

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

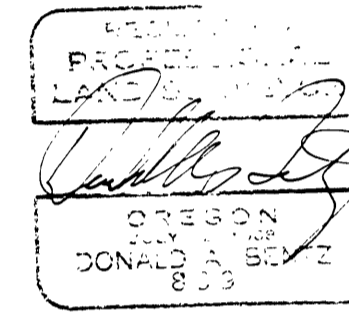
SURVEYOR:
BHW ENGINEERING & SURVEYING, INC.
1205 S.E. COURT
ROSEBURG, OREGON
673-0165

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.

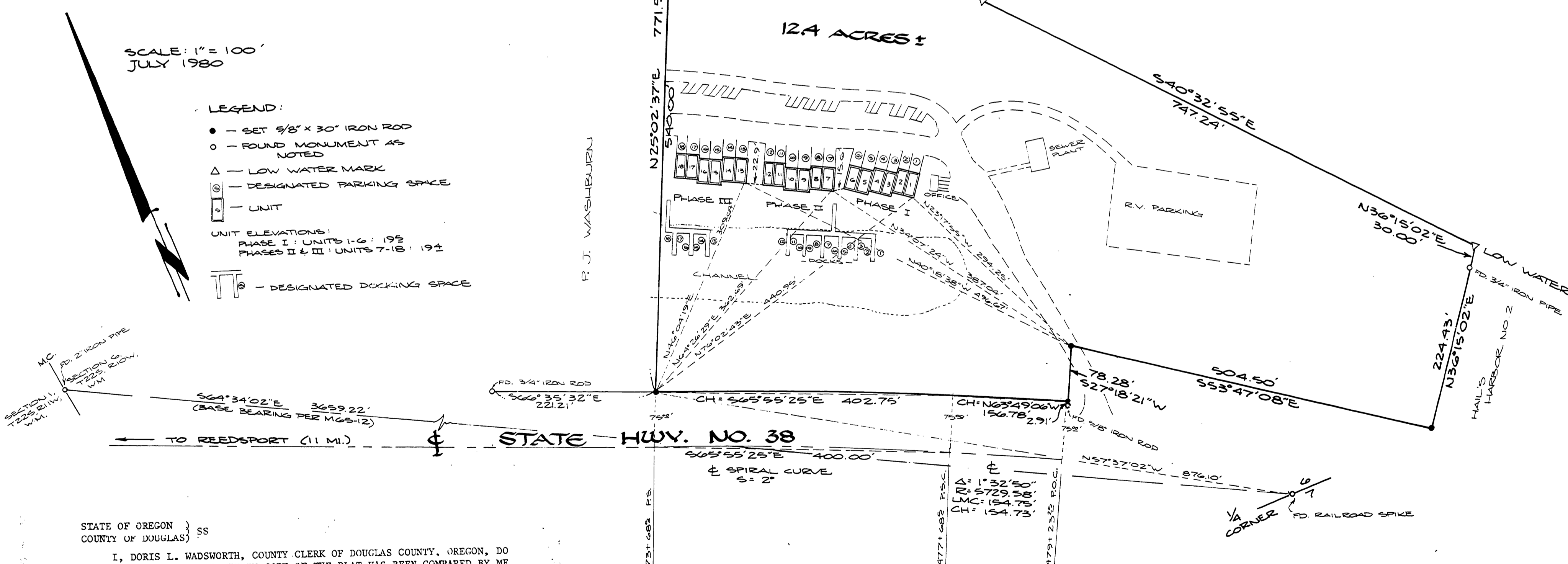
NOTES:

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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