

TERRA SURVEYING  
TOWNHOUSE PARTITION PLAT

for  
Talon Land, LLC. an Oregon Limited Liability Company

HOOD RIVER COUNTY  
SURVEYOR'S OFFICE

CS# 2020 014

DATE FILED: 4/15/2020

BY: *[Signature]*

File Number 202005P  
Instrument received on the 14<sup>th</sup> day of  
APRIL, 2020 at 9:32 AM

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 2 of "Tanner Ranch Subdivision, Phase 1"  
Initial point is a 5/8" iron rod found at the  
Northeast corner of said Lot 2.

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

Managing Member *[Signature]* DATE 4/15/2020

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

This instrument was acknowledged before me by  
Lach Litwiler as a  
Managing Member of Talon Land, LLC.

on the 9<sup>th</sup> day of April 2020.

Notary Signature *[Signature]*  
LEONAR LOPEZ

Print notary name  
NOTARY PUBLIC- State of Oregon  
Commission number: 9831039  
My Commission expires: 17 January 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 9<sup>th</sup> day  
of April, 2020

*[Signature]*  
Hood River County Surveyor

I hereby certify this partition was ex-  
amined and approved as of this 13<sup>th</sup> day  
of April, 2020

Planning File Number 2019-30  
*[Signature]*  
City of Hood River Planning Director

NOTE:  
THIS PLAT AND SUBSEQUENT DEVELOPMENT IS SUBJECT  
TO THE CONDITIONS OF APPROVAL PER CITY OF HOOD  
RIVER PLANNING FILE NUMBER 2019-30.

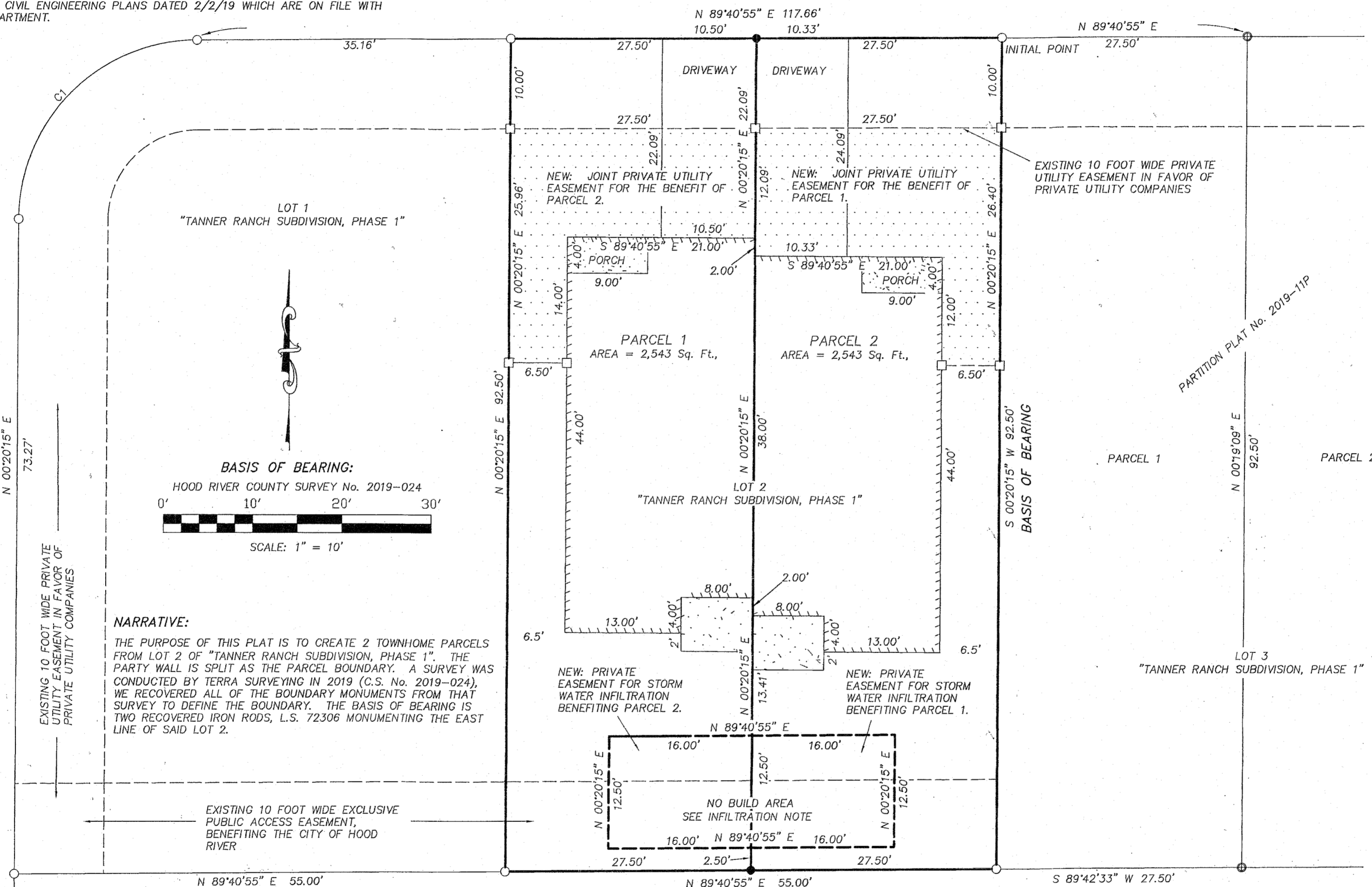
ZONING:  
(R-2) URBAN STANDARD DENSITY RESIDENTIAL

INFILTRATION NOTE:

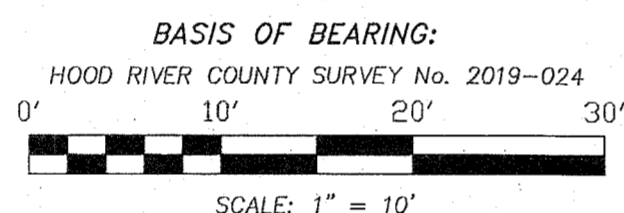
400 SQ.FT. (2 FOOT DEPTH) OF LOTS 1-6, TANNER RANCH SUBDIVISION, PHASE 1 SHALL BE  
DEDICATED TO NON-BUILDABLE AREA RESERVED FOR INFILTRATION GALLERIES. STORMWATER  
INFILTRATION GALLERIES SHALL BE BUILT IN ACCORDANCE WITH TANNER RANCH STORMWATER  
REPORT DATED 12/7/18 AND CIVIL ENGINEERING PLANS DATED 2/2/19 WHICH ARE ON FILE WITH  
THE CITY PUBLIC WORKS DEPARTMENT.

TALON AVENUE (50' R/W)

30th STREET (60' R/W)



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



EXCEPTIONS FROM AMERITITLE SORT No.306020AM, 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.  
INST#2019-00846, DEED RESTRICTION/RESTRICTIVE COVENANT. SEE DOCUMENT FOR DETAILS.

OPEN SPACE:

PARCEL 1  
TOTAL LAND AREA= 2,543 Sq. Ft.  
BUILDING/FRONT PORCH AREA = 892 Sq. Ft.  
DRIVEWAY = 232 Sq. Ft.  
TOTAL LOT COVERAGE= 44.2%

PARCEL 2  
TOTAL LAND AREA= 2,543 Sq. Ft.  
BUILDING/FRONT PROCH AREA = 892 Sq. Ft.  
DRIVEWAY = 249 Sq. Ft.  
TOTAL LOT COVERAGE= 44.8%

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	31.25'	20.00'	89°31'01"	N 45°05'45" E	28.16'

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

TERRA SURVEYING

DATE: FEBRUARY 24, 2020  
SCALE: 1" = 10'  
PROJECT: 19059 LOT2 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 2 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.

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, TOWNHOME PLAT FOR TALON LAND, LLC. BY TERRA SURVEYING, L.S. 72306, FILED DECEMBER 11, 2019.

LEGEND:

- SET 5/8" IRON ROD WITH RED CAP L.S. 72306 (SET ON 2/4/2020)
- FOUND 5/8" IRON ROD OF RECORD, L.S. 72306 (C.S. No. 2019-024)
- ⊕ FOUND 5/8" IRON ROD OF RECORD, L.S. 72306 (C.S. No. 2019-049)
- CALCULATED, NOT FOUND OR SET

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