

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

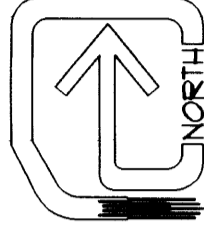
SCALE: 1" = 40'

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" DCSD 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, 1988
RUSS S. DODGE
 728
 EXPIRES 12/31/07

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

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

HGE INC. 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

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" DCSD 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)

(SOUTH 16°56'43" WEST, 249.78' (99-11130))
 (SOUTH 16°56'43" WEST, 250.04' (HGE))

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

"GREEN FAMILY TRUST"
 2003-24653
 FOUND 3/4" IRON PIPE
 CS# 51/252-4

Re-Set HGE Inc 5/8" Iron Rod
 At Original Location Per CS# 99-11130
 S 73°10'42" E, 129.69'
 S 69°04'10" W, 39.38'

"HOOVER" EASEMENT AREA 22.25 X 44.42' [988 SF]
 NOT TO SCALE

EASEMENT DETAIL
 COMMON POINT

UNIT 1600
 UNIT 1600

EASEMENT
 AREA - 988 SF

PORTION OF PLA PER 2006-001132
 ATTACHED TO TRACT 1 - PHASE 1

BUILDING A
 BUILDING B

COUNTY ROAD NO. 251
 SALMON HARBOR DR.
 S 27°59'36" V, 60.29'
 N 22°22'58" E, 60.00'
 N 67°37'02" V

ATV TRAVEL LANE (20')
 N 22°22'58" E, 99.67'
 N 67°37'02" E, 73.30'

NORTH 22°22'58" EAST, 623.22'
 NORTH 67°37'02" WEST, 109.08'
 NORTH 46°03'15" W, 27.21'
 NORTH 67°37'02" WEST, 129.08'

SOUTH 87°41'49" EAST
 79.05'

SOUTH 22°22'58" WEST, 376.30'
 SOUTH 22°22'58" WEST, 103.05'

WEST. 21.63'

ORIGINAL PROPERTY LINE
 PORTION OF PLA PER 2006-001132
 ATTACHED TO THE CONVERSION PARCEL

10' WIDE OPEN FIRE LANE
 N 22°22'58" E, 99.67'

ATV TRAVEL LANE (20')

ATV TRAVEL LANE (20')

ATV TRAVEL LANE (20')

ATV TRAVEL LANE (20')