

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 IV 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 KATIE LANE SUBDIVISION PHASE IV was examined and approved by me, on this 3rd day of January, 2006

Ronald Toth HOOD RIVER COUNTY SURVEYOR

The annexed map of the KATIE SUBDIVISION PHASE IV was examined and approved by me, on this 17th day of Jan, 2006

Paul Adams CHAIRPERSON, HOOD RIVER COUNTY COMMISSION

The annexed map of the KATIE LANE SUBDIVISION PHASE IV was examined and approved by me, on this 17th day of JAN, 2006

HOOD RIVER COUNTY COMMISSION

The annexed map of the KATIE LANE SUBDIVISION PHASE IV was examined and approved by me, on this 17th day of Jan, 2006

HOOD RIVER COUNTY COMMISSION

The annexed map of the KATIE LANE SUBDIVISION PHASE IV was examined and approved by me, on this 17 day of Jan, 2006

HOOD RIVER COUNTY COMMISSION

The annexed map of the KATIE LANE SUBDIVISION PHASE IV was examined and approved by me, on this 17 day of Jan, 2006

HOOD RIVER COUNTY COMMISSION

The annexed map of the KATIE LANE SUBDIVISION PHASE IV was examined and approved by me, on this 12th day of January 2006

Jean M. Hadley MAYOR

The annexed map of the KATIE LANE SUBDIVISION IV was examined and approved by me, on this 10th day of January, 2006

Cynthia A. Walbridge HOOD RIVER CITY PLANNING DIRECTOR

The annexed map of the KATIE LANE SUBDIVISION PHASE IV was examined and approved by me, on this 10th day of January, 2006

David H. Best CITY ENGINEER

FILED FOR RECORD

this 20th day of January 2006

HOOD RIVER COUNTY DIRECTOR OF RECORDS AND ASSESSMENTS

KATIE LANE SUBDIVISION PHASE IV

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 10E 35 AA

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 IV. 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.

Greg Crafts / Michael Kitts partners Cottage Housing, LLC

ACKNOWLEDGMENTS

BE IT REMEMBERED, that on this 30th day of December, 2005, before me a Notary Public in and for said State of Oregon personally appeared Greg Crafts and 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.

Heise Endow 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 KATIE LANE SUBDIVISION PHASE IV, AND THAT FOR THE INITIAL POINT OF THE SURVEY, I SET A 5/8" BY 30" IRON ROD WITH CAP STAMPED KLEIN & ASSOC. 59002 LS, SAID IRON ROD IS AT THE SOUTHWEST CORNER OF LOT 14 PHASE III AND THE EASTERLY RIGHT OF WAY OF KATIE LANE AS RECORDED IN KATIE LANE SUBDIVISION, WHICH POINT WHEN MEASURED FROM THE SOUTHEAST CORNER OF LOT 2A ADAMS PARADISE ACRES IS 239.31 FEET NORTH ALONG THE EAST LINE OF SAID LOT 2A AND WEST AT RIGHT ANGLE TO SAID EAST LINE A DISTANCE OF 196.37 FEET; THENCE NORTH 77°51'12" EAST ALONG THE SOUTH LINE OF LOT 14 AND A PORTION OF TRACT F OF OF KATIE LANE SUBDIVISION PHASE III A DISTANCE OF 94.50 FEET TO A POINT IN THE CENTERLINE OF AN UNNAMED CREEK; THENCE FOLLOWING SAID UNNAMED CREEK SOUTH 17°30'14" EAST A DISTANCE OF 148.86 FEET; THENCE LEAVING SAID UNNAMED CREEK SOUTH 74°59'33" WEST A DISTANCE OF 87.53 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF KATIE LANE; THENCE NORTHERLY ALONG THE EAST RIGHT OF WAY OF SAID KATIE LANE ALONG THE FOLLOWING COURSES, THENCE NORTH 00°24'09" EAST A DISTANCE OF 39.58 FEET; THENCE ON A CURVE LEFT WITH A RADIUS OF 60.00 FEET, ARC LENGTH OF 33.70 FEET, DELTA ANGLE OF 32°10'39", A CHORD THAT BEARS NORTH 15°41'10" WEST A DISTANCE OF 33.25 FEET; THENCE NORTH 31°46'29" WEST A DISTANCE OF 70.65 FEET; THENCE ON A CURVE RIGHT WITH A RADIUS OF 90.00 FEET, ARC LENGTH OF 14.72 FEET, DELTA ANGLE OF 09°22'27", A CHORD THAT BEARS NORTH 27°05'16" WEST A DISTANCE OF 14.71 FEET, BACK TO THE INITIAL POINT.

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

James M. Klein 59002 LS This 29 day of December 2005

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 TRACT I

RESIDENTIAL UNITS LOTS

LOTS DESIGNATED FOR FEE SIMPLE OWNERSHIP AS RESIDENTIAL UNITS ARE LOTS 15 THROUGH 19. 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 I

TRACT I IS 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 20044230 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

JAN 25 2006

Ronald Toth

REGISTERED PROFESSIONAL LAND SURVEYOR

JAMES M. KLEIN OREGON JULY 12, 2005 JAMES M. KLEIN 59002 Expires 6-30-07



Klein & Assoc.

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

OWNER COTTAGE HOUSING, LLC

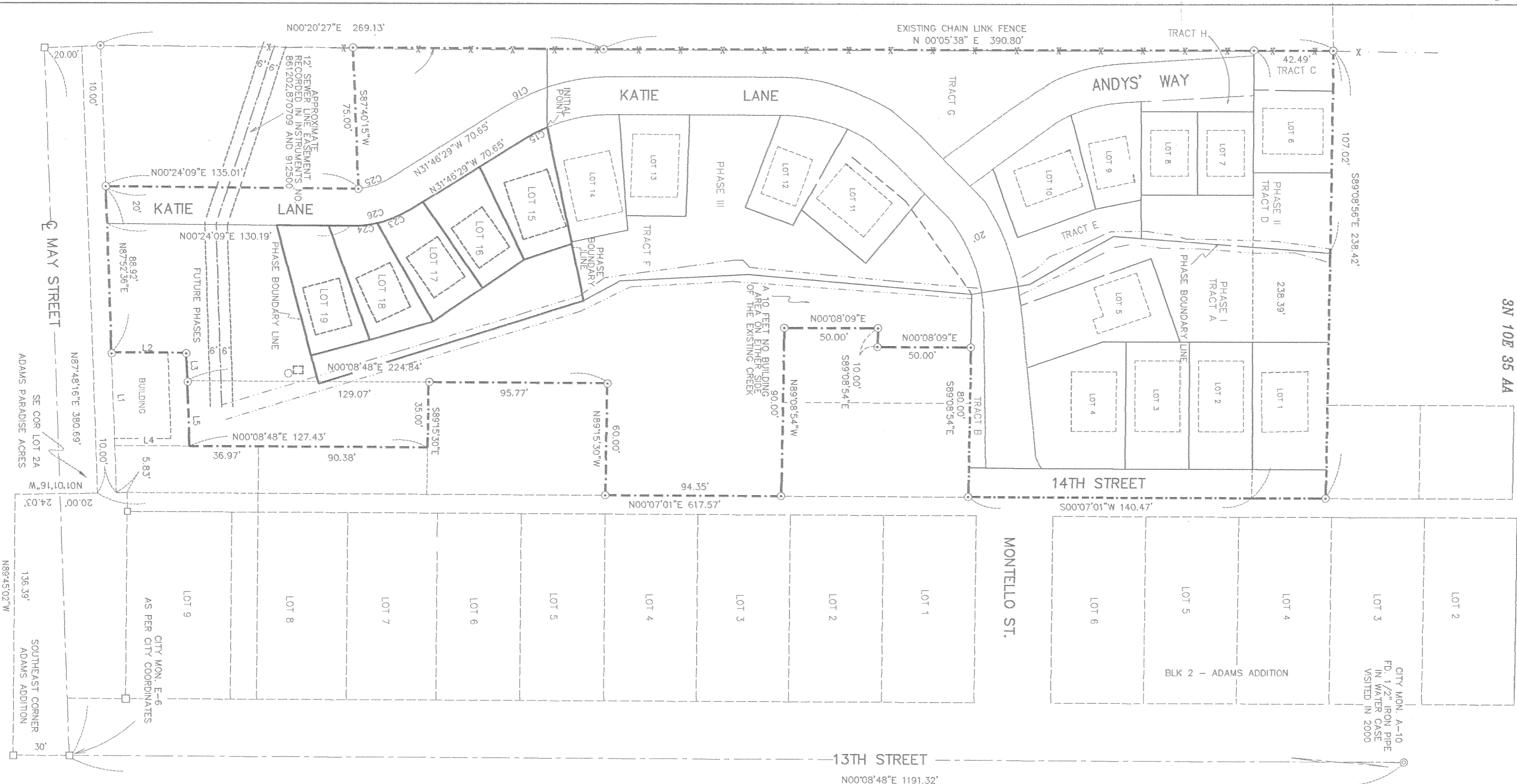
SURVEY PERFORMED FOR: COTTAGE HOUSING, LLC CLIENT: MIKE KITTS DATE: NOVEMBER 2005 PROJECT: 05-0-44 FILE: 05044PHASE IV.DWG DRAFT: JMK

SHEET 1 OF 3 WILLAMETTE MERIDIAN HOOD RIVER COUNTY, OREGON

Table with 3 columns: Section (1/4 SEC), Township (T.), Range (R.). Row 1: 35AA, 3N., 10E.

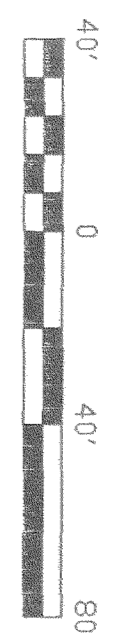
KATIE LANE SUBDIVISION PHASE IV

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 10E 35 AA



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
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°57'55"
C17	90.00'	35.33'	35.11'	N 11°09'13" W	22°29'40"
C18	110.00'	35.02'	34.87'	N 09°01'58" W	18°17'31"
C19	80.00'	19.39'	19.30'	S 22°31'02" E	18°30'54"
C20	40.00'	18.40'	18.42'	S 06°23'41" E	13°59'45"
C25	40.00'	33.70'	33.25'	N 15°41'10" W	32°10'59"
C26	60.00'	33.70'	33.25'	N 15°41'10" W	32°10'59"

LINE	BEARING	DISTANCE
L1	N 87°34'47" E	49.99'
L2	N 00°04'59" E	40.00'
L3	N 02°58'59" E	74.99'
L4	N 87°48'36" E	35.00'
L5	N 87°48'36" E	35.00'



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

LEGEND

- = SET 5/8" IR. WITH PLASTIC CAP MARKED OR #59002. EXCEPT AS NOTED
- = FOUND KLEIN & ASSOC. 5/8" X 30" IRON ROD WITH PLASTIC CAP AS PER PHASE III KATIE LANE SUBDIVISION.
- ⊙ = FOUND MONUMENT AS NOTED
- = CALCULATED CORNER
- ⊞ = EXTERIOR OF EXISTING HOUSE
- = OUT BOUNDARY PERFORMED BY KLEIN & ASSOC. CS # 2004-021
- = EDGE OF CREEK
- - - = EDGE OF EASEMENT
- X = FENCE
- CS # = COUNTY SURVEY NUMBER

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

REFERENCE SURVEYS

KLEIN & ASSOC. CS# 2004 - 021
KATIE LANE SUBDIVISION PHASE I, II & III

ROAD NOTE

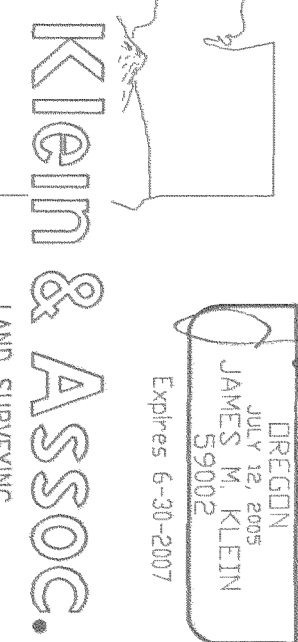
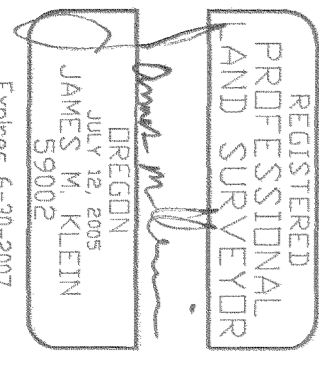
KATIE LANE AND ANDYS WAY IS AN EASEMENT FOR PUBLIC UTILITIES AND PUBLIC INGRESS FOR THIS AND FUTURE PHASES WITHIN THE KATIE LANE SUBDIVISION. NOT ELIGIBLE FOR PUBLIC MAINTENANCE PER CITY APPROVALS AND CORDRS. SEE PLANNING FILE #03-62.

MONUMENT NOTE

SEE OUT BOUNDARY PERFORMED BY KLEIN & ASSOC. CS # 2004-021 FOR MONUMENTS FOUND ALONG PERIMETER

FILED

JAN 25 2006
Randy Wells
RECORDS & ASSOCIATES
HOOD RIVER, OR.



SURVEY PERFORMED FOR: COTTAGE HOUSING, LLC
CLIENT: MIKE KITTS
DATE: NOVEMBER 2005
PROJECT: 05-0-44
FILE: 05044PHASE IV.DWG
DRAFT: JMK

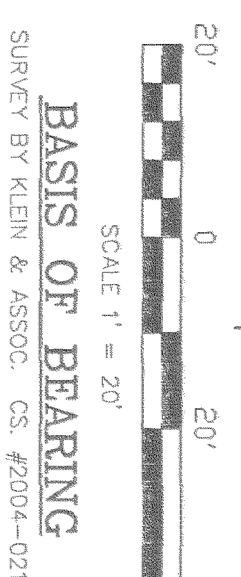
OWNER
COTTAGE HOUSING, LLC
SHEET 2 OF 3
WILLAMETTE MERIDIAN
HOOD RIVER COUNTY, OREGON
1/4 SEC. T. R.
35AA 3N. 10E.

KATIE LANE SUBDIVISION PHASE IV

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
3RD 10TH 35TH AA

CS 2006 008-3

LOT	AREA
LOT 15	2,017 SQ. FT.
LOT 16	1,733 SQ. FT.
LOT 17	1,691 SQ. FT.
LOT 18	1,831 SQ. FT.
LOT 19	2,013 SQ. FT.
TRACT I	2973 SQ. FT.



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	BEAT ANGLE
C15	80.00	14.72	14.71	N 2705.16° W	09222.27°
C16	110.00	26.16	26.10	N 2457.41° W	13737.35°
C17	90.00	35.33	35.11	N 1109.13° W	22729.40°
C18	110.00	35.92	34.87	N 0921.08° W	18142.31°
C19	80.00	19.31	19.27	S 625.02° E	15303.24°
C20	40.00	18.40	18.25	S 1624.18° E	26212.27°
C25	60.00	33.70	33.25	N 1541.10° W	32710.39°

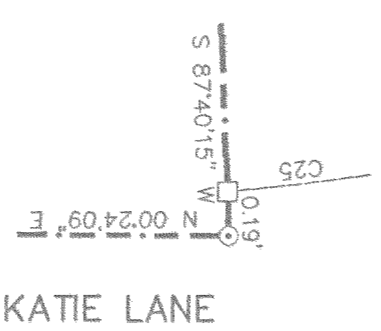
LINE	BEARING	DISTANCE
2	N 00°45'58" E	40.00'
13	N 87°48'38" E	14.99'

NOTE TRACT I.
TRACT I IS DESIGNATED AS COMMON AREA FOR THE PURPOSE OF OPEN SPACE.

EASEMENT NOTE
A 10' UTILITIES EASEMENT PARALLEL TO THE EASTERLY RIGHT OF WAY OF KATIE LANE SUBDIVISION THROUGH LOT 15-19.

LEGEND

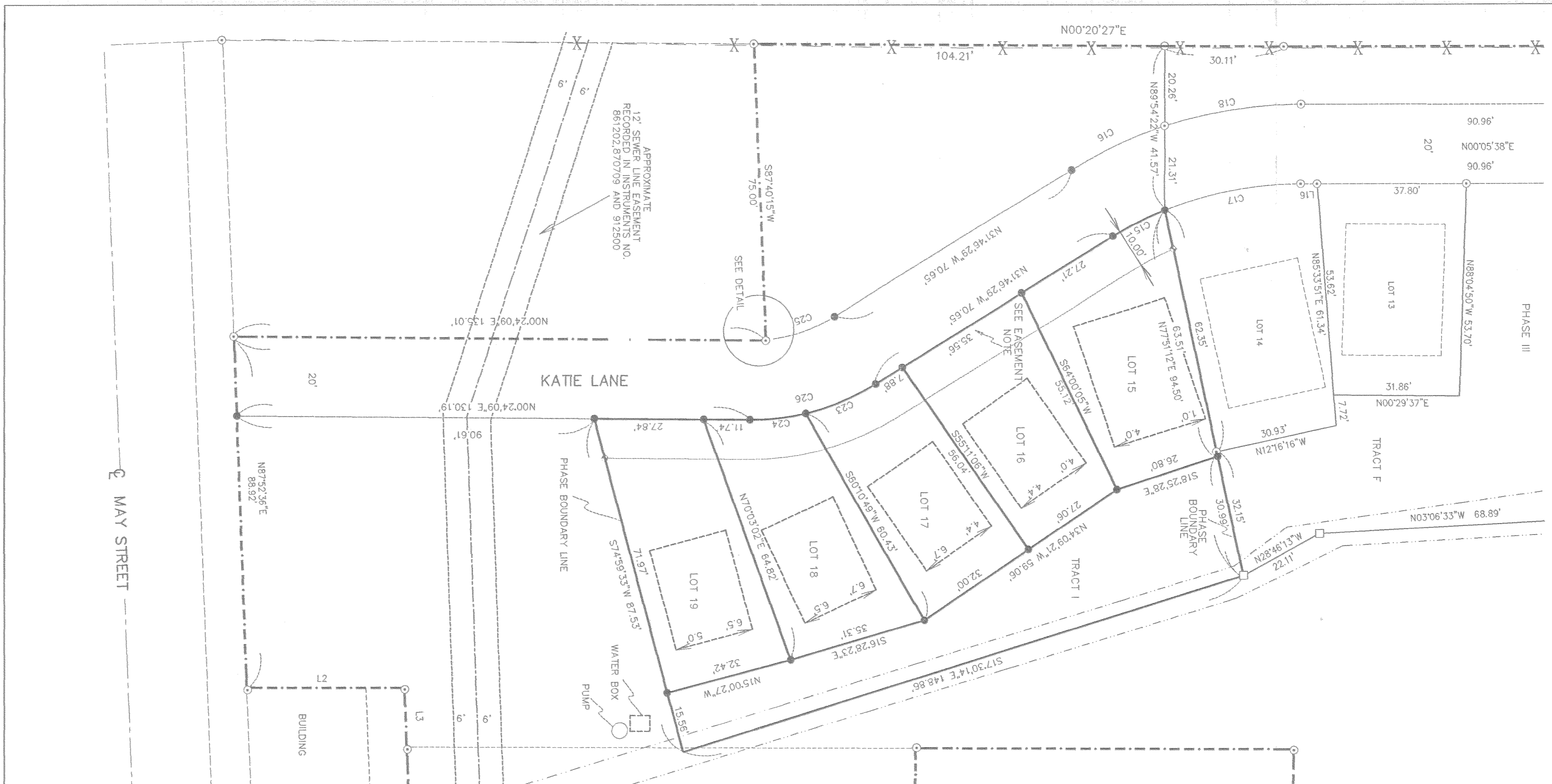
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- CL = CHORD LENGTH
- ▭ = EXTERIOR OF EXISTING HOUSE
- = OUT BOUNDARY PERFORMED BY KLEIN & ASSOC. CS # 2004-021
- - - = EDGE OF CREEK
- - - = EDGE OF EASEMENT
- - - = FENCE
- - - = BUILDING OFFSET FROM PROPERTY LINE
- CS # = COUNTY SURVEY NUMBER



FILED

JAN 25 2006

Paul J. Klein
REGISTERED PROFESSIONAL LAND SURVEYOR



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

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CLIENT: MIKE KITTS
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SHEET 3 OF 3
WHAUETTE MERIDIAN
HOOD RIVER COUNTY, OREGON
1/4 SEC. T. R.
35AA 3N. 10E
CS 2006 008-3

