

LAND PARTITION

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

November, 2024

NOTE: ALL EXTERIOR BEARINGS AND DISTANCES FOR THE PARENT PARCEL 2 OF P.P. 2024-0005 SHOWN HEREON ARE TO BE CONSIDERED MEASURED PER THIS PLAT AND RECORD PER PARTITION PLAT NUMBER 2024-0005. SEE NARRATIVE.

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

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



LEGEND

- INDICATES 5/8" DIAM. STEEL REBAR WITH MY CAP FOUND PER PARTITION PLAT NO. 2024-0005.
 - + INDICATES A COMPUTED POINT.
 - INDICATES 5/8" X 30" STEEL REBAR W/RED PLASTIC CAP MKD. "D.A. EDWARDS-L.S. 2339" SET.
- SCALE: 1" = 40'
- BASIS OF BEARINGS: PARTITION PLAT NUMBER 2024-0005 AS SHOWN.

LINE	TABLE
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'
L17	N 13°22'44" E 33.18'
L18	N 13°22'44" E 104.00'

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.

