/30/2027

DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 24-033



2025-0028 A

2025-0028 A

PARTITION PLAT
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 13,
TOWNSHIP 28 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN
DOUGLAS COUNTY, OREGON
OCTOBER 20, 2025

APPROVALS

[Signature] 10/3/2025
DOUGLAS COUNTY PLANNING DEPARTMENT DATE
[Signature] 10-21-25
DOUGLAS COUNTY SURVEYOR DATE

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

[Signature] 11-4-25
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 4th DAY OF November, 2025, 10:00 O'CLOCK AM/PM

[Signature] 11/4/25
DOUGLAS COUNTY CLERK DATE



EASEMENTS OF RECORD

PER WESTERN TITLE & ESCROW PUBLIC RECORD REPORT FOR NEW SUBDIVISION OR LAND PARTITION
ORDER NO. WT0270631
EFFECTIVE DATE: JANUARY 30, 2025

SURVEY RELATED EXCEPTIONS:

EXCEPTION 3: 60' ACCESS & UTILITY EASEMENT
RECORDING DATE: AUGUST 9, 2006 (ORIGINAL); AUGUST 24, 2006 (RE-RECORDED)
RECORDING NO.: ORIGINALLY RECORDED AS INST. NO. 2006-19504;
CORRECTION DEED RE-RECORDED AS INST. NO. 2006-20778

SURVEYOR'S NOTE: APPURTENANT TO SUBJECT PROPERTY FOR ACCESS TO ROBERTS CREEK ROAD, PLOTTED HEREON.

EXCEPTION 4: 60' ACCESS & UTILITY EASEMENT
RECORDING DATE: MAY 15, 2020 (ORIGINAL); MAY 21, 2020 (RE-RECORDED)
RECORDING NO.: ORIGINALLY RECORDED AS INST. NO. 2020-008554;
CORRECTION DEED RE-RECORDED AS INST. NO. 2020-008823

SURVEYOR'S NOTE: APPURTENANT TO SUBJECT PROPERTY FOR ACCESS TO ROBERTS CREEK ROAD, PLOTTED HEREON.

EXCEPTION 6: 60' MUTUAL ACCESS & UTILITY EASEMENT
RECORDING DATE: NOVEMBER 15, 2023
RECORDING NO.: INST. NO. 2023-14208

SURVEYOR'S NOTE: APPURTENANT TO SUBJECT PROPERTY FOR ACCESS TO ROBERTS CREEK ROAD, PLOTTED HEREON.

EXCEPTION 8: EASEMENTS, CONDITIONS, RESTRICTIONS, AND NOTES OF RECORDED PLAT
RECORDING DATE: FEBRUARY 5, 2024
RECORDING NO.: PARTITION PLAT 2024-0006, DOUGLAS COUNTY PLAT RECORDS

SURVEYOR'S NOTE: WASTEWATER TREATMENT SYSTEM EASEMENT APPURTENANT TO PARCEL 1 OF SAID PARTITION PLAT 2024-0006 PLOTTED HEREON; 60' ACCESS & UTILITY EASEMENT BENEFITING PARCELS 1 AND 2 OF SAID PARTITION PLAT 2024-0006 PLOTTED HEREON.

EXCEPTION 9: 10' UNDERGROUND RIGHT-OF-WAY EASEMENT
IN FAVOR OF: PACIFICORP, AN OREGON CORPORATION
RECORDING DATE: FEBRUARY 5, 2024

SURVEYOR'S NOTE: AFFECTS A PORTION OF SUBJECT PROPERTY, NO EXACT LOCATION DESCRIBED WITHIN RECORDED DOCUMENT, NOT PLOTTED.

NO OTHER SURVEY-RELATED EXCEPTIONS ARE CONTAINED WITHIN THE TITLE REPORT.

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 PLATTED INTO PARCELS AS SHOWN AND DOES HEREBY GRANT THE 35.00-FOOT JOINT ACCESS & UTILITY EASEMENT AND THE 60.00-FOOT ACCESS AND UTILITY EASEMENT AS SHOWN AND DESCRIBED HEREON.

BY: [Signature] 10.21.2025
CRAIG WARMOUTH DATE

ACKNOWLEDGMENT

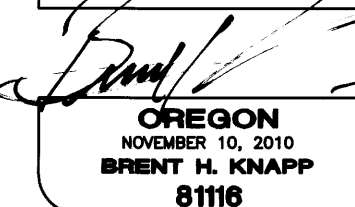
STATE OF OREGON }
COUNTY OF DOUGLAS } ss.

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 21 DAY OF October, 2025, 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
Roseburg, Oregon 97470
PHONE (541) 673-0166
FAX (541) 440-9392
iemail@ieengineering.com