

BRANDY BAR LANDING

PHASES I, II & III - A CONDOMINIUM

LYING IN GOVERNMENT LOTS 8, 9 AND 10 IN S 1/2, SECTION 6, T22S, R10W, W.M.

Developer: BRANDY BAR LTD.
P. J. Washburn,
GENERAL PARTNER

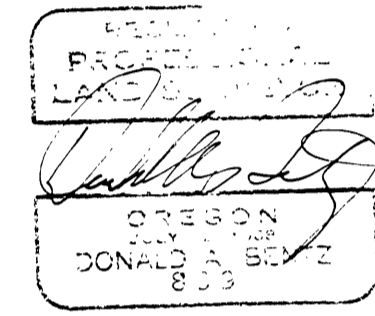
SURVEYOR:
BHW ENGINEERING & SURVEYING, INC.
1205 S.E. COURT
ROSEBURG, OREGON
673-0165

NARRATIVE:

THIS SURVEY CONSISTS OF ATTEMPTING TO LOCATE A NON-MONUMENTED TIDELANDS SURVEY (AS FILED IN COUNTY SURVEYOR'S RECORDS C.S. 4/136), A MEANDER LINE WITH OBVIOUS ERRORS (ON ORIGINAL PLAT) AND A STATE HWY. RIGHT-OF-WAY WHICH LACKS MONUMENTATION. FIRST THE TIDELANDS SURVEY WAS ESTABLISHED PER RECORD FROM THE FOUND MEANDER CORNER BETWEEN SECTION 1, T22S, R11W AND SECTION 6, T22S, R10W. BEARINGS BASED ON A 1/4 CORNER COMMON TO SECTIONS 6 AND 7 AND MEANDER CORNER TIES PER SURVEY MGS-12. THE STATE HWY. RIGHT-OF-WAY WAS ESTABLISHED USING DEED TIES (APPROXIMATE) TO INTERSECTING SECTION LINES. NO OTHER MONUMENTS COULD BE FOUND. THE SOUTHEASTERLY LINE OF THE PARCEL WAS ESTABLISHED PER MGS-33 AND THE NORTHWESTERLY LINE A RANDOM LINE BETWEEN PHASE III AND PHASE III OF THE DEVELOPMENT INTERSECTING THE NORTHERLY LINE (TIDELANDS SURVEY) AND THE SOUTHERLY LINE (STATE HWY. RIGHT-OF-WAY). A WILD T-1 AND RED-1 E.D.M. WERE USED BY O. EDWARDS, D. BENTZ AND H. GRUBB TO COMPLETE THE SURVEY. COMPUTATIONS BY D. BENTZ. DRAFTING BY D. HOPKINS. MONUMENTATION OF THE TIDELANDS SURVEY AND STATE HWY. RIGHT-OF-WAY IS FOR THE PURPOSE OF THIS PLAT ONLY. THE ACTUAL LINES MAY VARY SLIGHTLY WHEN ESTABLISHED BY THEIR APPROPRIATE AGENCY.

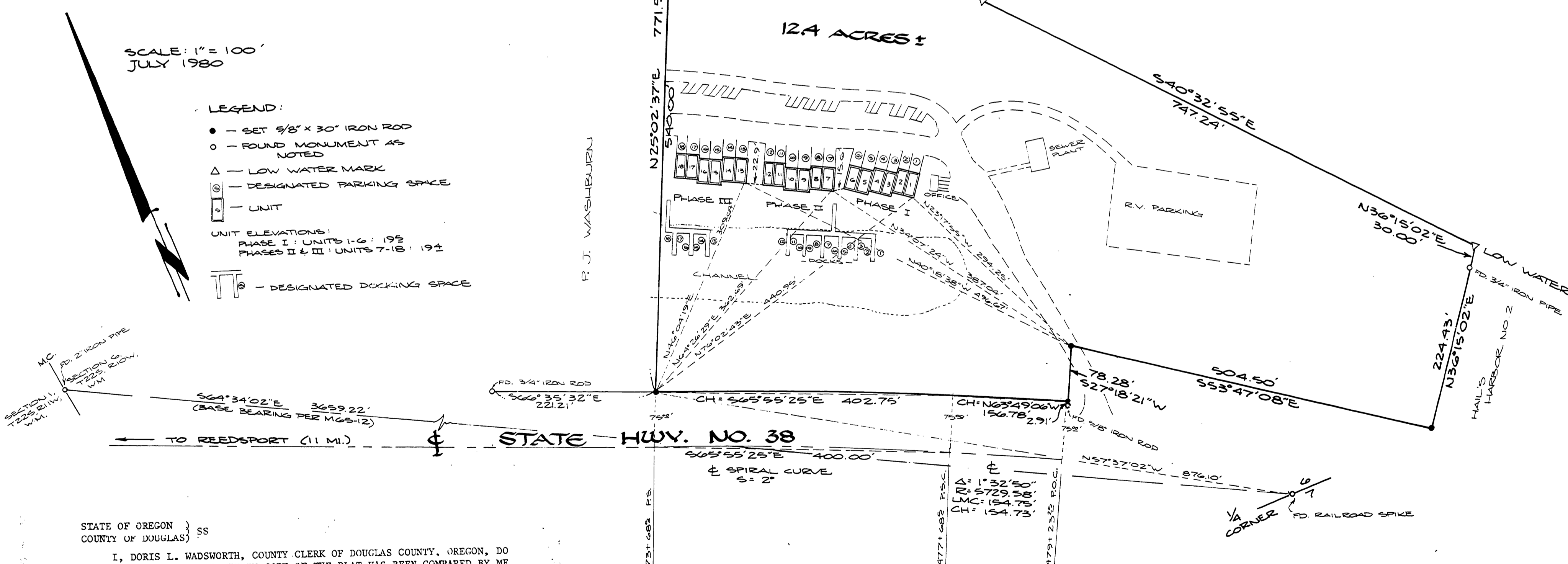
NOTES:

1. EACH NUMBERED UNIT IS COMPOSED OF THE APARTMENT BEARING SUCH NUMBER.
2. BOUNDARY LINES OF EACH UNIT ARE THE INTERIOR UNFINISHED SURFACES OF THE PERIMETER WALLS, FLOORS AND CEILINGS THEREOF.
3. ALL CONDUITS AND WIRE TO OUTLETS AND ALL OTHER UTILITY LINES TO OUTLETS, REGARDLESS OF LOCATION, CONSTITUTE PART OF THE COMMON AREA.
4. ALL BEARING WALLS LOCATED WITHIN AN APARTMENT CONSTITUTE PARTS OF THE COMMON AREA TO THE FINISHED SURFACE OF SAID WALLS.
5. ALL LAND AND ALL OTHER PORTIONS OF THIS PLAT WHICH ARE NOT ENCOMPASSED WITHIN THE SPACES ABOVE DEFINED ARE PART OF THE GENERAL COMMON ELEMENTS OWNED BY EACH UNIT OWNER AS TO AN UNDIVIDED INTEREST OR THE LIMITED COMMON ELEMENTS RESERVED FOR THE USE OF OWNERS OF CERTAIN UNITS OR NUMBERS OF UNITS.
6. ELEVATIONS SHOWN ARE BASED ON DOUGLAS COUNTY SURVEYOR'S OFFICE T.B.M. STATION U-24, BRASS CAP SET IN 1972, APPROXIMATELY 7.9 MILES WEST OF SCOTTSBURG ON STATE HWY. 38, ELEVATION: 14.779.
7. ELEVATIONS OF UNITS ARE GIVEN AT THE FINISHED FLOOR LEVEL.



SCALE: 1" = 100'
JULY 1980

- LEGEND:**
- - SET 3/8" x 30" IRON ROD
 - - ROUND MONUMENT AS NOTED
 - △ - LOW WATER MARK
 - ⊙ - DESIGNATED PARKING SPACE
 - - UNIT
 - ☐ - DESIGNATED DOCKING SPACE
- UNIT ELEVATIONS:
PHASE I: UNITS 1-6: 193
PHASES II & III: UNITS 7-18: 194



STATE OF OREGON }
COUNTY OF DOUGLAS } SS

I, DORIS L. WADSWORTH, COUNTY CLERK OF DOUGLAS COUNTY, OREGON, DO HEREBY CERTIFY THAT THE WITHIN COPY OF THE PLAT HAS BEEN COMPARED BY ME WITH THE ORIGINAL THEREOF, AND THAT IT IS AN EXACT COPY OF THE WHOLE THEREFORE, AS THE SAME APPEARS ON FILE IN MY OFFICE AND CUSTODY.

WITNESS MY HAND AND OFFICAL SEAL THIS 26th DAY OF Aug, 1980
Doris L. Wadsworth

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LYING IN GOVERNMENT LOTS 8, 9 AND 10 IN S 1/2, SECTION 6, T22S, R10W, W.M.

CERTIFICATE OF SURVEYOR

I, Donald A. Bentz, being first duly sworn, depose and say that I have correctly surveyed and marked with proper monuments the lands shown on the annexed plat of which the following is a true and correct description:

A parcel of land lying northerly of the Umpqua highway and southerly of the Umpqua River in Section 6, Township 22 South, Range 10 West, Willamette Meridian, Douglas County, Oregon and being a portion of Government Lots 8, 9 and 10 and that parcel described in Tidelands Survey, County Surveyor's file 41-36 and being more particularly described as follows:

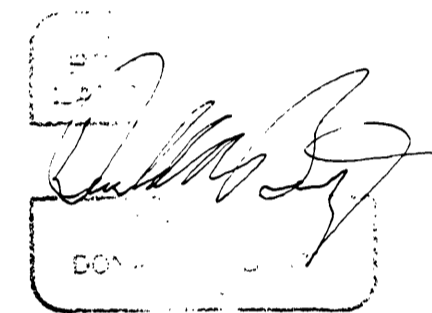
Beginning at a 5/8" iron rod on the northerly line of the Umpqua highway said point bears N57°37'02"W 876.10 feet from the 1/4 corner common to Sections 6 and 7, Township 22 South, Range 10 West, Willamette Meridian; thence leaving said right-of-way line N25°02'37"E 540.00 feet to a 5/8" iron rod; thence continuing N25°02'37"E 231.53 feet to the northerly line of the Tidelands Survey as filed with the County Surveyor's Office (file #CS41-36); thence along said northerly line S51°00'E 364.51 feet and S2°13'13"E 158.73 feet to a point on the southerly bank of the Umpqua River; thence S40°32'55"E 747.24 feet along said bank to the northwesterly line of Hail's Harbor No. 2; thence leaving said river S36°15'02"W 30.00 feet along said northwesterly line to a 3/4" iron pipe; thence continuing S36°15'02"W 224.43 feet to a 5/8" iron rod on the northerly line of that parcel described in Volume 99, Page 33, Douglas County Deed Records; thence leaving said northwesterly line of Hail's Harbor No. 2 N53°47'07"W 504.50 feet along the northerly line of Volume 99, Page 33 to a 5/8" iron rod; thence S27°18'21"W 78.28 feet to a 5/8" iron rod on the northerly line of the Umpqua highway 75 feet northerly line of the Umpqua highway centerline; thence along said north line of the Umpqua highway along the arc of a 5,804.58 foot radius curve to the left (the chord of which bears N63°49'06"W 156.78 feet); thence along the arc of a decreasing spiral (the chord of which bears N65°55'25"W 402.75 feet) to the point of beginning.

All being a portion of the south half of Section 6, Township 22 South, Range 10 West, Willamette Meridian and containing 12.4 acres.

Subject to rights of the public and governmental bodies in and to any portion lying below ordinary high water mark of the Umpqua River.

Also subject to easements described in:

1. O.R. North, Volume 222, Recorder's No. 160415, Deed Records of Douglas County, Oregon;
2. West Coast Telephone Company, Volume 234, Page 296, Recorder's No. 181273, Deed Records of Douglas County, Oregon;
3. State of Oregon, Volume 226, Page 824, Deed Records of Douglas County, Oregon, and modified by Volume 238, Recorder's No. 188023, Deed Records of Douglas County, Oregon.
4. Douglas Electric Cooperative, Inc., Recorder's No. 203684, Deed Records of Douglas County, Oregon.



Donald A. Bentz
Donald A. Bentz
Registered Land Surveyor
839

SUBSCRIBED and SWORN before me this 1st day of August, 1980
my commission expires on the 7th day of May, 1984

Linda Marie Smith
Notary Public, State of Oregon

APPROVALS

<i>George Mank</i>	8-26-80
Douglas County Assessor	DATE
<i>[Signature]</i>	8-26-80
Filed: Douglas County Clerk	DATE

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COUNTY OF DOUGLAS } SS

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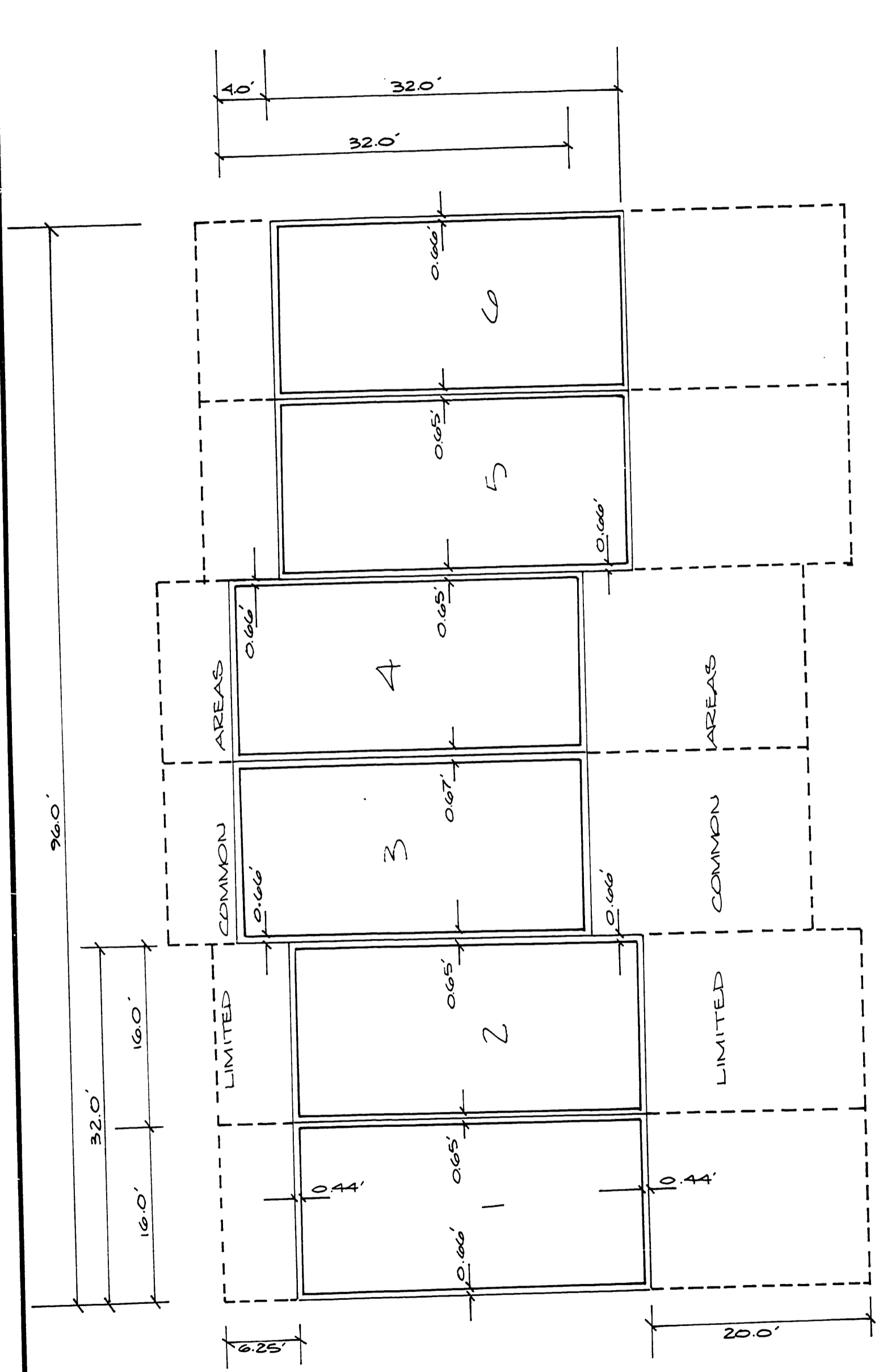
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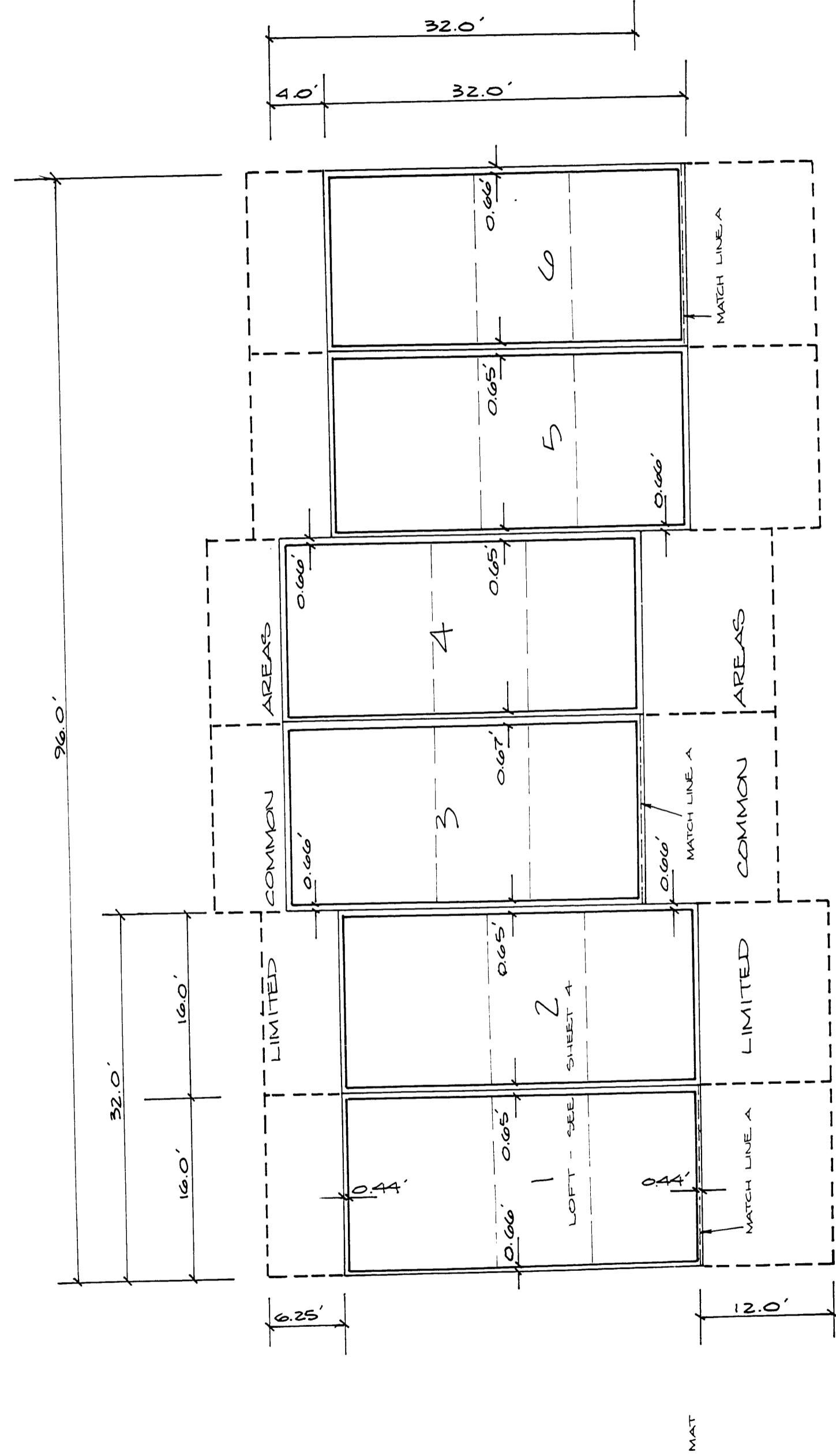
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FIRST FLOOR
- TYPICAL BUILDING CONSISTING OF 6 UNITS -
SCALE: 1" = 10'

DIMENSIONS SHOWN HEREON ARE TO DETERMINE UNIT SIZE ONLY; CONFIGURATION OF THE UNITS AS SHOWN ON PAGE 1 HEREOF. EXTERIOR DIMENSIONS SHOWN ARE TO THE CENTERLINE OF THE STUDS.



SECOND FLOOR
- TYPICAL BUILDING CONSISTING OF 6 UNITS -
SCALE: 1" = 10'

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