

FILED
RECORDS AND ASSESSMENT
HOOD RIVER CO.
JUN 22 9 38 AM '05

KATIE LANE SUBDIVISION PHASE III

NORTHEAST 1/4, SECTION 35 OF T 3 N, R 10 E, W.M. CITY OF HOOD RIVER, OREGON

TAX LOT 5500, 5700, 5800, 6100 AND 6400
3N 10 35 AA

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 KATIE LANE SUBDIVISION PHASE III 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 certify that all assessments due hereon have been fully paid as required by law and we hereby approve said plat.

Chandra Brown
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 KATIE LANE SUBDIVISION PHASE III was examined and approved by me, on this 17th day of June, 20 05

Ronald Talbot
HOOD RIVER COUNTY SURVEYOR

The annexed map of the KATIE SUBDIVISION PHASE III was examined and approved by me, on this 20 day of June, 20 05

Paul Sligh
CHAIRPERSON, HOOD RIVER COUNTY COMMISSION

The annexed map of the KATIE LANE SUBDIVISION PHASE III was examined and approved by me, on this 20 day of June, 20 05

Lee Miller
HOOD RIVER COUNTY COMMISSION

The annexed map of the KITTS SUBDIVISION PHASE III was examined and approved by me, on this 20 day of June, 20 05

Mark W. L.
HOOD RIVER COUNTY COMMISSION

The annexed map of the KATIE LANE SUBDIVISION PHASE III was examined and approved by me, on this 14th day of June, 20 06

David H. Hadley
MAYOR

The annexed map of the KATIE LANE SUBDIVISION PHASE III was examined and approved by me, on this 13th day of June, 20 05.

Cynthia Walbridge
HOOD RIVER CITY PLANNING DIRECTOR

The annexed map of the KATIE LANE SUBDIVISION PHASE III was examined and approved by me, on this 13 day of June, 20 05.

David H. Hadley
CITY ENGINEER

20053213
FILED FOR RECORD

9:38 AM, this 22 day of June, 20 05

Paul Sligh Clerk
HOOD RIVER COUNTY DIRECTOR OF RECORDS
AND ASSESSMENTS

DECLARATION

Know all men by these present that COTTAGE HOUSING, LLC does hereby make, establish and declare the annexed map to be true and correct map of the land owned and laid out by them as the KATIE LANE SUBDIVISION PHASE III. 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 the plat are subject to the provisions of chapter 92 of the Oregon Revised Statutes.

Suz Craft
Cottage Housing, LLC

ACKNOWLEDGMENTS

BE IT REMEMBERED, that on this 10th day of JUNE, 2005, before me a Notary Public in and for said State of Oregon personally appeared Cottage Housing, 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.

Flaine Jument
NOTARY PUBLIC FOR STATE OF OREGON
County of Hood River

My Commission Number 376691

My Commission Expires 04-08-2008

SURVEYORS CERTIFICATE

I, ANTHONY C. 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 KATIE LANE SUBDIVISION PHASE III, AND THAT FOR THE INITIAL POINT OF THE SURVEY, I SET A 5/8" BY 30" IRON ROD WITH CAP STAMPED OR 932 & WA 22098 SAID IRON ROD IS AT THE SOUTHWEST CORNER OF TRACT C OF KATIE LANE SUBDIVISION PHASE II, WHICH POINT WHEN MEASURED FROM THE SOUTHEAST CORNER OF LOT 2A ADAMS PARADISE ACRES IS 617.57 FEET NORTH ALONG THE EAST LINE OF SAID LOT 2A AND WEST AT RIGHT ANGLE TO SAID EAST LINE A DISTANCE OF 238.39 FEET; THENCE SOUTH 89°48'12" EAST ALONG THE SOUTH LINE OF TRACT C AND A PORTION OF LOT 6 OF OF KATIE LANE SUBDIVISION PHASE II A DISTANCE OF 32.07 FEET; THENCE SOUTH 00°03'31" EAST ALONG THE WEST LINE OF LOTS 7 AND 8 AFORE SAID PHASE II A DISTANCE OF 59.99 FEET; THENCE NORTH 89°56'29" EAST ALONG THE SOUTH LINE OF LOT 8 AND TRACT D OF AFORE SAID PHASE II A DISTANCE OF 67.19 FEET TO THE CENTERLINE OF AN UNNAMED CREEK; THENCE FOLLOWING SAID UNNAMED CREEK ALONG THE FOLLOWING COURSES: SOUTH 04°23'50" WEST A DISTANCE OF 14.71 FEET, SOUTH 29°58'43" EAST A DISTANCE OF 51.83 FEET, SOUTH 10°03'17" EAST A DISTANCE OF 31.33 FEET, SOUTH 04°55'35" WEST A DISTANCE OF 120.17 FEET, SOUTH 03°06'33" EAST A DISTANCE OF 68.89 FEET, SOUTH 28°46'13" EAST A DISTANCE OF 22.11 FEET; THENCE LEAVING SAID UNNAMED CREEK SOUTH 77°51'12" WEST A DISTANCE OF 94.50 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF KATIE LANE; THENCE NORTH 89°54'22" WEST A DISTANCE OF 41.57 FEET TO THE WEST LINE OF LOT 2A ADAMS PARADISE ACRES; THENCE NORTH 00°20'27" EAST ALONG THE WEST LINE OF SAID LOT 2A ADAMS PARADISE ACRES A DISTANCE OF 30.11 FEET; THENCE CONTINUING NORTH 00°05'38" E ALONG THE WEST LINE OF SAID LOT 2A ADAMS PARADISE ACRES A DISTANCE OF 348.04 FEET BACK TO THE INITIAL POINT.

I further say that the boundaries on this property are fully and accurately complete.

Anthony C. Klein
Anthony C. Klein PLS 932
This 10th day of June, 2005

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 17, 1970
ANTHONY C. KLEIN

Expires 6-30-07

OWNERSHIP NOTE

THE DECLARATION OF COVENANTS AND RESTRICTIONS HAVE TWO CATEGORIES OF OWNERSHIP. THEY ARE THE COMMON AREA AND RESIDENTIAL UNIT LOTS. THE SUBDIVISION PLAT OF "KATIE LANE SUBDIVISION" HEREIN DESIGNATES THESE TWO CATEGORIES OF OWNERSHIP AS FOLLOWS:

COMMON AREA

COMMON AREAS ARE ASSIGNED AS FOLLOWS
COMMON AREAS CONSIST OF ALL OF PHASE III, EXCEPTING THEREFROM LOTS 9 THROUGH 14.

RESIDENTIAL UNITS LOTS

LOTS DESIGNATED FOR FEE SIMPLE OWNERSHIP AS RESIDENTIAL UNITS ARE LOTS 9 THROUGH 14. EACH FEE SIMPLE RESIDENTIAL LOT BOUNDARY IS MARKED ON THE FACE OF THIS PLAT WITH A 5/8" X 30" IRON ROD WITH PLASTIC CAPS.

TRACT E, F, G & H

TRACT E, F & G ARE DESIGNATED AS COMMON AREAS FOR THE PURPOSE OF OPEN GREEN SPACE.

COVENANTS, CONDITIONS AND RESTRICTIONS:

ALL LOTS WITHIN THE PLAT OF KATIE LANE SUBDIVISION ARE SUBJECT TO A DOCUMENT TITLED "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS" SAID DOCUMENT IS RECORDED ON A SEPARATE DOCUMENT BEING RECORDED IN INSTRUMENT NUMBER 200 44230 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

JUN 23 2005

Ronald Talbot
COUNTY CLERK



Klein & Assoc.

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

OWNER
COTTAGE HOUSING, LLC

SURVEY PERFORMED FOR: COTTAGE HOUSING, LLC
CLIENT NAME: MIKE KITTS
DATE: MAY 2005 DRAFT: JMK
PROJECT: 05044 FILE: 05044PHASEIII.DWG

SHEET 1 OF 3
WILLAMETTE MERIDIAN
HOOD RIVER COUNTY, OREGON

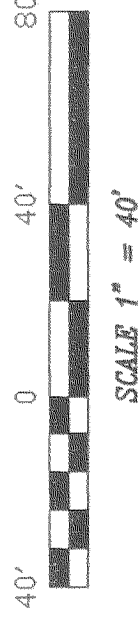
1/4	SEC	T.	R.
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Rec'd 6-18-05 1000
6-23-05 1320

CS 2005 045-1

JUN 22 9 38 AM '05

KATIE LANE SUBDIVISION PHASE III
NORTHEAST 1/4, SECTION 35 OF
T 3 N, R 10 E, W.M.
CITY OF HOOD RIVER, OREGON



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	40.00'	22.46'	22.17'	S 15°41'10" E	32°10'39"
C10	60.00'	33.70'	33.25'	N 15°41'10" W	32°10'39"
C15	90.00'	14.72'	14.71'	N 27°05'16" W	09°22'27"
C16	110.00'	26.16'	26.10'	N 24°57'41" W	13°37'35"

BASIS OF BEARING
SURVEY BY KLEIN & ASSOC. CS. #2004-021

LINE	BEARING	DISTANCE
L1	N 87°34'47" E	49.99'
L2	N 00°04'59" E	40.00'
L3	N 87°48'36" E	14.99'
L4	N 00°08'47" E	76.77'
L5	N 87°48'36" E	35.03'

LEGEND

- = SET 5/8" IR. WITH PLASTIC CAP MARKED OR #932 & WA #22098 EXCEPT AS NOTED
- ⊙ = FOUND KLEIN & ASSOC. 5/8" X 30" IRON ROD WITH PLASTIC CAP AS RECORDED IN COUNTY SURVEY 2004-021
- = FOUND MONUMENT AS PER KLEIN & ASSOC. SURVEY RECORDED IN 2004-021
- = CALCULATED CORNER
- ▭ = EXTERIOR OF EXISTING HOUSE
- = OUT BOUNDARY PERFORMED BY KLEIN & ASSOC. CS No. 2004-021

NARRATIVE OF SURVEY

THE OUT BOUNDARY OF KATIE LANE SUBDIVISION WAS PERFORMED BY OUR FIRM IN MARCH 2004 SEE CS # 2004-021 FOR DETAILS. DURING THE COURSE OF THIS SURVEY PREVIOUSLY SET MONUMENTS WERE RECOVERED AND USED TO SET PHASE III OF SAID KATIE LANE SUBDIVISION SEE THE FACE OF THIS PLAT FOR DETAILS.

REFERENCE SURVEYS

KATIE LANE SUBDIVISION PHASE I & II

ROAD NOTE

KATIE LANE AND ANDY'S WAY IS AN EASEMENT FOR PUBLIC UTILITIES AND PUBLIC INGRESS FOR THIS AND FUTURE PHASES WITHIN THE KATIE LANE SUBDIVISION. NOT ELIGIBLE FOR PUBLIC MAINTENANCE PER CITY APPROVALS AND CC&R'S. SEE PLANNING FILE #03-62.

MONUMENT NOTE

SEE OUT BOUNDARY PERFORMED BY KLEIN & ASSOC. CS No. 2004-021 FOR MONUMENTS FOUND ALONG PERIMETER

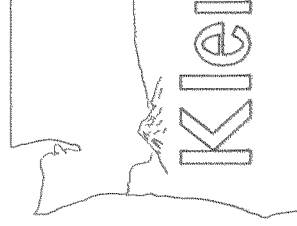
FILED

JUN 23 2005

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JULY 17, 1970
ANTHONY C. KLEIN
932

Expires 6-30-2007



Klein & Assoc.
LAND SURVEYING
1412 13th Street, Suite 200
Hood River, Oregon 97031
Tel: (541)366-3322

OWNER
COTTAGE HOUSING, LLC

SHEET 2 OF 3
WILAMETTE MERIDIAN
HOOD RIVER COUNTY, OREGON

1/4 SEC T. R.

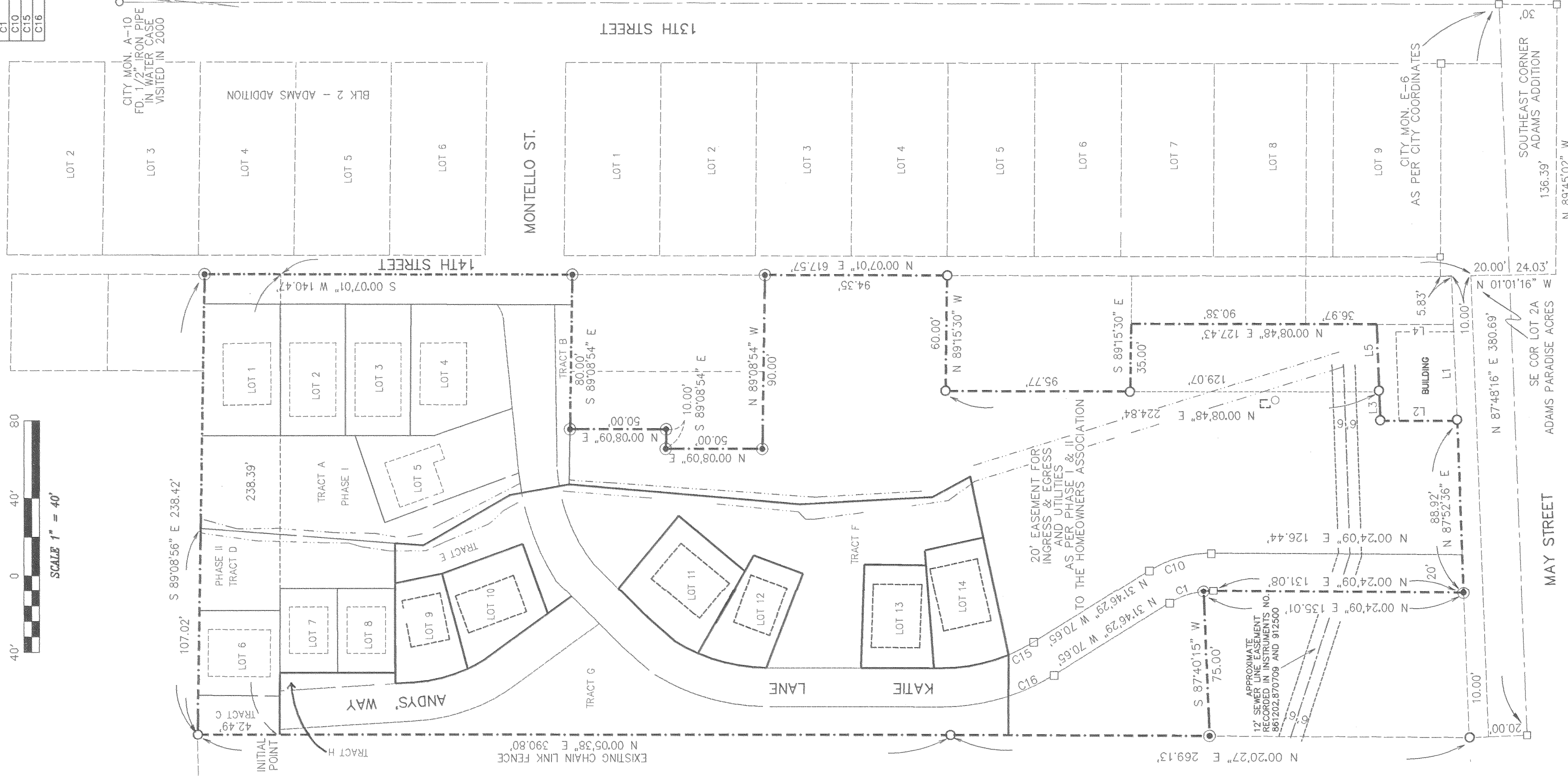
35AA 3N. 10W.

SURVEY PERFORMED FOR: COTTAGE HOUSING, LLC

CLIENT NAME MIKE KITTS

DATE: MAY 2005 DRAFT: JMK

PROJECT: 05044 FILE: 05044PHASE.III.DWG

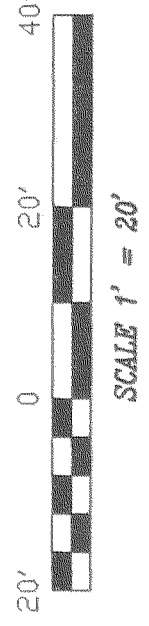


CS 2005 045-2

CS 2005 045-2

KATIE LANE SUBDIVISION PHASE III

NORTHEAST 1/4, SECTION 35 OF T 3 N, R 10 E, W.M. CITY OF HOOD RIVER, OREGON



BASIS OF BEARING
SURVEY BY KLEIN & ASSOC. CS. #2004-021

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C3	110.00'	62.72'	61.88'	N 16°25'45" E	32°40'15"
C4	130.06'	59.52'	59.00'	N 70°48'44" E	26°13'06"
C7	90.00'	44.37'	43.92'	N 65°58'00" E	28°14'39"
C8	90.00'	49.94'	49.30'	N 15°59'28" E	31°47'41"
C13	98.06'	49.06'	48.55'	S 17°55'41" E	28°39'55"
C14	78.06'	38.46'	38.07'	S 17°42'28" E	28°13'29"
C15	90.00'	14.72'	14.71'	N 27°05'16" W	09°22'27"
C16	110.00'	26.16'	26.10'	N 24°57'41" W	13°37'55"
C17	90.00'	35.33'	35.11'	N 11°09'13" W	22°29'40"
C18	110.00'	35.02'	34.87'	N 09°01'38" W	18°14'31"
C19	78.06'	9.72'	9.72'	N 28°15'06" W	07°08'15"
C20	78.06'	28.73'	28.57'	N 14°08'21" W	21°08'15"
C21	90.00'	13.39'	13.38'	N 27°37'54" E	08°31'28"
C22	90.00'	36.55'	36.30'	N 11°43'44" E	23°16'12"

LOT AREA

LINE	BEARING	DISTANCE	LOT 9	LOT 10	LOT 11	LOT 12	LOT 13	LOT 14
L12	N 41°03'04" E	18.68'	1667 SQ. FT.	2102 SQ. FT.	2473 SQ. FT.	1772 SQ. FT.	1865 SQ. FT.	2205 SQ. FT.
L13	N 41°03'04" E	18.37'						
L14	N 44°52'02" W	11.47'						
L15	N 35°54'18" W	15.46'						
L16	S 00°05'38" W	4.15'						
L18	N 35°53'16" W	54.36'						
L19	N 24°44'16" W	24.37'						
L20	N 04°48'36" W	43.46'						
L21	N 04°31'47" E	40.82'						
L22	N 49°50'50" W	18.21'						
L23	S 28°08'10" W	12.91'						
L24	N 70°04'18" W	16.44'						
L25	N 03°35'44" W	9.95'						

NOTE TRACT E, F, G & H
TRACT E, F AND G ARE DESIGNATED AS COMMON AREA FOR THE PURPOSE OF OPEN SPACE.

EASEMENT NOTES

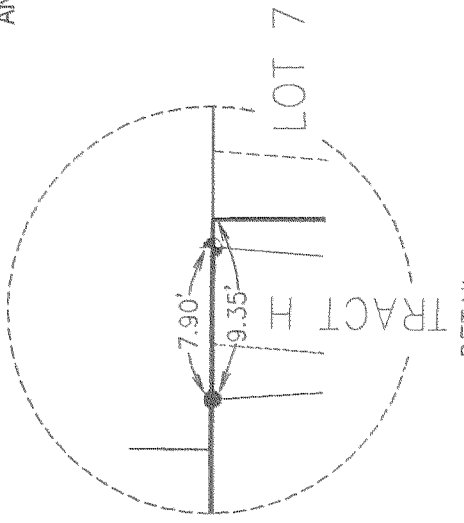
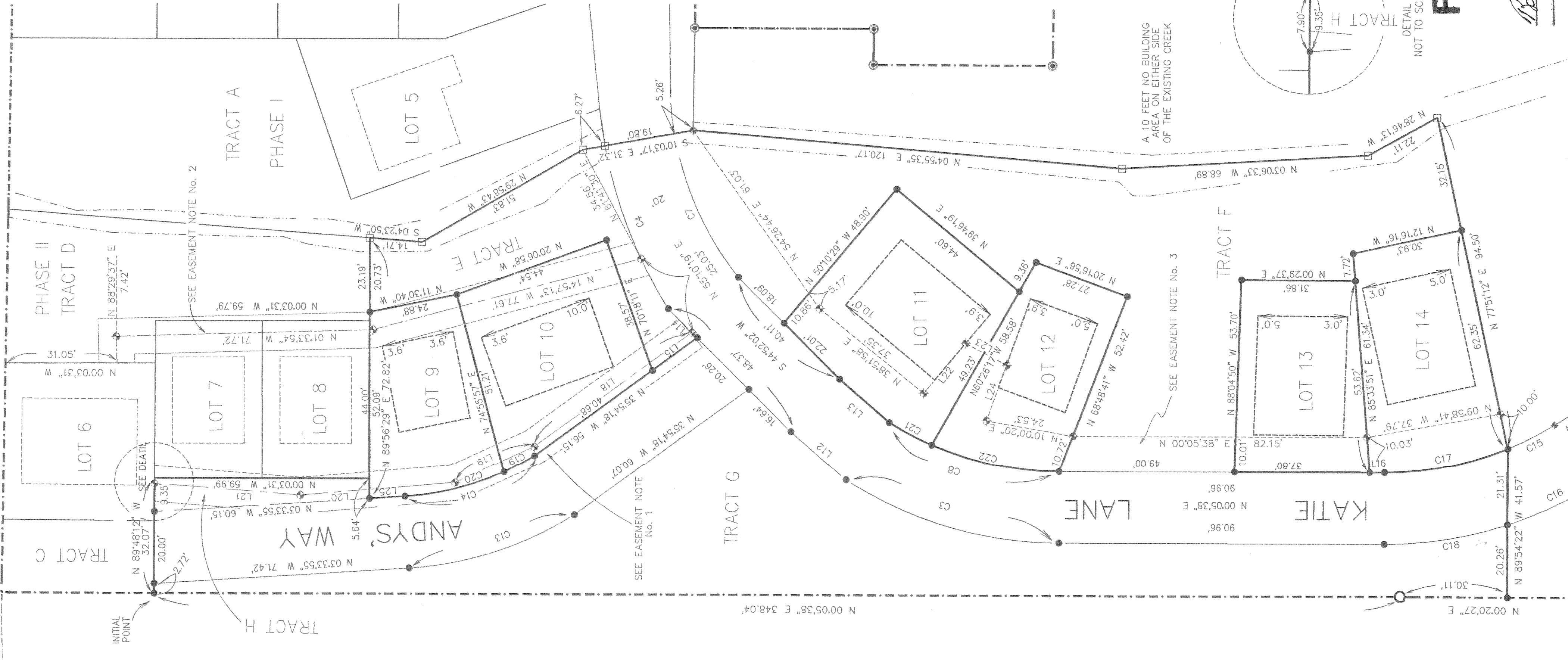
- 1) 10 FEET WIDE UTILITY EASEMENT DEDICATED TO THE HOMEOWNER ASSOCIATION BEING 5 FEET ON EITHER SIDE OF THE CENTERLINE SHOWN ON THE FACE OF THIS PLAT.
- 2) 10 FEET SANITARY SEWER LINE EASEMENT DEDICATED TO THE HOMEOWNER ASSOCIATION BEING 5 FEET ON EITHER SIDE OF THE CENTERLINE SHOWN ON THE FACE OF THIS PLAT.
- 3) A VARIED WIDTH UTILITIES EASEMENT DEDICATED TO THE HOMEOWNER ASSOCIATION AS SHOWN ON THE FACE OF THIS PLAT.

VACATED EASEMENT NOTES

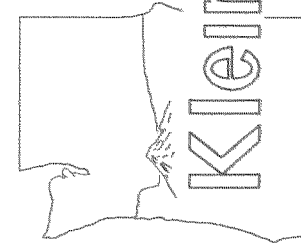
THE EXISTING EASEMENTS OF PHASE II OF KATIE LANE SUBDIVISION ARE BEING VACATED AS PER INSTRUMENT NO. **20053217** DUE TO EXISTING HOMES SITES BEING BUILT ONTO THEM. NEW UTILITY EASEMENTS AS SHOWN ON SHEET 3 OF 3 OF THIS PLAT, LOCATE THE NEW POSITION OF SAID EASEMENT.

LEGEND

- = SET 5/8" IR. WITH PLASTIC CAP MARKED OR #932 & WA #22098 EXCEPT AS NOTED
 - ⊙ = FOUND KLEIN & ASSOC. 5/8" X 30" IRON ROD WITH PLASTIC CAP AS RECORDED IN COUNTY SURVEY 2004-021
 - = FOUND MONUMENT AS PER KLEIN & ASSOC. SURVEY RECORDED IN 2004-021
 - = CALCULATED CORNER
 - ⚡ = CALCULATED POINT ALONG ROAD AND CENTER OF EASEMENTS
 - ↔ 5.0' = BUILDING OFFSET FROM PROPERTY LINE
- CL = CHORD LENGTH
 [] = EXTERIOR OF EXISTING HOUSE
 - - - - - = OUT BOUNDARY PERFORMED BY KLEIN & ASSOC. CS NO. 2004-021
 - - - - - = CENTERLINE OF EASEMENT
 - - - - - = EDGE OF EASEMENT



REGISTERED PROFESSIONAL LAND SURVEYOR
Anthony C. Klein
 OREGON
 JULY 17, 1970
 ANTHONY C. KLEIN
 932
 Expires 6-30-2007



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

FILED

JUN 23 2005

Paula Latta
 Surveyor

SURVEY PERFORMED FOR: COTTAGE HOUSING, LLC
 CLIENT NAME: MIKE KITTS
 DATE: MAY 2005
 DRAFT: JMK
 PROJECT: 05044
 FILE: 05044PHASEIII.DWG

1/4	SEC	T.	R.
35AA	3N.	10W.	