

TOWNHOUSE PARTITION PLAT

for

Talon Land, LLC. an Oregon Limited Liability Company

TALON AVENUE (50' R/W)

NOTE:

THIS PLAT AND SUBSEQUENT DEVELOPMENT IS SUBJECT TO THE CONDITIONS OF APPROVAL PER CITY OF HOOD RIVER PLANNING FILE NUMBER 2020-15.

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.

NOTE: THIS MONUMENT WAS DISRUPTED DURING CONSTRUCTION AND WERE RESET ON PHASE 2 OF TANNER RANCH.

NOTE: THIS MONUMENT WAS RESET ON TANNER RANCH, PHASE 2, THEN DISRUPTED DURING SIDEWALK CONSTRUCTION AND RESET ON THIS PLAT.

HOOD RIVER COUNTY SURVEYOR'S OFFICE

CS# 2020 044

DATE FILED: 11/19/2020

OWNER:

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

File Number 202012P Instrument received on the 13th day of NOVEMBER, 2020 at 9:14 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 1 of "Tanner Ranch Subdivision, Phase 1" Initial point is a 5/8" iron rod found at the Northeast corner of Said Lot 1.

REGISTERED PROFESSIONAL LAND SURVEYOR

ERIK M. CARLSON December 30, 2005 OREGON 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 Ruben Lach Litwer 10 Nov 2020 DATE

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

This instrument was acknowledged before me by Ruben Lach Litwer as the Managing Member of Talon Land, LLC. on the 10th day of November, 2020.

Notary Signature Nancy J. 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. Hood River County Director of Budget and Finance, Treasurer/Tax Collector

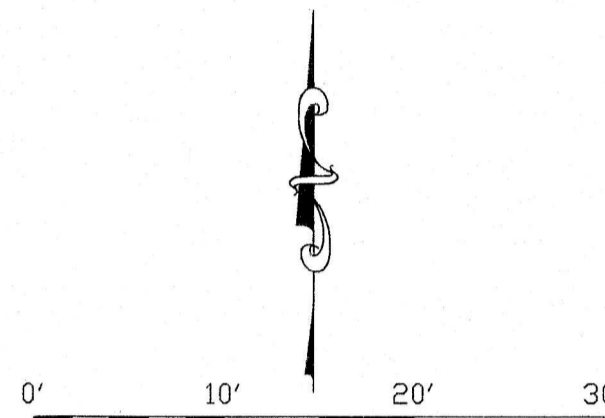
I hereby certify this partition was examined and approved as of this 10th day of November, 2020

Hood River County Surveyor

I hereby certify this partition was examined and approved as of this 13th day of November, 2020

Planning File Number 2020-15

The City of Hood River Planning Director



SCALE: 1" = 10'

BASIS OF BEARING:

HOOD RIVER COUNTY SURVEY No. 2020-014

OPEN SPACE:

PARCEL 1 TOTAL LAND AREA= 2,619 Sq. Ft., ± BUILDING AREA = 744 Sq. Ft. DRIVEWAY AREA = 324 Sq. Ft. TOTAL OPEN SPACE= 1,706 Sq. Ft. COVERAGE = 41%

PARCEL 2 TOTAL LAND AREA= 2,385 Sq. Ft., ± BUILDING AREA = 704 Sq. Ft. DRIVEWAY AREA = 369 Sq. Ft. STOOP AREA = 10 Sq. Ft. TOTAL OPEN SPACE= 1,242 Sq. Ft. COVERAGE = 45%

NARRATIVE:

THE PURPOSE OF THIS PLAT IS TO CREATE 2 TOWNHOME PARCELS FROM LOT 1 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 SEVERAL OF THE BOUNDARY MONUMENTS FROM THAT SURVEY TO DEFINE THE BOUNDARY.

Table with 3 columns: LINE, BEARING, DISTANCE. Rows L1 through L4.

EXCEPTIONS FROM AMERITITLE SORT No.306026AM, 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. INST#2019-02425, DEED RESTRICTION/RESTRICTIVE COVENANT. SEE DOCUMENT FOR DETAILS. INST#2020-01401, DECLARATION OF DEED RESTRICTION, SEE DOCUMENT FOR DETAILS. INST#2020-04015, ACCESS AND MAINTENANCE EASEMENT, DATED SEPTEMBER 24, 2020. PERTAINS TO PHASE 2 OF TANNER RANCH SUBDIVISION.

LOCATION OF SURVEY:

LOT 1 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. 2020-014, TOWNHOUSE PARTITION PLAT NO.2020-05P FOR TALON, LLC. BY TERRA SURVEYING, L.S.72306, FILED: APRIL 15, 2020.

TERRA SURVEYING

DATE: NOVEMBER 2, 2020 SCALE: 1" = 10' PROJECT: 19092 LOT1 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

Table with 6 columns: CURVE, ARC LENGTH, RADIUS, DELTA ANGLE, CHORD BEARING, CHORD LENGTH. Row C1.

LEGEND:

- SET 5/8" IRON ROD WITH RED CAP L.S. 72306 (11/3/2020) SET 1-5/32" DIAMETER COPPER PLUG, L.S. 72306 (11/3/2020) FOUND 5/8" IRON ROD WITH RED CAP, L.S. 72306 (C.S. No. 2019-024) FOUND 5/8" IRON ROD WITH RED CAP, L.S. 72306 (C.S. No. 2020-014) FOUND 1-5/32" DIAMETER COPPER PLUG, L.S. 72306 SET ON TANNER RANCH, PHASE 2. CALCULATED, NOT FOUND OR SET

NEW: PRIVATE JOINT ACCESS AND UTILITY EASEMENT, BENEFICIARY NOTED.