

# EDGEWATER ESTATES CONDOMINIUM · SUPPLEMENTAL DECLARATION - PHASE IV

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

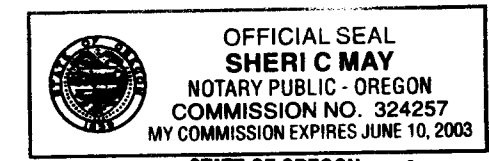
KNOW ALL MEN BY THESE PRESENTS THAT DAVID M. EDEL AND ROD R. EDEL DO HEREBY ESTABLISH AND DECLARE THE ANNEXED MAP TO BE A TRUE AND CORRECT MAP OF THE LAND OWNED AND LAID OUT BY THEM AS SUPPLEMENTAL DECLARATION - PHASE IV OF "EDGEWATER ESTATES CONDOMINIUM". SAID LANDS BEING MORE PARTICULARLY DESCRIBED 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 100.025) 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 27<sup>th</sup> DAY OF AUGUST, 2000

*Sheri E. May*  
NOTARY PUBLIC FOR OREGON



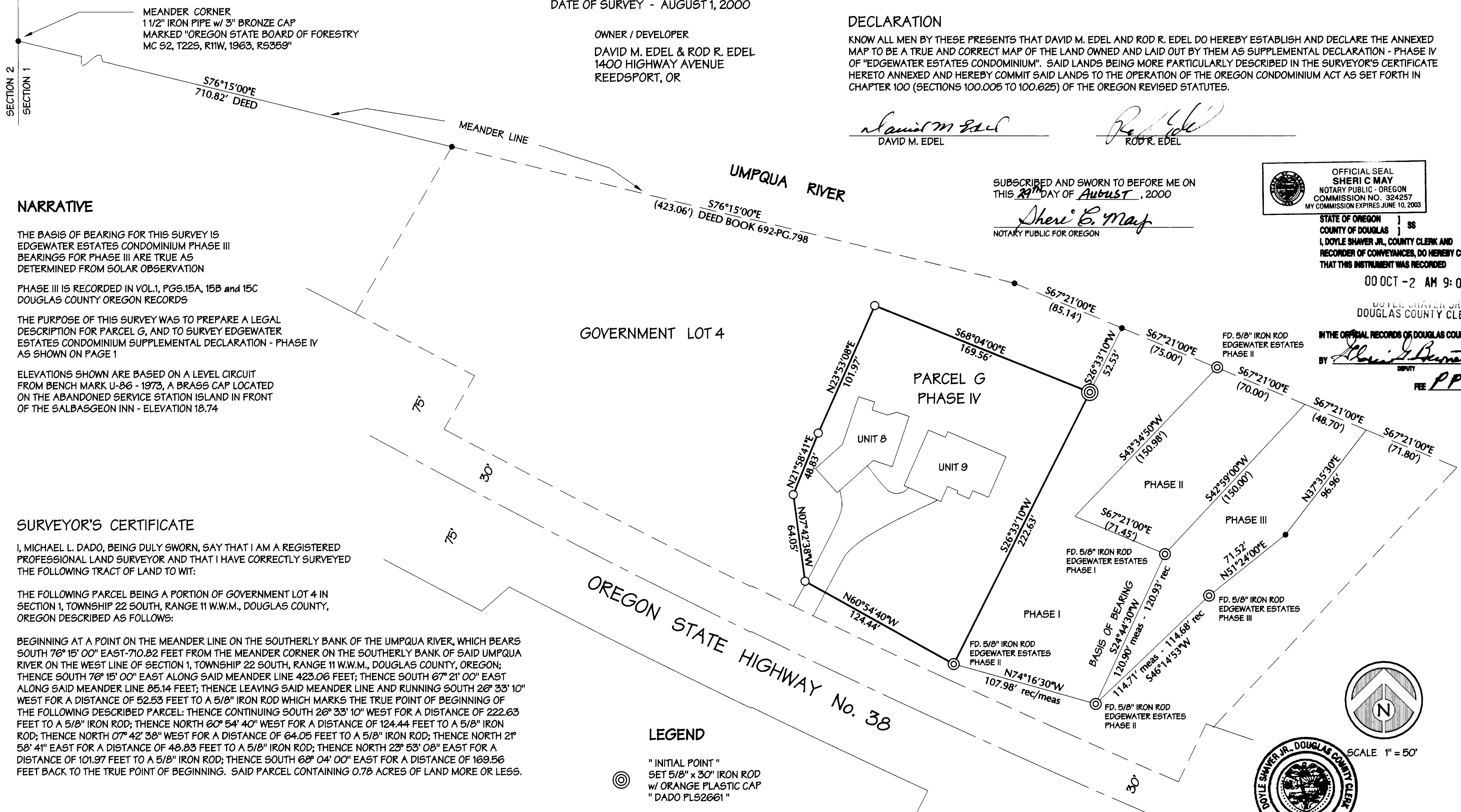
STATE OF OREGON }  
COUNTY OF DOUGLAS } SS  
I, DOYLE SHAWER JR., COUNTY CLERK AND  
RECORDER OF CONVEYANCES, DO HEREBY CERTIFY  
THAT THIS INSTRUMENT WAS RECORDED

00 OCT -2 AM 9:09

DOYLE SHAWER JR.  
DOUGLAS COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY  
BY *Shawn J. Bennett*  
DEPUTY

FEE *PP*



## 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 G, AND TO SURVEY EDGEWATER ESTATES CONDOMINIUM SUPPLEMENTAL DECLARATION - PHASE IV 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 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 85.14 FEET; THENCE LEAVING SAID MEANDER LINE AND RUNNING SOUTH 26° 33' 10" WEST FOR A DISTANCE OF 52.53 FEET TO A 5/8" IRON ROD WHICH MARKS THE TRUE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL: THENCE CONTINUING SOUTH 26° 33' 10" WEST FOR A DISTANCE OF 222.63 FEET TO A 5/8" IRON ROD; THENCE NORTH 60° 54' 40" WEST FOR A DISTANCE OF 124.44 FEET TO A 5/8" IRON ROD; THENCE NORTH 07° 42' 38" WEST FOR A DISTANCE OF 64.05 FEET TO A 5/8" IRON ROD; THENCE NORTH 21° 58' 41" EAST FOR A DISTANCE OF 48.83 FEET TO A 5/8" IRON ROD; THENCE NORTH 23° 53' 08" EAST FOR A DISTANCE OF 101.97 FEET TO A 5/8" IRON ROD; THENCE SOUTH 68° 04' 00" EAST FOR A DISTANCE OF 169.56 FEET BACK TO THE TRUE POINT OF BEGINNING. SAID PARCEL CONTAINING 0.78 ACRES OF LAND MORE OR LESS.

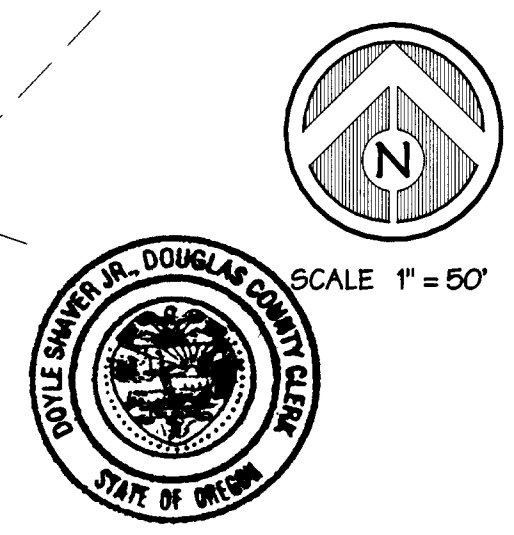
## LEGEND

- ⊙ " 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

**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



COUNTY CLERK'S CERTIFICATE  
FILED THIS 27<sup>th</sup> DAY OF OCTOBER, 2000  
9:09 A.M.

DOYLE SHAWER JR. *Shawn J. Bennett*  
DOUGLAS COUNTY CLERK DEPUTY

**2000-20086**  
SHEET 1 of 7

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00-06-333

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VOL. 1 PAGE 18 A CONDOMINIUM

# EDGEWATER ESTATES CONDOMINIUM · SUPPLEMENTAL DECLARATION - PHASE IV

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

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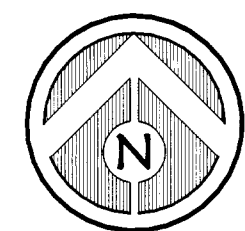
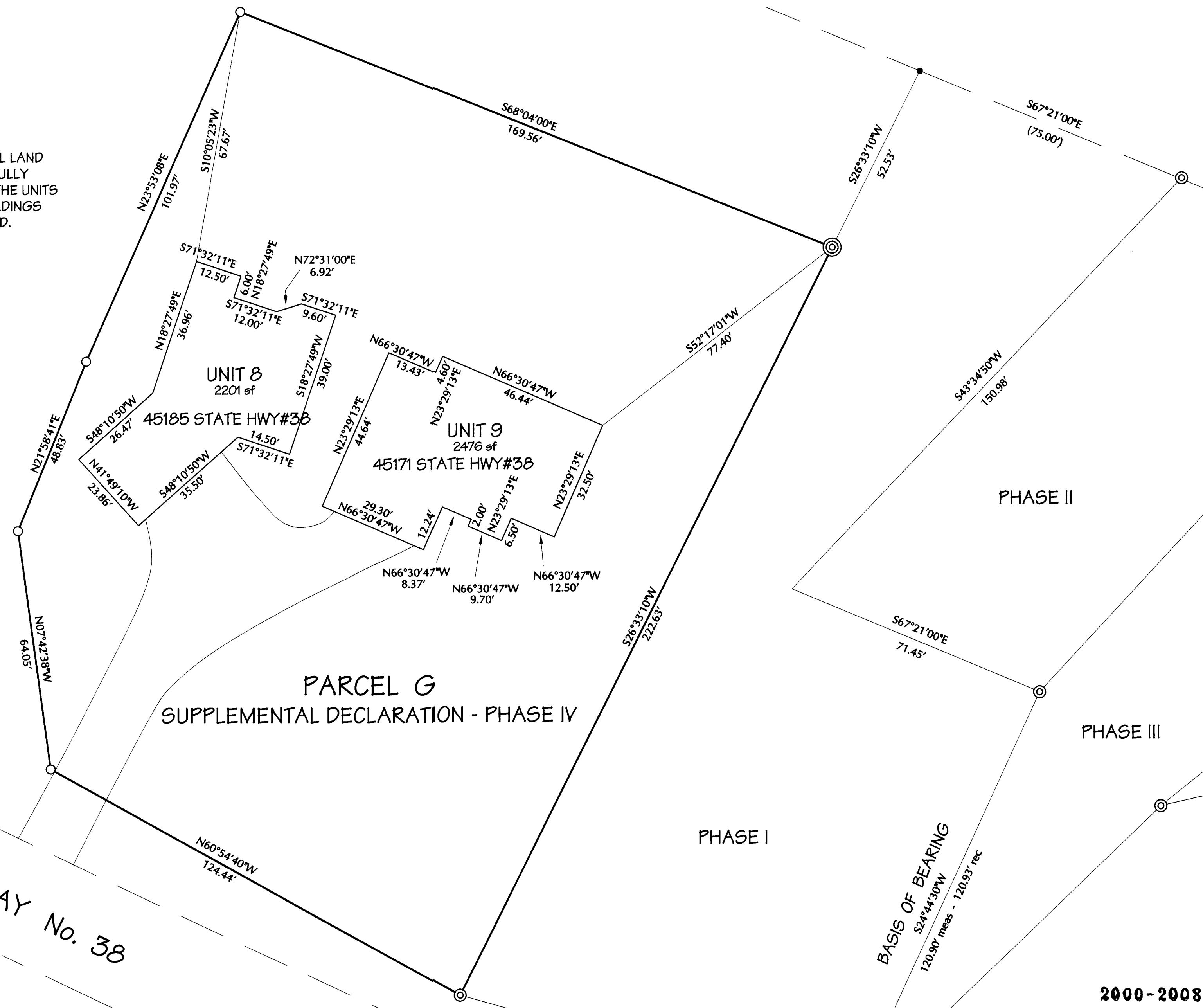
COMPLETION CERTIFICATE:

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

*Michael L. Dado*  
 MICHAEL L. DADO PLS #2661



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SCALE 1" = 20'

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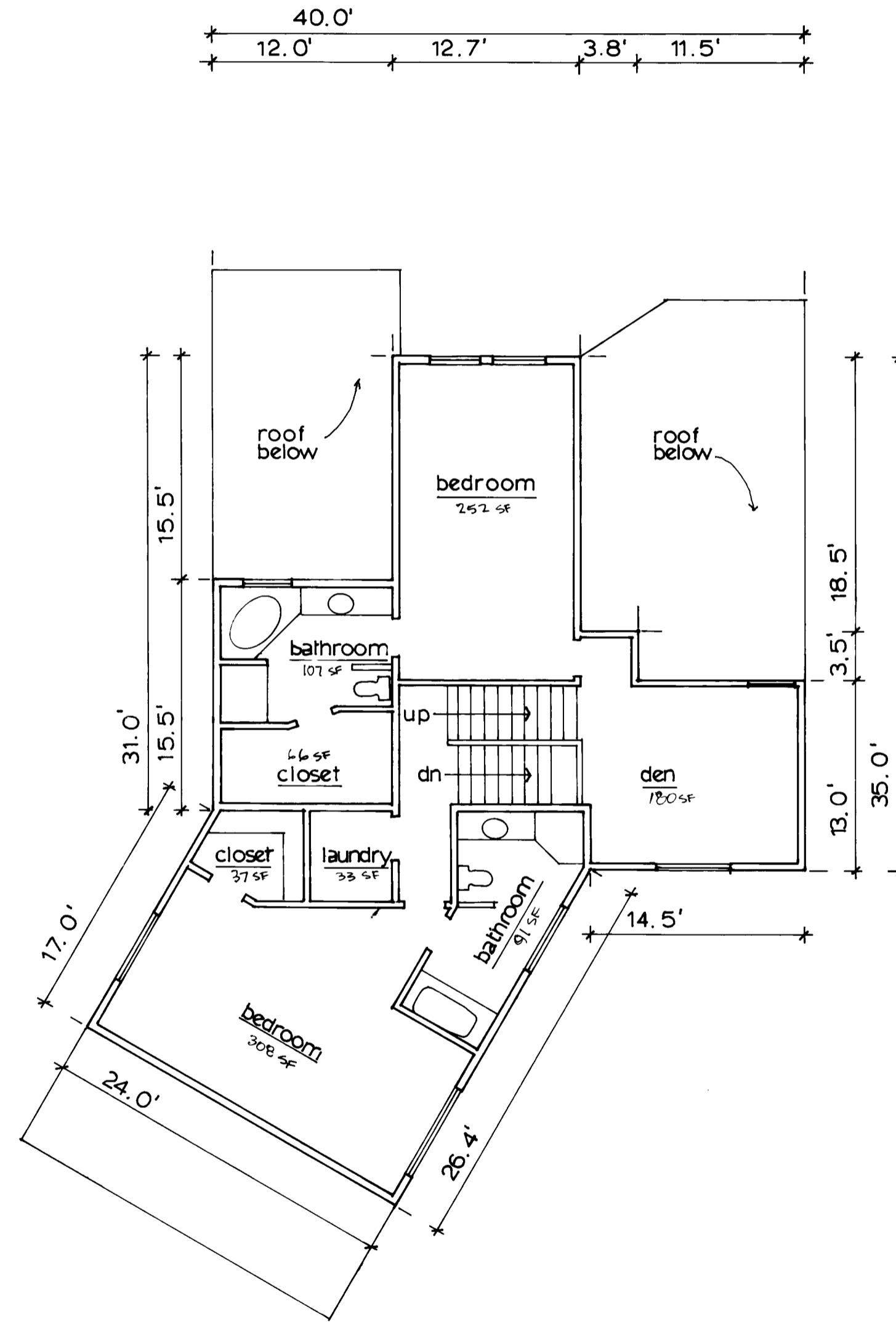
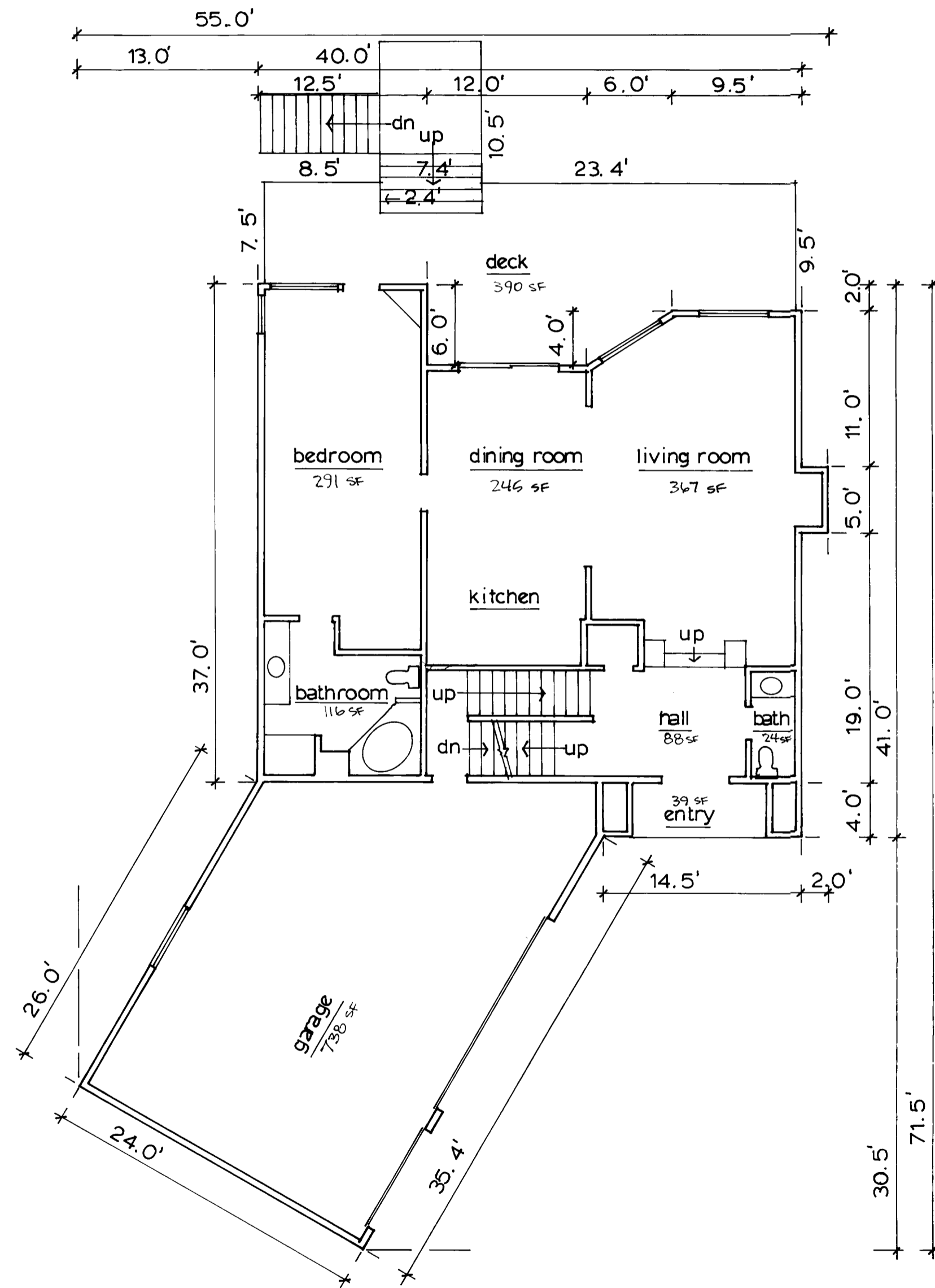
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CONDOMINIUM VOL. 1 PAGE 18 B

# EDGEWATER ESTATES CONDOMINIUM

# Supplemental Declaration PHASE IV Unit 8

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



PREPARED BY  
MICHAEL L. DADO SURVEYING INC.  
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LOWER FLOOR PLAN  
2,298 SF

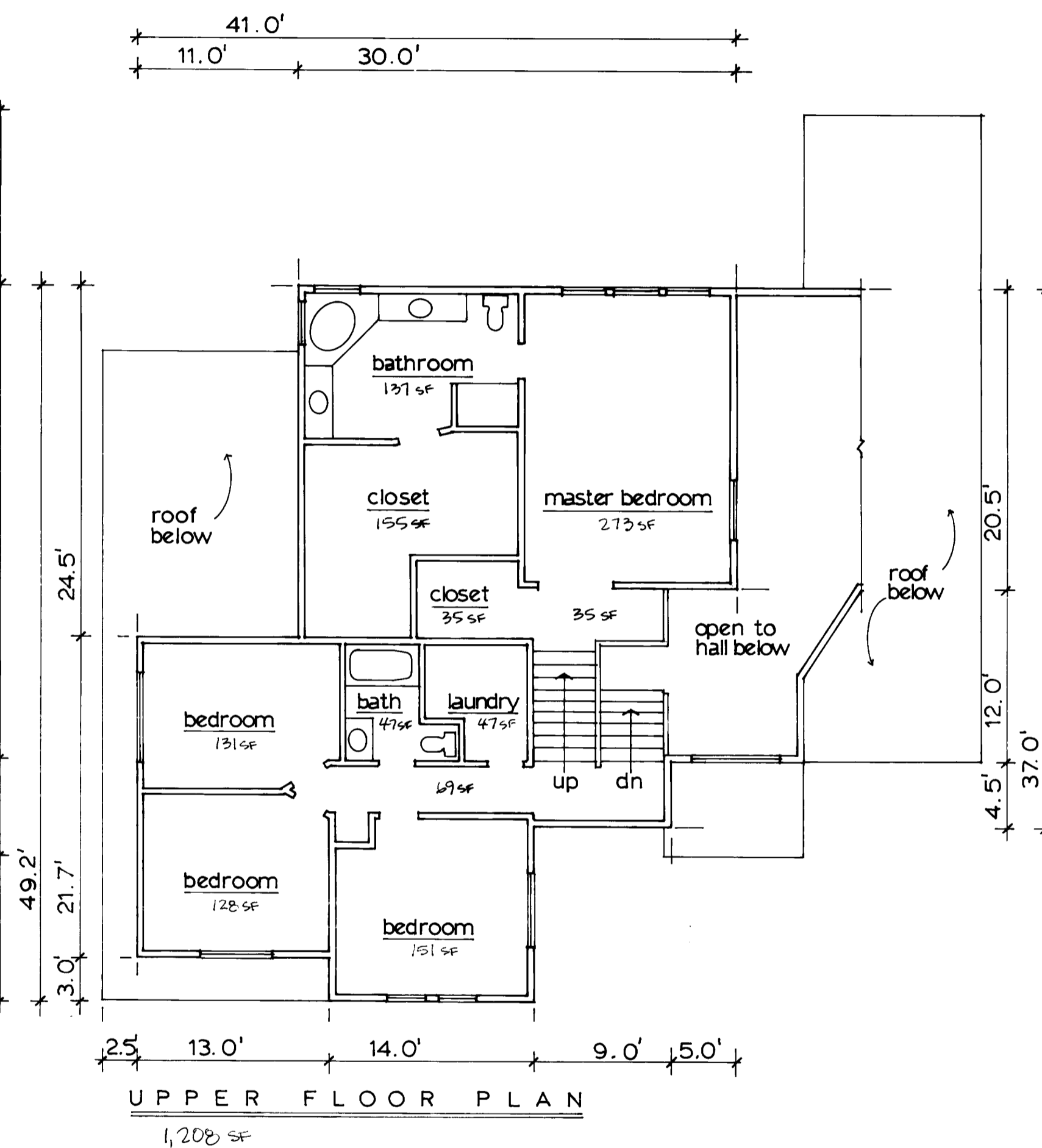
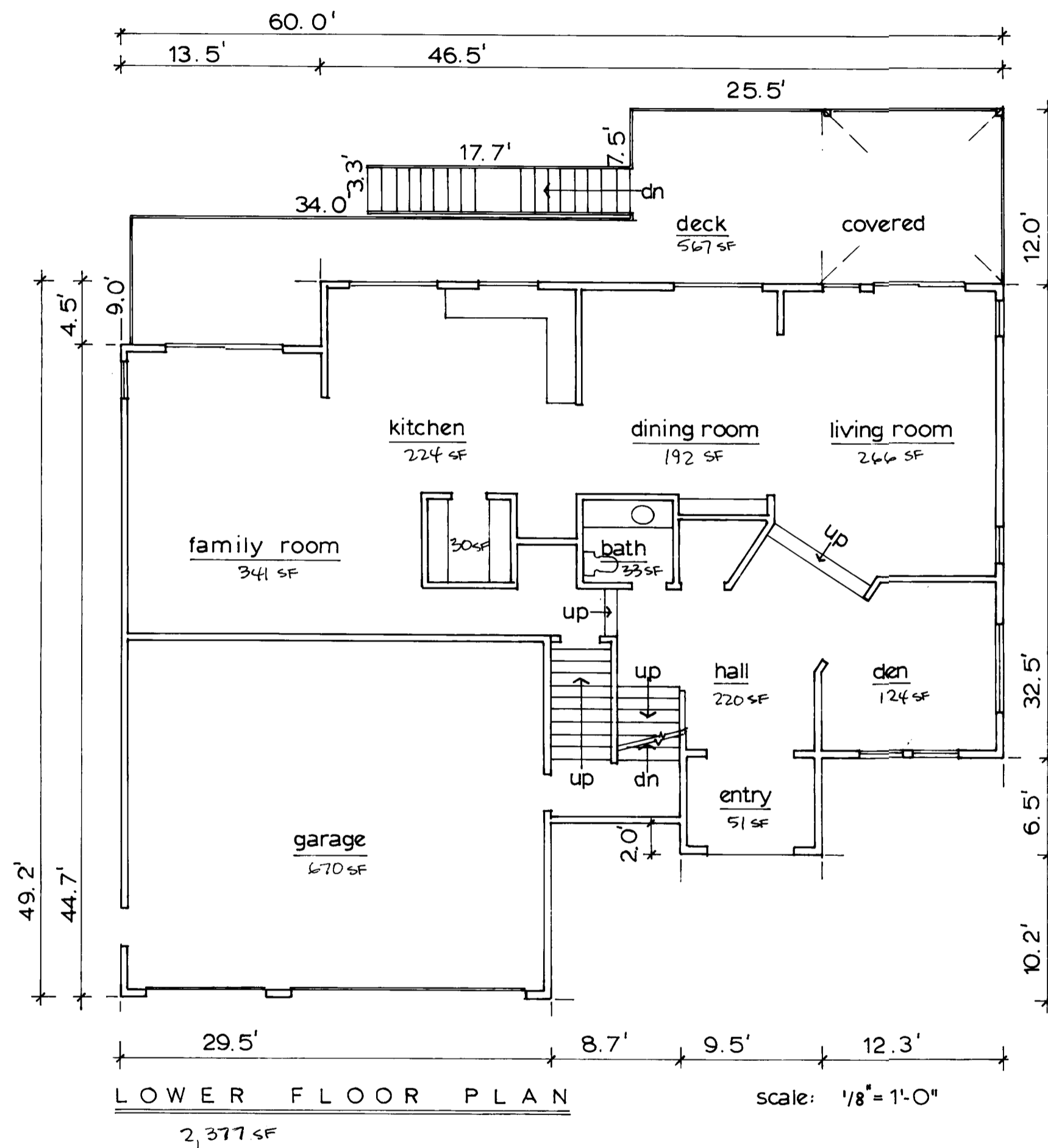
scale: 1/8" = 1'-0"

UPPER FLOOR PLAN  
1,074 SF

# EDGEWATER ESTATES CONDOMINIUM

# Supplemental Declaration PHASE IV Unit 9

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



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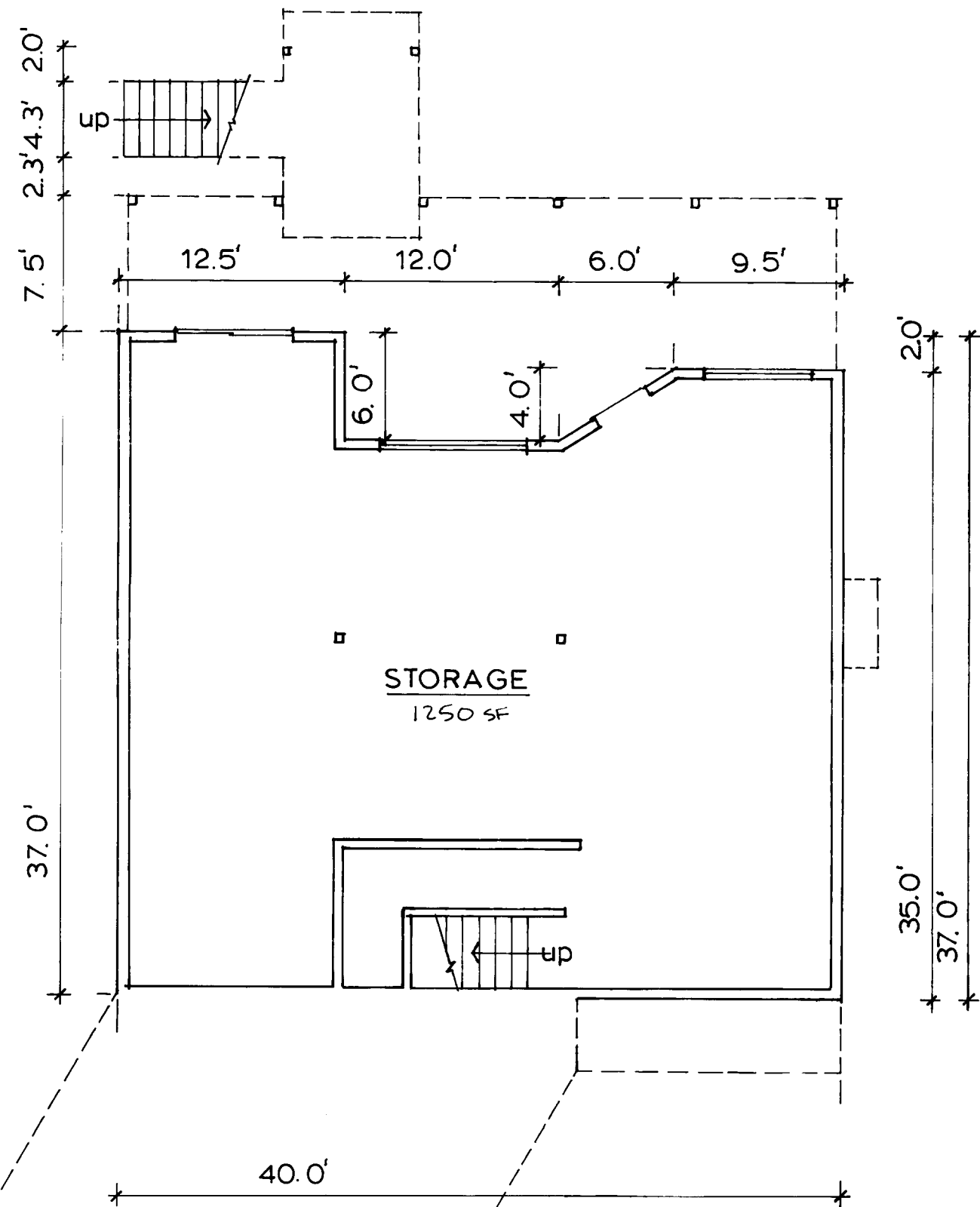
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 SHEET 4 OF 7  
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# EDGEWATER ESTATES CONDOMINIUM

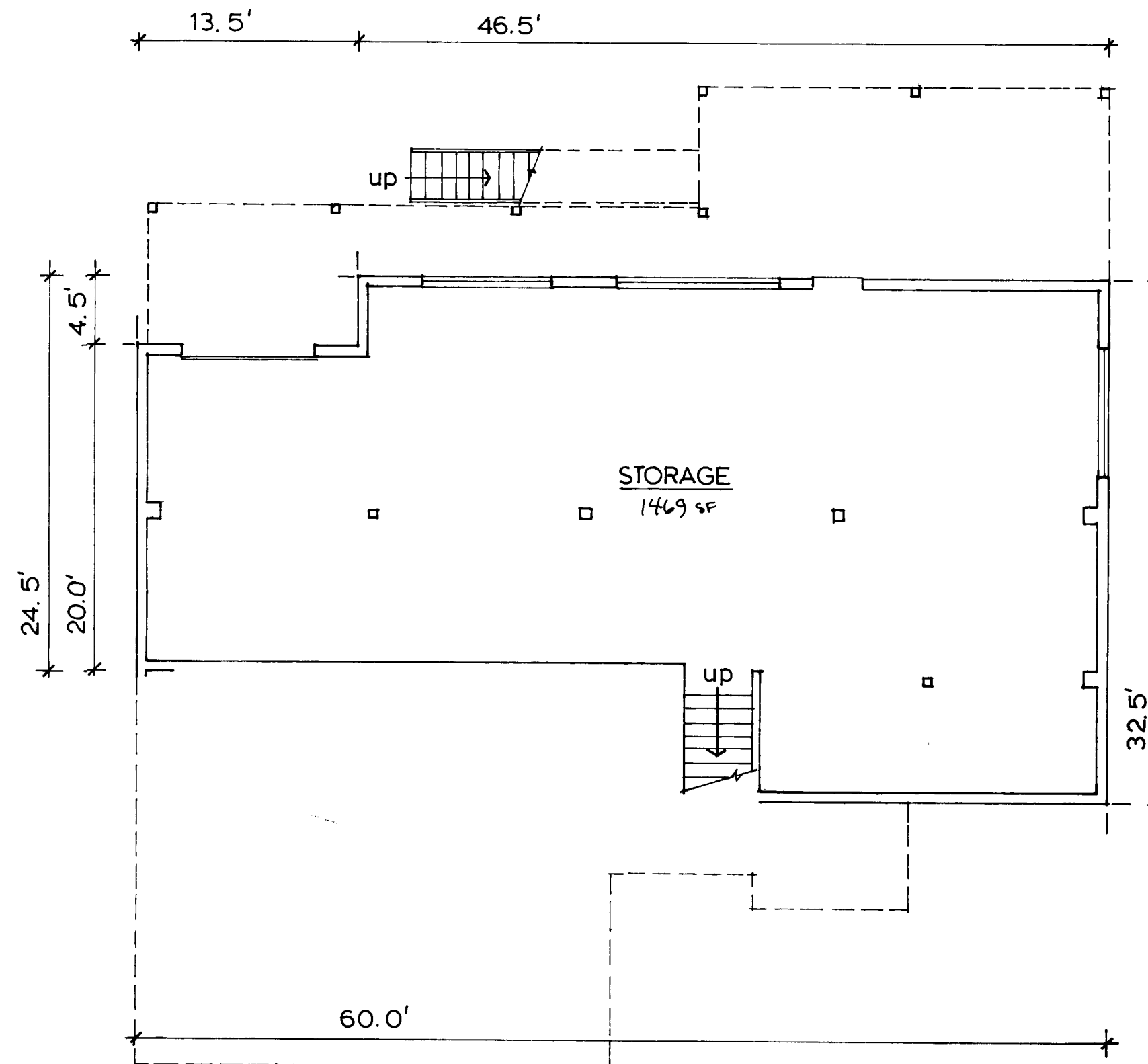
# Supplemental Declaration PHASE IV UNITS 8 & 9

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



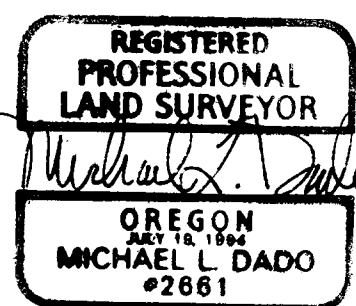
**Unit 8**  
BASEMENT FLOOR PLAN

scale 1/8" = 1'-0"



**Unit 9**  
BASEMENT FLOOR PLAN

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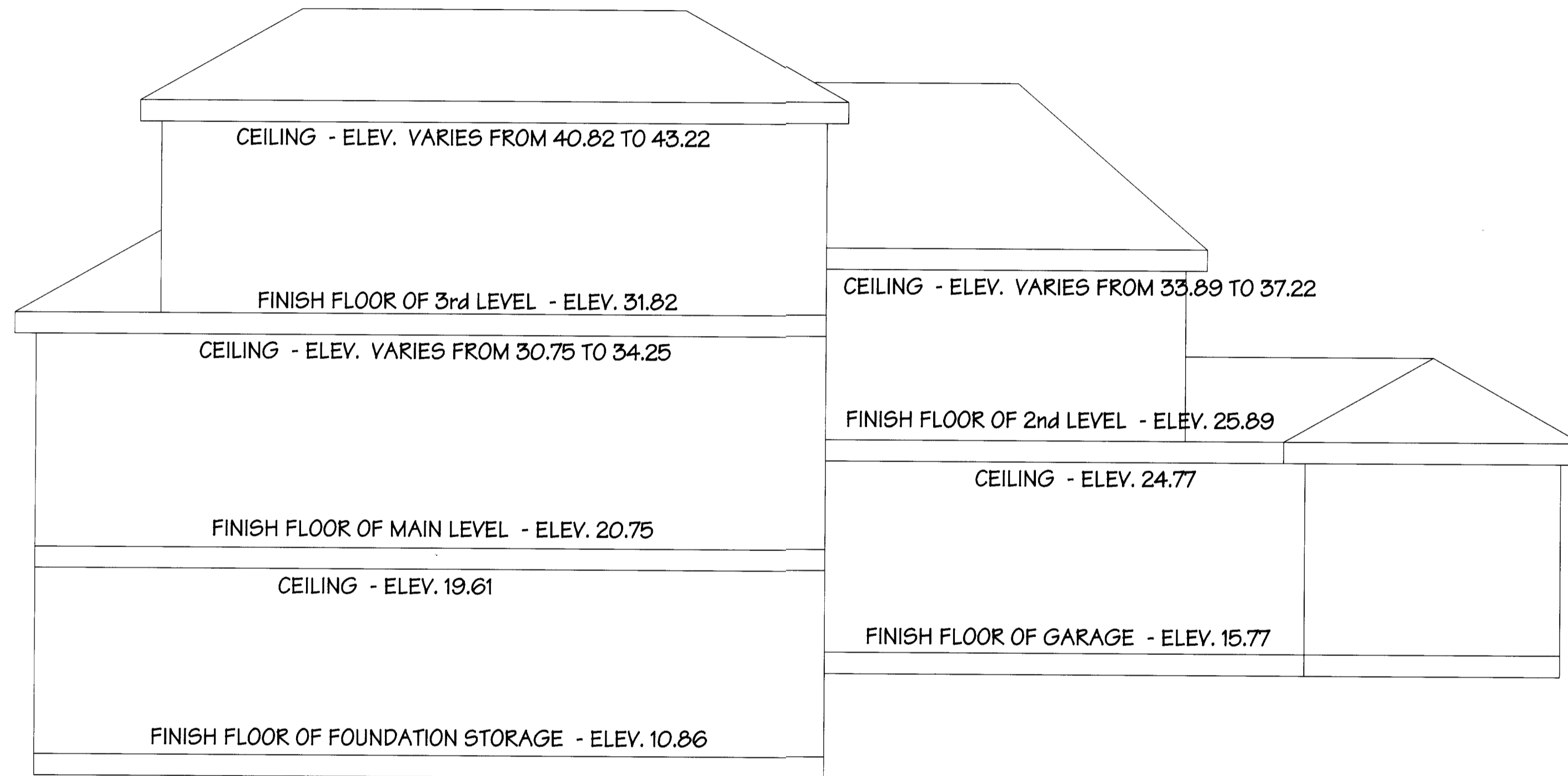
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CONDOMINIUM

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UNIT 8  
SCALE 1" = 5'

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EXPIRES: 12 - 31 - 01

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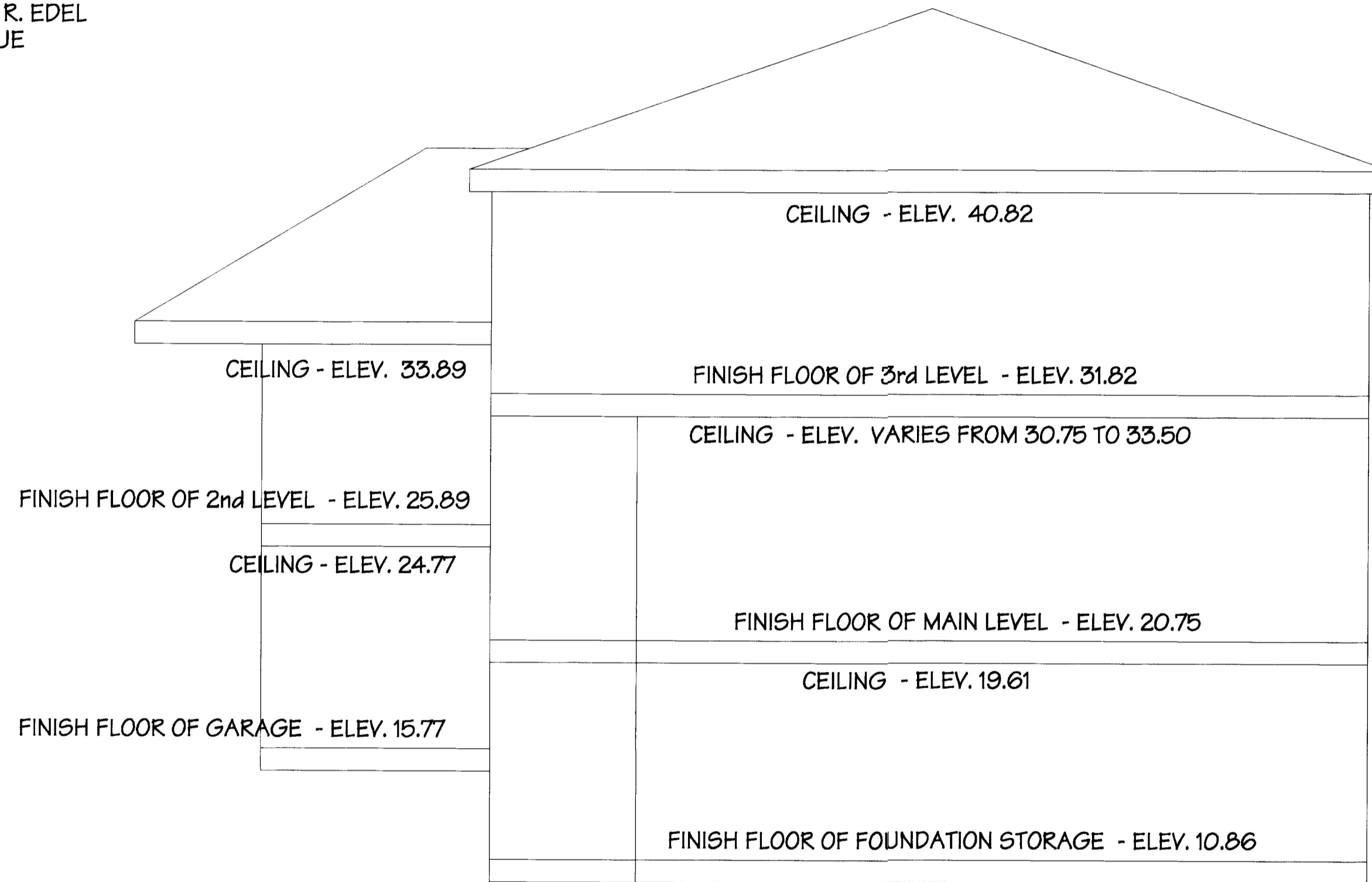
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SHEET 6 of 7

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UNIT 9  
 SCALE 1" = 5'

## APPROVALS

*Ed Mann* DEPUTY 9-27-00  
 DOUGLAS COUNTY SURVEYOR

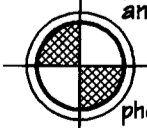
I HEREBY CERTIFY THAT ALL TAXES, SPECIAL ASSESSMENTS, FEES OR OTHER CHARGES REQUIRED BY LAW TO BE PLACED UPON THE TAX ROLL HAVE BEEN PAID

*James R. Krueger* 9-29-00  
 DOUGLAS COUNTY TAX COLLECTOR

*For North Coast* 9-29-00  
 DOUGLAS COUNTY ASSESSOR

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 SHEET 7 of 7

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