

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
RECORDING NO.: PARTITION PLAT 2024-0006, DOUGLAS COUNTY PLAT RECORDS

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

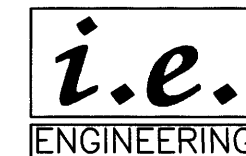
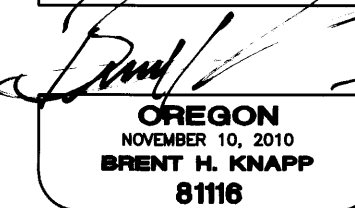
STATE OF OREGON }
COUNTY OF DOUGLAS }ss.

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:
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