

LAND PARTITION

LOCATED in the NE 1/4 of Section 1, T. 27 S., R. 7 W., W.M. in Douglas County, Oregon.

February, 2024

Douglas County Official Records 2024-002267
Daniel J. Loomis, County Clerk
NO FEE
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03/04/2024 03:45:57 PM
PLAT-PAR Cnt=1 Stn=17 JLG00DW
This is a no fee document

2024-0009 A

SURVEYOR'S CERTIFICATE

I, DAVID A. EDWARDS HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND SET PROPER MONUMENTS FOR PARCEL 1 AND PARCEL 2 AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE PARENT TRACT BEING PARTITIONED:

THAT TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2008-2675, OFFICIAL RECORDS FOR DOUGLAS COUNTY, OREGON.

David A. Edwards

DAVID A. EDWARDS, P.L.S. 2339

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT TERRY L. IRELAND AND JACKIE L. IRELAND ARE THE OWNERS OF THE LANDS REPRESENTED HEREON ON SHEET TWO AND THAT THEY HAVE CAUSED THE SAME TO BE PARTITIONED INTO PARCELS AS SHOWN ON SAID SHEET TWO.

Terry L. Ireland
TERRY L. IRELAND

Jackie L. Ireland
JACKIE L. IRELAND

APPROVALS

JMD 3/4/2024
DOUGLAS COUNTY PLANNING DIRECTOR DATE

Evelyn R. Kalt 3/4/24
DOUGLAS COUNTY SURVEYOR Deputy DATE

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

D.P.E. Wil 3-4-24
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 4th DAY OF March, 2024.

Joy Loomis Deputy
DOUGLAS COUNTY CLERK



ACKNOWLEDGEMENT

STATE OF OREGON SS
COUNTY OF DOUGLAS

PERSONALLY APPEARED BEFORE ME THIS 28th DAY OF February, 2024, THE ABOVE NAMED TERRY L. IRELAND AND JACKIE L. IRELAND AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

Bri Moos
NOTARY PUBLIC FOR OREGON

Bri Moos Bri Moos
NOTARY PUBLIC PRINTED NAME

NOTARY COMMISSION NUMBER: February 14, 2027
1033570

MY COMMISSION EXPIRES: February 14, 2027

WATER: PARCEL 2: UMPQUA BASIN W.A. PARCEL 1: UMPQUA BASIN WATER ASSOCIATION.

SEWER: PARCEL 1: SUB-SURFACE. PARCEL 2: SUB-SURFACE.

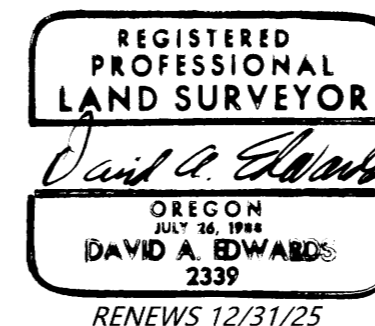
COMP. PLAN: RCS

ZONING: 5R

PLANNING DEPT. FILE: 23-050.

SURVEYED FOR: TERRY AND JACKIE IRELAND
600 CLEVELAND HILL ROAD
ROSEBURG, OREGON 97471

SURVEYED BY: DAVID EDWARDS LAND SURVEYING
P.O. BOX 361
OAKLAND, OREGON 97462
PHONE: (541) 459-0512



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LAND PARTITION

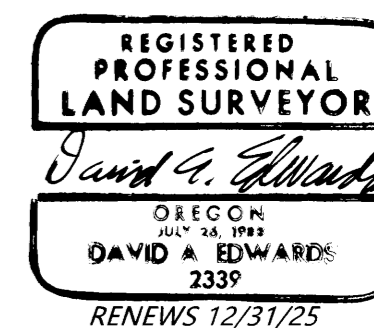
LOCATED in the NE 1/4 of Section 1, T. 27 S., R. 7 W., W.M.
in Douglas County, Oregon.

February, 2024

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600 CLEVELAND HILL ROAD
ROSEBURG, OREGON 97471

**NOTE REGARDING
ULTIMATE SETBACK:** FOR THAT PORTION OF CLEVELAND HILL ROAD WHICH IS DEFICIENT IN
RIGHT-OF-WAY WIDTH, NO STRUCTURE OTHER THAN A FENCE OR SIGN
SHALL BE LOCATED CLOSER THAN 35 FEET FROM THE RIGHT-OF-WAY
OF THE COUNTY ROAD.

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LEGEND

- INDICATES 1 1/2" DIAM. I. PIPE FD. ON NORTH LINE LOT 36 PER M 82-66.
- INDICATES 5/8" DIAM. IRON ROD FOUND PER M 38-35 UNLESS OTHERWISE NOTED.
- ◆ INDICATES 3/4" DIAM. IRON ROD FOUND PER 1959 COUNTY ROAD PLANS.
- + INDICATES A COMPUTED POINT.
- INDICATES 5/8" X 30" STEEL REBAR WITH RED PLASTIC CAP MKD. "D.A. EDWARDS-L.S. 2339" SET.
- [] DENOTES RECORD DATA PER 1959 COUNTY ROAD PLANS.
- () DENOTES RECORD DATA PER M 38-35.
- { } DENOTES RECORD DATA PER PLAT OF MELROSE ORCHARDS. (VOL. 3, PAGE 2 A OR 2B).

----- FENCE LINE

SCALE: 1" = 100'

BASIS OF BEARINGS: MY SURVEY M 182-19 AS SHOWN.

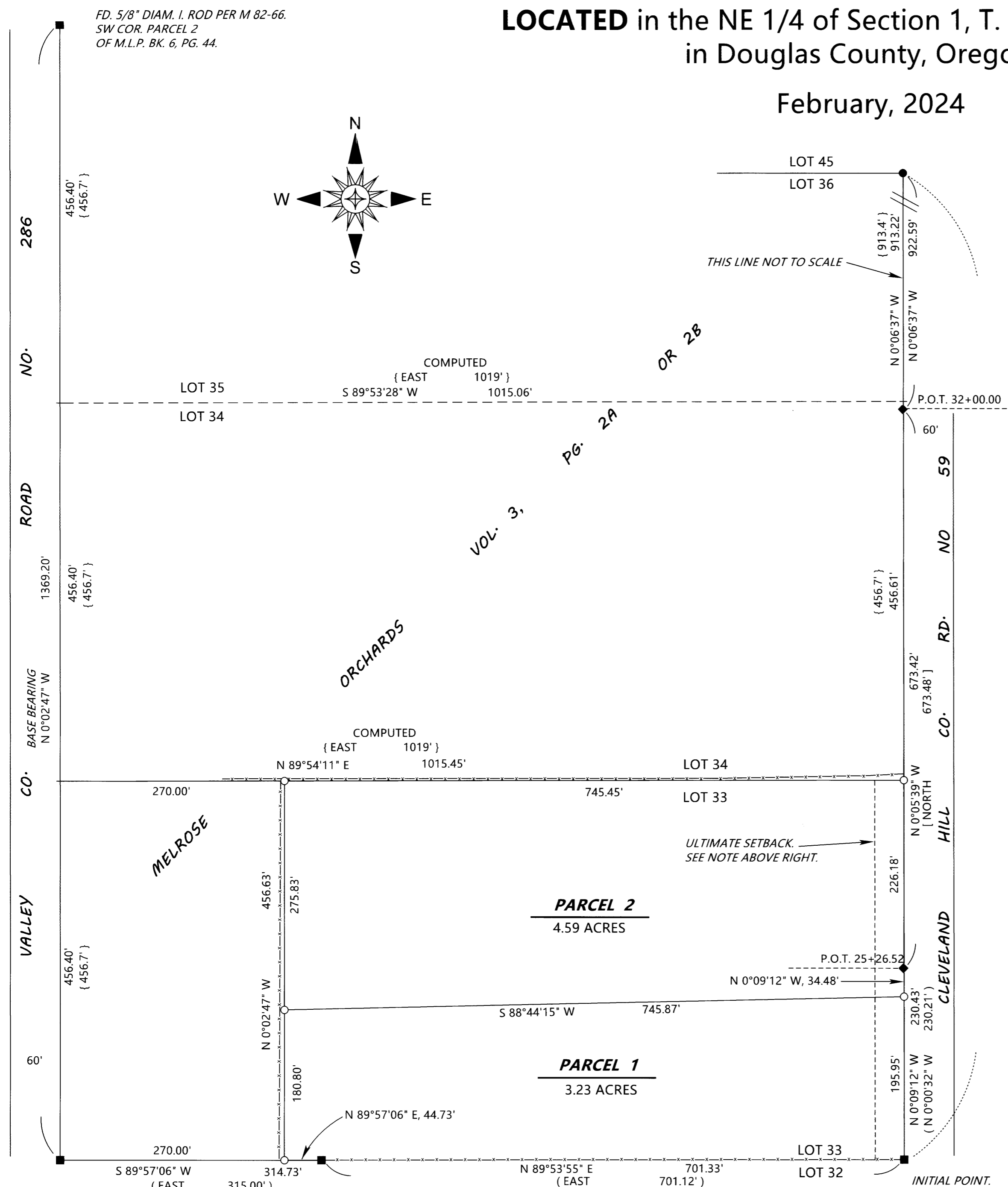
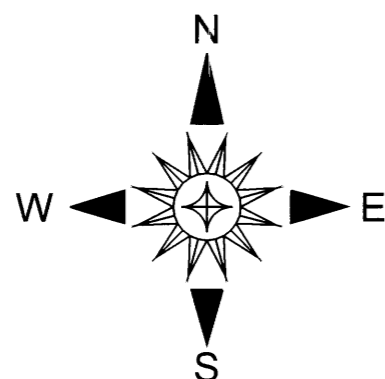
NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SHOW THE PARTITIONING OF THE IRELAND PARENT TRACT INTO TWO SEPARATE PARCELS. THIS PARENT IS DESCRIBED AS LOT 33, MELROSE ORCHARDS, LESS THE WEST 300 FEET THEREOF. HAVING RECENTLY COMPLETED FILED SURVEY M 182-19 IN THIS AREA I MAINTAIN THE LATITUDINAL POSITIONS FOR THE LOT LINES FROM THAT SURVEY ALONG VALLEY DRIVE. FOUND MONUMENTS PER THAT SURVEY WERE NOT RETIED AND I USE EXISTING CONTROL POINTS AND DATA TO EXPAND THIS SURVEY TO THOSE FOUND CORNERS ALONG CLEVELAND HILL ROAD. AS CAN BE SEEN THE MEASURED DATA COMPARES VERY WELL TO THE PLAT RECORD OF MELROSE ORCHARDS. I COMPUTE A PROPORTIONATE POSITION FOR THE NORTH LINE OF LOT 33 AS SHOWN AND, USING HALF OF THE RIGHT OF WAY WIDTH OF VALLEY DRIVE, COMPUTE THE WEST LINE OF THE PARENT TRACT AS SHOWN HEREON. MONUMENTS WERE THEN SET FOR THE PARCEL CORNERS.

FIELD CREW: BRANT MILLER AND CHANDLER MILLER.

EQUIPMENT: NIKON TOTAL STATION.

COMPUTATIONS AND DRAFTING: DAVID EDWARDS.



FD. 5/8" DIAM. I. ROD PER M 82-66.
SW COR. PARCEL 2
OF M.L.P. BK. 6, PG. 44.

THIS LINE NOT TO SCALE

LOT 45

LOT 36

(913.4')

913.22'

922.59'

N 0°06'37" W

N 0°06'37" W

P.O.T. 32+00.00

60'

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