

OWNER & DEVELOPER

FRANK M. EDEL & NANCY A. EDEL
ROUTE 4, BOX 27
REEDSPORT, OREGON 97467

SURVEYOR & PLANNER

H. G. E., INC.
375 PARK AVENUE
COOS BAY, OREGON 97420

EDGEWATER ESTATES CONDOMINIUM PHASE I

BEING A PORTION OF GOVERNMENT LOT 4 IN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 11 WEST, W.M., DOUGLAS COUNTY, OREGON.



EXACT COPY STATEMENT STATE OF OREGON S.S. COUNTY OF COOS

I, D. GARY HUTCHESON, BEING DULY SWORN, DISPOSE AND SAY THAT I AM THE SURVEYOR WHO SURVEYED THE PLAT AND PREPARED THE FINAL MAP OF "EDGEWATER ESTATES CONDOMINIUM" PHASE I AND THAT THE ANNEXED TRACING IS AN EXACT COPY OF THE FINAL MAP THEREOF.

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11 DAY OF April, 1985.

JOSEPH ENGLISH
NOTARY PUBLIC - OREGON
My Commission Expires 11/6/87

DECLARATION STATE OF OREGON S.S. COUNTY OF DOUGLAS

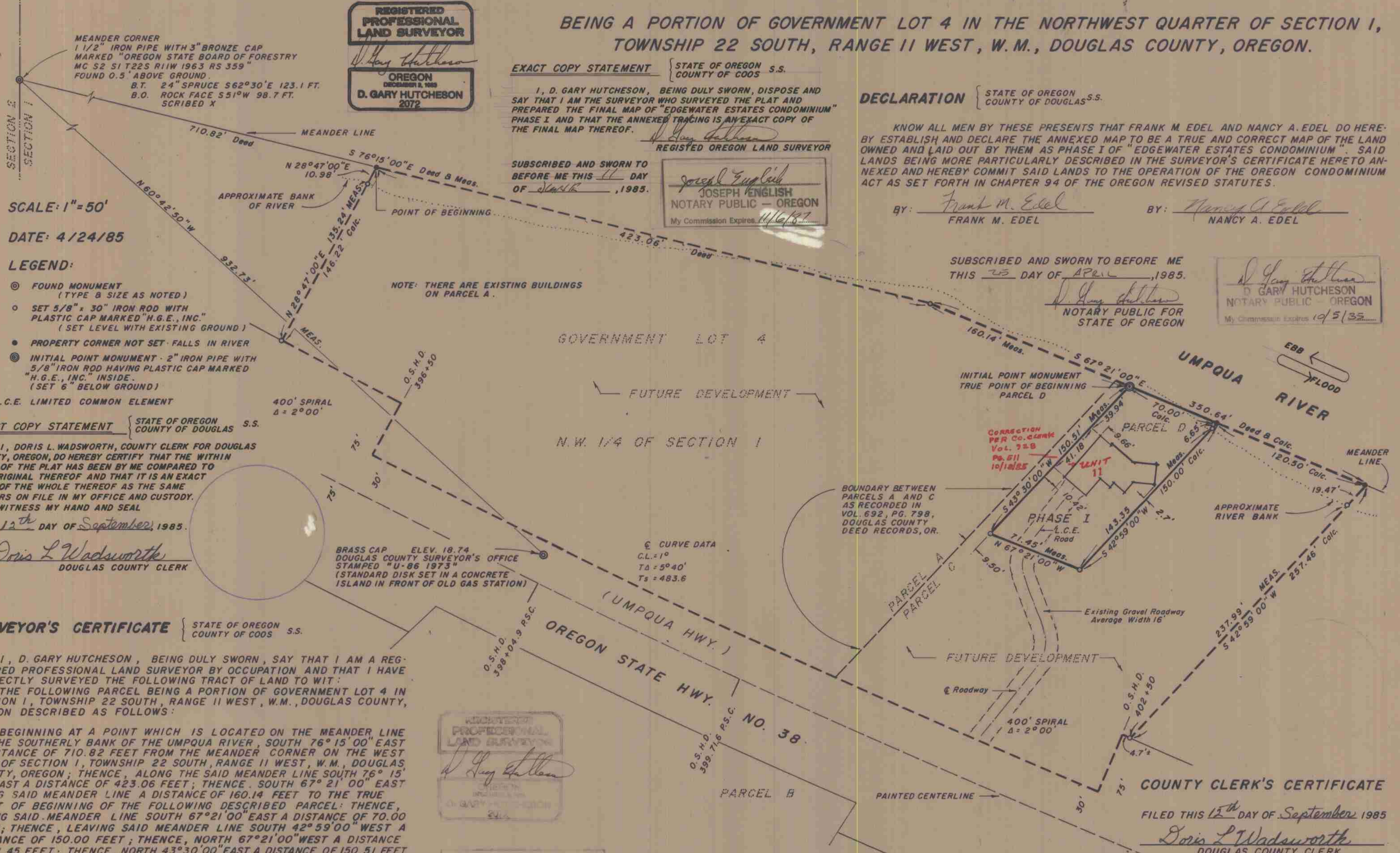
KNOW ALL MEN BY THESE PRESENTS THAT FRANK M. EDEL AND NANCY A. EDEL DO HEREBY ESTABLISH AND DECLARE THE ANNEXED MAP TO BE A TRUE AND CORRECT MAP OF THE LAND OWNED AND LAID OUT BY THEM AS PHASE I OF "EDGEWATER ESTATES CONDOMINIUM". SAID LANDS BEING MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HERETO ANNEXED AND HEREBY COMMIT SAID LANDS TO THE OPERATION OF THE OREGON CONDOMINIUM ACT AS SET FORTH IN CHAPTER 94 OF THE OREGON REVISED STATUTES.

BY: Frank M. Edel
FRANK M. EDEL

BY: Nancy A. Edel
NANCY A. EDEL

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25 DAY OF April, 1985.

D. Gary Hutcheson
NOTARY PUBLIC FOR STATE OF OREGON
My Commission Expires 10/5/88



SCALE: 1" = 50'

DATE: 4/24/85

LEGEND:

- FOUND MONUMENT (TYPE & SIZE AS NOTED)
- SET 5/8" x 30" IRON ROD WITH PLASTIC CAP MARKED "H.G.E., INC." (SET LEVEL WITH EXISTING GROUND)
- PROPERTY CORNER NOT SET - FALLS IN RIVER
- INITIAL POINT MONUMENT - 2" IRON PIPE WITH 5/8" IRON ROD HAVING PLASTIC CAP MARKED "H.G.E., INC." INSIDE. (SET 6" BELOW GROUND)

L.C.E. LIMITED COMMON ELEMENT

EXACT COPY STATEMENT STATE OF OREGON S.S. COUNTY OF DOUGLAS

I, DORIS L. WADSWORTH, COUNTY CLERK FOR DOUGLAS COUNTY, OREGON, DO HEREBY CERTIFY THAT THE WITHIN COPY OF THE PLAT HAS BEEN BY ME COMPARED TO THE ORIGINAL THEREOF AND THAT IT IS AN EXACT COPY OF THE WHOLE THEREOF AS THE SAME APPEARS ON FILE IN MY OFFICE AND CUSTODY. WITNESS MY HAND AND SEAL

THIS 12th DAY OF September, 1985.

Doris L. Wadsworth
DOUGLAS COUNTY CLERK

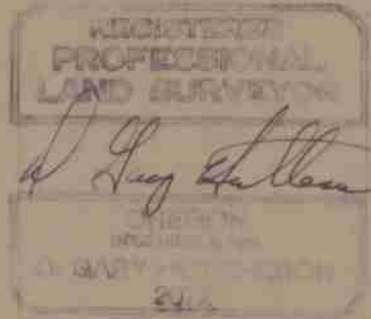
SURVEYOR'S CERTIFICATE STATE OF OREGON S.S. COUNTY OF COOS

I, D. GARY HUTCHESON, BEING DULY SWORN, SAY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR BY OCCUPATION AND THAT I HAVE CORRECTLY SURVEYED THE FOLLOWING TRACT OF LAND TO WIT: THE FOLLOWING PARCEL BEING A PORTION OF GOVERNMENT LOT 4 IN SECTION 1, TOWNSHIP 22 SOUTH, RANGE 11 WEST, W.M., DOUGLAS COUNTY, OREGON DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS LOCATED ON THE MEANDER LINE ON THE SOUTHERLY BANK OF THE UMPQUA RIVER, SOUTH 76° 15' 00" EAST A DISTANCE OF 710.82 FEET FROM THE MEANDER CORNER ON THE WEST LINE OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 11 WEST, W.M., DOUGLAS COUNTY, OREGON; THENCE, ALONG THE SAID MEANDER LINE SOUTH 76° 15' 00" EAST A DISTANCE OF 423.06 FEET; THENCE, SOUTH 67° 21' 00" EAST ALONG SAID MEANDER LINE A DISTANCE OF 160.14 FEET TO THE TRUE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL: THENCE, ALONG SAID MEANDER LINE SOUTH 67° 21' 00" EAST A DISTANCE OF 70.00 FEET; THENCE, LEAVING SAID MEANDER LINE SOUTH 42° 59' 00" WEST A DISTANCE OF 150.00 FEET; THENCE, NORTH 67° 21' 00" WEST A DISTANCE OF 71.45 FEET; THENCE, NORTH 43° 30' 00" EAST A DISTANCE OF 150.51 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 0.23 ACRES, MORE OR LESS.

D. Gary Hutcheson
D. GARY HUTCHESON NO. 2072
REGISTERED PROFESSIONAL LAND SURVEYOR

SHEET 1 OF 2



JOSEPH ENGLISH
NOTARY PUBLIC - OREGON
My Commission Expires 11/6/87

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31 DAY OF MAY, 1985.

Joseph English
NOTARY PUBLIC FOR STATE OF OREGON.

COUNTY CLERK'S CERTIFICATE

FILED THIS 12th DAY OF September 1985

Doris L. Wadsworth
DOUGLAS COUNTY CLERK

SHEET INDEX

SHEET 1 OF 2 SURVEY MAP & COVER SHT.
SHEET 2 OF 2 FLOOR PLAN, NARRATIVE & APPROVALS

VOL. 1 PAGE 10 A

VOL. 1 PAGE 10 A

EDGEWATER ESTATES CONDOMINIUM PHASE I

BEING A PORTION OF GOVERNMENT LOT 4 IN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 11 WEST, W.M., DOUGLAS COUNTY, OREGON.

NARRATIVE :

1.) THE BASIS OF BEARING FOR THIS SURVEY IS A SOLAR OBSERVATION TAKEN ON MARCH 18, 1985 IN SECTION 1, TOWNSHIP 22 SOUTH, RANGE 11 WEST, W.M., DOUGLAS COUNTY, OREGON.

2.) THE BASIS OF SURVEY BEING A FOUND MONUMENT ON THE WEST LINE OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 11 WEST, W.M., DOUGLAS COUNTY, OREGON. THERE ARE NO MONUMENTS OF RECORD ON THE RIGHT-OF-WAY LINE. THEREFORE, PAINTED CENTERLINE WAS LOCATED TO ESTABLISH THE RIGHT-OF-WAY IN THIS AREA. REFER TO OREGON STATE HIGHWAY DRAWING NO. 48-21-23.

3.) THE PURPOSE OF THIS SURVEY WAS TO SURVEY PARCEL A AND PARCEL C AS RECORDED IN BOOK 692, PAGE 798, DEED RECORDS, DOUGLAS COUNTY, OREGON, AND TO SURVEY "EDGEWATER ESTATES CONDOMINIUM" PHASE I AS SHOWN ON PAGE 1.

4.) THE INSTRUMENTS USED IN THIS SURVEY WERE A NIKON N.T.D. 4 (6 SECOND), THEODOLITE, DISTANCE METER AND A HEWLETT/PACKARD 85 DESK TOP COMPUTER WITH 9871A PRINTER.

5.) THE DEED USED IN THIS SURVEY WAS PROVIDED BY FRANK M. AND NANCY A. EDEL IN BOOK 692, PAGE 798, DEED RECORDS, DOUGLAS COUNTY, OREGON.

6.) ELEVATIONS SHOWN ARE BASED ON LEVEL CIRCUIT FROM OREGON STATE HIGHWAY DIVISION BENCHMARK STATION, J 545 (AN O.S.H.D. STANDARD DISK STAMPED "J 545 1957" LOCATED 212 FEET WEST OF THE WEST SLOPE OF A SMALL CANYON OPPOSITE ECHO RESORT, ONE FOOT BELOW ROAD ELEVATION, AND 3.5 FEET TOWARD THE CENTERLINE FROM A VERTICAL ROCK FACE.) ELEVATION 17.70.

COMPLETION CERTIFICATE :

I, D. GARY HUTCHESON, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT FULLY AND ACCURATELY DEPICTS THE BOUNDARIES OF THE UNIT OF THE BUILDING AND THAT CONSTRUCTION OF THE UNIT AND BUILDING AS DEPICTED ON THE PLAT HAS BEEN COMPLETED.

D. Gary Hutcheson
D. GARY HUTCHESON NO. 2072
REGISTERED PROFESSIONAL LAND SURVEYOR

Joseph English
JOSEPH ENGLISH
NOTARY PUBLIC - OREGON
My Commission Expires 11/6/87

SUBSCRIBED AND SWORN TO BEFORE ME THIS
12 DAY OF MAY, 1985.

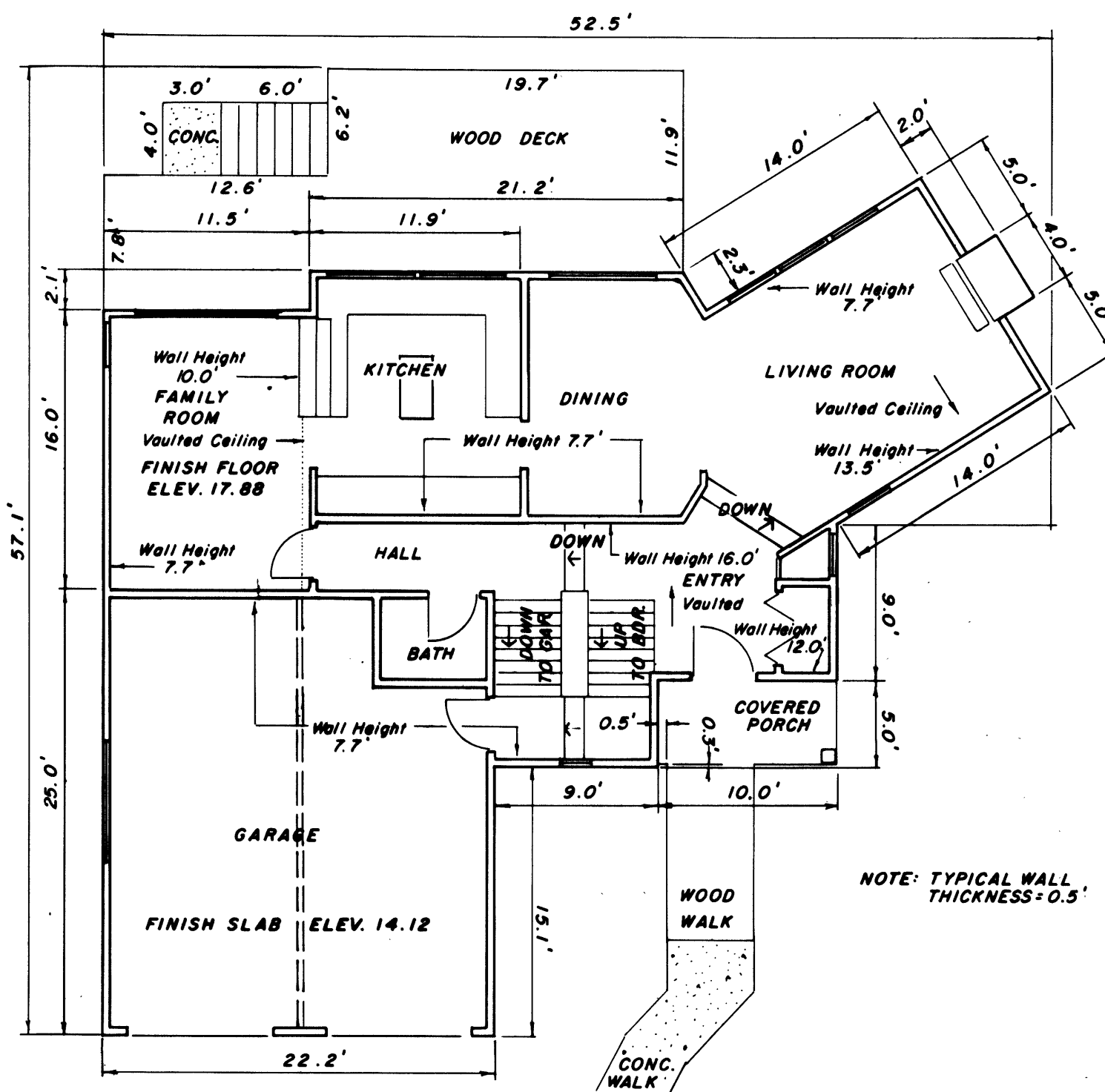
Joseph English
NOTARY PUBLIC - STATE OF OREGON

SHEET 2 OF 2

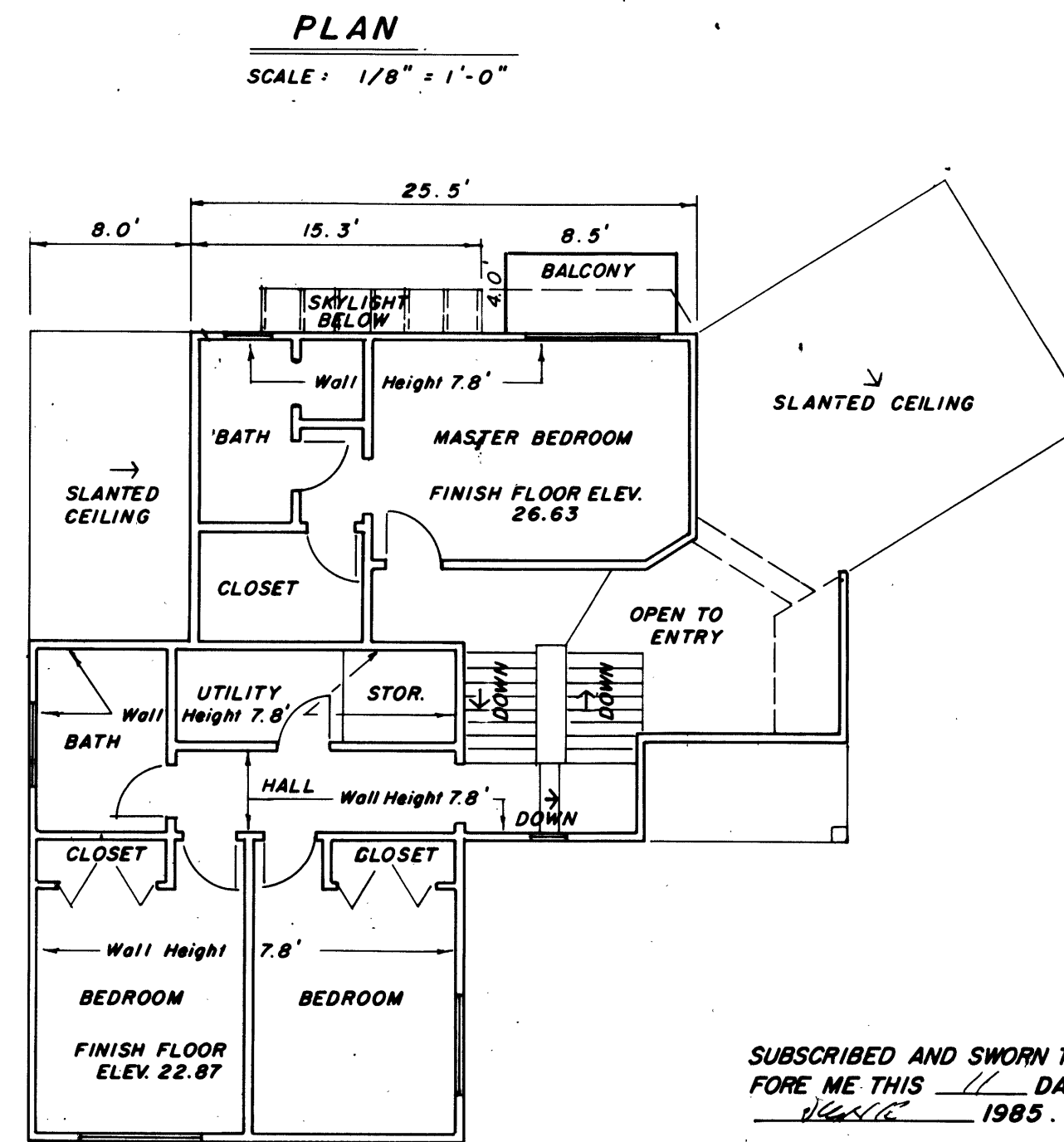
APPROVALS :

Francis L. Ingram 7-5-85
DOUGLAS COUNTY SURVEYOR DATE

Frank M. and Nancy A. Edel 9-12-85
DOUGLAS COUNTY ASSESSOR DATE



LOWER FLOOR



UPPER FLOOR

EXACT COPY STATEMENT { STATE OF OREGON COUNTY OF DOUGLAS S.S.

I, DORIS L. WADSWORTH, COUNTY CLERK OF DOUGLAS COUNTY, DO HEREBY CERTIFY THAT THE ORIGINAL COPY OF THE PLAT HAS BEEN BY ME COMPARED TO THE ORIGINAL THEREOF AND THAT IT IS AN EXACT COPY OF THE WHOLE THEREOF AS THE SAME APPEARS ON FILE IN MY OFFICE AND CUSTODY. WITNESS MY HAND AND SEAL THIS 12th DAY OF September, 1985.

Doris L. Wadsworth
DORIS L. WADSWORTH
DOUGLAS COUNTY CLERK

EXACT COPY STATEMENT { STATE OF OREGON COUNTY OF COOS S.S.

I, D. GARY HUTCHESON, BEING DULY SWORN, DISPOSE AND SAY THAT I AM THE SURVEYOR WHO SURVEYED THE PLAT AND PREPARED THE FINAL MAP OF "EDGEWATER ESTATES CONDOMINIUM" PHASE I AND THAT THE ANNEXED TRACING IS AN EXACT COPY OF THE FINAL MAP THEREOF.

D. Gary Hutcheson
REGISTERED OREGON LAND SURVEYOR

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12 DAY OF MAY 1985.

Joseph English
JOSEPH ENGLISH
NOTARY PUBLIC - OREGON
My Commission Expires 11/6/87

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON REGISTERED LAND SURVEYOR D. GARY HUTCHESON 2072

85-13102

FILED *d*
RECEIVED *BF*

OCT 18 1985

AFFIDAVIT OF CORRECTION
CONDOMINIUM PLAT
EDGEWATER ESTATES CONDOMINIUM PHASE
VOLUME 1 PAGES 10A AND 10B

COUNTY SURVEYOR BOOK 928 PAGE 511
DOUGLAS COUNTY, ORE.

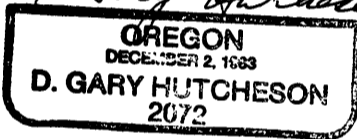
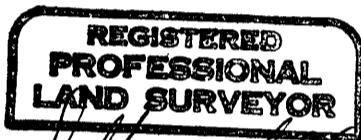
I, D. Gary Hutcheson, being duly sworn, depose and say that I am the surveyor who surveyed the condominium of "Edgewater Estates Condominium Phase I", as filed and recorded in Volume 1, Pages 10A and 10B, Douglas County, Oregon Condominium Plat Records; and

The following correction to said Plat is necessary and is as follows:

- 1. The building shown on said Plat shall be known as Unit Eleven (11).

The present fee owners of the property materially affected by said affidavit are as follows:

- 1. Frank M. Edel
- 2. Nancy A. Edel



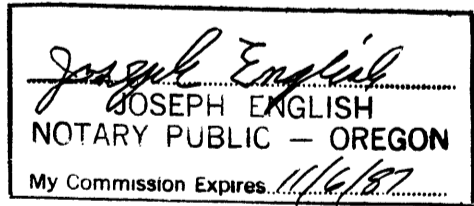
D. Gary Hutcheson
D. Gary Hutcheson No. 2072
Registered Professional Land Surveyor
H. G. E., INC.
375 Park Avenue, Coos Bay, OR 97420

NOTARY CERTIFICATE

STATE OF OREGON }
COUNTY OF COOS } SS

Subscribed and sworn to before me this 3rd day of October, 1985.

Joseph English
Notary Public for the State of Oregon
My Commission expires 11/06/87



APPROVAL

I, Francis L. Ingram, Douglas County Surveyor, do hereby certify that said affidavit of correction for "Edgewater Estates Condominium Phase I", as filed and recorded in Volume 1, Pages 10A and 10B, Douglas County, Oregon Condominium Plat Records, has been examined by me and that it complies with ORS 94.042(5).

Francis L. Ingram
Francis L. Ingram
Douglas County Surveyor