

EDGEWATER ESTATES CONDOMINIUM · PLAT AMENDMENT TO PHASE III

BEING A PORTION OF GOVERNMENT LOT 4 IN THE NW 1/4 OF SECTION 1 TOWNSHIP 22 SOUTH RANGE 11 W.W.M. DOUGLAS COUNTY OREGON

DATE OF SURVEY - AUGUST 1, 2000

OWNER / DEVELOPER
DAVID M. EDEL & ROD R. EDEL
1400 HIGHWAY AVENUE
REEDSPORT, OR

DECLARATION

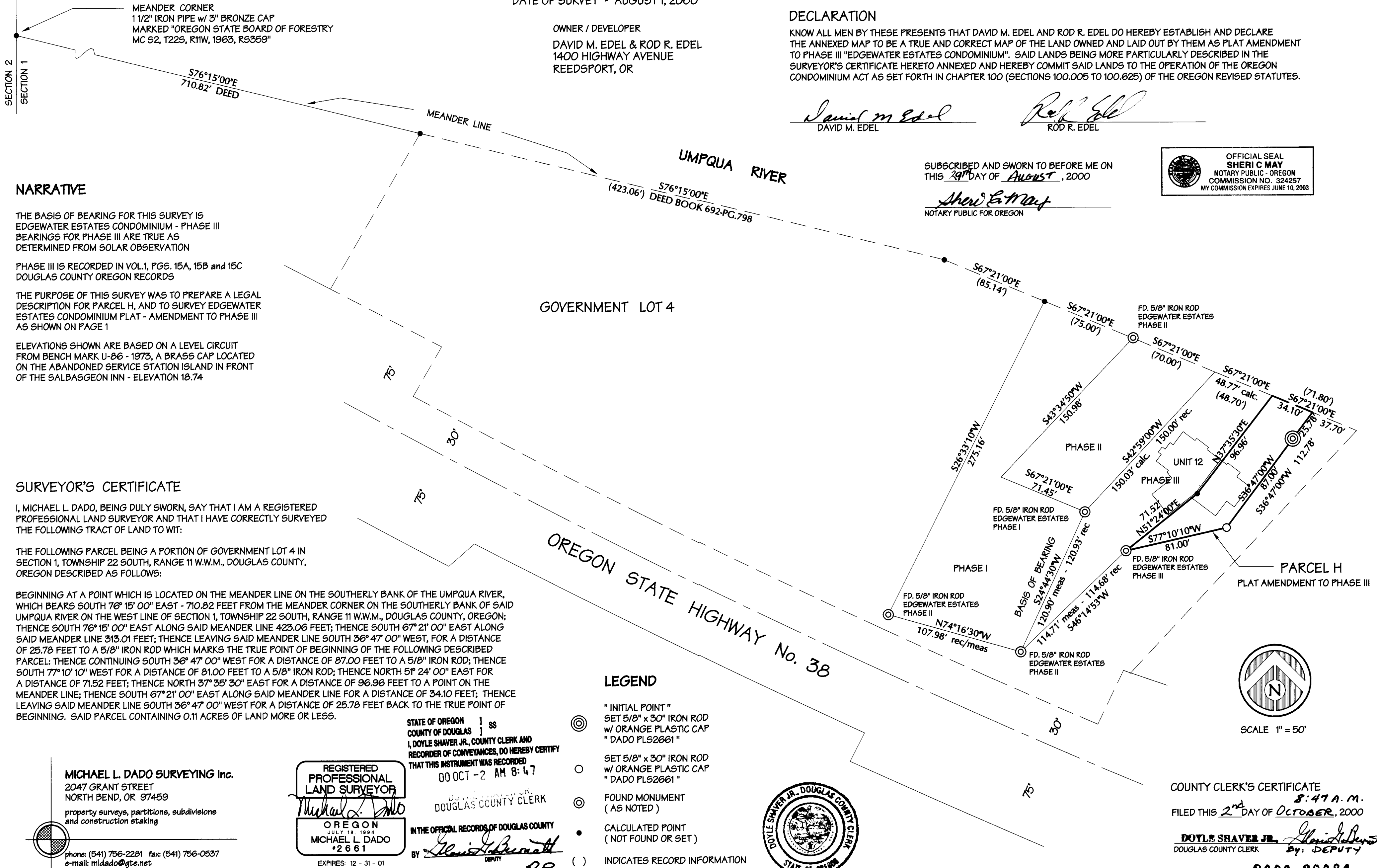
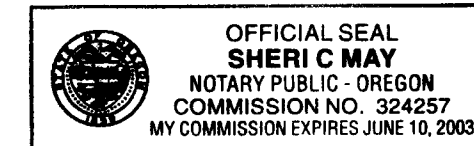
KNOW ALL MEN BY THESE PRESENTS THAT DAVID M. EDEL AND ROD R. EDEL DO HEREBY ESTABLISH AND DECLARE THE ANNEXED MAP TO BE A TRUE AND CORRECT MAP OF THE LAND OWNED AND LAID OUT BY THEM AS PLAT AMENDMENT TO PHASE III "EDGEWATER ESTATES CONDOMINIUM". SAID LANDS BEING MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HERETO ANNEXED AND HEREBY COMMIT 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.

David M. Edel
DAVID M. EDEL

Rod R. Edel
ROD R. EDEL

SUBSCRIBED AND SWORN TO BEFORE ME ON
THIS 29th DAY OF AUGUST, 2000

Sheri E. May
NOTARY PUBLIC FOR OREGON



NARRATIVE

THE BASIS OF BEARING FOR THIS SURVEY IS
EDGEWATER ESTATES CONDOMINIUM - PHASE III
BEARINGS FOR PHASE III ARE TRUE AS
DETERMINED FROM SOLAR OBSERVATION

PHASE III IS RECORDED IN VOL.1, PGS. 15A, 15B and 15C
DOUGLAS COUNTY OREGON RECORDS

THE PURPOSE OF THIS SURVEY WAS TO PREPARE A LEGAL
DESCRIPTION FOR PARCEL H, AND TO SURVEY EDGEWATER
ESTATES CONDOMINIUM PLAT - AMENDMENT TO PHASE III
AS SHOWN ON PAGE 1

ELEVATIONS SHOWN ARE BASED ON A LEVEL CIRCUIT
FROM BENCH MARK U-86 - 1973, A BRASS CAP LOCATED
ON THE ABANDONED SERVICE STATION ISLAND IN FRONT
OF THE SALBASGEON INN - ELEVATION 18.74

SURVEYOR'S CERTIFICATE

I, MICHAEL L. DADO, 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 PARCEL BEING A PORTION OF GOVERNMENT LOT 4 IN
SECTION 1, TOWNSHIP 22 SOUTH, RANGE 11 W.W.M., DOUGLAS COUNTY,
OREGON DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS LOCATED ON THE MEANDER LINE ON THE SOUTHERLY BANK OF THE UMPQUA RIVER, WHICH BEARS SOUTH 76° 15' 00" EAST - 710.82 FEET FROM THE MEANDER CORNER ON THE SOUTHERLY BANK OF SAID UMPQUA RIVER ON THE WEST LINE OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 11 W.W.M., DOUGLAS COUNTY, OREGON; THENCE SOUTH 76° 15' 00" EAST ALONG SAID MEANDER LINE 423.06 FEET; THENCE SOUTH 67° 21' 00" EAST ALONG SAID MEANDER LINE 313.01 FEET; THENCE LEAVING SAID MEANDER LINE SOUTH 36° 47' 00" WEST, FOR A DISTANCE OF 25.78 FEET TO A 5/8" IRON ROD WHICH MARKS THE TRUE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL: THENCE CONTINUING SOUTH 36° 47' 00" WEST FOR A DISTANCE OF 87.00 FEET TO A 5/8" IRON ROD; THENCE SOUTH 77° 10' 10" WEST FOR A DISTANCE OF 81.00 FEET TO A 5/8" IRON ROD; THENCE NORTH 5° 24' 00" EAST FOR A DISTANCE OF 71.52 FEET; THENCE NORTH 37° 35' 30" EAST FOR A DISTANCE OF 96.96 FEET TO A POINT ON THE MEANDER LINE; THENCE SOUTH 67° 21' 00" EAST ALONG SAID MEANDER LINE FOR A DISTANCE OF 34.10 FEET; THENCE LEAVING SAID MEANDER LINE SOUTH 36° 47' 00" WEST FOR A DISTANCE OF 25.78 FEET BACK TO THE TRUE POINT OF BEGINNING. SAID PARCEL CONTAINING 0.11 ACRES OF LAND MORE OR LESS.

STATE OF OREGON 1 SS
COUNTY OF DOUGLAS 1
I, DOYLE SHAVER JR., COUNTY CLERK AND
RECORDER OF CONVEYANCES, DO HEREBY CERTIFY
THAT THIS INSTRUMENT WAS RECORDED
00 OCT -2 AM 8:47

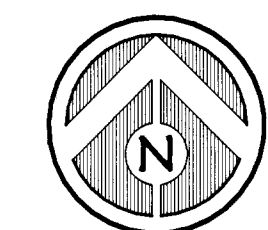
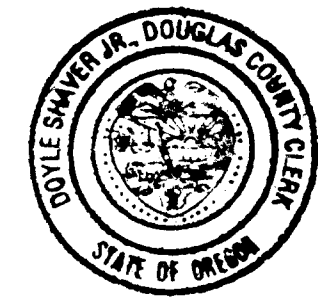
DOYLE SHAVER JR.
DOUGLAS COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY *Shari E. May*
DEPUTY

LEGEND

- ⊙ " INITIAL POINT "
SET 5/8" x 30" IRON ROD
w/ ORANGE PLASTIC CAP
" DADO PLS2661 "
- SET 5/8" x 30" IRON ROD
w/ ORANGE PLASTIC CAP
" DADO PLS2661 "
- ⊙ FOUND MONUMENT
(AS NOTED)
- CALCULATED POINT
(NOT FOUND OR SET)
- () INDICATES RECORD INFORMATION



SCALE 1" = 50'

COUNTY CLERK'S CERTIFICATE
FILED THIS 2nd DAY OF OCTOBER, 2000
8:47 A.M.

DOYLE SHAVER JR.
DOUGLAS COUNTY CLERK
By: *Shari E. May*
DEPUTY

2000-20084
SHEET 1 of 4

MICHAEL L. DADO SURVEYING Inc.
2047 GRANT STREET
NORTH BEND, OR 97459
property surveys, partitions, subdivisions
and construction staking
phone: (541) 756-2281 fax: (541) 756-0537
e-mail: mldado@gte.net

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Michael L. Dado
OREGON
JULY 18, 1994
MICHAEL L. DADO
#2661
EXPIRES 12 - 31 - 01

2000-20084

2000-20084

00-06-333

EDGEWATER ESTATES CONDOMINIUM · PLAT AMENDMENT TO PHASE III

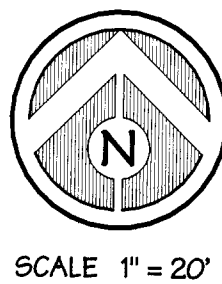
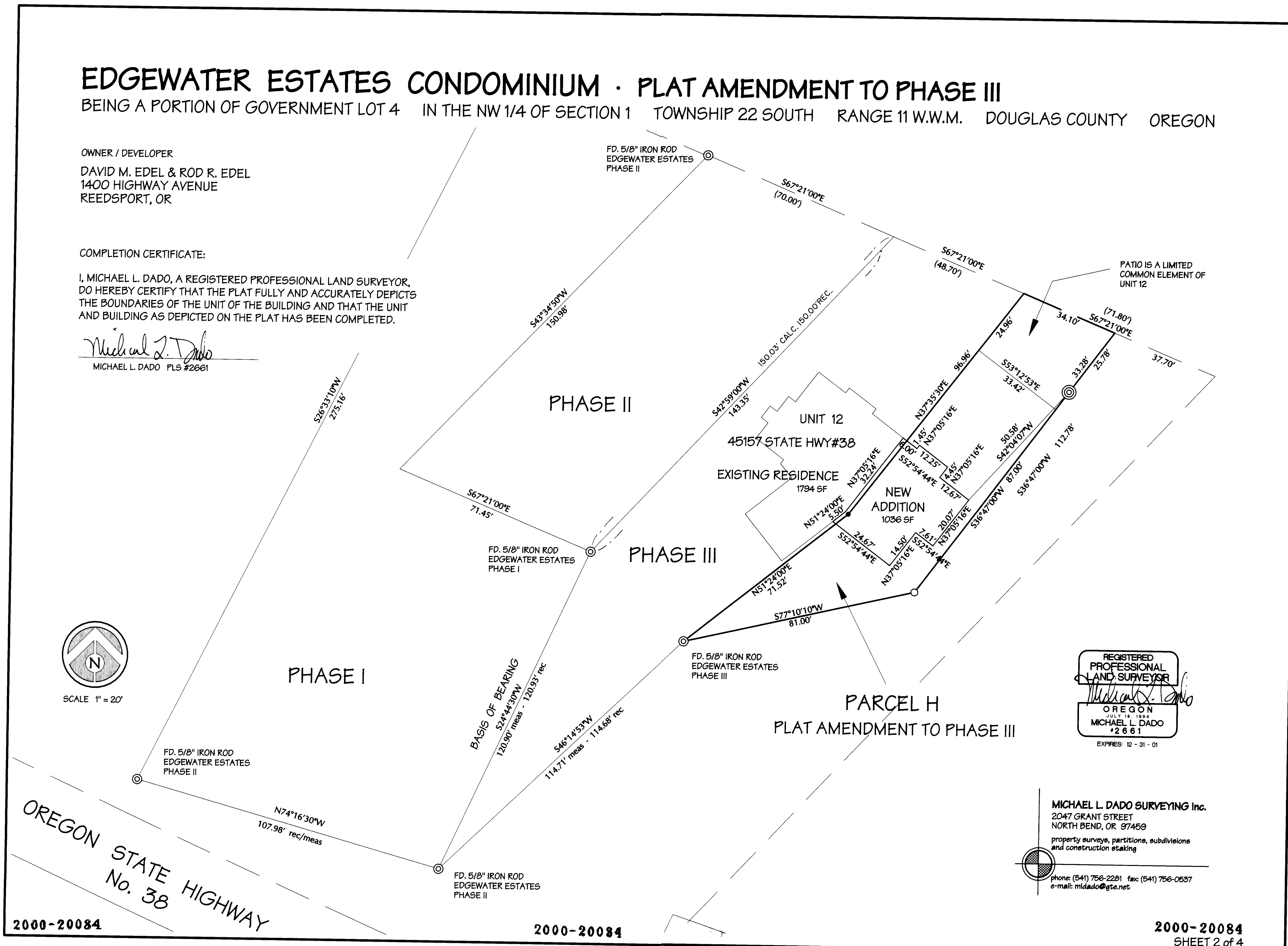
BEING A PORTION OF GOVERNMENT LOT 4 IN THE NW 1/4 OF SECTION 1 TOWNSHIP 22 SOUTH RANGE 11 W.W.M. DOUGLAS COUNTY OREGON

OWNER / DEVELOPER
 DAVID M. EDEL & ROD R. EDEL
 1400 HIGHWAY AVENUE
 REEDSPORT, OR

COMPLETION CERTIFICATE:

I, MICHAEL L. DADO, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT FULLY AND ACCURATELY DEPICTS THE BOUNDARIES OF THE UNIT OF THE BUILDING AND THAT THE UNIT AND BUILDING AS DEPICTED ON THE PLAT HAS BEEN COMPLETED.

Michael L. Dado
 MICHAEL L. DADO PLS #2661



REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
Michael L. Dado
 OREGON
 JULY 18, 1994
 MICHAEL L. DADO
 #2661
 EXPIRES: 12 - 31 - 01

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 SHEET 2 of 4

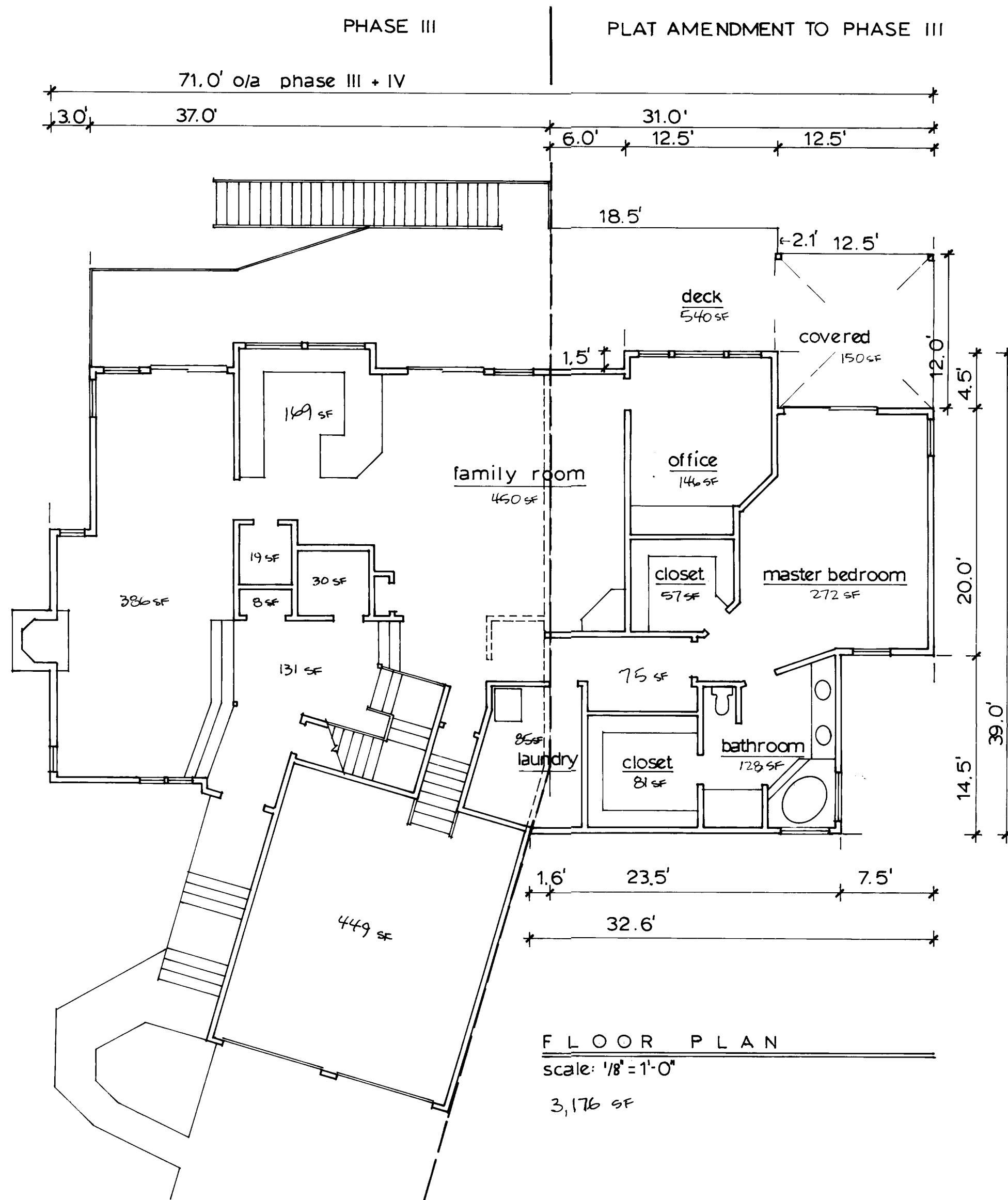
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EDGEWATER ESTATES CONDOMINIUM Plat Amendment to PHASE III

BEING A PORTION OF GOVERNMENT LOT 4 IN THE NW 1/4 OF SECTION 1 TOWNSHIP 22 SOUTH RANGE 11 W.W.M. DOUGLAS COUNTY OREGON **Unit 12**



PREPARED BY
MICHAEL L. DADO SURVEYING INC.
2047 GRANT STREET
NORTH BEND, OR. 97459
(541) 756-2281

2000-20084

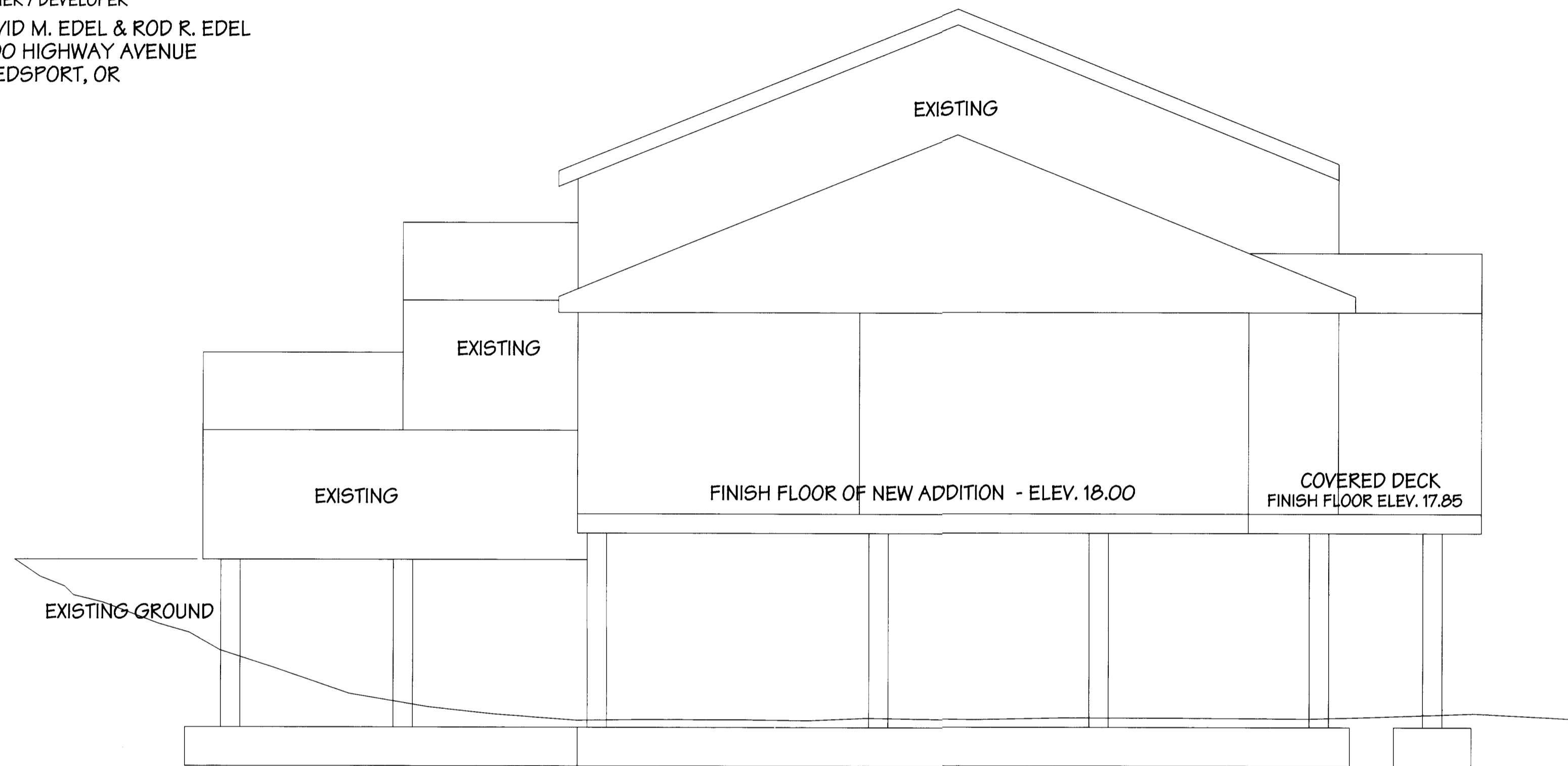
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SHEET 3 OF 4
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OWNER / DEVELOPER
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 1400 HIGHWAY AVENUE
 REEDSPORT, OR



SCALE 1" = 5'

SEE SHEET 3 FOR PLAN VIEW LAYOUT

- FINISH FLOOR OF NEW ADDITION - ELEV. 18.00
- CLOSET CEILING - ELEV. 28.00
- OFFICE CEILING - ELEV. 28.00
- BATHROOM CEILING - ELEV. 28.00 TO 30.6
- MASTER BEDROOM CEILING - ELEV. 28.00 TO 30.1
- FAMILY ROOM CEILING - ELEV. 30.00 TO 32.1

APPROVALS

Ed Moran DEPUTY 9-27-00
 DOUGLAS COUNTY SURVEYOR

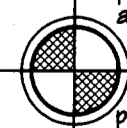
I HEREBY CERTIFY THAT ALL TAXES, SPECIAL ASSESSMENTS,
 FEES OR OTHER CHARGES REQUIRED BY LAW TO BE PLACED
 UPON THE TAX ROLL HAVE BEEN PAID

James R. Kuehn 9-29-00
 DOUGLAS COUNTY TAX COLLECTOR

Bob Neace 9/29/00
 DOUGLAS COUNTY ASSESSOR

2000-20084
 SHEET 4 of 4

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