

BRANDY BAR LANDING

PHASES IV, V, VI & VII - A CONDOMINIUM

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

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

DEVELOPER:
 BRANDY BAR LTD.
 F.J. WASHBURN,
 GENERAL PARTNER

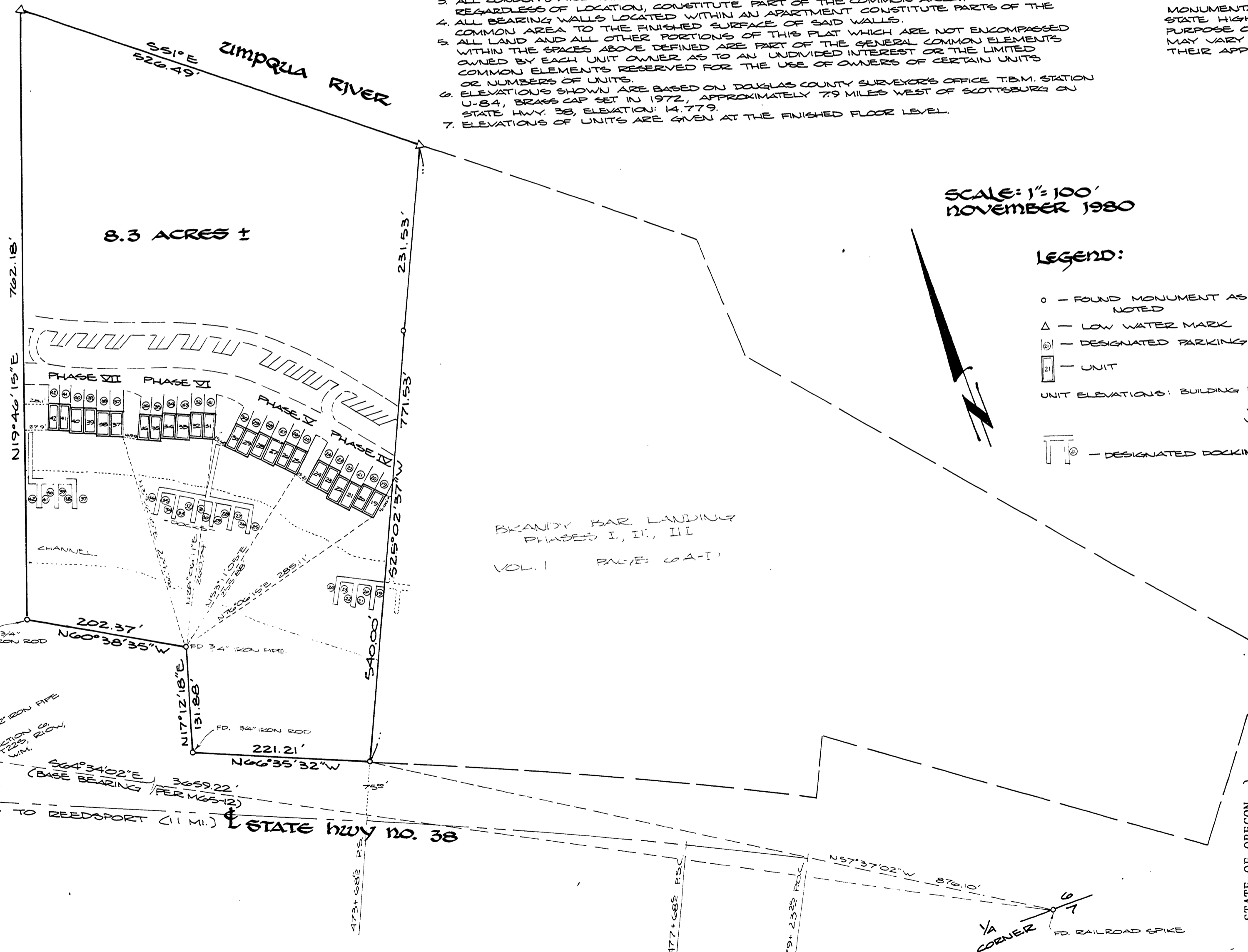
NOTES:

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-84, BRASS CAP SET IN 1972, APPROXIMATELY 7.9 MILES WEST OF SCOTTSDALE ON STATE HWY. 38, ELEVATION: 14.779.
7. ELEVATIONS OF UNITS ARE GIVEN AT THE FINISHED FLOOR LEVEL.

NARRATIVE:

PERIMETER ESTABLISHED PER SURVEY M79-62. FIELD CREW: O. EDWARDS, D. BENTZ AND H. GRUBB. EQUIPMENT USED: WILD T1 THEODOLITE, MOUNTED WITH RED-1 E.D.M. COMPUTATIONS BY D. BENTZ. DRAFTING BY D. HOPKINS.

MONUMENTATION OF THE TIDELANDS SURVEY AND STATE HIGHWAY RIGHT-OF-WAY IS FOR THE PURPOSE OF THIS PLAT ONLY. THE ACTUAL LINES MAY VARY SLIGHTLY WHEN ESTABLISHED BY THEIR APPROPRIATE AGENCY.



LEGEND:

- - FOUND MONUMENT AS NOTED
 - △ - LOW WATER MARK
 - Ⓚ - DESIGNATED PARKING SPACE
 - ① - UNIT
 - ② - DESIGNATED DOCKING SPACE
- UNIT ELEVATIONS: BUILDING 14.922
 PARKING 14.926

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VOL. 1 PAGE 7A

BRANDY BAR LANDING
 PHASES IV, V, VI, VII
 VOL. 1 PAGE 7A (1)

STATE OF OREGON)
 COUNTY OF DOUGLAS) ss
 I, Donald A. Bentz, being duly sworn, depose and say that I am the surveyor who made the survey and prepared the final map of "BRANDY BAR LANDING, PHASES IV, V, VI, VII" and that the foregoing tracing is an exact copy of the map thereof.

Subscribed and sworn to before me this 16 day of Dec., 1980.

Donald A. Bentz
 Donald A. Bentz, L.S. #834

Doris L. Wadsworth
 Doris L. Wadsworth
 County Clerk

STATE OF OREGON)
 COUNTY OF DOUGLAS) ss
 I, Doris Wadsworth, County Clerk of Douglas County, Oregon, do hereby certify that the within copy of "Plat has been by me compared with the original thereof and that it is an exact copy of the whole thereof as the same appears on file in my office and custody.

Witness my hand and seal this 16 day of Dec., 1980

Doris L. Wadsworth
 Doris L. Wadsworth
 County Clerk



BRANDY BAR LANDING

PHASES IV, V, VI & VII - A CONDOMINIUM

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 C.S. 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 ALONG SAID NORTHERLY RIGHT-OF-WAY LINE N66°35'32"W 221.21 FEET TO A 3/4" IRON ROD AT THE MOST SOUTHEASTERLY CORNER OF THAT PROPERTY DESCRIBED IN INSTRUMENT NO. 160410 AS RECORDED IN DEED RECORDS OF DOUGLAS COUNTY, OREGON; THENCE ALONG THE EASTERLY AND NORTHERLY LINES OF SAID PROPERTY DESCRIBED IN INSTRUMENT NO. 160410 N17°12'18"E 131.88 FEET TO A 3/4" IRON PIPE AND N60°38'35"W 202.37 FEET TO A 3/4" IRON ROD; THENCE LEAVING SAID NORTHEASTERLY LINE N19°46'15"E 762.18 TO A POINT ON THE SOUTHERLY BANK OF THE UMPQUA RIVER; THENCE S51°00'E 526.49 FEET ALONG SAID BANK TO THE NORTHWESTERLY LINE OF "BRANDY BAR- PHASES I, II & III" AS RECORDED IN VOLUME 1, PAGES 6A-D IN THE CONDOMINIUM ALONG SAID NORTHWESTERLY LINE S25°02'37"W 231.53 FEET TO A 5/8" IRON ROD; THENCE CONTINUING ALONG SAID NORTHWESTERLY LINE S25°02'37"W 540.00 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 8.3 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

Donald A. Bentz

SUBSCRIBED AND SWORN BEFORE ME THIS 9th DAY OF December, 1980.
MY COMMISSION EXPIRES ON THE 12th DAY OF July, 1981

Virginia A. Langen
VIRGINIA A. LANGEN
NOTARY PUBLIC, STATE OF OREGON

FILED:
[Signature]
COUNTY CLERK
[Signature]
DATE

STATE OF OREGON)ss
COUNTY OF DOUGLAS)
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Donald A. Bentz
Donald A. Bentz, L.S. #839
Subscribed and sworn to before me this 16 day of Dec., 1980.
Doris L. Wadsworth
Doris L. Wadsworth
County Clerk

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT P.J. WASHBURN, GENERAL PARTNER OF BRANDY BAR LIMITED AND P.J. WASHBURN, INDIVIDUAL, OWNER OF THE LANDS REPRESENTED AND DESCRIBED ON THE ANNEXED PLAT HAVE CAUSED THE SAME TO BE PLATTED BY THE NAME OF "BRANDY BAR LANDING- PHASES IV, V, VI & VII-A CONDOMINIUM".

P.J. Washburn
P.J. WASHBURN, GENERAL PARTNER
BRANDY BAR LTD.

P.J. Washburn
P.J. WASHBURN, INDIVIDUAL

ACKNOWLEDGEMENT

STATE OF OREGON)ss
COUNTY OF DOUGLAS)

ON THE 10th DAY OF DECEMBER, 1980, BEFORE ME APPEARED P.J. WASHBURN GENERAL PARTNER OF BRANDY BAR LTD. AND P.J. WASHBURN, INDIVIDUAL, TO ME PERSONALLY KNOWN, AND BEING DULY SWORN, DID SAY THAT HE IS THE LAWFUL OWNER OF THE TRACT OF LAND SHOWN ON THE ANNEXED PLAT, AND HE DOES HEREBY ACKNOWLEDGE THAT HE SIGNED THE ACCOMPANYING DEDICATION AS HIS FREE AND VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS DAY AND YEAR ABOVE WRITTEN.

[Signature]
NOTARY PUBLIC, STATE OF OREGON

MY COMMISSION EXPIRES: 3-2-82

APPROVAL

Alvina Marsh
ALVINA MARSH
DOUGLAS COUNTY RECORDER

12-11-80
DATE

STATE OF OREGON)ss
COUNTY OF DOUGLAS)
I, Doris Wadsworth, County Clerk of Douglas County, Oregon, do hereby certify that the within copy of plat has been by me compared with the original thereof and that it is an exact copy of the whole thereof and appears on file in my office and custody.
Witness my hand and seal this 16th day of Dec., 1980.

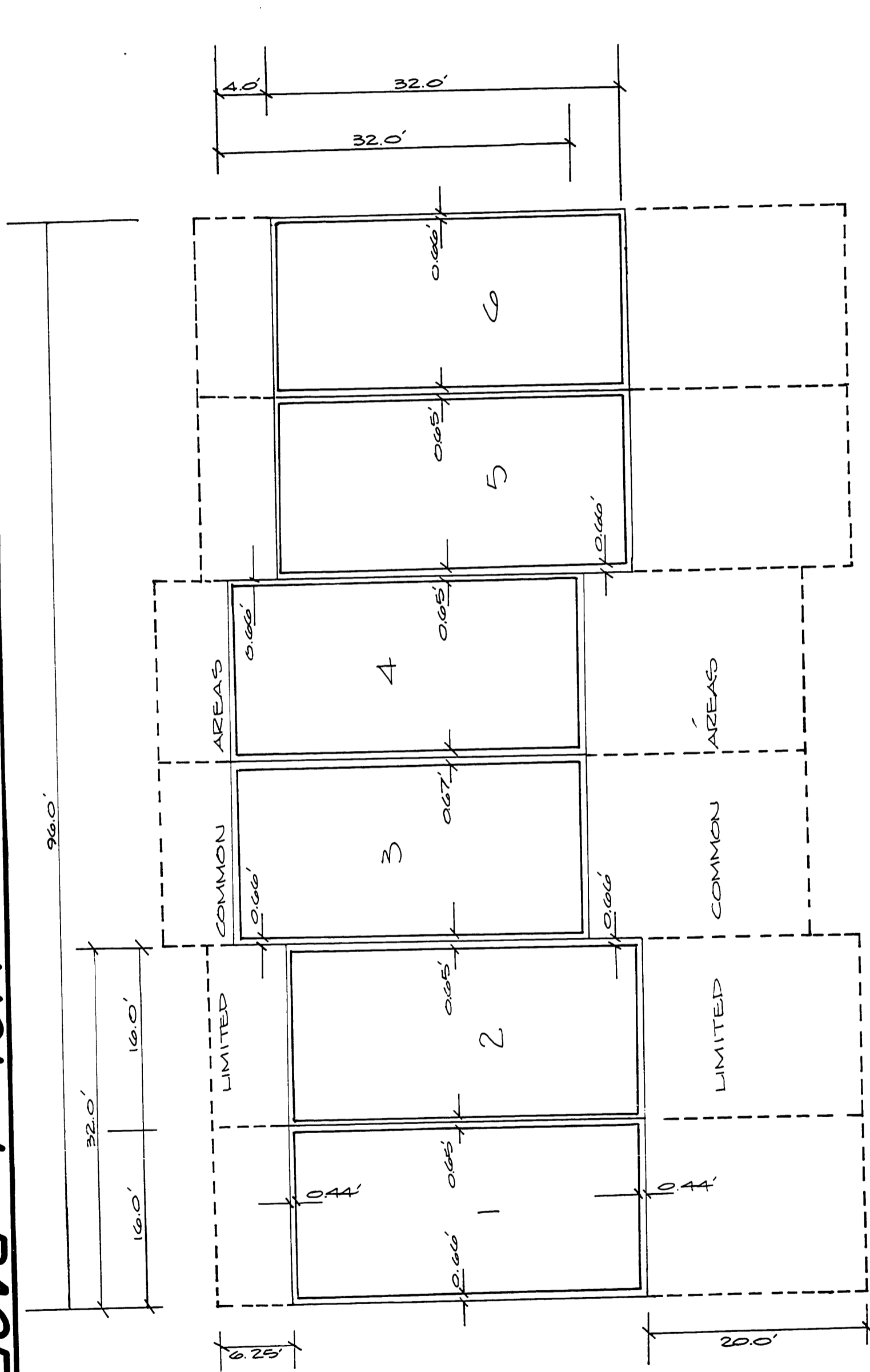
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County Clerk



BRANDY BAR LANDING

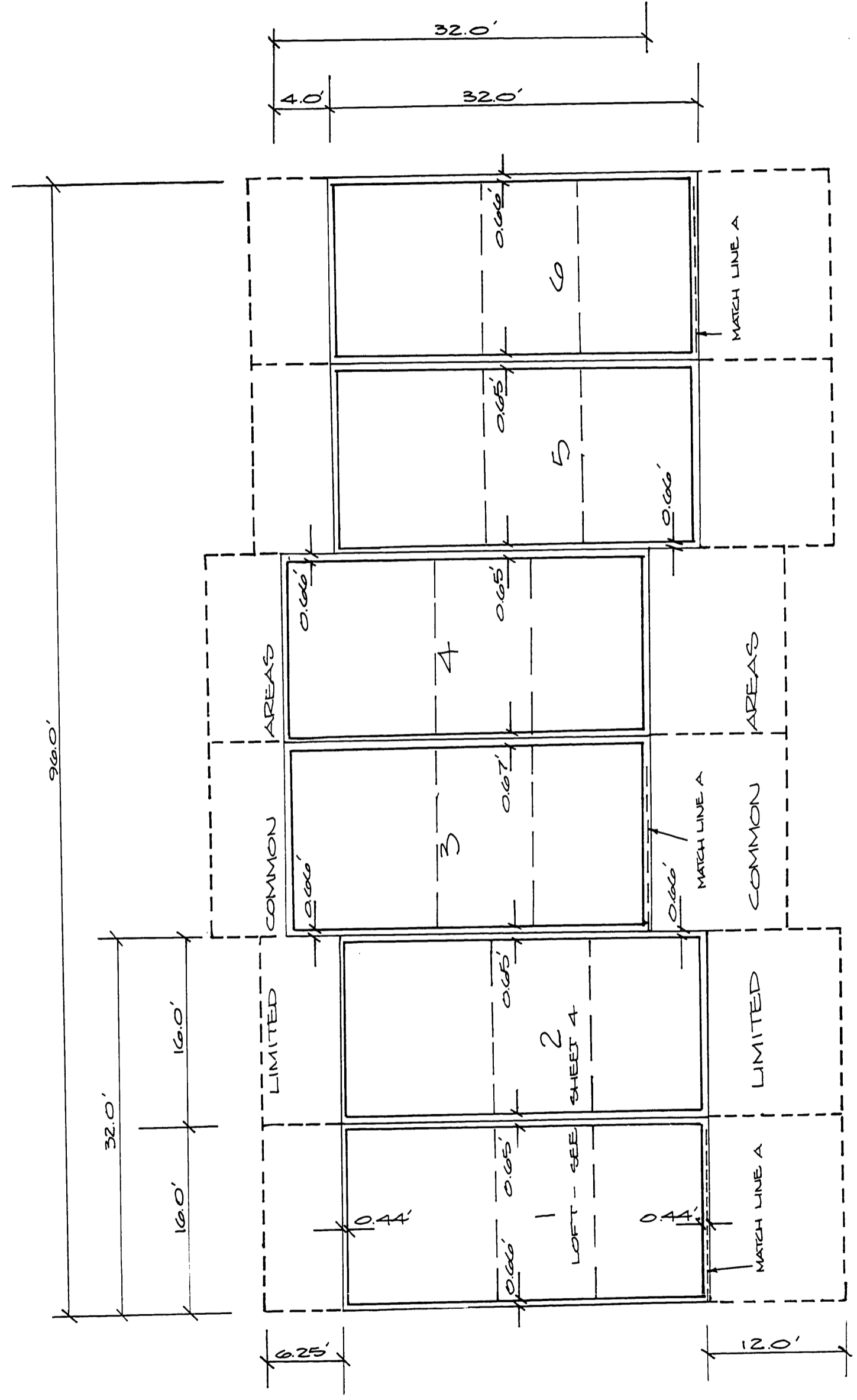
PHASES IV, V, VI & VII - A CONDOMINIUM

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



—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.



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SCALE: 1" = 10'

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County Clerk

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Subscribed and sworn to before me this 12-14 day of Dec., 1980.

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County Clerk

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Donald A. Bentz

Donald A. Bentz, L.S. #834

Subscribed and sworn to before me this 12-16 day of 1980

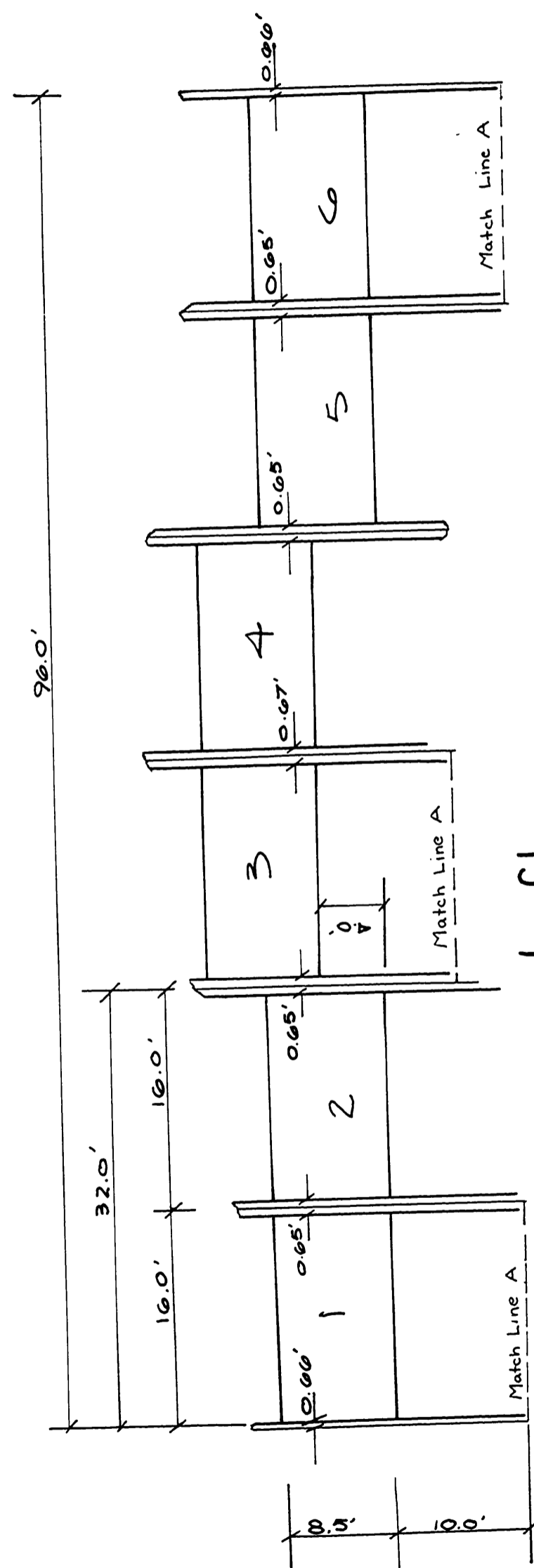
Doris L. Wadsworth
 County Clerk

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 COUNTY OF DOUGLAS)

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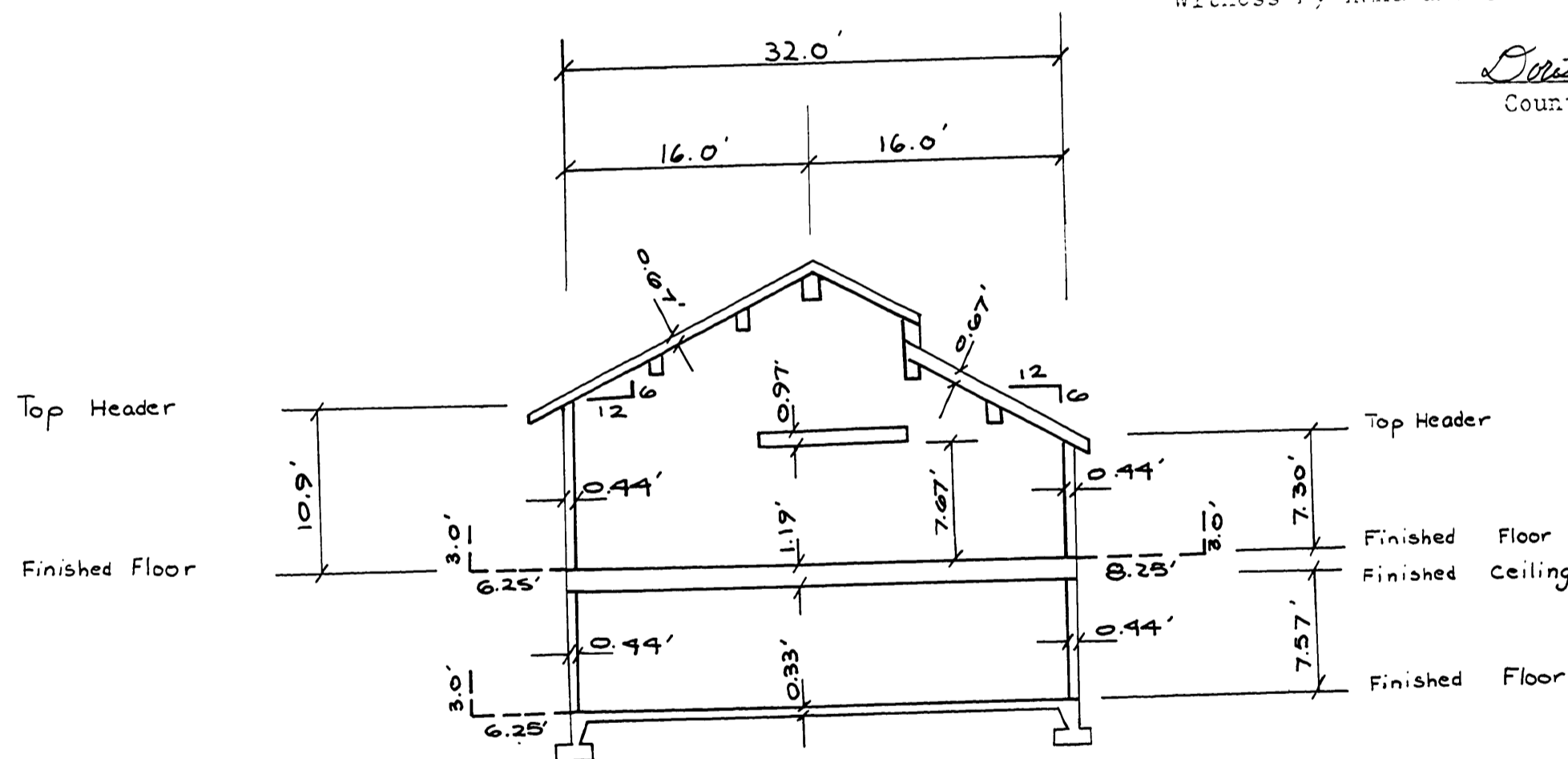
Doris L. Wadsworth
 County Clerk



Loft

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.



Typical Side View

Scale 1" = 10'
 Exterior dimension are to centerlines of studs unless otherwise noted.

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