

LAND PARTITION
LOCATED IN THE NORTHEAST AND NORTHWEST QUARTERS OF SECTION 29,
TOWNSHIP 26 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN
DOUGLAS COUNTY, OREGON
MAY 21, 2026

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 2 OF PARTITION PLAT 2021-0036, PLAT RECORDS OF DOUGLAS COUNTY, LOCATED IN THE NORTHEAST AND NORTHWEST QUARTERS OF SECTION 29, TOWNSHIP 26 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, SAID PARCEL 2 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, A 1-INCH IRON PIPE AT THE SOUTHEAST CORNER OF PARCEL 3, PARTITION PLAT 1990-0019, PLAT RECORDS OF DOUGLAS COUNTY;

THENCE ALONG THE WESTERLY BOUNDARY OF INSTRUMENT NO. 2018-07070, DEED RECORDS OF DOUGLAS COUNTY, THE FOLLOWING COURSES:

- SOUTH 00'09'36" WEST, 245.79 FEET, TO A 5/8-INCH IRON ROD;
NORTH 89'53'08" WEST, 120.00 FEET, TO A 5/8-INCH IRON ROD;
SOUTH 00'06'36" WEST, 109.98 FEET, TO A 5/8-INCH IRON ROD ON THE NORTHERLY BOUNDARY OF INSTRUMENT NO. 2023-07917, DEED RECORDS OF DOUGLAS COUNTY;

THENCE ALONG THE NORTHERLY AND WESTERLY BOUNDARIES OF SAID INSTRUMENT NO. 2023-07917, THE FOLLOWING COURSES:

- SOUTH 89'34'50" WEST, 493.25 FEET, TO A 5/8-INCH IRON ROD;
SOUTH 00'15'03" WEST, 86.84 FEET, TO A 5/8-INCH IRON ROD;
NORTH 88'34'04" WEST, 39.03 FEET, TO A 5/8-INCH IRON ROD;
SOUTH 00'16'15" WEST, 361.27 FEET, TO A 5/8-INCH IRON ROD;
SOUTH 87'06'16" WEST, 170.08 FEET, TO A 5/8-INCH IRON ROD;
SOUTH 53'57'22" WEST, 201.14 FEET, TO A 5/8-INCH IRON ROD;
SOUTH 87'00'43" WEST, 241.95 FEET, TO A 5/8-INCH IRON ROD;
SOUTH 02'56'35" WEST, 84.58 FEET, TO A 5/8-INCH IRON ROD;
NORTH 82'36'55" EAST, 230.85 FEET, TO A 5/8-INCH IRON ROD;
SOUTH 70'24'28" EAST, 44.84 FEET, TO A 5/8-INCH IRON ROD;
SOUTH 03'06'01" EAST, 192.18 FEET, TO A 5/8-INCH IRON ROD ON THE NORTHERLY RIGHT-OF-WAY BOUNDARY OF GARDEN VALLEY ROAD (COUNTY ROAD NO. 31);

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY BOUNDARY, SOUTH 88'27'50" WEST, 766.34 FEET, TO THE SOUTHEAST CORNER OF INSTRUMENT NO. 2009-06916, DEED RECORDS OF DOUGLAS COUNTY;

THENCE ALONG THE EASTERLY AND NORTHERLY BOUNDARIES OF SAID INSTRUMENT NO. 2009-06916, THE FOLLOWING COURSES:

- NORTH 00'52'47" EAST, 290.02 FEET, TO A 5/8-INCH IRON ROD;
NORTH 89'13'09" WEST, 428.08 FEET, TO A 5/8-INCH IRON ROD AT THE NORTHWEST CORNER OF SAID INSTRUMENT NO. 2009-06916, SAID POINT ALSO BEING ON THE EASTERLY BOUNDARY OF PARCEL 3 OF THE AFOREMENTIONED PARTITION PLAT 2021-0036;

THENCE ALONG SAID EASTERLY BOUNDARY OF PARCEL 3 OF PARTITION PLAT 2021-0036, THE FOLLOWING COURSES:

- NORTH 01'43'35" EAST, 516.50 FEET, TO A 5/8-INCH IRON ROD;
NORTH 88'50'28" WEST, 90.56 FEET, TO A 5/8-INCH IRON ROD;
NORTH 01'58'30" WEST, 422.96 FEET, TO A 5/8-INCH IRON ROD AT THE NORTHEAST CORNER OF SAID PARCEL 3, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF PARCEL 3, PARTITION PLAT 1991-0012, PLAT RECORDS OF DOUGLAS COUNTY;

THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID PARCEL 3 OF PARTITION PLAT 1991-0012 AND THE SOUTHERLY BOUNDARY OF PARCEL 3, PARTITION PLAT 1994-0056, PLAT RECORDS OF DOUGLAS COUNTY, SOUTH 89'46'52" EAST, 1,068.83 FEET, TO A 5/8-INCH IRON ROD AT THE NORTHWEST CORNER OF PARCEL 1, PARTITION PLAT 2014-0015, PLAT RECORDS OF DOUGLAS COUNTY;

THENCE ALONG THE WESTERLY, SOUTHERLY, AND EASTERLY BOUNDARIES OF SAID PARCEL 1, PARTITION PLAT 2014-0015, THE FOLLOWING COURSES:

- SOUTH 00'17'08" WEST, 430.38 FEET, TO A 5/8-INCH IRON ROD;
SOUTH 89'21'53" EAST, 283.03 FEET TO A 60D SPIKE AT THE BEGINNING OF A 141.98-FOOT RADIUS CURVE TO THE RIGHT;
ALONG SAID CURVE AN ARC DISTANCE OF 107.32 FEET, THROUGH A CENTRAL ANGLE OF 43'18'24" (THE CHORD OF WHICH BEARS NORTH 75'23'44" EAST, 104.78 FEET) TO A 5/8-INCH IRON ROD;
SOUTH 82'56'20" EAST, 141.96 FEET, TO A 5/8-INCH IRON ROD;
NORTH 00'07'26" EAST, 422.54 FEET, TO THE NORTHEAST CORNER OF SAID PARCEL 1;

THENCE ALONG THE SOUTHERLY BOUNDARIES OF PARCELS 2 AND 3 OF THE AFOREMENTIONED PARTITION PLAT 1990-0019, SOUTH 89'46'52" EAST, 638.47 FEET, TO THE INITIAL POINT AND THERE TERMINATING.

THE ABOVE-DESCRIBED TRACT CONTAINS 36.62 ACRES (1,595,039 SQUARE FEET), MORE OR LESS.

ZONE: 5-R (RURAL RESIDENTIAL 5)
COMP. PLAN: LOW DENSITY RESIDENTIAL
WATER: UMPQUA BASIN WATER ASSOC.
SEWER: ON-SITE SEPTIC

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO PARTITION PARCEL 2 OF PARTITION PLAT 2021-0036, PLAT RECORDS OF DOUGLAS COUNTY, INTO THREE PARCELS IN ACCORDANCE WITH DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 26-008. THE PROCEDURE WAS AS FOLLOWS:

MONUMENTS OF RECORD WERE TIED AND HELD AS SHOWN.

THE SOUTHERLY BOUNDARIES OF PARTITION PLATS 1990-0019, 1991-0012, AND 1994-0056, RESPECTIVELY, WERE RE-ESTABLISHED BY HOLDING THE FOUND SOUTHWEST CORNER OF PARCEL 1, PARTITION PLAT 1991-0012, AND THE FOUND SOUTHEAST CORNER OF PARCEL 3, PARTITION PLAT 1990-0019 AS SHOWN. NEWER SURVEYS ALONG THIS LINE (INCLUDING PARTITION PLAT 2014-0015 AND 2021-0036) HAVE CALLED ANGLE BREAKS AT VARIOUS POINTS ALONG SAID LINE, HOWEVER OLDER SURVEYS (NAMELY M105-10 AND M42-16) SHOW A CONTINUOUS BEARING BETWEEN THESE TWO CORNERS AND BOTH MONUMENTS APPEAR TO BE IN THEIR ORIGINAL POSITIONS; THEREFORE THE TWO CORNERS WERE HELD AS SHOWN AND OTHER RECOVERED MONUMENTS ALONG THIS LINE ARE SHOWN WITH THEIR DISTANCE NORTHERLY OR SOUTHERLY OF LINE.

THE EASTERLY BOUNDARY OF PARCEL 2 OF PARTITION PLAT 2014-0015 WAS RE-ESTABLISHED BY HOLDING THE FOUND SOUTHEAST CORNER OF SAID PARCEL 2 AND THE FOUND SOUTHWEST CORNER OF PARCEL 2, PARTITION PLAT 1990-0019, AND EXTENDING THIS LINE NORTHERLY TO INTERSECT THE RE-ESTABLISHED SOUTHERLY BOUNDARY OF SAID PARTITION PLAT 1990-0019.

THE SOUTHERLY BOUNDARY OF PARCEL 2 OF PARTITION PLAT 2014-0015 WAS RE-ESTABLISHED BY HOLDING FOUND MONUMENTS AS SHOWN; COURSES BETWEEN THE FOUND 60D SPIKE AND THE FOUND SOUTHEAST CORNER OF SAID PARCEL 2 WERE RE-ESTABLISHED BY BROKEN BOUNDARY METHOD USING RECORD COURSES PER SAID PARTITION PLAT, USING RECORD CHORD DISTANCE AND BEARING ALONG CURVE "C1". RECORD RADIUS PER SAID PARTITION PLAT WAS HELD TO RE-ESTABLISH THE ARC OF THE CURVE ALONG THE NEWLY RE-ESTABLISHED CHORD.

THE NORTHERLY RIGHT-OF-WAY OF GARDEN VALLEY ROAD (COUNTY ROAD NO. 31) WAS RE-ESTABLISHED BY HOLDING THE TWO RECOVERED MONUMENTS PER DOUGLAS COUNTY RIGHT-OF-WAY MAP 06150560. THIS LINE WAS EXTENDED WESTERLY TO INTERSECT WITH THE EASTERLY BOUNDARY OF INSTRUMENT NO. 2009-06916. THE FOUND SOUTHEAST CORNER OF SAID INSTRUMENT WAS HELD FOR ALIGNMENT.

THE EASTERLY BOUNDARY OF PARCEL 3 OF PARTITION PLAT 2021-0036 WAS RE-ESTABLISHED BY HOLDING THE FOUND NORTHWEST CORNER OF INSTRUMENT NO. 2009-06916 AND THE FOUND SOUTHWEST CORNER OF PARCEL 3 OF PARTITION PLAT 1991-0012 AS SHOWN; INTERMEDIATE COURSES BETWEEN THESE POINTS WERE RE-ESTABLISHED BY BROKEN BOUNDARY METHOD WITH RECORD COURSES PER SAID PARTITION PLAT 2021-0036.

MULTIPLE FENCELINES WERE FOUND TO OVERLAP BOTH THE SUBJECT PROPERTY AND ADJOINING PROPERTIES. SEVERAL OF THESE FENCES APPEAR TO BE SIGNIFICANTLY OUT OF POSITION WITH RECORD MONUMENTATION AND BOUNDARY LINES. THE APPROXIMATE DIMENSIONS OF THESE OVERLAPS ARE SHOWN HEREON.

MONUMENTS WERE SET AT THE NEWLY CREATED PARCEL CORNERS AND AT MISSING EXTERIOR BOUNDARY CORNERS AS SHOWN.

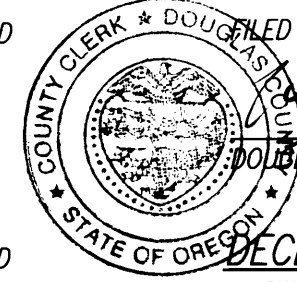
APPROVALS

[Signature] 5/27/26
DOUGLAS COUNTY PLANNING DEPARTMENT DATE

[Signature] 5-26-26
DOUGLAS COUNTY SURVEYOR DATE

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

[Signature] 5/28/26
DOUGLAS COUNTY TAX COLLECTOR DATE



FILED THIS 1 DAY OF June, 2026, 3 O'CLOCK AM (PM)
[Signature] 6/18/26
DOUGLAS COUNTY CLERK DATE

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT DK VENTURES 541, LLC, ARE THE OWNERS OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE PLATTED INTO PARCELS AS SHOWN TOGETHER WITH THE 25.00-FOOT ACCESS & UTILITY EASEMENT TO BENEFIT PARCEL 3 AS SHOWN.

BY: [Signature]
SCOTT O. KELLEY
DK VENTURES 541, LLC

ACKNOWLEDGMENT

STATE OF OREGON
COUNTY OF DOUGLAS } ss.

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 21 DAY OF May, 2026, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED SCOTT O. KELLEY, MANAGER FOR DK VENTURES 541, LLC, 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: JENNIFER ANN RANGER
NOTARY PUBLIC - OREGON
COMMISSION NO.: 1038581
MY COMMISSION EXPIRES: JULY 10, 2027

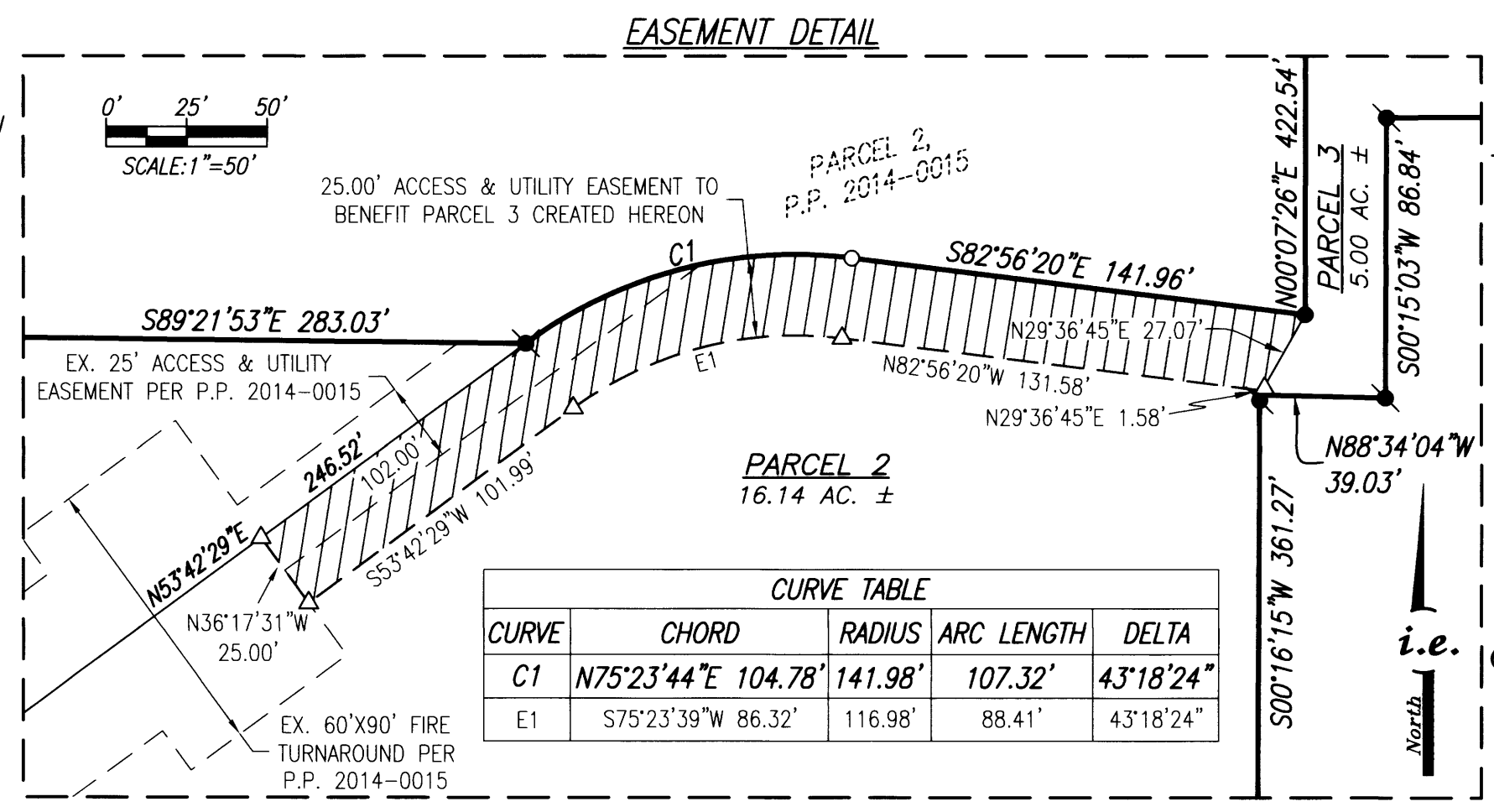


Table with 5 columns: CURVE, CHORD, RADIUS, ARC LENGTH, DELTA. Row 1: C1, N75'23'44"E 104.78', 141.98', 107.32', 43'18'24". Row 2: E1, S75'23'39"W 86.32', 116.98', 88.41', 43'18'24".

LEGEND

- FOUND AND HELD 5/8" IRON ROD WITH RED PLASTIC CAP MARKED "SWEEDEN LS 2752" PER M174-17 OR OTHER SOURCE AS NOTED
- FOUND AND HELD 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "LAND MARK PLS2287" PER M179-61 OR OTHER SOURCE AS NOTED
- FOUND MONUMENT AS NOTED
- CALCULATED POSITION
- DENOTES SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "I.E. ENGINEERING"

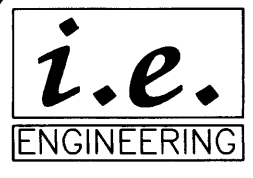
REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON NOVEMBER 10, 2010 BRENT H. KNAPP 81116

EXPIRES: 6/30/2027

SHEET 2 OF 2
JOB NO. 3314-01

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