

TOWNHOUSE PARTITION PLAT

for

Monument Rentals, LLC, a Utah Limited Liability Company

HOOD RIVER COUNTY SURVEYOR'S OFFICE

CS# 2020023

DATE FILED: 5/26/2020

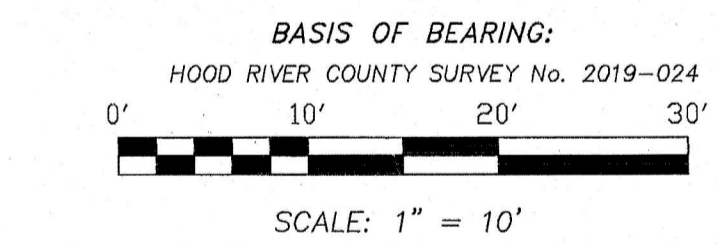
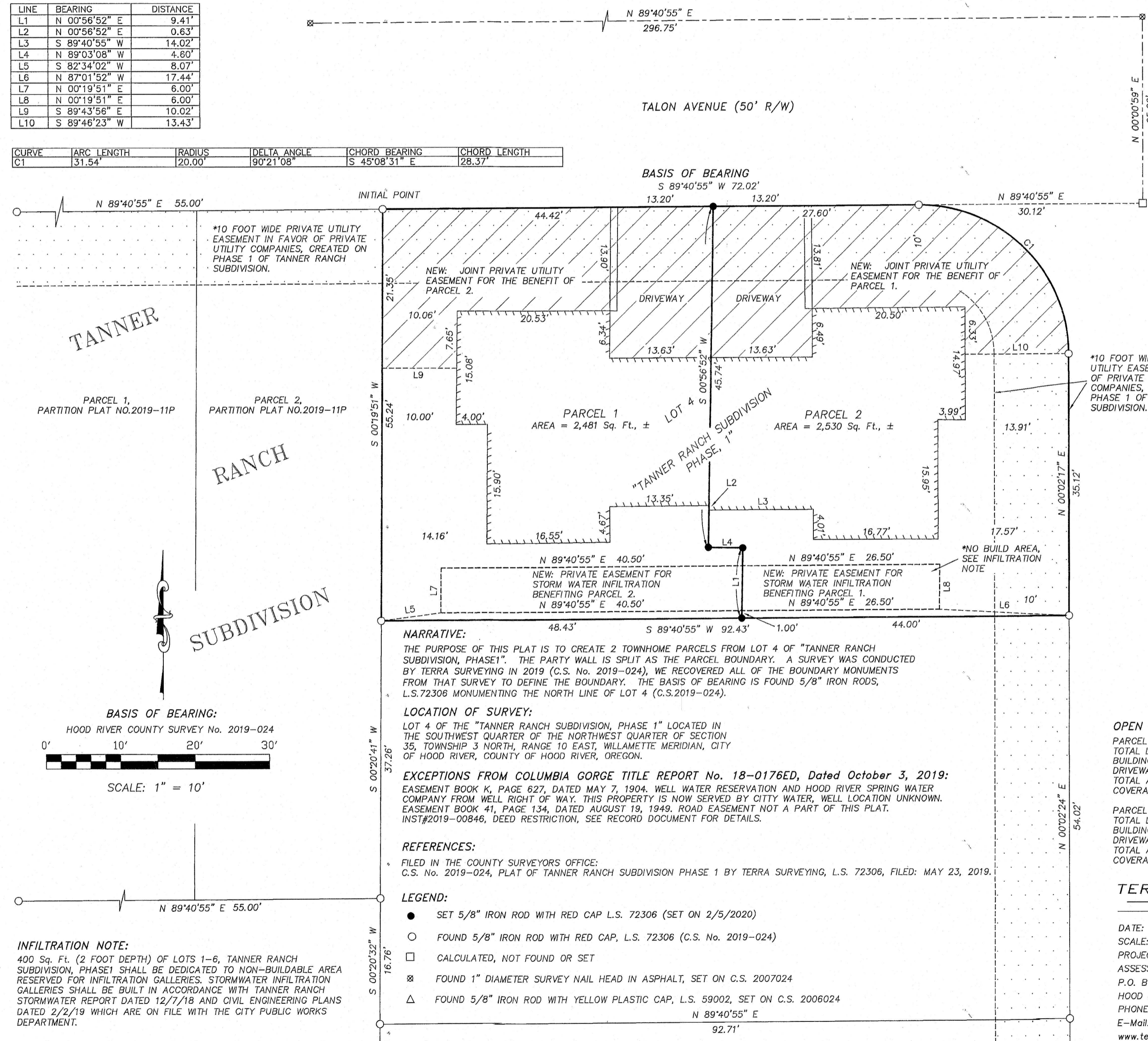
BY: [Signature]

OWNER/DEVELOPER: MONUMENT RENTALS, LLC P.O. BOX 1904 HOOD RIVER, OR 97031 ZONING: (R-2) URBAN STANDARD DENSITY RESIDENTIAL

NOTE: THIS PLAT AND SUBSEQUENT DEVELOPMENT IS SUBJECT TO THE CONDITIONS OF APPROVAL PER CITY OF HOOD RIVER PLANNING FILE NUMBER 2019-37.

Table with columns: LINE, BEARING, DISTANCE. Rows L1 to L10.

Table with columns: CURVE, ARC LENGTH, RADIUS, DELTA ANGLE, CHORD BEARING, CHORD LENGTH. Row C1.



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.

NARRATIVE: THE PURPOSE OF THIS PLAT IS TO CREATE 2 TOWNHOME PARCELS FROM LOT 4 OF "TANNER RANCH SUBDIVISION, PHASE 1". LOCATION OF SURVEY: LOT 4 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.

- LEGEND: SET 5/8" IRON ROD WITH RED CAP L.S. 72306 (SET ON 2/5/2020) FOUND 5/8" IRON ROD WITH RED CAP, L.S. 72306 (C.S. No. 2019-024) CALCULATED, NOT FOUND OR SET FOUND 1" DIAMETER SURVEY NAIL HEAD IN ASPHALT, SET ON C.S. 2007024 FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP, L.S. 59002, SET ON C.S. 2006024

OPEN SPACE: PARCEL 1 TOTAL LAND AREA= 2,481 Sq. Ft. BUILDING = 843 Sq. Ft. DRIVEWAY = 272 Sq. Ft. TOTAL AREA COVERED= 1,115 Sq. Ft. COVERAGE = 44.9% PARCEL 2 TOTAL LAND AREA= 2,530 Sq. Ft. BUILDING = 859 Sq. Ft. DRIVEWAY = 272 Sq. Ft. TOTAL AREA COVERED = 1,132 Sq. Ft. COVERAGE = 44.7%

TERRA SURVEYING DATE: FEBRUARY 10, 2020 SCALE: 1" = 10' PROJECT: 19148 LOT 4 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

File Number 202007P Instrument received on the 22nd day of May, 2020 at 9:50 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 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.

REGISTERED PROFESSIONAL LAND SURVEYOR Erik M. Carlson OREGON December 30, 2005 ERIC 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 DATE 5/11/20 State of OREGON County of HOOD RIVER This instrument was acknowledged before me by CRAIG PARKES as the Managing Member of Monument Rentals, LLC. on the 11th day of May, 2020. Notary Signature LISA GOADE Print notary name NOTARY PUBLIC- State of OREGON Commission number: 969480 My Commission expires: 12/28/2021 DECEMBER 28, 2021

APPROVALS I hereby certify that all taxes and assessments due hereon have been fully paid as required by law. Hood River County Director of Budget and Finance, Treasurer/Tax Collector, I hereby certify this partition was examined and approved as of this 20th day of May, 2020. Hood River County Surveyor I hereby certify this partition was examined and approved as of this 21st day of May, 2020. Planning File Number 2019-37 The City of Hood River Planning Director