=TERRA SURVEYING= HOOD RIVER COUNTY OWNER/DEVELOPER: TOWNHOUSE PARTITION PLAT SURVEYOR'S OFFICE MONUMENT RENTALS, LLC P.O. BOX 1904 HOOD RIVER, OR 97031 2020023 Monument Rentals, LLC, a Utah Limited Liability Company ZONING: (R-2) URBAN STANDARD DENSITY RESIDENTIAL File Number 202007P THIS PLAT AND SUBSEQUENT DEVELOPMENT IS SUBJECT 20 20 at 9:50 AM may TO THE CONDITIONS OF APPROVAL PER CITY OF HOOD RIVER PLANNING FILE NUMBER 2019-37. LINE BEARING Hood River County Director of Records and DISTANCE N 89°40'55" E N 00'56'52" E N 00'56'52" E 9.41 Assessments 296.75 0.63 S 89'40'55" W 14.02 N 89°03'08" W 4.60' SURVEYOR'S CERTIFICATE S 82'34'02" W N 87'01'52" W N 00'19'51" E N 00'19'51" E 8.07 I, Erik M. Carlson, 17.44' 6.00' being first duly sworn, depose and say that I have 6.00' correctly surveyed and marked with proper TALON AVENUE (50' R/W) S 89'43'56" E monuments the lands represented on this Partition 10.02 L10 S 89'46'23" W Plat, the boundaries being described as follows: Lot 4, Plat of "Tanner Ranch, Phase 1 Subdivision" Initial point is a 5/8" iron rod found at the Northwest corner of said Lot 4. BASIS OF BEARING S 89°40'55" W 72.02' INITIAL POINT N 89'40'55" E 13.20' N 89°40'55" E 55.00' 30.12 *10 FOOT WIDE PRIVATE UTILITY REGISTERED EASEMENT IN FAVOR OF PRIVATE PROFESSIONAL UTILITY COMPANIES, CREATED ON AND SURVEYOR PHASE 1 OF TANNER RANCH NÉW: JOINT PRIVATE UTILITY NEW: JOINT PRIVATE UTILITY EASEMENT FOR THE BENEFIT OF EASEMENT FOR THE BENEFIT OF PARCEL 1 PARCEL 2. DRIVEWAY DRÍVEWAY **OREGON** 10.06 20.53 Expires: December, 2021 13.63 *10 FOOT WIDE PRIVATE UTILITY EASEMENT IN FAVOR DECLARATION OF PRIVATE UTILITY COMPANIES, CREATED ON I, the owner of the land shown herein, hereby PHASE 1 OF TANNER RANCH PARCEL 2, declare that this division of land has been made with PARTITION PLAT NO.2019-11P PARTITION PLAT NO.2019-11P my free consent and in accordance with my desires PARCEL 1 PARCEL 2 10.00' 4.00 AREA = 2,481 Sq. Ft., \pm and in accordance with the provisions of ORS $AREA = 2,530 \text{ Sq. Ft., } \pm$ 13.91' Chapter 92 and to create private easements as shown on this plat. Managing Member State of OREGON County of HOOD RIVER 17.57' . . 16,77 14.16' *NO BUILD AREA. This instrument was acknowledged before me by N 89°40'55" E 26.50' N 89°40'55" E 40.50' SEE INFILTRATION CRAIG PARKES NEW: PRIVATE EASEMENT FOR NEW: PRIVATE EASEMENT FOR SUBDIVISION STORM WATER INFILTRATION STORM WATER INFILTRATION Managing Member of Monument Rentals, LLC. BENEFITING PARCEL 1. N 89'40'55" E 26.50' BENEFITING PARCEL 2. L6 · 10' N 89'40'55" E 40.50 Jun Horask S 89°40'55" W 92.43' NARRATIVE: Notary Signature Lisa GOADE THE PURPOSE OF THIS PLAT IS TO CREATE 2 TOWNHOME PARCELS FROM LOT 4 OF "TANNER RANCH SUBDIVISION, PHASE1". THE PARTY WALL IS SPLIT AS THE PARCEL BOUNDARY. A SURVEY WAS CONDUCTED Print notary name BY TERRA SURVEYING IN 2019 (C.S. No. 2019-024), WE RECOVERED ALL OF THE BOUNDARY MONUMENTS OREGON NOTARY PUBLIC- State of FROM THAT SURVEY TO DEFINE THE BOUNDARY. THE BASIS OF BEARING IS FOUND 5/8" IRON RODS, L.S.72306 MONUMENTING THE NORTH LINE OF LOT 4 (C.S.2019-024). 969680 Commission number: My Commission expires: 12/28/201 BASIS OF BEARING: LOCATION OF SURVEY: LOT 4 OF THE "TANNER RANCH SUBDIVISION, PHASE 1" LOCATED IN OPEN SPACE: DECEMBER 28, 2021 HOOD RIVER COUNTY SURVEY No. 2019-024 THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION PARCEL 1 35, TOWNSHIP 3 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN. CITY 10' 20' TOTAL LAND AREA = 2,481 Sq .Ft. OF HOOD RIVER, COUNTY OF HOOD RIVER, OREGON. APPROVALS BUILDING = 843 Sq. Ft. فالقورس الالمالة DRIVEWAY = 272 Sq. Ft. EXCEPTIONS FROM COLUMBIA GORGE TITLE REPORT No. 18-0176ED, Dated October 3, 2019: I hereby certify that all taxes and assessments due TOTAL AREA COVERED= 1,115 Sq. Ft. ш SCALE: 1" = 10'EASEMENT BOOK K, PAGE 627. DATED MAY 7, 1904. WELL WATER RESERVATION AND HOOD RIVER SPRING WATER hereon have been fully paid as required by law. 54.02′ COVERAGE = 44.9%COMPANY FROM WELL RIGHT OF WAY. THIS PROPERTY IS NOW SERVED BY CITTY WATER, WELL LOCATION UNKNOWN. Monting Buffer
Hood River County Director of Budget and EASEMENT BOOK 41, PAGE 134, DATED AUGUST 19, 1949. ROAD EASEMENT NOT A PART OF THIS PLAT. INST#2019-00846, DEED RESTRICTION, SEE RECORD DOCUMENT FOR DETAILS. PARCEL 2 TOTAL LAND AREA = 2,530 Sq .Ft. BUILDING = 859 Sq. Ft. Finance, Treasurer/Tax Collector DRIVEWAY = 272 Sq. Ft. TOTAL AREA COVERED = 1,132 Sq. Ft.REFERENCES: COVERAGE = 44.7%FILED IN THE COUNTY SURVEYORS OFFICE: I hereby certify this partition was ex-amined and approved as of this 2074 day of 2020. C.S. No. 2019-024, PLAT OF TANNER RANCH SUBDIVISION PHASE 1 BY TERRA SURVEYING, L.S. 72306, FILED: MAY 23, 2019. TERRA SURVEYING _ 2020. LEGEND: N 89°40'55" E 55.00' Brows -SET 5/8" IRON ROD WITH RED CAP L.S. 72306 (SET ON 2/5/2020) DATE: FEBRUARY 10, 2020 Hood River County Surveyor 0 FOUND 5/8" IRON ROD WITH RED CAP, L.S. 72306 (C.S. No. 2019-024) SCALE: 1" = 10' INFILTRATION NOTE: I hereby certify this partition was ex-2/s+ PROJECT: 19148 LOT 4 PARTITION CALCULATED, NOT FOUND OR SET 400 Sq. Ft. (2 FOOT DEPTH) OF LOTS 1-6, TANNER RANCH amined and approved as of this _______, 20 ASSESSORS MAP: 3N-10E-35BC SUBDIVISION, PHASE1 SHALL BE DEDICATED TO NON-BUILDABLE AREA 2020 RESERVED FOR INFILTRATION GALLERIES. STORMWATER INFILTRATION Ø FOUND 1" DIAMETER SURVEY NAIL HEAD IN ASPHALT, SET ON C.S. 2007024 P.O. BOX 617 GALLERIES SHALL BE BUILT IN ACCORDANCE WITH TANNER RANCH HOOD RIVER, OREGON 97031 STORMWATER REPORT DATED 12/7/18 AND CIVIL ENGINEERING PLANS FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP, L.S. 59002, SET ON C.S. 2006024 Planning File Number 2019-37 and the second PHONE: (541) 386-4531 The City of Hood River Planning Director DATED 2/2/19 WHICH ARE ON FILE WITH THE CITY PUBLIC WORKS N 89°40'55" E DEPARTMENT. E-Mail: terra@gorge.net 92.71 11.1 1 1 www.terralandsurveying.com