

**SEA TURTLE II, LLC
SEA TURTLE TERRACE SUBDIVISION
CITY OF BANDON, COOS COUNTY, OR**

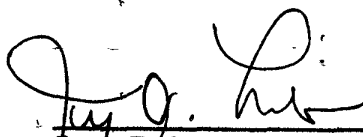
**Return Recording to:
Jerry D. Lambo
3145 Alameda Street, #5
Medford, OR 97504**

DECLARATION OF RESTRICTIVE COVENANTS

The property owners, Sea Turtle II, LLC, of Sea Turtle Terrace Subdivision, City of Bandon, Coos County, Oregon, according to the description and plat thereof on file and of record in the office of the County Clerk of Coos county, Oregon, which includes lots 1-3, and 5-14, shall be subject to the following restrictive covenants:

- 1. As built (conventionally constructed) homes are required on all lots. Placement or assembling of manufactured homes is prohibited.**
- 2. Each lot is restricted to one single family dwelling.**
- 3. Construction and dwelling utilization of lots will be in accordance with the provisions of Bandon Municipal Code title 17 as applicable to CD - 1 Zoning.**
- 4. Dwellings are for owner occupancy, or if rented, such rental will be as a single family dwelling. Room rentals are prohibited.**
- 5. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until July 31, 2025, after which time said covenants will be automatically extended for successive periods of five (5) years unless an instrument signed by the then owners of a majority of the lots has been recorded, agreeing to change said covenants in whole or in part.**

The Full legal description of the Sea Turtle Terrace Subdivision, on record is: "Lots 1-3 and 5-14 of Sea Turtle Estates as filed under document: 2008-9700"



**Jerry D. Lambo
Member/Managing Agent**

The instrument was acknowledged by JERRY D. LAMBO **before me on this**
22nd **Day of** July, **2009**




Notary Public of Oregon

09/18/2008 #2008-9700
08:55AM 1 OF 2
FINAL PLAT
SEA TURTLE TERRACE SUBDIVISION
LOCATED IN

VOL 14 PG 32
CABC-597

PREPARED FOR:
SEA TURTLE III, LLC
3145 ALAMEDA ST., #5
MEDFORD, OR 97504-8642

PREPARED BY:
STUNTZNER ENGINEERING & FORESTRY
705 S. 4TH ST., P.O. BOX 118
COOS BAY, OR 97420

DATE: DECEMBER 31, 2007

RECORD DEED:
DEED #2002-11182, DEED RECORDS
OF COOS COUNTY OR.

REFERENCE SURVEYS:
* PARTITION PLAT 2003 #19
* PARTITION PLAT 2000 #14
* PLAT OF SEABIRD DUNES OPB #9-26
* CS #32839

BASIS OF BEARING:
BASIS OF BEARING ASSUMED PER PLAT
OF SEABIRD DUNES OPB #9-26

LEGEND

- ⊙ INITIAL POINT OF THIS SURVEY
- ⊙ FND. MONUMENT AS NOTED
- CALCULATED POINT (NOT SET)
- SET 5/8" I. ROD W/CAP MKD. "STUNTZNER ENG"

- () 1 PER PLAT #2003-19
- () 2 PER PLAT #2000-14
- () 3 PER CS 32839
- () 4 PER PLAT OF SEABIRD DUNES OPB #9-26

I. ROD IRON ROD
I. PIPE IRON PIPE



SCALE 1" = 50 Feet

NOTE 1:
RECORD 15 FOOT WIDE UTILITY
EASEMENT PER PARTITION #2003-19

NOTE 2:
NEW 15 FOOT WIDE UTILITY EASEMENT

NOTE 3:
NEW DRAINAGE EASEMENT AS SHOWN
ON MAP (SEE LINE TABLE)

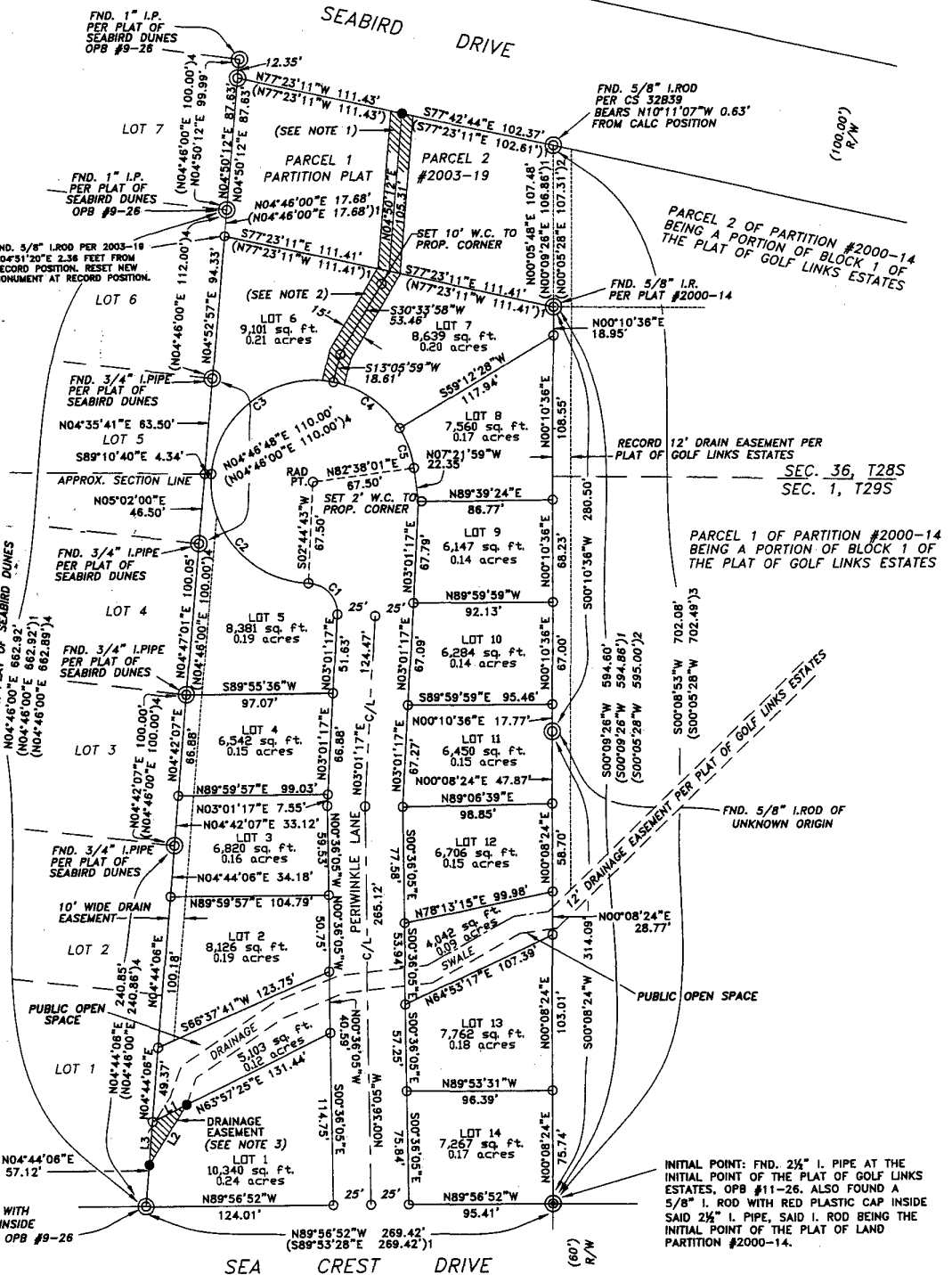
REGISTERED
PROFESSIONAL
LAND SURVEYOR

Jerry Lee Estabrook

OREGON
JERRY LEE ESTABROOK
2703
EXPIRES 12/31/07

LINE	LENGTH	BEARING
L1	25.28	N83°57'25"E
L2	47.42	S33°00'00"W
L3	29.21	N04°44'06"E

CURVE	LENGTH	RADIUS	DELTA	CHORD DIR	CHORD L
C1	31.51	20.00	90°16'34"	N42°07'00"W	28.35
C2	108.63	67.50	92°12'43"	S41°08'56"E	97.28
C3	114.04	67.50	96°48'10"	S53°21'31"W	100.95
C4	55.15	67.50	46°48'47"	N54°50'01"W	53.63
C5	28.35	67.50	24°03'38"	N19°23'48"W	28.14



**Stuntzner Engineering
& Forestry, L.L.C.**

ENGINEERING • LAND SURVEYING • FORESTRY
PLANNING • WATER RIGHTS

705 South 4th St. Phone: (541) 267-2872
Post Office Box 118 Coos Bay, Oregon 97420 Fax: (541) 267-0588

Drawn By: WEW/ELS Date: Dec. 31, 2007
Checked By: WEW Drawing No.: 04-430 Lambo
Designed By: Reviewed: 7-18-08
Job Name: LAMBO FINAL PARTITION Sheet 1 of 2

COOS COUNTY CLERK, OREGON TOTAL \$46.00
TERRI L. TURI, CCC, COUNTY CLERK

09/18/2008 #2008-9700
09:55AM 2 OF 2

FINAL PLAT
SEA TURTLE TERRACE SUBDIVISION
LOCATED IN

VOL 14 PG 32

CAB C-597

PREPARED FOR:
SEA TURTLE II, LLC
3145 ALAMEDA ST., #5
MEDFORD, OR 97504-8642

PREPARED BY:
STUNTZNER ENGINEERING & FORESTRY
705 S. 4TH ST., P.O. BOX 118
COOS BAY, OR 97420

PARCEL 3 OF PARTITION PLAT #2003-19,
IN THE NW¼ SEC. 1, T.29S., R.15W., AND THE
SW¼ SEC. 36, T.28S., R.15W., W.M.,

OWNER'S DECLARATION:

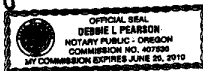
WE, SEA TURTLE II, LLC, DO HEREBY DECLARE THAT WE HAVE AUTHORIZED AND CAUSED THIS SUBDIVISION PLAT TO BE PREPARED AND THE PROPERTY TO BE SUBDIVIDED IN ACCORDANCE WITH ORS CHAPTER 92, AND AS A CONDITION OF APPROVAL OF THIS PLAT:

- 1: DEDICATE TO THE PUBLIC FOREVER ALL STREET RIGHT-OF-WAYS AS SHOWN AND DESCRIBED ON THE ATTACHED PLAT FOR INGRESS, EGRESS AND UTILITIES.
- 2: DEDICATE TO THE CITY OF BANDON THE AREA LABELED PUBLIC OPEN SPACE.
- 3: CREATE THE EASEMENTS AS SHOWN ON SHEET 1 OF 2 OF THIS SUBDIVISION PLAT.

Jerry D. Lambo July 24, 2008
JERRY D. LAMBO DATE

Harriet L. Ferguson July 24, 2008
LADY HARRIET L. FERGUSON DATE

STATE OF Oregon
COUNTY OF Jackson



KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 24th DAY OF July, 2008, BEFORE ME A NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY, PERSONALLY APPEARED JERRY D. LAMBO, WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

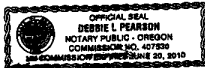
NOTARY NAME (PRINTED):
NOTARY PUBLIC - OREGON

COMMISSION NO.:

MY COMMISSION EXPIRES:

Debbie L. Pearson
407530
June 20, 2010

STATE OF Oregon
COUNTY OF Jackson



KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 24th DAY OF July, 2008, BEFORE ME A NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY, PERSONALLY APPEARED LADY HARRIET L. FERGUSON, WHO DID SAY THAT SHE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT SHE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

NOTARY NAME (PRINTED):
NOTARY PUBLIC - OREGON

COMMISSION NO.:

MY COMMISSION EXPIRES:

Debbie L. Pearson
407530
June 20, 2010

SURVEYOR'S CERTIFICATE:

I, JERRY LEE ESTABROOK, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED THE LANDS AND MARKED WITH PROPER MONUMENTS THE LAND AS REPRESENTED, AND HAVE SHOWN A PROPER MONUMENT INDICATING THE INITIAL POINT OF BEGINNING AND HAVE INDICATED THE DIMENSIONS AND KIND OF MONUMENTS AND THEIR LOCATION IN ACCORDANCE WITH ORS 92.080(1), AND HAVE ACCURATELY DESCRIBED THE TRACT OF LAND UPON WHICH THE PARCELS OR LOTS ARE LAID OUT.

PARENT PARCEL LEGAL DESCRIPTION:

PARCEL 3 OF LAND PARTITION #2003-19, LOCATED IN THE NW¼ OF SECTION 1, TOWNSHIP 29 SOUTH, RANGE 15 WEST, AND THE SW¼ OF SECTION 36, TOWNSHIP 28 SOUTH, RANGE 15 WEST, W.M., COOS COUNTY, OREGON.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 2½" IRON PIPE AT THE INITIAL POINT OF THE PLAT OF GOLF LINKS ESTATE;
THENCE NORTH 89°56'52" WEST 269.42 FEET TO A 5/8" IRON ROD INSIDE A 1" IRON PIPE;
THENCE NORTH 04°44'06" EAST 240.85 FEET TO A 3/4" IRON PIPE;
THENCE NORTH 04°42'07" EAST 100.00 FEET TO A 3/4" IRON PIPE;
THENCE NORTH 04°47'01" EAST 100.05 FEET TO A 3/4" IRON PIPE;
THENCE NORTH 04°46'48" EAST 110.00 FEET TO A 3/4" IRON PIPE;
THENCE NORTH 04°52'57" EAST 94.33 FEET TO A 5/8" IRON ROD;
THENCE SOUTH 77°23'11" EAST 222.82 FEET TO A 5/8" IRON ROD;
THENCE SOUTH 00°10'36" WEST 280.50 FEET TO A 5/8" IRON ROD;
THENCE SOUTH 00°08'24" WEST 314.09 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 3.47 ACRES, MORE OR LESS.

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE PARCEL 3 OF LAND PARTITION #2003-19 INTO 14 LOTS. THE PROCEDURE WAS AS FOLLOWS:

I HELD EXISTING RECORD MONUMENTS ALONG THE NORTH RIGHT-OF-WAY BOUNDARY OF GOLF LINKS ROAD TO DELINEATE THE SOUTH BOUNDARY OF THE PARENT PARCEL. I HELD EXISTING RECORD MONUMENTS ALONG THE EAST BOUNDARY OF THE PLAT OF SEABIRD DUNES TO DELINEATE THE WEST BOUNDARY OF THE PARENT PARCEL. I HELD AN EXISTING RECORD MONUMENT AT THE SOUTHWEST CORNER OF PARCEL 1 OF PARTITION PLAT #2003-19 AND AN EXISTING RECORD MONUMENT AT THE SOUTHEAST CORNER OF PARCEL 2 OF SAID PARTITION TO DELINEATE THE NORTH BOUNDARY OF THE PARENT PARCEL. I HELD THE RECORD MONUMENT AT THE SOUTHEAST CORNER OF SAID PARCEL 2, A MONUMENT OF UNKNOWN ORIGIN ALONG THE WEST BOUNDARY OF PARCEL 1 OF PARTITION PLAT #2003-19 AND THE MONUMENT AT THE INITIAL POINT OF SAID PARTITION PLAT #2003-19 TO DELINEATE THE EAST BOUNDARY OF THE PARENT PARCEL. I THEN MONUMENTED THE LOTS OF THIS SUBDIVISION AS SHOWN HEREON.

EQUIPMENT USED WAS A LEICA TCR 405 TOTAL STATION WITH A TDS RANGER DATA COLLECTOR AND A TRIMBLE S6 TOTAL STATION WITH A TRIMBLE DATA COLLECTOR. ASSISTING PERSONNEL WERE JASON HERRMANN AND DANNY DEAN.

COUNTY SURVEYOR'S CERTIFICATE:

I, COOS COUNTY SURVEYOR, HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS FOR ACCURACY AND COMPLETENESS AND THAT ALL REQUIRED MONUMENTS HAVE BEEN SET PURSUANT TO ORS CHAPTER 92.

Karl E. Seidel Aug. 21, 2008
KARL E. SEIDEL DATE
COOS COUNTY SURVEYOR

COUNTY ASSESSOR'S CERTIFICATE:

I, COUNTY ASSESSOR, HEREBY CERTIFY THAT ALL AD VALOREM TAXES AND ALL SPECIAL ASSESSMENTS, FEES, OR OTHER CHARGES REQUIRED BY LAW TO BE PLACED UPON THE TAX ROLL WHICH HAVE BECOME A LIEN HAVE BEEN PAID OR WHICH WILL BECOME A LIEN DURING THE TAX YEAR HAVE BEEN PAID.

Robert (Bob) Main 9-18-2008
ROBERT (BOB) MAIN DATE
COOS COUNTY ASSESSOR

COUNTY CLERK'S CERTIFICATE:

I, COOS COUNTY CLERK, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS RECORDED INTO THE COOS COUNTY RECORDS IN MICROFILM NO. 2009-9700 CABINET C, PAGE 597, RECORD OF PLATS, THIS 18 DAY OF September, 2008.

Terri Turi 9-18-08
TERRI TURI DATE
COOS COUNTY CLERK

BANDON COMMUNITY DEVELOPMENT DIRECTOR'S CERTIFICATE:

I, MATT WINKEL, BANDON COMMUNITY DEVELOPMENT DIRECTOR, HEREBY CERTIFY THAT THIS PLAT IS IN CONFORMITY WITH THE REQUIREMENTS OF THE CITY OF BANDON LAND DIVISION ORDINANCE.

Matt Winkel 7/27/08
MATT WINKEL DATE
BANDON COMMUNITY DEVELOPMENT DIRECTOR

BANDON PLANNING COMMISSION, CHAIRPERSON CERTIFICATE:

I, KENDALL RIDGWAY, CHAIRPERSON OF THE BANDON PLANNING COMMISSION, HEREBY CERTIFY THAT THIS PLAT IS IN CONFORMITY WITH THE REQUIREMENTS OF THE CITY OF BANDON LAND DIVISION ORDINANCE.

David Kimes 7/31/08
KENDALL RIDGWAY DAVID KIMES DATE
COMMISSION CHAIRPERSON

BANDON ADMINISTRATIVE SERVICES DEPARTMENT CERTIFICATE:

I, SANDY BUTLER, ASSISTANT FINANCE DIRECTOR FOR THE CITY OF BANDON, HEREBY ACKNOWLEDGE THAT ALL LIENS AND CHARGES HAVE BEEN PAID.

Sandy Butler 7/29/08
SANDY BUTLER DATE
ASSISTANT FINANCE DIRECTOR

CITY OF BANDON COUNCIL CERTIFICATE:

WE THE CITY OF BANDON CITY COUNCIL DO HEREBY CERTIFY THAT ALL STREET, WATER, STORM, ELECTRICAL AND SANITARY SEWER UTILITIES MEET OUR REQUIREMENTS TO THE BEST OF OUR KNOWLEDGE, AND WE ACCEPT THE DEDICATION OF SAID IMPROVEMENTS AND OPEN SPACES AS OUR OWN FOR MAINTENANCE PURPOSES FROM THE END OF THE CONTRACTOR'S WARRANTY PERIOD UNTIL THEY ARE NO LONGER DEEMED NECESSARY FOR PUBLIC USE.

Mary Schamehorn 8/04/08
MARY SCHAMEHORN DATE
MAYOR, CITY OF BANDON, OR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Jerry Lee Estabrook
OREGON
June 26, 1995
Jerry Lee Estabrook
2703
EXPIRES 12/31/07

**Stuntzner Engineering
& Forestry, L.L.C.**

ENGINEERING • LAND SURVEYING • FORESTRY
PLANNING • WATER RIGHTS

706 South 4th St. Phone: (541) 287-2872
Post Office Box 118 Coos Bay, Oregon 97420 Fax: (541) 287-0588

Drawn By:	WEW/ELS	Date:	Dec. 31, 2007
Checked By:	WEW	Drawing No.:	04-450 Lambo
Designed By:		Revised:	7-18-0-8
Job Name:	LAMBO FINAL PARTITION Sheet 2 of 2		