

PLAT AMENDMENT
THE POINTE CONDOMINIUM
 AS RECORDED IN PLAT VOLUME 1, PAGES 26 A - 26 B & 26 C
 RECORDS OF DOUGLAS COUNTY, OREGON
 PARCEL 1 ALONG WITH THE 20' STRIP [BLA] PORTION OF
 PARCEL 2 PER PARTITION PLAT 1999-37. / NW 1/4
 OF SECTION 13, T. 22 S. - R. 13 W., W.M.
 WINCHESTER BAY, DOUGLAS COUNTY OREGON

Douglas County Official Records
 Patricia K. Hitt, County Clerk
 2018-003707
 NO FEE
 00458851201800037070020024
 02/22/2018 10:37:42 AM
 PLAT-COND Cnt=1 Stn=33 HAJOHNST
 This is a no fee document

DATE: JANUARY 12, 2018
 SCALE: 1" = 40'



60' WIDE ACCESS & UTILITY EASEMENT
 PER INST# 98-15444 (BK 1550 / PG 384.)

SURVEY FOR:

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

SURVEY BY:

DOIDGE SURVEYING & PLANNING
 333 S. 4TH STREET - STE 3
 COOS BAY, OREGON 97420

LEGEND:

FOUND 5/8" IRON ROD W/YELLOW PLASTIC CAP
 STAMPED "HGE INC" PER THE "POINTE CONDOMINIUM"
 AS RECORDED IN VOLUME 1, PAGES 26 A,
 PAGE 26 B, AND PAGE 26 C, CONDOMINIUM
 RECORDS OF DOUGLAS COUNTY, OREGON

FOUND SURVEY MONUMENT
 SIZE, TYPE, AND CHARACTERISTICS
 PER THE "POINTE CONDOMINIUM"
 AS RECORDED IN VOLUME 1, PAGES 26 A,
 PAGE 26 B, AND PAGE 26 C, CONDOMINIUM
 RECORDS OF DOUGLAS COUNTY, OREGON

INITIAL POINT, FOUND 3" DCSO BRASS CAP
 PER M 101-35 DESIGNATED AS INITIAL POINT

LCE DENOTES "LIMITED COMMON ELEMENT"
 GCE DENOTES "GENERAL COMMON ELEMENT"

[] RECORD SURVEY BEARINGS & DISTANCES
 PER PARTITION PLAT 1999-0037
 (INST# 99-11130)

○ SET 5/8" IRON ROD W/ ORANGE
 PLASTIC CAP STAMPED "LS 2128"

--- DENOTES SETBACK LINE

--- DENOTES EASEMENT BOUNDARY
 (EXISTING AND NEWLY CREATED)

"DISCOVERY POINT RESORT"

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

EASEMENT AREA
 PER C VOL 1
 PAGE 26A & 26C

AMENDED POINTE
 CONDOMINIUM
 38,642 SF / 0.89 ACRES

CORNER NOTES:

- 1 THE "HGE INC" CAP IS MISSING, HOWEVER THE IRON ROD IS FLUSH WITH THE PAVEMENT I LEFT THE POINT AS IS.
- 2 A 5/8" IRON ROD W/ YELLOW PLASTIC CAP PER THE "POINTE CONDOMINIUM" RECORDED IN VOLUME 1, PAGES 26A, 26B, & 26C CONDOMINIUM RECORDS OF DOUGLAS COUNTY, OREGON
- 3 A 5/8" IRON ROD W/ YELLOW PLASTIC CAP PER THE "POINTE CONDOMINIUM" RECORDED IN VOLUME 1, PAGES 26A, 26B, & 26C CONDOMINIUM RECORDS OF DOUGLAS COUNTY, OREGON
- 4 A 5/8" IRON ROD W/ YELLOW PLASTIC CAP PER THE "POINTE CONDOMINIUM" RECORDED IN VOLUME 1, PAGES 26A, 26B, & 26C CONDOMINIUM RECORDS OF DOUGLAS COUNTY, OREGON

BUILDINGS/GCE/LCE RATIOS

GCE = 21,869 SF57%
 LCE = 5,042 SF13%
 BUILDINGS = 11,731 SF30%

UTILITIES:

ALL UTILITIES ARE IN PLACE, PROVIDING SEWER, WATER, POWER, & CATV,

NARRATIVE:

- 1) THIS PLAT AMENDMENT OF THE POINTE CONDOMINIUM IS BEING FILED TO REMOVE TRACT "A" FROM ITS CURRENT BOUNDARY OR CONFIGURATION. THE BOUNDARY OF THE AMENDED CONDO INCLUDES THAT PORTION OF THE PLA SURVEY PREVIOUSLY RECORDED PER INST# 2006-001132 THERE HAVE BEEN NO CHANGES TO EITHER OF THE BOUNDARIES SINCE THE ORIGINAL RECORDATION OF THE POINTE CONDOMINIUM.
- 2) REFERENCE CONDOMINIUM PLAT VOLUME 1, PAGES 26A, 26B, AND 26C OF THE RECORDS OF DOUGLAS COUNTY, OREGON.
- 3) I HAVE RE-SET TWO (2) OF THE CORNERS AS SHOWN, RESETTING THEM AT THE ORIGINAL LOCATIONS MATCHING THE ORIGINAL PLAT OF THE POINTE CONDOMINIUM. ADDITIONALLY I HAVE SET TWO (2) NEW CORNERS AT THE MODIFIED LOCATION OF THE SOUTHERLY LINE OF THE POINTE CONDOMINIUM.
- 4) THE BASIS OF BEARING AND BOUNDARY DETERMINATION IS THE SAME AS THE RECORDED "THE POINTE CONDOMINIUM" - PARTITION PLAT 1999-37 & CS# 99-11130, RECORDS OF DOUGLAS COUNTY, OREGON

PARCEL INFO:

OWNER: GREG & SIMI HOOVER
 TAX MAP: 22 13 13 BA TL 2100
 SUP - 90000 / 91602 / 91604 / 91606
 SUP - 91608 / 91610 / 91612 / 91614
 TRACT SIZE: 3.14 ACRES
 DEED REFERENCE: 2002-10054
 DEED REFERENCE: 2006-001132
 ACCOUNT #'S: R133343 / R133336 / R133337 / R133338
 R133339 / R133340 / R133341 / R133342
 ZONING: R-2 CT
 SEE PD FILE 96-125 & 17-072

OWNER: RANDY K. & HOLLY A. MICHALSCHECK
 TAX MAP: 22 13 13 BA / TAX LOT 91600
 ACCOUNT # R 133335

RESTRICTIVE COVENANT

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

ELEVATION NOTES & BASIS

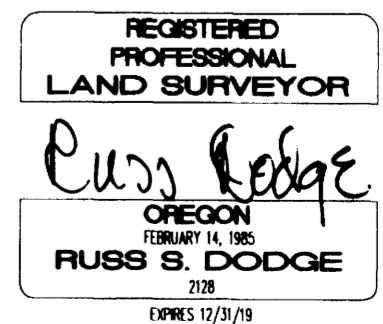
FROM THE POINTE CONDOMINIUM WE RECOVER BENCH MARK 905 MAG, A POINT ESTABLISHED FROM DOUGLAS COUNTY STATION 13, SET USC & GS. - ELEVATION 17.35

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



dodge surveying & planning
 (541) 404-3799 | rdodge@dsl.com
 333 S. 4TH ST. - Suite 3
 COOS BAY, OREGON 97420

APPROVALS:

DOUGLAS COUNTY PLANNING

APPROVED THIS 21st DAY OF February, 2018.
DOUGLAS COUNTY PLANNING DIRECTOR

BY [Signature]
KEITH CUBIC

TAX COLLECTOR CERTIFICATE

APPROVED THIS 21st DAY OF February, 2018.
DOUGLAS COUNTY TAX COLLECTOR

BY [Signature]
JESSICA HANSEN

COUNTY ASSESSOR CERTIFICATE

APPROVED THIS 20th DAY OF FEBRUARY, 2018.
DOUGLAS COUNTY ASSESSOR

BY [Signature]
ROGER SMARTMAN

COUNTY SURVEYOR CERTIFICATE

APPROVED THIS 15th DAY OF February, 2018.
DOUGLAS COUNTY SURVEYOR

BY [Signature]
KRISTIAN O. DEGROOT

COUNTY CLERK CERTIFICATE

STATE OF OREGON)
) SS:
COUNTY OF DOUGLAS)

I DO HEREBY CERTIFY THAT THE ATTACHED AMENDED CONDOMINIUM PLAT WAS RECEIVED FOR RECORD ON THIS 22nd DAY OF Feb, 2018.
AT 10 O'CLOCK 37 M AND RECORDED IN THE COUNTY CLERK RECORDS.

BY [Signature] Patricia K. Hitt
PATRICIA HITT



LEIN HOLDER / MORTGAGEE

CONSENT AFFIDAVIT ATTACHED UNDER SEPERATE COVER.
WE HEREBY APPROVE THIS AMENDED PLAT OF THE POINTE CONDOMINIUM

BY 2018-003705
FINANCIAL OFFICER - UMPQUA SAVINGS & LOAN BANK

dodge surveying & planning
(541) 404-3799 | rdodge@hgel.com



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PARCEL 2 PER PARTITION PLAT 1999-37. / NW 1/4
OF SECTION 13, T. 22 S. - R. 13 W., W.M.
WINCHESTER BAY, DOUGLAS COUNTY OREGON
DATE: JANUARY 12, 2018

SURVEYORS CERTIFICATE

I, RUSS S. DODGE HEREBY CERTIFY THAT I HAVE PREPARED THIS AMENDED PLAT OF THE POINTE CONDOMINIUM, AND THAT I CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS, A CONDOMINIUM WITHIN THE COUNTY OF DOUGLAS, AND EVIDENCED BY THE RECORDATION PER 'CONDOMINIUM VOLUME 1 - PAGES 26 A, 26 B, AND 26 C, AND THAT THIS PLAT AMENDMENT ACCURATELY DEPICTS THE AMENDMENTS TO THE PLAT DESCRIBED IN THE DECLARATION AMENDMENT AS EXECUTED. SAID PARCEL BEING LOCATED IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 22 SOUTH - RANGE 13 WEST, W.M., DOUGLAS COUNTY, OREGON.

STATEMENT OF REMOVAL

I, (WE), GREG HOOVER, CHAIRPERSON AND SIMI HOOVER, SECRETARY OF THE POINTE CONDOMINIUM, DO HEREBY ACKNOWLEDGE AND CONSENT TO THE FOLLOWING DESCRIBED PARCEL BEING REMOVED FROM THE POINTE CONDOMINIUM AND THAT THE CONDOMINIUM EXISTS AS DEPICTED AND DESCRIBED ON THIS THE AMENDED PLAT.

[Signature] 1/24/18 GREG HOOVER, CHAIRPERSON
[Signature] 1/24/18 SIMI HOOVER, SECRETARY

"TRACT A" [PARCEL TO BE REMOVED FROM THE POINT 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 583.22 FEET; THENCE, SOUTH 67°37'02" EAST A DISTANCE OF 129.08 FEET; THENCE, SOUTH 22°22'58" WEST A DISTANCE OF 63.05 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. CONTAINING 2.25 ACRES.

AMENDED PLAT OF THE POINTE CONDOMINIUM

BEGINNING AT A POINT LOCATED NORTH 00°20'15" WEST A DISTANCE OF 152.16 FEET AND NORTH 22°22'58" EAST A DISTANCE OF 583.22 FEET FROM THE 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 22°22'58" EAST A DISTANCE OF 293.09 FEET; THENCE, SOUTH 73°10'42" EAST A DISTANCE OF 129.69 FEET; THENCE, SOUTH 22°22'58" WEST A DISTANCE OF 305.66 FEET; THENCE, NORTH 67°37'02" WEST A DISTANCE OF 129.08 FEET TO THE POINT OF BEGINNING. CONTAINING 0.89 ACRES.

[Signature] 1/12/2018
RUSS S. DODGE DATE

OWNER DECLARATION

I, (WE), GREG HOOVER, CHAIRPERSON AND SIMI HOOVER, SECRETARY OF THE POINTE CONDOMINIUM, ON BEHALF OF THE ASSOCIATION OF UNIT OWNERS, STATE THAT THIS PLAT IS BEING AMENDED PURSUANT TO CHAPTER 100.116(3)(e) OF THE OREGON REVISED STATUTES. ALSO: I, (WE) GREG HOOVER AND SIMI HOOVER, RANDY K MICHALSCHECK AND HOLLY A. MICHALSCHECK HEREBY CERTIFY THAT WE ARE THE PARTIES OF TITLE INTEREST IN THE LAND SUBJECT TO THIS AMENDED 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 CHAPTER 100, I SECTIONS 100.625 TO 100.627) OF THE OREGON REVISED STATUTES AND THAT THIS PLAT IS A TRUE AND CORRECT MAP OF THE LANDS OWNED BY THEM. THIS AMENDED PLAT SHALL BE SUBJECT TO THE AMENDED DECLARATION OF CONDOMINIUM RECORDED AS AMENDMENT TO CONDOMINIUM DECLARATION FOR THE POINTE CONDOMINIUM.

I, (WE), GREG HOOVER, CHAIRPERSON AND SIMI HOOVER, SECRETARY OF THE POINTE CONDOMINIUM, ON BEHALF OF THE ASSOCIATION OF UNIT OWNERS HEREBY CREATE A 25' WIDE ACCESS EASEMENT, APPURTANT TO THE AMENDED POINTE CONDOMINIUM AND FOR THE BENEFIT OF THE AMENDED TRACT A.

DESCRIBED AS: BEGINNING AT A POINT LOCATED N 00°20'15" W, 152.16 FEET AND N 22°22'58" E A DISTANCE OF 583.22 FEET FROM THE SOUTHWEST CORNER OF THE NE 1/4 OF THE NW 1/4 OF SECTION 13, T. 22 S. - R. 13 W. W.M., DOUGLAS COUNTY, OREGON; THENCE, N 22°22'58" E, 199.67 FEET; THENCE, S 67°37'02" E, 25.00 FEET; THENCE, S 22°22'58" W, 199.67 FEET; THENCE, N 67°37'02" W, 25.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.11 ACRES.

DOCUMENT NUMBER 2018-003706, DOUGLAS COUNTY DEED RECORDS.

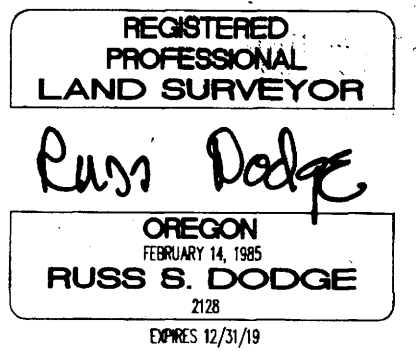
EXECUTED THIS 22 DAY OF FEB., 2018.

ACKNOWLEDGEMENT:

STATE OF OREGON)
) SS: [Signature] [Signature]
COUNTY OF Coos) GREG HOOVER SIMI HOOVER

STATE OF WASHINGTON)
) SS: [Signature] [Signature]
COUNTY OF Clallam) RANDY K. MICHALSCHECK HOLLY A. MICHALSCHECK

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 1/24/2018 BY GREG AND SIMI HOOVER.
[Signature]
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES: July 17, 2018



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 1/16/18 BY RANDY K. AND HOLLY A. MICHALSCHECK
[Signature]
NOTARY PUBLIC FOR WASHINGTON
MY COMMISSION EXPIRES: 5/31/2021