

FOUND 3" BRASS CAP @ NW CORNER OF GOV'T LOT 6 AND THE NORTH 1/16 CORNER BETWEEN SECTIONS 34 AND 35

MAY STREET  
N 89°42'05" E

HOOD RIVER COUNTY SURVEYOR'S OFFICE  
CS# 2008 017  
DATE FILED: 3/24/08  
BY: *Randy Roberts*

**LOCATION OF SURVEY:**  
PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, HOOD RIVER COUNTY, OREGON.

LINE	BEARING	DISTANCE
L1	N 86°27'17" E	3.13'
L2	S 85°37'16" E	20.69'

**EASEMENT NOTES:**  
NOTE: EASEMENTS SHOWN ON AMERITITLE SUBDIVISION GUARANTEE IN BOOK 49, PAGE 338, BOOK 49, PAGE 345 AND BOOK 61, PAGE 610 OF HOOD RIVER COUNTY RECORDS ARE DESCRIBED SOUTH OF THIS TRACT.  
NOTE: EASEMENT ON BOOK 41 PAGE 477 FOR PIPELINE IS UNLOCATABLE, GENERAL CALL TO THE SOUTHERN PORTION OF THIS TRACT.

WESTERLY SW CORNER OF WILLIAM JENKINS D.L.C. No. 38 CALC. POSITION AS PER TENNESON ENG. SON RISE ACRES

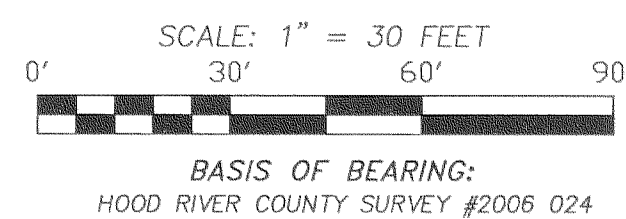
**GENERAL NOTES:**  
NOTE: ALL OPEN SPACE ON PHASE 2 OF THIS PLAT SHALL BE "NO BUILD AREAS".  
NOTE: ALL OPEN SPACE ON PHASE 2 OF THIS PLAT IS OWNED BY HOMEOWNERS ASSOCIATION AND IS SUBJECT TO MAINTENANCE AGREEMENT IN DECLARATION OF PLANNED COMMUNITY AS RECORDED ON DOC. NO. 2007-2570 HOOD RIVER COUNTY RECORDS.  
NOTE: COTTAGE LANE (TRACT D) SHALL BE A PUBLIC UNDERGROUND UTILITY EASEMENT

**NARRATIVE:**  
THE PURPOSE OF THIS SURVEY WAS TO REPLAT COTTAGE LANE P.U.D. (HOOD RIVER COUNTY SURVEY #2007 074) THE RECONFIGURED PLANNED UNIT DEVELOPMENT (PUD) CONTAINS 15 LOTS AS SHOWN ON THE FACE OF THIS PLAT. TO AVOID CONFUSION, THE MONUMENTS WHICH WERE SET AS A RESULT OF CS #2007 074 WERE REMOVED WITH EXCEPTION OF THE EXTERIOR BOUNDARY OF THIS TRACT.

A RECORD OF SURVEY (CS#2006-024) FOR THIS TRACT OF LAND WAS FILED WITH THE COUNTY SURVEYOR ON MARCH 30, 2006 BY KLEIN AND ASSOCIATES OF HOOD RIVER. THE DEED GAP ON THE NORTHERN BOUNDARY WAS RESOLVED BETWEEN THE ADJOINING PROPERTIES BY QUITCLAIM DEED REMOVING ALL INTEREST IN THE OPPOSITE HALF OF THE SAID GAP. THIS ACTION ONLY RESOLVES CLAIMS BETWEEN ADJOINING PROPERTIES, WHEN IN FACT THE GAP IS NOT OWNED BY EITHER PARTY, THEREFORE A THIRD PARTY OWNERSHIP IS POSSIBLE, ALTHOUGH UNLIKELY IN MY OPINION. AMERITITLE HAS ISSUED A SUBDIVISION GUARANTEE ON THE SUBJECT TRACT, AS WELL AS THE SOUTH HALF OF THE DEED GAP IN INSTRUMENT NO. 0037628. MONUMENTS WERE SET ON THE CENTERLINE OF THE DEED GAP, WHICH IS THE POSITION OF THE AGREED UPON LINE. THE MONUMENTS FOUND ON THE EAST SIDE OF THIS TRACT OF LAND EXIST WERE USED AS THE BASIS OF BEARING, AS FOR THE WEST MONUMENTS OF THIS TRACT, THE MONUMENTS WERE TIED OR SET AS PART OF PREVIOUS TERRA SURVEYS IN THE AREA.

THE SOUTH LINE OF THIS TRACT WAS DETERMINED FROM THE FOUND MONUMENTATION. THERE WAS A QUITCLAIM DEED PREPARED FOR THE AREA OF LAND NORTH OF AN EXISTING FENCE LINE. THE LEGAL DESCRIPTION CALLS TO AN EXISTING FENCE, THIS FENCE HAS BEEN FIELD TIED AND BEARING AND DISTANCES HAVE BEEN SHOWN TO PRESERVE THE INTENT OF THE QUITCLAIM DEED.

NOTE: THE BUILDINGS ARE LOCATED A MINIMUM OF 3 FEET FROM INTERIOR LOT LINES CREATING STRIPS OF OPEN SPACE WHICH COMBINED WITH THE PHASE 2 OPEN SPACE WILL MEET THE 30 PERCENT TOTAL OPEN SPACE REQUIREMENT, ALSO BUILDINGS ARE LOCATED A MINIMUM OF 10 FEET FROM PUBLIC ROADWAY.



FOUND 1/2" IRON ROD, LS 2796

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FOUND 5/8" IRON RODS, LS 2786. DESTROYED IN CONSTRUCTION OF 29TH STREET EXTENSION, REPLACED WITH 5/8" TERRA ROD, LS. 72306.

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NOTE: EASEMENT ON BOOK 39 PAGE 429 FOR ROAD PURPOSES IS NOW IN AREA WHICH IS DEDICATED TO THE CITY.

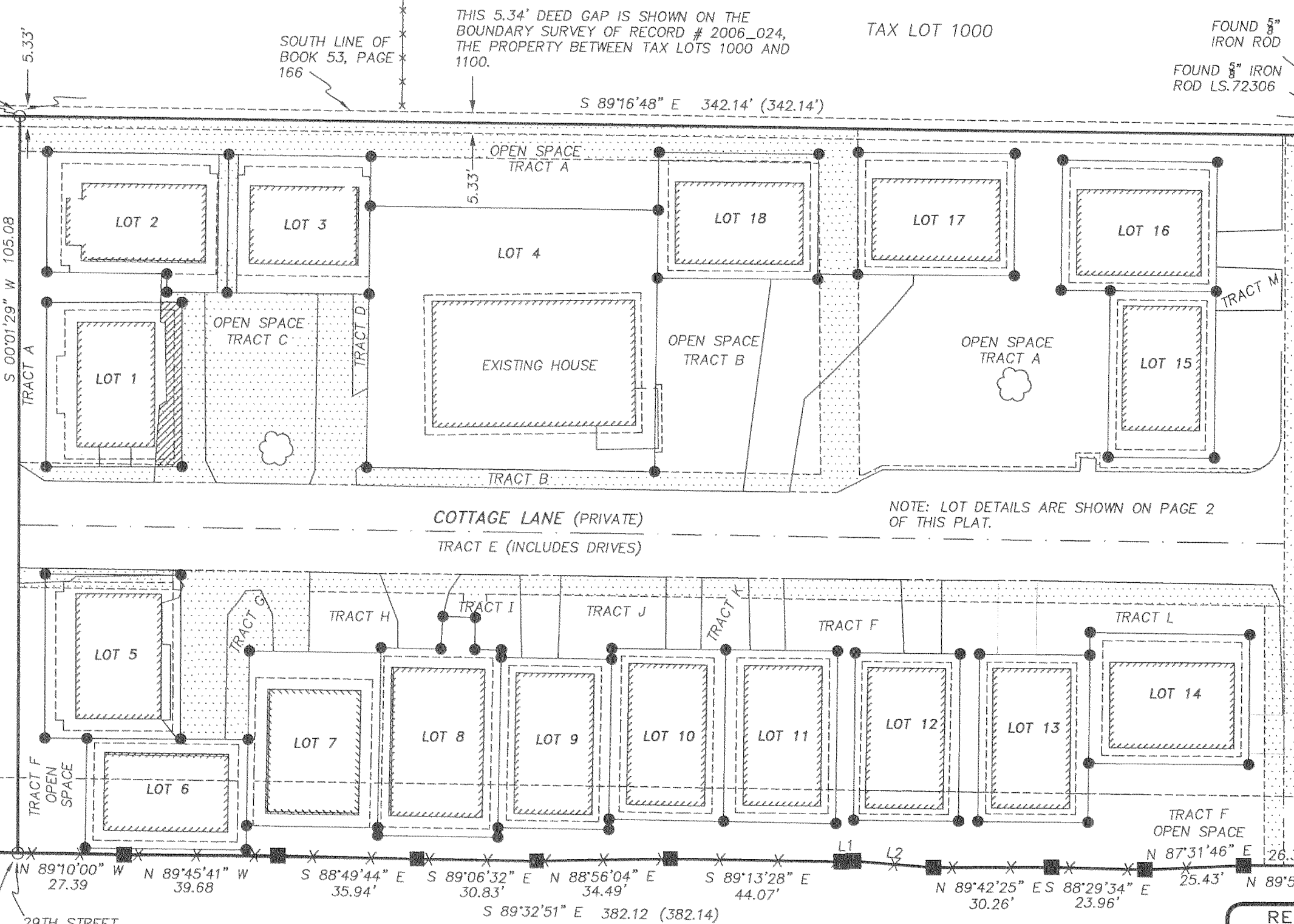
NOTE: 29TH STREET AS DEDICATED TO THE CITY OF HOOD RIVER. SEE THE DECLARATION ON PAGE 2 OF HOOD RIVER PLAT #2007-074.

TAX LOT 1300

NORTHWEST CORNER OF HOWARD TRACT, RECORDED IN HOOD RIVER COUNTY DEED RECORDS BOOK 59, PAGE 118.

QUITCLAIM DEED FROM TAX LOT 1200, HOOD RIVER COUNTY RECORDED INSTRUMENT #20062703, CALLED "TO AN EXISTING FENCE" AND "ALONG SAID FENCE". THIS FENCE WAS FIELD TIED, ANGLES AND DISTANCES ARE SHOWN IN LINE TABLE ON FACE OF PLAT.

FOUND 3" BRASS CAP @ WEST 1/4 CORNER SECTION 35



THE NORTHEAST CORNER OF PREDMORE TRACT, RECORDED IN BOOK 41, PAGE 4, HOOD RIVER COUNTY DEED RECORDS.

FOUND A 5/8" IRON ROD, LS#59002. 2.67' (2.665')

- LEGEND:**
- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP
  - SET 1 1/2" ALUMINUM CAP STAMPED LS.72306
  - FOUND MONUMENT OF RECORD
  - CALCULATED, NOT FOUND OR SET
  - ( ) DEED OR PLAT CALL
  - ... EASEMENT AREA
  - FIREWALL TO BE INSTALLED
  - - - BUILDING PROJECTIONS (GUTTERS)

FOUND A 5/8" IRON ROD, LS#59002, THIS IS THE INITIAL POINT.

FOUND A 5/8" IRON ROD, LS.72306

**BOUNDARY & REPLAT SURVEY**  
COTTAGE LANE P.U.D.  
for  
COTTAGE HOUSING, LLC.,  
c/o GREG CRAFTS

NOTE:  
As per O.R.S. 92.120(3) I, Erik M. Carlson, certify this survey plat to be an exact copy of the original plat recorded in the county recorders office.

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Erik M. Carlson*  
ERIK M. CARLSON  
72306  
Expires: December, 2009

**TERRA SURVEYING**  
DATE: DECEMBER 11, 2007  
SCALE: 1" = 30'  
PROJECT: 207010PUD2  
ASSESSORS MAP: 3N-10E-35BC  
P.O. BOX 617  
HOOD RIVER, OREGON 97031  
PHONE & FAX: (541) 386-4531  
E-Mail: terra@gorge.net

RECEIVED MAR 17 2008

CS 2008 017-1

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L3	N 89°43'45" W	10.87'	L13	N 00°59'14" E	1.29'
L4	N 89°43'45" W	35.02'	L14	N 00°49'11" E	6.18'
L5	S 00°01'11" W	4.76'	L15	N 03°39'07" E	8.40'
L6	S 88°15'57" E	8.40'	L16	S 89°36'23" E	12.57'
L7	N 00°55'18" E	8.27'	L17	N 78°55'02" E	4.09'
L8	N 00°54'38" E	2.45'	L18	S 86°22'07" E	4.20'
L9	N 00°54'38" E	1.84'	L19	S 89°35'32" E	5.00'
L10	N 00°47'19" E	2.65'	L20	S 89°35'32" E	5.00'
L11	N 00°47'19" E	2.70'	L21	S 25°08'42" W	16.44'
L12	N 00°56'14" E	1.99'	L22	N 28°39'59" W	14.35'

**LOCATION OF SURVEY:**

PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, HOOD RIVER COUNTY, OREGON.

**GENERAL NOTES:**

NOTE: ALL OPEN SPACE ON THIS PLAT SHALL BE "NO BUILD AREAS".  
NOTE: ALL OPEN SPACE ON THIS PLAT IS OWNED BY HOMEOWNERS ASSOCIATION AND IS SUBJECT TO MAINTENANCE AGREEMENT IN DECLARATION OF PLANNED COMMUNITY AS RECORDED ON DOC. NO. 2007-02570 HOOD RIVER COUNTY RECORDS.

NOTE: COTTAGE LANE SHALL BE A PUBLIC UNDERGROUND UTILITY EASEMENT.

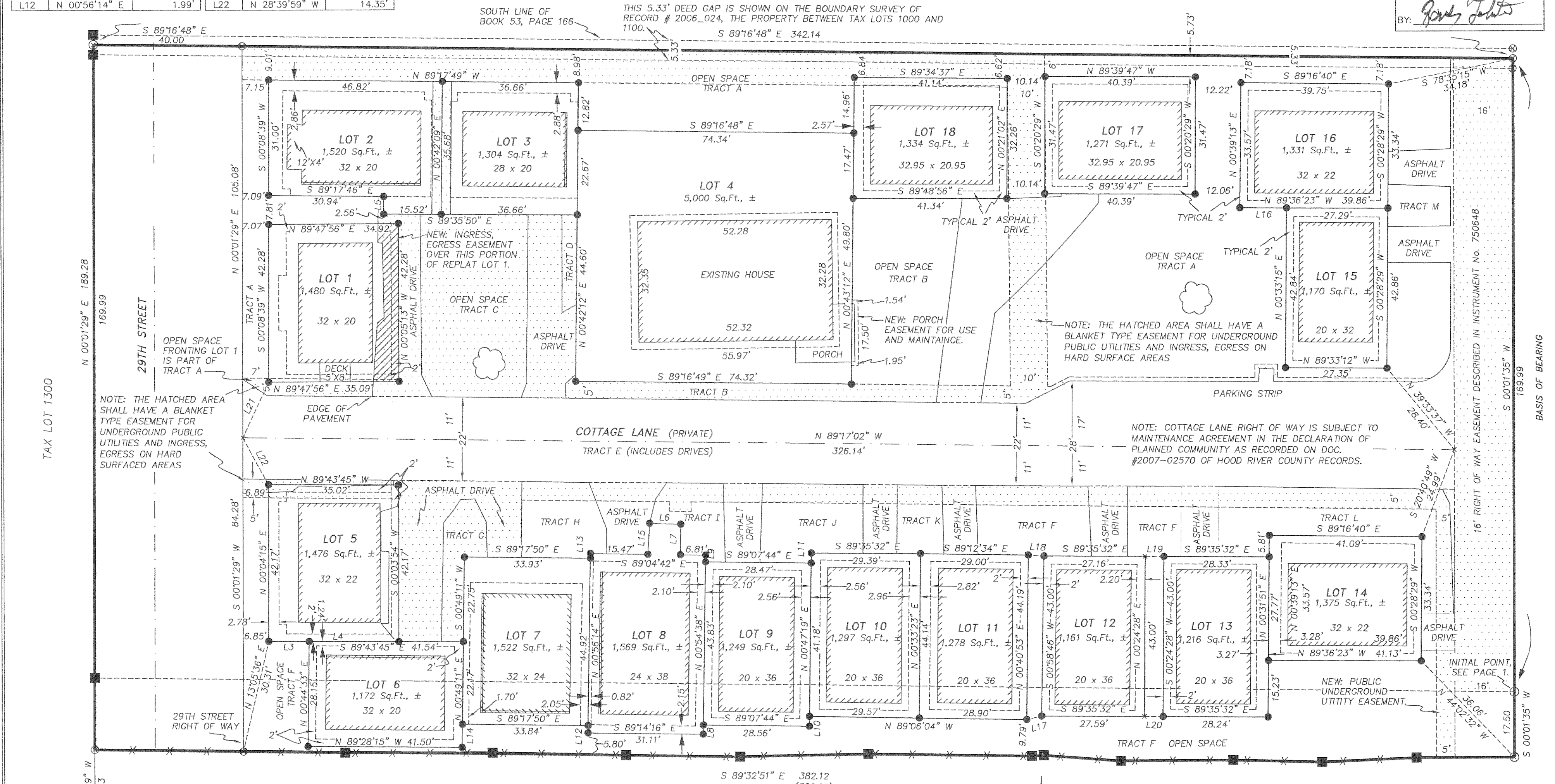
HOOD RIVER COUNTY SURVEYOR'S OFFICE

CS# 2008 017

DATE FILED: 3/24/08

BY: *[Signature]*

TAX LOT 1000



NOTE: THE HATCHED AREA SHALL HAVE A BLANKET TYPE EASEMENT FOR UNDERGROUND PUBLIC UTILITIES AND INGRESS, EGRESS ON HARD SURFACED AREAS

NOTE: THE HATCHED AREA SHALL HAVE A BLANKET TYPE EASEMENT FOR UNDERGROUND PUBLIC UTILITIES AND INGRESS, EGRESS ON HARD SURFACED AREAS

NOTE: COTTAGE LANE RIGHT OF WAY IS SUBJECT TO MAINTENANCE AGREEMENT IN THE DECLARATION OF PLANNED COMMUNITY AS RECORDED ON DOC. #2007-02570 OF HOOD RIVER COUNTY RECORDS.

**OPEN SPACE ACREAGE CALCULATION**  
TOTAL LOT AREA OF LOT 1100 (INCLUDING 29TH STREET AS PART OF TAX LOT 1100 FROM ORIGINAL CALCULATIONS = 72,202 Sq.Ft. (SQUARE FEET) 30% OF TOTAL = 21,660 Sq.Ft.

- TRACT A 9,530± Sq.Ft.
- TRACT B 1,779± Sq.Ft.
- TRACT C 1,389± Sq.Ft.
- TRACT D 100± Sq.Ft.
- TRACT E 15,138± Sq.Ft.\*
- TRACT F 5,929± Sq.Ft.
- TRACT G 290± Sq.Ft.
- TRACT H 432± Sq.Ft.
- TRACT I 309± Sq.Ft.
- TRACT J 543± Sq.Ft.
- TRACT K 228± Sq.Ft.
- TRACT L 1,054± Sq.Ft.
- TRACT M 184± Sq.Ft.

\*NOTE: TRACT E IS NOT INCLUDED IN THE SUM OF OPEN SPACE.  
TOTAL OPEN SPACE = 21,767± Sq.Ft.

**LEGEND:**

- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP
- SET 1 1/2" ALUMINUM CAP STAMPED LS.72306
- FOUND MONUMENT OF RECORD
- CALCULATED, NOT FOUND OR SET
- ( ) DEED OR PLAT CALL
- ⋯ EASEMENT AREA
- ▨ FIREWALLS TO BE INSTALLED
- BUILDING OVERHANG (GUTTERS)

**REPLAT OF COTTAGE LANE P.U.D.**  
for  
**COTTAGE HOUSING, LLC.,**  
c/o GREG CRAFTS

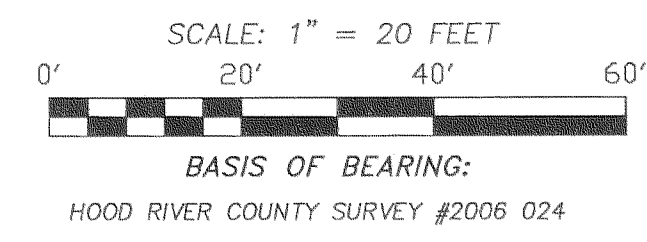
NOTE:  
As per O.R.S. 92.120(3) I, Erik M. Carlson, certify this survey plat to be an exact copy of the original plat recorded in the county recorders office.

REGISTERED PROFESSIONAL LAND SURVEYOR

*[Signature]*  
ERIK M. CARLSON  
72306  
Expires: December, 2009

**TERRA SURVEYING**

DATE: DECEMBER 11, 2007  
SCALE: 1" = 20'  
PROJECT: 907010REPLAT  
ASSESSORS MAP: 3N-10E-35BC  
P.O. BOX 617  
HOOD RIVER, OREGON 97031  
PHONE & FAX: (541) 386-4531  
E-Mail: terra@gorge.net





LEGAL DESCRIPTION OF THE SUBDIVISION:

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 3 NORTH OF RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, COUNTY OF HOOD RIVER AND STATE OF OREGON; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS 330.00 FEET EAST AND 347.71 FEET NORTH OF THE SOUTHWEST CORNER OF GOVERNMENT LOT 6 IN THE NORTHWEST QUARTER OF SAID SECTION 35, SAID POINT BEING SOUTH 00°01'29" WEST OF NORTHWEST CORNER OF ELSWORTH HOWARD TRACT BY DEED RECORDED JANUARY 7, 1957, IN BOOK 59, PAGE 118, DEED RECORDS HOOD RIVER COUNTY, A DISTANCE OF 18.50 FEET TO AN EXISTING FENCE; THENCE EASTERLY ALONG SAID FENCE, A DISTANCE OF 382.14 FEET TO A POINT WHICH IS SOUTH 00°01'35" WEST, 17.50 FEET FROM THE NORTHEAST CORNER OF SAID HOWARD TRACT, LAST SAID POINT ALSO BEING ON THE EAST LINE OF THAT TRACT OF LAND DESCRIBED AS PARCEL 1 IN A DEED TO WALTER W. PREDMORE ET. UX., BY DEED RECORDED JULY 26, 1949, IN BOOK 41, PAGE 4, DEED RECORDS HOOD RIVER COUNTY; THENCE NORTH 00°01'35" EAST A DISTANCE OF 187.50 FEET TO A POINT THAT BEARS NORTH 00°01'35" EAST, A DISTANCE OF 2.66 FEET FROM THE NORTHEAST CORNER OF SAID PREDMORE TRACT OF LAND; THENCE NORTH 89°16'48" WEST PARALLEL TO THE NORTH LINE OF SAID PREDMORE TRACT A DISTANCE OF 382.14 FEET TO A POINT THAT BEARS NORTH 00°01'29" EAST, A DISTANCE OF 2.66 FEET FROM THE NORTHWEST CORNER OF SAID PREDMORE TRACT; THENCE SOUTH 00°01'29" WEST A DISTANCE OF 189.28 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATE:

I, ERIK M. CARLSON, REGISTERED LAND SURVEYOR FOR THE STATE OF OREGON, BEING FIRST DULY SWORN, DEPOSED AND SAY THAT I HAVE CORRECTLY SURVEYED THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION AND MARKED WITH LEGAL MONUMENTS THE LAND REPRESENTED ON THE REPLAT OF "COTTAGE LANE P.U.D." HOOD RIVER COUNTY, STATE OF OREGON.

Erik M. Carlson  
ERIK M. CARLSON PLS 72306

DECLARATION OF PLANNED COMMUNITY:

THE "DECLARATION OF PLANNED COMMUNITY," FOR THE REPLAT OF "COTTAGE LANE P.U.D.", IS MADE BY COTTAGE HOUSING LLC. AND DESCRIBED IN THE HOOD RIVER COUNTY DEED INSTRUMENT FILE FOR RECORD AS MICROFILM No. ~~2007-2510~~ HOOD RIVER COUNTY, OREGON.

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENCE THAT COTTAGE HOUSING LLC., AN OREGON LIMITED LIABILITY COMPANY DOES HEREBY MAKE, ESTABLISH & DECLARE THE REPLAT MAP TO BE A TRUE & CORRECT MAP OF THE LAND OWNED & LAID OUT AS THE REPLAT OF "COTTAGE LANE P.U.D." IN ACCORDANCE WITH ORS CHAPTER 92. SAID LAND BEING MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HERETO ANNEXED AND AS SHOWN ON THIS PLAT MAP.

HOOD RIVER COUNTY SURVEYOR'S OFFICE

CS# 2008 017

DATE FILED: 3/24/08

BY: [Signature]

NOTE:  
As per O.R.S. 92.120(3) I, Erik M. Carlson, certify this survey plat to be an exact copy of the original plat recorded in the county recorders office.

FILED FOR RECORD THIS 17th DAY OF March, 2008.

INSTRUMENT NO. 20080884

[Signature] - Clerk  
HOOD RIVER COUNTY DIRECTOR OF RECORDS, AND ASSESSMENTS

- REFERENCES:  
HOOD RIVER COUNTY SURVEY PLAT #2007-074  
AMERITITLE SUBDIVISION GUARANTEE NO. 0037628  
HOOD RIVER COUNTY SURVEY NO. 0750.  
HOOD RIVER COUNTY SURVEY NO. 0801.  
HOOD RIVER COUNTY SURVEY NO. 1139.  
HOOD RIVER COUNTY SURVEY NO. 1475.  
HOOD RIVER COUNTY SURVEY NO. 82064.  
HOOD RIVER COUNTY SURVEY NO. 99119.  
HOOD RIVER COUNTY SURVEY NO. 2001091.  
HOOD RIVER COUNTY SURVEY NO. 2006024.  
HOOD RIVER COUNTY DEED NO. 20060230  
HOOD RIVER COUNTY DEED NO. 801184  
HOOD RIVER COUNTY DEED NO. 20064565  
HOOD RIVER COUNTY DEED BOOK 49, PAGE 338  
HOOD RIVER COUNTY DEED BOOK 41, PAGE 4  
HOOD RIVER COUNTY DEED BOOK 39, PAGE 429  
HOOD RIVER COUNTY DEED BOOK 41, PAGE 477  
HOOD RIVER COUNTY DEED BOOK 59, PAGE 118  
HOOD RIVER COUNTY DEED BOOK 53, PAGE 166  
HOOD RIVER COUNTY INSTRUMENT NO. 20060649  
HOOD RIVER COUNTY INSTRUMENT NO. 20064564

APPROVALS:

THE REPLAT OF "COTTAGE LANE P.U.D." WAS EXAMINED AND APPROVED BY ME THIS 14th DAY OF FEBRUARY, 2008.  
[Signature]  
HOOD RIVER COUNTY SURVEYOR

THE REPLAT OF "COTTAGE LANE P.U.D." WAS EXAMINED AND APPROVED BY ME THIS 3rd DAY OF March, 2008.  
[Signature]  
CHAIRMAN HOOD RIVER COUNTY COMMISSIONERS

THE REPLAT OF "COTTAGE LANE P.U.D." WAS EXAMINED AND APPROVED BY ME THIS 19th DAY OF FEBRUARY, 2008.  
[Signature]  
CITY OF HOOD RIVER DIRECTOR OF PUBLIC WORKS

THE REPLAT OF "COTTAGE LANE P.U.D." WAS EXAMINED AND APPROVED BY ME THIS 3rd DAY OF March, 2008.  
[Signature]  
HOOD RIVER COUNTY COMMISSIONER

THE REPLAT OF "COTTAGE LANE P.U.D." WAS EXAMINED AND APPROVED BY ME THIS 27th DAY OF February, 2008.  
[Signature]  
CLERK OF HOOD RIVER RECORDER

THE REPLAT OF "COTTAGE LANE P.U.D." WAS EXAMINED AND APPROVED BY ME THIS 3rd DAY OF March, 2008.  
[Signature]  
HOOD RIVER COUNTY COMMISSIONER

THE REPLAT OF "COTTAGE LANE P.U.D." WAS EXAMINED AND APPROVED BY ME THIS 20th DAY OF February, 2008.  
[Signature]  
CITY OF HOOD RIVER PLANNING DIRECTOR

THE REPLAT OF "COTTAGE LANE P.U.D." WAS EXAMINED AND APPROVED BY ME THIS 3rd DAY OF March, 2008.  
[Signature]  
HOOD RIVER COUNTY COMMISSIONER

THE REPLAT OF "COTTAGE LANE P.U.D." WAS EXAMINED AND APPROVED BY ME THIS 26th DAY OF FEBRUARY, 2008.  
[Signature]  
CITY OF HOOD RIVER MAYOR

THE REPLAT OF "COTTAGE LANE P.U.D." WAS EXAMINED AND APPROVED BY ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008.  
[Signature]  
HOOD RIVER COUNTY COMMISSIONER

THE DIRECTOR OF RECORDS AND ASSESSMENTS, AND THE DIRECTOR OF BUDGET AND FINANCE AND TAX COLLECTOR, RESPECTIVELY, OF HOOD RIVER COUNTY, OREGON, HEREBY CERTIFY THAT WE HAVE EXAMINED THE REPLAT OF "COTTAGE LANE P.U.D." IN THE COUNTY OF HOOD RIVER AND THAT THE NAME ADOPTED FOR SAID PLAT IS A PROPER NAME AND NOT INCLUDED IN ANY OTHER SUBDIVISION IN HOOD RIVER COUNTY, AND FURTHER CERTIFY THAT ALL ASSESSMENTS DUE HEREON HAVE BEEN FULLY PAID AS REQUIRED BY LAW AND WE HEREBY APPROVE SAID PLAT.

[Signature]  
HOOD RIVER COUNTY DIRECTOR OF BUDGET FINANCE & TAX COLLECTOR

[Signature]  
HOOD RIVER COUNTY DIRECTOR OF RECORDS, AND ASSESSMENTS

ACKNOWLEDGMENT:

STATE OF OREGON )  
COUNTY OF HOOD RIVER ) SS:

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 2-13-2008

BY GREG CRAFTS AS A REPRESENTATIVE OF COTTAGE HOUSING LLC. AND  
ELAINE J. VINCENT  
NAME OF NOTARY (PRINT)  
[Signature]  
SIGNATURE OF NOTARY  
376691  
COMMISSION NUMBER  
MY COMMISSION EXPIRES: 04.08.2008  
MICHAEL KRUMMEL,  
OLGA JESSUP,  
KATHERINE GRIFFIN,  
CHRIS ELLISON,  
DIANA MCCREA,  
LISA MERKIN,  
HEATHER THOMPSON  
AND ELIKI THOMPSON

REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature]  
ERIK M. CARLSON  
72306

Expires: December, 2009

REPLAT OF COTTAGE LANE P.U.D.  
for  
COTTAGE HOUSING LLC.  
c/o GREG CRAFTS

Certified to be a true and correct copy of the ORIGINAL  
Dept. of Records & Assessment  
By [Signature] Deputy

TERRA SURVEYING

DATE: DECEMBER 11, 2007  
SCALE: 1" = 30'  
PROJECT: 207010PUD  
ASSESSORS MAP: 3N-10E-35BC  
P.O. BOX 617  
HOOD RIVER, OREGON 97031  
PHONE & FAX: (541) 386-4531  
E-Mail: terra@gorge.net