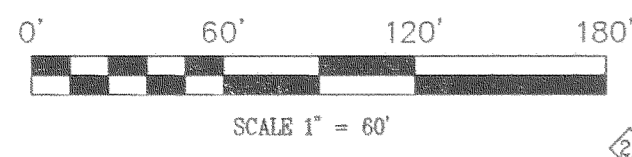


FILED  
RECORDS AND ASSESSMENT  
HOOD RIVER CO.  
Feb 10 10 37 AM '05

20050654



CITY MON. A-10  
FD. 1/2" IRON PIPE  
IN WATER CASE  
VISITED IN 2000

# KATIE LANE SUBDIVISION PHASE II

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

### 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 II 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.

*[Signature]*  
HOOD RIVER COUNTY DIRECTOR OF BUDGET AND FINANCE AND TAX COLLECTOR

*[Signature]*  
HOOD RIVER COUNTY DIRECTOR OF RECORDS AND ASSESSMENTS

The annexed map of the KATIE LANE SUBDIVISION PHASE II was examined and approved by me. this 7<sup>th</sup> day of February, 2005

*[Signature]*  
HOOD RIVER COUNTY SURVEYOR

The annexed map of the KATIE SUBDIVISION PHASE II was examined and approved by me. this 14<sup>th</sup> day of Feb. 2005

*[Signature]*  
CHAIRPERSON, HOOD RIVER COUNTY COMMISSION

The annexed map of the KATIE LANE SUBDIVISION PHASE II was examined and approved by me. this 7<sup>th</sup> day of Feb. 2005

*[Signature]*  
HOOD RIVER COUNTY COMMISSION

The annexed map of the KITTS SUBDIVISION PHASE II was examined and approved by me. this 11<sup>th</sup> day of Feb. 2005

*[Signature]*  
HOOD RIVER COUNTY COMMISSION

The annexed map of the KATIE LANE SUBDIVISION PHASE II was examined and approved by me. this 26<sup>th</sup> day of February, 2005

*[Signature]* *[Signature]*  
MAYOR CITY RECORDER

The annexed map of the KATIE LANE SUBDIVISION PHASE II was examined and approved by me. this 7<sup>th</sup> day of Feb. 2005

*[Signature]*  
HOOD RIVER CITY PLANNING DIRECTOR

The annexed map of the KATIE LANE SUBDIVISION PHASE II was examined and approved by me. this 7<sup>th</sup> day of FEB. 2005

*[Signature]*  
CITY ENGINEER

FILED FOR RECORD

this 10<sup>th</sup> day of Feb. 2005

*[Signature]*  
HOOD RIVER COUNTY DIRECTOR OF RECORDS AND ASSESSMENTS

**FILED**

FEB 15 2005

*[Signature]*  
CITY ENGINEER



## Klein & Assoc.

LAND SURVEYING  
1412 13th Street  
Hood River, Oregon 97031  
Tel: (541)386-3322  
DATE SURVEYED: Jan. 2005  
JOB NO.: 05005

### 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 II, 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 is at the Northeast corner of Lot 6 of KATIE LANE SUBDIVISION PHASE II, which point is 657.00 feet North and 174.26 feet West of the Southeast corner of lot 2A of ADAMS PARADISE ACREAGE. Thence North 89°08'56" West parallel with the North line of Lot 2A of ADAMS PARADISE ACREAGE a distance of 64.17 feet; thence South 00°05'38" West a distance of 42.49 feet; thence South 89°48'12" East a distance of 32.07 feet; thence South 00°03'31" West a distance of 59.99 feet; thence North 89°56'29" East a distance of 67.19 feet; thence North 04°23'50" East a distance of 101.23 feet; thence North 89°08'56" West a distance of 42.86 feet to the INITIAL POINT.

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

*[Signature]*  
Anthony C. Klein PLS 932  
This 7<sup>th</sup> day of Feb. 2005

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 17, 1970  
ANTHONY C. KLEIN  
932  
Expires 6-30-05

### 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 II. 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.

*[Signature]*  
Cottage Housing, LLC

### ACKNOWLEDGMENTS

BE IT REMEMBERED That on this 10<sup>th</sup> day of February, 2005, 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.

*[Signature]*  
NOTARY PUBLIC FOR STATE OF OREGON  
County of Hood River

My Commission Number 357239  
My Commission Expires June 1, 2006

### EASEMENT OF RECORD

- 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)

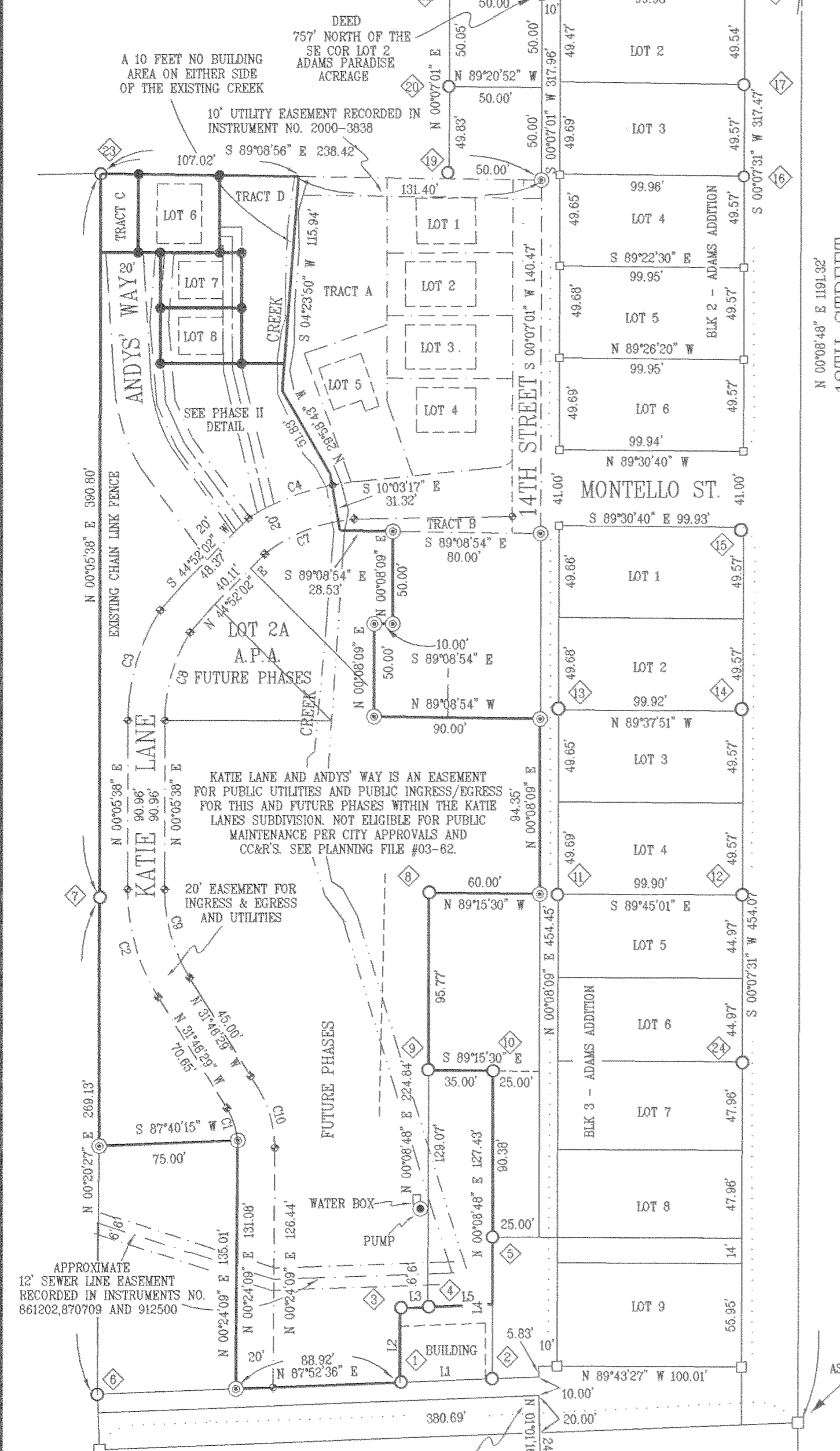
### NARRATIVE OF SURVEY

THE OUT BOUNDARY OF KATIE LANE SUBDIVISION WAS PERFORM 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 II OF SAID KATIE LANE SUBDIVISION SEE THE FACE OF THIS PLAT FOR DETAILS.

SHEET 1 OF 2

RA: 2-11-05 1400

CS 2005 014-1



- ### 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 NOTED
  - = CALCULATED CORNER
  - ◆ = CALCULATED POINT ALONG ROAD AND CENTER OF EASEMENTS
  - ⊠ = EXTERIOR OF EXISTING HOUSE
  - = CENTERLINE OF EASEMENT AS NOTED
  - - - = BOUNDARY PHASE I LOTS

FILED  
REGGERS AND ASSOCIATES  
HOOD RIVER, OREGON  
FEB 10 10 37 AM '05

# KATIE LANE SUBDIVISION PHASE II

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

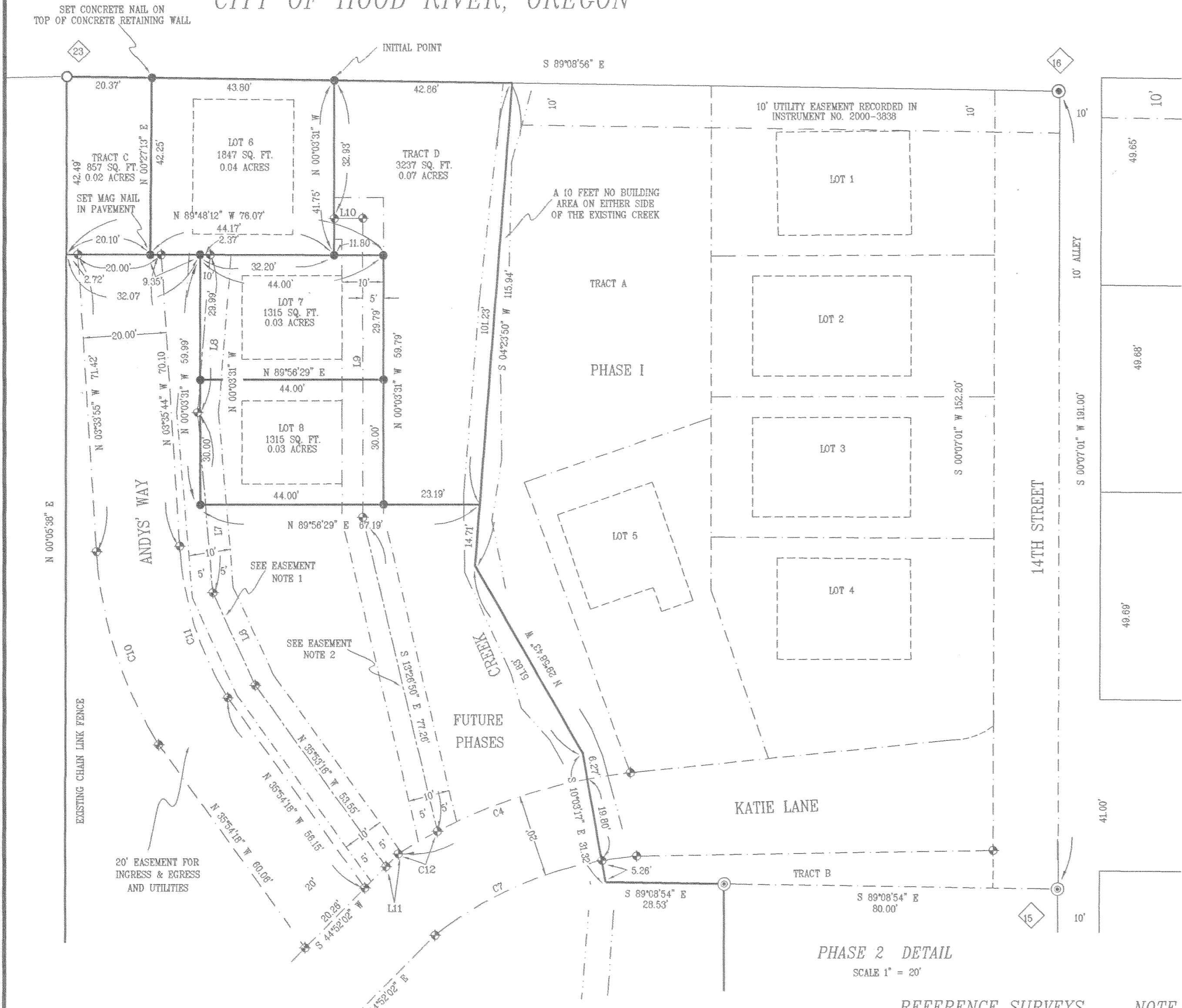
20050654

**FILED**

FEB 15 2005

*Paul Klein*  
JULY 17, 1970  
CLERK

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'
L6	N 24°44'16" W	24.37'
L7	N 04°48'36" W	43.46'
L8	N 04°31'47" E	37.87'
L9	N 00°03'31" W	71.72'
L10	N 90°00'00" W	6.79'
L11	N 44°52'02" E	4.29'

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"
C10	98.06'	49.06'	48.55'	S 17°55'41" E	28°39'55"
C11	78.06'	38.46'	38.07'	S 17°42'28" E	28°13'29"
C12	130.06'	10.82'	10.82'	N 60°05'12" E	04°46'03"

**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 II, EXCEPTING THEREFROM LOTS 6 THROUGH 8.

**RESIDENTIAL UNITS LOTS**

LOTS DESIGNATED FOR FEE SIMPLE OWNERSHIP AS RESIDENTIAL UNITS ARE LOTS 6 THROUGH 8. EACH FEE SIMPLE RESIDENTIAL LOT BOUNDARY IS MARK ON THE FACE OF THIS PLAT WITH A 5/8" X 30" IRON ROD WITH PLASTIC CAPS.

**TRACT C & D**

TRACT C IS DESIGNATED AS COMMON AREA FOR ROAD PURPOSES AND UTILITIES FOR LOTS WITHIN THIS SUBDIVISION  
TRACT D IS DESIGNATED AS COMMON AREA 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, 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.

**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 NOTED
- = CALCULATED CORNER
- ⊕ = CALCULATED POINT ALONG ROAD AND CENTER OF EASEMENTS EXCEPT AS NOTED
- ⊞ = EXTERIOR OF EXISTING HOUSE
- = CENTERLINE OF EASEMENT AS NOTED
- - - = BOUNDARY PHASE I LOTS

**PHASE 2 DETAIL**  
SCALE 1" = 20'

**MONUMENT DESCRIPTION**

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

**REFERENCE SURVEYS**

KATIE LANE SUBDIVISION PHASE I  
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 #2003663  
WYEAST SURVEYS CS #93045  
WYEAST SURVEYS CS #00093  
SPINNAKER SURVEYS CS #95038

**NOTE TRACT C & D**

TRACT C AND D ARE DESIGNATED AS COMMON AREA FOR THE PURPOSE OF OPEN SPACE.

**EASEMENT NOTES**

- 10 FEET WIDE UTILITY EASEMENT BEING 5 FEET ON EITHER SIDE OF THE CENTERLINE SHOWN ON THE FACE OF THE PLAT
- 10 FEET SANITARY SEWER LINE EASEMENT BEING 5 FEET ON EITHER SIDE OF THE CENTERLINE SHOWN ON THE FACE OF THIS PLAT.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 17, 1970  
ANTHONY C. KLEIN  
932

Expires 6-30-05



**Klein & Assoc.**

LAND SURVEYING  
1412 13th Street  
Hood River, Oregon 97031  
Tel: (541)386-3322  
DATE SURVEYED: Jan. 2005  
JOB NO.: 05005