

TERRA SURVEYING  
TOWNHOUSE PARTITION PLAT

for  
Integrity Building and Construction, LLC an Oregon Limited Liability Company

HOOD RIVER COUNTY  
SURVEYOR'S OFFICE

CS# 2020 006

DATE FILED: 2/27/2020

BY: *HC*

File Number 202002P  
Instrument received on the 26th day of  
FEBRUARY, 2020 at 9:33 AM.

Hood River County Director of Records and  
Assessments

OWNER/DEVELOPER:

Integrity Building and Construction, LLC  
P.O. BOX 1904  
HOOD RIVER, OR 97031

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

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
December 30, 2005  
ERIK M. CARLSON  
72306  
Expires: December, 2021

DECLARATION

I, the owner of the land shown herein, hereby  
declare that this division of land has been made with  
my 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.

*[Signature]* 2/19/2020  
Managing Member Date

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

This instrument was acknowledged before me by  
Michael J. Ketter as the Managing Member of Integrity  
Building and Construction, LLC, an Oregon Limited  
Liability Company on the 19th day of  
February 2020.

*[Signature]*  
Notary Signature  
Whancy Jane Carlson  
Print notary name

NOTARY PUBLIC- State of Oregon  
Commission number: 985708  
My Commission expires: Apr 14, 2023

APPROVALS

I hereby certify that all taxes and assessments due  
hereon have been fully paid as required by law.

*[Signature]*  
Hood River County Director of Budget and  
Finance, Treasurer/Tax Collector

I hereby certify this partition was ex-  
amined and approved as of this 19th day  
of FEBRUARY, 2020.

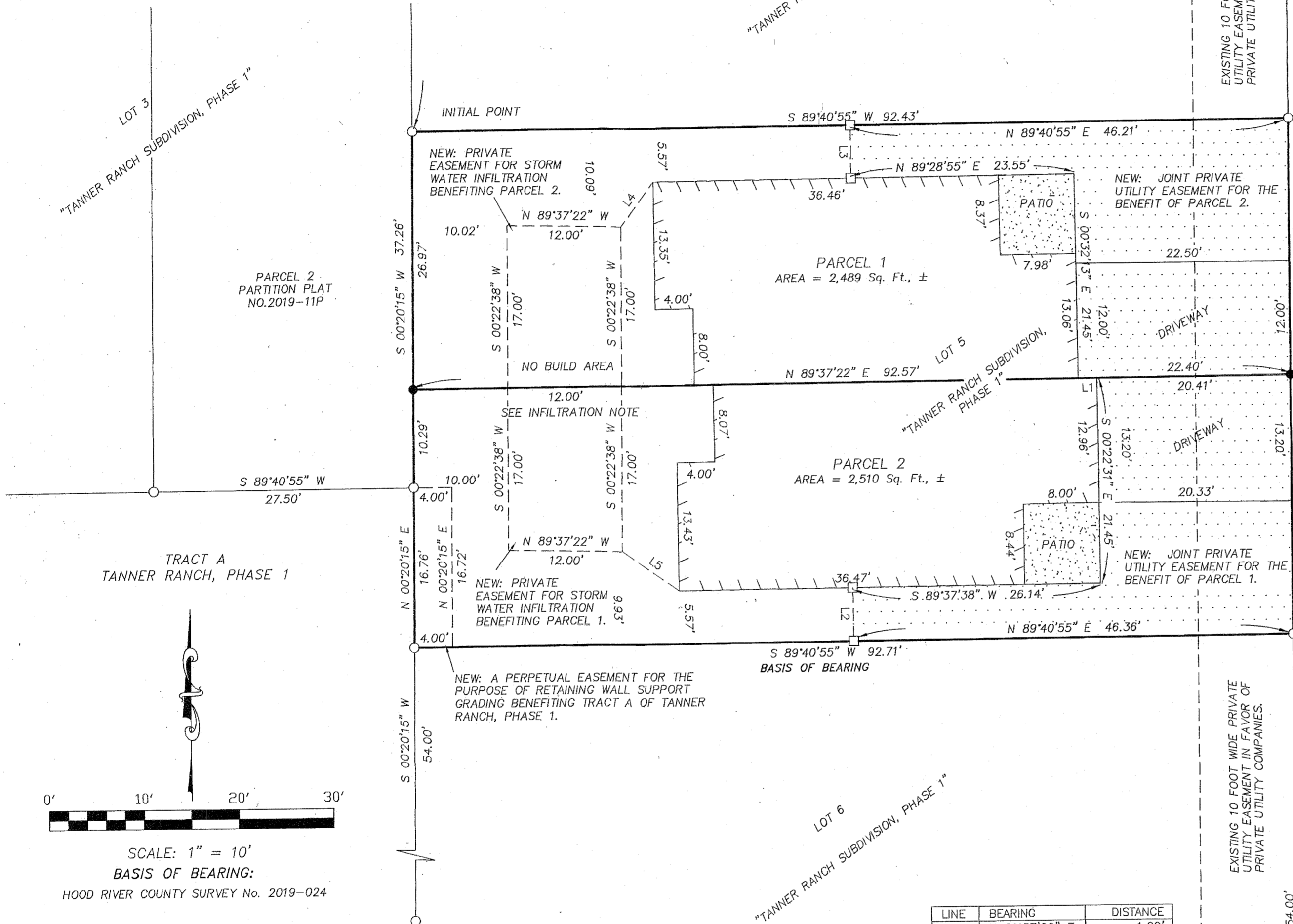
*[Signature]*  
Hood River County Surveyor

I hereby certify this partition was ex-  
amined and approved as of this 20th day  
of FEBRUARY, 2020.

Planning File Number 2019-38  
*[Signature]*  
The City of Hood River Planning Director

NARRATIVE:

THE PURPOSE OF THIS PLAT IS TO CREATE 2 TOWNHOME PARCELS FROM  
LOT 5 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 SOUTH LINE OF ORIGINAL LOT 5 OF SAID PLAT.



LINE	BEARING	DISTANCE
L1	N 89°37'22" E	1.99'
L2	N 00°25'34" W	5.66'
L3	N 00°28'14" W	5.52'
L4	N 36°06'18" E	5.82'
L5	S 55°03'22" E	7.25'

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.

OPEN SPACE:

PARCEL 1  
TOTAL LAND AREA = 2,489 Sq. Ft.  
BUILDING AREA = 852.4 Sq. Ft.  
DRIVEWAY = 269.5 Sq. Ft.  
FRONT PORCH = 67 Sq. Ft.  
TOTAL COVERAGE = 1,189 Sq. Ft.  
COVERAGE = 47.7%

PARCEL 2  
TOTAL LAND AREA = 2,510 Sq. Ft.  
BUILDING AREA = 856 Sq. Ft.  
DRIVEWAY = 266 Sq. Ft.  
FRONT PORCH = 68 Sq. Ft.  
TOTAL COVERAGE = 1,190 Sq. Ft.  
COVERAGE = 47.3%

TERRA SURVEYING

DATE: FEBRUARY 5, 2020  
SCALE: 1" = 10'  
PROJECT: 19146 LOT 5, 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

LOCATION OF SURVEY:

LOT 5 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 COLUMBIA GORGE TITLE REPORT No.18-0176ED, Dated October 3, 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.  
C.S. No. 2019-049, TOWNHOUSE PLAT NO. 2019-19P FOR TALON BY TERRA SURVEYING, L.S.72306, FILED: DECEMBER 11, 2019.

LEGEND:

- SET 5/8" IRON ROD WITH RED CAP L.S. 72306 (SET ON 2/5/2020)
- FOUND 5/8" IRON ROD OF RECORD RED PLASTIC CAP, L.S. 72306 (C.S. No. 2019-024)
- CALCULATED, NOT FOUND OR SET

NOTE:

THIS PLAT AND SUBSEQUENT DEVELOPMENT  
IS SUBJECT TO THE CONDITIONS OF  
APPROVAL PER CITY OF HOOD RIVER  
PLANNING FILE NUMBER 2019-38.

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