

**THE POINTE CONDOMINIUM
A PORTION OF PARCEL 1
PARTITION PLAT 1999-37
NW QUARTER SECTION 13, T. 22 S. = R. 13 W., WM.
WINCHESTER BAY, DOUGLAS COUNTY OREGON**

DATE: October 11, 2007

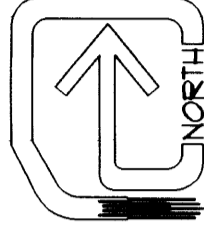
SCALE: 1" = 40'

SURVEY FOR:

GREG & SIMI HOOVER
242 DISCOVERY POINT LANE
WINCHESTER BAY, OREGON 97467

SURVEY BY:

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



60' WIDE ACCESS & UTILITY EASEMENT
PER BOOK 1550 / PG 384.

LEGEND:

- ⊙ FOUND SURVEY MONUMENT
5/8" IRON ROD W/P.CAP STAMPED "LS 2006"
UNLESS NOTED OTHERWISE
- SET 5/8" X 30" I.R.O.D.
W/ PLASTIC CAP STAMPED "HGE INC"
CALCULATED POSITION
- ⊙ INITIAL POINT, FOUND 3" D.C.S.D BRASS CAP
PER M 101-35 DESIGNATED AS INITIAL POINT
- LCE DENOTES "LIMITED COMMON ELEMENT"
- GCE DENOTES "GENERAL COMMON ELEMENT"
- Building Corner Post
- [] RECORD SURVEY BEARINGS & DISTANCES
PER PARTITION PLAT 99-11130
- FOUND SURVEY MONUMENT
5/8" IRON ROD W/P.CAP STAMPED "LS 2006"
REMOVED DURING CONSTRUCTION
- SET 5/8" X 30" I.R.O.D.
W/ PLASTIC CAP STAMPED "HGE INC"
AT THE ORIGINAL LOCATION
PER PARTITION PLAT 99-11130

PARCEL INFO:

OWNER: GREG & SIMI HOOVER
TAX MAP: 22 13 13 BA
TAX LOT 1601
TRACT SIZE: 3.14 ACRES
DEED REFERENCE: 2002-10054
DEED REFERENCE: 2006-001132
ACCOUNT #'S R5119 / R 51924
ZONING: R-2 CT
PD FILE 96-125

PARCEL 1
PARTITION 1999-37

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Russ Dodge
OREGON
FEBRUARY 14, 1986
RUSS S. DODGE
728
EXPIRES 02/20/07

TRACT A
103,020 SF / 2.37 ACRES
NON-WITHDRAWABLE VARIABLE PROPERTY

BUILDING SUMMARY

BUILDING A

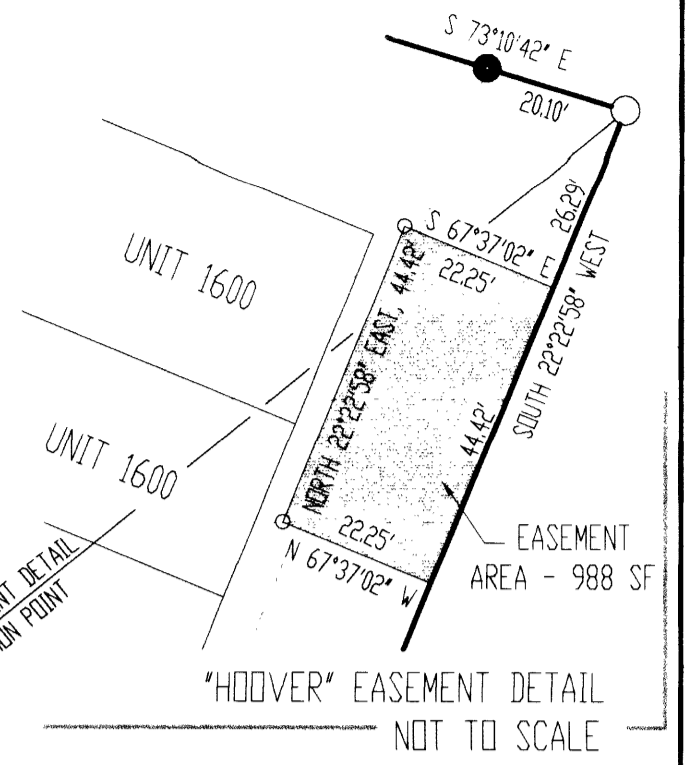
UNIT #	LIVING SPACE	LCE AREA DECK/PATIO/PARKING	LCE REAR YARD AREA
UNIT 1600	2676 SF	590 SF	638 SF
UNIT 1602	2665 SF	550 SF	582 SF
UNIT 1604	2657 SF	550 SF	582 SF
UNIT 1606	2668 SF	585 SF	630 SF

BUILDING B

UNIT #	LIVING SPACE	LCE AREA DECK/PATIO/PARKING	LCE REAR YARD AREA
UNIT 1608	2670 SF	590 SF	548 SF
UNIT 1610	2663 SF	550 SF	506 SF
UNIT 1612	2657 SF	550 SF	506 SF
UNIT 1614	2676 SF	585 SF	548 SF



ARCHITECTS, ENGINEERS, SURVEYORS, & PLANNERS
375 PARK AVENUE, COOS BAY, OREGON 97420 (541) 269-1166
19 N.W. 5TH AVE., PORTLAND, OREGON 97209 (503) 222-1687



'HOOVER' EASEMENT AREA 22.25 X 44.42' [988 SF]

PARCEL 2
PARTITION 1999-37
(PREVIOUS RECORDATION)
DEED REF: 2005-222795/0423

RESTRICTIVE COVENANT

1.) REFERENCE DOCUMENT 2006-001132 / DOUGLAS COUNTY PLANNING
DEPARTMENT FILE NO 03-M111. COMMON BOUNDARY LINE ADJUSTMENT.

NARRATIVE NOTES:

1.) FOR BASIS OF BEARING AND BOUNDARY DETERMINATION SEE
PARTITION PLAT 1999-37, CS# 99-11130, DOUGLAS COUNTY RECORDS.

ELEVATION NOTES & BASIS

WE RECOVER BENCH MARK 905 MAG, A POINT ESTABLISHED
FROM DOUGLAS COUNTY STATION 13, SET BY USC & GS.
ELEVATION 17.35

EASEMENTS OF RECORD:

WEST COAST POWER / RECORDERS NO 11900
CENTRAL LINCOLN PUD / 74-5802
EACH OF THESE COVER THE EXISTING FACILITIES
LOCATED OFF SITE ON PARENT PARCEL.

CENTRAL LINCOLN PUD / 2007-018552
LOCATION AS SHOWN

CENTRAL LINCOLN PUD / 2007-006225
LOCATION AS SHOWN

SHEET INDEX

SHEET 1	BOUNDARY, BUILDING TIES, LEGEND NOTES, ELEVATION BASIS
SHEET 2	BUILDING DETAILS
SHEET 3	APPROVALS & CERTIFICATES

DOUGLAS COUNTY OFFICIAL RECORDS
BARBARA E. NIELSEN, COUNTY CLERK
2007-025954
NO FEE
00203385200700253540030034
12/03/2007 10:20:49 AM
PLAT-PRR Ctl=1 Stn=1 RECEIPT/COUNTER
This is a no fee document

NW 1/16TH
M 101-35
INITIAL POINT
NORTH 00°20'15" WEST, 150.00' (99-11130)
NORTH 00°20'15" WEST, 152.16' (HGE)
SW CORNER OF THE NE 1/4 OF THE NW 1/4
SECTION 13 / T. 22 S. - R. 13 W.
FOUND 3" D.C.S.D BRASS CAP IN CONCRETE
PER M 101-35
NORTH 87°42'16" WEST, 158.80' (99-11130)
NORTH 87°42'16" WEST, 157.85' (HGE)

FOUND 3/4" IRON PIPE
CS# 51/252-4

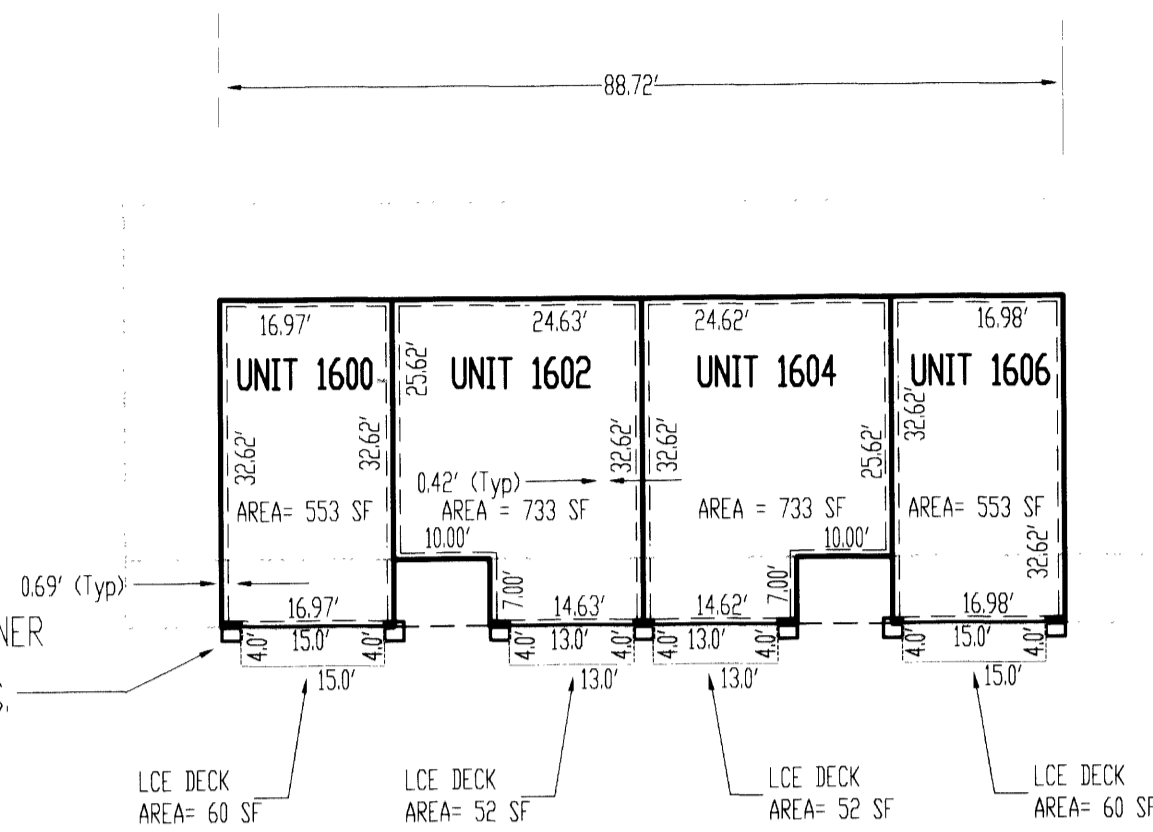
**THE POINTE CONDOMINIUM
A PORTION OF PARCEL 1
PARTITION PLAT 1999-37
NW QUARTER SECTION 13, T. 22 S. - R. 13 W., WM.
WINCHESTER BAY, DOUGLAS COUNTY OREGON**

DATE: October 17, 2007
SCALE: 1" = 20'

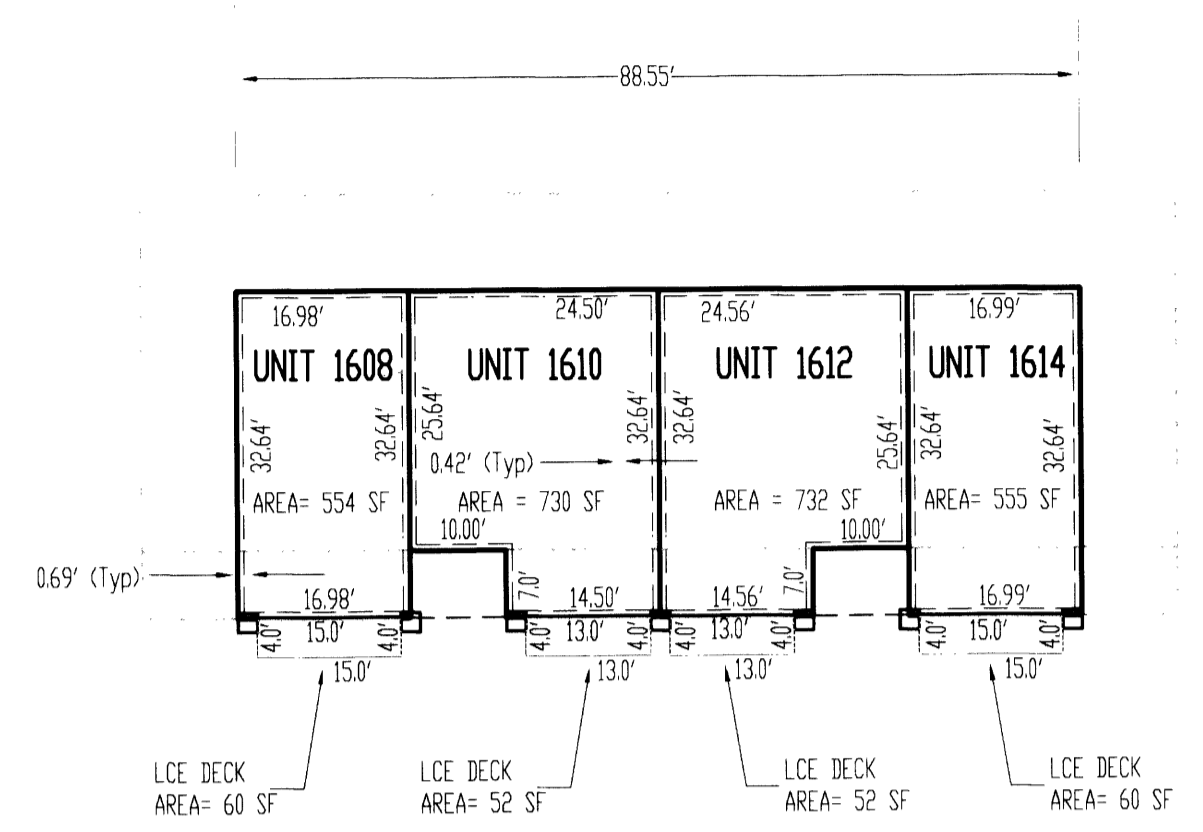
NOTES: THE FOLLOWING APPLY TO BOTH BUILDINGS "A" & "B".

- 1.) GCE DENOTES GENERAL COMMON ELEMENT
- 2.) LCE DENOTES LIMITED COMMON ELEMENT
- 3.) FF DENOTES FINISH FLOOR ELEVATIONS
- 4.) ALL EXTERIOR WALLS ARE 0.69' UNLESS NOTED OTHERWISE.
ALL INTERIOR PARTY WALLS ARE 0.69', UNLESS NOTED OTHERWISE.
ALL INTERIOR WALLS ARE 0.60', UNLESS NOTED OTHERWISE.
- 5.) ALL CEILING HEIGHTS IN THE UPPER FLOOR ARE 9.08' FROM FF.
ALL CEILING HEIGHTS IN THE MAIN FLOOR ARE 9.08' FROM FF.
ALL CEILING HEIGHTS IN THE LOWER FLOOR ARE 8.58' FROM FF.
- 6.) ALL BUILDING WALLS ARE AT 90°.

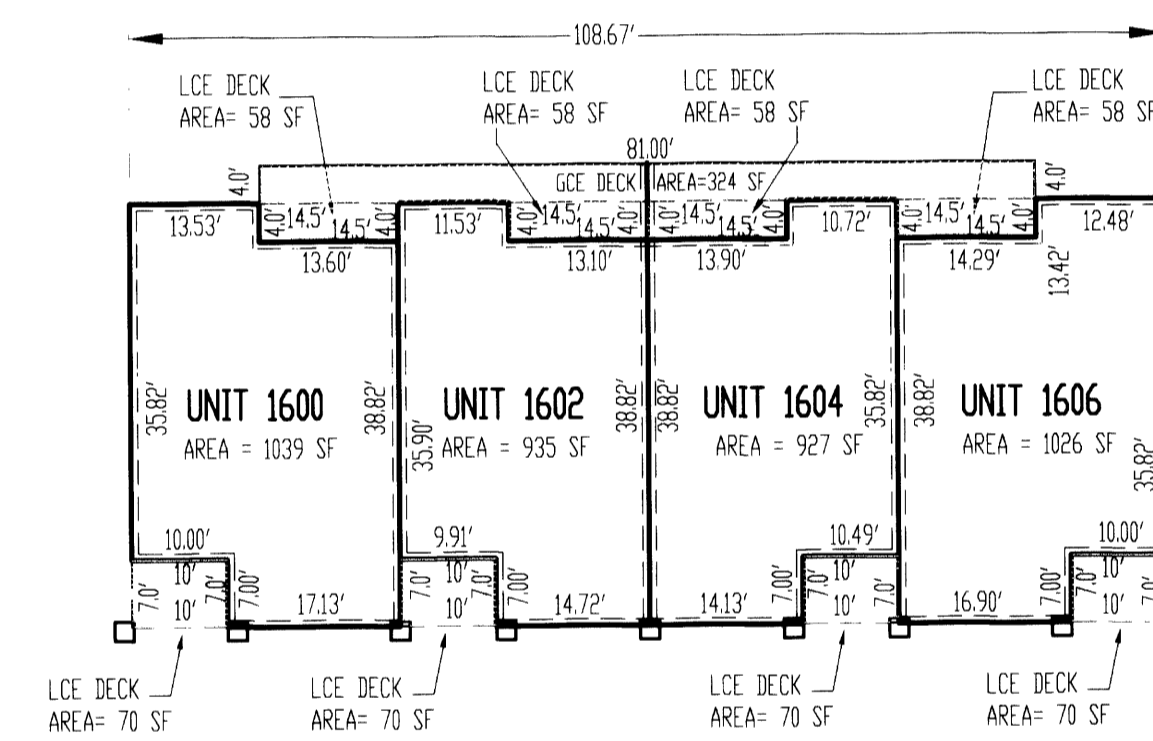
UPPER FLOOR BUILDING A



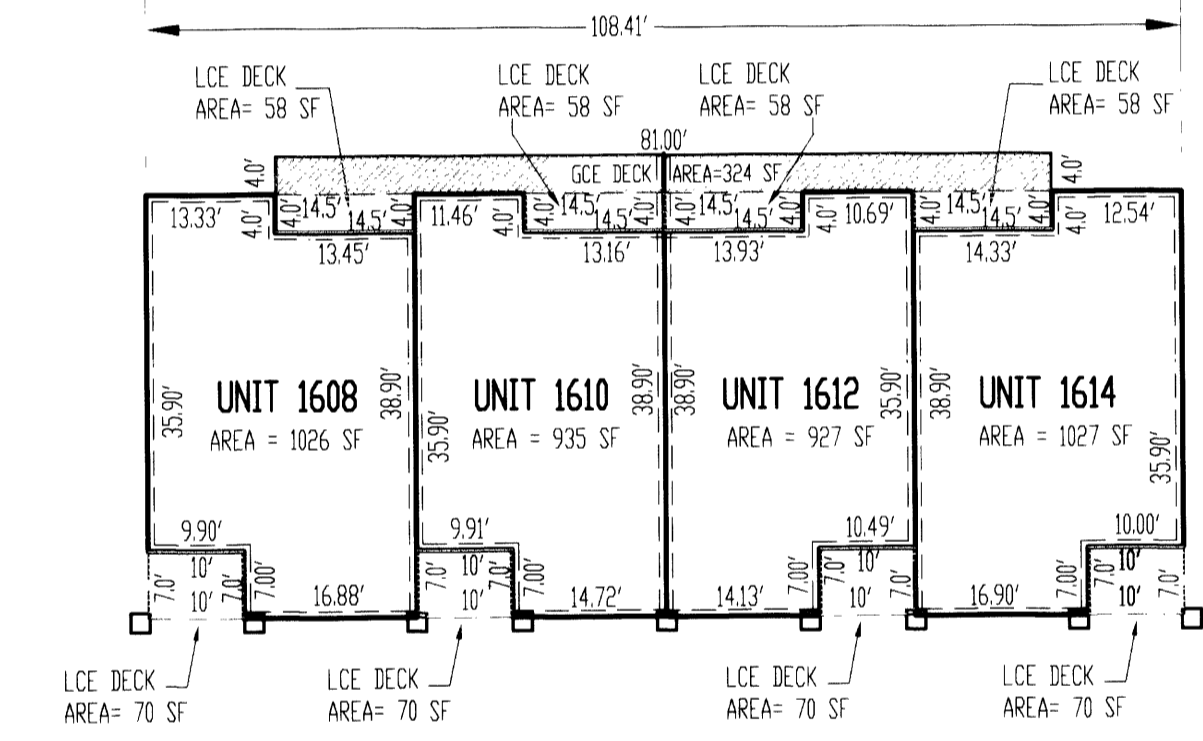
UPPER FLOOR BUILDING B



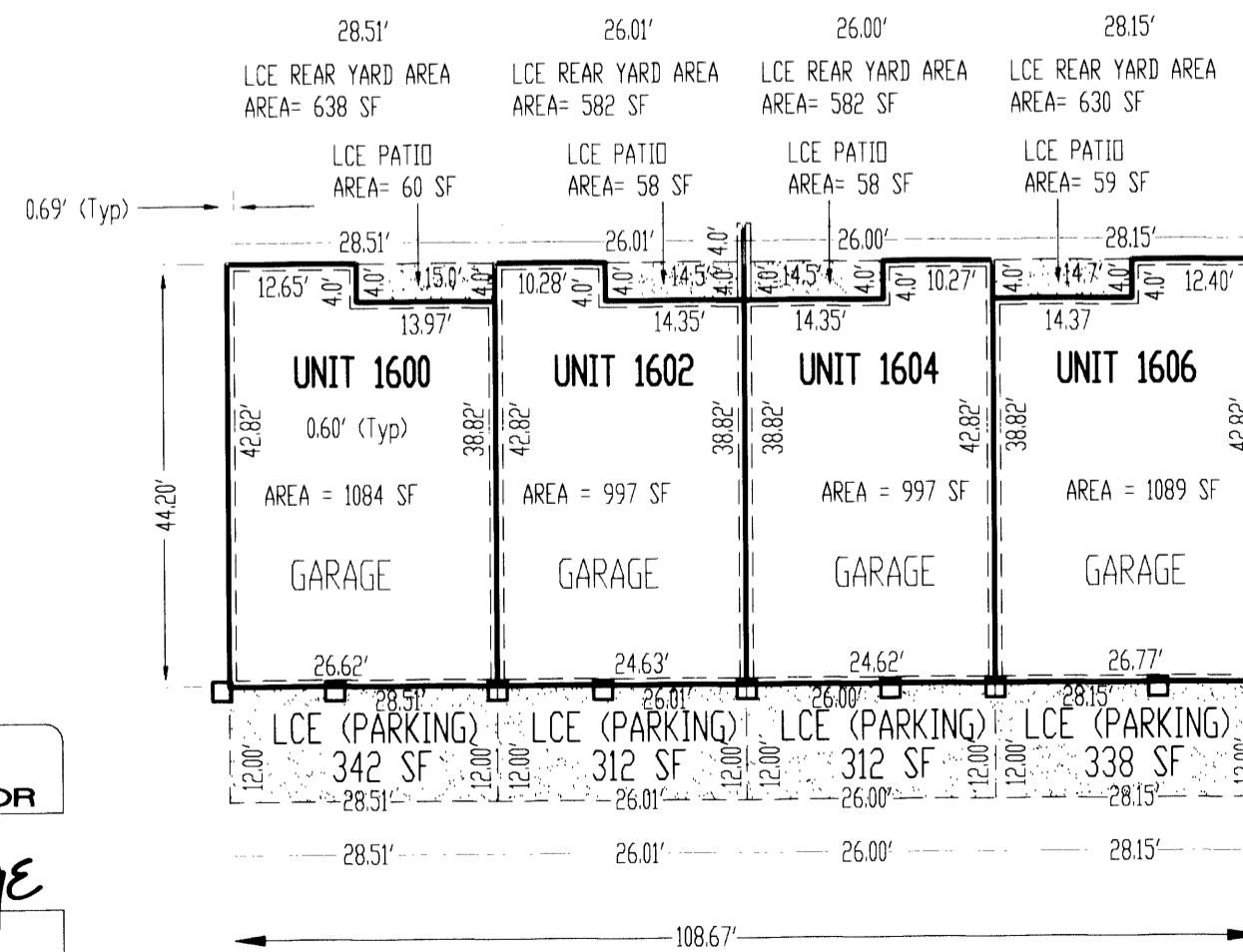
MAIN FLOOR BUILDING A



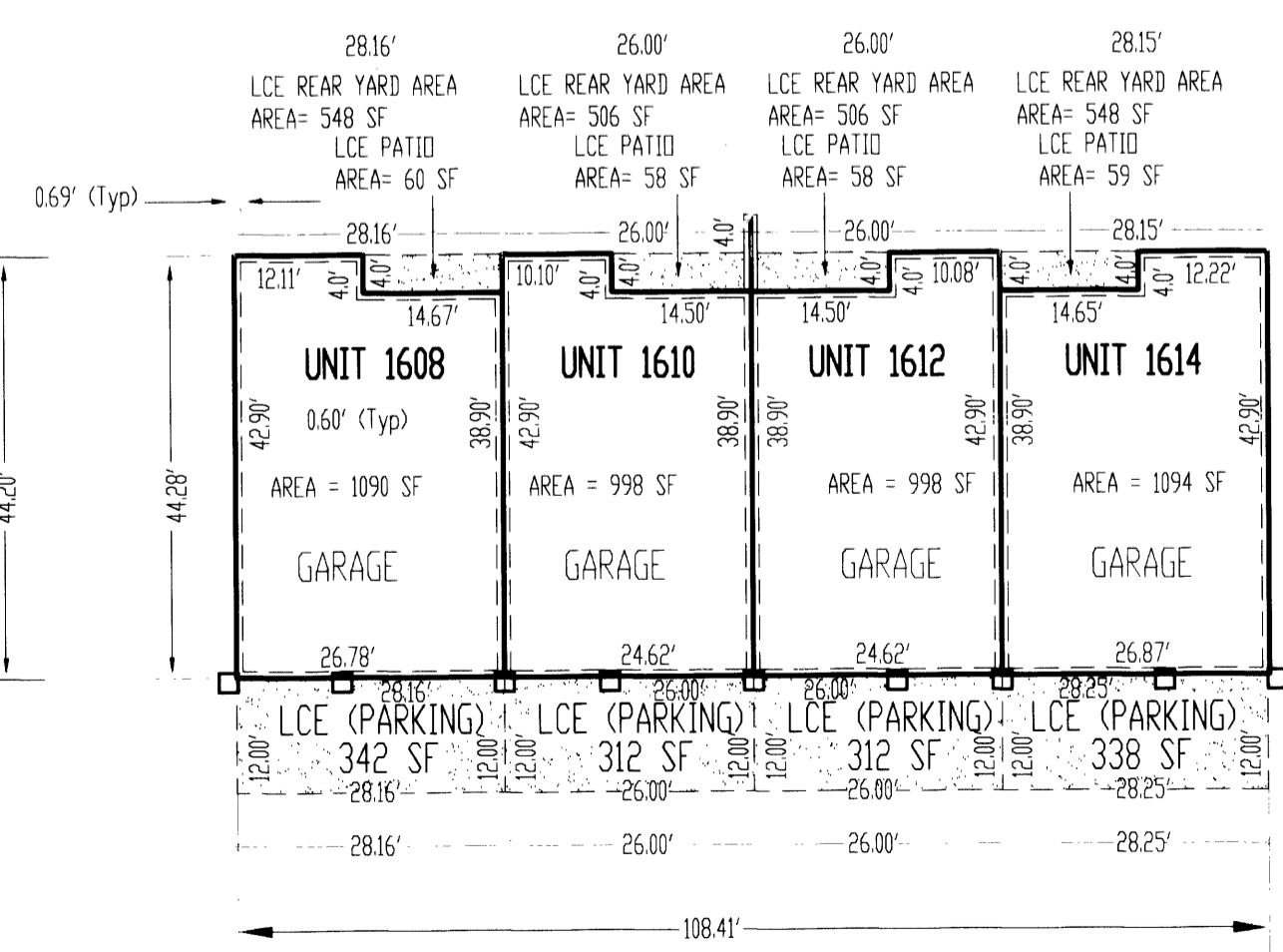
MAIN FLOOR BUILDING B



LOWER FLOOR BUILDING A



LOWER FLOOR BUILDING B



BUILDING A

- FIN FLOOR ELEV 44.80 UPPER LEVEL
- FIN FLOOR ELEV 34.49 MAIN LEVEL
- FIN FLOOR ELEV 24.38 LOWER LEVEL

BUILDING B

- FIN FLOOR ELEV 45.97 UPPER LEVEL
- FIN FLOOR ELEV 35.57 MAIN LEVEL
- FIN FLOOR ELEV 25.36 LOWER LEVEL

REGISTERED PROFESSIONAL LAND SURVEYOR

Russ Dodge
OREGON FEBRUARY 14, 1986
RUSS S. DODGE
228
EXPIRES 2/28/07

HGE ARCHITECTS, ENGINEERS, SURVEYORS, & PLANNERS
375 PARK AVENUE, COOS BAY, OREGON 97420 (541) 269-1166
19 N.W. 5TH AVE., PORTLAND, OREGON 97209 (503) 222-1887

THE POINTE CONDOMINIUM
A PORTION OF PARCEL 1
PARTITION PLAT 1999-37
NW QUARTER SECTION 13, T. 22 S. - R. 13 W., W.M.
WINCHESTER BAY, DOUGLAS COUNTY OREGON

SURVEYORS CERTIFICATE

I, RUSS S. DODGE HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS, A CONDOMINIUM WITHIN THE COUNTY OF DOUGLAS. SAID PARCEL BEING LOCATED IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 22 SOUTH, RANGE 13 WEST, W.M., DOUGLAS COUNTY, OREGON. SAID PARCEL BEING A PORTION OF PARCEL 1, PARTITION PLAT NO. 1999-0037, RECORDING NO. 99-11130, DOUGLAS COUNTY, OREGON. DESCRIBED AS FOLLOWS:

THE POINTE CONDOMINIUM

BEGINNING AT A DCSD BRASS CAP SET IN CONCRETE PER SURVEY M 101-35, LOCATED AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 13; THENCE, NORTH 00°20'15" WEST A DISTANCE OF 152.16 FEET; THENCE, NORTH 22°22'58" EAST A DISTANCE OF 876.31 FEET; THENCE, SOUTH 73°10'42" EAST A DISTANCE OF 129.69 FEET; THENCE, SOUTH 22°22'58" WEST A DISTANCE OF 368.71 FEET; THENCE, WEST A DISTANCE OF 21.63 FEET; THENCE, SOUTH 22°22'58" WEST A DISTANCE OF 376.30 FEET; THENCE, SOUTH 87°41'49" EAST A DISTANCE OF 79.05 FEET; THENCE, SOUTH 16°56'43" WEST A DISTANCE OF 250.04 FEET; THENCE, NORTH 87°42'16" WEST A DISTANCE OF 157.85 FEET TO THE POINT OF BEGINNING.

Russ Dodge
RUSS S. DODGE October 17, 2007

DATE: October 17, 2007

APPROVALS:

TAX COLLECTOR CERTIFICATE

APPROVED THIS 30 DAY OF November, 2007
DOUGLAS COUNTY TAX COLLECTOR

BY Sandra K. Corneil
DOUGLAS COUNTY TAX COLLECTOR

COUNTY ASSESSOR CERTIFICATE

APPROVED THIS 30th DAY OF NOV, 2007
DOUGLAS COUNTY ASSESSOR

BY Ron Northcraft
RON NORTH CRAFT

COUNTY SURVEYOR CERTIFICATE

APPROVED THIS 29 DAY OF NOVEMBER, 2007
DOUGLAS COUNTY SURVEYOR

BY Romy Ware
ROMY WARE

COUNTY CLERK CERTIFICATE

STATE OF OREGON)
) SS:
COUNTY OF DOUGLAS)

I DO HEREBY CERTIFY THAT THE ATTACHED CONDOMINIUM PLAT WAS RECEIVED FOR RECORD ON THIS 3rd DAY OF DEC., 2007 AT 10:20 O'CLOCK A M AND RECORDED IN THE COUNTY CLERK RECORDS.

BY Barbara E. Nielsen Sup. Sharon Fay, Deputy
BARBARA NIELSEN



OWNER DECLARATION AND ACKNOWLEDGEMENT:

WE, SIMI & GREG HOOVER HEREBY CERTIFY THAT WE ARE THE PARTIES OF TITLE INTEREST IN THE LAND SUBJECT TO THIS CONDOMINIUM AND THAT WE HAVE CAUSED THIS PLAT TO BE PREPARED IN ACCORDANCE WITH OREGON REVISED STATUTES CHAPTER 100 AND DOUGLAS COUNTY ORDINANCES. WE HEREBY COMMIT, EXECUTE AND DELIVER SAID LANDS TO THE OPERATION OF THE OREGON CONDOMINIUM ACT AS SET FORTH IN CHAPTER 100, (SECTIONS 100.005 TO 100.625) OF THE OREGON REVISED STATUTES AND THAT THIS PLAT IS A TRUE AND CORRECT MAP OF THE LANDS OWNED BY THEM AND LAID OUT BY THEM AS THE POINTE CONDOMINIUM, AND SHALL BE SUBJECT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AS:

DOCUMENT NUMBER 2007-025345, DOUGLAS COUNTY DEED RECORDS.

EXECUTED THIS 3rd DAY OF DEC, 2007.

WE, SIMI & GREG HOOVER HEREBY CERTIFY THAT WE ARE THE PARTIES OF TITLE INTEREST IN THE LAND SUBJECT TO THIS CONDOMINIUM AND THAT WE HAVE CREATED THE "HOOVER" EASEMENT, AN EASEMENT APPURTENANT TO, RUNNING WITH, AND IN FAVOR OF A PARCEL OF LAND AS SHOWN ON THIS PLAT AS THE "HOOVER EASEMENT" FOR THE SOLE PURPOSE OF MAINTAINING A PORTION OF A CABIN LOCATED ON THE EASEMENT, INCLUDING MAINTENANCE AND REPAIRING SAID CABIN, A PORTION OF SAID CABIN, AND FOR NO OTHER PURPOSE. WHEN THE CABIN IS DEMOLISHED, ALL RIGHTS UNDER THIS EASEMENT SHALL END, AND ALL RIGHTS, CREATED PURSUANT TO THIS EASEMENT SHALL CEASE TO EXIST. THE "HOOVER EASEMENT IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED SOUTH 73°10'42" EAST A DISTANCE OF 20.10 FEET AND SOUTH 22°22'58" WEST A DISTANCE OF 26.29 FEET FROM THE NORTHEAST CORNER OF PARCEL 1 OF PARTITION PLAT 1993-37, AS RECORDED IN THE DOUGLAS COUNTY SURVEYOR'S OFFICE; BEING LOCATED IN THE NW QUARTER OF SECTION 13, T. 22 S. - R. 13 W., W.M., DOUGLAS COUNTY, OREGON; THENCE, SOUTH 22°22'58" WEST A DISTANCE OF 44.42 FEET; THENCE, NORTH 67°37'02" WEST A DISTANCE OF 22.25 FEET; THENCE, NORTH 22°22'58" EAST A DISTANCE OF 44.42 FEET; THENCE, SOUTH 67°37'02" EAST A DISTANCE OF 22.25 FEET TO THE POINT OF BEGINNING.

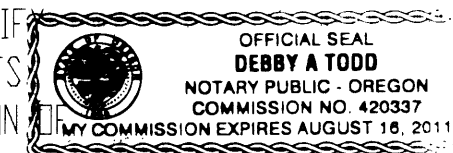
STATE OF OREGON)
) SS: Greg Hoover Simi Hoover
COUNTY OF DOUGLAS) GREG HOOVER SIMI HOOVER

SURVEYOR'S CERTIFICATE OF COMPLETION:

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28 DAY OF NOVEMBER, 2007

I, RUSS S. DODGE, A REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE PLAT OF "THE POINTE CONDOMINIUM", FULLY AND ACCURATELY DEPICTS THE BOUNDARIES OF THE UNITS AND OF THE BUILDINGS AND THAT CONSTRUCTION OF THE UNITS AND BUILDINGS AS DEPICTED ON THE PLAT HAS BEEN COMPLETED.

EXECUTED THIS 17th DAY OF October, 2007.
Russ Dodge
RUSS DODGE LS 2128



Debby A Todd
NOTARY PUBLIC
NOTARY COMMISSION NO. 420337
MY COMMISSION EXPIRES: August 16, 2011

COUNTY COMMISSIONERS

APPROVED THIS _____ DAY OF _____, 2007
DOUGLAS COUNTY COMMISSIONER

BY _____
DOUGLAS COUNTY COMMISSIONER

BY _____
DOUGLAS COUNTY COMMISSIONER

BY _____
DOUGLAS COUNTY COMMISSIONER

