HULL STREET COTTAGES SUBDIVISION

LOT 8, BLOCK 9, HULL'S SUBDIVISION
IN THE SW 1/4 OF THE NW 1/4 OF
SECTION 36, T. 3N., R. 10E., W.M.
CITY OF HOOD RIVER, COUNTY OF HOOD RIVER, STATE OF OREGON.
3N 10E 36BC TAX LOT 7000, 7100

DECLARATION

KNOW ALL PERSONS BY THESE PRESENT THAT HULL STREET COTTAGES, LLC, DOES HEREBY MAKE, ESTABLISH AND DECLARE THE PLAT MAP TO BE A TRUE AND CORRECT MAP OF THE LAND OWNED AND LAID OUT AS "HULL STREET COTTAGES SUBDIVISION" AND DO HEREBY COMMIT SAID PROPERTY AND IMPROVEMENTS DESCRIBED AND DEPICTED ON THE PLAT AND ARE SUBJECT TO THE PROVISIONS OF CHAPTER 92 OF THE OREGON REVISED STATUTES. WE HEREBY GRANT ALL EASEMENTS FOR THEIR STATED PURPOSES. SAID LAND BEING MORE PARTICULARLY DESCRIBED IN

THE SURVEYOR'S CERTIFICATE HERETO ANNIXED AND AS SHOWN ON THIS IN THE SURVEYOR'S CERTIFICATE HERETO ANNIXED AND AS SHOWN ON THIS IN THE SURVEYOR'S CERTIFICATE HERETO ANNIXED AND AS SHOWN ON THIS IN THE SURVEYOR SHOWN ON THE SURVEY ON THE SURVEYOR SHOWN ON THE SURVEY ON THE SURVEYOR SHOWN ON THE SURVEY ON

ACKNOWLEDGMENTS

COUNTY OF HOOD RIVER

BEFORE ME A NOTARY PUBLIC FOR THE STATE OF OREGON

PERSONALLY APPEARED WILLIAM J. SULLIVAN. MEMBER OF THE HULL STREET COTTAGES, LLC, KNOWN TO ME PERSONALLY, AND BEING FIRST DULY SWORN, SAID HE DID SIGN THIS INSTRUMENT OF HIS FREE AND VOLUNTARY ACT.

NAME OF NOTARY (PRINT), KOXANNENE CUCKAN SIGNATURE OF NOTARY, KAN RUME CUCKAN COMMISSION NUMBER, 1000 985 MY COMMISSION EXPIRES, JUNE 25, 2024

REFERENCED TITLE REPORT/DEED:

LAND DEVELOPMENT REPORT PREPARED BY COLUMBIA GORGE TITLE, DATED FEBRUARY 28, 2023 ORDER NO. 21-0190A ED

BARGAIN AND SALE DEED, 2022-01032

CONDITIONS AND RESTRICTIONS

DECLARATIONS OF CONDITIONS AND RESTRICTIONS

FILED IN DOCUMENT NO. 2023-01011, DATED May 16, 2023

EASEMENTS PER THIS PLAT

A PRIVATE JOINT USE PARKING EASEMENT IS GRANTED FOR THE USE AND BENEFIT OF LOTS 1-4 OF THIS PLAT.

A 10' PRIVATE ACCESS FOR THE BENEFIT OF LOTS 1-4 OF THIS PLAT.

A 10' PUBLIC UTILITY EASEMENT IS GRANTED ON THIS PLAT.

A 5' PUBLIC UTILITY EASEMENT ALONG THE SOUTH LINE OF LOTS 1 AND 2 IS GRANTED ON THIS PLAT.

A PRIVATE JOINT USE EASEMENT 7.00' X 19.25' YARD EQUIPMENT STORAGE AREA AND BIKE PARKING AREA LOCATED AT THE NORTHWEST CORNER OF LOT 4, AND TO BE USED BY LOTS 1-4 OF THIS PLAT.

A PRIVATE JOINT USE EASEMENT 8.00' X 19.25' GARBAGE/RECYCLING AREA LOCATED AT THE NORTHEAST CORNER OF LOT 3, AND TO BE USED BY LOTS 1-4 OF THIS PLAT.

<u>OWNER</u>

HULL STREET COTTAGES, LLC

SURVEY PERFORMED FOR:
WILLIAM SULLIVAN
DATE OF MONUMENT: FEBRUARY 23, 2023
PROJECT: 22-03-05 DRAFT: GD
FILE: 220305.DWG LAYOUT TAB: P.U.D.

KLEIN & ASSOCIATES, MAKES NO WARRANTY AS TO MATTERS OF UNWRITTEN TITLE, ADVERSE POSSESSION, ESTOPPEL, ACQUIESCENCE.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO MONUMENT THE EXTERIOR BOUNDARY AND LOTS OF HULL STREET COTTAGES SUBDIVISION. THE SUBJECT PROPERTY IS DESCRIBED AS LOT 8, BLOCK 9, HULL'S SUBDIVISION, BEING A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36

THE SOUTH BOUNDARY WAS ESTABLISHED BY HOLDING FOUND MONUMENTS AT THE SOUTHWEST AND SOUTHEAST CORNERS OF LOT 7, BLOCK 9 AND ALSO A FOUND MONUMENT AT THE SOUTHEAST CORNER OF BLOCK 9 OF HULL'S SUBDIVISION.

THE SOUTHEAST CORNER WAS COMPUTED BY PROPORTIONAL DISTANCE BETWEEN THE SOUTHWEST CORNER OF LOT 8, BLOCK 9 AND THE SOUTHEAST CORNER OF BLOCK 9 OF HULLS SUBDIVISION.

THE NORTHWEST CORNER WAS ESTABLISHED BY HOLDING A FOUND MONUMENT AT THE NORTHWEST CORNER WHICH AGREED WITH THE FOUND MONUMENT AT THE NORTHWEST CORNER OF LOT 7, BLOCK 9 OF HULL'S SUBDIVISION

THE NORTH LINE OF LOT 8 AND 9 WAS COMPUTED BY HOLDING A BEST FIT LINE BETWEEN FOUND MONUMENTS NUMBERS 264, 265 AND 267 THEN PROJECTING EAST, TO VERIFY WITH MONUMENT NO. 257, WHICH CHECKED WITHIN 0.03 FEET COMPARED TO A SURVEY, PERFORMED BY COLUMBIA RIVER SURVEYING AND MAPPING, FOR JAMES LOMBARDO, FILED DECEMBER 2 2021 IN C.S. NO. 2021045.

THE NORTHEAST CORNER OF THIS PLAT WAS COMPUTED BY HOLDING RECORD DISTANCE FROM THE FOUND MONUMENT AT THE NORTHWEST CORNER OF LOT 8, ALONG THE COMPUTED SOUTH LINE OF SAID 15 FOOT WIDE ALLEY.

THE INDIVIDUAL LOTS AND EASEMENTS WERE LAID OUT IN ACCORDANCE WITH THE APPROVED PRELIMINARY MAP OF HULL STREET COTTAGES SUBDIVISION.

CITY OF HOOD RIVER PLAT APPROVAL NOTE

THE PLAT AND PROJECT ARE APPROVED SUBJECT TO THE TERMS AND CONDITIONS OF MIDDLE HOUSING PLAN AND LAND DIVISION 2022-034 AND ORS 92.031. THESE APPROVALS AND REGULATIONS BIND AND LIMIT FUTURE DEVELOPMENT, FUTURE DIVISION, REQUIRED ACCESS, AND MAINTENANCE OF COMMON ELEMENTS. THE TERMS AND CONDITIONS ARE BINDING TO ALL PROPERTIES SHOWN WITHIN THIS PLAT, THE OWNERS, DEVELOPERS, THEIR SUCCESSORS, AND ASSIGNED.

APPROVALS

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 ANNEXED PLAT OF "HULL STREET COTTAGES SUBDIVISION" IN HOOD RIVER COUNTY. THE NAME ADOPTED FOR SAID PLAT IS A PROPER NAME AND NOT INCLUDED IN ANY OTHER SUBDIVISION IN HOOD RIVER COUNTY. WE FURTHER CERTIFY THAT ALL ASSESSMENTS DUE HEREON HAVE BEEN FULLY PAID AS REQUIRED BY LAW AND WE HEREBY APPROVE SAID PLAT.

HOOD RIVER COUNTY DIRECTOR OF BUDGET
AND FINANCE AND TAX COLLECTOR

5/16/202

THIS 16 TO DAY OF MAY, 2023

RECORDS AND ASSESSMENTS

HOOD RIVER COUNTY DIRECTOR OF RECORDS
AND ASSESSMENTS

SURVEYOR'S CERTIFICATE:

I, LEONIDES J. SANDOVAL, REGISTERED LAND SURVEYOR 58608 IN THE STATE OF OREGON, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH LEGAL MONUMENTS, ACCORDING TO ORS CHAPTER 92 AND THE CITY OF HOOD RIVER LAND USE DEVELOPMENT ORDINANCE, THE LAND REPRESENTED ON THE PLAT OF HULL STREET COTTAGES SUBDIVISION, LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36. TOWNSHIP 3 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, CITY OF HOOD RIVER, COUNTY OF HOOD RIVER, STATE OF OREGON. THE INITIAL POINT OF SAID PLAT IS A 1/2" IRON PIPE FOUND AT THE SOUTHWEST CORNER OF LOT 8, BLOCK 9, HULL'S SUBDIVISION, THE PLATTED PROPERTY IS DESCRIBED IN THAT CERTAIN WARRANTY DEED, RECORDED APRIL 19, 2021, INSTRUMENT NO. 2021–01924, AND DESCRIBED AS LOT 8, BLOCK 9, HULL'S SUBDIVISION.

LEONIDES J. SANDOVAL PLS 58608 DATE

PROFESSIONAL LAND SURVEYOR

OREGON
JULY 12, 2016
LEONIDES J. SANDOVAL
58608

Expires 6-30-2024

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

SURVEY NO. 1073019

0 7/09/0003

APPROVALS

HOOD RIVER COUNTY SURVEYOR

THE PLAT OF HULL STREET COTTAGES SUBDIVISION WAS EXAMINED AND APPROVED BY ME, ON THIS 9th DAY OF 1944, 2023

CITY OF HOOD RIVER DIRECTOR OF PUBLIC WORKS

THE PLAT OF HULL STREET COTTAGES SUBDIVISION WAS EXAMINED AND APPROVED BY ME, ON THIS ZMO DAY OF May, 2023

CITY OF HOOD RIVER RECORDER

THE PLAT OF HULL STREET COTTAGES SUBDIVISION WAS EXAMINED AND APPROVED BY ME, ON THIS DAY OF MM, 2023

CITY OF HOOD RIVER PLANNING DIRECTOR

CITY OF HOOD RIVER MAYOR

THE PLAT OF HULL STREET COTTAGES SUBDIVISION WAS EXAMINED AND APPROVED BY ME, ON THIS _____ DAY

CHAIRPERSON, HOOD RIVER COUNTY COMMISSIONERS

HOOD RIVER COUNTY COMMISSIONER

THE PLAT OF HULL STREET COTTAGES SUBDIVISION, WAS EXAMINED AND APPROVED BY ME, ON THIS DAY OF _______, 2023

HOOD RIVER COUNTY COMMISSIONER

HOOD RIVER COUNTY COMMISSIONER

THE PLAT OF HULL STREET COTTAGES SUBDIVISION, WAS EXAMINED AND APPROVED BY ME, ON THIS 15 HODAY OF 14 12 2023

HOOD BIVER COUNTY COMMISSIONER



Mul

Klein & Associates, Inc.

ENGINEERING • SURVEYING • PLANNING 1411 13th Street • Hood River, OR 97031 TEL: 541-386-3322 • FAX: 541-386-2515 SHEET 1 OF 2
WILLAMETTE MERIDIAN
HOOD RIVER COUNTY, OREGON

1/4 SEC T. R.

