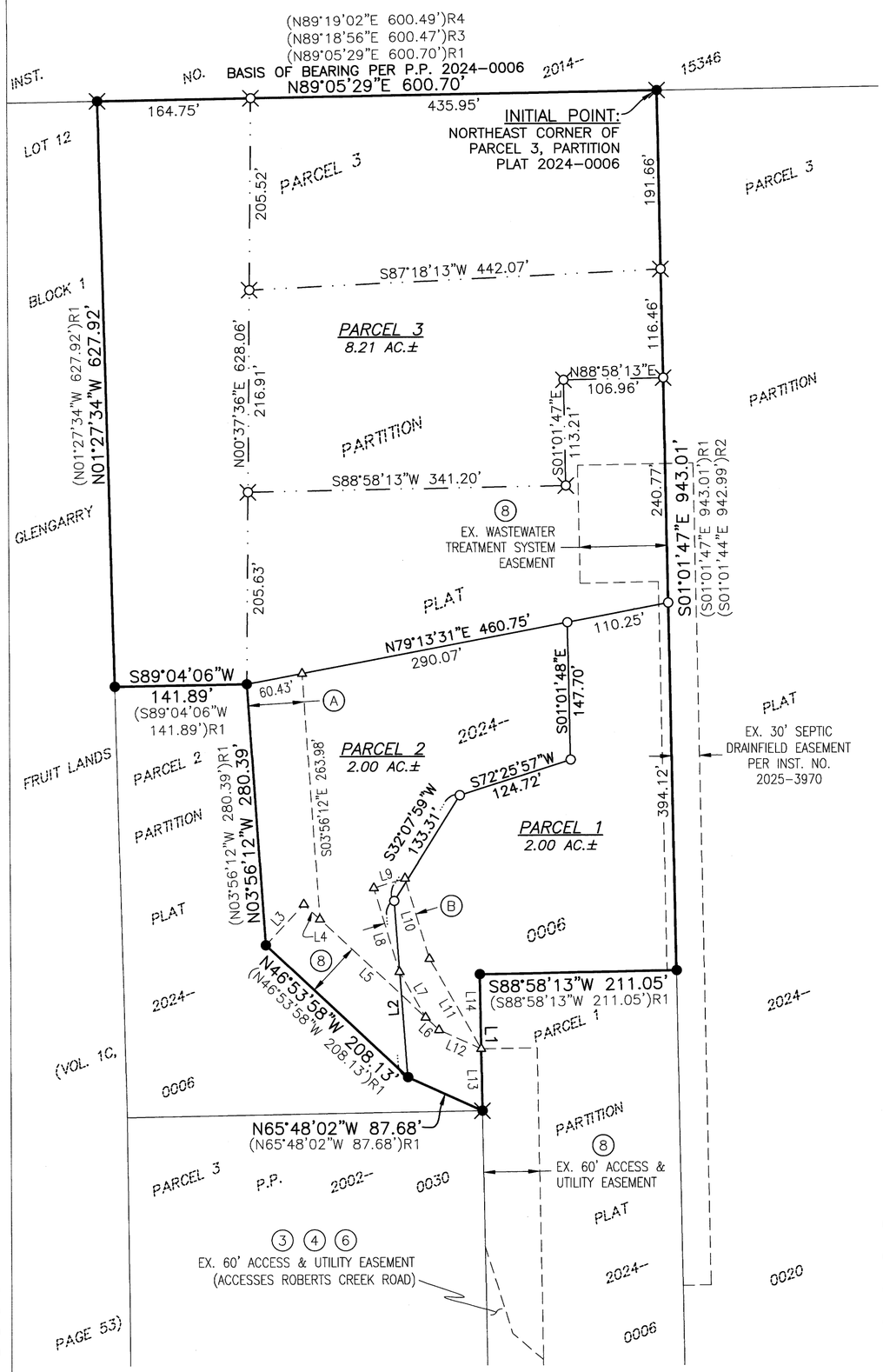
PARTITION PLAT

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
Daniel J. Loomis, County Clerk
2025-012584
NO FEE
00631367202500125840020026
11/04/2025 10:15:40 AM
PLAT-PAR Cnt=1 Stn=33 TYLER.NICHOLS
This is a no fee document

2025-0028 A



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

i.e.
North

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
NOVEMBER 10, 2010
BRENT H. KNAPP
81116

EXPIRES: 6/30/2027

SCALE: 1"=100'
SHEET 1 OF 2
JOB NO. 3152-01 T8

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

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

DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 24-033

2025-0028 A