

**LEGEND:**

- ⊙ = SET 5/8" x 30" IRON ROD w/PLASTIC CAP MK'D. "BTS ENG-SURV"
- = SET 2" DIA. BRASS DISK IN CONCRETE GUTTER STAMPED:  
"PROPERTY CORNER"  
L171L21  
CO. RD. 233  
"PLS 1941"
- = FOUND 5/8" IRON ROD PER M 108-34
- ⊙ = FOUND 5/8" IRON ROD PER BRIGGS SUBDIVISION, PHASE II
- ▲ = COMPUTED POINT NOT SET

**ZONING & UTILITIES:**

ZONING: SINGLE FAMILY RESIDENTIAL (R-1)  
 COMP. PLAN: RESIDENTIAL (RMD)  
 WATER: ROBERTS CREEK WATER DISTRICT  
 SEWER: GREEN SANITARY DISTRICT  
 PLANNING FILE NO. 99-206

**APPROVALS:**

BY THE ORDER OF THE DOUGLAS COUNTY BOARD OF COMMISSIONERS

*Doyle Shaver Jr.* 2-8-00  
COMMISSIONER DATE

*Joyce Morgan* 2/7/00  
COMMISSIONER DATE

*Bob Noetkrantz* 2/7/00  
COUNTY ASSESSOR DATE

*Keith L. Cubic* 2/4/2000  
COUNTY PLANNING DIRECTOR DATE

*Ed Mowen* 2-7-2000  
DEPUTY COUNTY SURVEYOR DATE

FILED THIS 8th DAY OF February 2000 at 3:23pm  
 BY DOYLE SHAVER JR., COUNTY CLERK  
*Paul C. Cych* Deputy  
 COUNTY CLERK



STATE OF OREGON  
 COUNTY OF DOUGLAS  
 I, DOYLE SHAVER JR., COUNTY CLERK AND  
 REGISTERER OF COMMISSIONERS, DO HEREBY CERTIFY  
 THAT THIS INSTRUMENT WAS RECORDED

00 FEB - 8 PM 3:23

DOYLE SHAVER JR.  
 DOUGLAS COUNTY CLERK

IN THE OFFICE RECORDS OF DOUGLAS COUNTY

BY *Paul C. Cych*

2000-02767

# BRIGGS SUBDIVISION PHASE 3

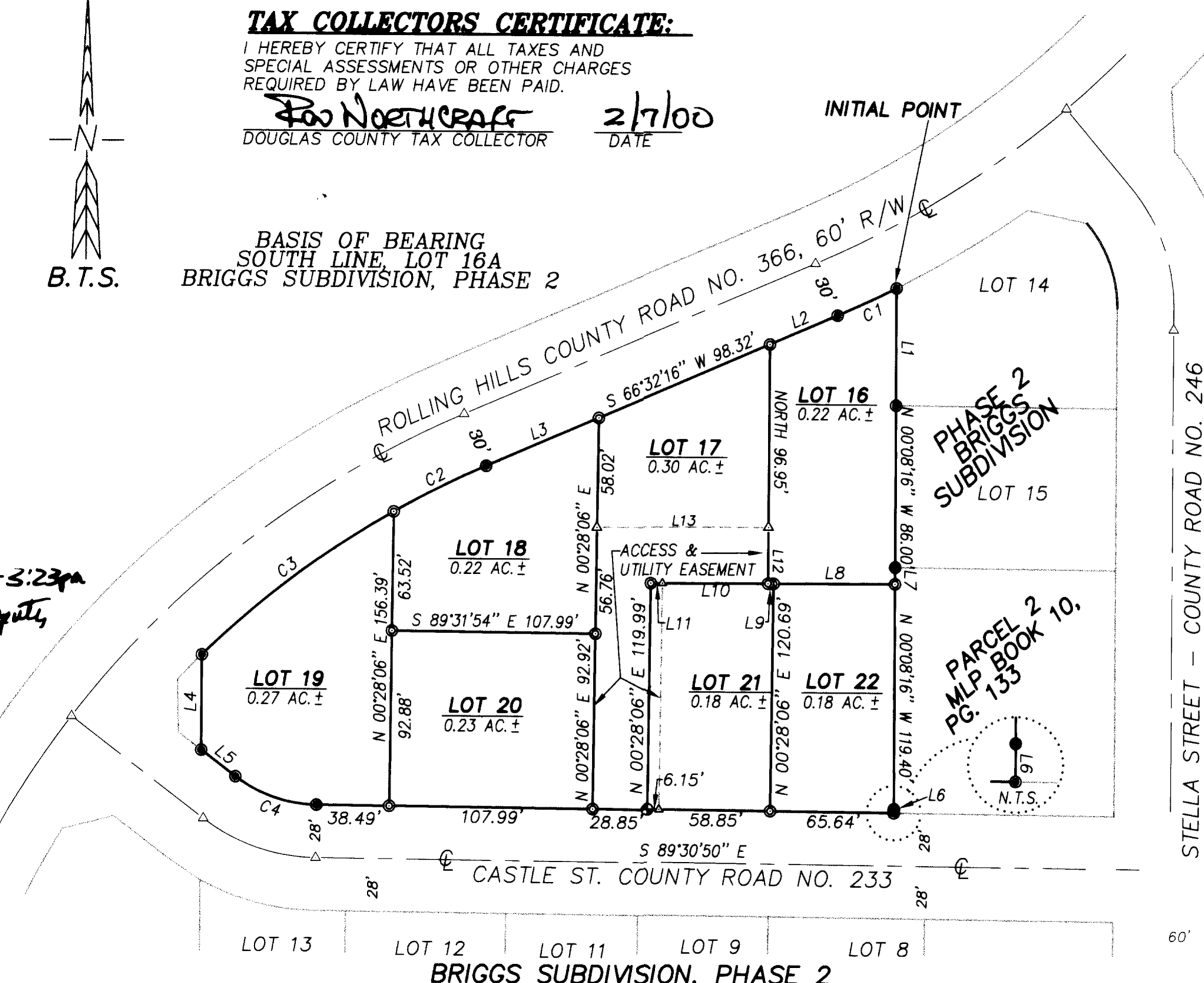
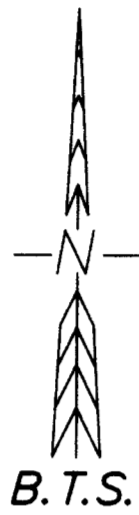
LOCATED IN  
**LOT 16A, BRIGGS SUBDIVISION, PHASE 2**  
**LOT 4, PLAT H ROSEBURG HOME ORCHARD TRACTS**  
**SE 1/4, SECTION 3, T.28S., R.6W., W.M.**  
**DOUGLAS COUNTY, OREGON**

**TAX COLLECTORS CERTIFICATE:**

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

*Bob Noetkrantz* 2/7/00  
 DOUGLAS COUNTY TAX COLLECTOR DATE

BASIS OF BEARING  
 SOUTH LINE, LOT 16A  
 BRIGGS SUBDIVISION, PHASE 2



NUMBER	BEARING	DISTANCE
L1	S 00°08'16" E	62.10'
L2	S 66°32'16" W	38.98'
L3	S 66°32'16" W	64.92'
L4	S 00°02'38" W	50.45'
L5	S 52°41'45" E	23.02'
L6	N 00°08'16" W	1.99'
L7	N 00°08'16" W	8.91'
L8	S 89°52'00" W	64.36'
L9	S 89°52'00" W	2.94'
L10	S 89°52'00" W	55.91'
L11	S 89°52'00" W	6.15'
L12	SOUTH	30.00'
L13	S 89°52'00" W	90.67'

NUMBER	DELTA	RADIUS	ARC	TAN	CHORD BEARING	CHORD
C1	03°35'09"	550.87	34.48	17.24	S 64°44'41" W	34.47
C2	06°23'05"	490.87	54.70	27.38	S 63°20'43" W	54.67
C3	14°52'03"	490.87	127.37	64.05	S 52°43'09" W	127.02
C4	36°49'05"	72.00	46.27	23.96	S 71°06'18" E	45.47

2000-02767

2000-02767

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

SCALE: 1" = 60'  
 DATE: NOVEMBER, 1999

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

JOB #: 99-077  
 FILE NAME: BRIGGS3A.DWG  
 SHEET 1 OF 1

**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 3" AND DOES HEREBY CREATE THE ACCESS AND UTILITY EASEMENT SHOWN HEREON.

*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 3rd DAY OF January 2000, 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.

*Mary L. Moore*  
 NOTARY PUBLIC, STATE OF OREGON

**PROTECTIVE COVENANTS:**

PROTECTIVE COVENANTS FOR BRIGGS SUBDIVISION PHASE 3, HAVE BEEN RECORDED AS INST. NO. 2000-02766, IN BOOK 1670 PAGE 861 OF THE RECORDS OF DOUGLAS COUNTY, OREGON.

**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:

LOT 16A OF BRIGGS SUBDIVISION, PHASE 2, A SUBDIVISION RECORDED IN VOLUME 19, PAGES 58A AND 58B OF SUBDIVISION PLAT RECORDS OF DOUGLAS COUNTY, OREGON.

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

**NARRATIVE:**

THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE LOT 16A, BRIGGS SUBDIVISION, PHASE 2 INTO 7 LOTS AS APPROVED BY DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 99-206. MONUMENTS FOUND PER BRIGGS SUBDIVISION PHASE 2 CONTROLLED THE BOUNDARIES OF THIS SUBDIVISION. THIS SURVEY WAS PERFORMED BY LES FANNING, MATT DIXON, MICKEY CALVERT AND NOLAN FROMDAHL USING SOKKIA SET 2BII AND SET 5A TOTAL STATIONS WITH COMPUTATIONS BY KRIS DEGROOT AND DRAFTING BY BILL WARREN.



RENEWAL DATE: 12-31-01