

HULL STREET COTTAGES SUBDIVISION

LOT 8, BLOCK 9, HULL'S SUBDIVISION
 IN THE SW 1/4 OF THE NW 1/4 OF
 SECTION 36, T. 3N., R. 10E., W.M.
 CITY OF HOOD RIVER, COUNTY OF HOOD RIVER, STATE OF OREGON.
 3N 10E 36BC TAX LOT 7000, 7100

HOOD RIVER COUNTY
 SURVEYOR'S OFFICE

SURVEY NO. 2023019

FILED 5/24/2023

BY *MA*

DECLARATION

KNOW ALL PERSONS BY THESE PRESENT THAT HULL STREET COTTAGES, LLC, DOES HEREBY MAKE, ESTABLISH AND DECLARE THE PLAT MAP TO BE A TRUE AND CORRECT MAP OF THE LAND OWNED AND LAID OUT AS "HULL STREET COTTAGES SUBDIVISION" AND DO HEREBY COMMIT SAID PROPERTY AND IMPROVEMENTS DESCRIBED AND DEPICTED ON THE PLAT AND ARE SUBJECT TO THE PROVISIONS OF CHAPTER 92 OF THE OREGON REVISED STATUTES. WE HEREBY GRANT ALL EASEMENTS FOR THEIR STATED PURPOSES. SAID LAND BEING MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HERETO ANNEXED AND AS SHOWN ON THIS PLAT.

William J. Sullivan 5/1/23
 MEMBER WILLIAM J. SULLIVAN DATE
 HULL STREET COTTAGES, LLC,

ACKNOWLEDGMENTS

STATE OF Oregon
 COUNTY OF Hood River

BE IT REMEMBERED, THAT ON THIS 1ST DAY OF May, 2023
 BEFORE ME A NOTARY PUBLIC FOR THE STATE OF OREGON

PERSONALLY APPEARED WILLIAM J. SULLIVAN, MEMBER OF THE HULL STREET COTTAGES, LLC, KNOWN TO ME PERSONALLY, AND BEING FIRST DULY SWORN, SAID HE DID SIGN THIS INSTRUMENT OF HIS FREE AND VOLUNTARY ACT.

NAME OF NOTARY (PRINT) Roxann Renee Cochran
 SIGNATURE OF NOTARY, *Roxann Renee Cochran*
 COMMISSION NUMBER, 1000985
 MY COMMISSION EXPIRES, June 25, 2024

REFERENCED TITLE REPORT/DEED:

LAND DEVELOPMENT REPORT PREPARED BY
 COLUMBIA GORGE TITLE, DATED FEBRUARY 28, 2023
 ORDER NO. 21-0190A ED

BARGAIN AND SALE DEED, 2022-01032

CONDITIONS AND RESTRICTIONS

DECLARATIONS OF CONDITIONS AND RESTRICTIONS

FILED IN DOCUMENT NO. 2023-01011, DATED May 16, 2023

EASEMENTS PER THIS PLAT

A PRIVATE JOINT USE PARKING EASEMENT IS GRANTED FOR THE USE AND BENEFIT OF LOTS 1-4 OF THIS PLAT.

A 10' PRIVATE ACCESS FOR THE BENEFIT OF LOTS 1-4 OF THIS PLAT.

A 10' PUBLIC UTILITY EASEMENT IS GRANTED ON THIS PLAT.

A 5' PUBLIC UTILITY EASEMENT ALONG THE SOUTH LINE OF LOTS 1 AND 2 IS GRANTED ON THIS PLAT.

A PRIVATE JOINT USE EASEMENT 7.00' X 19.25' YARD EQUIPMENT STORAGE AREA AND BIKE PARKING AREA LOCATED AT THE NORTHWEST CORNER OF LOT 4, AND TO BE USED BY LOTS 1-4 OF THIS PLAT.

A PRIVATE JOINT USE EASEMENT 8.00' X 19.25' GARBAGE/RECYCLING AREA LOCATED AT THE NORTHEAST CORNER OF LOT 3, AND TO BE USED BY LOTS 1-4 OF THIS PLAT.

OWNER
 HULL STREET
 COTTAGES, LLC

SURVEY PERFORMED FOR:
 WILLIAM SULLIVAN
 DATE OF MONUMENT: FEBRUARY 23, 2023
 PROJECT: 22-03-05 DRAFT: GD
 FILE: 220305.DWG LAYOUT TAB: P.U.D.

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

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO MONUMENT THE EXTERIOR BOUNDARY AND LOTS OF HULL STREET COTTAGES SUBDIVISION. THE SUBJECT PROPERTY IS DESCRIBED AS LOT 8, BLOCK 9, HULL'S SUBDIVISION, BEING A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36.

THE SOUTH BOUNDARY WAS ESTABLISHED BY HOLDING FOUND MONUMENTS AT THE SOUTHWEST AND SOUTHEAST CORNERS OF LOT 7, BLOCK 9 AND ALSO A FOUND MONUMENT AT THE SOUTHEAST CORNER OF BLOCK 9 OF HULL'S SUBDIVISION.

THE SOUTHWEST CORNER WAS COMPUTED BY PROPORTIONAL DISTANCE BETWEEN THE SOUTHWEST CORNER OF LOT 8, BLOCK 9 AND THE SOUTHWEST CORNER OF BLOCK 9 OF HULL'S SUBDIVISION.

THE NORTHWEST CORNER WAS ESTABLISHED BY HOLDING A FOUND MONUMENT AT THE NORTHWEST CORNER WHICH AGREED WITH THE FOUND MONUMENT AT THE NORTHWEST CORNER OF LOT 7, BLOCK 9 OF HULL'S SUBDIVISION.

THE NORTH LINE OF LOT 8 AND 9 WAS COMPUTED BY HOLDING A BEST FIT LINE BETWEEN FOUND MONUMENTS NUMBERS 264, 265 AND 267 THEN PROJECTING EAST, TO VERIFY WITH MONUMENT NO. 257, WHICH CHECKED WITHIN 0.03 FEET COMPARED TO A SURVEY, PERFORMED BY COLUMBIA RIVER SURVEYING AND MAPPING, FOR JAMES LOMBARDO, FILED DECEMBER 2 2021 IN C.S. NO. 2021045.

THE NORTHEAST CORNER OF THIS PLAT WAS COMPUTED BY HOLDING RECORD DISTANCE FROM THE FOUND MONUMENT AT THE NORTHWEST CORNER OF LOT 8, ALONG THE COMPUTED SOUTH LINE OF SAID 15 FOOT WIDE ALLEY.

THE INDIVIDUAL LOTS AND EASEMENTS WERE LAID OUT IN ACCORDANCE WITH THE APPROVED PRELIMINARY MAP OF HULL STREET COTTAGES SUBDIVISION.

CITY OF HOOD RIVER PLAT APPROVAL NOTE

THE PLAT AND PROJECT ARE APPROVED SUBJECT TO THE TERMS AND CONDITIONS OF MIDDLE HOUSING PLAN AND LAND DIVISION 2022-034 AND ORS 92.031. THESE APPROVALS AND REGULATIONS BIND AND LIMIT FUTURE DEVELOPMENT, FUTURE DIVISION, REQUIRED ACCESS, AND MAINTENANCE OF COMMON ELEMENTS. THE TERMS AND CONDITIONS ARE BINDING TO ALL PROPERTIES SHOWN WITHIN THIS PLAT, THE OWNERS, DEVELOPERS, THEIR SUCCESSORS, AND ASSIGNED.

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 ANNEXED PLAT OF "HULL STREET COTTAGES SUBDIVISION" IN HOOD RIVER COUNTY. THE NAME ADOPTED FOR SAID PLAT IS A PROPER NAME AND NOT INCLUDED IN ANY OTHER SUBDIVISION IN HOOD RIVER COUNTY. WE FURTHER CERTIFY THAT ALL ASSESSMENTS DUE HEREON HAVE BEEN FULLY PAID AS REQUIRED BY LAW AND WE HEREBY APPROVE SAID PLAT.

Sheri Patterson 5/16/2023
 HOOD RIVER COUNTY DIRECTOR OF BUDGET AND FINANCE AND TAX COLLECTOR DATE

Brian B... 5/16/2023
 HOOD RIVER COUNTY DIRECTOR OF RECORDS AND ASSESSMENTS DATE

FILED FOR RECORD
 THIS 16th DAY OF May, 2023
 INSTRUMENT NO. 2023-01012

[Signature]
 HOOD RIVER COUNTY DIRECTOR OF RECORDS AND ASSESSMENTS

SURVEYOR'S CERTIFICATE:

I, LEONIDES J. SANDOVAL, REGISTERED LAND SURVEYOR 58608 IN THE STATE OF OREGON, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH LEGAL MONUMENTS, ACCORDING TO ORS CHAPTER 92 AND THE CITY OF HOOD RIVER LAND USE DEVELOPMENT ORDINANCE, THE LAND REPRESENTED ON THE PLAT OF HULL STREET COTTAGES SUBDIVISION, LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, CITY OF HOOD RIVER, COUNTY OF HOOD RIVER, STATE OF OREGON. THE INITIAL POINT OF SAID PLAT IS A 1/2" IRON PIPE FOUND AT THE SOUTHWEST CORNER OF LOT 8, BLOCK 9, HULL'S SUBDIVISION, THE PLATTED PROPERTY IS DESCRIBED IN THAT CERTAIN WARRANTY DEED, RECORDED APRIL 19, 2021, INSTRUMENT NO. 2021-01924, AND DESCRIBED AS LOT 8, BLOCK 9, HULL'S SUBDIVISION.

Leonides J. Sandoval 5-1-23
 LEONIDES J. SANDOVAL PLS 58608 DATE

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
 OREGON
 JULY 12, 2019
 LEONIDES J. SANDOVAL
 58608
 Expires 6-30-2024

APPROVALS

THE HULL STREET COTTAGES SUBDIVISION WAS EXAMINED AND APPROVED BY ME, ON THIS 2ND DAY OF MAY, 2023

[Signature]
 HOOD RIVER COUNTY SURVEYOR

THE PLAT OF HULL STREET COTTAGES SUBDIVISION WAS EXAMINED AND APPROVED BY ME, ON THIS 9th DAY OF May, 2023

[Signature]
 CITY OF HOOD RIVER DIRECTOR OF PUBLIC WORKS

THE PLAT OF HULL STREET COTTAGES SUBDIVISION WAS EXAMINED AND APPROVED BY ME, ON THIS 2nd DAY OF May, 2023

[Signature]
 CITY OF HOOD RIVER RECORDER

THE PLAT OF HULL STREET COTTAGES SUBDIVISION WAS EXAMINED AND APPROVED BY ME, ON THIS 2ND DAY OF May, 2023

[Signature]
 CITY OF HOOD RIVER PLANNING DIRECTOR

THE PLAT OF HULL STREET COTTAGES SUBDIVISION WAS EXAMINED AND APPROVED BY ME, ON THIS 2ND DAY OF May, 2023

[Signature]
 CITY OF HOOD RIVER MAYOR

THE PLAT OF HULL STREET COTTAGES SUBDIVISION WAS EXAMINED AND APPROVED BY ME, ON THIS _____ DAY OF _____, 2023

CHAIRPERSON, HOOD RIVER COUNTY COMMISSIONERS

THE PLAT OF HULL STREET COTTAGES SUBDIVISION WAS EXAMINED AND APPROVED BY ME, ON THIS 15th DAY OF May, 2023

[Signature]
 HOOD RIVER COUNTY COMMISSIONER

THE PLAT OF HULL STREET COTTAGES SUBDIVISION WAS EXAMINED AND APPROVED BY ME, ON THIS 15th DAY OF May, 2023

[Signature]
 HOOD RIVER COUNTY COMMISSIONER

THE PLAT OF HULL STREET COTTAGES SUBDIVISION WAS EXAMINED AND APPROVED BY ME, ON THIS 15th DAY OF May, 2023

[Signature]
 HOOD RIVER COUNTY COMMISSIONER

THE PLAT OF HULL STREET COTTAGES SUBDIVISION WAS EXAMINED AND APPROVED BY ME, ON THIS 15th DAY OF May, 2023

[Signature]
 HOOD RIVER COUNTY COMMISSIONER

KA
Klein & Associates, Inc.
 ENGINEERING • SURVEYING • PLANNING
 1411 13th Street • Hood River, OR 97031
 TEL: 541-386-3322 • FAX: 541-386-2515

SHEET 1 OF 2
 WILLAMETTE MERIDIAN
 HOOD RIVER COUNTY, OREGON

1/4 SEC T. R.
 36BC 3N. 10E.

CS # 2023019

HULL STREET COTTAGES SUBDIVISION

LOT 8, BLOCK 9, HULL'S SUBDIVISION
IN THE SW 1/4 OF THE NW 1/4 OF
SECTION 36, T. 3N., R. 10E., W.M.
CITY OF HOOD RIVER, COUNTY OF HOOD RIVER, STATE OF OREGON.
3N 10E 36BC TAX LOT 7000, 7100

LEGEND

- SET 5/8" X 24" REBAR WITH 1 1/4" RED PLASTIC CAP (KA OR58608)
- FOUND MONUMENT AS NOTED IN DESCRIPTIONS
- COMPUTED ANGLE POINT, NOT MONUMENTED
- C.S. NO. COUNTY SURVEY NUMBER, HOOD RIVER COUNTY SURVEY RECORDS
- R1 RECORD DATA PER RECORD OF SURVEY NO.
- FD FOUND DATA
- C COMPUTED DATA
- RM REFERENCE MONUMENT
- RIGHT OF WAY
- - - EASEMENT
- x FENCE

FOUND MONUMENT INFORMATION

- (257) FOUND 1/2" IRON PIPE; LIKELY AN ORIGINAL MONUMENT PER THE PLAT OF HULL'S SUBDIVISION; HELD AS BLOCK CORNER.
- (264) FOUND 5/8" REBAR WITH 1 1/4" BLUE PLASTIC CAP; INSCRIBED "CROSS P.L.S. 60051", PER C.S. NO. 2021045; HELD AS LOT CORNER.
- (265) FOUND 1/2" IRON PIPE; LIKELY AN ORIGINAL MONUMENT PER THE PLAT OF HULL'S SUBDIVISION; HELD AS NW CORNER OF LOT 8.
- (266) FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP; INSCRIBED "1028"; PER C.S. NO. 94042; HELD AS NW CORNER LOT 7.
- (267) FD 5/8" REBAR WITH NO CAP, UNKNOWN ORIGIN; SHOWN IN C.S. NO. 2021045, HELD AS CORNER PER C.S. NO. 2021045.
- (268) FOUND 1/2" IRON PIPE; UNKNOWN ORIGIN; NOT ACCEPTED; FOUND S09°59'23"W, 1.37 FEET FROM THE COMPUTED POSITION.
- (269) FOUND 1/2" IRON PIPE; LIKELY AN ORIGINAL MONUMENT PER THE PLAT OF HULL'S SUBDIVISION; HELD AS SW CORNER OF LOT 8.
- (270) FOUND 1/2" IRON PIPE; UNKNOWN ORIGIN; HELD AS REFERENCE MONUMENT, N 26°09'28"E, 0.52 FEET FROM COMPUTED POSITION.
- (272) FOUND 1/2" IRON PIPE; LIKELY AN ORIGINAL MONUMENT PER THE PLAT OF HULL'S SUBDIVISION, HELD AS SW CORNER OF LOT 7.
- (274)-(276) FOUND 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP; INSCRIBED "KLEIN & ASSOC. 59002LS"; PER C.S. 2014025

REFERENCED SURVEYS:

- R1. SURVEY, PERFORMED BY DLC SURVEYING, FOR LUCILLE HEINRICH, FILED IN MAY 19, 1994 IN C.S. 94042
- R2. SURVEY, PERFORMED BY COLUMBIA RIVER SURVEYING AND MAPPING, FOR JAMES LOMBARDO, FILED DECEMBER 2 2021 IN C.S. NO. 2021045
- R3. PARTITION PLAT 2014-07P PERFORMED BY KLEIN AND ASSOCIATES INC. FOR MAURY AND MARCIA HARRIS, RECORDED JUNE 30, 2014 IN C.S. NO. 2014025
- R4. HULL'S SUBDIVISION FOR WALTER HULL BY JOHN LELAND HENDERSON, RECORDED OCTOBER 14, 1899. C.S. NO. 1735

REFERENCED DEEDS:

BARGAIN AND SALE DEED, 2022-01032

BASIS OF BEARING

OREGON STATE PLANE COORDINATES SYSTEM NORTH ZONE, GRID NORTH, GROUND DISTANCE ESTABLISHED BY G.P.S. OBSERVATION BETWEEN THE NW AND SW CORNERS OF LOT 8, BLOCK 9, HULL'S SUBDIVISION, POINT NO. (265) AND (269) S00°58'01"W

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Leonides J. Sandoval
OREGON
JULY 12, 2016
LEONIDES J. SANDOVAL
58608

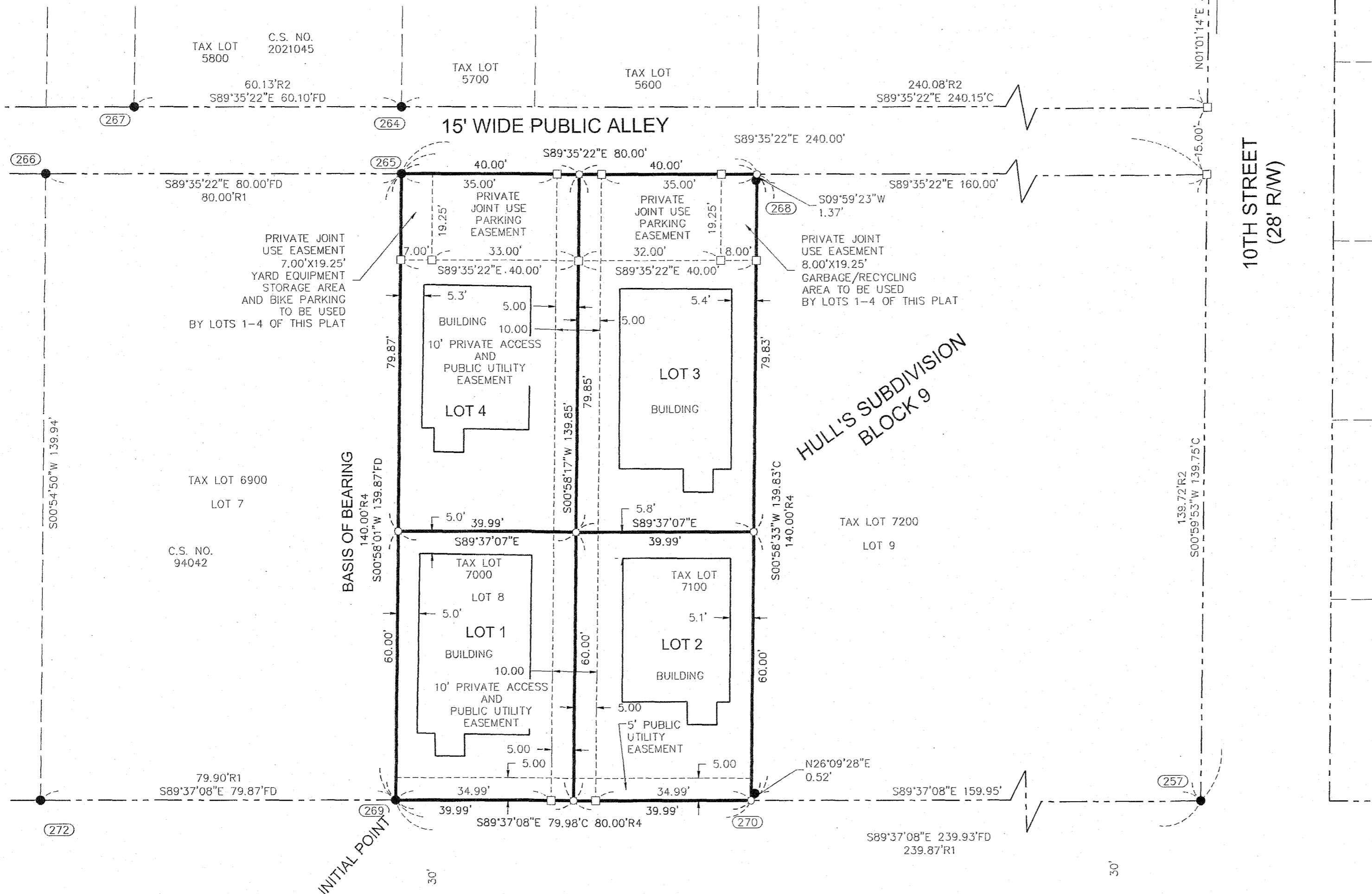
Expires 6-30-2024



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SHEET 2 OF 2
WILLAMETTE MERIDIAN
HOOD RIVER COUNTY, OREGON

1/4	SEC	T.	R.
36BC	3N.	10E.	



SHEET INDEX

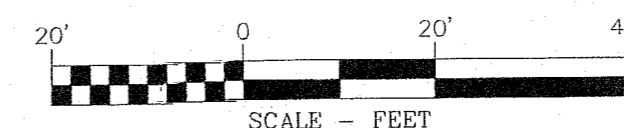
SHEET 1: DECLARATION, ACKNOWLEDGEMENTS AND APPROVALS.
SHEET 2: LOT LAYOUT

OWNER

WILLIAM SULLIVAN

AREA NOTE

LOT	ORIGINAL AREA	NEW AREA
LOT 1		2,399 SQ. FT.
LOT 2	11,185 SQ. FT. 0.26 ACRES	2,399 SQ. FT.
LOT 3		3,193 SQ. FT.
LOT 4		3,194 SQ. FT.



SURVEY PERFORMED FOR:
WILLIAM SULLIVAN
DATE OF MONUMENT: FEBRUARY 23, 2023
PROJECT: 22-03-05 DRAFT: GD
FILE: 220305.DWG LAYOUT TAB: P.U.D.

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CS# 2023 019