

# LAND PARTITION

LOCATED in the NE 1/4 of Section 24, T. 26 S., R. 6 W., W.M. in Douglas County, Oregon.

January, 2024

Douglas County Official Records 2024-001035  
Daniel J. Loomis, County Clerk



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01/31/2024 09:21:36 AM  
PLAT-PAR Cnt=1 Str=17 JLG00DWI  
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2024-0005 A

## SURVEYOR'S CERTIFICATE

I, DAVID A. EDWARDS HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND SET PROPER MONUMENTS FOR ALL PARCELS AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE PARENT TRACT:

THAT TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2001-26395, OFFICIAL RECORDS FOR DOUGLAS COUNTY, OREGON, AS CONTROLLED BY FOUND MONUMENTS AND RECORD DATA AS SHOWN HEREON ON SHEET TWO.

LESS AND EXCEPT ANY PORTION THEREOF LYING WITHIN THE RIGHT OF WAY OF OLD HIGHWAY 99 NORTH, BEING ALSO COUNTY ROAD NUMBER 388.

*David A. Edwards*  
DAVID A. EDWARDS, P.L.S. 2339

## DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT GREGCO LLC IS THE OWNER OF THE LANDS REPRESENTED HEREON ON SHEET TWO AND THAT IT HAS CAUSED THE SAME TO BE PARTITIONED INTO THREE PARCELS AS SHOWN ON SAID SHEET TWO AND DOES HEREBY CREATE THE 25 FOOT WIDE ACCESS AND UTILITY EASEMENT SHOWN ON SHEET TWO TO SERVE PARCEL 1 AND THE 40 FOOT WIDE ACCESS AND UTILITY EASEMENT TO SERVE PARCEL 3 AND DOES HEREBY CREATE THE 15 FOOT WIDE SEWER EASEMENT TO SERVE PARCELS 1 AND 3 AND DOES HEREBY CREATE THE 10 FOOT WIDE SEWER EASEMENT TO SERVE PARCEL 3 AND THE 15 FOOT WIDE TURNAROUND EASEMENT TO SERVE PARCEL 1.

*Dennis Gregory*  
DENNIS GREGORY, AUTHORIZED REPRESENTATIVE

## ACKNOWLEDGEMENT

STATE OF OREGON SS  
COUNTY OF DOUGLAS

PERSONALLY APPEARED BEFORE ME THIS 3<sup>rd</sup> DAY OF January, 2024, THE ABOVE NAMED DENNIS GREGORY, WHO DID ACKNOWLEDGE THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED ON BEHALF OF GREGCO LLC.

*Jerri M. Ayres*  
NOTARY PUBLIC FOR OREGON

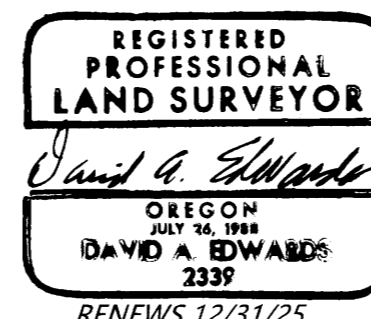
*Jerri M. Ayres*  
NOTARY PUBLIC PRINTED NAME

NOTARY COMMISSION NUMBER: 1018072

MY COMMISSION EXPIRES: 10-18-25

SURVEYED FOR: GREGCO LLC  
7157 OLD HIGHWAY 99 NORTH  
ROSEBURG, OREGON 97470

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



## APPROVALS

*[Signature]*  
DOUGLAS COUNTY PLANNING DIRECTOR  
1/20/2024  
DATE

*Rand A. Zilly*  
DOUGLAS COUNTY SURVEYOR  
1-4-24  
DATE

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

*J. D. W.*  
DOUGLAS COUNTY TAX COLLECTOR  
1-30-24  
DATE

FILED THIS 31<sup>st</sup> DAY OF January, 2024.

*Joy Seader*, Deputy  
DOUGLAS COUNTY CLERK



## NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SHOW THE PARTITIONING OF THE GREGCO LANDS INTO THREE SEPARATE PARCELS AND TO CREATE CERTAIN EASEMENTS TO SERVE THOSE PARCELS AS SHOWN ON SHEET TWO. FOUND MONUMENTS PER M 98-12, M 63-34 AND PARTITION PLAT NUMBER 2003-0063 WERE HELD FOR CONTROL, WITH RECORD DATA PER M 98-12 USED TO COMPUTE THE POSITIONS OF MISSING MONUMENTS ON THE EXTERIOR BOUNDARY, AGAIN AS SHOWN ON SHEET TWO. THE RIGHT OF WAY OF OLD HIGHWAY 99 NORTH WAS COMPUTED USING RECORD DATA AT L1 AS SHOWN ON SAID PARTITION PLAT NUMBER 2003-0063. THAT PLAT SHOWS THE FOUND IRON ROD PER M 63-34 AT THE NORTHWEST CORNER OF PARCEL "A" OF M 98-12 BEING 25.94' OFF THE HIGHWAY CENTERLINE. I COMPUTE THE RIGHT OF WAY LINE THEREFORE AT 4.06' SOUTHEAST AND HOLD TO THE FOUND IRON ROD SOUTHERLY PER SAID PARTITION PLAT NUMBER 2003-0063.

FIELD CREW: BRANT MILLER AND ERIC SPRINKLE.

EQUIPMENT: NIKON TOTAL STATION.

COMPUTATIONS AND DRAFTING: DAVID EDWARDS.

WATER: CITY OF ROSEBURG

SEWER: RUSA

COMP. PLAN: IN

ZONING: M-3

PLANNING DEPT. FILE: 23-047

2024-0005 A

# LAND PARTITION

LOCATED in the NE 1/4 of Section 24, T26 S., R. 6 W., W.M. in Douglas County, Oregon.

January, 2024

COMPUTED R/W LINE PER PARTITION PLAT NO. 2003-0063. SEE NARRATIVE.

INITIAL POINT. NE CORNER OF PARCEL A OF M.L.P. BK. 8, PG. 147 (M 98-12).

**SURVEYED FOR:** GREGCO LLC  
7157 OLD HWY. 99 NORTH  
ROSEBURG, OREGON 97470

REGISTERED PROFESSIONAL LAND SURVEYOR

DAVID A. EDWARDS  
OREGON JULY 24, 1988  
DAVID A. EDWARDS  
2339  
RENEWS 12/31/25

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

### LEGEND

- INDICATES 5/8" DIAM. IRON ROD FOUND PER M 63-34. (BK. 2, PG. 292 OF M.L.P.'S)
- INDICATES 5/8" DIAM. IRON ROD FOUND PER M 98-12. (BK. 8, PG. 147 OF M.L.P.'S)
- INDICATES 5/8" DIAMETER IRON ROD WITH CAP FOUND PER PARTITION PLAT NO. 2003-0063.
- + INDICATES A COMPUTED POINT.
- INDICATES 5/8" X 30" STEEL REBAR W/RED PLASTIC CAP MKD. "D.A. EDWARDS-L.S. 2339" SET.
- [ ] DENOTES RECORD DATA PER M 98-12. (BOOK 8, PAGE 147, "MINOR LAND PARTITIONS").
- ( ) DENOTES RECORD DATA PER M 63-34 (BOOK 2, PAGE 292, "MINOR LAND PARTITIONS").
- { } DENOTES RECORD DATA PER PARTITION PLAT NUMBER 2003-0063.

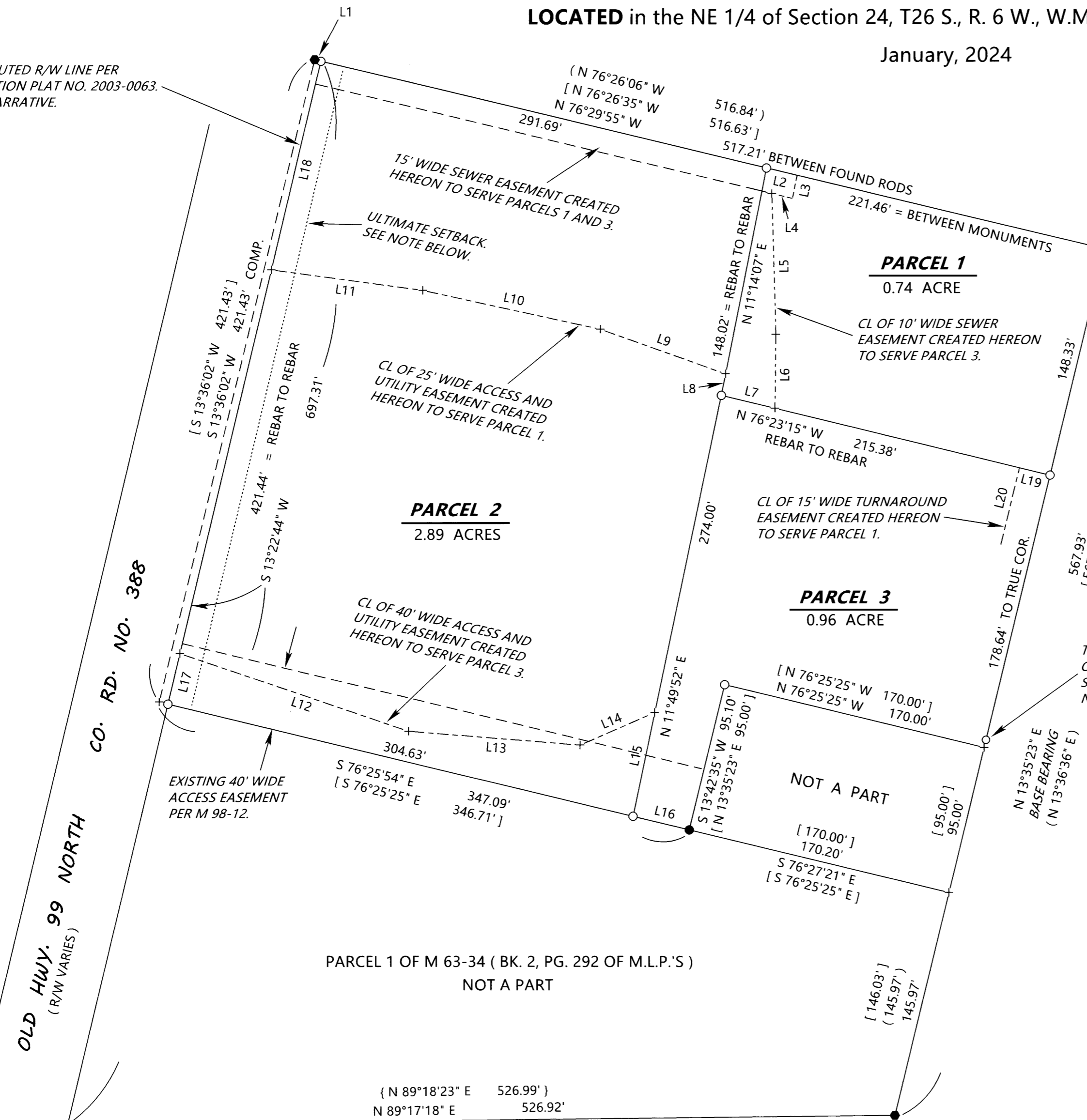
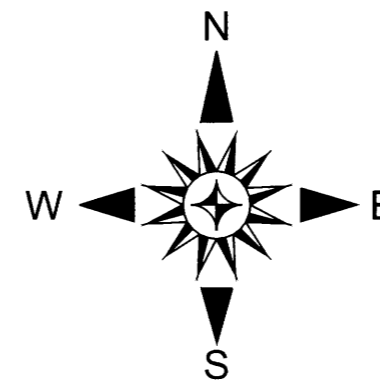
SCALE: 1" = 60'

W.M. = WITNESS MONUMENT.

BASIS OF BEARINGS: M 98-12 AS SHOWN.

### LINE TABLE

LINE	TABLE
L1	S 76°29'55" E 4.06'
L2	S 76°29'55" E 20.00'
L3	S 13°30'05" W 15.00'
L4	S 76°29'55" E 13.49'
L5	S 1°34'38" E 90.06'
L6	S 0°38'03" W 47.21'
L7	S 76°23'15" E 35.19'
L8	N 11°14'07" E 14.00'
L9	S 70°20'56" E 84.67'
L10	S 77°32'42" E 115.67'
L11	S 82°09'08" E 97.34'
L12	S 71°10'47" E 153.84'
L13	S 85°22'09" E 109.47'
L14	N 66°27'09" E 51.87'
L15	N 11°49'52" E 67.44'
L16	S 76°25'54" E 36.77'
L17	N 13°22'44" E 33.18'
L18	N 13°22'44" E 121.55'
L19	S 76°23'15" E 20.00'
L20	N 13°35'23" E 50.00'



**NOTE:** NO STRUCTURE OTHER THAN A FENCE OR SIGN SHALL BE LOCATED CLOSER THAN 15 FEET FROM THE RIGHT OF WAY OF OLD HIGHWAY 99 NORTH. THE PERMANENT 15' WIDE WATER LINE EASEMENT PER INST. NO. 66-12042 AND THE 10' WIDE SEWER AND UTILITY EASEMENT PER INST. NO. 73-13718 LIE TO THE WEST OF THIS ULTIMATE SETBACK LINE.