

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.

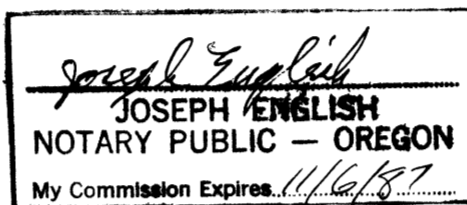


EXACT COPY STATEMENT { STATE OF OREGON S.S.
COUNTY OF COOS

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 March, 1985.

REGISTERED OREGON LAND SURVEYOR



DECLARATION { STATE OF OREGON S.S.
COUNTY OF DOUGLAS

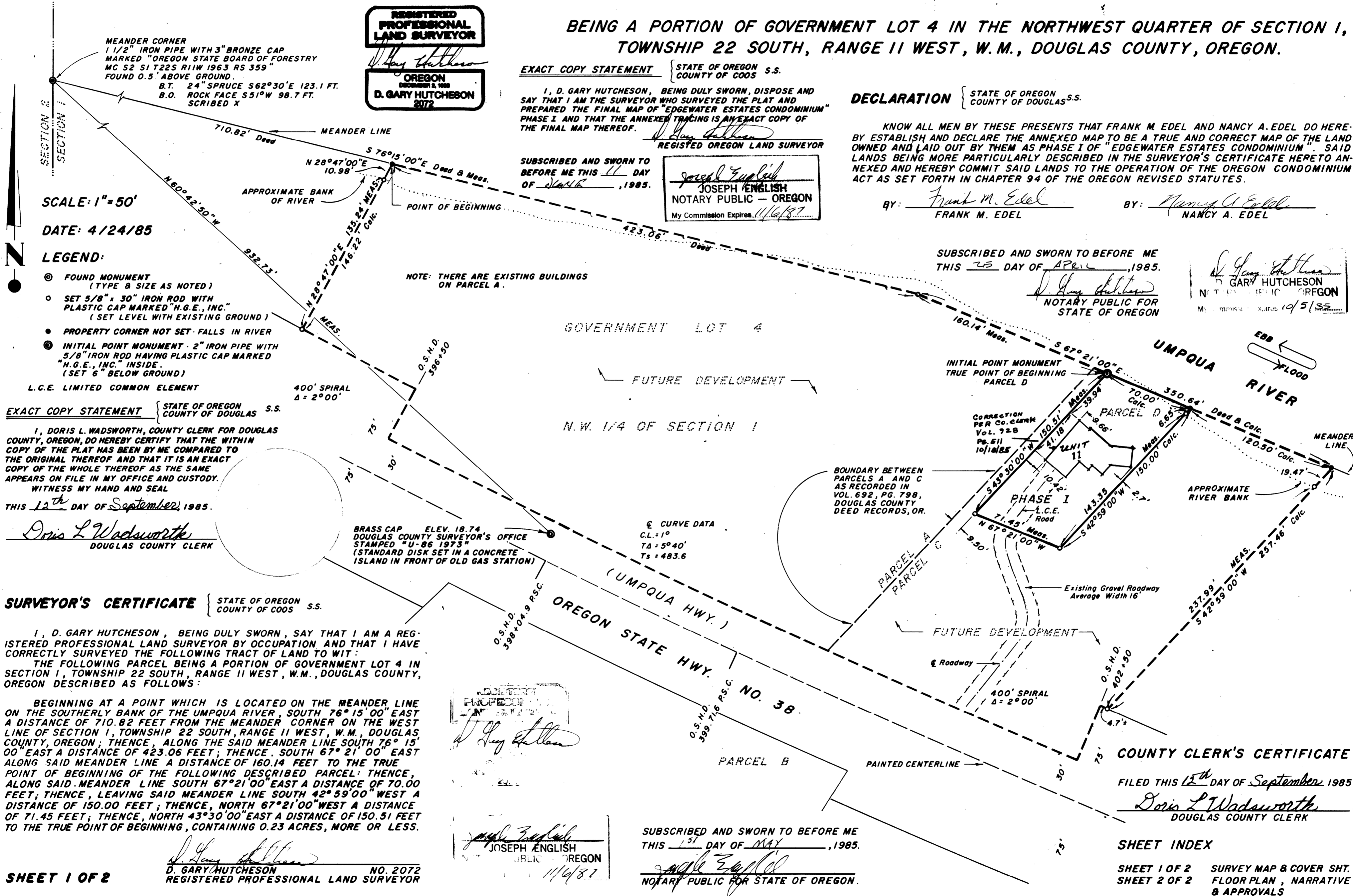
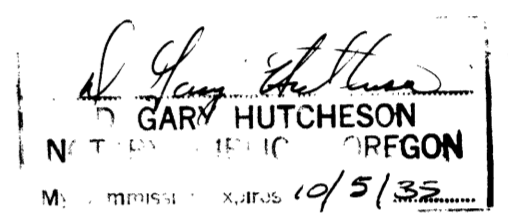
KNOW ALL MEN BY THESE PRESENTS THAT FRANK M. EDEL AND NANCY A. EDEL DO HEREBY ESTABLISH AND DECLARE THE ANNEXED MAP TO BE A TRUE AND CORRECT MAP OF THE LAND OWNED AND LAID OUT BY THEM AS PHASE I OF "EDGEWATER ESTATES CONDOMINIUM". SAID LANDS BEING MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE 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 23 DAY OF April, 1985.

D. Gary Hutcheson
D. GARY HUTCHESON
NOTARY PUBLIC FOR STATE OF OREGON



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

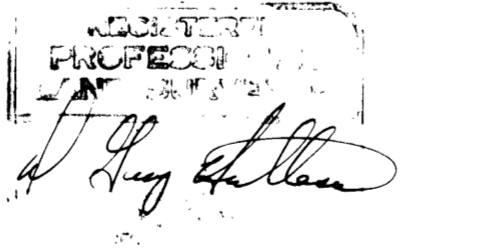
SURVEYOR'S CERTIFICATE { STATE OF OREGON S.S.
COUNTY OF COOS

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.

SHEET 1 OF 2

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



Joseph English
JOSEPH ENGLISH
NOTARY PUBLIC - OREGON
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