

20191406

# TERRA SURVEYING PLAT OF TANNER RANCH, PHASE 1 SUBDIVISION

HOOD RIVER COUNTY  
SURVEYOR'S OFFICE

CS# 2019024

DATE FILED: 5/23/2019

BY: *[Signature]*

OWNER:  
MICHAEL KITTS HOMES, INC  
3880 MAY STREET  
HOOD RIVER, OREGON  
97031

ZONING:  
U-R-2  
URBAN STANDARD DENSITY  
RESIDENTIAL

CS# 2019 024

3" BRASS CAP FOUND  
AT NW CORNER OF  
COV'T LOT 6 AND THE  
NORTH 1/16 CORNER  
BETWEEN SECTIONS 34  
AND 35, L.C.#431

MAY STREET  
N 89°43'09" E 766.12'

WESTERLY SOUTHWEST CORNER  
OF THE WILLIAM JENKINS DLC  
#38, BRASS CAP IN MONUMENT  
BOX, L.C.#653

NOTE: THIS LINE REPRESENTS  
THE WEST 13 FEET OF THE  
DEED TO IRA H. SEAL ET UX.,  
FOR ROAD RIGHT OF WAY  
PURPOSES.

## HAWK MEADOWS SUBDIVISION



SCALE: 1" = 50'

BASIS OF BEARING:  
HOOD RIVER COUNTY SURVEY No.2007024

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

NEW: 10 FOOT WIDE PRIVATE  
UTILITY EASEMENT IN FAVOR  
OF PRIVATE UTILITY  
COMPANIES.

TAX LOT 3003  
(3N-10E-34A)  
PARCEL 1  
PARTITION PLAT NO.9313  
(C.S.93041)

FOUND 1/2" IRON  
ROD, TIED AT BEND,  
0.08' EAST OF LINE.

TAX LOT 3004  
(3N-10E-34A)  
PARCEL 2  
PARTITION PLAT NO.9313  
(C.S.93041)

NEW: 10 FOOT WIDE EXCLUSIVE  
PUBLIC ACCESS EASEMENT,  
BENEFITING THE CITY OF HOOD  
RIVER (SEE PAGE 2 FOR NOTE  
REGARDING THIS \*EASEMENT).

NEW: 10 FOOT WIDE PRIVATE  
UTILITY EASEMENT IN FAVOR  
OF PRIVATE UTILITY  
COMPANIES.

NEW: THIS 10 FOOT WIDE  
HATCHED AREA IS TO BE  
DEDICATED TO THE PUBLIC  
FOR STREET AND UTILITY  
PURPOSES.

### REPLAT OF COTTAGE LANE P.U.D.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*[Signature]*  
OREGON  
December 30, 2005  
ERIK M. CARLSON  
72306  
Expires: December, 2019

TRACT A  
(FUTURE PHASE 2)  
CONTAINS  
111,021 Sq. Ft., ±  
(AREA DOES NOT INCLUDE LAND  
WITHIN DEDICATED RIGHT OF WAY)

NEW: VARIABLE WIDTH PRIVATE  
AGRICULTURAL EASEMENT FOR THE  
BENEFIT OF TAX LOT 300 FOR THE  
PURPOSE OF FARMING PRACTICES  
UNTIL THE FUTURE EXTENSION OF  
29TH STREET (PUBLIC) FROM THE  
NORTH.

#### LEGEND:

- SET 5/8" IRON ROD WITH RED PLASTIC CAP (4/3/2019)
- FOUND MONUMENT OF RECORD AS NOTED ON THE PLAT.
- ⊙ FOUND 1" GAS PIPE, SET ON C.S. 1475
- ⊗ FOUND 1" DIAMETER SURVEY NAIL HEAD IN ASPHALT, SET ON C.S. 2007024
- ⊕ FOUND 5/8" IRON ROD WITH RED PLASTIC CAP, L.S. 72306, SET ON C.S. 2007074
- △ FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP, L.S. 59002, SET ON C.S. 2006024
- CALCULATED BOUNDARY CORNER
- ( ) DEED DISTANCE CALL
- ▨ DEDICATED PUBLIC ROAD RIGHT OF WAY
- - - PRIVATE EASEMENT, AS NOTED
- - - EXISTING FARM FENCE

LINE	BEARING	DISTANCE
L1	N 89°42'46" E	10.05'
L2	S 89°09'22" E	7.97'
L3	S 89°10'00" E	40.00'
L4	S 89°16'48" E	40.00'
L5	S 00°01'54" W	3.00'
L6	N 89°30'18" E	10.00'
L7	S 89°40'55" W	30.12'
L8	N 00°01'54" W	29.06'
L9	N 00°00'59" W	25.00'
L10	N 00°00'59" E	34.66'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	20.00'	31.25'	N 45°05'45" E	28.16'	89°31'01"
C2	20.00'	31.54'	S 45°08'31" E	28.37'	90°21'08"

INITIAL POINT  
3" BRASS CAP  
FOUND AT WEST  
QUARTER CORNER  
SECTION 35,  
L.C. #916

TAX LOT 100  
(3N-10E-35CB)

1" PIPE FOUND .5'  
BELOW SURFACE  
OF GROUND

TERRA SURVEYING

P.O. BOX 617  
HOOD RIVER, OREGON 97031  
PHONE: (541) 386-4531  
E-Mail: terra@gorge.net

DATE: APRIL 17, 2019  
PROJECT: 17012  
SCALE: 1" = 50'

ASSESSOR'S MAP: 3N-10E-35BC TL 1300

PLAT OF TANNER RANCH, PHASE 1 SUBDIVISION

LOCATION OF SURVEY:

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

HOOD RIVER COUNTY SURVEYOR'S OFFICE

CS# 2019 024

DATE FILED: 5/23/2019

BY: [Signature]

CS# 2019 024

RECORDING INFORMATION:

PLAT NUMBER: 20191406  
INSTRUMENT RECEIVED ON THE 13th DAY OF May, 2019 AT 11:27 A.M.

[Signature]  
HOOD RIVER COUNTY CLERK

OWNER:  
MICHAEL KITTS HOMES, INC  
3880 MAY STREET  
HOOD RIVER, OREGON  
97031

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 PLAT OF "TANNER RANCH, PHASE 1" SUBDIVISION, IN THE CITY OF HOOD RIVER, HOOD RIVER COUNTY, STATE OF OREGON. SAID LAND IS DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF GOVERNMENT LOT 6 OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF HOOD RIVER AND STATE OF OREGON; THENCE EAST ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 6 A DISTANCE OF 5 CHAINS (330 FEET); THENCE NORTH 8.084 CHAINS (533.54 FEET) TO THE SOUTHEAST CORNER OF THAT TRACT OF LAND CONVEYED TO A.B. COOPER, ET UX, BY DEED RECORDED NOVEMBER 18, 1913, IN BOOK 8, PAGE 545, DEED RECORDS OF HOOD RIVER COUNTY; THENCE WEST ALONG THE SOUTH LINE OF SAID COOPER TRACT OF LAND 5 CHAINS (330 FEET) TO THE WEST LINE OF SAID GOVERNMENT LOT 6; THENCE SOUTH ALONG THE WEST LINE OF SAID GOVERNMENT LOT 6 A DISTANCE OF 8.084 CHAINS (533.54 FEET) TO THE PLACE OF BEGINNING.

[Signature]  
ERIK M. CARLSON PLS 72306

DECLARATION AND DEDICATION:

I, Michael Kitts, PRESIDENT OF MICHAEL KITTS HOMES INC, AS OWNER DOES HEREBY MAKE, ESTABLISH & DECLARE THE PLAT MAP TO BE A TRUE AND CORRECT MAP OF THE LAND OWNED AND LAID OUT AS THE SUBDIVISION PLAT OF "TANNER RANCH, PHASE 1" AND HAS CAUSED THE SUBDIVISION TO BE PREPARED AND THE PROPERTY SUBDIVIDED IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92. SAID LAND BEING MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HERETO ANNEXED AND SAID OWNER DOES HEREBY DEDICATE PUBLIC ROADS AND PUBLIC AND PRIVATE EASEMENTS AS SHOWN ON SUCH PLAT.

[Signature]  
PRESIDENT OF MICHAEL KITTS HOMES, INC

ACKNOWLEDGMENT:

STATE OF OREGON )  
COUNTY OF HOOD RIVER )SS.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 22 DAY OF April, 2019, BEFORE ME A NOTARY PUBLIC FOR THE STATE OF OREGON, PERSONALLY APPEARED Michael Kitts, PRESIDENT OF MICHAEL KITTS HOMES, INC, BEING FIRST DULY SWORN, SAID THAT HE DID ACKNOWLEDGE THIS INSTRUMENT OF HIS FREE AND VOLUNTARY ACT.

[Signature]  
PRINT NAME OF NOTARY

[Signature]  
SIGNATURE OF NOTARY

NOTARY PUBLIC- OREGON

COMMISSION NO: 939039

MY COMMISSION EXPIRES: May 13, 2019

APPROVALS:

THE PLAT OF "TANNER RANCH, PHASE 1" SUBDIVISION WAS EXAMINED AND APPROVED BY ME THIS 22nd DAY OF April, 2019.

[Signature]  
HOOD RIVER COUNTY SURVEYOR

THE PLAT OF "TANNER RANCH, PHASE 1" SUBDIVISION WAS EXAMINED AND APPROVED BY ME THIS 9th DAY OF May, 2019.

[Signature]  
CHAIRPERSON HOOD RIVER COUNTY COMMISSIONERS

THE PLAT OF "TANNER RANCH, PHASE 1" SUBDIVISION WAS EXAMINED AND APPROVED BY ME THIS 29 DAY OF APRIL, 2019.

[Signature]  
CITY OF HOOD RIVER ENGINEERING DIRECTOR

THE PLAT OF "TANNER RANCH, PHASE 1" SUBDIVISION WAS EXAMINED AND APPROVED BY ME THIS 9th DAY OF May, 2019.

[Signature]  
HOOD RIVER COUNTY COMMISSIONER

THE PLAT OF "TANNER RANCH, PHASE 1" SUBDIVISION WAS EXAMINED AND APPROVED BY ME THIS 22 DAY OF April, 2019.

[Signature]  
CITY OF HOOD RIVER RECORDER

THE PLAT OF "TANNER RANCH, PHASE 1" SUBDIVISION WAS EXAMINED AND APPROVED BY ME THIS 9th DAY OF May, 2019.

[Signature]  
HOOD RIVER COUNTY COMMISSIONER

THE PLAT OF "TANNER RANCH, PHASE 1" SUBDIVISION WAS EXAMINED AND APPROVED BY ME THIS 22nd DAY OF April, 2019.

[Signature]  
CITY OF HOOD RIVER PLANNING DIRECTOR

THE PLAT OF "TANNER RANCH, PHASE 1" SUBDIVISION WAS EXAMINED AND APPROVED BY ME THIS \_\_\_\_ DAY OF \_\_\_\_, 20\_\_.

\_\_\_\_\_  
HOOD RIVER COUNTY COMMISSIONER

THE PLAT OF "TANNER RANCH, PHASE 1" SUBDIVISION WAS EXAMINED AND APPROVED BY ME THIS 22 DAY OF April, 2019.

[Signature]  
CITY OF HOOD RIVER MAYOR

THE PLAT OF "TANNER RANCH, PHASE 1" SUBDIVISION WAS EXAMINED AND APPROVED BY ME THIS \_\_\_\_ DAY OF \_\_\_\_, 20\_\_.

\_\_\_\_\_  
HOOD RIVER COUNTY COMMISSIONER

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 "TANNER RANCH, PHASE 1" 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.

[Signature]  
HOOD RIVER COUNTY DIRECTOR OF BUDGET AND FINANCE, TREASURER/TAX COLLECTOR

[Signature]  
HOOD RIVER COUNTY DIRECTOR OF RECORDS AND ASSESSMENTS

REFERENCES:

- FILED IN THE OFFICE OF THE HOOD RIVER COUNTY SURVEYOR.
C.S. No. 1475, PLAT OF CERTAIN TRACTS FOR R.W. OROWAY BY JOHN LELAND HENDERSON, DATED JULY 1909.
C.S. No. 2006024, SURVEY FOR COTTAGE HOUSING, LLC BY KLEIN AND ASSOCIATES L.S. 59002, FILED MARCH 30, 2006.
C.S. No. 2007024, PLAT OF HAWK MEADOWS SUBDIVISION BY TERRA SURVEYING L.S. 1815, FILED MARCH 6, 2007.
C.S. No. 2007074, PLAT OF COTTAGE LANE P.U.D. BY TERRA SURVEYING L.S. 72306, FILED JULY 5, 2007.
C.S. No. 2008017, BOUNDARY AND RE-PLAT SURVEY OF COTTAGE LAND P.U.D. BY TERRA SURVEYING L.S. 72306, FILED MARCH 24, 2008.

SPECIAL EXCEPTIONS ON PRELIMINARY TITLE REPORT (ORDER NO. 19=0003ED, DATED JAN 3, 2019):

- 10) BOOK K, PAGE 627, PRIVATE EASEMENT RESERVATION FOR THE PURPOSES OF WELL AND PIPELINE BENEFITING SUBJECT PROPERTY. MAY 7, 1904. LOCATION IS NON-SPECIFIC.
11) BOOK 41, PAGE 134, PRIVATE POWER LINE EASEMENT BENEFITING PACIFIC POWER AND LIGHT COMPANY. AUGUST 19, 1949. NO LOCATION GIVEN.

CONSENT AFFIDAVITS

A CONSENT AFFIDAVIT FROM RONALD DEAN TANNER AS TRUST DEED BENEFICIARY, PER TRUST DEED INST#2017-01313, RECORDED ON APRIL 18, 2017 HAS BEEN EXECUTED AND RECORDED ON APRIL 18, 2019. INST#2019-01070 OF HOOD RIVER COUNTY OFFICIAL RECORDS.

A CONSENT AFFIDAVIT FROM ALEXIA KELLY-SCHWARTZ AND LACH LITWER AS DEED BENEFICIARY, PER TRUST DEED INST#2018-01861, RECORDED ON FEBRUARY 8, 2019 HAS BEEN EXECUTED AND RECORDED ON APRIL 18, 2019. INST#2019-01069 OF HOOD RIVER COUNTY OFFICIAL RECORDS.

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PLAT TAX LOT 1300 INTO 6 LOTS AND ONE TRACT. THE TRACT WILL BE SUBDIVIDED IN PHASE 2 OF TANNER RANCH. THE CONTROLLING ELEMENTS OF THE BOUNDARY ARE BASED ON DEED DISTANCES AND RECORD DEED CALLS. THE BOUNDARY IS DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF GOVERNMENT LOT 6, BEING THE WEST QUARTER CORNER OF SECTION 35. THIS POSITION IS MONUMENTED BY A 3" BRASS CAP. THE CONTINUOUS EAST ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 6 A DISTANCE OF 5 CHAINS (330 FEET) WE RECOVERED A IRON PIPE AT 319.95 FEET WHICH WE HELD FOR A POINT ON THE SOUTH LINE OF GOVERNMENT LOT 6, THEN EXTENDED AN ADDITIONAL 10.05 FEET FOR THE TOTAL DISTANCE OF 330.00 FEET TO A POINT. THE DEED CALLS NORTH 8.084 CHAINS (533.54 FEET) TO THE SOUTHEAST CORNER OF OF A.B. COOPER TRACT ON BOOK 8, PAGE 545, SAID DEED CALLS THE SAME DIMENSIONS AS OUR DESCRIPTION, WHICH MAKES OVERLAPS OR GAP UNLIKELY. THIS NORTHERLY DIMENSION ALSO FIT CLOSE WITH FOUND CENTERLINE MONUMENTS FROM THE PLAT OF HAWK MEADOWS, WHICH WERE HELD. WE ALSO TIED INTO MONUMENTS SET ON THE COTTAGE LANE P.U.D. THE DESCRIPTION CALLS WEST ALONG SAID COOPER TRACT TO THE WEST LINE OF SECTION 35, THEN SOUTH TO THE POINT OF BEGINNING. THE BASIS OF BEARING IS THE FOUND SURVEY NAILS MONUMENTING THE CENTERLINE OF PLATTED TALON AVENUE ON HAWKS MEADOWS (C.S.2007-024).

\*STORMWATER EASEMENT NOTE:

THIS EASEMENT IS DEDICATED TO THE CITY OF HOOD RIVER WITH THE RIGHT, BUT NOT THE OBLIGATION OF IMMEDIATE ENTRY TO MAINTAIN ACCESS TO INSPECT AND REPAIR THE PRIVATE STORMWATER FACILITY IN THE EVENT THE OWNER/DEVELOPER/THEIR SUCCESSORS OR ASSIGNED FAIL TO OPERATE, MAINTAIN, AND REPAIR THE PRIVATE STORMWATER FACILITIES ADEQUATELY. A WAIVER OF REMONSTRANCE SIGNED BY THE OWNER/DEVELOPER/THEIR SUCCESSORS OR ASSIGNED MUST BE RECORDED IN THE DEED RECORDS FOR HOOD RIVER COUNTY.

INFILTRATION NOTE:

NOTE PROVIDED BY THE CITY OF HOOD RIVER.
1) 400 SQ.FT. (2 FOOT DEPTH) OF EACH LOT (LOTS 1-8) SHALL BE DEDICATED TO NON-BUILDABLE AREA RESERVED FOR INFILTRATION GALLERIES. STORMWATER INFILTRATION GALLERIES SHALL BE BUILT IN ACCORDANCE WITH TANNER RANCH STORMWATER REPORT DATED 12/7/18 AND CIVIL ENGINEERING PLANS DATED 2/2/19 WHICH ARE ON FILE WITH THE CITY PUBLIC WORKS DEPARTMENT.

REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature]

OREGON December 30, 2005 ERIK M. CARLSON 72306

Expires: December, 2019

TERRA SURVEYING

P.O. BOX 617 HOOD RIVER, OREGON 97031 PHONE: (541) 386-4531 E-Mail: terra@gorge.net

DATE: APRIL 17, 2019 PROJECT: 17012 SCALE: 1" = 50'

ASSESSORS MAP: 3N-10E-35BC TL 1300