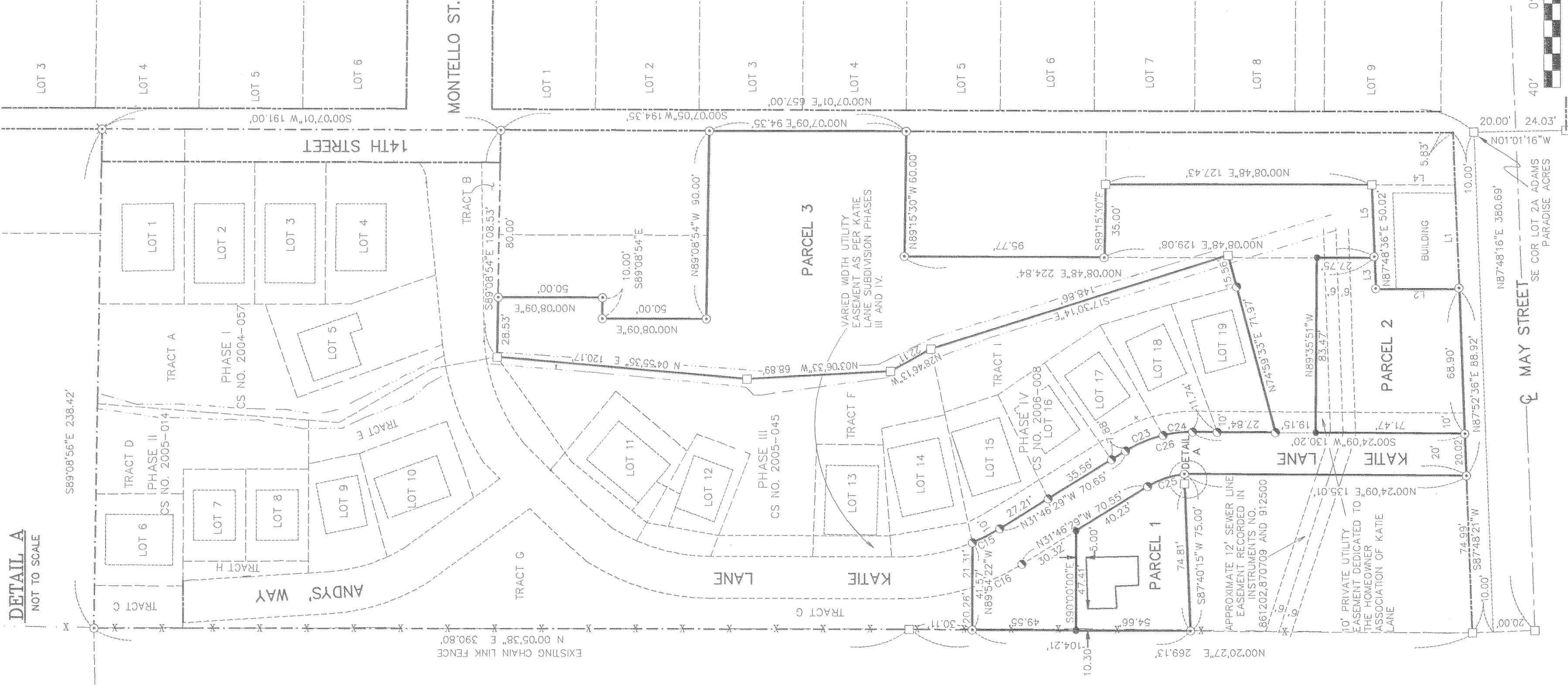


PARTITION PLAT

BEING A PORTION OF KATIE LANE SUBDIVISION
LOCATED IN THE 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 44

DETAIL A
NOT TO SCALE



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 KLEIN & ASSOCIATES CS # 2001-021
- FOUND KLEIN & ASSOCIATES 5/8" X 30" IRON ROD WITH PLASTIC CAP AS PER KLEIN & ASSOCIATES CS NO. 2006-008
- CALCULATED CORNER, NOT MONUMENTED OR FOUND
- ▭ EXTERIOR OF EXISTING HOUSE
- OUT BOUNDARY PERFORMED BY KLEIN & ASSOCIATES CS # 2004-021 AND EXTERIOR BOUNDARY OF KATIE LANE SUBDIVISION
- - - EDGE OF CREEK
- - - EDGE OF EASEMENT
- - - BUILDING OFFSET FROM PROPERTY LINE
- 5.0' --- FENCE
- X --- COUNTY SURVEY NUMBER
- CS NO. = COUNTY SURVEY NUMBER

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PARTITION THE REMAINING AREA OF KATIE LANE SUBDIVISION INTO THREE SEPARATE INDIVIDUAL LOTS AS SHOWN HEREIN. SEE KLEIN & ASSOCIATES OUT BOUNDARY AS RECORDED IN CS NO. 2004-021 AND KATIE LANE SUBDIVISION PHASE I, II, III, IV.

EASEMENT NOTE

A 10' PRIVATE UTILITIES EASEMENT PARALLEL WITH THE EASTERLY LINE OF KATIE LANE THROUGH PARCEL 2 & 3.

ROAD NOTE

KATIE LANE IS AN EASEMENT FOR PUBLIC UTILITIES AND PUBLIC INGRESS AND EGRESS. 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 # 2004-021 FOR MONUMENTS FOUND ALONG PERIMETER

AREA NOTE:

PARCEL	OLD AREA	NEW AREA
PARCEL 1	3367 SQ. FT 0.08 ACRES	3367 SQ. FT 0.08 ACRES
PARCEL 2	39639 SQ. FT. 0.91 ACRES	5223 SQ. FT. 0.12 ACRES
PARCEL 3		31117 SQ. FT. 0.71 ACRES INCLUDING RIGHT-OF-WAY

LINE TABLE

LINE	BEARING	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
L1	N 87°34'47" E	14.72'	14.71'	N 27°05'16" W	09°22'27"
L2	N 00°04'59" E	26.10'	26.10'	N 24°57'41" W	13°37'35"
L3	N 87°48'36" E	35.33'	35.11'	N 11°09'13" W	22°29'40"
L4	N 00°08'47" E	19.30'	19.30'	N 09°01'38" W	18°14'31"
L5	N 87°48'36" E	35.03'	34.87'	S 22°31'02" E	18°30'54"

CURVE TABLE

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'	26.10'	26.10'	N 24°57'41" W	13°37'35"
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"
C23	60.00'	19.39'	19.30'	S 22°31'02" E	18°30'54"
C24	60.00'	14.31'	14.27'	S 06°25'43" E	13°39'45"
C25	40.00'	18.40'	18.37'	S 18°30'02" E	26°21'27"
C26	60.00'	33.70'	33.25'	N 15°41'10" W	32°10'39"

FILED

JUN 8 2006
Hood River, Oregon

REGISTERED
PROFESSIONAL
LAND SURVEYOR

JAMES M. KLEIN
52002

Expires 6-30-2007

KLEIN & ASSOC.

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

SCALE 1" = 40'

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

KLEIN & ASSOCIATES, MAKES NO WARRANTY AS TO MATTERS OF UNWRITTEN TITLE, ADVERSE, POSSESSION, ESTOPPEL, ACQUESCENCE.

OWNER
COTTAGE HOUSING, LLC

SURVEY PERFORMED FOR:
CLIENT: COTTAGE HOUSING, LLC
DATE: JUNE 2006
PROJECT: 05-0-44
FILE: 05044P.P.DWG
DRAFT: JMK

SHEET 1 OF 1
WILLAMETTE MERIDIAN
HOOD RIVER COUNTY, OREGON

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

CS 2006 051

Verified to be a true and correct copy of the Original
Dept. of Records & Assessments
by L. May Deputy

FILED
RECORDS AND ASSESSMENT
HOOD RIVER CO.

2006 JUN -1 A 9:01

PARTITION PLAT NO. 200617P
INSTRUMENT RECEIVED ON THE 7th DAY
OF June, 2006 9:01 AT 9 AM
James M. Klein (clock)
HOOD RIVER COUNTY DIRECTOR OF RECORDS
AND ASSESSMENTS

SURVEYS 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 THIS PARTITION PLAT. THE BOUNDARIES BEING DESCRIBED IN INSTRUMENT NO. 20041754 AND 20040240, TO COTTAGE HOUSING, LLC, EXCEPTING THEREFORE PHASES I, II, III AND IV OF KATIE LANE SUBDIVISION.

James M. Klein
JAMES M. KLEIN PLS. 59002

ACKNOWLEDGMENTS

WE THE OWNERS OF THE LAND SHOWN HEREIN, HEREBY DECLARE THAT THIS DIVISION OF LAND HAS BEEN MADE WITH OUR FREE CONSENT AND IN ACCORDANCE WITH OUR DESIRES.

Lisa Craft
COTTAGE HOUSING, LLC DATE 6/6/06

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON June 6, 2006, BY THE ABOVE SIGNED

Lisa Craft
Linda R. Dwyer
NOTARY SIGNATURE
Linda R. Dwyer
NOTARY PUBLIC

STATE OF Oregon
COUNTY OF Hood River
COMMISSION NO. 3923LS
MY COMMISSION EXPIRES 6/27/09

APPROVALS

I HEREBY CERTIFY THAT ALL TAXES AND ASSESSMENT DUE HEREON HAVE BEEN FULLY PAID AS REQUIRED BY LAW.

David R. Koenig
HOOD RIVER COUNTY DIRECTOR OF BUDGET AND FINANCE.

I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS 6th DAY OF June, 2006.

Rachel J. Tate
HOOD RIVER COUNTY SURVEYOR

I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS 6th DAY OF JUNE, 2006.

Cynthia A. Walbridge
CITY OF HOOD RIVER CITY PLANNING DIRECTOR