

OWNER & DEVELOPER

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

SURVEYOR

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

EDGEWATER ESTATES CONDOMINIUM PHASE III

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 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 III 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

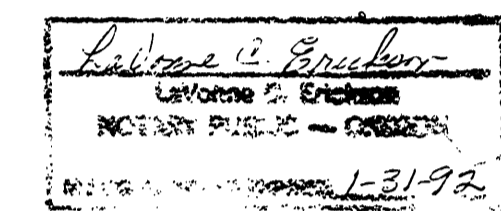
KNOW ALL MEN BY THESE PRESENTS THAT FRANK M. EDEL AND NANCY A. EDEL DO HEREBY ESTABLISH AND DECLARE THE ANNEXED MAP TO BE A TRUE AND CORRECT MAP OF THE LAND OWNED AND LAID OUT BY THEM AS PHASE III OF "EDGEWATER ESTATES CONDOMINIUM". SAID LANDS BEING MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE 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 ON
THIS 19 DAY OF April, 1988.

L. A. Erichson
Notary Public - Oregon



SCALE: 1" = 50'

DATE: 4/19/88

LEGEND:

FOUND MONUMENTS

- 2" I.P. WITH 5/8" I.R. INSIDE / PLASTIC CAP MKD. R.J. HINTZ PLS 497
 - 2" I.P. WITH 5/8" I.R. INSIDE / PLASTIC CAP MKD. "H.G.E., INC."
 - 5/8" I.R. / PLASTIC CAP MKD. "H.G.E., INC."
 - 5/8" I.R. / PLASTIC CAP MKD. R.J. HINTZ PLS 497
- SET MONUMENTS
- 2-1/8 x 3/16" AL. PIPE / 3-1/4" AL. CAP MKD. PLS 497 1988
 - 5/8 x 3/16" 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

I, Gay Fields, County Clerk for Douglas County, Oregon, do hereby certify that the within copy of the plat 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 26th Day of July, 1988

Gay Fields
Douglas County Clerk *Dee S. Woodell*
Deputy

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

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 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, 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, 423.06 FEET; THENCE SOUTH 67°21'00" EAST ALONG SAID MEANDER LINE 278.84 FEET; THENCE SOUTH 37°35'30" WEST, 11.63 FEET TO THE INITIAL POINT, A 2-1/8 x 3/16" ALUMINUM PIPE WITH A 3-1/4" ALUMINUM CAP, BEING THE TRUE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL: THENCE SOUTH 37°35'30" WEST, 85.32 FEET; THENCE SOUTH 51°24'00" WEST, 71.52 FEET; THENCE SOUTH 46°12'30" WEST, 114.68 FEET; THENCE NORTH 24°44'30" EAST, 120.93 FEET; THENCE NORTH 42°59'00" EAST, 150.00 FEET; THENCE SOUTH 67°21'00" EAST, 48.70 FEET; THENCE SOUTH 37°35'30" WEST, 11.63 FEET TO THE TRUE POINT OF BEGINNING, AND CONTAINING 0.24 ACRES, MORE OR LESS.

Richard J. Hintz
Richard J. Hintz

SUBSCRIBED AND SWORN TO BEFORE ME ON
THIS 18 DAY OF April, 1988.

Sherri Elliott

Sherri Elliott
SHERRI ELLIOTT
NOTARY PUBLIC - OREGON
COMMISSION EXPIRES 8-24-90

SHEET 1 of 3



EDGEWATER ESTATES CONDOMINIUM PHASE III

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 F, AND TO SURVEY EDGEWATER ESTATES CONDOMINIUM PHASE III, AS SHOWN ON PAGE 1.
4. ELEVATIONS SHOWN ARE BASED ON THE FINISHED SLAB ELEVATION (14.12') OF THE GARAGE FLOOR OF UNIT II, 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'. THIS 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".

COMPLETION CERTIFICATE:

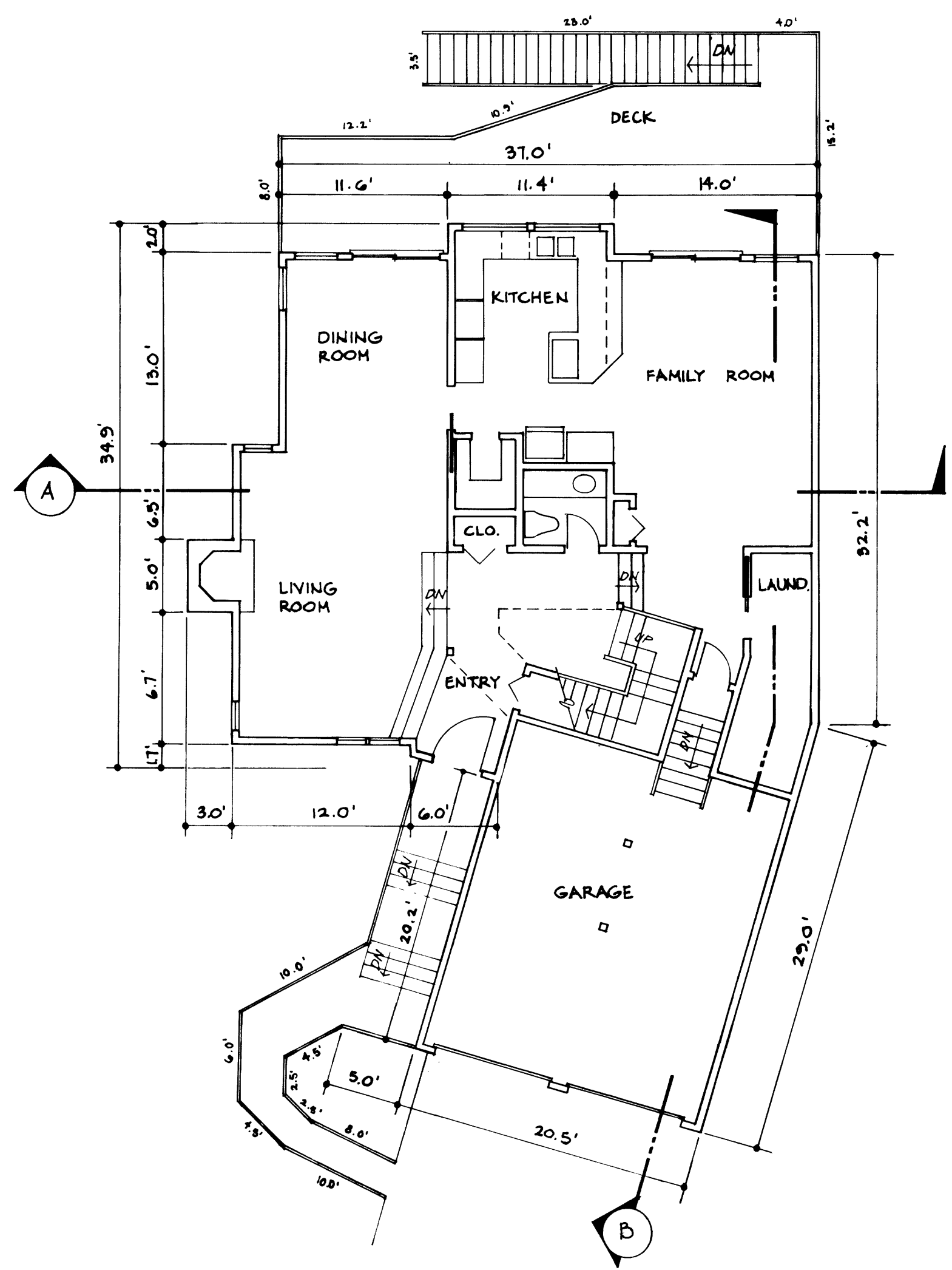
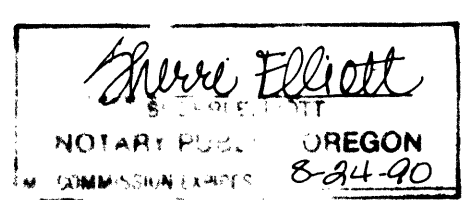
I, RICHARD J. HINTZ, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT FULLY AND ACCURATELY DEPICTS THE BOUNDARIES OF THE UNIT OF THE BUILDING, AND THAT CONSTRUCTION OF THE UNIT AND BUILDING AS DEPICTED ON THE PLAT HAS BEEN COMPLETED.

Richard J. Hintz
Richard J. Hintz

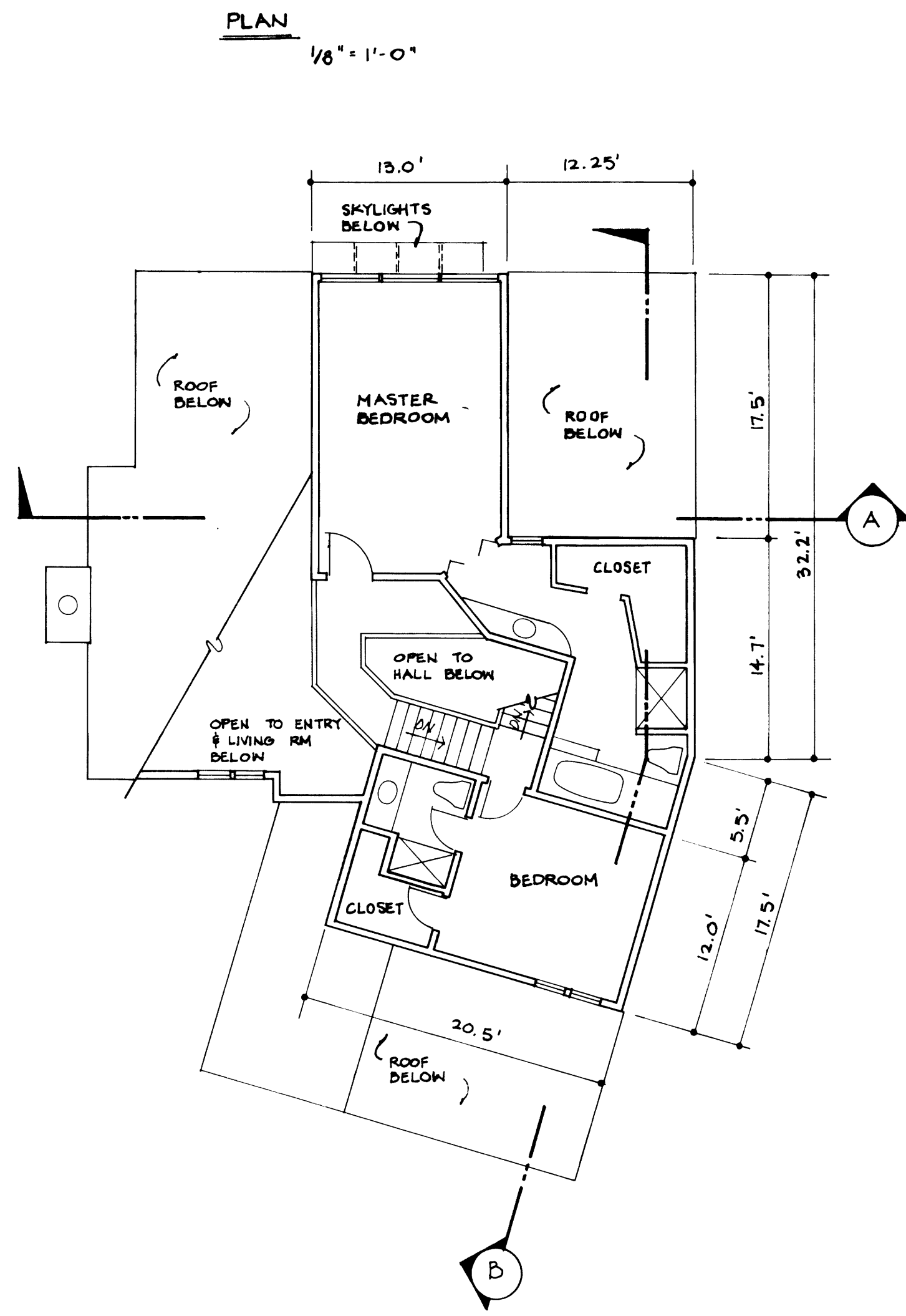


SUBSCRIBED AND SWORN TO BEFORE ME THIS 18 DAY OF April, 1988.

Sheree Elliott
Notary Public - Oregon



LOWER FLOOR PLAN



UPPER FLOOR PLAN

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

I, Gay Fields, County Clerk for Douglas County, Oregon, do hereby certify that the within copy of the plat 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 21st Day of July, 1988. 90
Gay Fields
Douglas County Clerk, by: *Lee L. Weckell*, Deputy

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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 III and that the annexed tracing is an exact copy of the final map thereof.

Richard J. Hintz
Richard J. Hintz

EDGEWATER ESTATES CONDOMINIUM PHASE III

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

APPROVALS:

Francis L. Ingram 4-28-88
Douglas County Surveyor Date

Nancy Broughill DEP. 7-25-90
Douglas County Assessor Date

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 COUNTY OF DOUGLAS

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Richard J. Hintz
 Richard J. Hintz

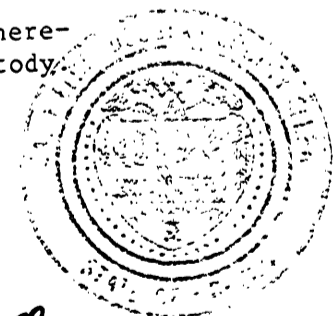
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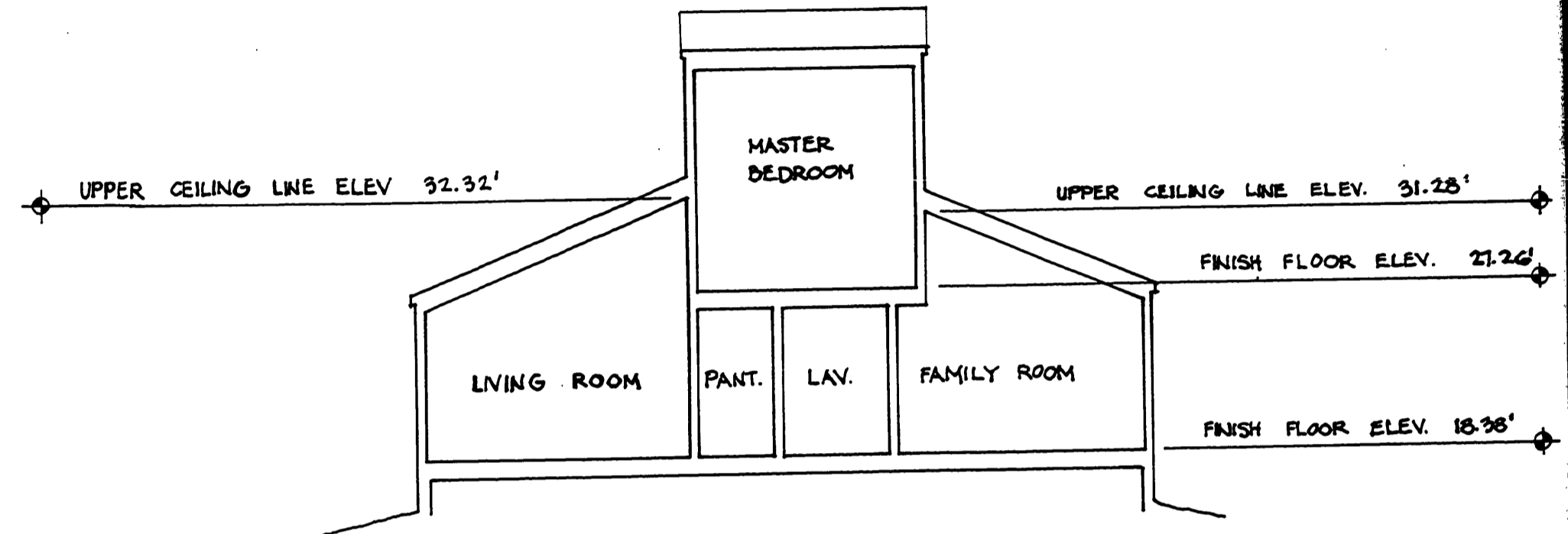
Gay Fields, *By Ben L. Wolf*
 Douglas County Clerk Register



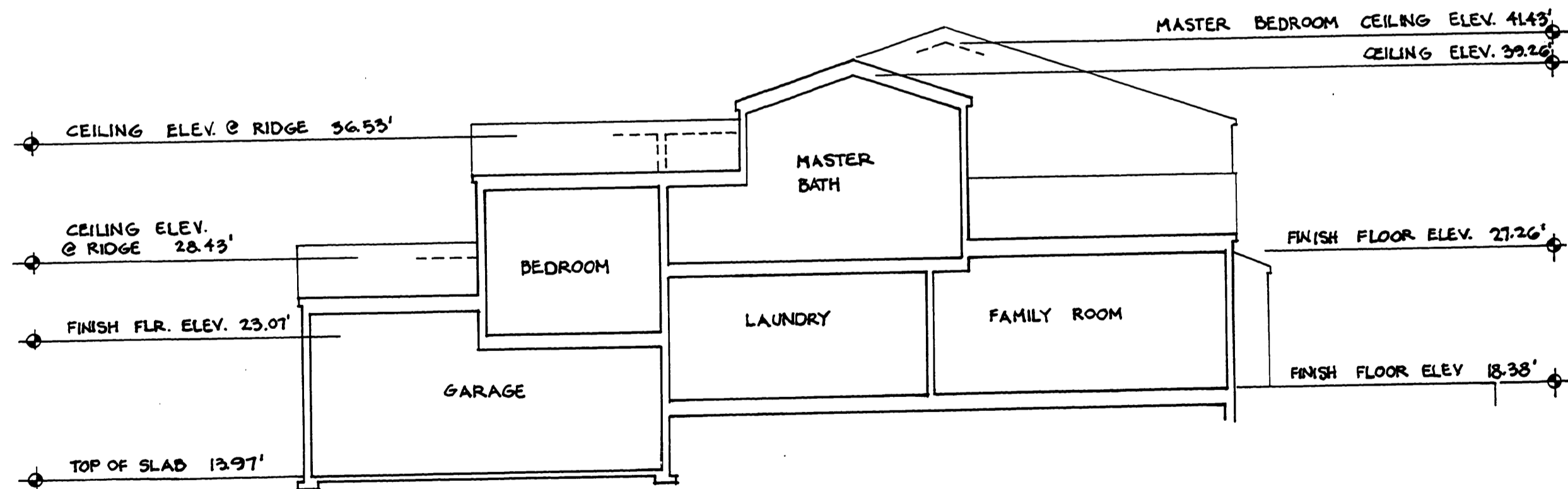
REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Richard J. Hintz
 OREGON
 MAY 15, 1980
 RICHARD J. HINTZ
 497

SHEET 3 of 3



SECTION A
 1/8" = 1'-0"



SECTION B
 1/8" = 1'-0"

VERTICAL ELEVATION REFERENCE

VOL. 1 PAGE 15C

VOL. 1 PAGE 15C

