

TERRA SURVEYING  
**HULL STREET LOFTS  
 PLANNED UNIT DEVELOPMENT**

for  
**INTEGRITY BUILDING AND CONSTRUCTION, LLC, AN OREGON LIMITED LIABILITY COMPANY**

HOOD RIVER COUNTY  
 SURVEYOR'S OFFICE

CS# **2014 045**

DATE FILED: **12-1-14**

BY: *[Signature]*

**OWNER/DEVELOPER:**

MICHAEL KETLER  
 P.O. BOX 1904  
 HOOD RIVER, OREGON  
 97031

**ZONING:**  
 (C-2) GENERAL COMMERCIAL

**LEGAL DESCRIPTION OF ORIGINAL LOT:**  
 LOT 19, BLOCK 10, HULL'S SUBDIVISION, IN THE CITY OF  
 HOOD RIVER, COUNTY OF HOOD RIVER AND STATE OF  
 OREGON.

EXCEPTING THEREFROM THE EAST 8 FEET THEREOF.

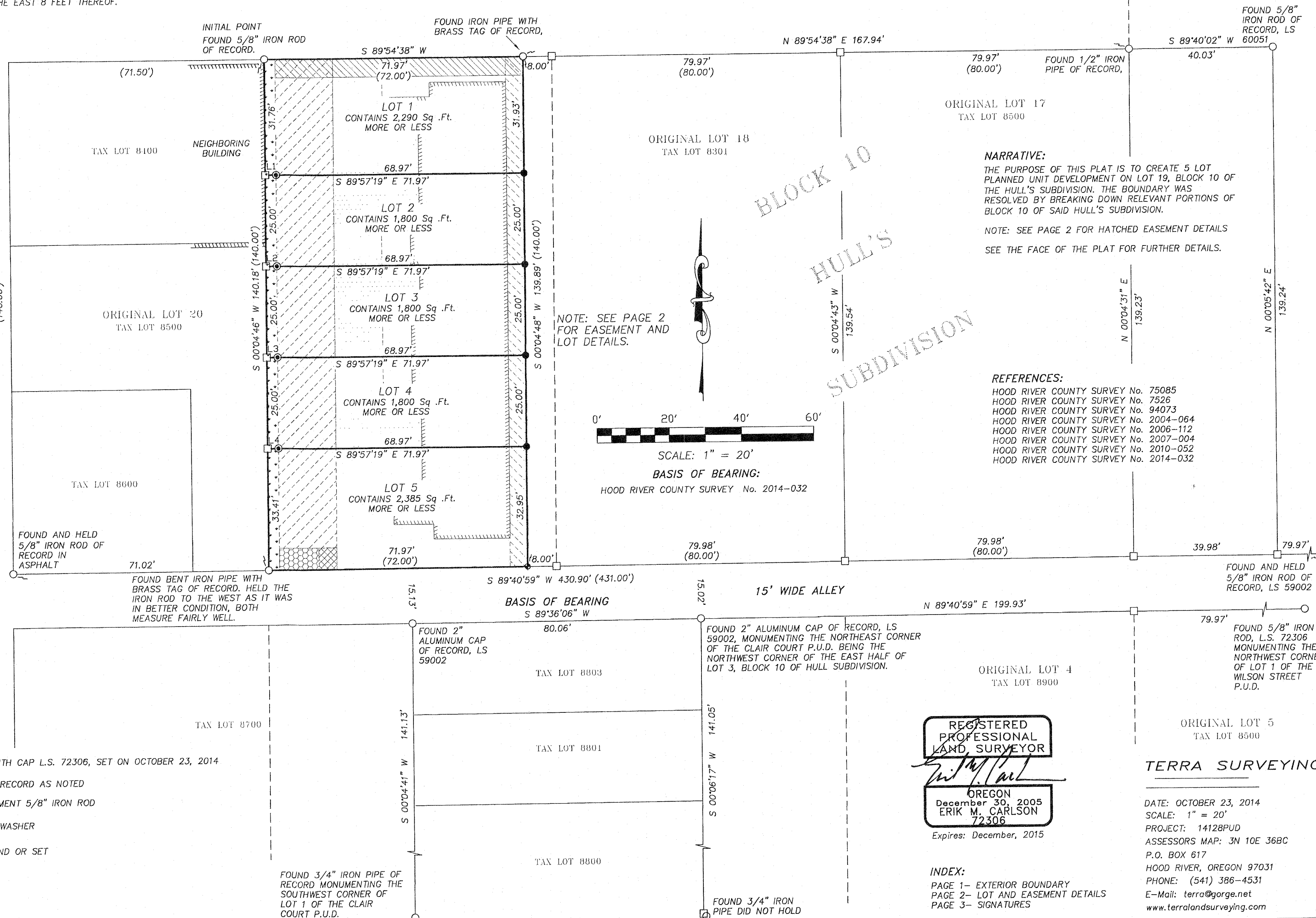
**LOCATION OF SURVEY:**

LOT 19, BLOCK 10 OF HULL'S SUBDIVISION, LOCATED IN THE  
 SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36,  
 TOWNSHIP 3 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, HOOD  
 RIVER COUNTY, OREGON.

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | S 89°57'19" E | 3.00'    |
| L2   | N 89°57'19" W | 3.00'    |
| L3   | S 89°57'19" E | 3.00'    |
| L4   | N 89°57'19" W | 3.00'    |

HULL AVENUE (60' R/W)

12TH STREET (60' R/W)



**NARRATIVE:**

THE PURPOSE OF THIS PLAT IS TO CREATE 5 LOT  
 PLANNED UNIT DEVELOPMENT ON LOT 19, BLOCK 10 OF  
 THE HULL'S SUBDIVISION. THE BOUNDARY WAS  
 RESOLVED BY BREAKING DOWN RELEVANT PORTIONS OF  
 BLOCK 10 OF SAID HULL'S SUBDIVISION.

NOTE: SEE PAGE 2 FOR HATCHED EASEMENT DETAILS  
 SEE THE FACE OF THE PLAT FOR FURTHER DETAILS.

**REFERENCES:**

- HOOD RIVER COUNTY SURVEY No. 75085
- HOOD RIVER COUNTY SURVEY No. 7526
- HOOD RIVER COUNTY SURVEY No. 94073
- HOOD RIVER COUNTY SURVEY No. 2004-064
- HOOD RIVER COUNTY SURVEY No. 2006-112
- HOOD RIVER COUNTY SURVEY No. 2007-004
- HOOD RIVER COUNTY SURVEY No. 2010-052
- HOOD RIVER COUNTY SURVEY No. 2014-032



SCALE: 1" = 20'

BASIS OF BEARING:

HOOD RIVER COUNTY SURVEY No. 2014-032

- LEGEND:**
- SET 5/8" IRON ROD WITH CAP L.S. 72306, SET ON OCTOBER 23, 2014
  - FOUND MONUMENT OF RECORD AS NOTED
  - ⊙ SET REFERENCE MONUMENT 5/8" IRON ROD
  - ◆ SET TAB WITH BRASS WASHER
  - □ CALCULATED, NOT FOUND OR SET
  - ( ) DEED OR PLAT CALL

PAGE 1 OF 3

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

*[Signature]*

OREGON  
 December 30, 2005  
 ERIK M. CARLSON  
 72306

Expires: December, 2015

- INDEX:**
- PAGE 1- EXTERIOR BOUNDARY
  - PAGE 2- LOT AND EASEMENT DETAILS
  - PAGE 3- SIGNATURES

**TERRA SURVEYING**

DATE: OCTOBER 23, 2014  
 SCALE: 1" = 20'  
 PROJECT: 14128PUD  
 ASSESSORS MAP: 3N 10E 36BC  
 P.O. BOX 617  
 HOOD RIVER, OREGON 97031  
 PHONE: (541) 386-4531  
 E-Mail: terra@gorge.net  
 www.terralandsurveying.com

CS 2014 045-1

TERRA SURVEYING  
HULL STREET LOFTS  
PLANNED UNIT DEVELOPMENT

for  
INTEGRITY BUILDING AND CONSTRUCTION, LLC, AN OREGON LIMITED LIABILITY COMPANY

HULL AVENUE (60' R/W)  
S 89°54'38" W 71.97' (72.00')

HOOD RIVER COUNTY  
SURVEYOR'S OFFICE

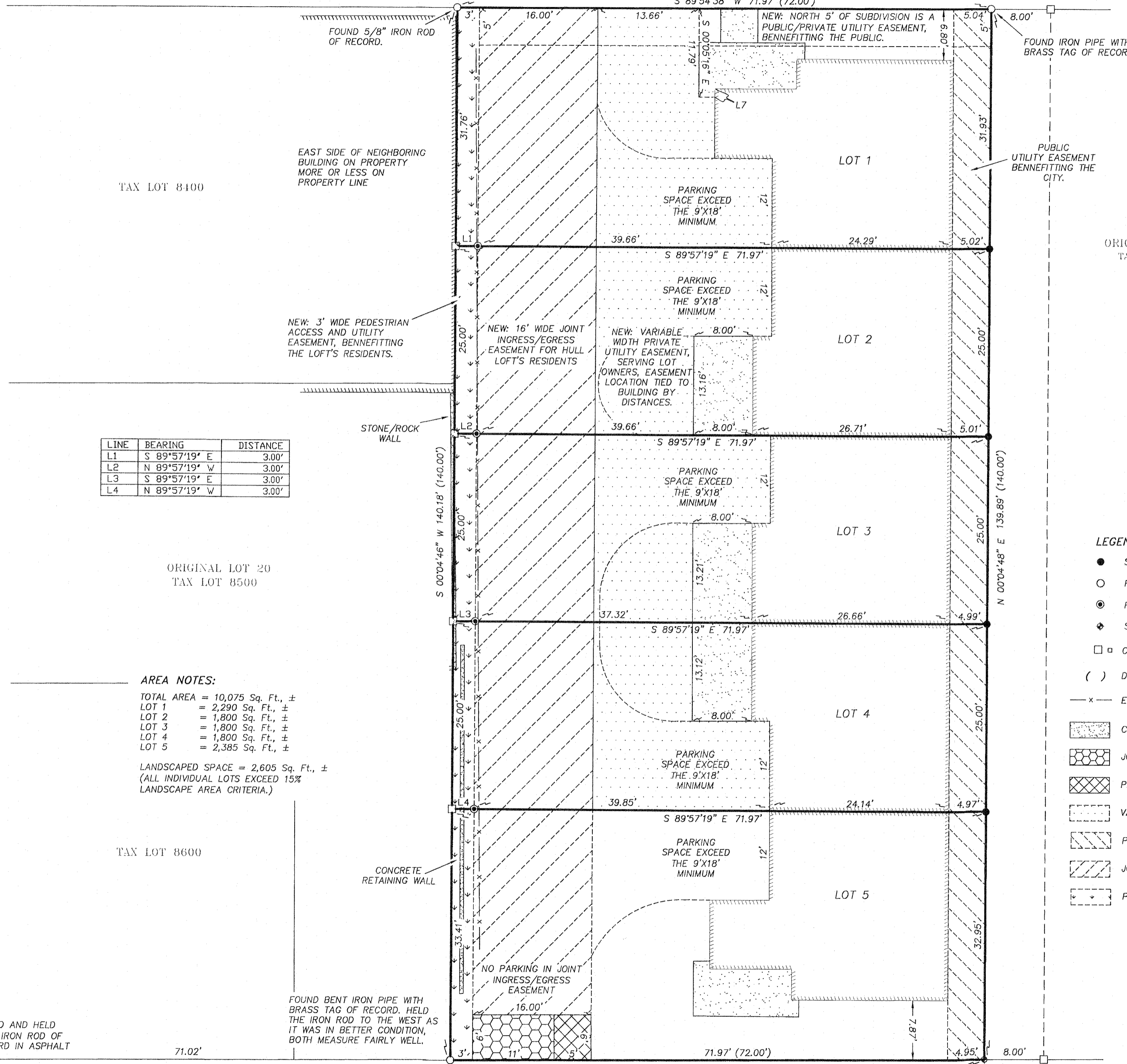
CS# 2014 045

DATE FILED: 12-1-14

BY: *[Signature]*

OWNER/DEVELOPER:

MICHAEL KETLER  
P.O. BOX 1904  
HOOD RIVER, OREGON  
97031



| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | S 89°57'19" E | 3.00'    |
| L2   | N 89°57'19" W | 3.00'    |
| L3   | S 89°57'19" E | 3.00'    |
| L4   | N 89°57'19" W | 3.00'    |

AREA NOTES:

TOTAL AREA = 10,075 Sq. Ft., ±  
LOT 1 = 2,290 Sq. Ft., ±  
LOT 2 = 1,800 Sq. Ft., ±  
LOT 3 = 1,800 Sq. Ft., ±  
LOT 4 = 1,800 Sq. Ft., ±  
LOT 5 = 2,385 Sq. Ft., ±

LANDSCAPED SPACE = 2,605 Sq. Ft., ±  
(ALL INDIVIDUAL LOTS EXCEED 15%  
LANDSCAPE AREA CRITERIA.)

ORIGINAL LOT 18  
TAX LOT 8301



SCALE: 1" = 10'

BASIS OF BEARING:

HOOD RIVER COUNTY SURVEY No. 2014-032

LOCATION OF SURVEY:

LOT 19, BLOCK 10 OF HULL'S SUBDIVISION, LOCATED IN THE  
SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36,  
TOWNSHIP 3 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, HOOD  
RIVER COUNTY, OREGON.

LEGEND:

- SET 5/8" IRON ROD WITH CAP L.S. 72306, SET ON OCTOBER 23, 2014
- FOUND MONUMENT OF RECORD AS NOTED
- ⊙ REFERENCE MONUMENT SET 5/8" IRON ROD
- ◆ SET TAB WITH BRASS WASHER
- □ CALCULATED, NOT FOUND OR SET
- ( ) DEED OR PLAT CALL
- x — EXISTING 8' TALL WOODEN PRIVACY FENCE
- ▨ CONCRETE PORCH
- ▩ JOINT USE GARBAGE COLLECTION EASEMENT
- ▧ PEDESTRIAN WALKWAY AND ACCESS EASEMENT
- ▤ VARIABLE WIDTH PRIVATE UTILITY EASEMENT
- ▥ PUBLIC UTILITY EASEMENT
- ▦ JOINT INGRESS AND EGRESS EASEMENT
- ▧ PEDESTRIAN ACCESS AND UTILITY EASEMENT

TERRA SURVEYING

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*[Signature]*  
OREGON  
December 30, 2005  
ERIK M. CARLSON  
72306

Expires: December, 2015

DATE: OCTOBER 23, 2014  
SCALE: 1" = 10'

PROJECT: 14128PUD  
ASSESSORS MAP: 3N 10E 36BC  
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E-Mail: terra@gorge.net  
www.terralandsurveying.com

FOUND AND HELD  
5/8" IRON ROD OF  
RECORD IN ASPHALT

FOUND BENT IRON PIPE WITH  
BRASS TAG OF RECORD. HELD  
THE IRON ROD TO THE WEST AS  
IT WAS IN BETTER CONDITION,  
BOTH MEASURE FAIRLY WELL.

TERRA SURVEYING  
**HULL STREET LOFTS**  
**PLANNED UNIT DEVELOPMENT**  
 for  
**INTEGRITY BUILDING AND CONSTRUCTION, LLC, AN OREGON LIMITED LIABILITY COMPANY**  
 PAGE 3 OF 3

HOOD RIVER COUNTY  
 SURVEYOR'S OFFICE  
 CS# 2014 045  
 DATE FILED: 12-1-14  
 BY: PK

**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 AND MARKED WITH LEGAL MONUMENTS THE LAND REPRESENTED ON THE PLAT OF "HULL STREET LOFTS, P.U.D." HOOD RIVER COUNTY, STATE OF OREGON.  
 BEING LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, HOOD RIVER COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 19, BLOCK 10 OF HULL'S SUBDIVISION IN THE CITY OF HOOD RIVER, COUNTY OF HOOD RIVER AND STATE OF OREGON.

EXCEPTING THEREFROM THE EAST 8 FEET THEREOF.

Erik M. Carlson  
 ERIK M. CARLSON PLS 72306

**DECLARATION AND DEDICATION:**

KNOW ALL PERSONS BY THESE PRESENCE THAT INTEGRITY BUILDING AND CONSTRUCTION, L.L.C. DOES HEREBY MAKE, ESTABLISH & DECLARE THE PLAT MAP TO BE A TRUE & CORRECT MAP OF THE LAND OWNED & LAID OUT AS "HULL STREET LOFTS, P.U.D.", SAID LAND BEING MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HERETO ANNEXED AND MICHAEL KETLER AS THE MANAGING MEMBER, DOES HEREBY GRANT OPEN SPACE, AND UTILITY EASEMENTS AS SHOWN ON THIS PLAT MAP.

Michael Ketler  
 MICHAEL KETLER

**DECLARATION OF PLANNED COMMUNITY:**

THE "DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS" FOR "HULL STREET LOFTS, P.U.D." IS MADE BY INTEGRITY BUILDING AND CONSTRUCTION, L.L.C. AND DESCRIBED IN THE HOOD RIVER COUNTY DEED INSTRUMENT FILE FOR RECORD AS MICROFILM NO. 2014-03303 AS RECORDED November 24, 2014, HOOD RIVER COUNTY DEED RECORDS.

ADDITIONAL RESTRICTIONS ON THE USE, MAINTENANCE OR OCCUPANCY OF THE RESIDENTIAL LOTS WITHIN "HULL STREET LOFTS, P.U.D." MAY BE DESCRIBED IN A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (CC&R) AND RECORDED IN HOOD RIVER COUNTY RECORDS.

**\*AND CONSTRUCTION, LLC.**

**APPROVALS:**

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 PLAT OF "HULL STREET LOFTS, P.U.D." IN THE CITY 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.

Doreen Dowling  
 HOOD RIVER COUNTY DIRECTOR OF BUDGET AND FINANCE & TAX COLLECTOR

THE PLAT OF "HULL STREET LOFTS, P.U.D." WAS EXAMINED AND APPROVED BY ME THIS 13<sup>th</sup> DAY OF November, 2014.  
Russell Tolito  
 HOOD RIVER COUNTY SURVEYOR

THE PLAT OF "HULL STREET LOFTS, P.U.D." WAS EXAMINED AND APPROVED BY ME THIS 19<sup>th</sup> DAY OF November, 2014.  
Keith Blum  
 MAYOR, CITY OF HOOD RIVER

THE PLAT OF "HULL STREET LOFTS, P.U.D." WAS EXAMINED AND APPROVED BY ME THIS 20<sup>th</sup> DAY OF November, 2014.  
Michael Ketler  
 HOOD RIVER COUNTY COMMISSIONER

THE PLAT OF "HULL STREET LOFTS, P.U.D." WAS EXAMINED AND APPROVED BY ME THIS 19 DAY OF NOVEMBER, 2014.  
Malet Lago  
 HOOD RIVER CITY DIRECTOR OF PUBLIC WORKS & ENGINEERING

THE PLAT OF "HULL STREET LOFTS, P.U.D." WAS EXAMINED AND APPROVED BY ME THIS 14<sup>th</sup> DAY OF November, 2014.  
Sam Barber  
 HOOD RIVER COUNTY DIRECTOR OF RECORDS AND ASSESSMENTS

THE PLAT OF "HULL STREET LOFTS, P.U.D." WAS EXAMINED AND APPROVED BY ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.  
 \_\_\_\_\_  
 HOOD RIVER COUNTY COMMISSIONER

THE PLAT OF "HULL STREET LOFTS, P.U.D." WAS EXAMINED AND APPROVED BY ME THIS 18<sup>th</sup> DAY OF NOVEMBER, 2014.  
Paula  
 PLANNING DIRECTOR, CITY OF HOOD RIVER

THE PLAT OF "HULL STREET LOFTS, P.U.D." WAS EXAMINED AND APPROVED BY ME THIS 28<sup>th</sup> DAY OF Nov, 2014.  
Ron Rivers  
 HOOD RIVER COUNTY COMMISSIONER CHAIR

THE PLAT OF "HULL STREET LOFTS, P.U.D." WAS EXAMINED AND APPROVED BY ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.  
 \_\_\_\_\_  
 HOOD RIVER COUNTY COMMISSIONER

THE PLAT OF "HULL STREET LOFTS, P.U.D." WAS EXAMINED AND APPROVED BY ME THIS 19<sup>th</sup> DAY OF NOVEMBER, 2014.  
Jim Gray  
 HOOD RIVER CITY RECORDER

THE PLAT OF "HULL STREET LOFTS, P.U.D." WAS EXAMINED AND APPROVED BY ME THIS 20<sup>th</sup> DAY OF NOVEMBER, 2014.  
Karen  
 HOOD RIVER COUNTY COMMISSIONER

**RECORDING INFORMATION:**

PLAT NUMBER 2014-03304  
 INSTRUMENT RECEIVED ON THE 24<sup>th</sup> DAY OF NOVEMBER, 2014 AT 9:47 A.M.  
PKeller  
 HOOD RIVER COUNTY CLERK

**ACKNOWLEDGMENT:**

STATE OF OREGON )  
 )SS.  
 COUNTY OF HOOD RIVER )  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 18<sup>th</sup> DAY OF November, 2014, MICHAEL KETLER AS MANAGING MEMBER OF INTEGRITY BUILDING AND CONSTRUCTION, L.L.C., AN OREGON LIMITED LIABILITY COMPANY.

Randi K. Condon  
 PRINT NAME OF NOTARY  
Randi K Condon  
 SIGNATURE OF NOTARY  
 COMMISSION NUMBER: 455115  
 MY COMMISSION EXPIRES: 2/25/15  
 February 25, 2015

REGISTERED PROFESSIONAL LAND SURVEYOR  
Erik M. Carlson  
 OREGON  
 December 30, 2005  
 ERIK M. CARLSON  
 72306  
 Expires: December, 2015

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 DATE: OCTOBER 23, 2014  
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