

TIMBER RIVER CONDOMINIUMS

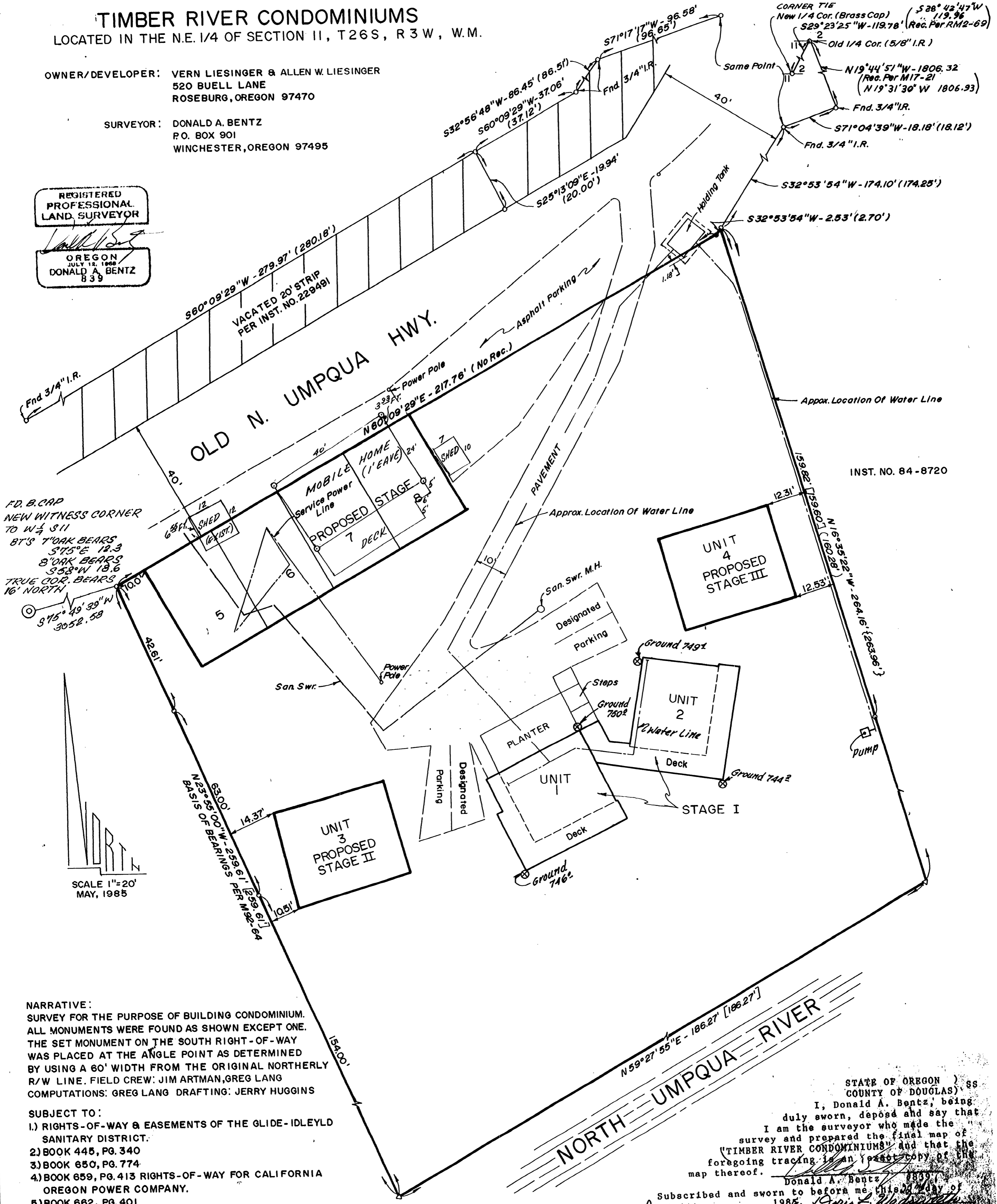
LOCATED IN THE N.E. 1/4 OF SECTION 11, T26S, R3W, W.M.

OWNER/DEVELOPER: VERN LIESINGER & ALLEN W. LIESINGER
520 BUELL LANE
ROSEBURG, OREGON 97470

SURVEYOR: DONALD A. BENTZ
P.O. BOX 901
WINCHESTER, OREGON 97495

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 12, 1982
DONALD A. BENTZ
839



INST. NO. 84-8720

SCALE 1"=20'
MAY, 1985

NARRATIVE:
SURVEY FOR THE PURPOSE OF BUILDING CONDOMINIUM.
ALL MONUMENTS WERE FOUND AS SHOWN EXCEPT ONE.
THE SET MONUMENT ON THE SOUTH RIGHT-OF-WAY
WAS PLACED AT THE ANGLE POINT AS DETERMINED
BY USING A 60' WIDTH FROM THE ORIGINAL NORTHERLY
R/W LINE. FIELD CREW: JIM ARTMAN, GREG LANG
COMPUTATIONS: GREG LANG DRAFTING: JERRY HUGGINS

SUBJECT TO:

- 1) RIGHTS-OF-WAY & EASEMENTS OF THE GLIDE-IDLELYD SANITARY DISTRICT.
- 2) BOOK 445, PG. 340
- 3) BOOK 650, PG. 774
- 4) BOOK 659, PG. 413 RIGHTS-OF-WAY FOR CALIFORNIA OREGON POWER COMPANY.
- 5) BOOK 662, PG. 401
- 6) BOOK 668, PG. 433, COMMON WATER SYSTEM
- 7) ANY OTHER EASEMENTS OF RECORD

LEGEND:

- FND. 5/8" I.R. UNLESS OTHERWISE NOTED
- SET 2"X36" GALV. IRON PIPE 6" BELOW THE GROUND & IRON R./PLASTIC CAP INSIDE MARKED "DON BENTZ SURVEYOR"
- △ COMPUTED POINT IN RIVER

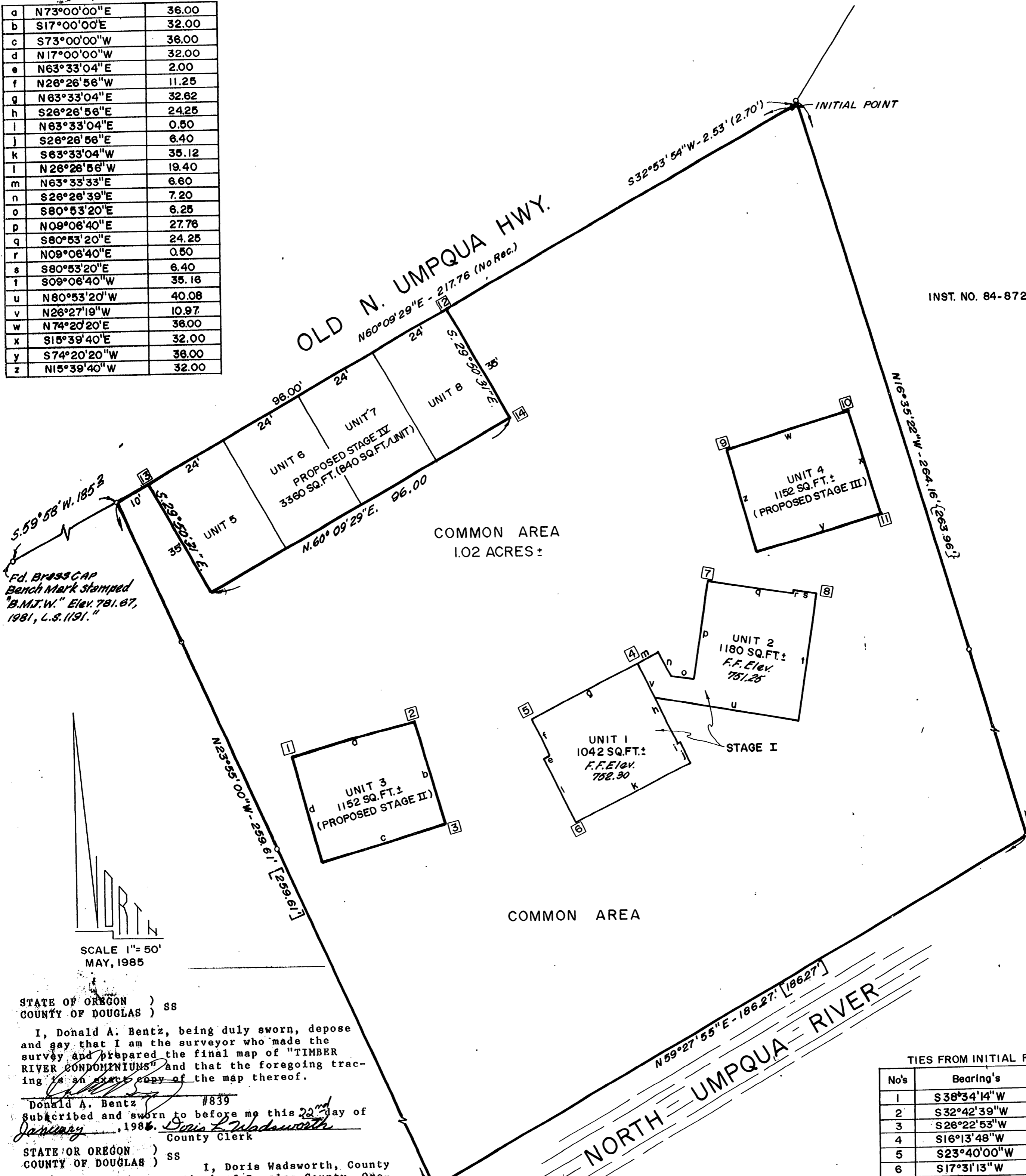
RECORD PER M98-10 ()
M92-84 []
M39-56 { }

STATE OF OREGON) ss
COUNTY OF DOUGLAS)
I, Donald A. Bentz, being
duly sworn, depose and say that
I am the surveyor who made the
survey and prepared the final map of
"TIMBER RIVER CONDOMINIUMS" and that the
foregoing tracing is an exact copy of the
map thereof.
Donald A. Bentz, 1985
Subscribed and sworn to before me this 22nd day of
January, 1985.
County Clerk

STATE OF OREGON) ss
COUNTY OF DOUGLAS)
I, Doris Wadsworth, County Clerk of Douglas County, Oregon, do
hereby certify that the within copy of plat has been by me compared
with 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 22nd day of January, 1985.
County Clerk

TIMBER RIVER CONDOMINIUMS
 LOCATED IN THE N.E. 1/4 OF SECTION 11, T 26 S, R.3 W, W.M.

a	N73°00'00"E	36.00
b	S17°00'00"E	32.00
c	S73°00'00"W	36.00
d	N17°00'00"W	32.00
e	N63°33'04"E	2.00
f	N26°26'56"W	11.25
g	N63°33'04"E	32.62
h	S26°26'56"E	24.25
i	N63°33'04"E	0.50
j	S26°26'56"E	6.40
k	S63°33'04"W	35.12
l	N26°26'56"W	19.40
m	N63°33'33"E	6.60
n	S26°26'39"E	7.20
o	S80°53'20"E	6.25
p	N09°06'40"E	27.76
q	S80°53'20"E	24.25
r	N09°06'40"E	0.50
s	S80°53'20"E	6.40
t	S09°06'40"W	35.16
u	N80°53'20"W	40.08
v	N26°27'19"W	10.97
w	N74°20'20"E	36.00
x	S15°39'40"E	32.00
y	S74°20'20"W	36.00
z	N15°39'40"W	32.00



INST. NO. 84-8720

FD. BRASS CAP
 Bench Mark Stamped
 "B.M.T.W." Elev. 781.67,
 1981, L.S. 1191."



STATE OF OREGON)
 COUNTY OF DOUGLAS) ss

I, Donald A. Bentz, being duly sworn, depose and say that I am the surveyor who made the survey and prepared the final map of "TIMBER RIVER CONDOMINIUMS" and that the foregoing tracing is an exact copy of the map thereof.

Donald A. Bentz #839
 Subscribed and sworn to before me this 22nd day of January, 1986.
 Doris L. Wadsworth
 County Clerk

STATE OF OREGON)
 COUNTY OF DOUGLAS) ss

I, Doris Wadsworth, County Clerk of Douglas County, Oregon, do hereby certify that the within copy of plat has been by me compared with 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 22nd day of January, 1986.

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
 DONALD A. BENTZ
 839

STATEMENT DELETED PER AFFIDAVIT OF CORRECTION FILED 3/29/88 CO. CLERK BK. 1015
 NOTES: UNITS HAVE NO VERTICAL BOUNDARIES Pg. 85

WALL CONSTRUCTION
 6" STUDS
 1/2" GYPBOARD (INSIDE)
 1/2" CDX (SUBSIDING)

TIES FROM INITIAL POINT

No's	Bearing's	Dist's
1	S38°34'14"W	228.02
2	S32°42'39"W	199.37
3	S26°22'53"W	221.41
4	S16°13'48"W	161.61
5	S23°40'00"W	185.27
6	S17°31'13"W	207.66
7	S10°54'20"W	134.69
8	S02°02'13"E	136.71
9	S12°19'40"W	95.31
10	S09°44'22"E	84.61
11	S11°21'48"E	116.49
12	S60°09'29"W	111.76
13	S60°09'29"W	207.76
14	S42°48'08"W	117.11

TIMBER RIVER CONDOMINIUMS
 LOCATED IN THE N.E. 1/4 OF SECTION 11, T 26S, R3W, W.M.

SURVEYOR'S CERTIFICATE:

I DONALD A. BENTZ, BEING DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND SHOWN ON THE ANNEXED PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:

A PARCEL LYING IN SECTION 11, TOWNSHIP 26 SOUTH, RANGE 3 WEST, W.M., DOUGLAS COUNTY, OREGON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A 2" X 36" GALVANIZED IRON PIPE BEING THE INITIAL POINT OF THIS PLAT SAID POINT BEARS N 29° 23' 25" E 119.78 FEET, S 19° 44' 51" E 1806.32 FEET, S 71° 04' 39" W 18.18 FEET, AND S 32° 53' 54" W 176.63 FEET FROM THE BRASS CAP QUARTER CORNER COMMON TO SECTION 2 AND 11, TOWNSHIP 26 SOUTH, RANGE 3 WEST, W.M.; THENCE N 32° 53' 54" E 2.53 FEET TO THE MOST WESTERLY CORNER OF THAT PROPERTY DESCRIBED IN INSTRUMENT NO. 84-8720 DEED RECORDS, DOUGLAS COUNTY, OREGON; THENCE S 16° 35' 22" E ALONG THE WEST BOUNDARY OF SAID PROPERTY 264.16 FEET TO A POINT IN THE CENTER OF THE NORTH UMPQUA RIVER; THENCE DOWNSTREAM S 59° 27' 55" W 186.27 FEET TO A POINT ON THE SOUTH END OF A BOUNDARY LINE WHICH WAS AGREED TO AND RECORDED IN VOLUME 445, PAGE 340, DEED RECORDS, DOUGLAS COUNTY, OREGON; THENCE ALONG SAID BOUNDARY LINE N 23° 55' 00" W 259.61 FEET TO A 5/8" IRON ROD ON THE SOUTHERLY RIGHT-OF-WAY OF THE OLD COUNTY ROAD NO. 4; THENCE ALONG SAID RIGHT-OF-WAY N 60° 09' 29" E 217.76 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.20 ACRES MORE OR LESS.

EXCEPTING THEREFROM:

STAGE II - BEGINNING AT A POINT WHICH BEARS S 32° 42' 39" W 199.37 FEET FROM THE INITIAL POINT; THENCE S 73° 00' W 36.00 FEET; THENCE S 17° 00' E 32.00 FEET; THENCE N 73° 00' E 36.00 FEET; THENCE N 17° 00' W 32.00 FEET TO THE POINT OF BEGINNING.

STAGE III - BEGINNING AT A POINT WHICH BEARS S 09° 44' 22" E 84.61 FEET FROM THE INITIAL POINT; THENCE S 15° 39' 40" E 32.00 FEET; THENCE S 74° 20' 20" W 36.00; THENCE N 15° 39' 40" W 32.00 FEET; THENCE N 74° 20' 20" E 36.00 TO POINT OF BEGINNING.

STAGE IV - BEGINNING AT A POINT WHICH BEARS S 60° 09' 29" W 111.76 FEET FROM THE INITIAL POINT; THENCE S 29° 50' 31" E 35.00 FEET; THENCE S 60° 09' 29" W 96.00 FEET; THENCE N 29° 50' 31" W 35.00 FEET; THENCE N 60° 09' 29" E 96.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

A 10 FOOT EASEMENT, 5 FEET EITHER SIDE OF AN EXISTING SEWER LINE AS IT TRAVERSES STAGE IV DESCRIBED ABOVE AND AN EASEMENT FOR EXISTING POWER LINES AS THEY ARE CONSTRUCTED ACROSS STAGE IV.

FURTHERMORE, I CERTIFY THAT THE PLAT FULLY AND ACCURATELY DEPICTS THE BOUNDARIES OF THE UNITS OF THE BUILDINGS AND THAT CONSTRUCTION OF THE UNITS AND THE BUILDINGS AS DEPICTED ON THE PLAT HAS BEEN COMPLETED.

Donald A. Bentz
 DONALD A. BENTZ
 REGISTERED SURVEYOR
 NO. 839

SUBSCRIBED AND SWORN BEFORE ME THIS 29th DAY OF OCTOBER 1985

MY COMMISSION EXPIRES ON THE 12th DAY OF July 1989

Virginia A. Langston
 My Comm. Expires 7-12-89

FILED:

January 23, 1986

Doris L. Wadsworth
 DOUGLAS COUNTY CLERK

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS THAT VERN H. LIESINGER AND ALAN W. LIESINGER DO HEREBY DECLARE THE ANNEXED MAP TO BE A TRUE AND CORRECT MAP OF THE LAND LAID OUT AS TIMBER RIVER CONDOMINIUMS. SAID LANDS BEING MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HERETO ANNEXED AND I DO HEREBY COMMIT SAID LAND TO THE OPERATION OF THE OREGON CONDOMINIUM ACT AS SET FORTH IN CHAPTER 94 OF THE OREGON REVISED STATUTES.

Vern Liesinger
 VERN LIESINGER

Alan Liesinger
 ALAN LIESINGER

ACKNOWLEDGEMENT:

STATE OF OREGON)
 COUNTY OF DOUGLAS) S.S.

ON THIS 31st DAY OF OCTOBER, 1985, BEFORE ME APPEARED VERN H. AND ALAN W. LIESINGER, TO ME PERSONALLY KNOWN, WHO BEING DULY SWORN, DID SAY THAT HE IS THE LAWFUL OWNER OF THE TRACT OF LAND SHOWN ON THE ANNEXED PLAT, AND THAT HE DOES HEREBY ACKNOWLEDGE THAT HE SIGNED THE ACCOMPANYING DECLARATION AS HIS FREE AND VOLUNTARY ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS DAY AND YEAR ABOVE WRITTEN

Virginia A. Langston
 NOTARY PUBLIC, STATE OF OREGON

7-12-89

MY COMMISSION EXPIRES ON THE 12th DAY OF July, 1989

APPROVALS:

Shena Washburn
 DOUGLAS COUNTY ASSESSOR
 DATE 1-22-86

Francis L. Ingram
 DOUGLAS COUNTY SURVEYOR
 DATE 1-6-86

STATE OF OREGON)
 COUNTY OF DOUGLAS) S.S.

I, Donald A. Bentz, being duly sworn, depose and say that I am the surveyor who made the survey and prepared the final map of "TIMBER RIVER CONDOMINIUMS" and that the foregoing tracing is an exact copy of the map thereof.

Donald A. Bentz #839
 Subscribed and sworn to before me this 29th day of January, 1986.
Doris L. Wadsworth
 County Clerk

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
 DONALD A. BENTZ
 839

STATE OF OREGON)
 COUNTY OF DOUGLAS) S.S.

I, Doris Wadsworth, County Clerk of Douglas County, Oregon, do hereby certify that the within copy of plat has been by me compared with 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 22nd day of January, 1986.
Doris L. Wadsworth
 County Clerk

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24' (WALL TO WALL) SIDE ELEV.

PITCH 12
6

1 X 10 TIGHT KNOT CEDAR SIDING;
1 X 4 CEDAR EDGING.

METAL 8" FLUE, MINIMUM OF
2' HIGHER THAN ROOF WITHIN
10' RADIUS.

STATE OF OREGON)
COUNTY OF BENTON) ss
I, RONALD A. BENTE, being duly sworn, depose and say that I am
the surveyor who made the survey and prepared the final map of
"TIMBER RIVER CONDOMINIUMS" and that the above drawing is an
exact copy of the said map.
Subscribed and sworn to before me this 22 day of January, 1988.
Ronald A. Bente
County Clerk

STATE OF OREGON)
COUNTY OF BENTON) ss
I, DAVID WADSWORTH, County
Clerk of Benton County, Ore-
gon, do hereby certify that the
within copy of plan was made by
me compared with the original
thereof and that it is an
exact copy of the same.
of as the same appears on file
in my office and custody.
Witness my hand and seal this
22 day of January, 1988.
David Wadsworth
County Clerk

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NOTE:
FRONT VIEW WIDTH ON
EACH UNIT IS 28'
BOTH UNITS SHARE OUTSIDE
DIMENSIONS.
FLOOR ELEV. UNIT 1, 152.20
FLOOR ELEV. UNIT 2, 151.25

REGISTERED
PROFESSIONAL
LAND SURVEYOR
152
OREGON
NO. 10 1988
RONALD A. BENTE

SOME PIER FOOTINGS MAY BE
OVER 4' HIGH DEPENDING ON
TOPOGRAPHY.
PIERS ARE CONCRETE

TIMBER RIVER CONDOMINIUMS
SIDE VIEW
IDLEYD PARK, OREGON
SCALE: 1/8" = 1'-0" JUNE 11, 1988
VERU LIESINGER

