

TERRA SURVEYING PLAT OF "TANNER RANCH, PHASE 2" SUBDIVISION

LOCATION OF SURVEY:

THIS IS A REPLAT OF TRACT A OF TANNER RANCH, PHASE 1 SUBDIVISION, LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, THE CITY OF HOOD RIVER, HOOD RIVER COUNTY, OREGON

PAGE 1 OF 2

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

CS# 2020 050

DATE FILED: 12/17/2020

BY: *BC*

OWNER:

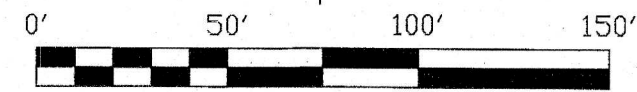
IBC LLC
P.O. BOX 1904
HOOD RIVER, OREGON
97031

ZONING:

U-R-2
URBAN STANDARD DENSITY
RESIDENTIAL

3" BRASS CAP FOUND AT NW CORNER OF GOV'T LOT 6 AND THE NORTH 1/16 CORNER BETWEEN SECTIONS 34 AND 35

HAWK MEADOWS SUBDIVISION



SCALE: 1" = 50'

BASIS OF BEARING:

HOOD RIVER COUNTY SURVEY No.2019024

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Erik M. Carlson

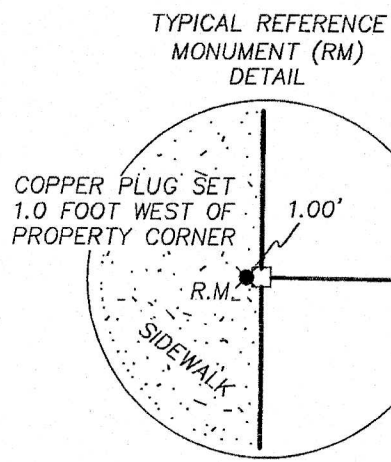
OREGON
December 30, 2005
ERIK M. CARLSON
72306

Expires: December, 2021

COTTAGE LANE

P.U.D.

LINE	BEARING	DISTANCE
L1	N 89°42'46" E	10.05'
L2	N 00°01'54" E	2.82'
L3	N 89°10'00" W	40.00'
L4	N 89°16'48" W	40.00'
L5	N 89°09'22" W	7.97'
L6	N 89°30'18" E	10.00'
L7	N 89°40'55" E	30.12'
L8	N 89°40'55" E	39.17'
L9	S 63°25'33" E	55.39'
L10	N 00°21'50" E	40.77'
L11	N 00°20'15" E	26.92'
L12	N 00°20'15" E	27.00'
L13	N 00°20'15" E	16.84'
L14	N 89°40'54" E	27.45'
L15	N 89°40'54" E	23.19'
L16	N 89°40'54" E	4.32'
L17	N 00°01'54" W	29.15'
L18	N 00°01'54" W	27.21'
L19	N 00°01'54" W	33.82'
L20	N 89°40'54" E	79.41'
L21	N 00°01'54" E	31.92'
L22	N 00°20'15" E	55.23'
L23	N 00°21'06" E	21.84'
L24	S 89°14'18" E	24.00'
L25	N 89°44'36" E	26.67'
L26	N 00°21'06" E	21.76'
L27	N 89°42'46" E	24.00'
L28	S 89°17'09" E	24.02'
L29	N 00°21'06" E	48.89'
L30	N 89°52'22" E	24.00'



NOTE: MONUMENTS FROM LOT 1 LOST FROM CONSTRUCTION, RESET ON THIS PLAT.

AN EXISTING 10 FOOT WIDE EXCLUSIVE PUBLIC ACCESS EASEMENT, BENEFITING THE CITY OF HOOD RIVER, CREATED ON PHASE 1.

NEW: VARIABLE WIDTH EXCLUSIVE PUBLIC ACCESS EASEMENT, BENEFITING THE CITY OF HOOD RIVER. SEE PAGE 2 FOR NOTE.

FOUND 1/2" IRON RODS, NO CAP PER C.S.93041 (SEE C.S.2019024 FOR DETAILS.)

AN EXISTING 4 FOOT PERPETUAL EASEMENT FOR THE PURPOSE OF RETAINING WALL SUPPORT GRADING BENEFITING TRACT A OF TANNER RANCH, PHASE 1, CREATED ON PP#2020-03P

NEW: 4 FOOT PERPETUAL PUBLIC DRAINAGE EASEMENT FOR THE PURPOSE STORM DRAINAGE.

FOUND 5/8" IRON ROD, L.S.72306, C.S.2007074.

TAX LOT 1200

LEGEND:

- SET 5/8" IRON ROD WITH CAP, L.S.72306 (3/18/2020)
- ✱ SET 1-5/32" DIAMETER COPPER PLUG, L.S. 72306
NOTE: THESE MONUMENTS HAVE BEEN SET 1.0 FEET WEST OF PROPERTY CORNER, MEASURED AT RIGHT ANGLES.
- ⊕ FOUND 5/8" IRON ROD WITH CAP, L.S.72306, C.S.2019024
- ⊖ FOUND 5/8" IRON ROD WITH CAP, L.S.72306, C.S.2020006
- ⊗ FOUND 5/8" IRON ROD WITH CAP, L.S.72306, C.S.2019049
- ⊘ FOUND 5/8" IRON ROD WITH CAP, L.S.72306, C.S.2020007
- ⊙ FOUND 5/8" IRON ROD WITH CAP, L.S.72306, C.S.2020014
- FOUND MONUMENT OF RECORD AS NOTED ON THE PLAT.
- ⊙ FOUND 1" GAS PIPE, SET ON C.S. 1475
- ⊗ FOUND 1" DIAMETER SURVEY NAIL HEAD IN ASPHALT, SET ON C.S. 2007024
- ⊙ FOUND 5/8" IRON ROD WITH RED PLASTIC CAP, L.S. 72306, SET ON C.S. 2007074
- ⊙ FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP, L.S. 59002, SET ON C.S. 2006024
- CALCULATED BOUNDARY CORNER
- R.M. REFERENCE MONUMENT
- P-1 P-2 PARCEL 1 AND PARCEL 2
- ▭ NEW: 10 FOOT WIDE PUBLIC UTILITY EASEMENT
- ▨ NEW: DEDICATED PUBLIC RIGHT OF WAY

TERRA SURVEYING

P.O. BOX 617
HOOD RIVER, OREGON 97031
PHONE: (541) 386-4531
E-Mail: terra@gorge.net
DATE: SEPTEMBER 10, 2020
PROJECT: 17012PHASE 2
SCALE: 1" = 50'
ASSESSORS MAP: 3N-10E-35BC TL 1300

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	20.00'	31.25'	N 45°01'52" E	28.16'	89°22'38"
C2	20.00'	31.54'	S 45°08'31" E	28.37'	90°21'08"
C3	20.00'	31.85'	S 45°08'00" W	28.59'	91°15'24"
C4	20.00'	31.27'	S 44°27'05" E	28.18'	89°34'24"
C5	20.00'	31.58'	N 45°31'59" E	28.40'	90°27'27"
C6	20.00'	31.16'	N 44°36'12" W	28.10'	89°16'12"
C7	20.00'	31.30'	N 44°52'20" E	28.21'	89°40'52"
C8	20.00'	31.64'	S 44°58'04" E	28.44'	90°38'20"

EXISTING PRIVATE AGRICULTURAL EASEMENT FOR THE BENEFIT OF TAX LOT 300 FOR THE PURPOSE OF FARMING PRACTICES UNTIL THE FUTURE EXTENSION OF 29TH STREET (PUBLIC) FROM THE NORTH. THIS EASEMENT WAS CREATED ON TANNER RANCH SUBDIVISION, PHASE 1.

1" PIPE FOUND .5' BELOW SURFACE OF GROUND

S 88°08'12" E
1031.25'

CS# 2020 050

PLAT OF TANNER RANCH, PHASE 2 SUBDIVISION

LOCATION OF SURVEY:

THIS IS A REPLAT OF TRACT A OF TANNER RANCH, PHASE 1 SUBDIVISION, LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, THE CITY OF HOOD RIVER, HOOD RIVER COUNTY, OREGON

HOOD RIVER COUNTY SURVEYOR'S OFFICE
CS# 2020 050
DATE FILED: 12/17/2020
BY: [Signature]

CS# 2020 050

OWNER:
IBC LLC
P.O. BOX 1904
HOOD RIVER, OREGON
97031

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PLAT TRACT A OF TANNER RANCH, PHASE 1. THIS TRACT WILL BE SUBDIVIDED INTO 11 LOTS AND ONE TRACT, CREATING PHASE 2 OF TANNER RANCH SUBDIVISION. THE CONTROLLING ELEMENTS OF THIS BOUNDARY WERE RECOVERED 5/8" IRON RODS, L.S.72306 AS PLATTED IN 2019. THESE MONUMENTS WERE RECOVERED BEFORE CONSTRUCTION BEGAN. DURING CONSTRUCTION WE LOST A FEW CORNERS THAT WERE REPLACED AS NOTED. MANY EASEMENTS ARE GRANTED AND THE DEDICATING PUBLIC RIGHT OF WAY SHOWN ON THE FACE OF THIS PLAT.

THE BASIS OF BEARING IS A 3" BRASS CAP MONUMENTING THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 35 AND A 5/8" IRON ROD, L.S.72306 FOUND AT THE NORTHWEST CORNER OF DEDICATED 30TH STREET ON TANNER RANCH SUBDIVISION, PHASE 1 (C.S.2019-024).

SURVEYOR'S CERTIFICATE:

I, ERIK M. CARLSON, REGISTERED LAND SURVEYOR FOR THE STATE OF OREGON, BEING FIRST DULY SWORN, DEPOSED AND SAY THAT I HAVE CORRECTLY SURVEYED THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION AND MARKED WITH LEGAL MONUMENTS THE LAND REPRESENTED ON THE PLAT OF "TANNER RANCH, PHASE 2" SUBDIVISION, IN THE CITY OF HOOD RIVER, HOOD RIVER COUNTY, STATE OF OREGON. SAID LAND IS DESCRIBED MORE PARTICULARLY AS FOLLOWS:

TRACT A OF TANNER RANCH, PHASE 1. THE INITIAL POINT OF THIS PLAT IS A 5/8" IRON ROD, L.S.72306 RECOVERED AT THE SOUTHWEST CORNER OF TRACT A.

[Signature]
ERIK M. CARLSON PLS 72306

CITY EASEMENT NOTE:

VARIABLE WIDTH EXCLUSIVE PUBLIC ACCESS EASEMENT BENEFITING THE CITY OF HOOD RIVER, AS RECORDED ON INSTRUMENT # 2020-04015 IN HOOD RIVER COUNTY DEED RECORDS.

FUTURE IMPROVEMENT NOTE:

LOTS 7-17 ARE SUBJECT TO IMPROVEMENT AGREEMENT INST#2020-03684 AS RECORDED IN THE DEED RECORDS FOR HOOD RIVER COUNTY FOR FUTURE POST CANYON DRIVE.

NOTE ABOUT TRACT A:

TRACT A IS A PRIVATE STORM WATER FACILITY WITH A PUBLIC ACCESS EASEMENT BENEFITING THE CITY OF HOOD RIVER, AS RECORDED ON INST# 2020-04015 IN HOOD RIVER COUNTY DEED RECORDS. THE OWNERSHIP WILL BE CONVEYED TO THE HOMEOWNERS ASSOCIATION.

RECORDING INFORMATION:

PLAT NUMBER: 20205394
INSTRUMENT RECEIVED ON THE 14th DAY OF DECEMBER, 2020 AT 2:14 P.M.

[Signature]
HOOD RIVER COUNTY CLERK

APPROVALS:

THE PLAT OF "TANNER RANCH, PHASE 2" SUBDIVISION WAS EXAMINED AND APPROVED BY ME THIS 21st DAY OF SEPTEMBER, 2020

[Signature]
HOOD RIVER COUNTY SURVEYOR

THE PLAT OF "TANNER RANCH, PHASE 2" SUBDIVISION WAS EXAMINED AND APPROVED BY ME THIS 15th DAY OF DECEMBER, 2020

[Signature]
CHAIRPERSON HOOD RIVER COUNTY COMMISSIONERS

THE PLAT OF "TANNER RANCH, PHASE 2" SUBDIVISION WAS EXAMINED AND APPROVED BY ME THIS 22nd DAY OF SEPTEMBER 2020

[Signature]
CITY OF HOOD RIVER, PUBLIC WORKS AND ENGINEERING DIRECTOR

THE PLAT OF "TANNER RANCH, PHASE 2" SUBDIVISION WAS EXAMINED AND APPROVED BY ME THIS 7th DAY OF DECEMBER, 2020

[Signature]
HOOD RIVER COUNTY COMMISSIONER

THE PLAT OF "TANNER RANCH, PHASE 2" SUBDIVISION WAS EXAMINED AND APPROVED BY ME THIS 28th DAY OF SEPTEMBER, 2020

[Signature]
CITY OF HOOD RIVER RECORDER

THE PLAT OF "TANNER RANCH, PHASE 2" SUBDIVISION WAS EXAMINED AND APPROVED BY ME THIS 8th DAY OF DECEMBER, 2020

[Signature]
HOOD RIVER COUNTY COMMISSIONER

THE PLAT OF "TANNER RANCH, PHASE 2" SUBDIVISION WAS EXAMINED AND APPROVED BY ME THIS 29th DAY OF SEPTEMBER, 2020

[Signature]
CITY OF HOOD RIVER PLANNING DIRECTOR

THE PLAT OF "TANNER RANCH, PHASE 2" SUBDIVISION WAS EXAMINED AND APPROVED BY ME THIS 8th DAY OF DECEMBER, 2020

[Signature]
HOOD RIVER COUNTY COMMISSIONER

THE PLAT OF "TANNER RANCH, PHASE 2" SUBDIVISION WAS EXAMINED AND APPROVED BY ME THIS 28th DAY OF SEPTEMBER, 2020

[Signature]
CITY OF HOOD RIVER MAYOR

THE PLAT OF "TANNER RANCH, PHASE 2" SUBDIVISION WAS EXAMINED AND APPROVED BY ME THIS 9th DAY OF DECEMBER, 2020

[Signature]
HOOD RIVER COUNTY COMMISSIONER

DECLARATION AND DEDICATION:

I, MICHAEL J. KETLER, MANAGING MEMBER OF INTEGRITY BUILDING AND CONSTRUCTION, LLC, DOES HEREBY MAKE, ESTABLISH & DECLARE THE PLAT MAP TO BE A TRUE AND CORRECT MAP OF THE LAND OWNED AND LAID OUT AS THE SUBDIVISION PLAT OF "TANNER RANCH, PHASE 2" AND HAS CAUSED THE SUBDIVISION TO BE PREPARED AND THE PROPERTY SUBDIVIDED IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92. SAID LAND BEING MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HERETO ANNEXED AND SAID OWNER DOES HEREBY DEDICATING PUBLIC ROADS AND GRANTING PUBLIC AND PRIVATE EASEMENTS AS SHOWN ON SUCH PLAT.

[Signature]
MANAGING MEMBER OF INTEGRITY BUILDING AND CONSTRUCTION, LLC.

ACKNOWLEDGMENT:

STATE OF OREGON)
COUNTY OF HOOD RIVER)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 18th DAY OF September, 2020, BEFORE ME A NOTARY PUBLIC FOR THE STATE OF OREGON, PERSONALLY APPEARED MICHAEL J. KETLER AS MANAGING MEMBER OF INTEGRITY BUILDING AND CONSTRUCTION, LLC, BEING FIRST DULY SWORN, SAID THAT HE DID ACKNOWLEDGE THIS INSTRUMENT OF HIS FREE AND VOLUNTARY ACT.

LISA GOADE
PRINT NAME OF NOTARY
[Signature]
SIGNATURE OF NOTARY
NOTARY PUBLIC- OREGON
COMMISSION NO: 969680
MY COMMISSION EXPIRES: December 28, 2021

APPROVALS:

THE DIRECTOR OF RECORDS AND ASSESSMENTS, AND THE DIRECTOR OF BUDGET AND FINANCE AND TAX COLLECTOR, RESPECTIVELY, OF HOOD RIVER COUNTY, OREGON, HEREBY CERTIFY THAT WE HAVE EXAMINED THE PLAT OF "TANNER RANCH, PHASE 2" IN THE COUNTY OF HOOD RIVER AND THAT THE NAME ADOPTED FOR SAID PLAT IS A PROPER NAME AND NOT INCLUDED IN ANY OTHER SUBDIVISION IN HOOD RIVER COUNTY, AND FURTHER CERTIFY THAT ALL ASSESSMENTS DUE HEREON HAVE BEEN FULLY PAID AS REQUIRED BY LAW AND WE HEREBY APPROVE SAID PLAT.

[Signature]
HOOD RIVER COUNTY DIRECTOR OF BUDGET AND FINANCE, TREASURER/TAX COLLECTOR
[Signature]
HOOD RIVER COUNTY DIRECTOR OF RECORDS AND ASSESSMENTS

REFERENCES:

- FILED IN THE OFFICE OF THE HOOD RIVER COUNTY SURVEYOR.
C.S. No. 1475, PLAT OF CERTAIN TRACTS FOR R.W. ORDWAY BY JOHN LELAND HENDERSON. DATED JULY 1909.
C.S. No. 2006024, SURVEY FOR COTTAGE HOUSING, LLC BY KLEIN AND ASSOCIATES L.S. 59002. FILED MARCH 30, 2006.
C.S. No. 2007024, PLAT OF HAWK MEADOWS SUBDIVISION BY TERRA SURVEYING L.S. 1815. FILED MARCH 6, 2007.
C.S. No. 2007074, PLAT OF COTTAGE LANE P.U.D. BY TERRA SURVEYING L.S. 72306. FILED JULY 5, 2007.
C.S. No. 2008017, BOUNDARY AND RE-PLAT SURVEY OF COTTAGE LAND P.U.D. BY TERRA SURVEYING L.S. 72306. FILED MARCH 24, 2008.
C.S. No. 2019024, SUBDIVISION PLAT OF TANNER RANCH, PHASE 1 BY TERRA SURVEYING L.S. 72306. FILED MAY 23, 2019.
C.S. No. 2019049, PARTITION PLAT NO. 201911P BY TERRA SURVEYING L.S.72306. FILED DECEMBER 11, 2019.
C.S. No. 2020006, PARTITION PLAT NO. 202002P BY TERRA SURVEYING L.S.72306. FILED FEBRUARY 27, 2020.
C.S. No. 2020007, PARTITION PLAT NO. 202003P BY TERRA SURVEYING L.S.72306. FILED FEBRUARY 27, 2020.
C.S. No. 2020014, PARTITION PLAT NO. 202005P BY TERRA SURVEYING L.S.72306. FILED APRIL 15, 2020.
C.S. No. 2020023, PARTITION PLAT NO. 202007P BY TERRA SURVEYING L.S.72306, FILED MAY 26, 2020.

EASEMENTS ON PRELIMINARY TITLE REPORT (ORDER NO. 19-0003ED, DATED MARCH 17, 2020):

- 3) BOOK K, PAGE 627, PRIVATE EASEMENT RESERVATION FOR THE PURPOSES OF WELL AND PIPELINE BENEFITING SUBJECT PROPERTY. MAY 7, 1904. LOCATION IS NON-SPECIFIC.
4) BOOK 41, PAGE 134, PRIVATE POWER LINE EASEMENT BENEFITING PACIFIC POWER AND LIGHT COMPANY. AUGUST 19, 1949. NO LOCATION GIVEN.



TERRA SURVEYING
P.O. BOX 617
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PHONE: (541) 386-4531
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DATE: SEPTEMBER 10, 2020
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SCALE: 1" = 50'
ASSESSORS MAP: 3N-10E-35BC TL 1300