



- Note:
1. Governing body for construction - City of Sutherlin, however Oregon State Highway Dept. may be involved, for Central Ave. is a State owned thoroughfare.
 2. This property is not in a zoned area; however residential zoning rules apply. The Sutherlin City Planning Commission has approved a proposal for commercial zoning of this property.
 3. Soil is a medium sand to silty, impaction with underlying sandstone shale of 18" depth and solid sandstone at 4 ft. Water table - 20 ft. plus depth.
 4. Building setbacks - 10' residential requires 20' front, 3' side & rear. No setbacks required in commercial zone. Curbs, pump islands, signs, etc. are not regulated by City ordinances, however state regulations may affect installations. State Highway Dept. will want to study a layout map.
 5. Curbs, gutters, sidewalks, culverts and/or catchbasins off the property will not be required, except as needed to maintain adequate storm drainage.
 6. Maximum number & width of approaches will be regulated by State Highway Dept. after study of layout map.

**SURVEY OF
PROPERTY IN LOTS 4 AND 5, PLAT "L",
OF SUTHERLIN LAND AND WATER CO.
SUTHERLIN, ORE. T.25 S., R.5 W. W.M.**

SURVEYED FOR - TEXACO, INC.
SURVEYED BY - W.S. BARNES

NOV. 1963

SCALE 1" = 10'

Note: Base of Bearings N88°44'W along the North line of Lot 5.



Bench Mark - El. 510.30
North edge Manhole Rim
Manhole El. 503.15
6" Sewer Main