

PROPERTY LINE ADJUSTMENT PARTITION PLAT NO. 0-10-2023

Surveyor's Certificate:

I, Sean P. Metzger, a duly registered Professional Land Surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked Parcel 5 with proper monuments, as provided by law, and shown hereon, this plat being a correct representation of the same, and the following is an accurate description of the boundary lines:

A tract of land lying in the Sections 20, 21, 28 and 29 Township 37 South, Range 2 West, of the Willamette Meridian, Jackson County, Oregon and being all of parcels 2, 3 and 4 of that real property described Document Number 2018-018663 of the Jackson County Official Records, and is being more particularly described as follows:

Commencing at the Southwest corner of Donation Land Claim 42 of Township 37 South, Range 2 West, of the Willamette Meridian, Jackson County, Oregon; thence South 89°25'10" West a distance of 662.06' feet to the easterly right of way line of Old Stage Road as described in volume 445 and page 198 of said deed records; thence along said right of way South 43°15'07" East a distance of 180.96 feet;

Not Surveyed and by Record Data:

thence South 07°52' West a distance of 372.2 feet, more or less; thence South 89°29' East a distance of 1152.40 feet, more or less; thence South a distance of 1584.7 feet, more or less; thence South 89°58' East a distance of 363 feet, to the West line of the Otto Niedermeyer property, recorded in volume 133 page 617 of the deed of records of Jackson County Oregon; thence South a distance of 1500 feet, to intersection of the average centerline of Niedermeyer Creek; thence along said average centerline of Niedermeyer Creek South 89°59'22" West a distance of 137.83 feet, more or less; thence South 72°28'32" West a distance of 7.74 feet, more or less; thence South 87°51'21" West a distance of 55.27 feet, more or less; thence North 51°25' East a distance of 88.157 feet, more or less; thence South 82°22'02" West a distance of 36.76 feet, more or less; thence South 49°18'34" West a distance of 43.55 feet, more or less; thence South 73°01'52" West a distance of 19.365 feet, more or less; thence South 57°02'47" West a distance of 71.726 feet, more or less; thence South 40°15'19" West a distance of 124.4 feet, more or less; thence South 65°04'20" West a distance of 175.43 feet, more or less; thence South 76°27'05" West a distance of 98.11 feet, more or less; thence North 42°59'12" West a distance of 77.59 feet, more or less; thence North 61°12'02" West a distance of 82.53 feet, more or less; thence North 89°21'32" West a distance of 98.51 feet, more or less; thence North 69°01'20" West a distance of 89.80 feet, more or less; thence South 73°25' West a distance of 102.08 feet, more or less; thence South 58°05'02" West a distance of 90.08 feet, more or less; thence North 67°50'04" West a distance of 56.79 feet, more or less; thence North 79°21'03" West a distance of 212.27 feet, more or less; thence North 73°43'52" West a distance of 76.14 feet, more or less; thence South 86°21'17" West a distance of 87.53 feet, more or less; thence North 46°39'10" West a distance of 66.95 feet, more or less; thence North 57°38'56" West a distance of 53.24 feet, more or less; thence South 88°36'59" West a distance of 153.47 feet, more or less; thence South 75°00' West a distance of 35.0 feet, more or less; thence North 88°04'15" West a distance of 145.61 feet, more or less; thence South 30°54'01" West a distance of 36.63 feet, more or less; thence South 11°35'52" West a distance of 58.52 feet, more or less; thence South 67°52'26" West a distance of 39.27 feet, more or less; thence South 80°00' West a distance of 31 feet, more or less; thence leaving said average centerline of Niedermeyer Creek, North 00°11'25" West a distance of 36.69 feet, more or less; thence North 00°11' West a distance of 271.87 feet, more or less; thence South 89°54'50" West a distance of 87.67 feet, more or less; thence North 16° 33' East 728.3 feet to an iron pin; thence North 26° 46' East 164.0 feet; thence North 2° 26' East 470.0 feet to a point, which bears South 87° 52' West 385.5 feet and thence North 174.0 feet from the inside "ell" corner of Donation Land Claim No. 40 in Township 37 South, Range 2 West of the Willamette Meridian in Jackson County, Oregon;

Surveyor's Certificate: continued

As Surveyed:

thence South 89°54'50" West a distance of 904.21 feet to the easterly right of way line of Old Stage Road as described in volume 445 and page 198 of said deed records; thence along said right of way North 25°48'13" East a distance of 95.08 feet, to a set 5/8" rebar with an orange plastic cap marked "Metzger LS 82769"; thence North 30°05'13" East a distance of 112.93 feet, to a set 5/8" rebar with an orange plastic cap marked "Metzger LS 82769"; thence South 59°54'47" East a distance of 10.00 feet, to a set 5/8" rebar with an orange plastic cap marked "Metzger LS 82769"; thence North 30°05'13" East a distance of 1124.87 feet, more or less; thence North 59°54'47" West a distance of 10.00 feet, more or less; thence North 30°05'13" East a distance of 196.83 feet, more or less; thence North 43°02'13" East a distance of 443.87 feet, more or less; thence South 46°57'47" East a distance of 5.00 feet, more or less; thence North 43°02'13" East a distance of 443.02 feet, more or less; to the Point of Beginning.

Sean P. Metzger
SEAN P. METZGER PLS 82769

Declaration:

KNOW ALL MEN BY THESE PRESENTS, that Nancy N. Vaughn, trustee of the Vaughn Bypass Trust under Will dated April 1, 2008 as to an undivided 50% interest and Nancy N. Vaughn, trustee of the Nancy N. Vaughn Living Trust dated June 18, 2018 as to an undivided 50% interest, are the owners in fee of the lands shown on this plat, more particularly described in the Surveyor's Certificate, and has caused the same to be adjusted and surveyed into 3 Parcels as shown on sheet 2.

Nancy M. Vaughn Nancy M. Vaughn
Nancy Vaughn Nancy Vaughn
Trustee of the Vaughn Bypass Trust Trustee of the Nancy N. Vaughn Living Trust

State of Oregon)
ss
County of Jackson)

Personally appeared before me the above named Nancy Vaughn of the Vaughn Bypass Trust on this the 8th day of March, 2023 and acknowledged the foregoing instrument to be his voluntary act and deed.

(Signature) KJM
(Printed Name) Kate Julia McGuire

Notary Public - Oregon Commission No. 1016585
My Commission Expires: September 06, 2025

State of Oregon)
ss
County of Jackson)

Personally appeared before me the above named Nancy Vaughn on this the 8th day of March, 2023 and acknowledged the foregoing instrument to be his voluntary act and deed.

(Signature) KJM
(Printed Name) Kate Julia McGuire

Notary Public - Oregon Commission No. 1016585
My Commission Expires: September 06, 2025

Trustee of the Nancy N. Vaughn Living Trust

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Sean P. Metzger
OREGON
JUNE 8, 2009
SEAN P. METZGER
No. 82769
RENEWS: 12/31/2024

I, Sean P. Metzger, do hereby certify that this is an exact copy of the original.

Sean P Metzger

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 20
AND SOUTHWEST 1/4 OF SECTION 21 AND NORTHEAST 1/4 OF SECTION 28
TOWNSHIP 37 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN
JACKSON COUNTY, OREGON
(JCDS FILE # 439-21-00070-SUB) AND (JCDS FILE # 439-21-00071-SUB)

Approvals:

Examined and approved by Jackson County Development Services
File No. (JCDS FILE # 439-21-00070-SUB)
(JCDS FILE # 439-21-00071-SUB)

this 17 day of March, 2023

Francis Hernandez
Jackson County Planning

Examined and approved this 9 day of March, 2023

Scott Fein
Jackson County Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of this 22th day of March, 2023

Joel O'Keefe 3/22/23
Tax Collector Deputy Date

Examined and approved as required by O.R.S. 92.100 this 22 day of March, 2023

David Masamir 3-22-23
Jackson County Assessor or Deputy Date

Recorder's Certificate:

Filed for record this 22 day of March, 2023 at 2:39 O'clock P.M. and recorded in Volume 34, Page 10 of the Plat Records of Jackson County, Oregon.

Christine D. Walker
County Clerk

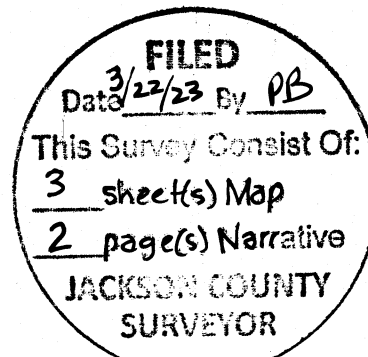
Glen Hall
Deputy

Sheet Index: NOTE: NARRATIVE IS A SEPARATE DOCUMENT
Sheet 1: This Sheet
Sheet 2: Northerly Portion of Survey
Sheet 3: Encumbrances and Southerly Portion of Survey

SURVEY BY: METZGER LAND SURVEYING, LLC
P.O. BOX 3521
CENTRAL POINT, OR 97502
PHONE: 541-727-2749

DRAWN BY: SPM DATE: 2/15/2023
MYLAR PLOTTED: DATE: 3/8/2023

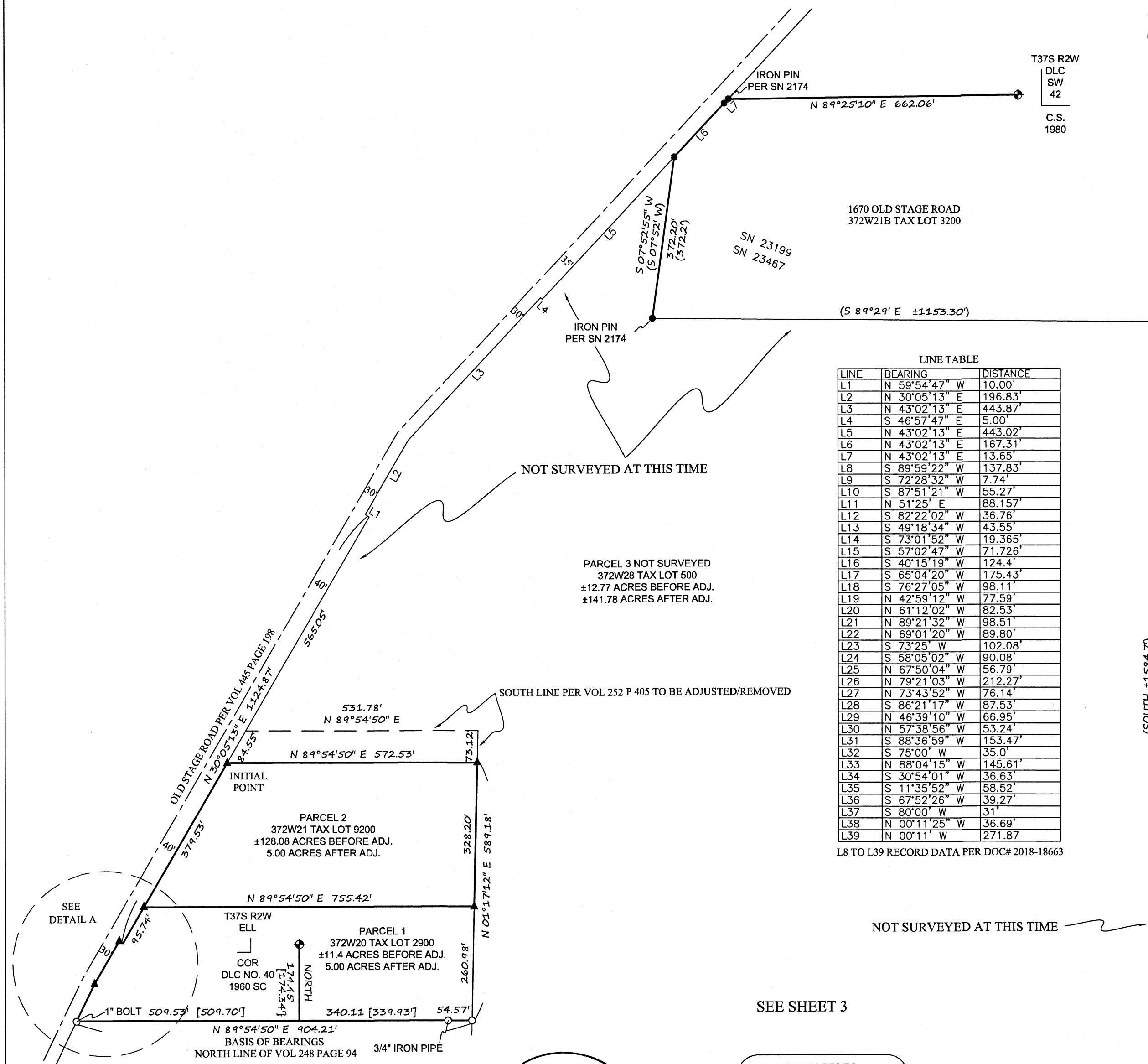
SURVEY FOR: NANCY VAUGHN
1014 OLD STAGE ROAD, CENTRAL POINT, OR 97502 SHEET 1 OF 3



372W20 TAX LOT 2900
372W21 TAX LOT 9200
372W28 TAX LOT 500

PROPERTY LINE ADJUSTMENT PARTITION PLAT NO. P-10-2023

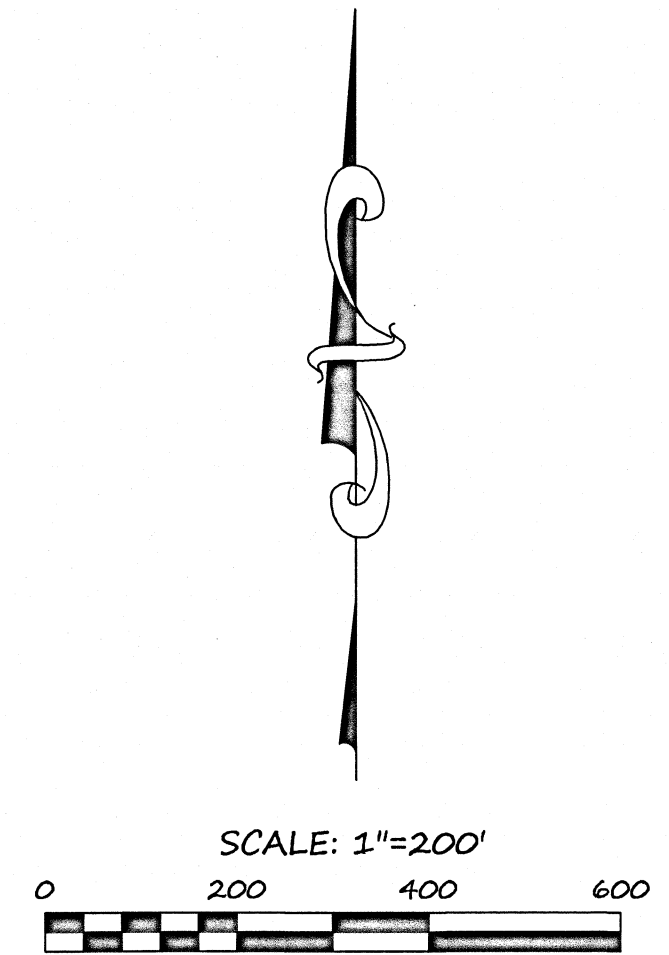
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 20
AND SOUTHWEST 1/4 OF SECTION 21 AND NORTHEAST 1/4 OF SECTION 28
TOWNSHIP 37 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN
JACKSON COUNTY, OREGON
(JCDS FILE # 439-21-00070-SUB) AND (JCDS FILE # 439-21-00071-SUB)



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 59°54'47" W	10.00'
L2	N 30°05'13" E	196.83'
L3	N 43°02'13" E	443.87'
L4	S 46°57'47" E	5.00'
L5	N 43°02'13" E	443.02'
L6	N 43°02'13" E	167.31'
L7	N 43°02'13" E	13.65'
L8	S 89°59'22" W	137.83'
L9	S 72°28'32" W	7.74'
L10	S 87°51'21" W	55.27'
L11	N 51°25' E	88.157'
L12	S 82°22'02" W	36.76'
L13	S 49°18'34" W	43.55'
L14	S 73°01'52" W	19.365'
L15	S 57°02'47" W	71.726'
L16	S 40°15'19" W	124.4'
L17	S 65°04'20" W	175.43'
L18	S 76°27'05" W	98.11'
L19	N 42°59'12" W	77.59'
L20	N 61°12'02" W	82.53'
L21	N 89°21'32" W	98.51'
L22	N 69°01'20" W	89.80'
L23	S 73°25' W	102.08'
L24	S 58°05'02" W	90.08'
L25	N 67°50'04" W	56.79'
L26	N 79°21'03" W	212.27'
L27	N 73°43'52" W	76.14'
L28	S 86°21'17" W	87.53'
L29	N 46°39'10" W	66.95'
L30	N 57°38'56" W	53.24'
L31	S 88°36'59" W	153.47'
L32	S 75°00' W	35.0'
L33	N 88°04'15" W	145.61'
L34	S 30°54'01" W	36.63'
L35	S 11°35'52" W	58.52'
L36	S 67°52'26" W	39.27'
L37	S 80°00' W	31'
L38	N 00°11'25" W	36.69'
L39	N 00°11' W	271.87'

L8 TO L39 RECORD DATA PER DOC# 2018-18663



NOTE: NARRATIVE IS A SEPARATE DOCUMENT

FILED
Date: 3/22/23 By: PB
This Survey Consist Of:
3 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

Sean P Metzger
OREGON
JUNE 8, 2009
SEAN P. METZGER
No. 82769
RENEWS: 12/31/2024

I, Sean P. Metzger, do hereby certify that this is an exact copy of the original.
Sean P Metzger

SURVEY BY: METZGER LAND SURVEYING, LLC
P.O. BOX 3521
CENTRAL POINT, OR 97502
PHONE: 541-727-2749

DRAWN BY: SPM
MYLAR PLOTTED:

DATE: 2/15/2023
DATE: 3/8/2023

SURVEY FOR: NANCY VAUGHN
1014 OLD STAGE ROAD, CENTRAL POINT, OR 97502 SHEET 2 OF 3

372W20 TAX LOT 2900
372W21 TAX LOT 9200
372W28 TAX LOT 500

PROPERTY LINE ADJUSTMENT PARTITION PLAT NO. P-10-2023

FIRST AMERICAN TITLE COMPANY
PUBLIC RECORDS REPORT ORDER NUMBER: 7169-4011398
PREPARED DECEMBER 8, 2022

LIST OF LIENS AND ENCUMBRANCES, WHICH CANNOT BE LOCATED:
(NUMBERS CORRESPOND TO SAID REPORT, SOME DESCRIPTION SHORTENED TO SHOW DOCUMENT NUMBERS ONLY)

- Rights of the public and of governmental bodies in and to that portion of the premises herein described lying below the high water mark of Niedermeyer Creek. (Affects Parcels 3 & 5)
- Any adverse claim based upon the assertion that some portion of said land has been removed from or brought within the boundaries thereof by an avulsive movement of the Niedermeyer Creek or has been formed by the process of accretion or reliction or has been created by artificial means or has accreted to such portion so created. (Affects Parcels 3 & 5)
- The premises herein described are within and subject to the statutory powers of the Rogue Valley Sewer Services.
- These premises are situated in the Medford Irrigation District, and subject to the levies and assessments thereof, water and irrigation rights, easements for ditches and canals and regulations concerning the same.
- The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways.
- Right of way granted to the Medford Irrigation District, a municipal corporation, by instrument recorded in Volume 133, Page 312 of the Deed Records of Jackson County, Oregon. **OUTSIDE SURVEYED AREA**
- Easement, including terms and provisions contained therein: Recording Information: Volume 169, Page 260 For: Iron pipe line **OUTSIDE SURVEYED AREA**
- Easement for electric transmission and distribution lines of one or more wires, and all necessary or desirable appurtenances, including telephone and telegraph wires, towers, poles, props, guys and other supports; and related matters. Recording Information: Volume 218, Page 588, Volume 225, Page 492; Volume 229, Page 207; Volume 249, Page 329 and Volume 449, Page 162. Grantee: California and Oregon Power Company **OUTSIDE SURVEYED AREA OR NO LOCATION GIVEN**
- Easement, including terms and provisions contained therein: Recording Information: Volume 228, Page 253
In Favor of: California Oregon Power Company For: Distribution and transmission of electricity
Quitclaim deed recorded October 3, 1984 as Document 84-16232 terminates a portion of the above said easement. **NO LONGER ON PROPERTY**
- Easement, including terms and provisions contained therein: Recording Information: Volume 410, Page 422; Volume 440, Page 4 & Volume 449, Page 162
In Favor of: California Oregon Power Company For: Distribution and transmission of electricity **OUTSIDE SURVEYED AREA OR NO LOCATION GIVEN**
- Easement, including terms and provisions contained therein: Recording Information: Volume 539, Page 160 In Favor of: Pacific Power & Light Company For: Distribution and transmission of electricity **OUTSIDE SURVEYED AREA OR NO LOCATION GIVEN**
- Easement, including terms and provisions contained therein: Recording Information: October 25, 1984 as Document No. 84-17395 For: Ingress, egress and utilities **OUTSIDE SURVEYED AREA OR NO LOCATION GIVEN**
- Easement, including terms and provisions contained therein: Recording Information: April 4, 1986 as Document No. 86-05784 In Favor of: Pacific Northwest Bell Telephone Company For: Underground communication lines and above ground cabinets **OUTSIDE SURVEYED AREA OR NO LOCATION GIVEN**
- Easement, including terms and provisions contained therein: Recording Information: August 22, 1986 as Document No. 86-16267 In Favor of: Pacific Power & Light Company For: Distribution and transmission of electricity **OUTSIDE SURVEYED AREA OR NO LOCATION GIVEN**
- An unrecorded lease and the terms and conditions thereof, disclosed by instrument recorded under recording no. 92-03795. (Affects Parcel 2)
- Mutual release and settlement agreement, including terms and provisions thereof. Recorded: April 26, 2001 as Document No. 01-18683
- Easement, including terms and provisions contained therein: Recording Information: June 12, 2003 as Document No. 03-38391 For: Ingress, egress and utilities **OUTSIDE SURVEYED AREA OR NO LOCATION GIVEN**

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 20
AND SOUTHWEST 1/4 OF SECTION 21 AND NORTHEAST 1/4 OF SECTION 28
TOWNSHIP 37 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN
JACKSON COUNTY, OREGON
(JCDS FILE # 439-21-00070-SUB) AND (JCDS FILE # 439-21-00071-SUB)

SEE SHEET 2

NOT SURVEYED AT THIS TIME

NOT SURVEYED AT THIS TIME

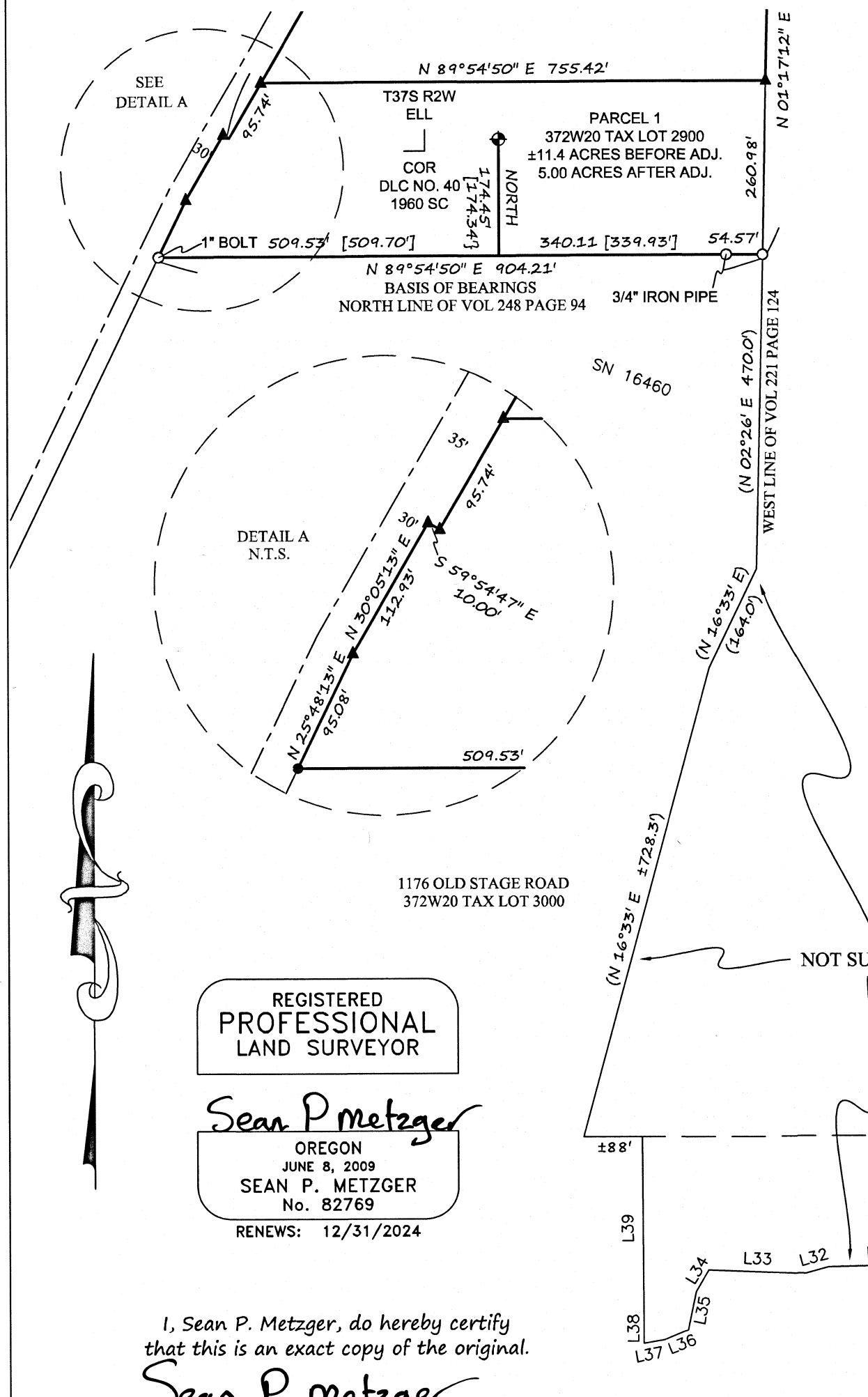
PARCEL 3 NOT SURVEYED
372W28 TAX LOT 500
±12.77 ACRES BEFORE ADJ.
±141.78 ACRES AFTER ADJ.

LEGEND

- ▲ SET 5/8"x30" REBAR WITH ORANGE PLASTIC CAP MARKED "METZGER LS 82769"
 - FOUND AND ACCEPTED ALUMINUM CAP MARKED "BOYDEN RLS 281" OR AS NOTED PER SN 16460
 - FOUND AND ACCEPTED GPC MARKED "LS 2332" OR AS NOTED PER SN 23199
 - ◆ FOUND AND ACCEPTED BRASS CAP MONUMENT AS NOTED
 - () RECORD DATA PER DOCUMENT NUMBER 2018-18663
 - () RECORD DATA PER SN 16460
- SN = SURVEY NUMBER -DN = DOWN
GPC = ORANGE PLASTIC CAP FND = FOUND
DOC# = DOCUMENT NUMBER

____ SURVEYED PROPERTY LINE

FILED
Date 3/23/23 By PB
This Survey Consist Of:
3 sheet(s) Map
2 page(s) Narrative
**JACKSON COUNTY
SURVEYOR**

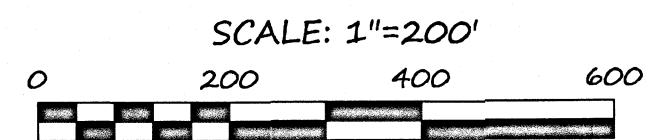


**REGISTERED
PROFESSIONAL
LAND SURVEYOR**

Sean P Metzger
OREGON
JUNE 8, 2009
SEAN P. METZGER
No. 82769
RENEWS: 12/31/2024

I, Sean P. Metzger, do hereby certify
that this is an exact copy of the original.

Sean P Metzger



372W20 TAX LOT 2900
372W21 TAX LOT 9200
372W28 TAX LOT 500

175 HANLEY ROAD
372W28 TAX LOT 600

77 HANLEY ROAD
372W28 TAX LOT 403

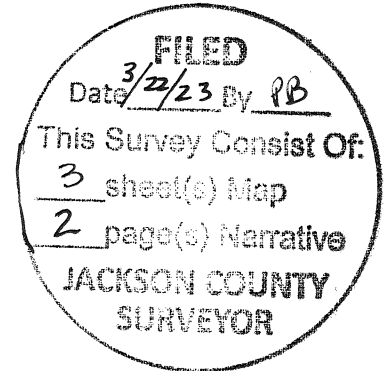
NOTE: NARRATIVE IS A
SEPARATE DOCUMENT

SURVEY BY: METZGER LAND SURVEYING, LLC
P.O. BOX 3521
CENTRAL POINT, OR 97502
PHONE: 541-727-2749

DRAWN BY: SPM **DATE:** 2/15/2023
MYLAR PLOTTED: **DATE:** 3/8/2023

SURVEY FOR: NANCY VAUGHN
1014 OLD STAGE ROAD, CENTRAL POINT, OR 97502 **SHEET 3 OF 3**

**Survey Narrative to Comply with
Oregon Revised Statutes, Paragraph 209.250**



SURVEYED FOR: NANCY VAUGHN
1014 Old Stage Road
Central Point, OR 97502

SURVEYED BY: METZGER LAND SURVEYING, LLC
PO Box 3521
Central Point OR, 97502

LOCATION: In the Southeast 1/4 of Section 20 and Southwest 1/4 of Section 21 and Northeast 1/4 of Section 28, Township 37 South, Range 2 West, Willamette Meridian Jackson County, Oregon.

DATE FINAL MONUMENT SET: August 29, 2022

BASIS OF BEARING: Filed Survey Number 16460

PURPOSE OF SURVEY: To survey and monument the boundary of two sequentially adjusted 5.0 acre tracts, being adjusted through a property line adjustment as approved by Jackson County Development Services file numbers 439-21-00070-Sub and 439-21-00071-Sub.

LOT LEGALITY FINDINGS PRIOR TO ADJUSTMENT: Prior to the current sequential property line adjustment, there were five (5) separate legal parcels for development purposes (*See Parcel Legality Map attached*). Specifically, Parcels 1 through 5, as depicted on the map, were determined to be separate legal parcels for development purposes pursuant to Jackson County File Nos. 439-21-00070-SUB and 439-21-00071. No additional parcels were created pursuant to this sequential property line adjustment.

The parcel legality determination for each of the five (5) parcels is based on the following (Parcel numbers set forth below correlate to the attached map):

Parcel 1 (37-2W-20 Tax Lot 2900) is a separate legal parcel for development purposes in its current configuration pursuant to a Decree of Final Distribution dated August 20, 1974, and recorded on August 21, 1974, as Volume 229, Page 456 with the Jackson County Clerk (“the 1974 Decree”). Specifically, Parcel 1 is described in subsection (3)(f) of the 1974 Decree.

Parcel 2 (37-2W-21 (Northern Portion Tax Lot 9200)) is a separate legal parcel for development purposes in its current configuration pursuant to a bargain and sale deed dated May 15, 1944, and recorded on July 27, 1944, as Volume 252, Page 405 in the Official Records of Jackson County, Oregon (“the 1944 Deed”).

Parcel 3 (37-2W-28 Tax Lot 500 and (Southern Portion Tax Lot 9200)) is a separate legal parcel for development purposes in its current configuration pursuant to the following: (a) a correction deed dated April 14, 1939, and recorded on the same day as Volume 221, Page 124 in the Official Records of Jackson County, Oregon (“the 1939 Deed”); and (b) a property line adjustment processed and approved through Jackson County File No. 439-84-59-LLA (“the 1984 PLA”). The 1984 PLA for Parcel 3 was consummated pursuant to a property line adjustment bargain and sale deed recorded on October 25, 1984, as document number 1984-17392 in the Official Records of Jackson County, Oregon. The 1939 Deed described the southern portion of Tax Lot 9200, Tax Lot 500 in its current configuration and land south of Tax Lot 500. The 1984 PLA should have included that portion of the property located in Section 21 to the north of Tax Lot 500 since there is no instrument conveying the southern portion of Tax Lot 9200 out of the parent parcel created in 1939. Therefore, Tax Lot 500 and the southern portion of Tax Lot 9200 together constitute a separate legal parcel for development purposes as depicted on the Parcel Legality Map.

Parcel 4 (37-2W-29A Tax Lot 100) is a separate legal parcel for development purposes in its current configuration pursuant to a warranty deed date November 2, 1962, and recorded on the same day as Volume 539, Page 74 in the Official Records of Jackson County, Oregon.

Parcel 5 (37-2W-29A Tax Lot 200) is a separate legal parcel for development purposes in its current configuration pursuant to a property line adjustment processed and approved through the 1984 PLA. The 1984 PLA for Parcel 5 was consummated pursuant to a property line adjustment bargain and sale deed recorded on October 25, 1984, as document number 1984-17393 in the Official Records of Jackson County, Oregon.

PROCEDURE USED DURING SURVEY: This survey began with a diligent search of available records including-

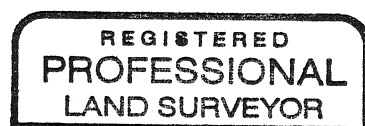
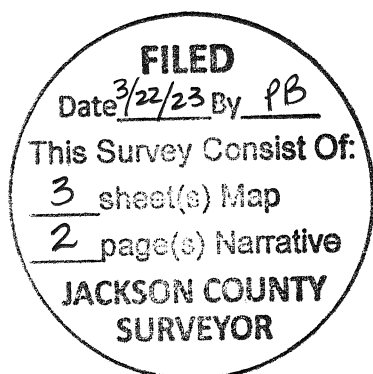
- Filed Survey Numbers 2174, 16460, 23199 and 23467
- Clients current deed 2018-18663 for tax lots 500, 2900 and 9200
- Volume 221 Page 124, Volume 248 Page 94 and Volume 252 Page 405 for surrounding properties
- Roll Map 8b-5-18 and Volume 445 Page 198 for County Road Right of Way

The two 5.0 acre tract to be adjusted will be a portion of Parcel 4 of Instrument number 2018-18663. The southerly line of said parcel 4 is the North line of Volume 248 Page 94 and controlled by the shown found monuments from filed survey number 16460. The easterly right of way of Old Stage Road was positioned by utilizing Road Roll Map 8b-5-18 and found DLC corners as shown hereon. The East line of said Parcel 4 is the west line of Volume 221 Page 124 and controlled by the found monuments and record data from filed survey 16460.

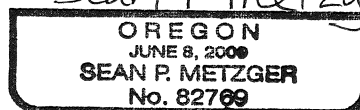
The controlling corners as shown hereon were measured and accepted in their location as the best available evidence of each corner location, unless otherwise noted.

Per said Jackson County Development Services approval the new boundaries of two 5.0 acre tracts were calculated as shown hereon, and monumented accordingly.

All found monuments were measured via static GPS observations, redundant RTK measurements and/or closed loop traverse.



Sean P Metzger



RENEWS: 12/31/2024