

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

REFERENCES:

- 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.

A POINT ON THE NORTH LINE OF GOVERNMENT LOT 6.

HOOD RIVER COUNTY SURVEYOR'S OFFICE CS# 2007 074 DATE FILED: 7-5-07 BY: [Signature]

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.

AREAS:

TOTAL ACREAGE PHASE 1 (EXCLUDING DEDICATED 29TH ST.) = 25,118 ± SQUARE FEET OPEN SPACE IN PHASE 1 = 6,029 ± SQUARE FEET

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.

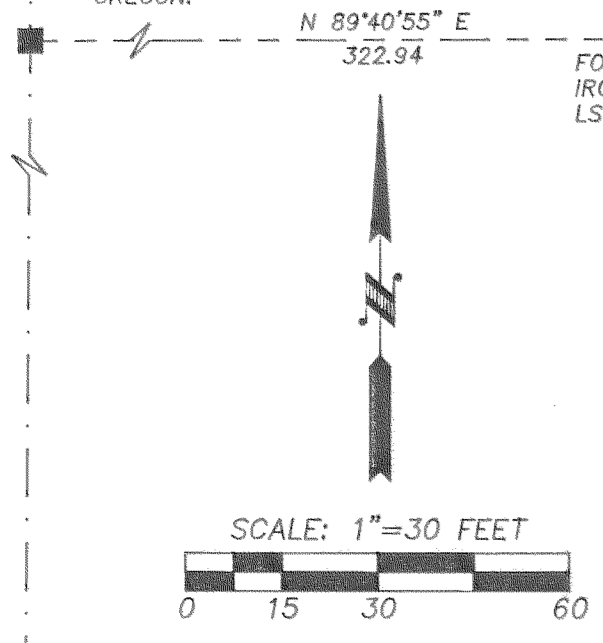
NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO CREATE PHASE 1, WHICH CONSISTS OF THE FIRST 7 LOTS OF A PROPOSED 19 LOT PLANNED UNIT DEVELOPMENT (PUD) OUT OF TAX LOT 1100. LOTS 1-6 ALL HAVE NEWLY BUILT UNITS ON THEM. LOT 4 HAS AN EXISTING ONE STORY HOUSE ON IT, THE REMAINDER OF TAX LOT 1100, WILL BE DIVIDED UP INTO LOTS DURING PHASE TWO OF THIS DEVELOPMENT.

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 AS PART OF PREVIOUS TERRA SURVEYS IN THE AREA, THESE MONUMENTS WERE LOST IN CONSTRUCTION OF THE NEW 29TH STREET EXTENSION

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.



BASIS OF BEARING: HOOD RIVER COUNTY SURVEY #2006 024

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S 00°01'29" W 346.93

S 89°18'48" E 330.00

S 00°01'13" W 463.95

S 00°01'29" W 296.64

S 89°16'48" E 40.00

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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. FREDMORE 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 FREDMORE TRACT OF LAND; THENCE NORTH 89°16'48" WEST PARALLEL TO THE NORTH LINE OF SAID FREDMORE 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 FREDMORE 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 PLAT OF "COTTAGE HOUSING PUD" HOOD RIVER COUNTY, STATE OF OREGON.

Erik M. Carlson
ERIK M. CARLSON PLS 72306

DECLARATION OF PLANNED COMMUNITY:

THE "DECLARATION OF PLANNED COMMUNITY." FOR "COTTAGE HOUSING PUD", IS MADE BY COTTAGE HOUSING LLC. AND DESCRIBED IN THE HOOD RIVER COUNTY DEED INSTRUMENT FILE FOR RECORD AS MICROFILM No. 2007-02570 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 PLAT MAP TO BE A TRUE & CORRECT MAP OF THE LAND OWNED & LAID OUT AS "COTTAGE LANE P.U.D." IN ACCORDANCE WITH ORS CHAPTER 92 AND HEREBY DEDICATES THE WEST 40 FEET TO THE CITY OF HOOD RIVER FOR STREET AND UTILITY PURPOSES. SAID LAND BEING MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HERETO ANNEXED AND AS SHOWN ON THIS PLAT MAP.

Greg Crafts
GREG CRAFTS, OWNER COTTAGE HOUSING LLC.

ACKNOWLEDGMENT:

STATE OF Oregon)
COUNTY OF Hood River) SS:
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON June 7, 2007
BY GREG CRAFTS AS A REPRESENTATIVE OF COTTAGE HOUSING LLC.

Nancy J. White
NAME OF NOTARY (PRINT)
Nancy J. White
SIGNATURE OF NOTARY
411534
COMMISSION NUMBER
MY COMMISSION EXPIRES: November 2, 2010

FILED FOR RECORD THIS 3RD DAY
OF JULY, 2007
INSTRUMENT NO. 20073051
2-2 clerk
HOOD RIVER COUNTY DIRECTOR OF RECORDS,
AND ASSESSMENTS

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

CS# 2007 074

DATE FILED: 7-5-07

BY: *Erik M. Carlson*

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.

APPROVALS:

LANE
THE PLAT OF "COTTAGE HOUSING PUD"
WAS EXAMINED AND APPROVED BY ME
THIS 7th DAY OF JUNE, 2007
Richard F. Smith
HOOD RIVER COUNTY SURVEYOR

LANE
THE PLAT OF "COTTAGE HOUSING PUD"
WAS EXAMINED AND APPROVED BY ME
THIS 2 DAY OF July, 2007
Charles A. Brown
CHAIRMAN HOOD RIVER COUNTY COMMISSIONERS

LANE
THE PLAT OF "COTTAGE HOUSING PUD"
WAS EXAMINED AND APPROVED BY ME
THIS 27th DAY OF JUNE, 2007
David H. Beck
CITY OF HOOD RIVER DIRECTOR OF PUBLIC WORKS

LANE
THE PLAT OF "COTTAGE HOUSING PUD"
WAS EXAMINED AND APPROVED BY ME
THIS 2 DAY OF July, 2007
Bob Lee
HOOD RIVER COUNTY COMMISSIONER

LANE
THE PLAT OF "COTTAGE HOUSING PUD"
WAS EXAMINED AND APPROVED BY ME
THIS 25th DAY OF JUNE, 2007
Julie Leonard
CITY OF HOOD RIVER RECORDER

LANE
THE PLAT OF "COTTAGE HOUSING PUD"
WAS EXAMINED AND APPROVED BY ME
THIS 2 DAY OF July, 2007
Barbara Barger
HOOD RIVER COUNTY COMMISSIONER

LANE
THE PLAT OF "COTTAGE HOUSING PUD"
WAS EXAMINED AND APPROVED BY ME
THIS 25th DAY OF JUNE, 2007
Cynthia A. Walbridge
CITY OF HOOD RIVER PLANNING DIRECTOR

LANE
THE PLAT OF "COTTAGE HOUSING PUD"
WAS EXAMINED AND APPROVED BY ME
THIS 2 DAY OF July, 2007
Mindy
HOOD RIVER COUNTY COMMISSIONER

LANE
THE PLAT OF "COTTAGE HOUSING PUD"
WAS EXAMINED AND APPROVED BY ME
THIS 25th DAY OF JUNE, 2007
Paul Smith
CITY OF HOOD RIVER MAYOR

LANE
THE PLAT OF "COTTAGE HOUSING PUD"
WAS EXAMINED AND APPROVED BY ME
THIS 25th DAY OF July, 2007
Don Davis
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 PLAT OF "COTTAGE HOUSING PUD" 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. *LANE

Andrew Boroway
HOOD RIVER COUNTY DIRECTOR OF BUDGET
FINANCE & TAX COLLECTOR

Sandra E. Berry
HOOD RIVER COUNTY DIRECTOR OF RECORDS,
AND ASSESSMENTS

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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Erik M. Carlson

OREGON
December 30, 2005
ERIK M. CARLSON
72306
Expires: December, 2007

TERRA SURVEYING

DATE: JUNE 7, 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@gorga.net