

2024-0035 D

NON-FARM DIVISION LAND PARTITION
LOCATED IN THE SE 1/4 OF SEC. 19, THE NE, SE, &
SW 1/4 OF SEC. 20, THE NE, SW, & NW 1/4 OF SEC.
29, AND THE NE & SE 1/4 OF SEC. 30, TOWNSHIP 27
SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN,
DOUGLAS COUNTY, OREGON
DECEMBER 22, 2024

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 A PORTION OF PARCEL 1 OF INSTRUMENT 2023-03497, DEED RECORDS OF DOUGLAS COUNTY, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 19, THE NORTHEAST, SOUTHEAST, AND SOUTHWEST QUARTERS OF SECTION 20, THE NORTHEAST, SOUTHWEST, AND NORTHWEST QUARTERS OF SECTION 29, AND THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 30, TOWNSHIP 27 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE INITIAL POINT BEING A 5/8-INCH IRON ROD AT THE NORTHWEST CORNER OF SAID PARCEL 1, BEING THE SOUTHWEST CORNER OF LOT 40, EAGLE VIEW ESTATES, PHASE 1, VOLUME 22, PAGE 20, PLAT RECORDS OF DOUGLAS COUNTY; THENCE EASTERLY ALONG THE NORTH BOUNDARY OF SAID PARCEL 1, COINCIDENT WITH THE SOUTHERLY AND EASTERLY BOUNDARY OF SAID EAGLE VIEW ESTATES, PHASE 1, THE FOLLOWING COURSES: THENCE NORTH 74°19'03" EAST, 657.03 FEET; THENCE NORTH 00°47'27" WEST, 49.92 FEET; THENCE NORTH 88°59'02" EAST, 60.11 FEET; THENCE SOUTH 00°17'00" EAST, 33.97 FEET; THENCE NORTH 74°19'27" EAST, 99.94 FEET; THENCE NORTH 26°47'04" EAST, 68.93 FEET; THENCE NORTH 03°40'51" EAST, 107.53 FEET; THENCE SOUTH 74°16'13" WEST, 52.84 FEET; THENCE NORTH 15°27'52" WEST, 59.80 FEET; THENCE NORTH 74°32'38" EAST, 78.63 FEET; THENCE NORTH 06°48'52" EAST, 24.92 FEET; THENCE NORTH 13°53'31" WEST, 98.37 FEET; THENCE NORTH 15°17'32" EAST, 126.45 FEET TO THE NORTHEAST CORNER OF LOT "A" OF SAID EAGLE VIEW ESTATES, PHASE 1, AND THE SOUTHEAST CORNER OF LOT 11, BLOCK 3, SUNRISE VALLEY ESTATES, VOLUME 16, PAGE 20, PLAT RECORDS OF DOUGLAS COUNTY; THENCE CONTINUING NORTHERLY ALONG THE WESTERLY BOUNDARY OF SAID PARCEL 1, COINCIDENT WITH THE EASTERLY BOUNDARY OF SAID SUNRISE VALLEY ESTATES, THE FOLLOWING COURSES: THENCE NORTH 33°16'58" EAST, 70.00 FEET; THENCE NORTH 39°56'58" EAST, 80.00 FEET; THENCE NORTH 47°31'58" EAST, 70.00 FEET; THENCE NORTH 07°56'58" EAST, 40.00 FEET; THENCE NORTH 02°28'02" WEST, 173.00 FEET; THENCE NORTH 25°36'58" EAST, 124.00 FEET; THENCE NORTH 34°16'58" EAST, 72.00 FEET; THENCE NORTH 18°16'58" EAST, 55.00 FEET; THENCE SOUTH 86°46'21" EAST, 72.08 FEET TO THE 5/8-INCH IRON ROD AT THE SOUTHEAST CORNER OF LOT 1 OF SAID SUNRISE VALLEY ESTATES; THENCE NORTHERLY ALONG THE EAST BOUNDARY OF SAID LOT 1, NORTH 03°05'50" EAST, 69.70 FEET TO THE INTERSECTION OF SAID EAST BOUNDARY AND THE WESTERLY RIGHT-OF-WAY BOUNDARY OF SE RAMP STREET; THENCE EASTERLY ALONG THE SOUTHERLY TERMINATION OF SAID SE RAMP STREET, SOUTH 86°40'26" EAST, 39.51 FEET TO A POINT ON THE WEST BOUNDARY OF PARCEL 2 OF SAID INSTRUMENT NUMBER 2023-03497; THENCE SOUTHERLY ALONG SAID WEST BOUNDARY, SOUTH 03°21'24" WEST, 352.28 FEET TO A 3/4-INCH IRON ROD AT THE SOUTHWEST CORNER OF SAID PARCEL 2; THENCE EASTERLY ALONG THE SOUTH BOUNDARY OF SAID PARCEL 2 AND THE SOUTH BOUNDARIES OF THOSE TRACTS OF LAND DESCRIBED IN INSTRUMENT NUMBERS 2020-13552 AND 1988-17813, BOTH IN THE DEED RECORDS OF DOUGLAS COUNTY, NORTH 89°19'49" EAST, 1,393.51 FEET TO A 3/4-INCH IRON ROD AT THE SOUTHEAST CORNER OF SAID INSTRUMENT NUMBER 1988-17813; THENCE NORTHERLY ALONG THE EAST BOUNDARY OF SAID INSTRUMENT NUMBER 1988-17813, NORTH 04°27'18" EAST, 437.92 FEET TO A 1/2-INCH IRON ROD AT THE NORTHEAST CORNER OF SAID INSTRUMENT NUMBER 1988-17813; THENCE WESTERLY ALONG THE NORTH BOUNDARY OF SAID INSTRUMENT NUMBER 1988-17813, NORTH 86°55'24" WEST, 138.27 FEET; THENCE LEAVING SAID NORTH BOUNDARY; THENCE NORTH 03°04'36" EAST, 60.00 FEET TO A POINT ON THE SOUTH BOUNDARY OF THAT TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER 1987-02611, DEED RECORDS OF DOUGLAS COUNTY; THENCE EASTERLY ALONG SAID SOUTH BOUNDARY THE FOLLOWING COURSES: SOUTH 86°55'24" EAST, 152.08 FEET; THENCE NORTH 14°24'56" EAST, 99.53 FEET; THENCE NORTH 88°11'12" EAST, 1,041.91 FEET TO A 5/8-INCH IRON ROD AT THE SOUTHEAST CORNER OF SAID INSTRUMENT NUMBER 1987-02611, BEING THE SOUTHWEST CORNER OF THE WESTERLY PORTION OF THAT TRACT OF LAND DESCRIBED IN DOUGLAS COUNTY CIRCUIT COURT DECREE W84-180, CIRCUIT COURT OF DOUGLAS COUNTY PROBATE DEPARTMENT; THENCE EASTERLY ALONG THE SOUTH BOUNDARY OF SAID WESTERLY PORTION, NORTH 89°27'25" EAST, 432.74 FEET TO A 5/8-INCH IRON ROD AT THE SOUTHEAST CORNER OF SAID WESTERLY PORTION; THENCE NORTHERLY ALONG THE EAST BOUNDARY OF SAID WESTERLY PORTION, NORTH 00°28'59" WEST, 1,968.92 FEET TO A 5/8-INCH IRON ROD AT THE NORTHEAST CORNER OF PARCEL 2, PARTITION PLAT 2003-0011, PLAT RECORDS OF DOUGLAS COUNTY, BEING ON THE SOUTHERLY RIGHT-OF-WAY BOUNDARY OF NE DOUGLAS AVENUE; THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY BOUNDARY, NORTH 89°50'31" EAST, 59.80 FEET TO A 1/2-INCH IRON PIPE AT THE NORTHWEST CORNER OF INSTRUMENT NUMBER 2003-21447, DEED RECORDS OF DOUGLAS COUNTY; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY, SOUTHERLY ALONG THE WEST BOUNDARY OF SAID INSTRUMENT NUMBER 2003-21447, AND ALONG THE WEST BOUNDARY OF INSTRUMENT NUMBER 2011-12416, DEED RECORDS OF DOUGLAS COUNTY, AND THE EASTERLY PORTION OF THE AFOREMENTIONED DECREE W84-180, SOUTH 00°28'59" EAST, 1,968.52 FEET TO A 5/8-INCH IRON ROD AT THE SOUTHWEST CORNER SAID EASTERLY PORTION; THENCE EASTERLY ALONG THE SOUTH BOUNDARY OF SAID EASTERLY PORTION, NORTH 89°27'25" EAST, 891.40 FEET; TO A 5/8-INCH IRON ROD AT THE SOUTHEAST CORNER OF SAID EASTERLY PORTION, BEING THE MOST NORTHERLY NORTHEAST CORNER OF SAID PARCEL 1 OF INSTRUMENT NUMBER 2023-03497, BEING ON THE WESTERLY BOUNDARY OF INSTRUMENT NUMBER 2020-10087, DEED RECORDS OF DOUGLAS COUNTY; THENCE SOUTHERLY ALONG SAID WESTERLY BOUNDARY THE FOLLOWING COURSES: SOUTH 00°31'09" EAST, 487.90 FEET; THENCE NORTH 89°22'07" EAST, 1,100.90 FEET TO THE MOST EASTERLY NORTHEAST CORNER OF SAID PARCEL 1 OF INSTRUMENT NUMBER 2023-03497; THENCE SOUTHERLY ALONG THE EASTERLY BOUNDARY OF SAID PARCEL 1 THE FOLLOWING COURSES: SOUTH 13°25'12" WEST, 759.00 FEET; THENCE SOUTH 30°25'12" WEST, 435.60 FEET; THENCE SOUTH 42°25'12" WEST, 891.00 FEET; THENCE SOUTH 30°55'12" WEST, 1,320.00 FEET; THENCE SOUTH 19°25'12" WEST, 1,320.00 FEET; THENCE SOUTH 26°25'12" WEST, 396.00 FEET; THENCE SOUTH 49°55'12" WEST, 363.00 FEET; THENCE SOUTH 19°25'12" WEST, 660.00 FEET; THENCE SOUTH 30°25'12" WEST, 1,320.00 FEET TO THE MOST SOUTHERLY CORNER OF SAID PARCEL 1; THENCE WESTERLY ALONG THE SOUTHERLY BOUNDARY OF SAID PARCEL 1 THE FOLLOWING COURSES: NORTH 65°04'48" WEST, 1,563.50 FEET TO A POINT ON THE BOUNDARY BETWEEN SAID SECTIONS 29 AND 30; THENCE COINCIDENT WITH SAID COMMON BOUNDARY TO SECTIONS 29 AND 30, NORTH 00°16'48" WEST, 179.70 FEET; THENCE LEAVING SAID COMMON BOUNDARY TO SECTIONS 29 AND 30, CONTINUING WESTERLY ALONG SAID SOUTHERLY BOUNDARY THE FOLLOWING COURSES: NORTH 50°16'48" WEST, 398.00 FEET; THENCE SOUTH 89°50'12" WEST, 286.50 FEET; THENCE NORTH 50°16'48" WEST, 131.00 FEET; THENCE NORTH 65°16'48" WEST, 677.97 FEET TO THE SOUTHWEST CORNER OF SAID INSTRUMENT NUMBER 2023-03497; THENCE NORTHERLY ALONG THE WEST BOUNDARY OF SAID INSTRUMENT NUMBER NORTH 00°07'38" WEST, 3,848.42 FEET TO THE POINT OF BEGINNING AND THERE TERMINATING.

EXCEPTING THEREFROM PARCEL 1 OF INSTRUMENT NUMBER 2023-3498, DEED RECORDS OF DOUGLAS COUNTY. * PARCEL 3 AND PARCEL 4
THE ABOVE-DESCRIBED PROPERTY CONTAINS 560.01 ACRES (23,590,789 SQUARE FEET), MORE OR LESS. (BASED ON ASSESSOR INFORMATION)

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO PARTITION PARCEL 1 OF INSTRUMENT NUMBER 2023-03497, DEED RECORDS OF DOUGLAS COUNTY, INTO THREE PARCELS. THE PROCEDURE WAS AS FOLLOWS:
MONUMENTS OF RECORD WERE TIED AND HELD AS SHOWN. THE REMAINDER PARCEL OF THIS PARTITION, BEING PARCEL 3 AS CREATED PER THIS PLAT, WAS NOT SURVEYED. THE MONUMENTS SHOWN ON THE EXTERIOR BOUNDARY AS SHOWN ARE DIMENSIONED FOR RECORD PURPOSES ONLY. THE BOUNDARY RESOLUTION FOR THE SURVEYED LINES DELINEATING THE NORTH BOUNDARY OF PARCELS 1 AND 2 AS CREATED PER THIS PLAT ARE DESCRIBED HEREIN. THE NORTH BOUNDARY OF INSTRUMENT NUMBER 2011-12416, DEED RECORDS OF DOUGLAS COUNTY, WAS HELD BETWEEN THE FOUND 1/2-INCH IRON RODS AT THE NORTHWEST AND NORTHEAST CORNERS OF SAID INSTRUMENT NUMBER 2011-12416. THE BEARING OF THE WEST BOUNDARY OF SAID INSTRUMENT NUMBER 2011-12416 AND THE WEST BOUNDARY OF THE EASTERLY PORTION OF THE LAND DESCRIBED IN DOUGLAS COUNTY CIRCUIT COURT DECREE W84-180, CIRCUIT COURT OF DOUGLAS COUNTY PROBATE DEPARTMENT, WAS HELD AS THE SOUTHERLY EXTENSION OF THE LINE BETWEEN THE FOUND 1/2-INCH IRON PIPE AT THE NORTHWEST CORNER OF INSTRUMENT NUMBER 2003-21447, DEED RECORDS OF DOUGLAS COUNTY, AND THE FOUND 1/2-INCH IRON ROD AT THE NORTHWEST CORNER OF SAID INSTRUMENT NUMBER 2011-12416. THE SOUTHWEST CORNER OF SAID EASTERLY PORTION WAS CALCULATED BY HOLDING THE RECORD DISTANCE OF 495.0 FEET PER THE WEST BOUNDARY OF SAID INSTRUMENT NUMBER 2011-12416 AND THE RECORD DISTANCE OF 7.5 CHAINS PER THE WEST BOUNDARY OF SAID EASTERLY PORTION. A MONUMENT WAS SET IN ORDER TO DELINEATE THE REESTABLISHED SOUTHWEST CORNER OF SAID EASTERLY PORTION. THE SOUTHEAST CORNER OF SAID EASTERLY PORTION WAS CALCULATED BY HOLDING THE RECORD DISTANCE OF 495.0 FEET PER THE EAST BOUNDARY OF SAID INSTRUMENT NUMBER 2011-12416 AND THE RECORD DISTANCE OF 7.5 CHAINS PER THE EAST BOUNDARY OF SAID EASTERLY PORTION. A MONUMENT WAS SET IN ORDER TO DELINEATE THE REESTABLISHED SOUTHEAST CORNER OF SAID EASTERLY PORTION. THE BEARING OF THE WEST BOUNDARY OF THE WESTERLY PORTION OF THE LAND DESCRIBED IN SAID DECREE W84-180 WAS HELD BETWEEN THE FOUND 3/4-INCH IRON RODS PER ROLL MAP RM1-9 AS SHOWN. THE SOUTHWEST CORNER OF SAID WESTERLY PORTION WAS ESTABLISHED AT THE INTERSECTION OF THE SOUTHERLY EXTENSION OF SAID WEST BOUNDARY AND THE WESTERLY EXTENSION OF THE SOUTH BOUNDARY OF SAID EASTERLY PORTION. A MONUMENT WAS SET AT SAID SOUTHWEST CORNER, SAID SOUTHWEST CORNER ALSO BEING HELD AS THE SOUTHEAST CORNER OF INSTRUMENT NUMBER 1987-02611, DEED RECORDS OF DOUGLAS COUNTY. THE WEST BOUNDARY OF SAID INSTRUMENT NUMBER 1987-02611 WAS HELD BETWEEN THE FOUND 5/8-INCH IRON ROD AT THE NORTHEAST CORNER OF PARCEL 2, PARTITION PLAT 2000-0021, PLAT RECORDS OF DOUGLAS COUNTY AND THE FOUND 5/8-INCH IRON ROD AT THE SOUTHEAST CORNER OF PARCEL 1, SAID PARTITION PLAT 2000-0021; THE WESTERLY PORTION OF THE SOUTH BOUNDARY OF SAID INSTRUMENT NUMBER 1987-02611 WAS HELD USING RECORD BEARINGS AND DISTANCES PER SAID INSTRUMENT NUMBER 1987-02611. THE EASTERLY PORTION OF SAID SOUTH BOUNDARY WAS HELD BETWEEN THE REESTABLISHED SOUTHEAST CORNER OF SAID INSTRUMENT NUMBER 1987-02611 AND THE REESTABLISHED INTERNAL ANGLE POINT OF SAID SOUTH BOUNDARY. MONUMENTS WERE SET TO DELINEATE THE SOUTH BOUNDARY CORNERS AS SHOWN. MONUMENTS WERE THEN SET IN ORDER TO DELINEATE THE NEWLY CREATED BOUNDARIES OF PARCEL 1 AND PARCEL 2 AS SHOWN.

APPROVALS

Off Lehnbeck for JMS 12/27/2024
DOUGLAS COUNTY PLANNING DIRECTOR DATE
Eugene R. Katt 12/29/24
DOUGLAS COUNTY SURVEYOR Deputy DATE

I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.
Tara R. Perry (Chief Deputy Tax Collector) 12/30/24
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 30th DAY OF December, 2024, 1:10 O'CLOCK AM (PM)

DOUGLAS COUNTY CLERK DATE
Jay Loocher, Deputy 12/30/2024

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 HAVE CAUSED THE SAME TO BE PLATTED INTO PARCELS AS SHOWN TOGETHER WITH THE 25.00-FOOT ACCESS AND UTILITY EASEMENT, THE 25.00-FOOT EMERGENCY ACCESS EASEMENT, THE 6.00-FOOT WATER LINE EASEMENT, AND THE 59.8' ACCESS AND UTILITY EASEMENT AS SHOWN.

BY: Anthony J. Ireland, Manager
IRELAND INVESTMENTS, LLC

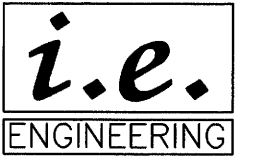
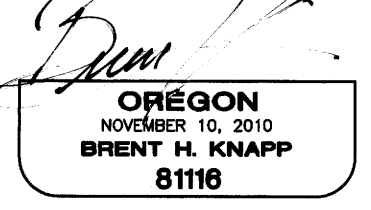


ACKNOWLEDGMENT

STATE OF OREGON }
COUNTY OF DOUGLAS } ss.
KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 23 DAY OF December, 2024, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED ANTHONY J. IRELAND, MANAGER OF IRELAND INVESTMENTS, LLC WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

Elaine Berg
NOTARY: ELAINE ESTHER BERG
NOTARY PUBLIC - OREGON
COMMISSION NO.: 1022478
MY COMMISSION EXPIRES: MARCH 06, 2026

WATER: INDIVIDUAL WELLS
SANITATION: ONSITE SEPTIC SYSTEMS
ZONE: FF (FARM FOREST)
COMP. PLAN: FFT (FARM FOREST TRANSITIONAL)



SHEET 4 OF 4

JOB NO. 2902-02
CLIENT: IRELAND INVESTMENTS, LLC
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EXPIRES: 6/30/2025

2024-0035 D