

FOUND 3" BRASS CAP @ NW CORNER OF GOV'T LOT 6 AND THE NORTH 1/16 CORNER BETWEEN SECTIONS 34 AND 35

MAY STREET
N 89°42'05" E

A POINT ON THE NORTH LINE OF GOVERNMENT LOT 6.

HOOD RIVER COUNTY SURVEYOR'S OFFICE

CS# 2008 017
DATE FILED: 3/24/08
BY: *Randy Roberts*

LOCATION OF SURVEY:
PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, HOOD RIVER COUNTY, OREGON.

LINE	BEARING	DISTANCE
L1	N 86°27'17" E	3.13'
L2	S 85°37'16" E	20.69'

EASEMENT NOTES:
NOTE: EASEMENTS SHOWN ON AMERITITLE SUBDIVISION GUARANTEE IN BOOK 49, PAGE 338, BOOK 49, PAGE 345 AND BOOK 61, PAGE 610 OF HOOD RIVER COUNTY RECORDS ARE DESCRIBED SOUTH OF THIS TRACT.
NOTE: EASEMENT ON BOOK 41 PAGE 477 FOR PIPELINE IS UNLOCATABLE, GENERAL CALL TO THE SOUTHERN PORTION OF THIS TRACT.

WESTERLY SW CORNER OF WILLIAM JENKINS D.L.C. No. 38 CALC. POSITION AS PER TENNESON ENG. SON RISE ACRES

GENERAL NOTES:
NOTE: ALL OPEN SPACE ON PHASE 2 OF THIS PLAT SHALL BE "NO BUILD AREAS".
NOTE: ALL OPEN SPACE ON PHASE 2 OF THIS PLAT IS OWNED BY HOMEOWNERS ASSOCIATION AND IS SUBJECT TO MAINTENANCE AGREEMENT IN DECLARATION OF PLANNED COMMUNITY AS RECORDED ON DOC. NO. 2007-2570 HOOD RIVER COUNTY RECORDS.
NOTE: COTTAGE LANE (TRACT D) SHALL BE A PUBLIC UNDERGROUND UTILITY EASEMENT

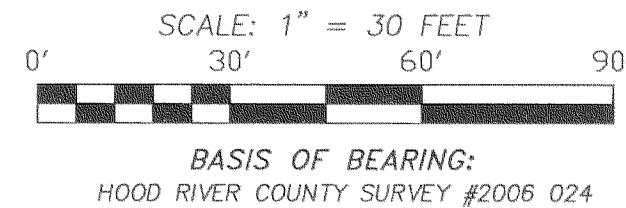
NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO REPLAT COTTAGE LANE P.U.D. (HOOD RIVER COUNTY SURVEY #2007 074) THE RECONFIGURED PLANNED UNIT DEVELOPMENT (PUD) CONTAINS 15 LOTS AS SHOWN ON THE FACE OF THIS PLAT. TO AVOID CONFUSION, THE MONUMENTS WHICH WERE SET AS A RESULT OF CS #2007 074 WERE REMOVED WITH EXCEPTION OF THE EXTERIOR BOUNDARY OF THIS TRACT.

A RECORD OF SURVEY (CS#2006-024) FOR THIS TRACT OF LAND WAS FILED WITH THE COUNTY SURVEYOR ON MARCH 30, 2006 BY KLEIN AND ASSOCIATES OF HOOD RIVER. THE DEED GAP ON THE NORTHERN BOUNDARY WAS RESOLVED BETWEEN THE ADJOINING PROPERTIES BY QUITCLAIM DEED REMOVING ALL INTEREST IN THE OPPOSITE HALF OF THE SAID GAP. THIS ACTION ONLY RESOLVES CLAIMS BETWEEN ADJOINING PROPERTIES, WHEN IN FACT THE GAP IS NOT OWNED BY EITHER PARTY, THEREFORE A THIRD PARTY OWNERSHIP IS POSSIBLE, ALTHOUGH UNLIKELY IN MY OPINION. AMERITITLE HAS ISSUED A SUBDIVISION GUARANTEE ON THE SUBJECT TRACT, AS WELL AS THE SOUTH HALF OF THE DEED GAP IN INSTRUMENT NO. 0037628. MONUMENTS WERE SET ON THE CENTERLINE OF THE DEED GAP, WHICH IS THE POSITION OF THE AGREED UPON LINE. THE MONUMENTS FOUND ON THE EAST SIDE OF THIS TRACT OF LAND EXIST WERE USED AS THE BASIS OF BEARING, AS FOR THE WEST MONUMENTS OF THIS TRACT, THE MONUMENTS WERE TIED OR SET AS PART OF PREVIOUS TERRA SURVEYS IN THE AREA.

THE SOUTH LINE OF THIS TRACT WAS DETERMINED FROM THE FOUND MONUMENTATION. THERE WAS A QUITCLAIM DEED PREPARED FOR THE AREA OF LAND NORTH OF AN EXISTING FENCE LINE. THE LEGAL DESCRIPTION CALLS TO AN EXISTING FENCE, THIS FENCE HAS BEEN FIELD TIED AND BEARING AND DISTANCES HAVE BEEN SHOWN TO PRESERVE THE INTENT OF THE QUITCLAIM DEED.

NOTE: THE BUILDINGS ARE LOCATED A MINIMUM OF 3 FEET FROM INTERIOR LOT LINES CREATING STRIPS OF OPEN SPACE WHICH COMBINED WITH THE PHASE 2 OPEN SPACE WILL MEET THE 30 PERCENT TOTAL OPEN SPACE REQUIREMENT, ALSO BUILDINGS ARE LOCATED A MINIMUM OF 10 FEET FROM PUBLIC ROADWAY.



FOUND 5/8" IRON RODS LS.72306

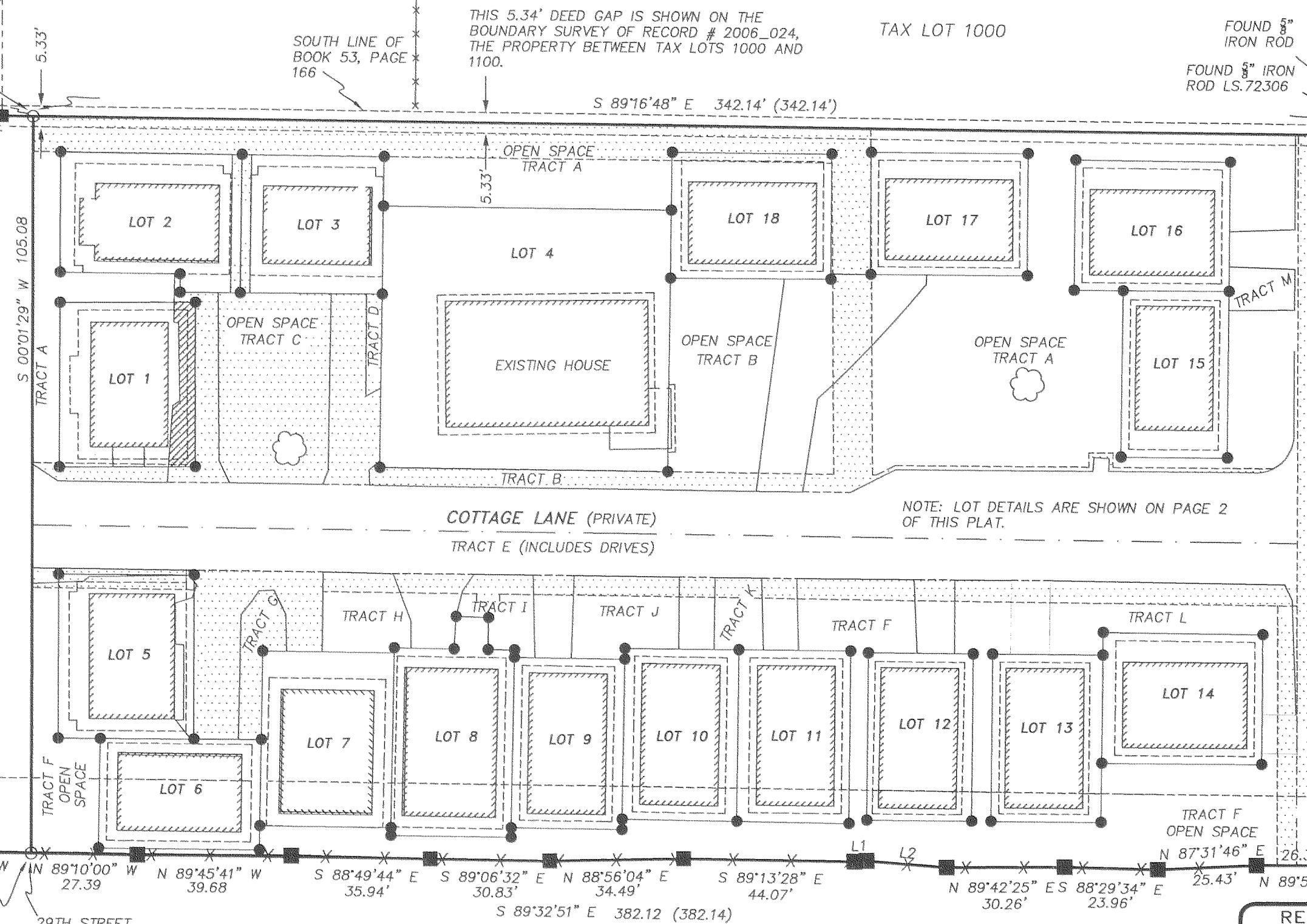
NOTE: EASEMENT ON BOOK 39 PAGE 429 FOR ROAD PURPOSES IS NOW IN AREA WHICH IS DEDICATED TO THE CITY.

NOTE: 29TH STREET AS DEDICATED TO THE CITY OF HOOD RIVER. SEE THE DECLARATION ON PAGE 2 OF HOOD RIVER PLAT #2007-074.

TAX LOT 1300

NORTHWEST CORNER OF HOWARD TRACT, RECORDED IN HOOD RIVER COUNTY DEED RECORDS BOOK 59, PAGE 118.

QUITCLAIM DEED FROM TAX LOT 1200, HOOD RIVER COUNTY RECORDED INSTRUMENT #20062703, CALLED "TO AN EXISTING FENCE" AND "ALONG SAID FENCE". THIS FENCE WAS FIELD TIED, ANGLES AND DISTANCES ARE SHOWN IN LINE TABLE ON FACE OF PLAT.



TAX LOT 1200

BOUNDARY & REPLAT SURVEY
COTTAGE LANE P.U.D.
for
COTTAGE HOUSING, LLC.,
c/o GREG CRAFTS

NOTE:
As per O.R.S. 92.120(3) I, Erik M. Carlson, certify this survey plat to be an exact copy of the original plat recorded in the county recorders office.

REGISTERED PROFESSIONAL LAND SURVEYOR

Erik M. Carlson
ERIK M. CARLSON
72306
Expires: December, 2009

TERRA SURVEYING

DATE: DECEMBER 11, 2007
SCALE: 1" = 30'
PROJECT: 207010PUD2
ASSESSORS MAP: 3N-10E-35BC
P.O. BOX 617
HOOD RIVER, OREGON 97031
PHONE & FAX: (541) 386-4531
E-Mail: terra@gorge.net

RECEIVED MAR 17 2008

CS 2008 017-1

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L3	N 89°43'45" W	10.87'	L13	N 00°59'14" E	1.29'
L4	N 89°43'45" W	35.02'	L14	N 00°49'11" E	6.18'
L5	S 00°01'11" W	4.76'	L15	N 03°39'07" E	8.40'
L6	S 88°15'57" E	8.40'	L16	S 89°36'23" E	12.57'
L7	N 00°55'18" E	8.27'	L17	N 76°55'02" E	4.09'
L8	N 00°54'38" E	2.45'	L18	S 86°22'07" E	4.20'
L9	N 00°54'38" E	1.84'	L19	S 89°35'32" E	5.00'
L10	N 00°47'19" E	2.65'	L20	S 89°35'32" E	5.00'
L11	N 00°47'19" E	2.70'	L21	S 25°08'42" W	16.44'
L12	N 00°56'14" E	1.99'	L22	N 28°39'59" W	14.35'

LOCATION OF SURVEY:

PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, HOOD RIVER COUNTY, OREGON.

GENERAL NOTES:

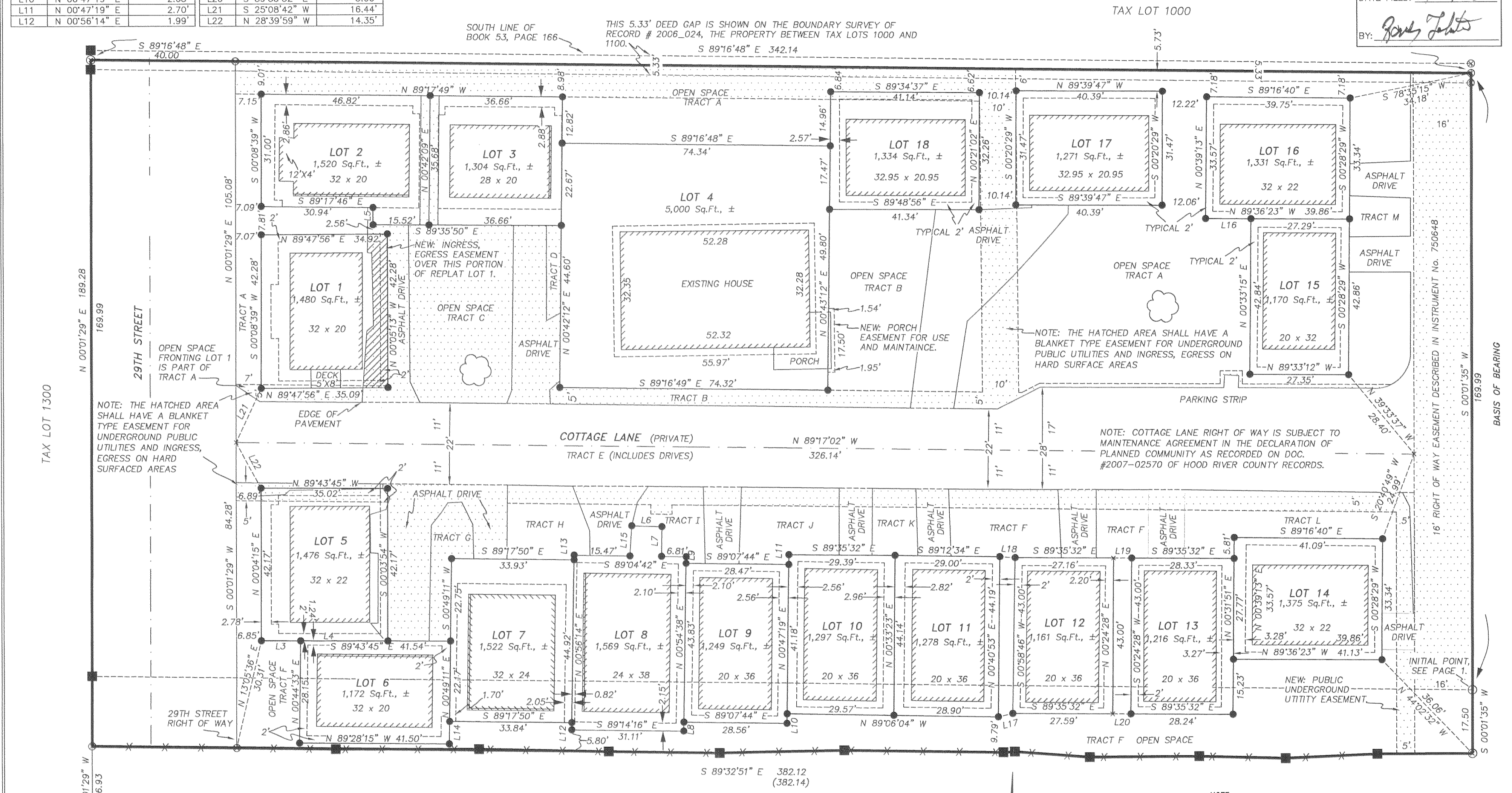
NOTE: ALL OPEN SPACE ON THIS PLAT SHALL BE "NO BUILD AREAS".
 NOTE: ALL OPEN SPACE ON THIS PLAT IS OWNED BY HOMEOWNERS ASSOCIATION AND IS SUBJECT TO MAINTENANCE AGREEMENT IN DECLARATION OF PLANNED COMMUNITY AS RECORDED ON DOC. NO. 2007-02570 HOOD RIVER COUNTY RECORDS.
 NOTE: COTTAGE LANE SHALL BE A PUBLIC UNDERGROUND UTILITY EASEMENT.

HOOD RIVER COUNTY SURVEYOR'S OFFICE

CS# 2008 017

DATE FILED: 3/24/08

BY: *[Signature]*



NOTE: THE HATCHED AREA SHALL HAVE A BLANKET TYPE EASEMENT FOR UNDERGROUND PUBLIC UTILITIES AND INGRESS, EGRESS ON HARD SURFACED AREAS

NOTE: THE HATCHED AREA SHALL HAVE A BLANKET TYPE EASEMENT FOR UNDERGROUND PUBLIC UTILITIES AND INGRESS, EGRESS ON HARD SURFACED AREAS

NOTE: COTTAGE LANE RIGHT OF WAY IS SUBJECT TO MAINTENANCE AGREEMENT IN THE DECLARATION OF PLANNED COMMUNITY AS RECORDED ON DOC. #2007-02570 OF HOOD RIVER COUNTY RECORDS.

OPEN SPACE ACREAGE CALCULATION
 TOTAL LOT AREA OF LOT 1100 (INCLUDING 29TH STREET AS PART OF TAX LOT 1100 FROM ORIGINAL CALCULATIONS = 72,202 Sq.Ft. (SQUARE FEET)
 30% OF TOTAL = 21,660 Sq.Ft.

TRACT A	9,530± Sq.Ft.
TRACT B	1,779± Sq.Ft.
TRACT C	1,389± Sq.Ft.
TRACT D	100± Sq.Ft.
TRACT E	15,138± Sq.Ft.*
TRACT F	5,929± Sq.Ft.
TRACT G	290± Sq.Ft.
TRACT H	432± Sq.Ft.
TRACT I	309± Sq.Ft.
TRACT J	543± Sq.Ft.
TRACT K	228± Sq.Ft.
TRACT L	1,054± Sq.Ft.
TRACT M	184± Sq.Ft.

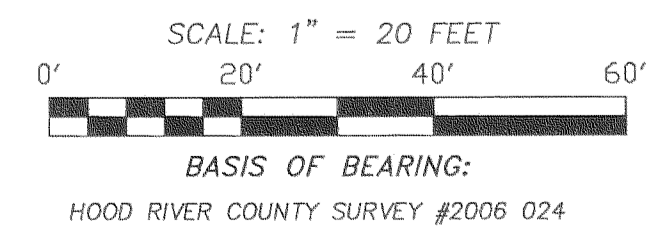
*NOTE: TRACT E IS NOT INCLUDED IN THE SUM OF OPEN SPACE.
 TOTAL OPEN SPACE = 21,767± Sq.Ft.

LEGEND:

- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP
- SET 1 1/2" ALUMINUM CAP STAMPED LS.72306
- FOUND MONUMENT OF RECORD
- CALCULATED, NOT FOUND OR SET
- () DEED OR PLAT CALL
- ⋯ EASEMENT AREA
- ▨ FIREWALLS TO BE INSTALLED
- BUILDING OVERHANG (GUTTERS)

REPLAT OF COTTAGE LANE P.U.D.
 for
COTTAGE HOUSING, LLC.,
 c/o GREG CRAFTS

35
 S 89°18'48" E 330.00
 FOUND 3" BRASS CAP @ WEST 1/4 CORNER SECTION 35



REGISTERED PROFESSIONAL LAND SURVEYOR
[Signature]
 OREGON
 December 30, 2005
 ERIK M. CARLSON
 72306
 Expires: December, 2009

TERRA SURVEYING

DATE: DECEMBER 11, 2007
 SCALE: 1" = 20'
 PROJECT: 907010REPLAT
 ASSESSORS MAP: 3N-10E-35BC
 P.O. BOX 617
 HOOD RIVER, OREGON 97031
 PHONE & FAX: (541) 386-4531
 E-Mail: terra@gorge.net

LEGAL DESCRIPTION OF THE SUBDIVISION:

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 3 NORTH OF RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, COUNTY OF HOOD RIVER AND STATE OF OREGON; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS 330.00 FEET EAST AND 347.71 FEET NORTH OF THE SOUTHWEST CORNER OF GOVERNMENT LOT 6 IN THE NORTHWEST QUARTER OF SAID SECTION 35, SAID POINT BEING SOUTH 00°01'29" WEST OF NORTHWEST CORNER OF ELSWORTH HOWARD TRACT BY DEED RECORDED JANUARY 7, 1957, IN BOOK 59, PAGE 118, DEED RECORDS HOOD RIVER COUNTY, A DISTANCE OF 18.50 FEET TO AN EXISTING FENCE; THENCE EASTERLY ALONG SAID FENCE, A DISTANCE OF 382.14 FEET TO A POINT WHICH IS SOUTH 00°01'35" WEST, 17.50 FEET FROM THE NORTHEAST CORNER OF SAID HOWARD TRACT, LAST SAID POINT ALSO BEING ON THE EAST LINE OF THAT TRACT OF LAND DESCRIBED AS PARCEL 1 IN A DEED TO WALTER W. PREDMORE ET. UX., BY DEED RECORDED JULY 26, 1949, IN BOOK 41, PAGE 4, DEED RECORDS HOOD RIVER COUNTY; THENCE NORTH 00°01'35" EAST A DISTANCE OF 187.50 FEET TO A POINT THAT BEARS NORTH 00°01'35" EAST, A DISTANCE OF 2.66 FEET FROM THE NORTHEAST CORNER OF SAID PREDMORE TRACT OF LAND; THENCE NORTH 89°16'48" WEST PARALLEL TO THE NORTH LINE OF SAID PREDMORE TRACT A DISTANCE OF 382.14 FEET TO A POINT THAT BEARS NORTH 00°01'29" EAST, A DISTANCE OF 2.66 FEET FROM THE NORTHWEST CORNER OF SAID PREDMORE TRACT; THENCE SOUTH 00°01'29" WEST A DISTANCE OF 189.28 FEET TO THE POINT OF BEGINNING.

APPROVALS:

THE REPLAT OF "COTTAGE LANE P.U.D." WAS EXAMINED AND APPROVED BY ME THIS 14th DAY OF FEBRUARY, 2008
Ronald Delato
 HOOD RIVER COUNTY SURVEYOR

THE REPLAT OF "COTTAGE LANE P.U.D." WAS EXAMINED AND APPROVED BY ME THIS 19TH DAY OF FEBRUARY, 2008
David H. Bush
 CITY OF HOOD RIVER DIRECTOR OF PUBLIC WORKS

THE REPLAT OF "COTTAGE LANE P.U.D." WAS EXAMINED AND APPROVED BY ME THIS 27 DAY OF February, 2008
James McCombe
 CITY OF HOOD RIVER RECORDER

THE REPLAT OF "COTTAGE LANE P.U.D." WAS EXAMINED AND APPROVED BY ME THIS 20th DAY OF February, 2008
Gynthia A. Walbridge
 CITY OF HOOD RIVER PLANNING DIRECTOR

THE REPLAT OF "COTTAGE LANE P.U.D." WAS EXAMINED AND APPROVED BY ME THIS 26th DAY OF FEBRUARY, 2008
David Orzech
 CITY OF HOOD RIVER MAYOR

THE REPLAT OF "COTTAGE LANE P.U.D." WAS EXAMINED AND APPROVED BY ME THIS 3rd DAY OF March, 2008
Ron Rivers
 CHAIRMAN HOOD RIVER COUNTY COMMISSIONERS

THE REPLAT OF "COTTAGE LANE P.U.D." WAS EXAMINED AND APPROVED BY ME THIS 3rd DAY OF March, 2008
Sheryl Thomas
 HOOD RIVER COUNTY COMMISSIONER

THE REPLAT OF "COTTAGE LANE P.U.D." WAS EXAMINED AND APPROVED BY ME THIS 30 DAY OF March, 2008
Keith
 HOOD RIVER COUNTY COMMISSIONER

THE REPLAT OF "COTTAGE LANE P.U.D." WAS EXAMINED AND APPROVED BY ME THIS 3rd DAY OF March, 2008
Barbara Briggs
 HOOD RIVER COUNTY COMMISSIONER

THE REPLAT OF "COTTAGE LANE P.U.D." WAS EXAMINED AND APPROVED BY ME THIS _____ DAY OF _____, 2008

 HOOD RIVER COUNTY COMMISSIONER

THE DIRECTOR OF RECORDS 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 REPLAT OF "COTTAGE LANE P.U.D." IN THE COUNTY OF HOOD RIVER AND THAT 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.

Andra A. Borow
 HOOD RIVER COUNTY DIRECTOR OF BUDGET FINANCE & TAX COLLECTOR

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

REPLAT OF COTTAGE LANE P.U.D.
 for
 COTTAGE HOUSING LLC.
 c/o GREG CRAFTS

SURVEYOR'S CERTIFICATE:

I, ERIK M. CARLSON, REGISTERED LAND SURVEYOR FOR THE STATE OF OREGON, BEING FIRST DULY SWORN, DEPOSED AND SAY THAT I HAVE CORRECTLY SURVEYED THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION AND MARKED WITH LEGAL MONUMENTS THE LAND REPRESENTED ON THE REPLAT OF "COTTAGE LANE P.U.D." HOOD RIVER COUNTY, STATE OF OREGON.

Erik M. Carlson
 ERIK M. CARLSON PLS 72306

DECLARATION OF PLANNED COMMUNITY:

THE "DECLARATION OF PLANNED COMMUNITY." FOR THE REPLAT OF "COTTAGE LANE P.U.D.", IS MADE BY COTTAGE HOUSING LLC. AND DESCRIBED IN THE HOOD RIVER COUNTY DEED INSTRUMENT FILE FOR RECORD AS MICROFILM No. ~~2007-2510~~ HOOD RIVER COUNTY, OREGON.

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENCE THAT COTTAGE HOUSING LLC., AN OREGON LIMITED LIABILITY COMPANY DOES HEREBY MAKE, ESTABLISH & DECLARE THE REPLAT MAP TO BE A TRUE & CORRECT MAP OF THE LAND OWNED & LAID OUT AS THE REPLAT OF "COTTAGE LANE P.U.D." IN ACCORDANCE WITH ORS CHAPTER 92. SAID LAND BEING MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HERETO ANNEXED AND AS SHOWN ON THIS PLAT MAP.

Greg Crafts
 GREG CRAFTS, OWNER COTTAGE HOUSING LLC.

Michael Krummel
 MICHAEL KRUMMEL, REPLAT LOT 1 OWNER

Olga Jessup
 OLGA JESSUP, REPLAT LOT 2 OWNER

Katherine Griffin
 KATHERINE GRIFFIN, REPLAT LOT 3 OWNER

Chris Ellison
 CHRIS ELLISON, REPLAT LOT 4 OWNER

Diana McCrear
 DIANA MCCREA, REPLAT LOT 5 OWNER

Lisa Merkin
 LISA MERKIN, REPLAT LOT 6 OWNER

Heather Thompson
 HEATHER THOMPSON, REPLAT LOT 7 OWNER

Eliki Thompson
 ELIKI THOMPSON, REPLAT LOT 7 OWNER

ACKNOWLEDGMENT:

STATE OF OREGON)
 COUNTY OF HOOD RIVER) SS:

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 2-13-2008

BY GREG CRAFTS AS A REPRESENTATIVE OF COTTAGE HOUSING LLC. AND

NAME OF NOTARY (PRINT) ELAINE J. VINCENT

Elaine Vincent
 SIGNATURE OF NOTARY

COMMISSION NUMBER 376691

MY COMMISSION EXPIRES: 04.08.2008

MICHAEL KRUMMEL,
 OLGA JESSUP,
 KATHERINE GRIFFIN,
 CHRIS ELLISON,
 DIANA MCCREA,
 LISA MERKIN,
 HEATHER THOMPSON
 AND ELIKI THOMPSON

JAV

HOOD RIVER COUNTY SURVEYOR'S OFFICE

CS# 2008 017

DATE FILED: 3/24/08

BY: *Ronald Delato*

NOTE:

As per O.R.S. 92.120(3) I, Erik M. Carlson, certify this survey plat to be an exact copy of the original plat recorded in the county recorders office.

FILED FOR RECORD THIS 17th DAY OF March, 2008

INSTRUMENT NO. 20080884

Deah Day - Clerk
 HOOD RIVER COUNTY DIRECTOR OF RECORDS, AND ASSESSMENTS

REFERENCES:

- HOOD RIVER COUNTY SURVEY PLAT #2007-074 AMERITITLE SUBDIVISION GUARANTEE NO. 0037628
- HOOD RIVER COUNTY SURVEY NO. 0750.
- HOOD RIVER COUNTY SURVEY NO. 0801.
- HOOD RIVER COUNTY SURVEY NO. 1139.
- HOOD RIVER COUNTY SURVEY NO. 1475.
- HOOD RIVER COUNTY SURVEY NO. 82064.
- HOOD RIVER COUNTY SURVEY NO. 99119.
- HOOD RIVER COUNTY SURVEY NO. 2001091.
- HOOD RIVER COUNTY SURVEY NO. 2006024.
- HOOD RIVER COUNTY DEED NO. 20060230
- HOOD RIVER COUNTY DEED NO. 801184
- HOOD RIVER COUNTY DEED NO. 20064565
- HOOD RIVER COUNTY DEED BOOK 49, PAGE 338
- HOOD RIVER COUNTY DEED BOOK 41, PAGE 4
- HOOD RIVER COUNTY DEED BOOK 39, PAGE 429
- HOOD RIVER COUNTY DEED BOOK 41, PAGE 477
- HOOD RIVER COUNTY DEED BOOK 59, PAGE 118
- HOOD RIVER COUNTY DEED BOOK 53, PAGE 166
- HOOD RIVER COUNTY INSTRUMENT NO. 20060649
- HOOD RIVER COUNTY INSTRUMENT NO. 20064564

REGISTERED PROFESSIONAL LAND SURVEYOR

Erik M. Carlson

OREGON
 December 30, 2005
 ERIK M. CARLSON
 72306

Expires: December, 2009

TERRA SURVEYING

DATE: DECEMBER 11, 2007
 SCALE: 1" = 30'
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 P.O. BOX 617
 HOOD RIVER, OREGON 97031
 PHONE & FAX: (541) 386-4531
 E-Mail: terra@gorge.net

Certified to be a true and correct copy of the ORIGINAL
 Dept. of Records & Assessment
 By *S. Day* Deputy