

TERRA SURVEYING  
TOWNHOUSE PARTITION PLAT

for  
Integrity Building and Construction, LLC an Oregon Limited Liability Company

LOCATION OF SURVEY:

LOT 9 OF THE "TANNER RANCH SUBDIVISION, PHASE 2" 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.

HOOD RIVER COUNTY  
SURVEYOR'S OFFICE

CS# 2021 054

DATE FILED: 12/27/2021

BY: *HC*

File Number 202110P  
Instrument received on the 23<sup>RD</sup> day of  
DECEMBER, 2021 at 3:53 P.M.

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 9 of "Tanner Ranch Subdivision, Phase 2"  
Initial point is a 5/8" iron rod found at the  
Northwest corner of said Lot 9.

LINE	BEARING	DISTANCE
L1	S 00°45'42" W	1.00'
L2	N 00°45'42" E	2.00'
L3	N 89°14'18" W	2.00'
L4	N 00°45'42" E	3.50'
L5	S 00°45'42" W	4.50'
L6	S 89°14'18" E	0.67'
L7	S 00°45'42" W	3.00'
L8	S 89°14'18" E	5.83'
L9	S 00°45'42" W	4.50'
L10	S 00°45'42" W	4.50'
L11	S 89°14'18" E	3.00'
L12	S 89°14'18" E	3.00'
L13	S 89°14'18" E	3.00'
L14	S 00°40'45" W	7.02'
L15	S 00°39'21" W	7.02'
L16	S 89°14'18" E	3.75'
L17	S 89°14'18" E	4.00'
L18	N 89°14'18" W	3.00'
L19	N 89°14'18" W	3.00'

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Erik M. Carlson*  
OREGON  
December 30, 2005  
ERIK M. CARLSON  
72306  
Expires: December 31, 2023

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.

*Michael J. Keller* 12/22/2021  
Managing Member Date

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

This instrument was acknowledged before me by  
Michael J. Keller as the Managing Member of Integrity  
Building and Construction, LLC, an Oregon Limited  
Liability Company on the 22nd day of  
December 2021.

*Mary Miller*  
Notary Signatory  
*Mary Miller*  
Print notary name

NOTARY PUBLIC- State of Oregon  
Commission number: 1001878  
My Commission expires: 7/19/2024

APPROVALS July 19, 2024

I hereby certify that all taxes and assessments due  
hereon have been fully paid as required by law.

*Mortina Kuff*  
Hood River County Director of Budget and  
Finance, Treasurer/Tax Collector

I hereby certify this partition was ex-  
amined and approved as of this 23<sup>RD</sup> day  
of DECEMBER, 2021.

*Erik M. Carlson*  
Hood River County Surveyor

I hereby certify this partition was ex-  
amined and approved as of this 23<sup>RD</sup> day  
of DECEMBER, 2021.

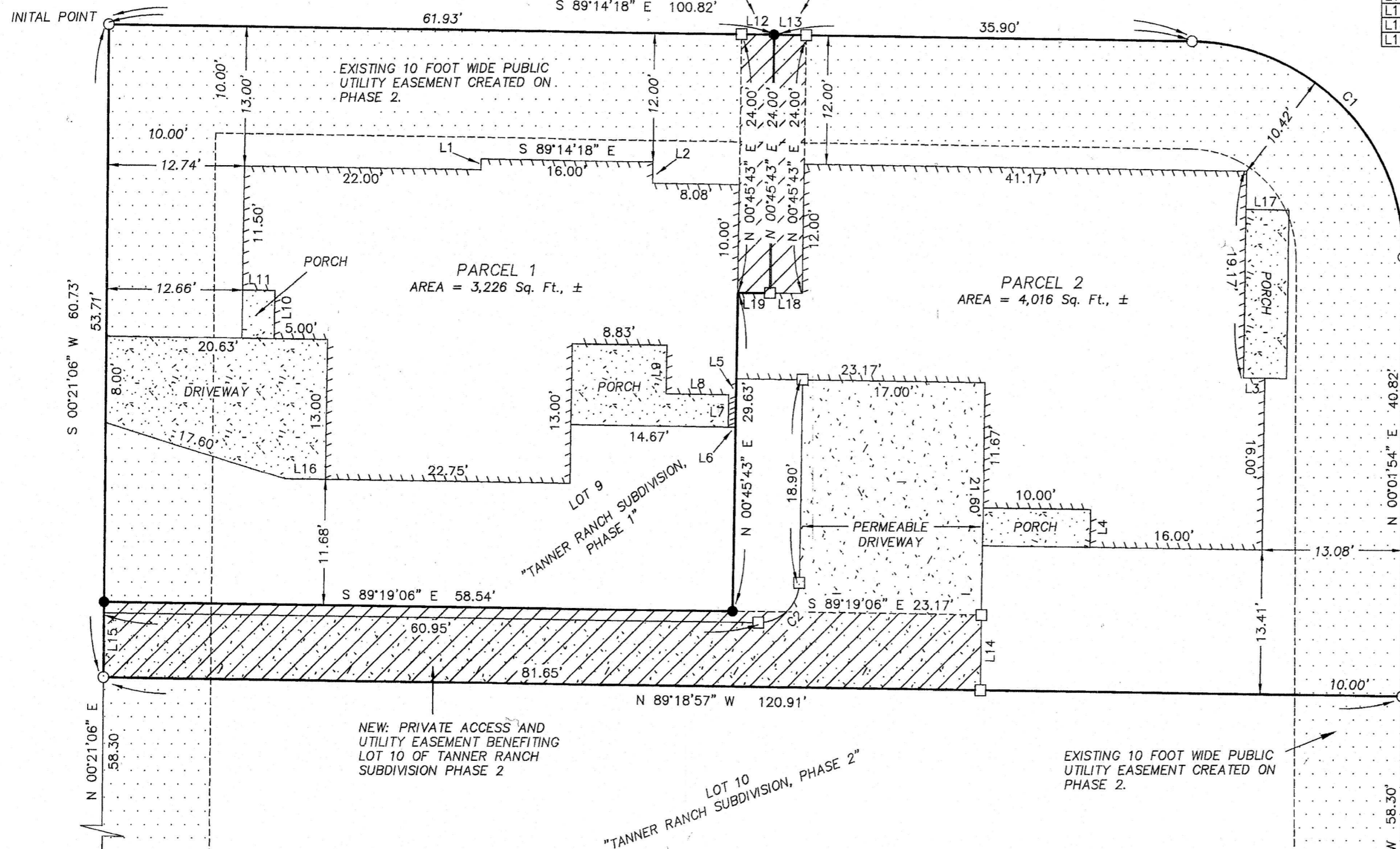
Planning File Number 2021-35  
*Michael J. Keller*  
The City of Hood River Planning Director



SCALE: 1" = 10'  
BASIS OF BEARING:

HOOD RIVER COUNTY SURVEY No. 2020-050

PUBLIC ALLEY (24 FOOT R/W)



EAST LINE OF DEDICATED RIGHT OF WAY  
(DEDICATED ON TANNER RANCH, PHASE 2)

ZONING:  
R-2

NOTE:  
THIS PLAT AND SUBSEQUENT  
DEVELOPMENT IS SUBJECT TO  
THE CONDITIONS OF APPROVAL  
PER CITY OF HOOD RIVER  
PLANNING FILE NUMBER  
2021-35.

LOT COVERAGE:

PARCEL 1  
TOTAL LAND AREA= 3224 Sq. Ft.  
BUILDING AREA = 1057 Sq. Ft.  
DRIVEWAY = 226 Sq. Ft.  
PORCH AREA = 97 Sq. Ft.  
TOTAL COVERAGE= 1,380 Sq. Ft.  
COVERAGE = 42.8%

PARCEL 2  
TOTAL LAND AREA= 4,015 Sq. Ft.  
BUILDING AREA = 1,232 Sq. Ft.  
DRIVEWAY = 439 Sq. Ft.  
FRONT PORCH = 97 Sq. Ft.  
TOTAL COVERAGE= 1,768 Sq. Ft.  
COVERAGE = 44%

NOTE\* WE FOUND AN AREA  
ERROR IN THE ORIGINAL PLAT OF  
LOT 9, WE FOUND THE TOTAL  
AREA OF LOT 9 TO BE 7,239  
SQ.FT. THE PLATTED AREA OF  
7,342 SQ. FT. IS INCORRECT.

OWNER/DEVELOPER:

Integrity Building and Construction, LLC  
P.O. BOX 1904  
HOOD RIVER, OR 97031

TERRA SURVEYING

DATE: DECEMBER 22, 2021

SCALE: 1" = 10'

PROJECT: 21081 THPLAT LOT 9  
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

NARRATIVE:

THE PURPOSE OF THIS PLAT IS TO CREATE 2 TOWNHOME PARCELS FROM  
LOT 9 OF "TANNER RANCH SUBDIVISION, PHASE 2". THE PARTY WALL IS  
SPLIT AS THE PARCEL BOUNDARY. THE DEED ELEMENTS TO RESOLVE THIS  
BOUNDARY IS THE PLAT CONDUCTED BY TERRA SURVEYING IN 2020 (C.S.  
No. 2020-050), WE RECOVERED THE ORIGINAL BOUNDARY MONUMENTS  
WHICH WERE 5/8" IRON RODS, L.S.72306. THE BASIS OF BEARING IS SAID  
5/8" IRON RODS FOUND ON THE NORTH LINE OF ORIGINAL LOT 9 OF SAID  
PLAT.

LEGEND:

- SET 5/8" IRON ROD WITH RED CAP L.S. 72306 (DECEMBER 6, 2021)
- FOUND 5/8" IRON ROD OF RECORD, L.S. 72306 (C.S.2020-050)
- CALCULATED, NOT FOUND OR SET

EXISTING EASEMENT AS DESCRIBED  
 NEW PRIVATE EASEMENT AS DESCRIBED

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	20.00'	31.16'	28.10'	N 44°36'12" W	89°16'12"
C2	3.75'	5.90'	5.31'	S 45°43'14" W	45°02'29"

REFERENCES:

FILED IN THE OFFICE OF THE HOOD RIVER COUNTY SURVEYOR.  
C.S. No. 2020-050, PLAT OF TANNER RANCH SUBDIVISION PHASE 2 BY TERRA SURVEYING, L.S. 72306, FILED DECEMBER 17, 2020.

EXCEPTIONS FROM COLUMBIA GORGE TITLE REPORT No.21-0582ED, Dated November 29, 2021:

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.

EASEMENT INST#20204015, DATED SEPTEMBER 24, 2020. EASEMENT TO THE CITY OF HOOD RIVER TO ACCESS TRACT A OF  
TANNERS, PHASE 2. PROPERTY IS SUBJECT TO THE RESPONSIBILITIES OUTLINED IN THE DOCUMENT THROUGH THE HOA. NO  
DEPICTION OF THESE RESPONSIBILITIES.

INST#202003684, DEED RESTRICTIONS/RESTRICTIVE COVENANT AND IMPROVEMENT AGREEMENT, DATED SEPTEMBER 3, 2020. SEE  
DOCUMENT FOR THE DETAILS.

INST#2021-04113, DECLARATIONS OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR TANNER RANCH, PHASE 2,  
SUBDIVISION, DATED AUGUST 31, 2021.

CS# 2021 054