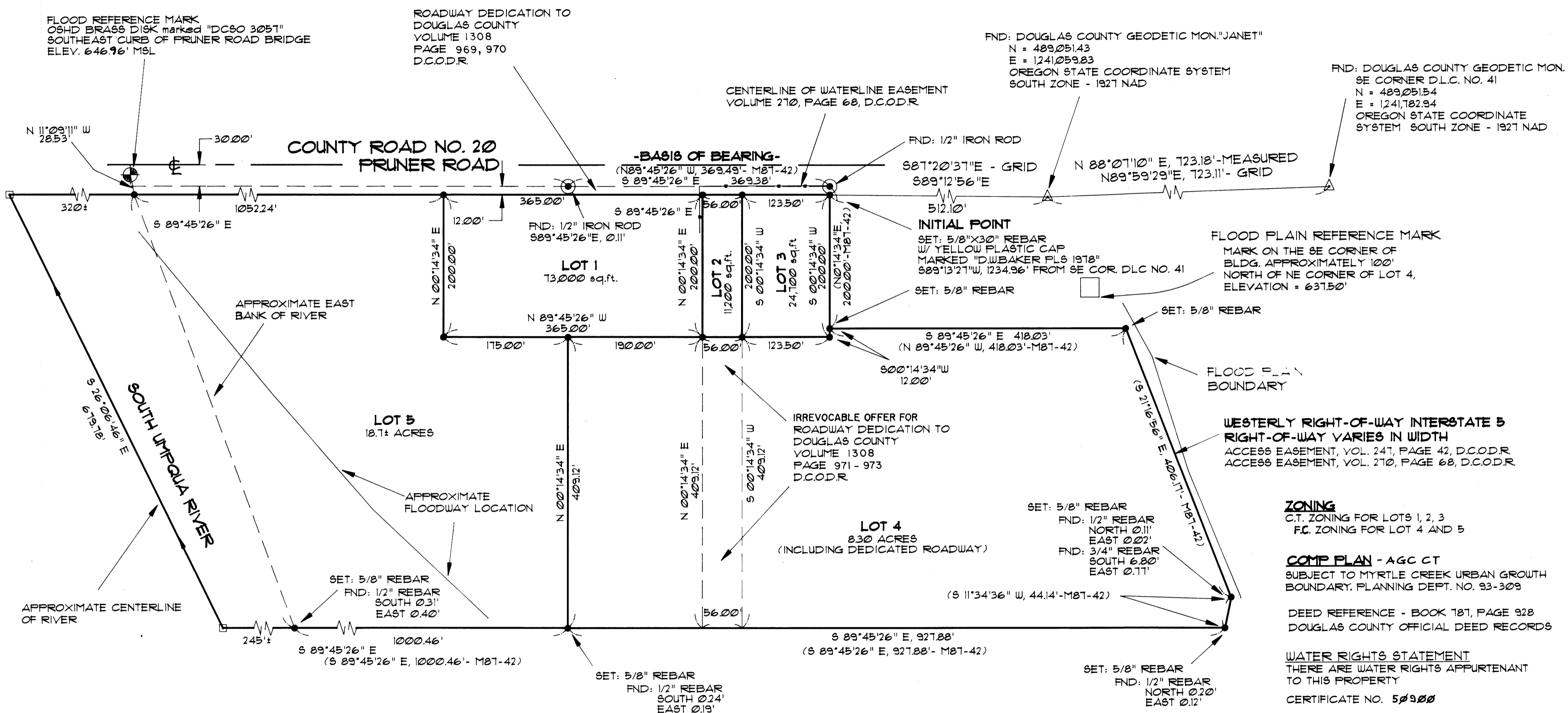
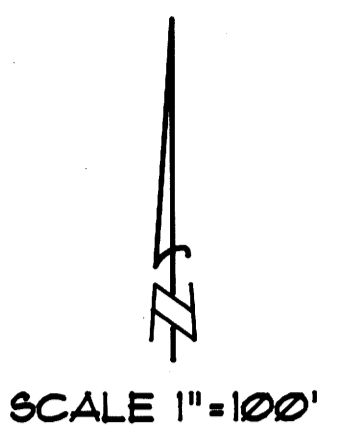


BRIGGS MARKET PLAT

FINAL SUBDIVISION PLAT
SW 1/4 OF SECTION 7, T30S, R5W, W.M.
AND
DONATION LAND CLAIM NO. 42
DOUGLAS COUNTY, OREGON
JUNE 24, 1994



FLOOD REFERENCE MARK
094D BRASS DISK marked "DC60 3057"
SOUTHEAST CURB OF PRUNER ROAD BRIDGE
ELEV. 646.96' MSL

ROADWAY DEDICATION TO
DOUGLAS COUNTY
VOLUME 1308
PAGE 969, 970
D.C.O.D.R.

CENTERLINE OF WATERLINE EASEMENT
VOLUME 270, PAGE 68, D.C.O.D.R.

FND: DOUGLAS COUNTY GEODETIC MON. "JANET"
N = 489,051.43
E = 1241,059.83
OREGON STATE COORDINATE SYSTEM
SOUTH ZONE - 1927 NAD

FND: DOUGLAS COUNTY GEODETIC MON.
SE CORNER D.L.C. NO. 41
N = 489,051.54
E = 1241,782.94
OREGON STATE COORDINATE
SYSTEM SOUTH ZONE - 1927 NAD

FLOOD PLAIN REFERENCE MARK
MARK ON THE SE CORNER OF
BLDG. APPROXIMATELY 100'
NORTH OF NE CORNER OF LOT 4,
ELEVATION = 637.50'

WESTERLY RIGHT-OF-WAY INTERSTATE 5
RIGHT-OF-WAY VARIES IN WIDTH
ACCESS EASEMENT, VOL. 247, PAGE 42, D.C.O.D.R.
ACCESS EASEMENT, VOL. 270, PAGE 68, D.C.O.D.R.

ZONING
C.T. ZONING FOR LOTS 1, 2, 3
F.C. ZONING FOR LOT 4 AND 5

COMP PLAN - AGC CT
SUBJECT TO MYRTLE CREEK URBAN GROWTH
BOUNDARY, PLANNING DEPT. NO. 93-309

DEED REFERENCE - BOOK 787, PAGE 928
DOUGLAS COUNTY OFFICIAL DEED RECORDS

WATER RIGHTS STATEMENT
THERE ARE WATER RIGHTS APPURTENANT
TO THIS PROPERTY
CERTIFICATE NO. 50900

NOTES

1. THE TOTAL AREA OF LOTS 1, 2, AND 3 IS 250 ACRES WHICH COMPLIES WITH AREA PER THE COMMERCIAL SITE INVENTORY.
2. THE SITE IS WITHIN FLOOD HAZARD AREA ZONE "A" AND ALL STRUCTURES BUILT SHALL BE 1 FOOT ABOVE THE FLOOD PLAIN ELEVATION OF 637.50 FEET AS DETERMINED FROM MAPS BY FEMA.
3. ELEVATIONS FOR FLOOD PLAIN CERTIFICATION ARE BASED ON USC4GS BENCHMARK NO. D-499, BRASS CAP ON WEAVER ROAD, 20 FEET WEST OF SOUTHERN PACIFIC RAILROAD TRACKS marked 687.82 FEET M.S.L.
4. RESIDENTIAL USES, SUCH AS TOURIST ORIENTED CONDOMINIUMS AND MOBILE HOME PARKS SHALL NOT BE ALLOWED.
5. ALL WILL BE SERVED BY THE TRI-CITY SEWER AND WATER DISTRICT.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 16, 1982
DANIEL W. BAKER
1978

EXPIRES 12/31/95

94-16783

**JOINT SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE**

BASIS OF BEARING: NORTH LINE OF M87-42

LEGEND

- - CORNERS FOUND (AS NOTED)
- - CORNERS SET
(5/8" X 30" REBAR WITH YELLOW PLASTIC CAP marked "D.W. BAKER PLS 1978")
- - CALCULATED POINT (NOT SET)
- △ - DOUGLAS COUNTY GEODETIC MONUMENT
- - PROPERTY LINE
- () - RECORD DATA - SURVEY
- D.C.O.D.R. - DOUGLAS COUNTY OFFICIAL DEED RECORDS

MAP NO. 30-05-07
TAX LOTS 1200, 1300, AND 1500
SHEET 1 OF 2

FINAL SUBDIVISION PLAT IN SW 1/4 OF SEC. 7, T30S, R5W, W.M. AND D.L.C. NO. 42 DOUGLAS COUNTY, OREGON	
OWNER AND APPLICANT	WEBB BRIGGS LAND COMPANY 4422 GAZELY ROAD MYRTLE CREEK, OREGON
DRAWN BY: DWB	BAKER AND ASSOCIATES, SURVEYORS
DATE: 6/24/94	1305 OAK STREET - SUITE 3 EUGENE, OREGON (503) 343-7243
FILE: MARKET	

BRIGGS MARKET PLAT

FINAL SUBDIVISION PLAT
 SW 1/4 OF SECTION 7, T30S, R5W, WM.
 AND
 DONATION LAND CLAIM NO. 42
 DOUGLAS COUNTY, OREGON

JUNE 24, 1994

STATE OF OREGON)
 COUNTY OF DOUGLAS) SS.
 I, GAY FIELDS, COUNTY CLERK AND RECORDER OF
 CONVEYANCES, DO HEREBY CERTIFY THAT THIS
 INSTRUMENT WAS RECORDED



COUNTY CLERKS STATEMENT

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

FILED THIS 25th DAY OF July 1994

BY _____ DEPUTY
 FEE _____

GAY FIELDS, County

COUNTY CLERK

Gay Fields

94-16783

ZONING CLASSIFICATION

LOTS 12, AND 3 - TOURIST COMMERCIAL
 LOTS 4 AND 5 - F.C.

PLANNING NUMBER - 93-309

APPROVALS

DOUGLAS COUNTY:

Keith L. Cubic 7/25/94
 COUNTY PLANNING DIRECTOR DATE

[Signature] 7-25-94
 DOUGLAS COUNTY SURVEYOR DATE

DOUGLAS COUNTY COMMISSIONER DATE

[Signature] 7-25-94
 DOUGLAS COUNTY COMMISSIONER DATE

[Signature] 7-25-94
 DOUGLAS COUNTY COMMISSIONER DATE

Daniel R. Reddekopp 7-25-94
 COUNTY ASSESSOR DATE

I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS
 OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.

Victory Sanferkani deputy 7-25-94
 DOUGLAS COUNTY TAX COLLECTOR

SHEET 2 OF 2

FINAL SUBDIVISION PLAT IN SW 1/4 OF SECTION 7, T30S, R5W, WM. AND DONATION LAND CLAIM NO. 42 DOUGLAS COUNTY, OREGON	
OWNER AND APPLICANT	WEBB BRIGGS LAND COMPANY 4422 GAZELY ROAD MYRTLE CREEK, OREGON 97451
DRAWN BY:	DWB
DATE:	6/24/94
FILE:	MARKET
BAKER AND ASSOCIATES, SURVEYORS 1385 OAK STREET-SUITE 3 EUGENE, OREGON (503) 343-1243	

SURVEYORS CERTIFICATE

I, Daniel W. Baker, a Registered Professional Land Surveyor, being duly sworn on oath, do hereby certify that I have correctly surveyed and marked with proper monuments the following described plat:

BEGINNING AT A SET 5/8" X 30" REBAR, SAID REBAR BEING BEING S 89°13'21" W, 1234.96 FEET FROM A DOUGLAS COUNTY BRASS CAP MONUMENT MARKING THE SOUTHEAST CORNER OF DONATION LAND CLAIM NO. 41, IN SECTION 7, T30S, R5W, WM. AND SAID REBAR BEING THE INITIAL POINT OF THIS SUBDIVISION, THENCE S 0°14'34" W, 188.00 FEET, THENCE S 89°45'26" E, 418.03 FEET TO THE WESTERLY RIGHT-OF-WAY OF INTERSTATE 5, THENCE ALONG SAID RIGHT-OF-WAY, S 21°16'56" E, 406.11 FEET, THENCE CONTINUING ALONG SAID RIGHT-OF-WAY, S 11°34'36" W, 44.14 FEET, THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY OF INTERSTATE 5, N 89°45'26" W, 927.88 FEET, THENCE N 89°45'26" W, 1000.46 FEET TO THE EAST BANK OF THE SOUTH UMPQUA RIVER, THENCE N 89°45'26" W, 245 FEET MORE OR LESS TO THE CENTERLINE OF SAID RIVER, THENCE ALONG SAID CENTERLINE, N26°06'46" W, 679.18 FEET, MORE OR LESS, THENCE LEAVING CENTERLINE OF SAID RIVER, S 89°45'26" E, 320 FEET, MORE OR LESS, TO A POINT ON THE EAST BANK, THENCE S 89°45'26" E, 544.50 FEET TO THE POINT OF BEGINNING, ALL IN DOUGLAS COUNTY, OREGON AND CONTAINING 29.52 ACRES.

DANIEL W. BAKER

DATE

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT WEBB BRIGGS (WEBSTER BRIGGS) LAND COMPANY, A GENERAL PARTNERSHIP DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE LAND AS HEREON DESCRIBED AND DOES HEREBY SUBDIVIDE AND PLAT THE SAME AS HEREON SHOWN AND DEDICATES TO THE FREE USE OF THE PUBLIC FOREVER THE STREETS AND EASEMENTS AS SHOWN ON THE PLAT. ALL PRIVATE UTILITY EASEMENTS ARE CREATED AND RECORDED AS SHOWN ON THE PLAT.

Keith Briggs
 WEBB BRIGGS
 PARTNER

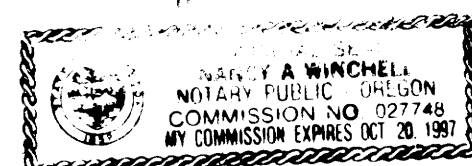
ACKNOWLEDGEMENT

STATE OF OREGON)
 COUNTY OF DOUGLAS) SS.

THERE PERSONALLY APPEARED BEFORE ME THE ABOVE NAMED WEBB BRIGGS, WHO BEING DULY SWORN, SAID THAT HE IS A PARTNER IN THE WEBB BRIGGS LAND COMPANY, A GENERAL PARTNERSHIP, AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID PARTNERSHIP BY THE ABOVE NAMED PARTNER AND HE ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20
 DAY OF July, 1994.

Nancy A. Winchell



NOTARY PUBLIC FOR OREGON

NARRATIVE

THIS SUBDIVISION SURVEY WAS MADE IN MAY AND JUNE OF 1994 BY DANIEL W. BAKER OF BAKER AND ASSOCIATES SURVEYORS. THE PURPOSE OF THIS SURVEY WAS TO DIVIDE THE PROPERTY OWNED BY WEBB BRIGGS LAND COMPANY, AS SHOWN ON PARTITION SURVEY MAP NO. M87-42 AND PARTLY DESCRIBED IN VOLUME 181, PAGE 928, DOUGLAS COUNTY OFFICIAL DEED RECORDS INTO 5 LOTS PER APPROVAL BY THE DOUGLAS COUNTY PLANNING DEPARTMENT, DATED JANUARY 11, 1994 (93-309). A TOPCON GTS-301 TOTAL STATION WAS USED TO PERFORM THIS SURVEY, WITH A MINIMUM ERROR OF CLOSURE OF 1" IN 10,000'. BEARINGS WERE BASED ON THE NORTH LINE OF COUNTY SURVEY FILE NO. M87-42. ALL CONTROLLING CORNERS ON THE NORTH BOUNDARY OF THIS SURVEY WERE SET IN COUNTY SURVEY FILE NO. M87-42. THE EXTERIOR CORNERS SET ON THE SOUTH AND EAST LINES WERE SET AT DEED CALLS. ALL CORNERS SET IN THIS SURVEY WERE MONUMENTED WITH 5/8" X 30" REBARS WITH YELLOW PLASTIC CAPS MARKED "D.W. BAKER PLS 1978". THE PROPERTY CORNERS SET ALONG FRUNER ROAD WERE SET ON THE NEW RIGHT-OF-WAY, TO BE DEDICATED WITH THIS PLAT AND WERE SET AT 42.00 FEET FROM THE CENTERLINE. THE CENTERLINE OF FRUNER ROAD WAS DETERMINED FROM EXISTING MONUMENTS ALONG THE SOUTHERLY MARGIN PER COUNTY SURVEY FILE NO. M87-42. THE CORNERS SET ON THE EAST BANK OF THE SOUTH UMPQUA RIVER WERE SET AS POINTS ON THE NORTH AND SOUTH PROPERTY LINES AND NOT AT THE TRUE PROPERTY CORNERS, WHICH FALL IN THE RIVER.

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

OREGON
 JULY 18, 1982
 DANIEL W. BAKER
 1978

EXPIRES 12/31/95

COUNTY SURVEYORS FILE DATA
 DO NOT REMOVE FROM OFFICE

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