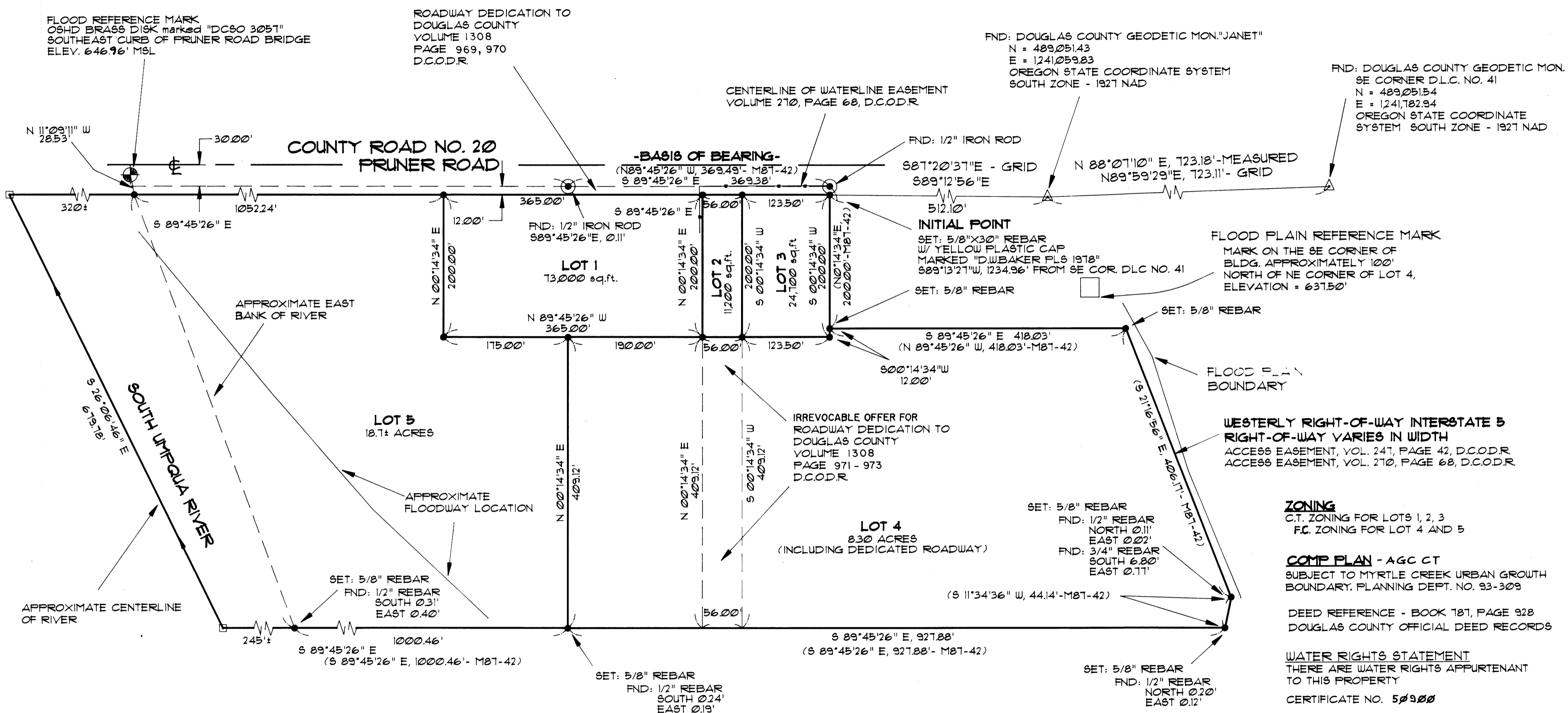
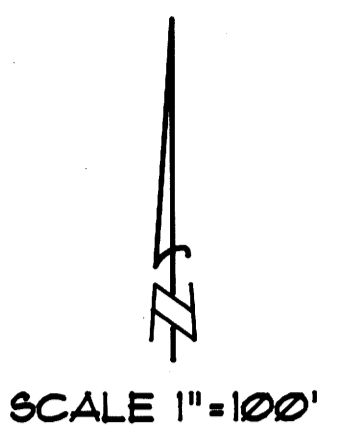


BRIGGS MARKET PLAT

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	