

Rainbow Villa : LEGAL

RECORDING REQUESTED BY:

Western

3469 NW Highway 101
Lincoln City, OR 97367



AFTER RECORDING RETURN TO:

Order No.: WT0217890-CAS
Shafiu Azam Chowdhury
13630 NW Trevino St
Portland, OR 97229

SEND TAX STATEMENTS TO:

Shafiu Azam Chowdhury
13630 NW Trevino St
Portland, OR 97229

APN: R245476
R247956
Map: 07-11-27-CA-00600
07-11-27-CA-00700

Lincoln County, Oregon		2021-08490
08/30/2021 03:32:01 PM		
DQC WD	Cnt=1 Pgs=4 Sln=12	
\$20.00 \$11.00 \$10.00 \$60.00 \$7.00		\$108.00
<small>I, Dana W. Jenkins, County Clerk, do hereby certify that the within instrument was recorded in the Lincoln County Book of Records on the above date and time. With this my hand and seal of said office affixed.</small>		
 Dana W. Jenkins, Lincoln County Clerk		

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Kathleen Johnson Roff, Trustee of The Kathleen Johnson Roff Living Trust, dated June 19, 2016, Grantor, conveys and warrants to Shafiu Azam Chowdhury, as an undivided 40% interest and Bashir Uddin Mahmud, as an undivided 15% interest and Farzana Forhad, as an undivided 20% interest and Sazzadur Rahman, as an undivided 25% interest, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Lincoln, State of Oregon:

PARCEL I:

That portion of Section 27, Township 7 South, Range 11 West, Willamette Meridian, described as follows:

Beginning at a point that is North 1855.2 feet and East 404.2 feet from the 1/32 section corner that is set 660 feet West from the quarter section corner between Sections 27 and 34, Township 7 South, Range 11 West, Willamette Meridian; thence North 34° 15' west 45 feet to the most Westerly corner of the McCready tract described in Deed recorded in Book 108, page 617, Deed Records, which corner is the true point of beginning of the tract herein to be described; thence North 34° 15' West along the Easterly right of way line of the Oregon Coast Highway 165 feet, more or less, to the most Southerly corner of the Currier tract described in Deed recorded in Book 114, page 325, Deed Records; thence North 55° 45' East along the Southerly line of said Currier tract and along the Southerly line of Rogen tract, 259.40 feet; thence South 34° 15' East, 165 feet to the Northerly line of aforesaid McCready tract; thence South 55° 45' West along said Northerly line, 259.46 feet, more or less, to the true point of beginning.

PARCEL II:

That portion of Section 27, Township 7 South, Range 11 West, Willamette Meridian, described as follows:

Beginning at a point 2016.4 feet North and 295.6 feet East of the 1/32 corner which is 660 feet West of the quarter corner between Sections 27 and 34, Township 7 South, Range 11 West, Willamette Meridian, in Lincoln County, Oregon, which is an iron pipe; thence North 34° 15' West 15 feet to the true point of beginning of this tract; thence North 34° 15' West 50 feet; thence North 55° 45' East 100 feet; thence South 34° 15' East 50 feet; thence South 55° 45' West 100 feet to the place of beginning.

EXMB 12

LAND MARKERS SURVEYING
 4068 HUDSON AVE. NE
 SALEM, OR 97301
 OFFICE (503) 581-0911

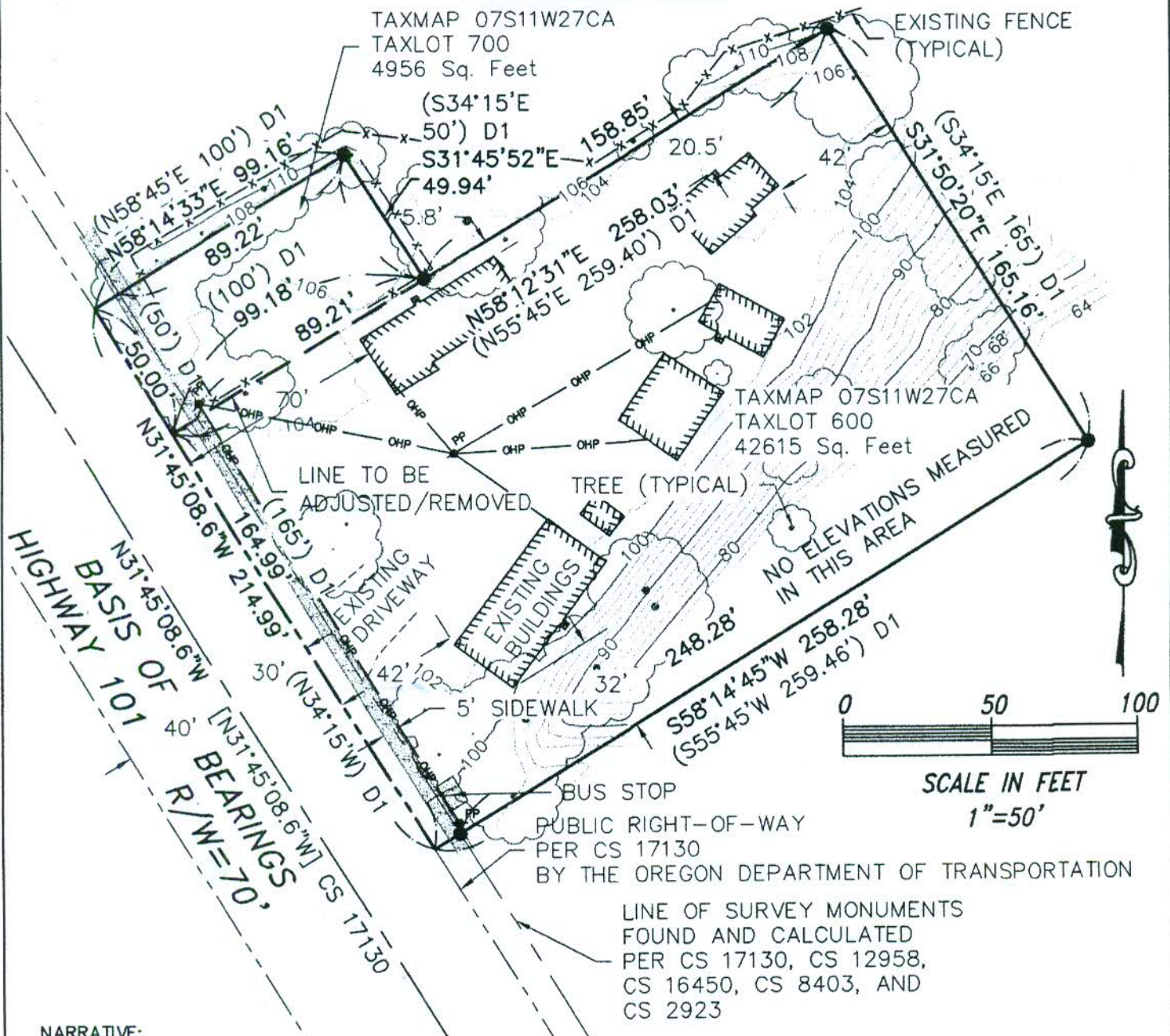


SITE PLAN

PREPARED FOR: GENE PFEIFER JOB #22-003

DATE: MARCH 16, 2022

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 27,
 TOWNSHIP 7 SOUTH, RANGE 11 WEST, WILLAMETTE MERIDIAN,
 LINCOLN CITY, LINCOLN COUNTY, OREGON



NARRATIVE:

The purpose of this map is to illustrate a proposed property line adjustment on that property described in Document 2021-08790. No monuments were set for this map. Basis of Bearing for this project was from said Lincoln County Survey 17130. Book 75, Page 59, Lincoln County Deed Records notes a Water Main easement with no description of location.

LEGEND:

- R/W - RIGHT OF WAY
- D1 - DOCUMENT 2021-08790, LINCOLN COUNTY DEED RECORDS
- CS - LINCOLN COUNTY SURVEY
- - FOUND SURVEY MONUMENT
- OHP - OVER HEAD POWER LINE
- PP - POWER POLE

NOTE:

ALL BOUNDARY INFORMATION SHOWN HEREON IS RECORD INFORMATION FROM DOCUMENT 2021-08790

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Troy E. Petersen

OREGON
JANUARY 10, 2006
TROY E. PETERSEN
61408

SIGNED: 03/18/22

EXPIRES: 12/31/22

EXHIB. 13

PROJECT:
**RAINBOW VILLA
 MULTIFAMILY
 APARTMENT COMPLEX**
 Lincoln City

PARTICULARS OF LAND:
 4250 SE HWY 101
 Lincoln City

CLIENT:
 FUSION LODGING LLC

ADDRESS:
 1500 NW Bethany Blvd. STE 200,
 Beaverton, Portland, OR - 97006

DD.DWG	13/12/2016
CD.DWG	29/12/2016
TD.DWG	23/01/2017
CD.DWG	28/01/2018

Seal Of Approval:

DESIGN CONSULTANT:
 Gene Pfeiler

