

EDGEWATER ESTATES CONDOMINIUM PHASE II

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

OWNER & DEVELOPER

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

SURVEYOR

RICHARD J. HINTZ
1890 NORTH 14 TH STRET
COOS BAY, OREGON 97420

EXACT COPY STATEMENT

I, Richard J. Hintz, being duly sworn, do hereby certify that I am the surveyor who surveyed the above described tract of land and prepared the final map of Edgewater Estates Condominium Phase II and that the annexed tracing is an exact copy of the final map thereof.

Richard J. Hintz
Richard J. Hintz

DECLARATION

STATE OF OREGON S.S.
COUNTY OF DOUGLAS

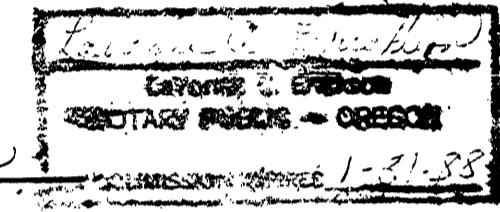
KNOW ALL MEN BY THESE PRESENTS THAT FRANK M. EDEL AND NANCY A. EDEL DO HEREBY ESTABLISH AND DECLARE THE ANNEXED MAP TO BE A TRUE AND CORRECT MAP OF THE LAND OWNED AND LAID OUT BY THEM AS PHASE II OF "EDGEWATER ESTATES CONDOMINIUM". SAID LANDS BEING MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE 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 27 DAY OF July, 1986.

L. Vonnie C. Erickson
Notary Public - Oregon



SCALE: 1" = 50'

DATE: 7/12/86

LEGEND:

- FOUND MONUMENTS**
- 5/8" I.R. / PLASTIC CAP MKD. "H.G.E., INC."
 - 2" I.P. WITH 5/8" I.R. INSIDE / PLASTIC CAP MKD. "H.G.E., INC."
- SET MONUMENTS**
- 2 x 30" I.P. WITH 5/8 x 36" I.R. INSIDE / PLASTIC CAP MKD. R.J. HINTZ PLS 497
 - 5/8 x 36" I.R. / PLASTIC CAP MKD. R.J. HINTZ PLS 497

L.C.E.-LIMITED COMMON ELEMENT

EXACT COPY STATEMENT

STATE OF OREGON S.S.
COUNTY OF DOUGLAS

Doris L. Wadsworth, County Clerk for Douglas County, Oregon, do hereby certify that the within copy of the map has been compared by me to the original thereof and that it is an exact copy of the whole thereof as the same appears on file in my office in custody.

Doris L. Wadsworth
Doris L. Wadsworth
Douglas County Clerk

SURVEYOR'S CERTIFICATE

I, RICHARD J. HINTZ, BEING DULY SWORN, SAY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR 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 II 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, 710.82 FEET FROM THE MEANDER CORNER ON THE WEST LINE OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE II WEST, W. M. DOUGLAS COUNTY, OREGON; THENCE ALONG THE SAID MEANDER LINE SOUTH 76° 15' 00" EAST, 423.06 FEET; THENCE SOUTH 67° 21' 00" EAST ALONG SAID MEANDER LINE 85.14 FEET TO THE TRUE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL: THENCE ALONG SAID MEANDER LINE SOUTH 67° 21' 00" EAST, 75.00 FEET; THENCE LEAVING SAID MEANDER LINE SOUTH 45° 30' 00" WEST, 150.51 FEET; THENCE SOUTH 67° 21' 00" EAST, 71.45 FEET; THENCE SOUTH 24° 44' 30" WEST, 120.93 FEET; THENCE NORTH 74° 16' 30" WEST, 107.98 FEET; THENCE NORTH 26° 33' 10" EAST, 275.16 FEET TO THE TRUE POINT OF BEGINNING, AND CONTAINING 0.48 ACRES. MORE OR LESS.

Richard J. Hintz
Richard J. Hintz

SHEET 1 OF 2

GOVERNMENT LOT 4

Q CURVE DATA
1° C.L.
TA = 5° 40'
Ts = 483.6'

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Richard J. Hintz
OREGON
MAY 18, 1980
RICHARD J. HINTZ
497

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 27 DAY OF July, 1986.

Betty Jean Stulken
Notary Public - Oregon
My Commission Expires 12-17-89

COUNTY CLERK'S CERTIFICATE

FILED THIS 5th DAY OF Nov, 1986

Doris L. Wadsworth
Doris L. Wadsworth
Douglas County Clerk by *Mary E. Deal, Deputy*

SHEET INDEX

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



EDGEWATER ESTATES CONDOMINIUM PHASE II

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 EDGEWATER ESTATES CONDOMINIUM PHASE I. BEARINGS FOR PHASE I ARE TRUE AS DETERMINED FROM A SOLAR OBSERVATION.

2. PHASE I IS RECORDED IN VOLUME 1, PAGE 10 A & B, DOUGLAS COUNTY, OREGON, RECORDS.

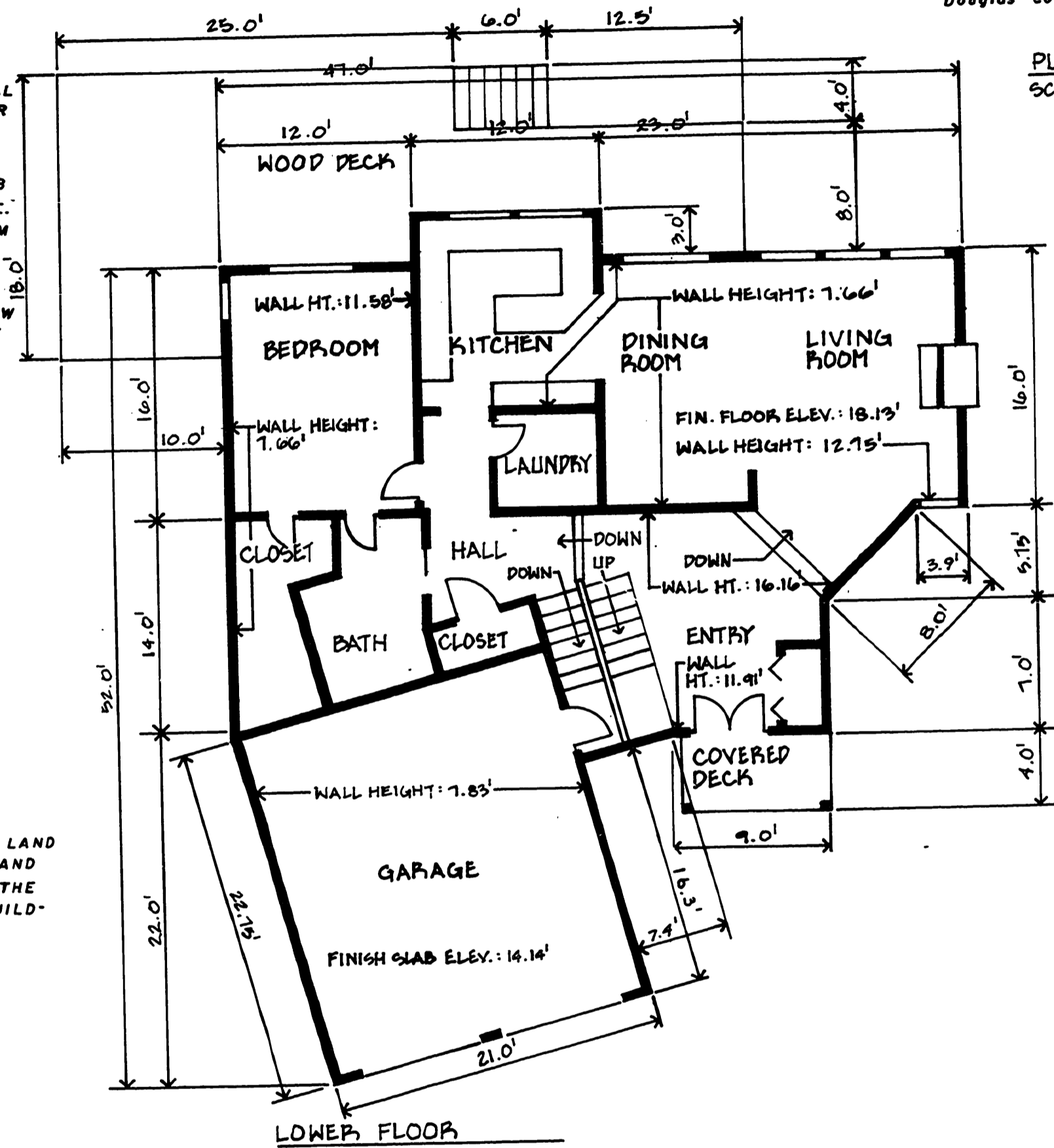
3. THE PURPOSE OF THIS SURVEY WAS TO PREPARE A LEGAL DESCRIPTION FOR PARCEL E, AND TO SURVEY EDGEWATER ESTATES CONDOMINIUM PHASE II, AS SHOWN ON PAGE 1.

4. ELEVATIONS SHOWN ARE BASED ON THE FINISHED SLAB ELEVATION (14.12') OF THE LOWER FLOOR OF UNIT 11, PHASE I. SAID ELEVATION OF 14.12' WAS BASED ON A LEVEL CIRCUIT FROM THE O.S.H.D. BENCHMARK J 545, EL. 17.70'. THE BENCHMARK IS DESCRIBED AS "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".

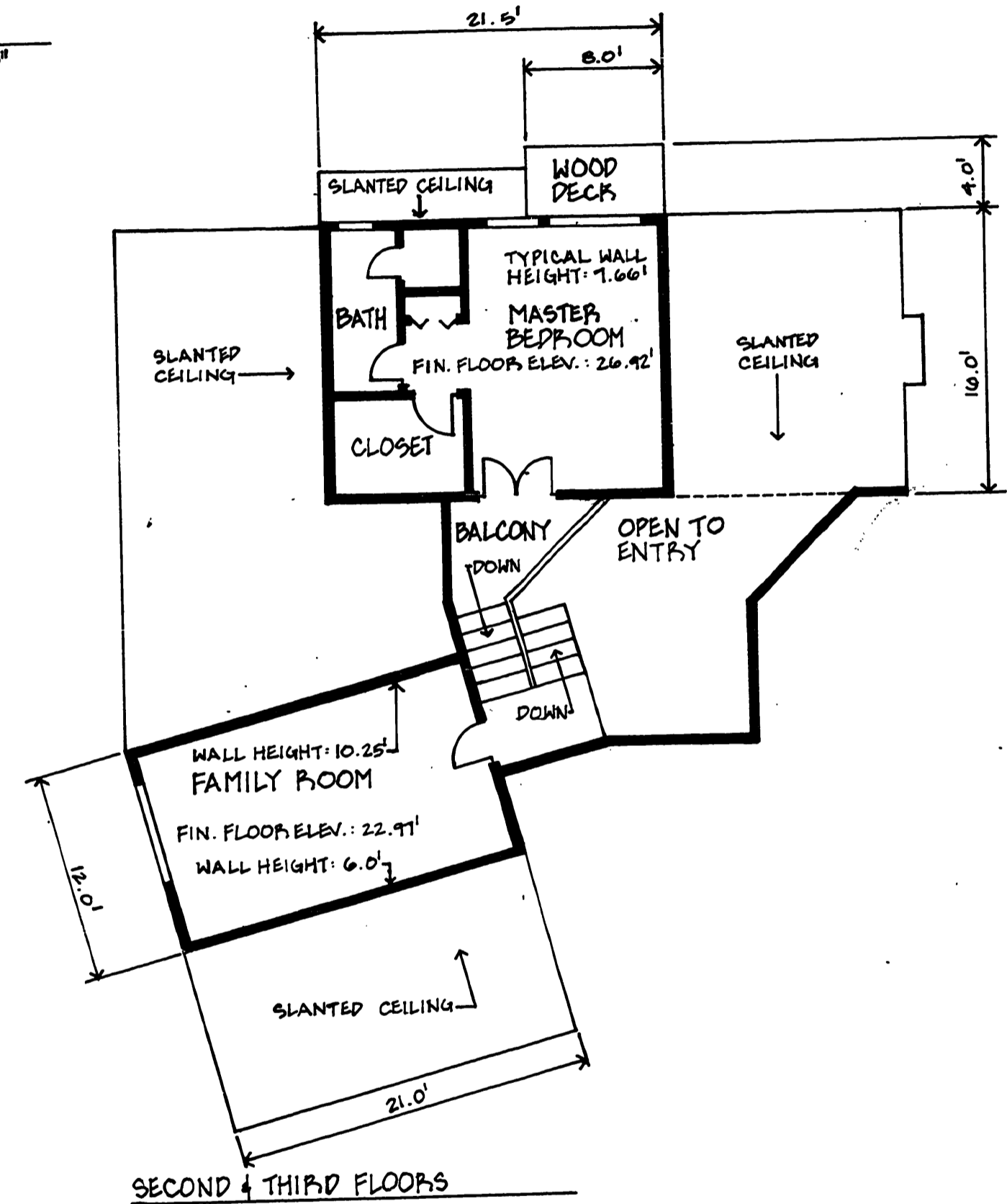
APPROVALS:

Francis L. Ingram 7-29-86
Douglas County Surveyor Date

George Mack 11-5-86
Douglas County Assessor Date



PLAN
SCALE: 1/8" = 1'-0"



COMPLETION CERTIFICATE:

I, RICHARD J. HINTZ, 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.

Richard J. Hintz
Richard J. Hintz

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Richard J. Hintz
OREGON
MAY 29, 1980
RICHARD J. HINTZ
497

SUBSCRIBED AND SWORN TO BEFORE ME THIS
17th DAY OF *July*, 1986.

Doris L. Wainwright
Notary Public Oregon
NOTARY PUBLIC OREGON
Commission Expires 12-17-89

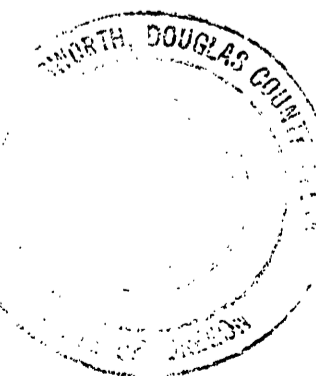
SHEET 2 OF 2

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

I, Doris L. Wainwright, County Clerk for Douglas County, Oregon, do hereby certify that the within copy of the [redacted] has been compared by me 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 5th Day of Nov, 1986.

Doris L. Wainwright
Douglas County Clerk



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

I, Richard J. Hintz, being duly sworn, depose and say that I am the surveyor who surveyed the plat and prepared the final map of Edgewater Estates Condominium Phase II and that the annexed tracing is an exact copy of the final map thereof.

Richard J. Hintz
Richard J. Hintz

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