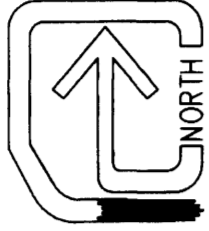


PLAT AMENDMENT
THE POINTE CONDOMINIUM
 AS RECORDED IN PLAT VOLUME 1, PAGES 26 A - 26 B & 26 C
 RECORDS OF DOUGLAS COUNTY, OREGON
 PARCEL 1 ALONG WITH THE 20' STRIP [BLA] PORTION OF
 PARCEL 2 PER PARTITION PLAT 1999-37. / NW 1/4
 OF SECTION 13, T. 22 S. - R. 13 W., W.M.
 WINCHESTER BAY, DOUGLAS COUNTY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

Douglas County Official Records
 Patricia K. Hitt, County Clerk
 2018-003707
 NO FEE
 004588512018000370020024
 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:

DODGE 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

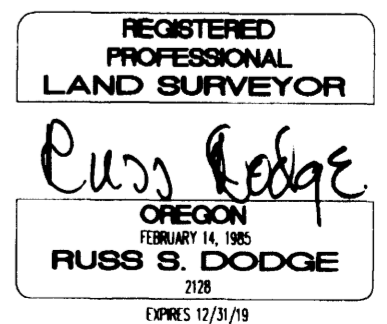
FROM THE POINTE CONDOMINIUM WE RECOVER BENCH MARK 905 MAG, A POINT ESTABLISHED FROM DOUGLAS COUNTY STATION 13, SET USC & GS. - ELEVATION 17.35

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@tgsi.com
 333 S. 4TH ST. - Suite 3
 COOS BAY, OREGON 97420