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**DECLARATION & DEDICATION:**

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE BRIGGS FAMILY TRUST IS THE OWNER OF THE LAND REPRESENTED ON THIS SUBDIVISION PLAT AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYORS CERTIFICATE AND IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. 92-075 HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED IN THE NAME OF "BRIGGS SUBDIVISION, PHASE 2" AND DOES HEREBY DEDICATE THE 10 FOOT DRAINAGE EASEMENT AND THE 15 FOOT SEWER EASEMENT SHOWN HEREON TO THE USE OF THE PUBLIC FOREVER.

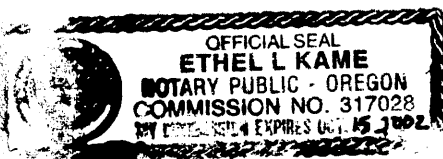
*Leona A. Briggs, Trustee*  
LEONA A. BRIGGS, TRUSTEE, BRIGGS FAMILY TRUST

**ACKNOWLEDGMENT:**

STATE OF OREGON )  
                                  SS )  
COUNTY OF DOUGLAS )

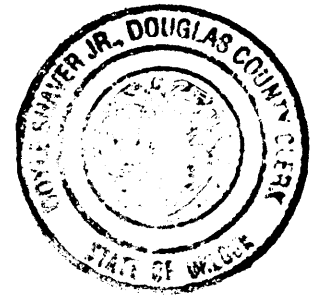
KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 15 DAY OF January, 1999, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED LEONA A. BRIGGS, TO ME KNOWN TO BE THE PERSON DESCRIBED, IN AND WHO EXECUTED THE FOREGOING DECLARATION, WHO, BEING DULY SWORN, DID SAY THAT SHE EXECUTED THE SAME FOR THE PURPOSES SET FORTH THEREIN.  
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET FORTH MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

*Ethel L. Kame*  
NOTARY PUBLIC, STATE OF OREGON



**PROTECTIVE COVENANTS:**

PROTECTIVE COVENANTS FOR BRIGGS SUBDIVISION PHASE 2, HAVE BEEN RECORDED AS INST. NO. 99-02792, IN BOOK 1594 PAGE 805 OF THE RECORDS OF DOUGLAS COUNTY, OREGON.



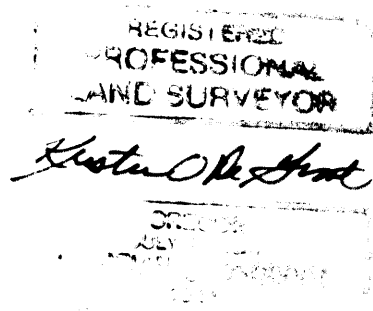
**ZONING & UTILITIES:**

ZONING: SINGLE FAMILY RESIDENTIAL (R-1)  
COMP. PLAN: RESIDENTIAL (RMD)  
WATER: ROBERTS CREEK WATER DISTRICT  
SEWER: GREEN SANITARY DISTRICT  
PLANNING FILE NO. 97-182

**TAX COLLECTORS CERTIFICATE:**

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

*Keith Heiman, Deputy* 2-2-99  
DOUGLAS COUNTY TAX COLLECTOR                  DATE



EXPIRES: 12-31-99

**BRIGGS SUBDIVISION  
PHASE 2**

LOCATED IN  
**LOT 4, PLAT H ROSEBURG HOME ORCHARD TRACTS  
SE 1/4, SECTION 3, T.28S., R.6W., W.M.  
DOUGLAS COUNTY, OREGON**

**APPROVALS:**

BY THE ORDER OF THE DOUGLAS COUNTY BOARD  
OF COMMISSIONERS

*James Overman* 2-3-99  
COMMISSIONER                  DATE

*James Morgan* 2/3/99  
COMMISSIONER                  DATE

*Keith Heiman Deputy* 2-2-99  
COUNTY ASSESSOR              DATE

*Keith L. Cubic* 2/1/99  
COUNTY PLANNING DIRECTOR    DATE

*Ed Mannan* 2-1-99  
COUNTY SURVEYOR Deputy      DATE **99-02793**

FILED THIS 3rd DAY OF FEBRUARY, 1999, 11:47 A.M.

BY **DOYLE SHAVER JR.**, County Clerk  
COUNTY CLERK

*Laura L. Burnett*  
DEPUTY

STATE OF OREGON    ] SS  
COUNTY OF DOUGLAS ]  
I, DOYLE SHAVER JR., COUNTY CLERK AND  
RECORDER OF CONVEYANCES, DO HEREBY CERTIFY  
THAT THIS INSTRUMENT WAS RECORDED

FILED - 3 AM 11:47

DOYLE SHAVER JR.  
DOUGLAS COUNTY CLERK  
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY *Laura L. Burnett*  
DEPUTY  
FEE PP

**SURVEYOR'S CERTIFICATE:**

I, KRISTIAN O. DEGROOT HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THIS SUBDIVISION OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:

A PORTION OF THOSE PARCELS OF LAND DESCRIBED IN A DEED TO LEONA A. BRIGGS, TRUSTEE OF THE BRIGGS FAMILY TRUST AS RECORDED IN INSTRUMENT NO. 97-18211 OF THE RECORDS OF DOUGLAS COUNTY, OREGON TOGETHER WITH THAT PARCEL OF LAND DESCRIBED IN A DEED TO THE BRIGGS FAMILY TRUST AS RECORDED IN INSTRUMENT NO. 98-27199 OF THE RECORDS OF DOUGLAS COUNTY, OREGON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD ON THE SOUTHERLY RIGHT OF WAY LINE OF CASTLE STREET COUNTY ROAD NO. 233, SAID POINT BEING THE NORTHWEST CORNER OF LOT 7, BRIGGS SUBDIVISION PHASE 1, A SUBDIVISION RECORDED IN VOLUME 19, PAGE 40 OF THE SUBDIVISION RECORDS OF DOUGLAS COUNTY, OREGON THENCE THE FOLLOWING COURSES ALONG THE WESTERLY BOUNDARY OF SAID BRIGGS SUBDIVISION PHASE 1: S.0°06'30"W., 119.95 FEET TO A 5/8" IRON ROD, S.89°14'30"W., 119.01 FEET TO A 5/8" IRON ROD, S.0°06'30"W., 79.03 FEET TO A 5/8" IRON ROD, N.89°30'52"W., 65.00 FEET TO A 5/8" IRON ROD, S.0°06'30"W., 114.00 FEET TO A 5/8" IRON ROD ON THE NORTHERLY RIGHT OF WAY LINE OF AUSTIN COUNTY ROAD NO. 207, SAID POINT BEING THE SOUTHWEST CORNER OF LOT 1, BRIGGS SUBDIVISION PHASE 1; THENCE N.89°30'52"W. ALONG SAID NORTHERLY RIGHT OF WAY LINE, 51.92 FEET TO A 5/8" IRON ROD; THENCE N.0°04'32"E., 91.01 FEET TO A 1/2" IRON ROD; THENCE N.88°06'37"W., 7.09 FEET TO A 1/2" IRON ROD; THENCE N.0°26'31"E., 11.73 FEET TO A 1/2" IRON ROD; THENCE N.30°02'24"W., 35.64 FEET TO A 1/2" IRON ROD; THENCE NORTH, 56.33 FEET TO A 5/8" IRON ROD; THENCE S.89°14'30"W., 123.00 FEET TO A 5/8" IRON ROD; THENCE N.0°02'38"E., 262.89 FEET TO A 5/8" IRON ROD ON THE SOUTHERLY RIGHT OF WAY LINE OF ROLLING HILLS COUNTY ROAD NO. 366 AS DESCRIBED IN INSTRUMENT NO. 95-24144 OF THE RECORDS OF DOUGLAS COUNTY, OREGON; THENCE THE FOLLOWING COURSES ALONG SAID SOUTHERLY RIGHT OF WAY LINE: 182.07 FEET ALONG THE ARC OF A 490.87 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS N.55°54'41"E., 181.03 FEET) TO A 5/8" IRON ROD, N.66°32'16"E., 202.21 FEET TO A 5/8" IRON ROD, 115.56 FEET ALONG THE ARC OF A 550.87 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS N.60°31'41"E., 115.35 FEET) TO A 5/8" IRON ROD ON THE WESTERLY RIGHT OF WAY LINE OF STELLA STREET COUNTY ROAD NO. 246 AS DESCRIBED IN SAID INSTRUMENT NO. 95-24144; THENCE THE FOLLOWING COURSES ALONG SAID WESTERLY RIGHT OF WAY LINE: S.77°59'02"E., 32.37 FEET TO A 5/8" IRON ROD, 48.69 FEET ALONG THE ARC OF A 70 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS S.19°54'00"E., 47.72 FEET) TO A 5/8" IRON ROD, S.0°10'17"W., 11.23 FEET TO A 5/8" IRON ROD; THENCE S.0°06'53"E. CONTINUING ALONG THE WESTERLY RIGHT OF WAY LINE OF STELLA STREET, 128.20 FEET TO A 5/8" IRON ROD; THENCE N.89°33'42"W., 117.02 FEET TO A 5/8" IRON ROD; THENCE S.0°08'16"E., 130.31 FEET TO A 5/8" IRON ROD ON THE NORTHERLY RIGHT OF WAY LINE OF SAID CASTLE STREET; THENCE S.89°30'50"E. ALONG SAID NORTHERLY RIGHT OF WAY LINE, 116.86 FEET TO A 5/8" IRON ROD; THENCE S.0°06'43"W., 56.00 FEET TO A 5/8" IRON ROD AT THE NORTHEAST CORNER OF SAID LOT 7; THENCE N.89°30'50"W., 99.99 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.19 ACRES, MORE OR LESS.

LESS AND EXCEPTING THAT PORTION LYING WITHIN THE RIGHT OF WAY OF CASTLE STREET COUNTY ROAD NO. 233 AS RECORDED IN INSTRUMENT NO. 96-20879 OF THE RECORDS OF DOUGLAS COUNTY, OREGON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD AT THE NORTHWEST CORNER OF SAID LOT 7; THENCE N.89°30'50"W., 323.21 FEET TO A 5/8" IRON ROD; THENCE 63.64 FEET ALONG THE ARC OF A 128.00 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS N.75°16'18"W., 62.98 FEET TO A 5/8" IRON ROD; THENCE N.0°02'38"E., 68.66 FEET TO A 5/8" IRON ROD; THENCE S.52°41'45"E., 23.02 FEET TO A 5/8" IRON ROD; THENCE 46.27 FEET ALONG THE ARC OF A 72.00 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS S.71°06'18"E., 45.47 FEET) TO A 5/8" IRON ROD; THENCE S.89°30'50"E., 422.84 FEET TO A 5/8" IRON ROD; THENCE S.0°06'43"W., 56.00 FEET TO A 5/8" IRON ROD; THENCE N.89°30'50"W., 99.99 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.63 ACRES, MORE OR LESS.

*Kristian O. Degroot*  
KRISTIAN O. DEGROOT, P.L.S. NO. 1941

**NARRATIVE:**

THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE A PORTION OF THOSE LANDS SURVEYED UNDER LAND PARTITIONS RECORDED AS M 84-37, M 108-34 AND 1996-0025 TOGETHER WITH THAT PARCEL OF LAND DESCRIBED IN INST. NO. 98-27199 INTO 9 LOTS AS APPROVED PER DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 97-182. MONUMENTS FOUND PER M 84-37, M 107-2, M 108-34, 1996-0025 AND BRIGGS SUBDIVISION PHASE 1 CONTROLLED THE BOUNDARIES OF THIS SUBDIVISION. THE RIGHT OF WAY LINE OF CASTLE STREET COUNTY ROAD NO. 233 WERE COMPUTED PER INST. NO. 96-20879 AND THE RIGHT OF WAY LINE OF ROLLING HILLS COUNTY ROAD NO. 366 AND STELLA STREET COUNTY ROAD NO. 246 WERE COMPUTED PER INST. NO. 95-24144 FROM DATA SUPPLIED BY THE DOUGLAS COUNTY ENGINEERING DEPARTMENT. THIS SURVEY WAS PERFORMED BY LES FANNING, MATT DIXON, AARON FANNING AND ADAM DEGROOT USING SOKKIA SET 2BII AND SET 5A TOTAL STATIONS WITH COMPUTATIONS BY KRIS DEGROOT AND DRAFTING BY BILL WARREN.

99-02793

99-02793

99-02793

**BTS** ENGINEERING & SURVEYING, INC.  
431 S.E. MAIN ST., ROSEBURG, OR 97470  
PHONE (541) 673-0966 FAX (541) 673-0105

SCALE: N/A  
DATE: DECEMBER, 1998

FOR: LEONA A. BRIGGS  
2462 AUSTIN ROAD  
ROSEBURG, OREGON 97470

JOB #: 98-102  
FILE: BRIGGS2B.DWG  
SHEET 2 OF 2

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