

Douglas County Official Records  
Daniel J. Loomis, County Clerk 2019-018802



NO FEE

00501172201900188020010017

PLAT-PAR Cnt=1 Stn=33 HAJOHNST  
12/02/2019 10:07:05 AM  
This is a no fee document

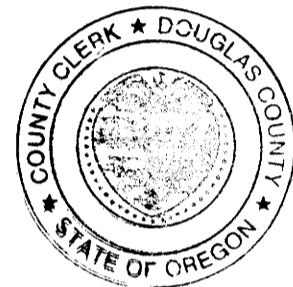
**APPROVALS:**  
*[Signature]* 10/29/19  
DOUGLA COUNTY PLANNING DIRECTOR DATE

*[Signature]* 10/30/2019  
DOUGLAS COUNTY SURVEYOR DATE

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

*[Signature]* 12/2/19  
DOUGLAS COUNTY TAX COLLECTOR DATE

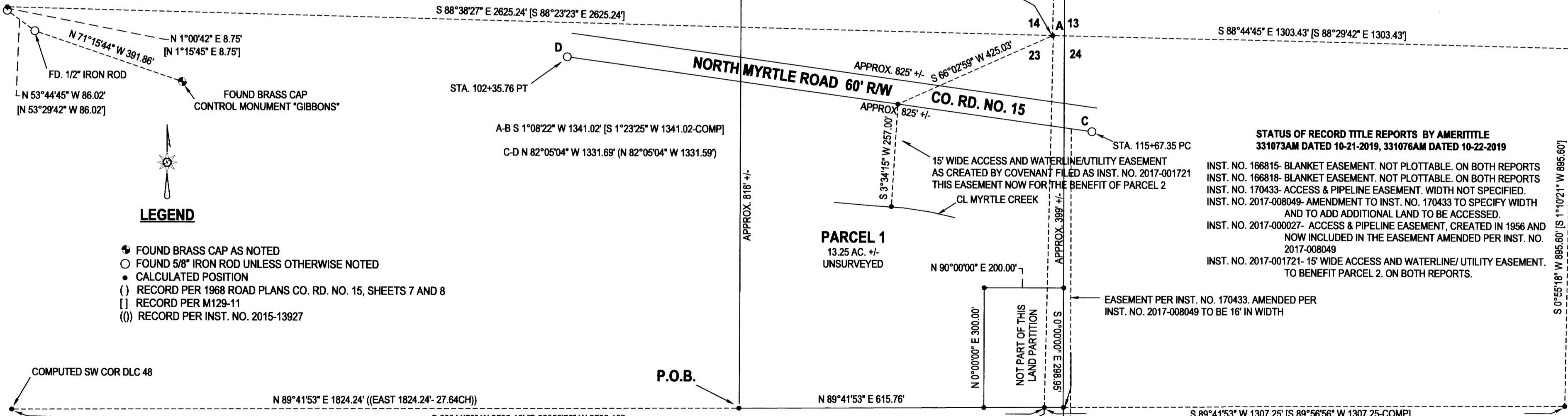
FILED THIS 2<sup>nd</sup> DAY OF December 2019, 10:07 O'CLOCK (AM/PM)  
DOUGLAS COUNTY CLERK  
By *[Signature]* DEPUTY 12/2/19  
DOUGLAS COUNTY CLERK DATE



**SURVEYOR'S CERTIFICATE:**

I, F. NEIL HIBBS, HEREBY CERTIFY THAT I HAVE CORRECTLY PLATTED THE LANDS SHOWN ON THE ANNEXED PLAT,  
OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION.

THAT LAND DESCRIBED IN INSTRUMENT NO. 2015-13927 OF THE DEED RECORDS OF DOUGLAS COUNTY.



- LEGEND**
- FOUND BRASS CAP AS NOTED
  - FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
  - CALCULATED POSITION
  - ( ) RECORD PER 1968 ROAD PLANS CO. RD. NO. 15, SHEETS 7 AND 8
  - [ ] RECORD PER M129-11
  - (()) RECORD PER INST. NO. 2015-13927

**ACKNOWLEDGEMENT:**

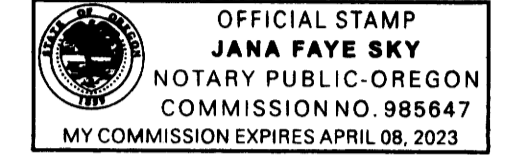
KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 29<sup>th</sup> DAY OF October, 2019, BEFORE ME, A NOTARY PUBLIC  
IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED CHARLES E. JR. AND ANNA S. IRELAND WHO DID SAY  
THAT THEY ARE THE IDENTICAL PERSONS NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY EXECUTED SAID  
INSTRUMENT FREELY AND VOLUNTARILY.

PRINTED NAME: Jana Sky

COMMISSION #: 985647

MY COMMISSION EXPIRES ON: April 8, 2023

SIGNATURE: *[Signature]*



**DECLARATION:**

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE IRELAND FAMILY TRUST DATED 12-29-10 AND NICOLA DEGRADI ARE THE OWNERS OF  
THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN, HAVE CAUSED THE SAME TO BE SURVEYED AND  
PARTITIONED INTO TWO PARCELS IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92, OREGON REVISED STATUTES.

*[Signature]* 10-29-2019  
CHARLES E. IRELAND JR., TRUSTEE DATE

*[Signature]* 10-29-2019  
ANNA S. IRELAND, TRUSTEE DATE

SEE CONSENT AFFIDAVIT RECORDED AS INST. NO. 2019-018801  
NICOLA DEGRADI DATE

**STATUS OF RECORD TITLE REPORTS BY AMERITITLE**  
331073AM DATED 10-21-2019, 331076AM DATED 10-22-2019

- INST. NO. 166815- BLANKET EASEMENT. NOT PLOTTABLE. ON BOTH REPORTS
- INST. NO. 166818- BLANKET EASEMENT. NOT PLOTTABLE. ON BOTH REPORTS
- INST. NO. 170433- ACCESS & PIPELINE EASEMENT. WIDTH NOT SPECIFIED.
- INST. NO. 2017-008049- AMENDMENT TO INST. NO. 170433 TO SPECIFY WIDTH AND TO ADD ADDITIONAL LAND TO BE ACCESSED.
- INST. NO. 2017-000027- ACCESS & PIPELINE EASEMENT, CREATED IN 1956 AND NOW INCLUDED IN THE EASEMENT AMENDED PER INST. NO. 2017-008049
- INST. NO. 2017-001721- 15' WIDE ACCESS AND WATERLINE/ UTILITY EASEMENT. TO BENEFIT PARCEL 2. ON BOTH REPORTS.

EASEMENT PER INST. NO. 170433. AMENDED PER INST. NO. 2017-008049 TO BE 16' IN WIDTH

EASEMENT PER INST. NO. 2017-000027. INCLUDED IN AMENDED EASEMENT PER INST. NO. 2017-008049

PLANNING DEPT. FILE NO. 18-015

**LAND PARTITION**

LYING IN THE SW 1/4 OF SEC. 13, SE 1/4 SEC. 14, NE 1/4 OF SECTION 23 & NW 1/4 OF SEC. 24, T29S R5W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

CLIENT:  
IRELAND FAMILY TRUST  
P.O. BOX 815  
MYRTLE CREEK, OR. 97457

SURVEYOR:  
**NEIL HIBBS**  
LAND SURVEYING, INC  
478 LOOKINGGLASS RD.  
ROSEBURG, OR. 97471  
phone: 541-657-8303  
fax: 541-657-8306  
e-mail: neil@hibbsland.com

REGISTERED PROFESSIONAL LAND SURVEYOR

*[Signature]*  
F. NEIL HIBBS  
52989

EXPIRATION DATE  
JANUARY 12, 1999

DWG SCALE: 1"= 200' JOB NO.: 2148-01 DATE: OCTOBER 2019 PAGE 1 OF 1

2019-0035

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