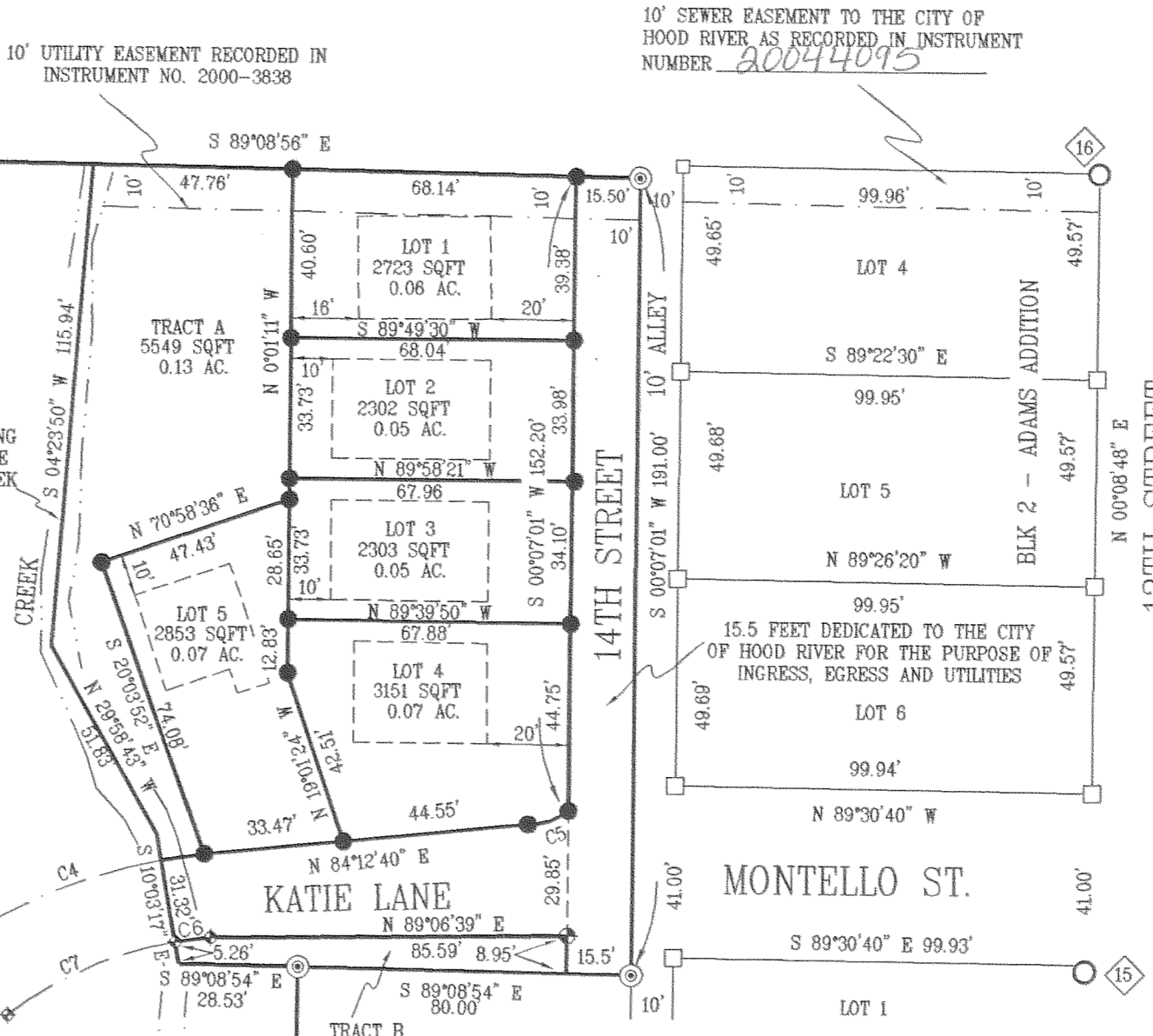
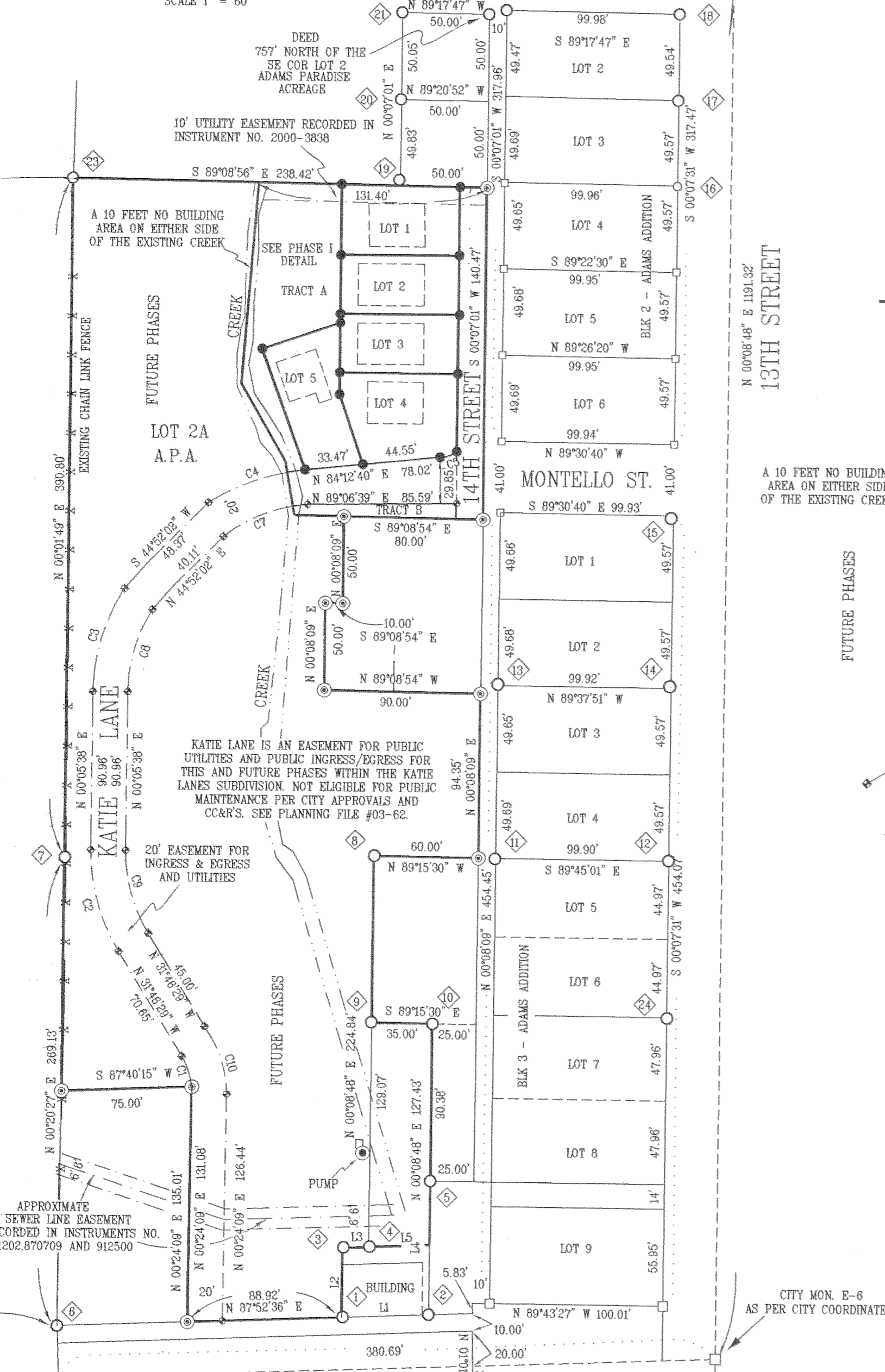
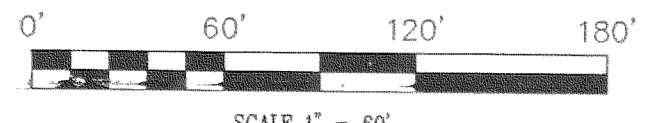


BASIS OF BEARING
SURVEY BY KLEIN & ASSOC. CS #2004-021

KATIE LANE SUBDIVISION PHASE I

NORTHEAST 1/4, SECTION 35 OF
T 3 N, R 10 E, W.M.
CITY OF HOOD RIVER, OREGON
TAX LOT 5400, 5500, 5700, 5800, 6100 AND 6400
3N 10 35 AA



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 I OF SAID KATIE LANE SUBDIVISION SEE THE FACE OF THIS PLAT FOR DETAILS.

NOTE TRACT A & B
TRACT A AND B ARE DESIGNATED AS COMMON AREA FOR THE PURPOSE OF OPEN SPACE.

REFERENCE SURVEYS

- BISHOP SURVEYING CS #79019
- KLEIN & ASSOC. CS #2004-021
- KLEIN & ASSOC. CS #84027
- KLEIN & ASSOC. CS #91084
- KLEIN & ASSOC. CS #99085
- KLEIN & ASSOC. CS #00105
- KLEIN & ASSOC. CS #2001-065
- KLEIN & ASSOC. CS #2003063
- WYEAST SURVEYS CS #93045
- WYEAST SURVEYS CS #00093
- SPINAKE SURVEYS CS #95038

MONUMENT DESCRIPTION

- ① FD. 1/2" IRON ROD NEXT TO SW COR. BLDG. HELD
- ② FD. 5/8" IRON ROD HELD
- ③ FD. 1/2" IRON ROD HELD
- ④ FD. BISHOP 5/8" IRON ROD HELD
- ⑤ FD. 5/8" IRON ROD
- ⑥ FD. AXLE S 60°26'12" W 0.66 FROM PROP. COR.
- ⑦ FD. BISHOP 5/8" IRON ROD HELD
- ⑧ FD. KLEIN & ASSOC. 5/8" IRON ROD N 55°59'46" E 0.27
- ⑨ FD. 5/8" IRON ROD W/CAP HELD
- ⑩ FD. 5/8" IRON ROD W/CAP HELD
- ⑪ FD. WYEAST 5/8" IRON ROD N 53°48'45" E 0.33
- ⑫ FD. KLEIN & ASSOC. 5/8" IRON ROD UNDER ASPHALT IN CRACK S 70°33'03" E 0.50
- ⑬ FD. 1/2" IRON PIPE
- ⑭ FD. WYEAST 5/8" IRON ROD N 12°00'06" W 0.78
- ⑮ FD. 1/2" IRON PIPE S 35°14'12" W 0.88
- ⑯ FD. 5/8" IRON ROD W/CAP
- ⑰ FD. IRON ROD
- ⑱ FD. 5/8" IRON ROD W/CAP S 00°00'27" E 0.11
- ⑲ FD. 1-1/2" IRON PIPE ABOVE GROUND NORTH 3.45' WEST 0.57
- ⑳ FD. KLEIN & ASSOC. 5/8" IRON ROD HELD
- ㉑ FD. KLEIN & ASSOC. 5/8" IRON ROD HELD
- ㉒ FD. KLEIN & ASSOC. 5/8" IRON ROD HELD
- ㉓ FD. WYEAST 1/2" IRON ROD W/CAP HELD
- ㉔ FD. WYEAST 1/2" IRON ROD W/CAP
- ㉕ FD. IRON PIPE W/WELDED BAR ON TOP S 29°29'53" E 0.44

PHASE I DETAIL
SCALE
SCALE 1" = 40'

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'

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"
C2	110.00'	61.18'	60.40'	N 15°50'26" W	31°52'07"
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"
C5	15.00'	10.39'	10.18'	S 70°39'05" W	39°40'29"
C6	90.00'	8.45'	8.44'	N 82°46'38" E	05°22'37"
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"
C9	90.00'	50.06'	49.42'	N 15°50'26" W	31°52'07"

EASEMENT NOTE:

- BOOK 7, PAGE 45 PIPE LINE EASEMENT 5 YEAR TERM (EASEMENT ENDS MARCH 1 1917)
- BOOK 23, PAGE 588 PIPE LINE EASEMENT (BLANKET EASEMENT)
- BOOK 23, PAGE 615-616 PIPE LINE EASEMENT (BLANKET EASEMENT ACROSS TAX LOT 5400)
- BOOK 24, PAGE 87 PIPE LINE EASEMENT (BLANKET EASEMENT ACROSS TAX LOT 6400)
- BOOK 26, PAGE 157-158 PIPE LINE EASEMENT (BLANKET EASEMENT)
- BOOK 29, PAGE 47 PIPE LINE EASEMENT (BLANKET EASEMENT ACROSS TAX LOT 5700)
- INSTRUMENT NUMBER 861202 12" SEWER LINE EASEMENT NON-EXCLUSIVE (AS SHOWN ON PLAT)
- INSTRUMENT NUMBER 870709 12" SEWER LINE EASEMENT NON-EXCLUSIVE AMENDED TO SHOW LOCATION OF EXISTING SANITARY LINE OF INSTRUMENT NUMBER 861202 (AS SHOWN ON PLAT)
- INSTRUMENT NUMBER 912500-912501 REASSIGNS OF 12" SEWER EASEMENT
- INSTRUMENT NUMBER 2000-3838 10' UTILITY EASEMENT (AS SHOWN ON PLAT)

FILED

SEP 21 2004
Ronald L. Lutz
REGISTERED PROFESSIONAL LAND SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JULY 17, 1970
ANTHONY C. KLEIN
932



Klein & Assoc.

LAND SURVEYING
1412 13th Street
Hood River, Oregon 97031
Tel: (541)386-3322
DATE SURVEYED: AUG. 2004
JOB NO.: 04049

SEP 08 2004

Certified to be a true and correct copy of the ORIGINAL
Dept. of Records & Assessment
by *Anthony C. Klein* Deputy

SHEET 1 OF 2

LEGEND

- = SET 5/8" IR WITH PLASTIC CAP MARKED OR #932 & WA #22098 EXCEPT AS NOTED
- ⊙ = FOUND MONUMENT AS NOTED
- = FOUND MONUMENT AS NOTED
- = CALCULATED CORNER
- ◆ = CALCULATED POINT ALONG ROAD
- ▭ = EXTERIOR OF EXISTING HOUSE

PLAT OF KATIE LANE SUBDIVISION

SEP 8 9 24 AM '04

KATIE LANE SUBDIVISION PHASE I

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

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 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.

Andreas Rowan
HOOD RIVER COUNTY DIRECTOR OF BUDGET
AND FINANCE AND TAX COLLECTOR

HOOD RIVER COUNTY DIRECTOR OF RECORDS
AND ASSESSMENTS

The annexed map of the KATIE LANE SUBDIVISION was examined and approved by me. this 26 day of August, 2004.

Randy Roberts
HOOD RIVER COUNTY SURVEYOR

The annexed map of the KATIE SUBDIVISION was examined and approved by me. this 7 day of Sept, 2004.

Joel Schuch
CHAIRPERSON, HOOD RIVER COUNTY COMMISSION

The annexed map of the KATIE LANE SUBDIVISION was examined and approved by me. this 7 day of Sept 2004.

Cecil York
HOOD RIVER COUNTY COMMISSION

The annexed map of the KITT'S SUBDIVISION was examined and approved by me. this 7 day of Sept 2004.

HOOD RIVER COUNTY COMMISSION

The annexed map of the KATIE LANE SUBDIVISION was examined and approved by me. this 30 day of Aug, 2004.

Paul A. Cummings Mayor
Jean M. Hadley City Recorder

The annexed map of the KATIE LANE SUBDIVISION was examined and approved by me. this 30 day of August, 2004.

Cynthia Walbridge
HOOD RIVER CITY PLANNING DIRECTOR

The annexed map of the KATIE LANE SUBDIVISION was examined and approved by me. this 30 day of August, 2004.

Mark A. Leno
HOOD RIVER CITY PUBLIC WORKS

FILED FOR RECORD 20044164

this 8th day of Sept, 2004

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

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 I, and that for the INITIAL POINT of the Survey, I set a 5/8" by 30" Iron Rod with cap stamped PLS. OR 932, said iron rod being on the East line of lot 2 and 657.00 feet North of the Southeast corner of lot 2A of ADAMS PARADISE ACREAGE. Thence North 89°08'56" West parallel with the North line of said Lot 2A a distance of 131.40 feet; thence South 04°23'50" West 115.94 feet; thence South 29°58'43" East a distance of 51.83 feet; thence South 19°01'24" East a distance of 31.32 feet; thence South 89°08'54" East a distance of 108.53 feet to the East line of lot 2A and 466.00 feet North of the Southeast corner of lot 2A of ADAMS PARADISE ACREAGE; thence North along the East line of said Lot 2A North 00°07'01" East a distance of 191.00 feet back to the INITIAL POINT.

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

Anthony C. Klein
Anthony C. Klein PLS 932
This 25 day of Aug, 2004



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. Said land being more particularly described in the Surveyor's Certificate here to annexed and they do hereby commit said property and improvement described and depicted on the plat are subject to the provisions of chapter 92 of the Oregon Revised Statutes.

Greg Crafts
Cottage Housing, LLC

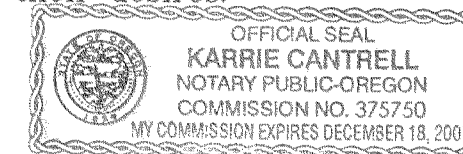
ACKNOWLEDGMENTS

BE IT REMEMBERED That on this 7th day of September, 2004, before me a Notary Public in and for said State of Oregon personally appeared, Columbia Gorge, 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.

Karrie Cantrell
NOTARY PUBLIC FOR STATE OF OREGON
County of Hood River

My Commission Number 375750

My Commission Expires 12-18-2007



COVENANTS, CONDITIONS AND RESTRICTIONS:

ALL LOTS WITHIN THE PLAT OF KATIE LANE SUBDIVISION ARE SUBJECT TO A DOCUMENT TITLED "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTION" SAID DOCUMENT IS RECORDED ON A SEPARATE DOCUMENT BEING RECORDED IN INSTRUMENT NUMBER, 20044230 + 20044231 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.

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 AREA ARE ASSIGNED AS FOLLOWS
COMMON AREA CONSIST OF ALL OF PHASE I, EXCEPTING THEREFROM LOTS 1 THROUGH 5.

RESIDENTIAL UNITS LOTS

THE LOTS DESIGNATED FOR FEE SIMPLE OWNERSHIP AS RESIDENTIAL UNITS ARE LOTS 1 THROUGH 5. EACH FEE SIMPLE RESIDENTIAL LOT BOUNDARY IS MARK ON THE FACE OF THIS PLAT AND ARE MARK WITH 5/8" IRON RODS.

TRACT A & B

TRACT A & B ARE DESIGNATED AS COMMON AREA FOR THE PURPOSE OF OPEN GREEN SPACE.

FILED

SEP 21 2004
Randy Roberts
COUNTY CLERK



Klein & Assoc.

LAND SURVEYING
1412 13th Street
Hood River, Oregon 97031
Tel: (541)386-3322
DATE SURVEYED: AUG. 2004
JOB NO.: 04049

SEP. 0 8 2004

Certified to be a true and correct copy of the ORIGINAL
Deed of Records & Assessments
by Antonia Deputy