

TOWNHOUSE PARTITION PLAT

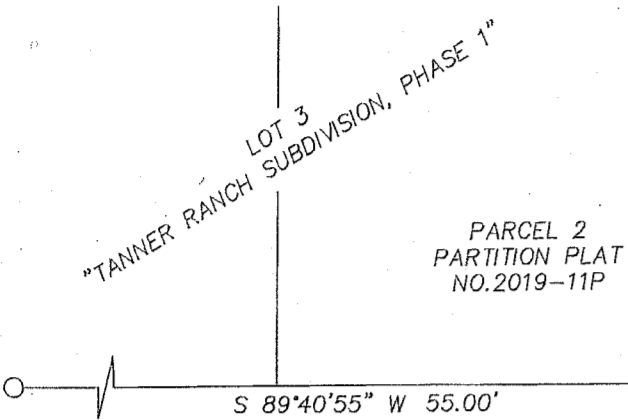
for

Integrity Building and Construction, LLC  
an Oregon Limited Liability Company

HOOD RIVER COUNTY  
SURVEYOR'S OFFICE  
CS# 2020 007  
DATE FILED: 2/27/2020  
BY: [Signature]

OWNER/DEVELOPER:  
Integrity Building and Construction, LLC  
P.O. BOX 1904  
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 2019-39.



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.

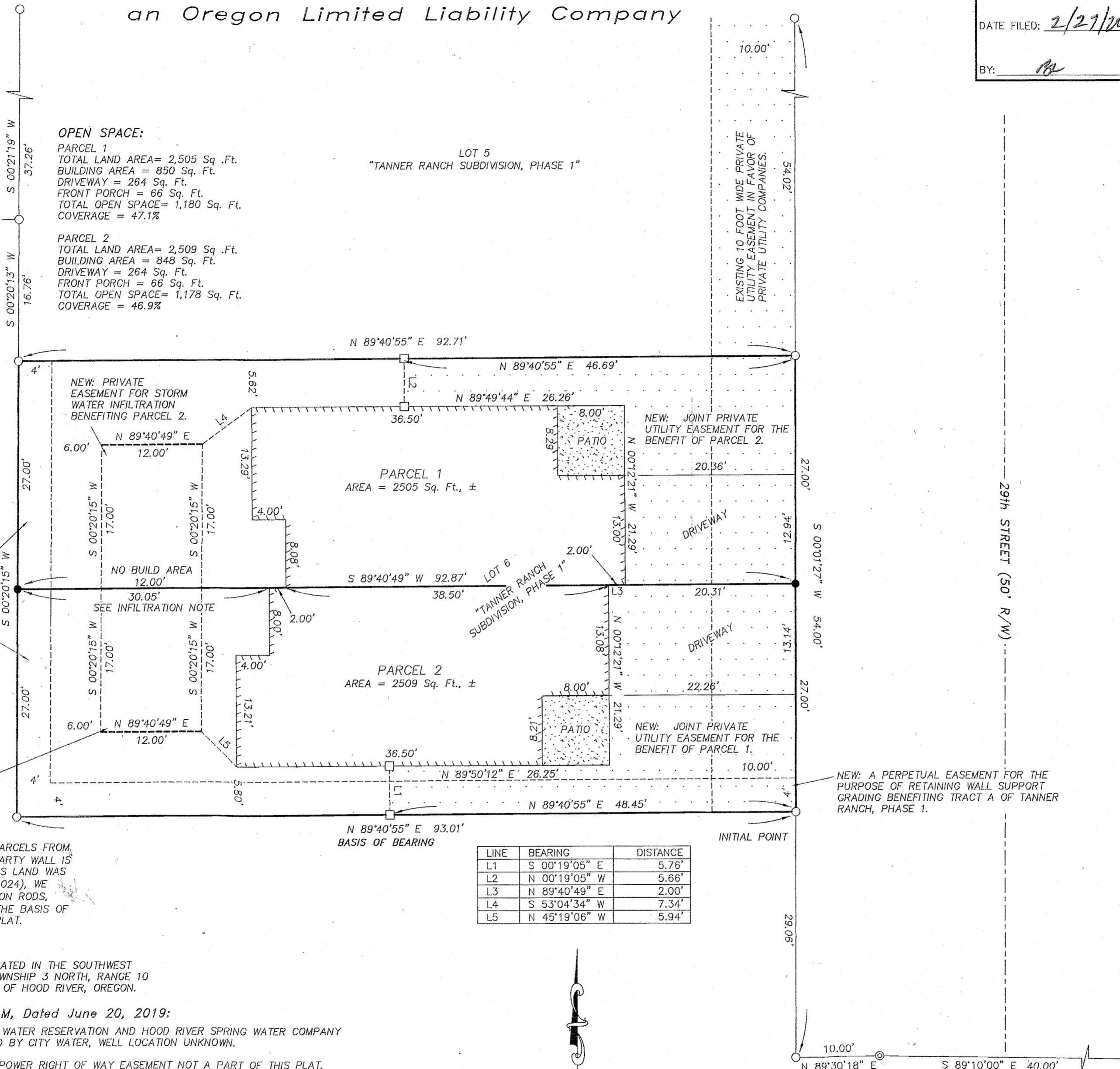
TRACT A  
TANNER RANCH, PHASE 1

NEW: A PERPETUAL EASEMENT FOR THE  
PURPOSE OF RETAINING WALL SUPPORT  
GRADING BENEFITING TRACT A OF TANNER  
RANCH, PHASE 1.

NEW: PRIVATE  
EASEMENT FOR STORM  
WATER INFILTRATION  
BENEFITING PARCEL 1.

OPEN SPACE:  
PARCEL 1  
TOTAL LAND AREA= 2,505 Sq. Ft.  
BUILDING AREA = 850 Sq. Ft.  
DRIVEWAY = 264 Sq. Ft.  
FRONT PORCH = 66 Sq. Ft.  
TOTAL OPEN SPACE= 1,180 Sq. Ft.  
COVERAGE = 47.1%  
PARCEL 2  
TOTAL LAND AREA= 2,509 Sq. Ft.  
BUILDING AREA = 848 Sq. Ft.  
DRIVEWAY = 264 Sq. Ft.  
FRONT PORCH = 66 Sq. Ft.  
TOTAL OPEN SPACE= 1,178 Sq. Ft.  
COVERAGE = 46.9%

LOT 5  
"TANNER RANCH SUBDIVISION, PHASE 1"



NEW: A PERPETUAL EASEMENT FOR THE  
PURPOSE OF RETAINING WALL SUPPORT  
GRADING BENEFITING TRACT A OF TANNER  
RANCH, PHASE 1.

NARRATIVE:

THE PURPOSE OF THIS PLAT IS TO CREATE 2 TOWNHOME PARCELS FROM  
LOT 6 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 6 OF SAID PLAT.

LOCATION OF SURVEY:

LOT 6 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 RIGHT OF WAY EASEMENT NOT A PART OF THIS PLAT.

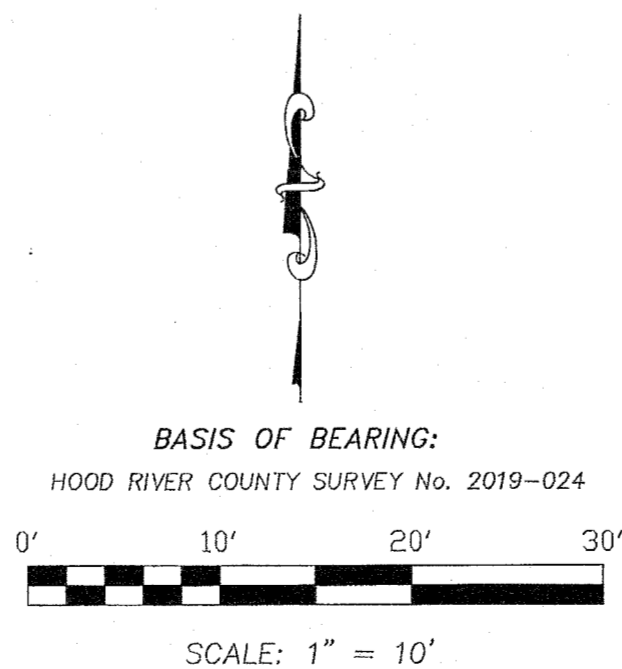
REFERENCES:

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)
- ⊙ FOUND 5/8" IRON ROD WITH RED PLASTIC CAP, L.S. 72306, SET ON C.S. 2007074
- CALCULATED, NOT FOUND OR SET

Table with 3 columns: LINE, BEARING, DISTANCE. Contains 5 rows of survey data.



File Number 202003P  
Instrument received on the 26<sup>th</sup> day of  
FEBRUARY, 2020 at 9:34 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 6 of "Tanner Ranch Subdivision, Phase 1"  
Initial point is a 5/8" iron rod found at the  
southeast corner of said Lot 6.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

[Signature]  
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 19<sup>th</sup> day of  
February 2020.

[Signature]  
Notary Signature  
Randy Jane Carlson  
Print notary name

NOTARY PUBLIC- State of Oregon  
Commission number: 985708  
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.

[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 19<sup>th</sup> day  
of FEBRUARY, 2020

[Signature]  
Hood River County Surveyor

I hereby certify this partition was ex-  
amined and approved as of this 20<sup>th</sup> day  
of FEBRUARY, 2020

Planning File Number 2019-39  
[Signature]  
The City of Hood River Planning Director