

20061732

KATANI SUBDIVISION

LOCATED IN LOT 2 OF PLATTED DIVISION NO. 2
BEING A PORTION OF NW 1/4 OF SECTION 7, T 2 N, R 8 E, AND
SW 1/4 SECTION 6, T. 2N., R. 8E., W.M.
HOOD RIVER COUNTY, OREGON
TAX LOT 1300, 2N 8E 7B

APPROVALS

THE DIRECTOR OF RECORD 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 THE KATANI SUBDIVISION IN THE CITY OF HOOD RIVER AND THE NAME ADOPTED FOR SAID PLAT IS A PROPER NAME AND NOT INCLUDED IN ANY OTHER SUBDIVISION IN HOOD RIVER COUNTY, AND FURTHER CERT.- IF THAT ALL ASSESSMENTS DUE HEREON HAVE BEEN FULLY PAID AS REQUIRED BY LAW AND WE HEREBY APPROVE SAID PLAT.

Sandra E Berry
HOOD RIVER COUNTY DIRECTOR OF BUDGET AND FINANCE AND TAX COLLECTOR

Sandra E Berry
HOOD RIVER COUNTY DIRECTOR OF RECORDS AND ASSESSMENTS

THE ANNEXED MAP OF THE KATANI SUBDIVISION WAS EXAMINED AND APPROVED BY ME, ON THIS 27th DAY OF March, 2006

Paul Locks
HOOD RIVER COUNTY SURVEYOR

THE ANNEXED MAP OF THE KATANI SUBDIVISION WAS EXAMINED AND APPROVED BY ME, ON THIS 3rd DAY OF April, 2006

Chuck Johnson
CHAIRPERSON, HOOD RIVER COUNTY COMMISSION

THE ANNEXED MAP OF THE KATANI SUBDIVISION WAS EXAMINED AND APPROVED BY ME, ON THIS 3rd DAY OF April, 2006

Carol York
HOOD RIVER COUNTY COMMISSION

THE ANNEXED MAP OF THE KATANI SUBDIVISION WAS EXAMINED AND APPROVED BY ME, ON THIS 3rd DAY OF April, 2006

Paul Locks
HOOD RIVER COUNTY COMMISSION

THE ANNEXED MAP OF THE KATANI SUBDIVISION WAS EXAMINED AND APPROVED BY ME, ON THIS 3rd DAY OF April, 2006

Paul Locks
HOOD RIVER COUNTY COMMISSION

THE ANNEXED MAP OF THE KATANI SUBDIVISION WAS EXAMINED AND APPROVED BY ME, ON THIS ___ DAY OF ___, 20__

HOOD RIVER COUNTY COMMISSION

THE ANNEXED MAP OF THE KATANI SUBDIVISION WAS EXAMINED AND APPROVED BY ME, ON THIS 3rd DAY OF March, 2006

City Administrator, City of Cascade Locks

FILED FOR RECORD

THIS 4th DAY OF April, 2006
Sandra E Berry
HOOD RIVER COUNTY DIRECTOR OF RECORDS AND ASSESSMENTS

DECLARATION

KNOW ALL MEN BY THESE PRESENT THAT STEPSTONE PROPERTIES, LLC DOES HEREBY MAKE, ESTABLISH AND DECLARE THE PLAT TO BE TRUE AND CORRECT MAP OF THE LAND OWNED AND LAID OUT BY THEM AS THE KATANI SUBDIVISION, SAID LAND BEING MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HERE TO ANNEXED AND THEY DO HEREBY COMMIT SAID PROPERTY AND IMPROVEMENTS DESCRIBED AND DEPICTED ON THIS PLAT ARE SUBJECT TO THE PROVISIONS OF CHAPTER 92 OF THE OREGON REVISED STATUTES.

Valerie L Tadda
VALERIE L. TADDA

Kurt Jensen
KURT JENSON

ACKNOWLEDGMENTS

BE IT REMEMBERED, THAT ON THIS 27 DAY OF March, 2006, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE OF OREGON PERSONALLY APPEARED, STEPSTONE PROPERTIES, LLC WHO BEING FIRST DULY SWORN, UNDER OATH, DID SAY THAT THEY DID ACKNOWLEDGMENT THIS INSTRUMENT OF THEIR FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES.

Deise Eubank
NOTARY PUBLIC FOR STATE OF OREGON
COUNTY OF HOOD RIVER

MY COMMISSION NUMBER 369031

MY COMMISSION EXPIRES May 28, 2007

SURVEYORS CERTIFICATE

I, JAMES M. KLEIN, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THE ANNEXED MAP OF KATANI SUBDIVISION, AND THAT FOR THE INITIAL POINT OF THIS SURVEY, SET 5'8" BY 30" IRON ROD WITH CAP STAMPED "KLEIN & ASSOC. 59002 LS" SAID IRON ROD IS LOCATED AT THE NORTHEAST CORNER OF THE CERTAIN PRACTICE DESCRIBED IN INSTRUMENT NUMBER 20052081 RECORDED IN HOOD RIVER COUNTY DEED RECORDS, WHICH POINT WHEN MEASURED FROM THE NORTH QUARTER CORNER OF SECTION 7 OF TOWNSHIP 2 NORTH, RANGE 8 EAST, OF THE WILLAMETTE MERIDIAN, WHICH IS SOUTH 89°45'55" WEST A DISTANCE OF 266.00 FEET, THENCE SOUTH 00°31'44" EAST, SAID DISTANCE OF 69.65 FEET TO THE INITIAL POINT, THENCE SOUTH 00°31'44" WEST PARALLEL TO THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 7, A DISTANCE OF 604.40 FEET, THENCE NORTH 89°25'44" WEST A DISTANCE OF 144.00 FEET; THENCE NORTH 00°31'44" EAST PARALLEL TO THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 7, A DISTANCE OF 440.08 FEET TO THE SOUTH RIGHT OF WAY OF FOREST LANE, ALSO KNOWN AS THE OLD COLUMBIA RIVER HIGHWAY; THENCE NORTH 66°30'08" EAST ALONG SAID SOUTH RIGHT OF WAY A DISTANCE OF 157.66 FEET TO THE INITIAL POINT.

James M. Klein
JAMES M. KLEIN 59002 LS
THIS 21 DAY OF April, 2006

DRIVEWAY MAINTENANCE AGREEMENT

ALL LOTS WITHIN THE PLAT OF KATANI SUBDIVISION ARE SUBJECT TO A DOCUMENT TITLED "DRIVEWAY MAINTENANCE AGREEMENT" SAID DOCUMENT IS RECORDED ON A SEPARATE DOCUMENT BEING RECORDED IN INSTRUMENT NUMBER 20061731 HOOD RIVER DEED RECORDS. SAID DOCUMENTS SHALL BE CONSIDERED AS A PART OF THIS PLAT. IT IS THE RESPONSIBILITY OF ALL PARTIES TO BE AWARE OF AND TO CONFORM TO SAID DOCUMENT.

FILED

APR 7 2006

Paul Locks
REGISTERED PROFESSIONAL LAND SURVEYOR

OWNER
STEPSTONE PROPERTIES LLC

SHEET 1 OF 3
WILLAMETTE MERIDIAN
HOOD RIVER COUNTY, OREGON

1/4	SEC	T.	R.
<input checked="" type="checkbox"/>	7B	2N.	8E.
<input checked="" type="checkbox"/>	6C	2N.	8E.

REGISTERED PROFESSIONAL LAND SURVEYOR
James M. Klein
OREGON
JULY 12, 2005
JAMES M. KLEIN
59002
Expires 6-30-2007



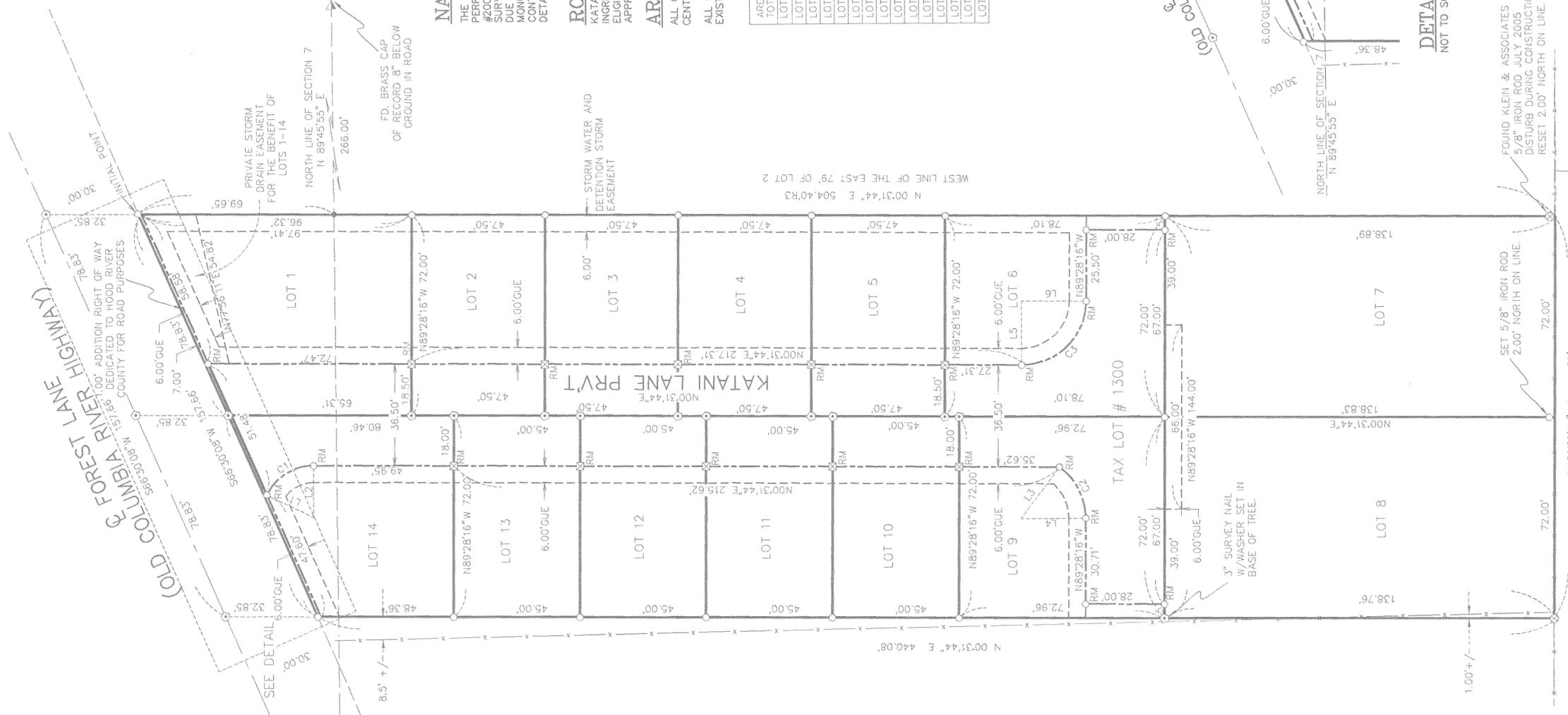
Klein & Assoc.
LAND SURVEYING
1412 13th Street Suite 200
Hood River, Oregon 97031
Tel: (541)386-3322

SURVEY PERFORMED FOR:
STEPSTONE PROPERTIES LLC
CLIENT: VALERIE TADDA
DATE: NOVEMBER 2005
PROJECT: 05-05-01
FILE: KATANI-SUB.DWG
DRAFT: JMK

SHEET 1 APPROVALS & DECLARATIONS
SHEET 2 OUT BOUNDARY
SHEET 3 LOT DETAIL

KATANI SUBDIVISION

LOCATED IN LOT 2 OF PLATTED DIVISION NO. 2
 BEING A PORTION OF NW 1/4 OF SECTION 7, T 2 N, R 8 E, AND
 SW 1/4 SECTION 6, T. 2N., R. 8E., W.M.
 HOOD RIVER COUNTY, OREGON
 TAX LOT 1300, 2N 8E 7B



BASIS OF BEARING

SURVEY BY KLEIN & ASSOC. CS. #2005-112

LINE	BEARING	DISTANCE
L1	S. 26°03'45\"	18.50
L2	N. 89°28'16\"	18.50
L3	S. 53°01'06\"	23.00
L4	N. 00°00'00\"	23.00
L5	N. 90°00'00\"	23.00
L6	N. 00°31'44\"	23.00

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	DELTA ANGLE
C1	18.50'	20.82'	N 31°42'16\"	64°27'59\"
C2	23.00'	21.28'	N 63°29'27\"	53°01'06\"
C3	23.00'	35.92'	N 44°44'08\"	89°28'16\"

NARRATIVE OF SURVEY

THE OUT BOUNDARY OF KATANI SUBDIVISION WAS PERFORMED BY OUR FIRM IN MARCH 2005 SEE CS #2005-112 FOR DETAILS. MONUMENTS SET IN SAID TRACT BY CS #2005-112 WERE FOUND DISTURBED DUE TO GROUND CLEARING AND CONSTRUCTION MONUMENTS WERE THEN RESET FROM EXISTING CONTROL POINTS SEE THE FACE OF THIS PLAT FOR DETAILS.

REFERENCE SURVEYS

KLEIN & ASSOC. CS# 2005-112
 TERRA SURVEYING CS # 2003-038
 DLC SURVEYING CS# 93078
 BISHOP SURVEYING CS # 87047
 DIVISION NO. 2

ROAD NOTE

KATANI LANE IS AN PUBLIC EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES. NOT ELIGIBLE FOR PUBLIC MAINTENANCE PER CITY APPROVALS.

AREA NOTE

ALL GROSS LOT AREAS ARE COMPUTED TO THE CENTER LINE OF KATANI LANE (PRIVATE). ALL NET AREA ARE COMPUTED TO THE EXISTING EDGE OF RIGHT-OF-WAY.

LEGEND

- SET 5/8" X 30" REBAR W/ YELLOW PLASTIC CAP (KLEIN & ASSOC. OR 59002)
- ⊙ SET 3" SURVEY MARKER W/1-1/2" WASHER MARKED (KLEIN & ASSOC. LS 59002)
- ⊠ SET BRASS SCREW IN CURB (LINE ONLY)
- ⊗ FD 5/8" X 30" IRON ROD AS PER (KLEIN & ASSOC. OR 932)
- ⊙ FD IRON ROD AS NOTED
- ⊗ FD IRON PIPE AS NOTED
- RM = REFERENCE MONUMENT
- CS # = COUNTY SURVEY NUMBER
- FD = FOUND
- GUE = GENERAL UTILITY EASEMENT
- R1 = KLEIN & ASSOCIATES CS# 2005-112
- R2 = TERRA SURVEYING CS # 2003-038
- R3 = DLC SURVEYING CS# 93078
- R4 = BISHOP SURVEYING CS # 87047
- RIGHT OF WAY
- - - - EDGE OF EASEMENT
- - - - FENCE

AREA	68002 SQ. FT.	1.56 ACRES
LOT TOTAL	68002 SQ. FT.	NET SQ. FT.
LOT 1	5858 SQ. FT.	4515 SQ. FT.
LOT 2	3420 SQ. FT.	2541 SQ. FT.
LOT 3	3420 SQ. FT.	2541 SQ. FT.
LOT 4	3420 SQ. FT.	2541 SQ. FT.
LOT 5	3420 SQ. FT.	2541 SQ. FT.
LOT 6	5623 SQ. FT.	2707 SQ. FT.
LOT 7	9997 SQ. FT.	9997 SQ. FT.
LOT 8	9993 SQ. FT.	9993 SQ. FT.
LOT 9	5252 SQ. FT.	2516 SQ. FT.
LOT 10	3239 SQ. FT.	2430 SQ. FT.
LOT 11	3239 SQ. FT.	2430 SQ. FT.
LOT 12	3239 SQ. FT.	2430 SQ. FT.
LOT 13	3239 SQ. FT.	2430 SQ. FT.
LOT 14	4637 SQ. FT.	3128 SQ. FT.

FILED

APR 7 2006
 JAMES M. KLEIN
 REGISTERED PROFESSIONAL LAND SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
 JAMES M. KLEIN
 JULY 12, 2005
 EXPIRES 6-30-2007

DETAIL
 NOT TO SCALE

FOUND, KLEIN & ASSOCIATES
 5/8" IRON ROD JULY 2005
 DISTURB DURING CONSTRUCTION
 RESET 2.00' NORTH ON LINE.

Klein & Assoc.
 LAND SURVEYING
 1412 13th Street Suite 200
 Hood River, Oregon 97031
 Tel: (541)386-3322

OWNER
 STEPSTONE PROPERTIES LLC

SHEET 3 OF 3
 WILLAMETTE MERIDIAN
 HOOD RIVER COUNTY, OREGON

1/4	SEC	T.	R.
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