

OWNER:
Talon Land, LLC
P.O. BOX 633
HOOD RIVER, OR 97031

NOTE:
THIS PLAT AND SUBSEQUENT DEVELOPMENT IS SUBJECT TO THE CONDITIONS OF APPROVAL PER CITY OF HOOD RIVER PLANNING FILE NUMBER 2019-24.

INFILTRATION NOTE:
400 SQ.FT. (2 FOOT DEPTH) OF LOTS 1-6, TANNER RANCH SUBDIVISION, PHASE 1 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.

TERRA SURVEYING
TOWNHOUSE PARTITION PLAT
for
Talon Land, LLC. an Oregon Limited Liability Company

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

CS# **2019 049**
DATE FILED: **12/11/2019**
BY: **RL**

File Number **201911P**
Instrument received on the **26th** day of **NOVEMBER**, 2019 at **9:07 A.M.**

Hood River County Director of Records and Assessments

SURVEYOR'S CERTIFICATE

I, Erik M. Carlson, 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 as follows:

Lot 3 of "Tanner Ranch Subdivision, Phase 1"
Initial point is a 5/8" iron rod found at the Northwest corner of said Lot 3.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
December 30, 2005
ERIK M. CARLSON
72306

Expires: December, 2019

DECLARATION

I, the owner 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 and in accordance with the provisions of ORS Chapter 92 and to create private easements as shown on this plat.

Managing Member 11/14/19 DATE

State of Oregon }
County of Hood River }s.s.

This instrument was acknowledged before me by Ruben Lach Litwer as a
Managing Member of Talon Land, LLC.
on the 14th day of November 2019.

Notary Signature Nancy Jane Carlson
Print notary name

NOTARY PUBLIC- State of Oregon
Commission number: 985108
My Commission expires: April 4, 2023

APPROVALS

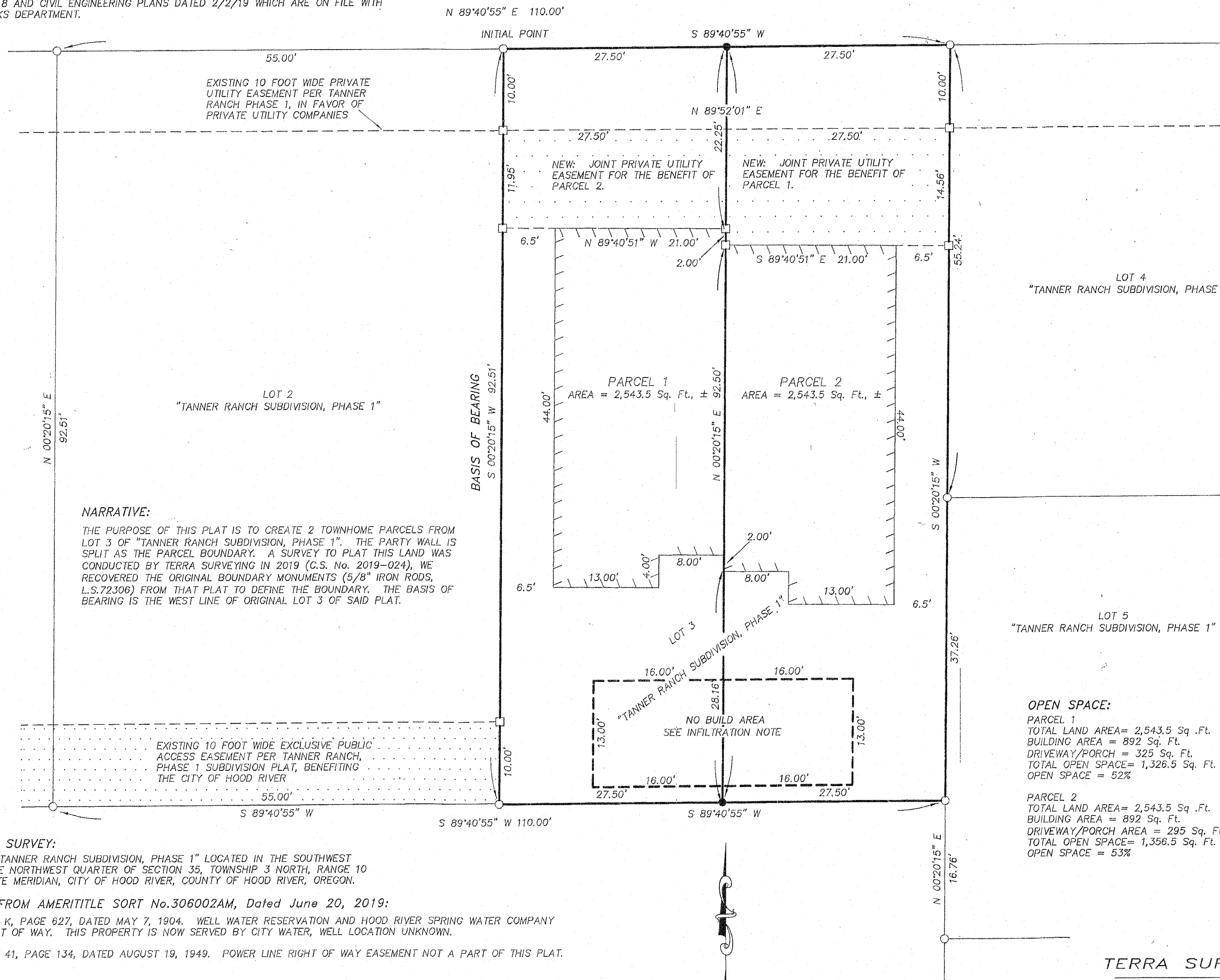
I hereby certify that all taxes and assessments due hereon have been fully paid as required by law.
Montina Bulter
Hood River County Director of Budget and Finance, Treasurer/Tax Collector

I hereby certify this partition was examined and approved as of this 14th day of NOVEMBER, 2019.

RL
Hood River County Surveyor

I hereby certify this partition was examined and approved as of this 14th day of NOVEMBER, 2019.

Planning File Number 2019-24
Montina Bulter
The City of Hood River Planning Director



NARRATIVE:

THE PURPOSE OF THIS PLAT IS TO CREATE 2 TOWNHOME PARCELS FROM LOT 3 OF "TANNER RANCH SUBDIVISION, PHASE 1". THE PARTY WALL IS SPLIT AS THE PARCEL BOUNDARY. A SURVEY TO PLAT THIS LAND WAS CONDUCTED BY TERRA SURVEYING IN 2019 (C.S. No. 2019-024), WE RECOVERED THE ORIGINAL BOUNDARY MONUMENTS (5/8" IRON RODS, L.S.72306) FROM THAT PLAT TO DEFINE THE BOUNDARY. THE BASIS OF BEARING IS THE WEST LINE OF ORIGINAL LOT 3 OF SAID PLAT.

EXISTING 10 FOOT WIDE EXCLUSIVE PUBLIC ACCESS EASEMENT PER TANNER RANCH, PHASE 1 SUBDIVISION PLAT, BENEFITING THE CITY OF HOOD RIVER

OPEN SPACE:
PARCEL 1
TOTAL LAND AREA= 2,543.5 Sq. Ft.
BUILDING AREA = 892 Sq. Ft.
DRIVEWAY/PORCH = 325 Sq. Ft.
TOTAL OPEN SPACE= 1,326.5 Sq. Ft.
OPEN SPACE = 52%
PARCEL 2
TOTAL LAND AREA= 2,543.5 Sq. Ft.
BUILDING AREA = 892 Sq. Ft.
DRIVEWAY/PORCH AREA = 295 Sq. Ft.
TOTAL OPEN SPACE= 1,356.5 Sq. Ft.
OPEN SPACE = 53%

LOCATION OF SURVEY:

LOT 3 OF THE "TANNER RANCH SUBDIVISION, PHASE 1" LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, CITY OF HOOD RIVER, COUNTY OF HOOD RIVER, OREGON.

EXCEPTIONS FROM AMERITITLE SORT No.306002AM, Dated June 20, 2019:

EASEMENT BOOK K, PAGE 627, DATED MAY 7, 1904. WELL WATER RESERVATION AND HOOD RIVER SPRING WATER COMPANY FROM WELL RIGHT OF WAY. THIS PROPERTY IS NOW SERVED BY CITY WATER, WELL LOCATION UNKNOWN.

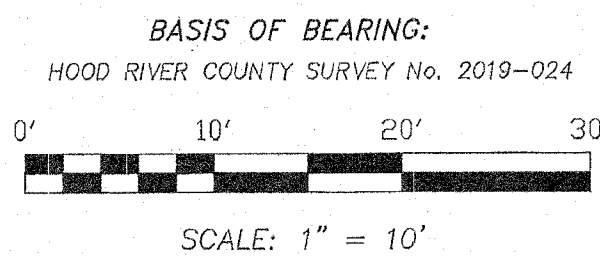
EASEMENT BOOK 41, PAGE 134, DATED AUGUST 19, 1949. POWER LINE RIGHT OF WAY EASEMENT NOT A PART OF THIS PLAT.

REFERENCES:

FILED IN THE COUNTY SURVEYORS OFFICE:
C.S. No. 2019-024, PLAT OF TANNER RANCH SUBDIVISION PHASE 1 BY TERRA SURVEYING, L.S. 72306, FILED: MAY 23, 2019.

LEGEND:

- SET 5/8" IRON ROD WITH RED CAP L.S. 72306 (SET ON 9/23/19)
- FOUND 5/8" IRON ROD WITH RED PLASTIC CAP L.S. 72306 (C.S. No. 2019-024)
- CALCULATED, NOT FOUND OR SET



TERRA SURVEYING

DATE: SEPTEMBER 26, 2019
SCALE: 1" = 10'
PROJECT: 19023 LOT 3 PARTITION
ASSESSORS MAP: 3N-10E-35BC
P.O. BOX 617
HOOD RIVER, OREGON 97031
PHONE: (541) 386-4531
E-Mail: terra@gorge.net
www.terralandsurveying.com

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