

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.

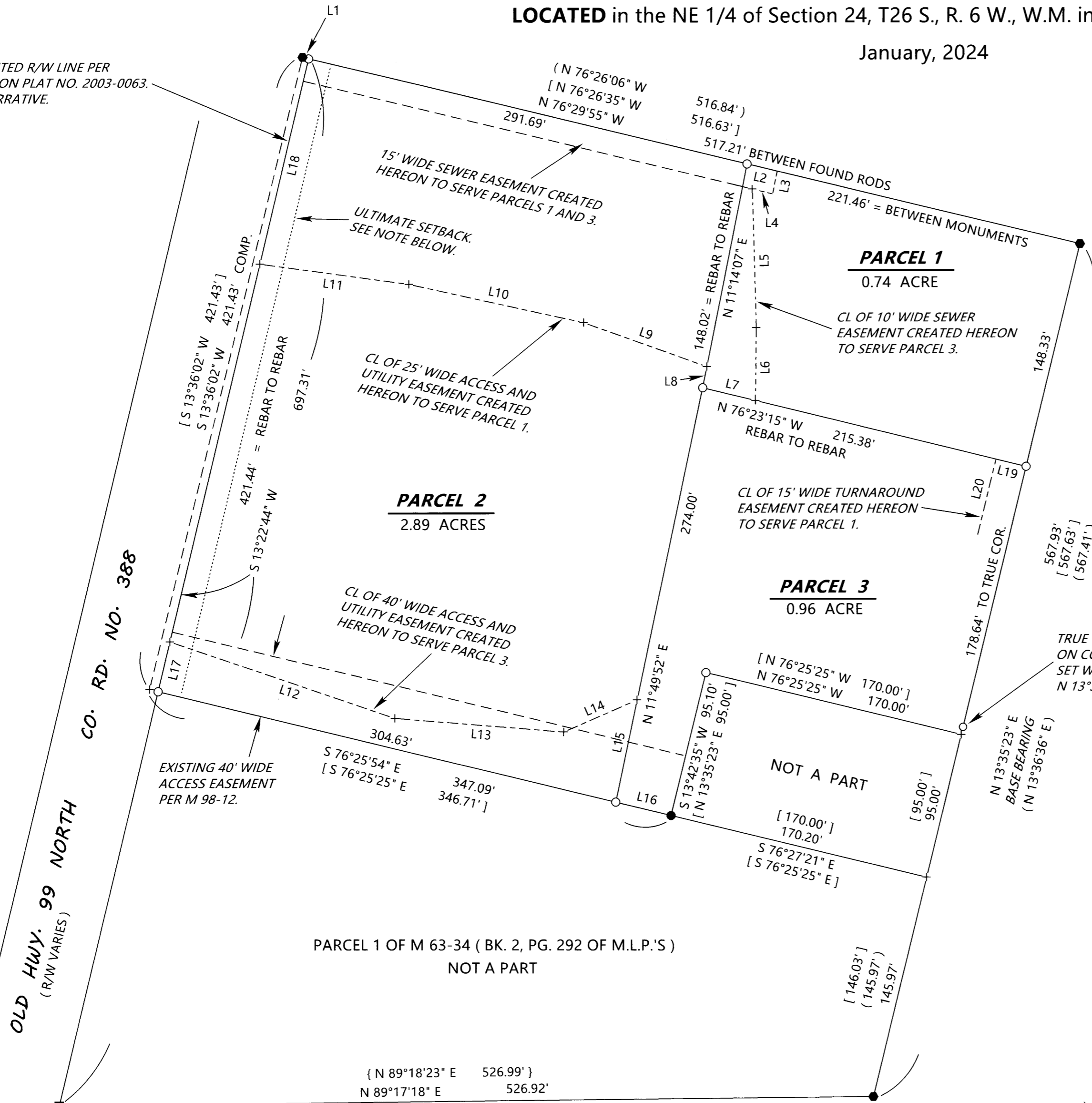
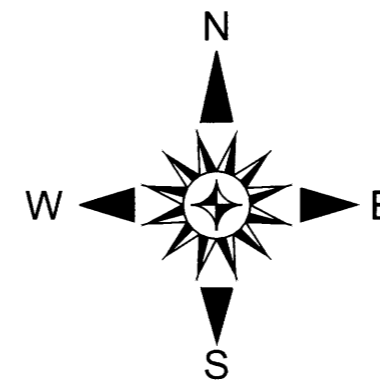
SCALE: 1" = 60'

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.