

2020-0019 B

SURVEYOR'S CERTIFICATE:

I, DEREK ALLEN FEIGEL, OREGON PROFESSIONAL LAND SURVEYOR NO. 77555, 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.

THAT TRACT DESCRIBED IN INSTRUMENT NUMBER 2018-8125, DEED RECORDS OF DOUGLAS COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A BRASS CAP MARKING THE MOST-WESTERLY SOUTHWEST CORNER OF THE NATHANIEL HUNTLEY DONATION LAND CLAIM NUMBER 47; THENCE ALONG THE SOUTH BOUNDARY OF SAID DONATION LAND CLAIM NUMBER 47, SOUTH 89°35'09" EAST, 3722.59 FEET TO A BRASS CAP MARKING THE INTERIOR SOUTHWEST CORNER OF SAID DONATION LAND CLAIM NUMBER 47; THENCE ALONG THE EAST LINE OF SAID INSTRUMENT NUMBER 2018-8125, NORTH 00°54'46" EAST, 2390.13 FEET TO A 5/8" IRON ROD AT THE NORTHEAST CORNER OF SAID INSTRUMENT NUMBER 2018-8125; THENCE ALONG THE NORTH LINE OF SAID INSTRUMENT NUMBER 2018-8125, NORTH 88°40'53" WEST, 3531.90 FEET TO T 5/8" IRON ROD MARKING THE NORTHWEST CORNER OF SAID INSTRUMENT NUMBER 2018-8125; THENCE ALONG THE WEST BOUNDARY OF SAID DONATION LAND CLAIM NUMBER 47, SOUTH 05°21'59" WEST, 2454.95 FEET TO THE POINT OF BEGINNING AND CONTAINING 201.40 ACRES, MORE OR LESS.

EASEMENTS OF RECORD:

THE FOLLOWING SURVEY RELATED EXCEPTIONS LISTED IN A PRELIMINARY TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO. 7391-3035251 DATED APRIL 11, 2018 HAVE BEEN ADDRESSED AS FOLLOWS:

- 9. RIGHT OF WAY FOR ROAD RESERVED IN DEED, INCLUDING TERMS AND PROVISIONS THEREOF. RECORDED: BOOK 106, PAGE 381, RECORDER'S NO. 32536

SURVEYOR'S NOTE: NOT SHOWN ON THIS SURVEY. LOCATION OF RIGHT-OF-WAY NOT DISCLOSED IN DOCUMENT. EASEMENT WAS ALSO GRANTED EXCLUSIVELY TO ANY LAND ADJACENT TO THIS TRACT OWNED BY GRANTEE. GRANTEE NO LONGER OWNS ANY LAND ADJACENT TO THIS TRACT.

- 10. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
 - RECORDING INFORMATION: BOOK 1343, PAGE 576, RECORDER'S NO. 95-5382 AND IN BOOK 1343, PAGE 578, RECORDER'S NO. 95-5383 AND IN BOOK 1355, PAGE 235, RECORDER'S NO. 95-10468
 - IN FAVOR OF: DOUGLAS ELECTRIC COOPERATIVE, INC.
 - FOR: TRANSMISSION LINES

SURVEYOR'S NOTE: NOT SHOWN ON THIS SURVEY. EXACT LOCATION OF EASEMENT NOT SPECIFIED IN DOCUMENT.

- 13. TERMS AND PROVISIONS OF EASEMENT, INCLUDING OBLIGATIONS FOR MAINTENANCE, AS SET FORTH IN DOCUMENT RECORDED NOVEMBER 17, 2016 AS RECORDER'S NO. 2016-17925.

SURVEYOR'S NOTE: EASEMENT SHOWN ON PAGE 1 OF THIS SURVEY.

- 14. TERMS AND PROVISIONS OF EASEMENT, INCLUDING OBLIGATIONS FOR MAINTENANCE, AS SET FORTH IN DOCUMENT RECORDED NOVEMBER 17, 2016 AS RECORDER'S NO. 2016-17926.

SURVEYOR'S NOTE: EASEMENT SHOWN ON PAGE 1 OF THIS SURVEY.

- 15. TERMS AND PROVISIONS OF EASEMENT, INCLUDING OBLIGATIONS FOR MAINTENANCE, AS SET FORTH IN DOCUMENT RECORDED FEBRUARY 26, 2018 AS RECORDER'S NO. 2018-3844.

SURVEYOR'S NOTE: EASEMENT SHOWN ON PAGE 1 OF THIS SURVEY.

ZONING: FF (FARM FOREST)
COMP. PLAN: FFT (FARM FOREST TRANSITIONAL)
WATER: WELL
SEWER: SEPTIC

PLANNING DEPARTMENT FILE NO. 20-016

NARRATIVE:

THE PURPOSE OF THIS MAP IS TO PARTITION THE ABOVE-DESCRIBED TRACT INTO 2 PARCELS, AS SHOWN. THE BOUNDARY FOR THIS SURVEY WAS ESTABLISHED PER M174-41. THE EAST LINE WAS PREVIOUSLY ESTABLISHED PER PP 2007-0105, WHICH DOES NOT AGREE WITH SAID M174-41. THE NORTHWEST CORNER OF D.L.C. NO. 47 WAS NOT FOUND PER PP 2007-0105. IT WAS FOUND PER M174-41 AND THE NORTHEAST CORNER OF THIS TRACT WAS CALCULATED BY PROPORTIONING BETWEEN FOUND MONUMENTS, WHICH I FEEL HOLDS MORE WEIGHT. THE WSW CORNER OF SAID D.L.C. NO. 47 WAS FOUND SUBSTANTIALLY OUT OF POSITION DUE TO A LARGE TREE FALLING AND BEING UP-ROOTED IN THAT LOCATION. I RE-SET THE ORIGINAL MONUMENT USING RECORD DISTANCES PER M174-41. I FELT THAT THIS IS THE BEST METHOD TO RE-ESTABLISH THE CORNER, SINCE THE REST OF MY SURVEY AGREES WITH M174-41 AND THIS RESULTS IN THE BEARING OBJECTS FITTING REASONABLY WELL WITH THE 1975 RECORDS. USING THE BEARING OBJECTS ALONE WOULD HAVE RESULTED IN THE SOUTH LINE OF THE TRACT BEING OVER 1.5- FEET SHORT COMPARED TO THE M174-41 RECORD.

THIS SURVEY WAS PERFORMED BY JEREMY LEONARD AND RENDEN HEICHEL USING TOPCON GPS, TOTAL STATION AND DATA COLLECTION EQUIPMENT. OFFICE CALCULATIONS AND DRAFTING BY DEREK FEIGEL.

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT IRELAND INVESTMENTS LLC IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAS CAUSED THIS PARTITION PLAT TO BE PREPARED AND THE PROPERTY PARTITIONED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92 OF THE OREGON REVISED STATUTES.

DECLARANT ALSO HEREBY CREATES THE 10-FOOT UTILITY EASEMENT FOR THE BENEFIT OF PARCEL 1, THE 10-FOOT POWER EASEMENT FOR THE BENEFIT OF PARCEL 2 AND THE ACCESS & UTILITY EASEMENT AREA FOR THE BENEFIT OF PARCEL 2 AS SHOWN HEREON.

[Signature] 5-28-2020
THOMAS IRELAND, MEMBER IRELAND INVESTMENTS LLC DATE

ACKNOWLEDGMENT:

STATE OF OREGON }
COUNTY OF DOUGLAS } ss.

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 28 DAY OF May, 2020, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED THOMAS IRELAND, 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.: 972256
MY COMMISSION EXPIRES: MARCH 12, 2022

APPROVALS:

[Signature] 6/5/2020
DOUGLAS COUNTY PLANNING DIRECTOR DATE

[Signature] 6/8/2020
DOUGLAS COUNTY SURVEYOR DATE

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

[Signature] 6/08/2020
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 9th DAY OF JUNE, 2020, 9:04 O'CLOCK AM/PM



DOUGLAS COUNTY CLERK
By *[Signature]* DEPUTY 6-9-2020
DOUGLAS COUNTY CLERK DATE

REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature]
OREGON
JULY 10, 2018
DEREK ALLEN FEIGEL
77555

EXPIRES: 12/31/21

2020-0019 B

i.e.
ENGINEERING
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SURVEYED FOR:
JODY TATONE
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ROSEBURG, OR 97471

PAGE: 2 OF 2
JOB NO: 913-20
DATE: 5/27/2020

LAND PARTITION
LYING IN SECTION 15, TOWNSHIP 28 SOUTH, RANGE 7 WEST,
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON