

# 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

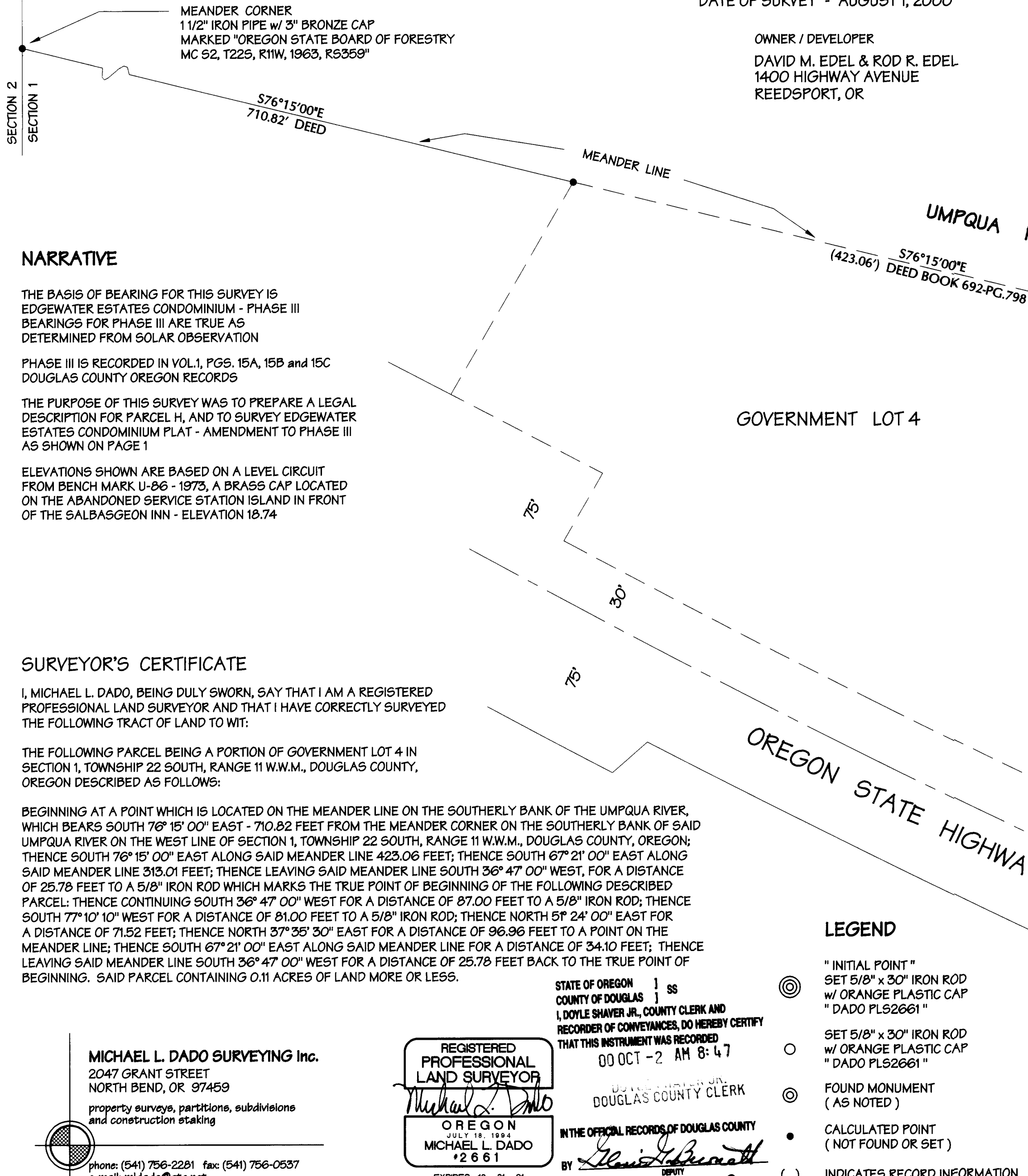
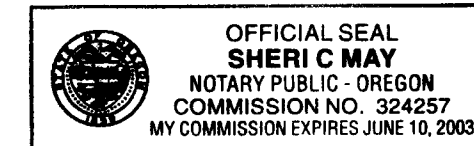
KNOW ALL MEN BY THESE PRESENTS THAT DAVID M. EDEL AND ROD R. EDEL DO HEREBY ESTABLISH AND DECLARE THE ANNEXED MAP TO BE A TRUE AND CORRECT MAP OF THE LAND OWNED AND LAID OUT BY THEM AS PLAT AMENDMENT TO PHASE III "EDGEWATER ESTATES CONDOMINIUM". SAID LANDS BEING MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S 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 29<sup>th</sup> 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

REC. PP



MICHAEL L. DADO SURVEYING Inc.  
2047 GRANT STREET  
NORTH BEND, OR 97459

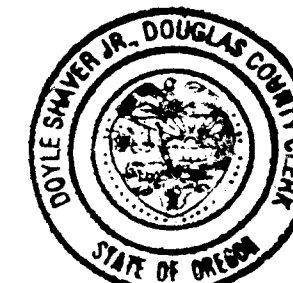
property surveys, partitions, subdivisions  
and construction staking

phone: (541) 756-2281 fax: (541) 756-0537  
e-mail: mldado@gte.net

2000-20084

### 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



2000-20084



SCALE 1" = 50'

COUNTY CLERK'S CERTIFICATE  
FILED THIS 2<sup>nd</sup> 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

00-06-333