

SURVEYOR'S CERTIFICATE:

I, RONALD A. QUMBY, OREGON PROFESSIONAL LAND SURVEYOR NO. 1654, 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 LYING IN SECTION 24 AND IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 26 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON; SAID TRACT BEING ALL OF THAT LAND LYING NORTHERLY OF DEL RIO ROAD (COUNTY ROAD NUMBER 115), EASTERLY AND SOUTHERLY OF THE CENTRAL OREGON & PACIFIC RAILROAD AND WESTERLY OF U.S. INTERSTATE NUMBER 5 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT BEING A 5/8" IRON ROD ON THE SOUTHEASTERLY RIGHT-OF-WAY BOUNDARY OF SAID CENTRAL OREGON & PACIFIC RAILROAD, FROM WHICH THE MOST-SOUTHERLY SOUTHWEST CORNER OF THE JAMES L. CLINKENBEARD DONATION LAND CLAIM NUMBER 52 BEARS NORTH 41°17'42" EAST, 2517.71 FEET; THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY THE FOLLOWING COURSES:

ALONG A NON-TANGENT CURVE CONVAVE SOUTHEASTERLY AND HAVING A RADIUS OF 982.39 FEET, TO WHICH BEGINNING OF CURVE A RADIAL BEARS NORTH 40°50'01" WEST; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 8°19'05", AN ARC DISTANCE OF 142.62 FEET TO A 5/8" IRON ROD; THENCE NORTH 56°47'24" EAST, 3044.33 FEET TO A 5/8" IRON ROD; THENCE NORTH 25°04'08" EAST, 615.40 FEET TO A 5/8" IRON ROD; THENCE NORTH 56°38'26" EAST, 129.79 FEET TO A 5/8" ON THE WESTERLY RIGHT-OF-WAY BOUNDARY OF U.S. INTERSTATE NO. 5, HIGHWAY STATION 2221+08.91; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING COURSES:

ALONG A LINE 200.00 FEET WESTERLY OF, WHEN MEASURED AT RIGHT ANGLES AND PARALLEL TO A PORTION OF A 250.00 FOOT SPIRAL CURVE TO THE RIGHT, HAVING A VALUE OF 0.2, THE CHORD OF SAID PORTION BEARING SOUTH 08°33'21" WEST, 199.66 FEET TO A 5/8" IRON ROD AT HIGHWAY STATION 2223+09.42 P.S.C.; THENCE SOUTH 07°41'04" WEST, 828.37 FEET TO A 5/8" IRON ROD AND THE BEGINNING OF A NON-TANGENT CURVE CONVAVE WESTERLY AND HAVING A RADIUS OF 11309.16 FEET, TO WHICH BEGINNING OF CURVE A RADIAL BEARS SOUTH 76°53'44" EAST; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°40'13", AN ARC DISTANCE OF 724.47 FEET TO A 5/8" IRON ROD; THENCE SOUTH 21°18'43" WEST, 312.11 FEET TO A 5/8" IRON ROD AND THE BEGINNING OF A NON-TANGENT CURVE CONVAVE WESTERLY AND HAVING A RADIUS OF 11289.16 FEET, TO WHICH BEGINNING OF CURVE A RADIAL BEARS SOUTH 71°34'18" EAST; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°15'00", AN ARC DISTANCE OF 246.29 FEET TO A 5/8" IRON ROD; THENCE SOUTH 10°21'26" WEST, 250.38 FEET TO A 5/8" IRON ROD; THENCE ALONG A NON-TANGENT CURVE CONVAVE WESTERLY AND HAVING A RADIUS OF 11334.16 FEET, TO WHICH BEGINNING OF CURVE A RADIAL BEARS SOUTH 69°14'28" EAST; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 3°00'42", AN ARC DISTANCE OF 595.76 FEET TO A 5/8" IRON ROD AT HIGHWAY STATION 2253+03.31 P.C.S.; THENCE ALONG A LINE 125.00 FEET NORTHWESTERLY OF, WHEN MEASURED AT RIGHT ANGLES AND PARALLEL TO A PORTION OF A 250.00 FOOT SPIRAL CURVE TO THE RIGHT, HAVING A VALUE OF 0.2, THE CHORD OF SAID PORTION BEARING SOUTH 24°22'06" WEST, 248.69 FEET TO HIGHWAY STATION 2255+53.41 P.T.; THENCE SOUTH 24°35'16" WEST, 290.10 FEET TO A 5/8" IRON ROD; THENCE NORTH 65°38'38" WEST, 9.06 FEET TO A 5/8" IRON ROD; THENCE SOUTH 28°22'15" WEST, 390.88 FEET TO A 5/8" IRON ROD; THENCE SOUTH 48°10'49" WEST, 180.03 FEET TO A 5/8" IRON ROD; THENCE SOUTH 65°30'55" WEST, 469.95 FEET TO A 5/8" IRON ROD; THENCE SOUTH 45°48'16" WEST, 182.34 FEET TO A 5/8" IRON ROD; THENCE SOUTH 34°31'27" WEST, 166.98 FEET TO A 5/8" IRON ROD; THENCE SOUTH 81°37'20" WEST, 56.08 FEET TO A 5/8" IRON ROD ON THE NORTHEASTERLY RIGHT-OF-WAY BOUNDARY OF DEL RIO ROAD (COUNTY ROAD NUMBER 115); THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY THE FOLLOWING COURSES:

NORTH 51°18'17" WEST, 103.44 FEET TO A 5/8" IRON ROD; THENCE NORTH 40°53'45" WEST, 135.32 FEET TO A 5/8" IRON ROD; THENCE NORTH 33°11'09" WEST, 167.71 FEET TO A 5/8" IRON ROD; THENCE NORTH 21°26'25" WEST, 178.68 FEET TO A 5/8" IRON ROD; THENCE NORTH 16°47'03" WEST, 68.98 FEET TO A 5/8" IRON ROD; THENCE NORTH 34°22'44" WEST, 67.51 FEET TO A 5/8" IRON ROD; THENCE NORTH 17°14'56" WEST, 47.71 FEET TO A 5/8" IRON ROD; THENCE NORTH 15°59'08" EAST, 51.96 FEET TO A 5/8" IRON ROD; THENCE NORTH 06°10'13" WEST, 65.74 FEET TO A 5/8" IRON ROD; THENCE NORTH 50°45'50" WEST, 95.41 FEET TO A 5/8" IRON ROD; THENCE SOUTH 79°01'07" WEST, 54.79 FEET TO A 5/8" IRON ROD; THENCE NORTH 43°46'58" WEST, 109.27 FEET TO A 5/8" IRON ROD; THENCE NORTH 51°12'00" WEST, 269.07 FEET TO A 5/8" IRON ROD; THENCE NORTH 59°31'13" WEST, 213.54 FEET TO A 5/8" IRON ROD; THENCE NORTH 68°28'56" WEST, 308.23 FEET TO A 5/8" IRON ROD; THENCE NORTH 78°42'15" WEST, 76.20 FEET TO A 5/8" IRON ROD ON THE EASTERLY RIGHT-OF-WAY BOUNDARY OF THE CENTRAL OREGON & PACIFIC RAILROAD; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, NORTH 12°09'42" EAST, 217.94 FEET TO A 5/8" IRON ROD; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY, ALONG A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 982.39 FEET, TO WHICH BEGINNING OF CURVE A RADIAL BEARS NORTH 80°01'58" WEST; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 39°11'58", AN ARC DISTANCE OF 672.11 FEET TO THE POINT OF BEGINNING AND CONTAINING 142.72 ACRES, MORE OR LESS.

NARRATIVE:

THE PURPOSE OF THIS MAP IS TO SUBDIVIDE THAT TRACT LYING NORTHERLY OF DEL RIO ROAD (COUNTY ROAD NO. 115), EASTERLY AND SOUTHERLY OF THE CENTRAL OREGON & PACIFIC RAILROAD AND WESTERLY OF U.S. INTERSTATE NO. 5 INTO LOTS AS SHOWN. A MONUMENT WAS FOUND 4/28/2010 AT STATION 2223+09.42 P.S.C., BUT COULD NOT BE LOCATED DURING THIS SURVEY. THE CALCULATED POINT SHOWN IS IN THE ORIGINAL LOCATION FOUND AT SAID DATE. THE REMAINDER OF THE WESTERLY RIGHT-OF-WAY OF INTERSTATE 5 WAS ESTABLISHED BY CALCULATING CENTERLINE PER O.S.H.D. DRAWING NUMBERS 7B-7-10 AND 8B-26-7 AND HOLDING RECORD DISTANCE FROM FOUND MONUMENTS. THE NORTHEAST CORNER OF THE TRACT WAS THEN CALCULATED BY INTERSECTING SAID 1-5 RIGHT-OF-WAY WITH THE SOUTHERLY RIGHT-OF-WAY OF THE CENTRAL OREGON & PACIFIC RAILROAD. SAID RAILROAD RIGHT-OF-WAY WAS ESTABLISHED BY HOLDING RECORD DISTANCE FROM FOUND MONUMENTS ON THE OPPOSITE (NORTHERLY) SIDE. THE NORTHWEST CORNER OF THE TRACT WAS CALCULATED BY TURNING RECORD ANGLE PER M146-55 AND INTERSECTING THE AFOREMENTIONED 60-FOOT PORTION OF SAID RIGHT-OF-WAY AS SHOWN. THE REMAINDER OF THE BOUNDARY WAS ESTABLISHED BY HOLDING RECORD MONUMENTS AS SHOWN. THIS SURVEY WAS PERFORMED BY JEREMY LEONARD AND RICHARD OLSEN USING TOPCON GPS, TOTAL STATION AND DATA COLLECTION EQUIPMENT. OFFICE CALCULATIONS AND DRAFTING WERE PERFORMED BY DEREK FEIGEL.

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT BACK NINE DEVELOPMENT, L.L.C. IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAS CAUSED THE SAME TO BE SUBDIVIDED AND PLATTED BY THE NAME OF BACK NINE INDUSTRIAL PARK IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92 OF THE OREGON REVISED STATUTES TOGETHER WITH EASEMENTS AS SHOWN AND HEREBY DEDICATES TO THE PUBLIC USE FOREVER THE STREET AND P.U.E. AS SHOWN HEREON.

[Signature] July 20, 2018

RICHARD MATHEWS
MEMBER/NOMINEE
BACK NINE DEVELOPMENT, L.L.C.
AN OREGON LIMITED LIABILITY COMPANY

ACKNOWLEDGMENT:

STATE OF OREGON }
COUNTY OF DOUGLAS } ss.

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 20th DAY OF July, 2018, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED RICHARD MATHEWS, AS MEMBER/NOMINEE OF BACK NINE DEVELOPMENT, L.L.C.

[Signature]
NOTARY: Julie Ann Lee

NOTARY PUBLIC - OREGON
COMMISSION NO.: 961215
MY COMMISSION EXPIRES: April 12, 2021

EXISTING EASEMENTS

ALL EXISTING EASEMENTS OF RECORD LISTED AS ENCUMBRANCES ON A TITLE REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY OF OREGON, ROSEBURG BRANCH DATED JULY 19, 2018 ORDER NO. 7399-3098057 THAT STILL ENCUMBER THE TRACT HAVE BEEN SHOWN ON THIS PLAT.

APPROVALS:

[Signature] July 20, 2018
DOUGLAS COUNTY PLANNING DIRECTOR DATE
[Signature] 7-20-2018
DOUGLAS COUNTY SURVEYOR DATE
[Signature] 7/20/18
DOUGLAS COUNTY ASSESSOR DATE

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

[Signature] 7-20-18
DOUGLAS COUNTY TAX COLLECTOR DATE
FILED THIS 20th DAY OF July, 2018, 11:45 O'CLOCK (AM/PM)
[Signature] 7/20/18
DOUGLAS COUNTY CLERK DATE



ZONE: M-3 - HEAVY INDUSTRIAL
COMP. PLAN: IND - INDUSTRIAL
WATER: UMPQUA BASIN WATER ASSOCIATION
SEWER: ROSEBURG URBAN SANITARY AUTHORITY

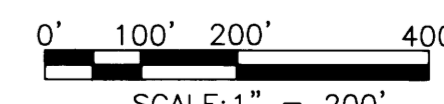
PLANNING DEPARTMENT FILE NO. 17-063

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SURVEYED FOR:
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WINCHESTER, OR 97495

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JOB NO: 2378-02_T2
DATE: 07/17/2018

BACK NINE INDUSTRIAL PARK
LYING IN SECTION 24 AND IN THE SOUTHEAST QUARTER OF SECTION 13,
TOWNSHIP 26 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON



REGISTERED PROFESSIONAL LAND SURVEYOR
[Signature]
OREGON
JULY 14, 1978
RONALD A. QUMBY
1654
EXPIRES: 12/31/18