LAND PARTITION

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

November, 2024

Douglas County Official Records 2024-013800
Daniel J. Loomis, County Clerk
NO FEE
00613724202400138000020022
11/21/2024 03:35:17 PM
PLAT-PAR Cnt=1 Stn=17 JLGOODWI
This is a no fee document

2024-0031 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:

PARCEL 2 OF PARTITION PLAT NUMBER 2024-0005 OF THE RECORDS OF PARTITION PLATS IN DOUGLAS COUNTY, OREGON.

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 TWO PARCELS AS SHOWN ON SAID SHEET TWO.

Dennis Gregory
DENNIS GREGORY, AUTHORIZED REPRESENTATIVE

APPROVALS

11/14/24
DOUGLAS COUNTY PLANNING DIRECTOR — DATE

11-14-24
DOUGLAS COUNTY SURVEYOR — DATE

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

Tina L Perry (chief Deputy tax collector) 11-21-24
DOUGLAS COUNTY TAX COLLECTOR — DATE

FILED THIS 21st DAY OF November, 2024.

Joy Goodwin, Deputy
DOUGLAS COUNTY CLERK

COUNTY CLERK ★ DOUGLAS COUNTY ★ STATE OF OREGON

ACKNOWLEDGEMENT

STATE OF OREGON
SS
COUNTY OF DOUGLAS

PERSONALLY APPEARED BEFORE ME THIS 11th DAY OF November, 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

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SHOW THE PARTITIONING OF PARCEL 2 OF PARTITION PLAT NUMBER 2024-0005 IN DOUGLAS COUNTY, OREGON INTO TWO SEPARATE PARCELS AND TO MONUMENT THE NEWLY PLATTED BOUNDARIES OF PARCEL 2 OF THIS PARTITION, AS SHOWN HEREON ON SHEET TWO. EXISTING CONTROL POINTS AND DATA PER SAID PARTITION PLAT WERE UTILIZED TO SET THE NEW MONUMENTS. THE EXISTING EXTERIOR CORNER MONUMENTS FOR PARCEL 2 WERE NOT RETIED.

FIELD CREW: BRANT MILLER AND ERIC SPRINKLE.

EQUIPMENT: NIKON TOTAL STATION.

COMPUTATIONS AND DRAFTING: DAVID EDWARDS.

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

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JULY 09, 2008
DAVID A. EDWARDS
2339
RENEWS 12/31/25

WATER: *CITY OF ROSEBURG*

SEWER: *RUSA*

COMP. PLAN: *IN*

ZONING: *M-3*

PLANNING DEPT. FILE: *24-061*

2024-0031 A

GREGCO2024LPSHEET1.TRV

Traverse PC