

DOUGLAS COUNTY OFFICIAL RECORDS
 BARBARA E. NIELSEN, COUNTY CLERK 2008-011838
 NO FEE
 00220107200800118380060062
 06/18/2008 03:47:22 PM
 PLAT-COND Cnt=1 Stn=13 MAILDESK
 This is a no fee document

WINDY BAY CONDOMINIUM
 LOCATED IN A PORTION OF VACATED LOTS 4, & 6, AND LOTS 5, 11, 12, & 13, BLOCK 5 OF THE
 PLAT OF WINCHESTER BAY, IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7,
 TOWNSHIP 22 SOUTH, RANGE 12 WEST, W.M.,
 DOUGLAS COUNTY, OREGON

WINCHESTER BAY
 VICINITY MAP
 NOT TO SCALE

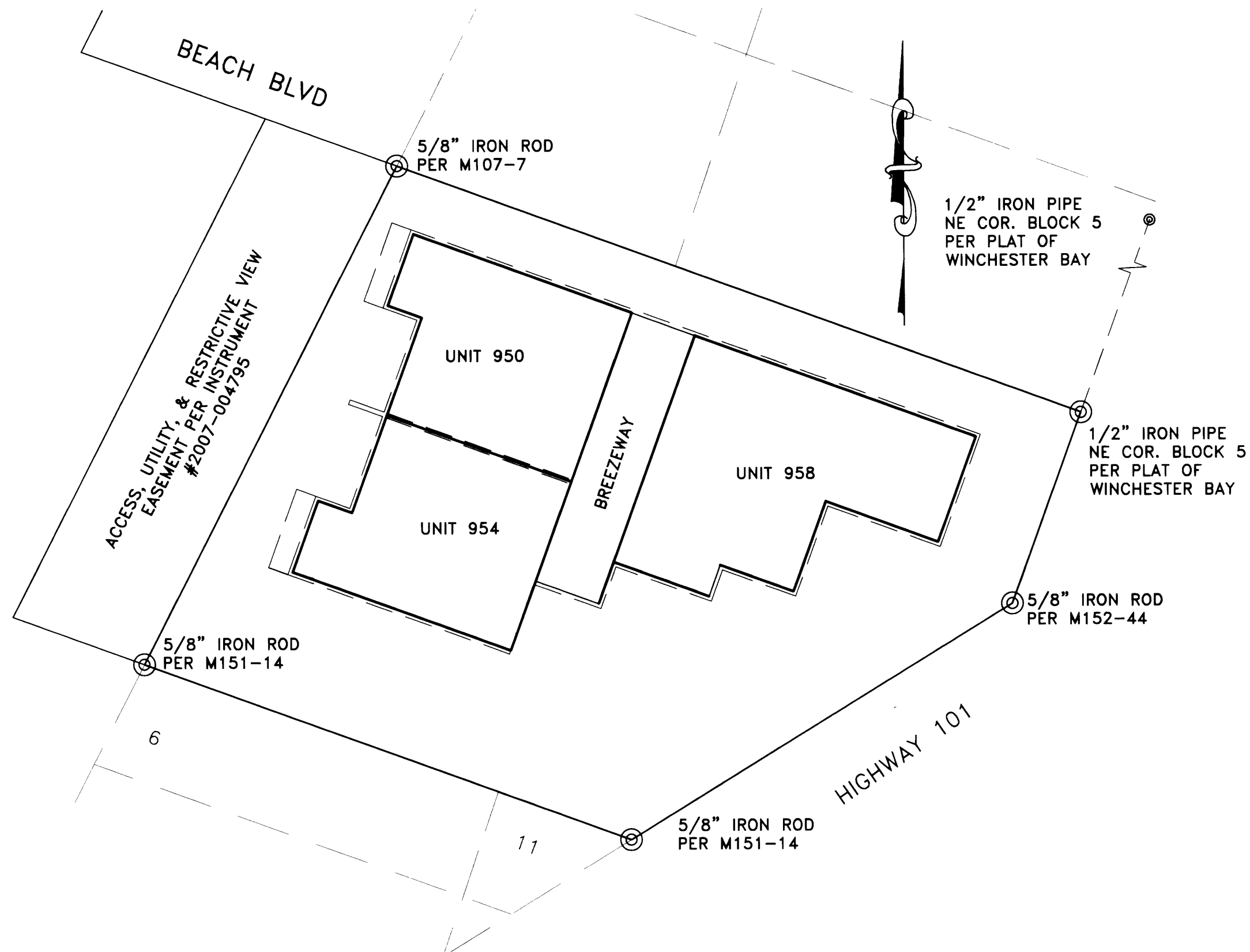
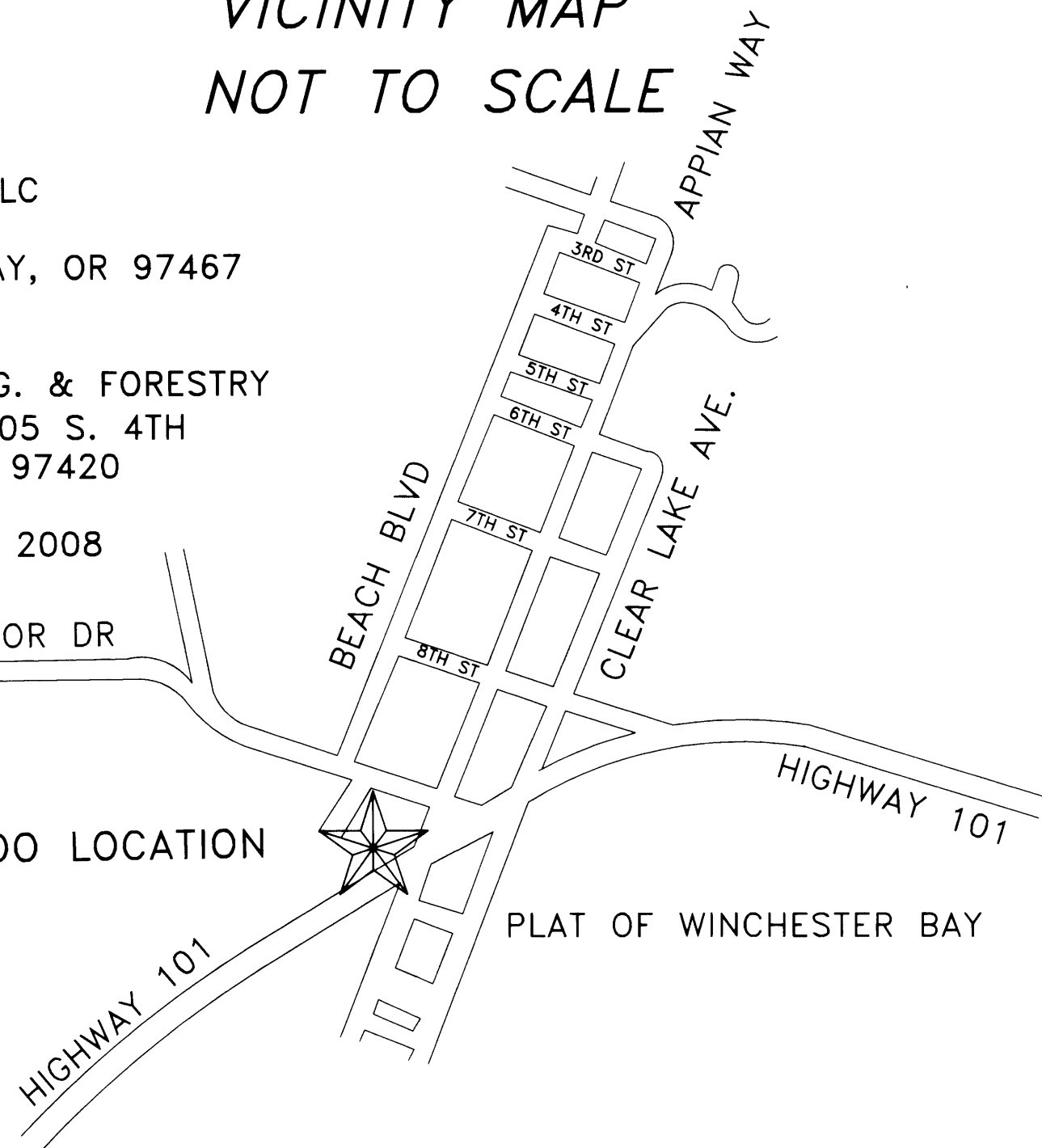
PREPARED FOR:
 WINDY COVE, LLC
 PO BOX 1477
 WINCHESTER BAY, OR 97467

PREPARED BY:
 STUNTZNER ENG. & FORESTRY
 PO BOX 118/705 S. 4TH
 COOS BAY, OR 97420

DATE: MAY 06, 2008

SALMON HARBOR DR

CONDO LOCATION



- SHEET 1: TITLE SHEET
- SHEET 2: PROPERTY/ BUILDING EXTERIOR
- SHEET 3: GARAGES, UNIT 950 & 954
- SHEET 4: FIRST FLOOR UNITS 950, 954, & 958
- SHEET 5: SECOND FLOOR UNITS 950 & 954
- SHEET 6: ELEVATIONS

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

 OREGON
 July 09, 2002
 Walter E. White
 55547
 EXPIRES 6/30/2008

Job Name: WINDY BAY CONDOMINIUM		Sheet: 1 of 6
Date: MAY 06, 2008	Drawn By: TMH	Checked By: TMH
Drawing No.: 07-5-002 PH 351	Design By:	Sheet: TITLE SHEET
ENGINEERING • LAND SURVEYING • FORESTRY PLANNING • WATER RIGHTS 706 South 4th St., Ste. 118 Coos Bay, Oregon 97420 Phone: (541) 287-2872 Fax: (541) 287-0688		
Stuntzner Engineering & Forestry, LLC		

CONDOMINIUM VOL. 1 PAGE 27 A

CONDOMINIUM VOL. 1 PAGE 27 A

WINDY BAY CONDOMINIUM
 LOCATED IN A PORTION OF VACATED LOTS 4, & 6, AND LOTS 5, 11, 12, & 13, BLOCK 5 OF THE
 PLAT OF WINCHESTER BAY, IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7,
 TOWNSHIP 22 SOUTH, RANGE 12 WEST, W.M.,
 DOUGLAS COUNTY, OREGON

PREPARED FOR:
 WINDY COVE, LLC
 PO BOX 1477
 WINCHESTER BAY, OR 97467

PREPARED BY:
 STUNTZNER ENG. & FORESTRY
 PO BOX 118/705 S. 4TH
 COOS BAY, OR 97420

DATE: MAY 06, 2008

NOTES:
 INTERIOR SUBDIVISION LINES OF THIS
 PROPERTY HAVE BEEN VACATED PER
 DOUGLAS COUNTY INSTRUMENT
 #2007-003880

BASIS OF BEARING
 PER M151-14, BASED ON A SOLAR
 OBSERVATION AS SHOWN ON M107-7.

EXTERIOR BUILDING DIMENSIONS
 EXTERIOR BUILDING DIMENSIONS ARE TO EXTERIOR
 FACE OF CONCRETE WALL.

NOTE ON BEARINGS
 BUILDING BEARINGS AS FOLLOWS:
 N-S BEARINGS = N19°58'58"E
 E-W BEARINGS = S70°01'02"E

BENCH MARK INFORMATION
 3" USC & GS BRASS DISK
 NAME: TIDAL 12
 ELEVATION: 12.83'
 DATUM: NGVD 29

EASEMENTS:
 ACCESS EASEMENT-BOOK 204 PAGE
 360 (MODIFIED IN BOOK 243 PAGE
 582).

ACCESS EASEMENT-BOOK 206 PAGE
 603 (MODIFIED IN BOOK 243 PAGE
 582).

LEGEND
 MONUMENT FOUND AS NOTED

← DENOTES ONE-WAY TRAFFIC

GCE GENERAL COMMON ELEMENT

LCE LIMITED COMMON ELEMENT

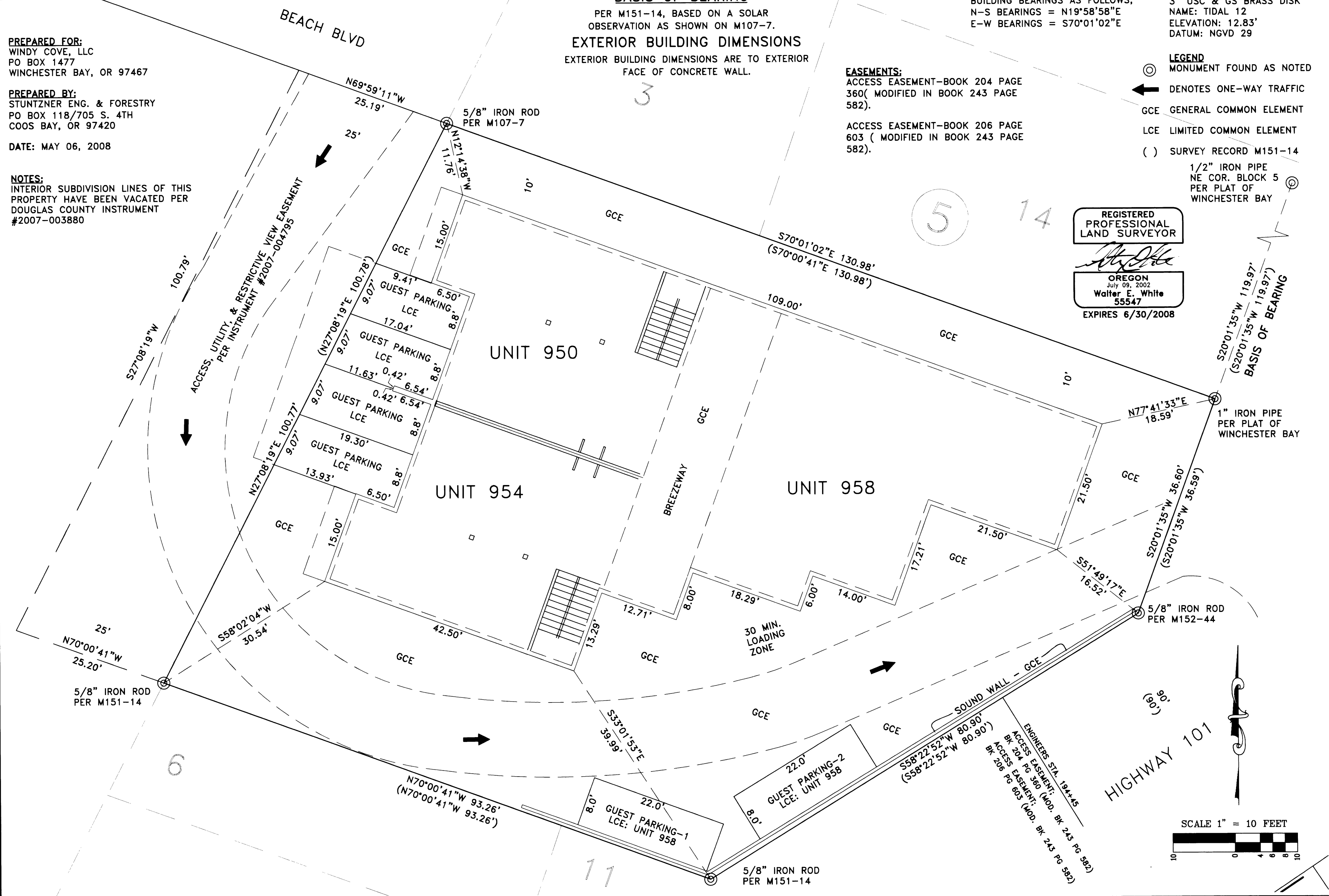
() SURVEY RECORD M151-14

1/2" IRON PIPE
 NE COR. BLOCK 5
 PER PLAT OF
 WINCHESTER BAY

**REGISTERED
 PROFESSIONAL
 LAND SURVEYOR**

Walter E. White

OREGON
 July 09, 2002
Walter E. White
 55547
 EXPIRES 6/30/2008



Job Name: WINDY COVE CONDOMINIUM		Sheet: 2 of 6
Drawn By: TMH	Checked By:	Designed By:
Date: MAY 06, 2008	Scale: 1" = 10'-0" PL 351	Revised:
ENGINEERING - LAND SURVEYING - FORESTRY PLANNING - WATER RIGHTS	Phone: (541) 267-2872	Fax: (541) 267-0688
705 S. 4TH ST. Post Office Box 118 Coos Bay, Oregon 97420		
Stuntzner Engineering & Forestry, LLC		

CONDOMINIUM VOL. 1 PAGE 27 B

CONDOMINIUM VOL. 1 PAGE 27 B

WINDY BAY CONDOMINIUM
 LOCATED IN A PORTION OF VACATED LOTS 4, & 6, AND LOTS 5, 11, 12, & 13, BLOCK 5 OF THE
 PLAT OF WINCHESTER BAY, IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7,
 TOWNSHIP 22 SOUTH, RANGE 12 WEST, W.M.,
 DOUGLAS COUNTY, OREGON

PREPARED FOR:
 WINDY COVE, LLC
 PO BOX 1477
 WINCHESTER BAY, OR 97467

PREPARED BY:
 STUNTZNER ENG. & FORESTRY
 PO BOX 118/705 S. 4TH
 COOS BAY, OR 97420

DATE: MAY 06, 2008

BASIS OF BEARING

PER M151-14, BASED ON A SOLAR
 OBSERVATION AS SHOWN ON M107-7.

NOTES ON BEARINGS
 BUILDING BEARINGS AS FOLLOWS:
 N-S BEARINGS = N19°58'58"E
 E-W BEARINGS = S70°01'02"E

BENCH MARK INFORMATION
 3" USC & GS BRASS DISK
 NAME: TIDAL 12
 ELEVATION: 12.83'
 DATUM: NGVD 29

NOTE REGARDING ALL UNITS:
 THE UNIT BOUNDARIES AND AREAS
 SHOWN HEREON ARE TO THE
 PROJECTION OF THE INTERIOR FACE
 OF CONCRETE WALL AND ARE NOT
 INTENDED TO BE USED FOR THE
 PURPOSES OF ADVERTISING THE UNITS
 FOR SALE.

FLOOR DIMENSIONS ARE FROM TOP OF
 SUBFLOOR.

CEILING DIMENSIONS ARE FROM
 BOTTOM OF CEILING JOIST TO TOP OF
 SUBFLOOR.

UNIT 950 & 954 GARAGES

S70°00'41"E
 130.98'

S27°08'19"W
 100.78'

GCE

UNIT 950
 FLOOR ELEV.= 12.5'
 AREA= 1,157 sq. ft.

UNIT #	LIVING SPACE	GARAGE AREA	TOTAL AREA
950	2,534 sqft	1,157 sqft	3691 sqft
954	2,534 sqft	1,157 sqft	3691 sqft
958	1,307 sqft	427 sqft	1734 sqft

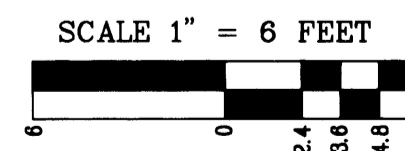
BREEZEWAY
 GCE

UNIT 958

UNIT 954
 FLOOR ELEV.= 12.5'
 AREA= 1,157 sq. ft.

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

OREGON
 July 09, 2002
 Walter E. White
 55547
 EXPIRES 6/30/2008



PROPERTY LINE

Job Name: WINDY BAY CONDOMINIUM
 Job No.: MAY 06, 2008
 Drawing No.: 07-002
 Date: MAY 06, 2008
 Checked By: TMH
 Designed By:
 CONDOMINIUM VOL. 1 PAGE 27 C

Stuntzner Engineering
 & Forestry, LLC

CONDOMINIUM VOL. 1 PAGE 27 C

WINDY BAY CONDOMINIUM
 LOCATED IN A PORTION OF VACATED LOTS 4, & 6, AND LOTS 5, 11, 12, & 13, BLOCK 5 OF THE
 PLAT OF WINCHESTER BAY, IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7,
 TOWNSHIP 22 SOUTH, RANGE 12 WEST, W.M.,
 DOUGLAS COUNTY, OREGON

BASIS OF BEARING

PER M151-14, BASED ON A SOLAR
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UNIT 950 & 954 FIRST FLOOR

NOTES ON BEARINGS

BUILDING BEARINGS AS FOLLOWS;
 N-S BEARINGS = N19°58'58"E
 E-W BEARINGS = S70°01'02"E

BENCH MARK INFORMATION

3" USC & GS BRASS DISK
 NAME: TIDAL 12
 ELEVATION: 12.83'
 DATUM: NGVD 29

NOTE REGARDING ALL UNITS:

THE UNIT BOUNDARIES AND AREAS
 SHOWN HEREON ARE TO THE
 PROJECTION OF THE FACE OF STUD
 WALL OR INSIDE FACE OF CONCRETE
 WALL AND ARE NOT INTENDED TO BE
 USED FOR THE PURPOSES OF
 ADVERTISING THE UNITS FOR SALE.

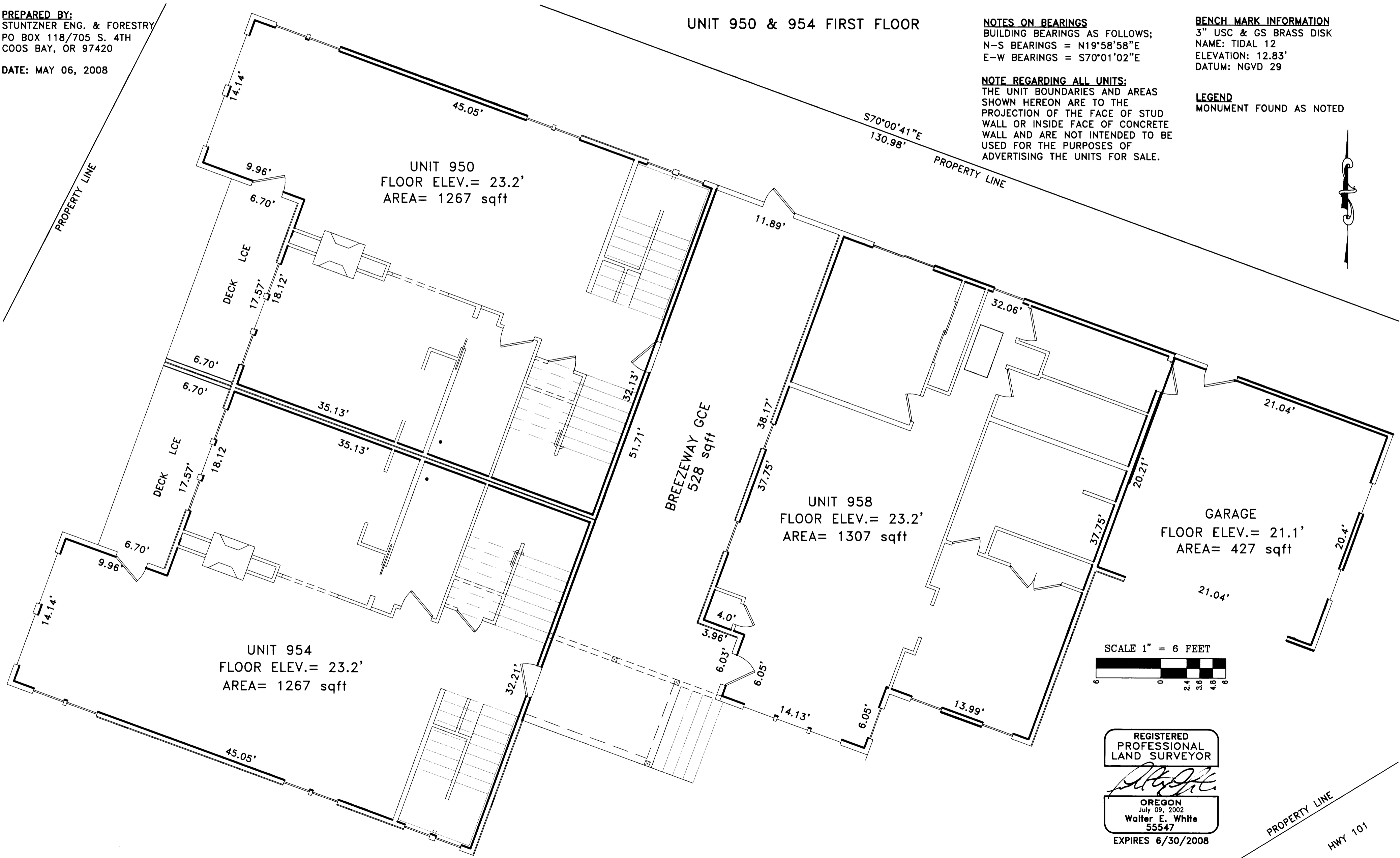
LEGEND

MONUMENT FOUND AS NOTED

PREPARED FOR:
 WINDY COVE, LLC
 PO BOX 1477
 WINCHESTER BAY, OR 97467

PREPARED BY:
 STUNTZNER ENG. & FORESTRY
 PO BOX 118/705 S. 4TH
 COOS BAY, OR 97420

DATE: MAY 06, 2008



Job Name: WINDY COVE CONDOMINIUM
 Sheet: FIRST FLOOR
 Date: MAY 06, 2008
 Drawing No.: 07-3-002 PH 302
 Drawn By: KEW
 Checked By: TMH
 Designed By:

ENGINEERING • LAND SURVEYING • FORESTRY
 PLANNING • WATER RIGHTS
 705 South 4th St.
 Post Office Box 118
 Coos Bay, Oregon 97420
 Phone: (541) 867-5872
 Fax: (541) 867-0686

Stuntzner Engineering
 & Forestry, LLC
 REGISTERED PROFESSIONAL LAND SURVEYOR
 OREGON
 July 09, 2002
 Walter E. White
 55547
 EXPIRES 6/30/2008

CONDOMINIUM VOL. 1 PAGE 27 D

CONDOMINIUM VOL. 1 PAGE 27 D

WINDY BAY CONDOMINIUM
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TOWNSHIP 22 SOUTH, RANGE 12 WEST, W.M.,
DOUGLAS COUNTY, OREGON

PREPARED FOR:
WINDY COVE, LLC
PO BOX 1477
WINCHESTER BAY, OR 97467

PREPARED BY:
STUNTZNER ENG. & FORESTRY
PO BOX 118/705 S. 4TH
COOS BAY, OR 97420

DATE: OCT. 2007

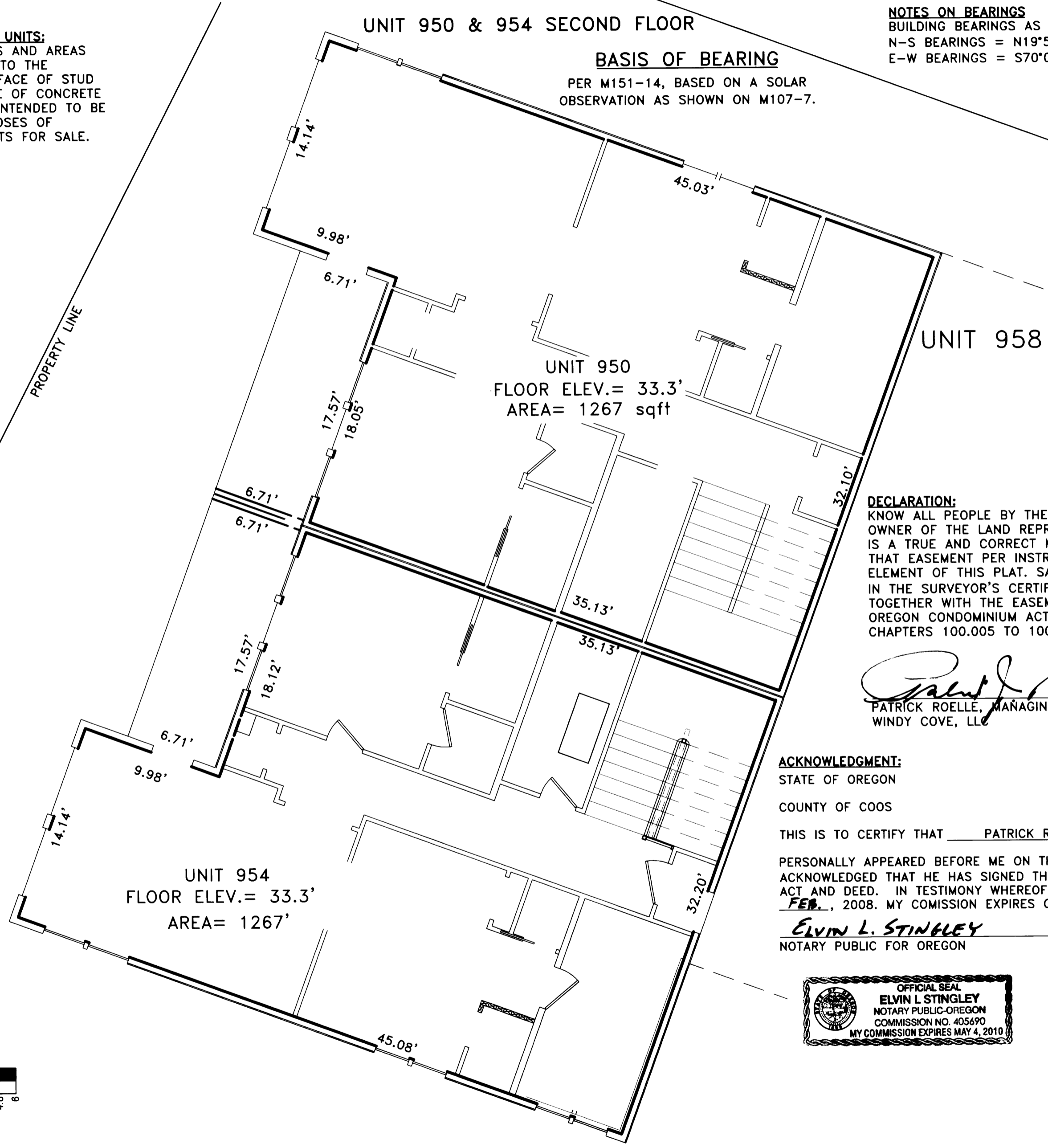
NOTE REGARDING ALL UNITS:
THE UNIT BOUNDARIES AND AREAS
SHOWN HEREON ARE TO THE
PROJECTION OF THE FACE OF STUD
WALL OR INSIDE FACE OF CONCRETE
WALL AND ARE NOT INTENDED TO BE
USED FOR THE PURPOSES OF
ADVERTISING THE UNITS FOR SALE.

NOTES ON BEARINGS
BUILDING BEARINGS AS FOLLOWS:
N-S BEARINGS = N19°58'58"E
E-W BEARINGS = S70°01'02"E

BENCH MARK INFORMATION
3" USC & GS BRASS DISK
NAME: TIDAL 12
ELEVATION: 12.83'
DATUM: NGVD 29

LEGEND
MONUMENT FOUND AS NOTED

BASIS OF BEARING
PER M151-14, BASED ON A SOLAR
OBSERVATION AS SHOWN ON M107-7.



DECLARATION:
KNOW ALL PEOPLE BY THESE PRESENTS THAT WINDY COVE, LLC., IS THE
OWNER OF THE LAND REPRESENTED HEREON AND DECLARES THAT THIS MAP
IS A TRUE AND CORRECT MAP OF OWNERSHIP, AND FURTHER DECLARES
THAT EASEMENT PER INSTRUMENT # 2007-004795 AS GENERAL COMMON
ELEMENT OF THIS PLAT. SAID LANDS BEING MORE PARTICULARLY DESCRIBED
IN THE SURVEYOR'S CERTIFICATE, AND HEREBY COMMIT SAID LAND
TOGETHER WITH THE EASEMENT AS SHOWN TO THE OPERATION OF THE
OREGON CONDOMINIUM ACT AS SET FORTH IN OREGON REVISED STATUTES,
CHAPTERS 100.005 TO 100.625.

Patrick Roelle Feb 5 / 08
PATRICK ROELLE, MANAGING MEMBER DATE
WINDY COVE, LLC

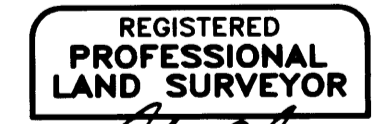
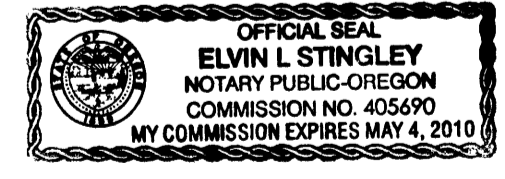
ACKNOWLEDGMENT:
STATE OF OREGON

COUNTY OF COOS

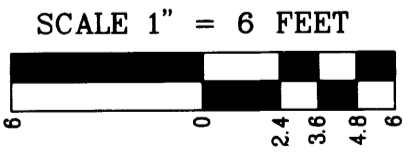
THIS IS TO CERTIFY THAT PATRICK ROELLE

PERSONALLY APPEARED BEFORE ME ON THIS 5th DAY OF FEB., 2008, WHO HAS
ACKNOWLEDGED THAT HE HAS SIGNED THE ABOVE OWNER'S DECLARATION AS HIS VOLUNTARY
ACT AND DEED. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY SEAL THIS 5th DAY OF
FEB., 2008. MY COMMISSION EXPIRES ON: MAY 04, 2010

Elvin L. Stingley
ELVIN L. STINGLEY
NOTARY PUBLIC FOR OREGON



OREGON
July 09, 2002
Walter E. White
55547
EXPIRES 6/30/2008



5/8" IRON ROD
PER M151-14

ACCESS, UTILITY, & RESTRICTIVE VIEW EASEMENT
PER INSTRUMENT #2007-004795



PREPARED FOR:
 WINDY COVE, LLC
 PO BOX 1477
 WINCHESTER BAY, OR 97467

PREPARED BY:
 STUNTZNER ENG. & FORESTRY
 PO BOX 118/705 S. 4TH
 COOS BAY, OR 97420

CEILING= 42.4'

FLOOR= 33.3'

CEILING= 32.3'

FLOOR= 23.2'

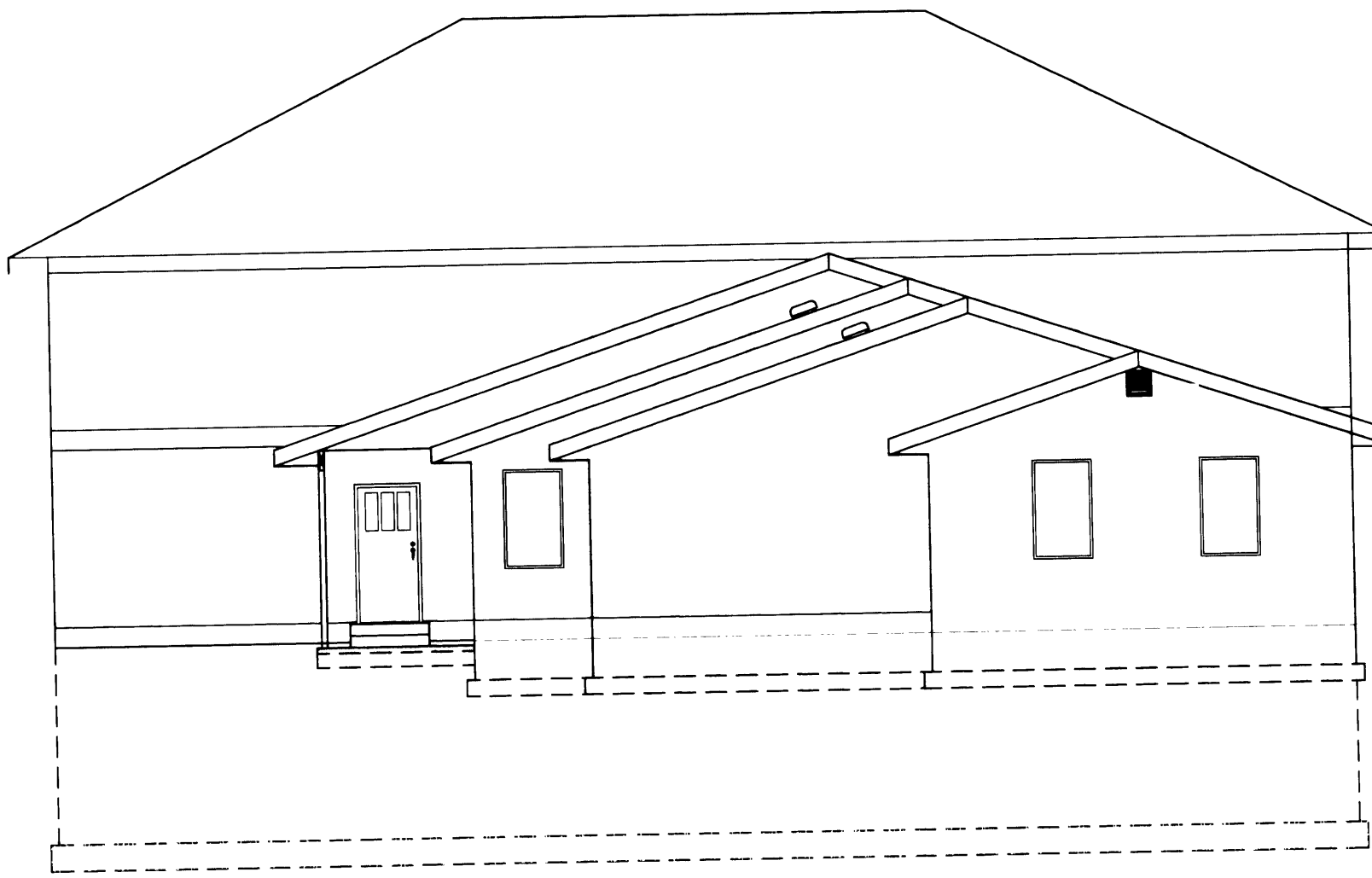
CEILING= 22.2'

FLOOR= 12.5'

PEAK ELEV.= 49.3'



FRONT VIEW- LOOKING EAST



BACK VIEW- LOOKING WEST

BENCH MARK INFORMATION
 3" USC & GS BRASS DISK
 NAME: TIDAL 12
 ELEVATION: 12.83'
 DATUM: NGVD 29

SCALE: 1" = 100'

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Walter E. White

OREGON
 July 09, 2002
 Walter E. White
 55547
 EXPIRES 6/30/2008

DATE: MAY 06, 2008

WINDY BAY CONDOMINIUM
 LOCATED IN A PORTION OF VACATED LOTS 4, & 6, AND LOTS 5, 11, 12, & 13,
 BLOCK 5 OF THE PLAT OF WINCHESTER BAY, IN THE NORTHEAST 1/4
 OF THE SOUTHWEST 1/4 OF SECTION 7,
 TOWNSHIP 22 SOUTH, RANGE 12 WEST, W.M.,
 DOUGLAS COUNTY, OREGON

SURVEYOR'S CERTIFICATE:

I, WALTER E. WHITE, 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 TRACT OF LAND BEING A PORTION OF LOTS 4 AND 6, AND LOTS 5, 11, 12, AND 13, BLOCK 5 OF THE PLAT OF WINCHESTER BAY, TOWNSHIP 22 SOUTH, RANGE 12 WEST, W.M., DOUGLAS COUNTY, OREGON.

SAID TRACT BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS:

THE NORTH 20 FEET OF LOT 11, ALL OF LOTS 12, 13, 4, 5 AND THE NORTH 20 FEET OF LOT 6, BLOCK 5, PLAT OF WINCHESTER BAY, DOUGLAS COUNTY, OREGON. EXCEPT THAT PORTION INCLUDED IN THE DEED TO THE STATE OF OREGON FOR HIGHWAY PURPOSES, AS RECORDED IN VOL. 204, RECORDER'S # 136294, DEED RECORDS OF DOUGLAS COUNTY, OREGON.

SAID TRACT CONTAINING 0.28 AC±.

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO SURVEY WINDY BAY CONDOMINIUM AND PROVIDE AN ACCURATE DEPICTION OF THE PROPERTY AS SHOWN HEREON, I HELD ALL FOUND MONUMENTS FOR CONTROL. MY BASIS OF BEARING IS PER SOLAR FROM THE ORIGINAL PLAT OF WINCHESTER BAY. I USED TIDAL BENCH MARK "TIDAL 12" FOR VERTICAL CONTROL. I TIED THE OUTSIDE FACE OF THE EXTERIOR CONCRETE WALLS FOR CONTROL OF THE STRUCTURE.

COMPLETION CERTIFICATE:

I, WALTER E. WHITE, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT FULLY AND ACCURATELY DEPICTS THE BOUNDARIES OF THE UNITS AND THE BUILDING, AND THAT THE UNITS AND BUILDING DEPICTED ON THE PLAT HAVE BEEN COMPLETED.

APPROVALS:

Randy Wen 6-2-08
 DOUGLAS COUNTY SURVEYOR DATE

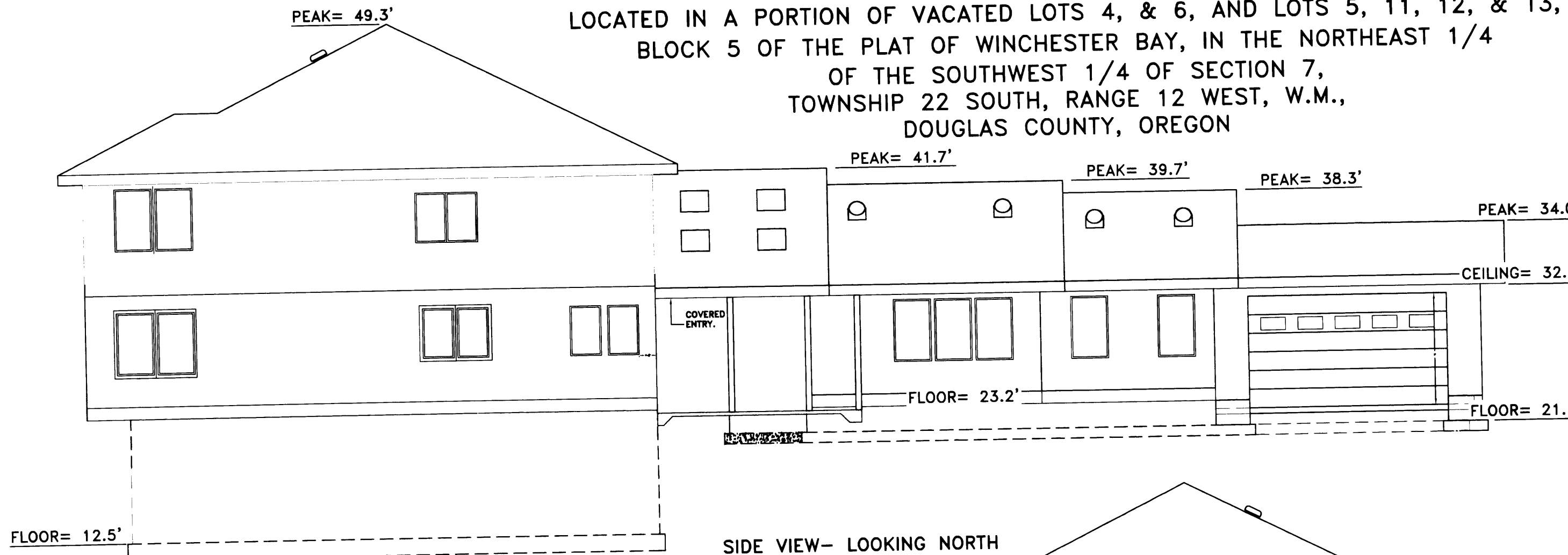
Roy Northrup 6-2-08
 DOUGLAS COUNTY ASSESSOR DATE

I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS AND OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.
Naudia K. Conner 6/3/08
 DOUGLAS COUNTY TAX COLLECTOR DATE

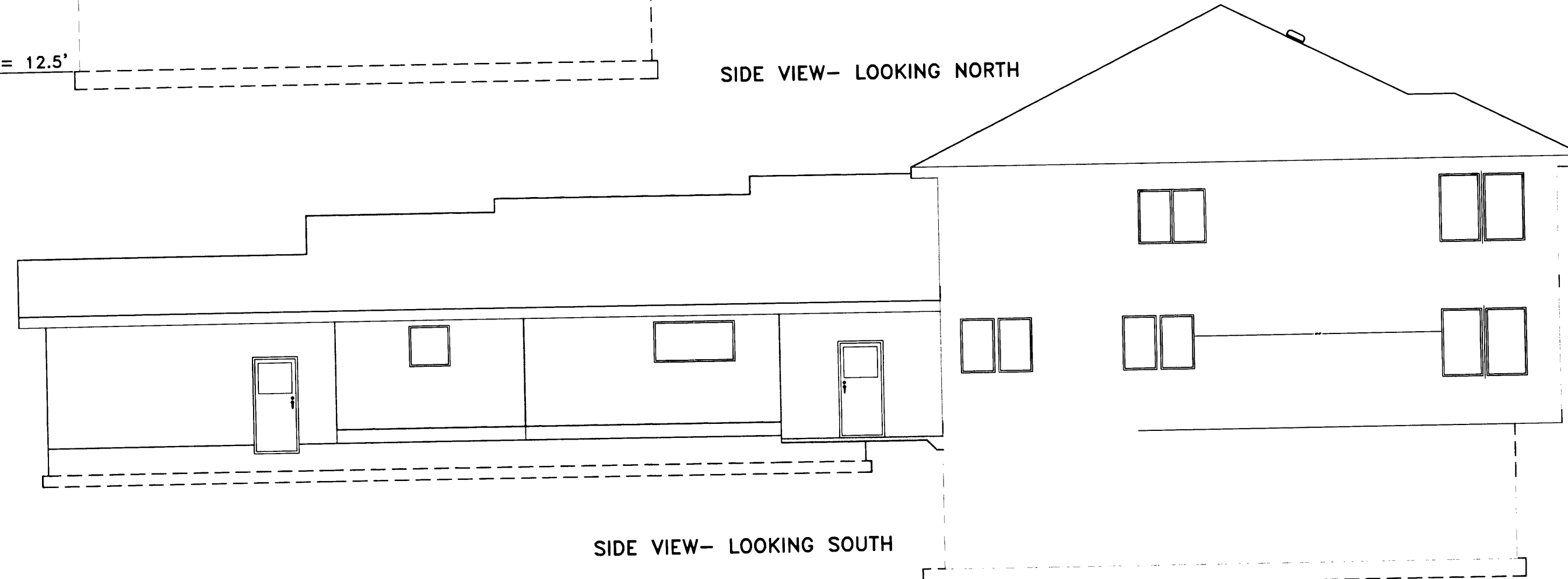
FILED THIS 18 DAY OF June, 2008, 3:49 O'CLOCK AM (PM)

Barbara E. Nielsen 6/18/2008
 DOUGLAS COUNTY CLERK DATE

DECLARATION RECORDING NO. 2008-011836 BYLAWS RECORDING NO. 2008-011837



SIDE VIEW- LOOKING NORTH



SIDE VIEW- LOOKING SOUTH

Sheet 6 of 6
 Job Name: WINDY BAY CONDOMINIUM ELEVATIONS

Date: MAY 06, 2008
 Drawing No.: 07-3-002 PH 351
 Checked By: TMH
 Designed By: WFW

ENGINEERING • LAND SURVEYING • FORESTRY
 PLANNING • WATER RIGHTS
 705 South W. 4th St.
 Post Office Box 118
 Coos Bay, Oregon 97420
 Phone: (541) 267-2872
 Fax: (541) 267-0686

Stuntzner Engineering
 & Forestry, LLC



CONDOMINIUM VOL. 1 PAGE 27 F

CONDOMINIUM VOL. 1 PAGE 27 F