

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

NO FEE
00598099202400010350020029
01/31/2024 09:21:36 AM
PLAT-PAR Cnt=1 Str=17 JLG00DWI
This is a no fee document

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 3rd 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

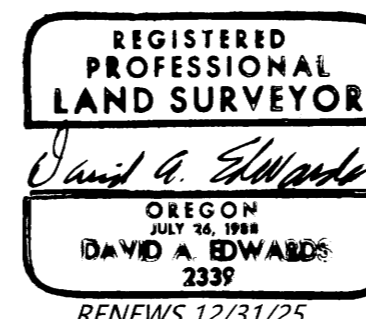
Jerri M. Ayres
NOTARY PUBLIC PRINTED NAME

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] 1/20/2024
DOUGLAS COUNTY PLANNING DIRECTOR DATE

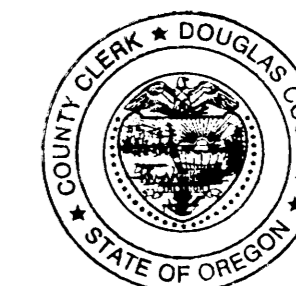
Rand A. Zilly 1-4-24
DOUGLAS COUNTY SURVEYOR DATE

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

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

FILED THIS 31st 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