

TERRA SURVEYING
TOWNHOUSE PARTITION PLAT

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

LOCATION OF SURVEY:
LOT 10 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# 2022 001

DATE FILED: 1/18/2022

BY: *MS*

File Number 202201P
Instrument received on the 14th day of
JANUARY, 2022 at 11:28 A.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 10 of "Tanner Ranch Subdivision, Phase 2"
Initial point is a 5/8" iron rod found at the Northwest corner of said Lot 10.

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. Ketter 1/4/2022
Managing Member Date

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

This instrument was acknowledged before me by Michael J. Ketter as the Managing Member of Integrity Building and Construction, LLC, an Oregon Limited Liability Company on the 4th day of

January 2022.
Nancy J. Carlson
Notary Signature
Nancy J. Carlson
Print notary name

NOTARY PUBLIC- State of Oregon
Commission number: 985108
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.

Montina Puss
Hood River County Director of Budget and Finance, Treasurer/Tax Collector

I hereby certify this partition was examined and approved as of this 14th day of JANUARY, 2022.

Erik M. Carlson
Hood River County Surveyor

I hereby certify this partition was examined and approved as of this 11th day of JANUARY, 2022.

Planning File Number 2021-36
Shirley
The City of Hood River Planning Director

LOT COVERAGE:

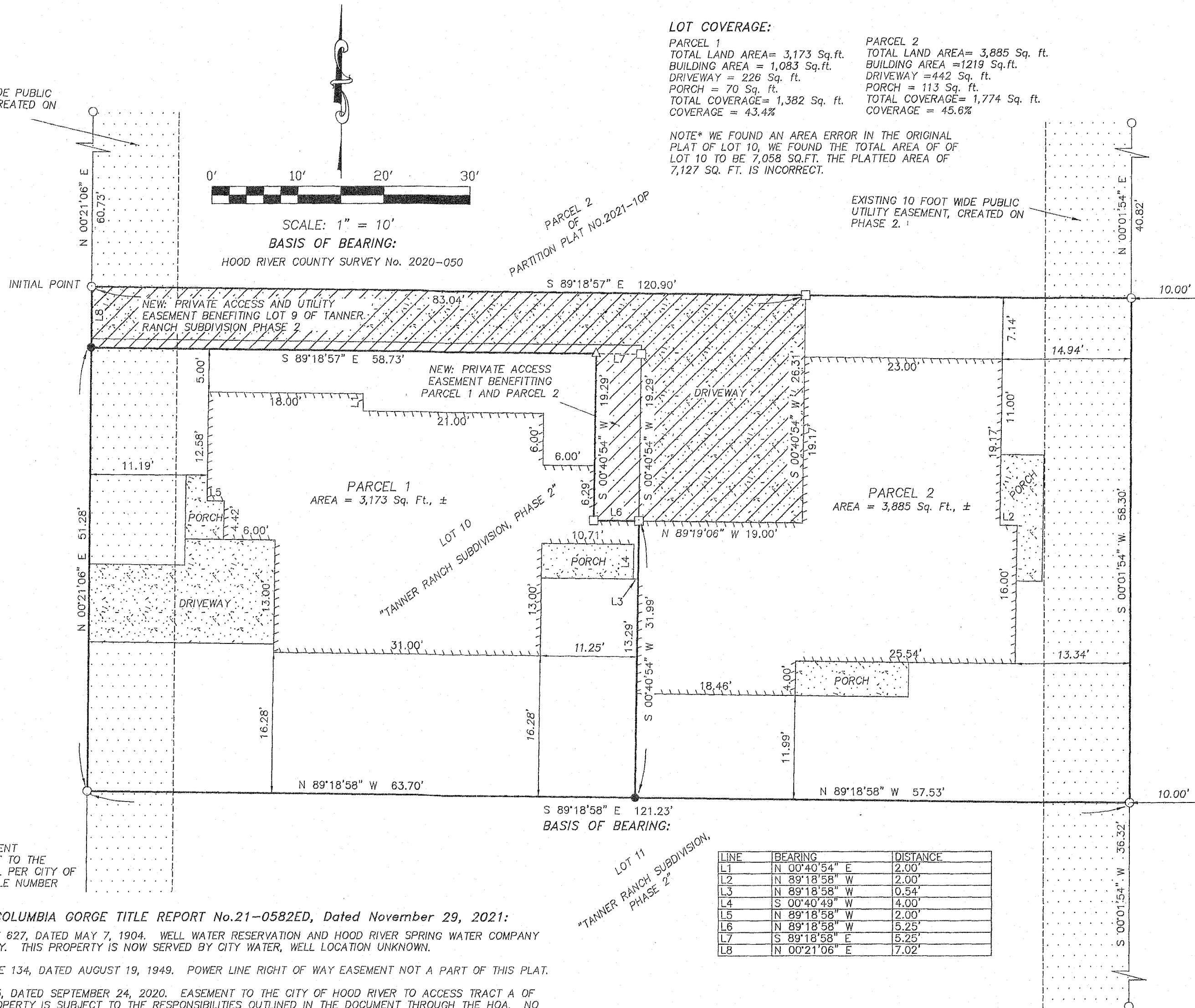
PARCEL 1
TOTAL LAND AREA= 3,173 Sq. ft.
BUILDING AREA = 1,083 Sq. ft.
DRIVEWAY = 226 Sq. ft.
PORCH = 70 Sq. ft.
TOTAL COVERAGE= 1,382 Sq. ft.
COVERAGE = 43.4%

PARCEL 2
TOTAL LAND AREA= 3,885 Sq. ft.
BUILDING AREA =1219 Sq. ft.
DRIVEWAY =442 Sq. ft.
PORCH = 113 Sq. ft.
TOTAL COVERAGE= 1,774 Sq. ft.
COVERAGE = 45.6%

NOTE* WE FOUND AN AREA ERROR IN THE ORIGINAL PLAT OF LOT 10, WE FOUND THE TOTAL AREA OF LOT 10 TO BE 7,058 SQ.FT. THE PLATTED AREA OF 7,127 SQ. FT. IS INCORRECT.

EXISTING 10 FOOT WIDE PUBLIC UTILITY EASEMENT, CREATED ON PHASE 2.

EXISTING 10 FOOT WIDE PUBLIC UTILITY EASEMENT, CREATED ON PHASE 2.



LINE	BEARING	DISTANCE
L1	N 00°40'54" E	2.00'
L2	N 89°18'58" W	2.00'
L3	N 89°18'58" W	0.54'
L4	S 00°40'49" W	4.00'
L5	N 89°18'58" W	2.00'
L6	N 89°18'58" W	5.25'
L7	S 89°18'58" E	5.25'
L8	N 00°21'06" E	7.02'

LEGEND:

- SET 5/8" IRON ROD WITH RED CAP L.S. 72306 (DECEMBER 6, 2021)
- △ SET 1-5/32" DIAMETER COPPER PLUG, 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

TERRA SURVEYING

DATE: JANUARY 3, 2022
SCALE: 1" = 10'
PROJECT: 21082LOT10THPlat
ASSESSORS MAP: 3N-10E-35BC
P.O. BOX 617
HOOD RIVER, OREGON 97031
PHONE: (541) 386-4531
E-Mail: terra@gorge.net
www.terrandsurveying.com

NOTE:
THIS PLAT AND SUBSEQUENT DEVELOPMENT IS SUBJECT TO THE CONDITIONS OF APPROVAL PER CITY OF HOOD RIVER PLANNING FILE NUMBER 2021-36.

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.

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.
C.S. No. 2021-054, PARTITION PLAT NO.2021-10P BY TERRA SURVEYING, L.S. 72306, FILED DECEMBER 27, 2021.

NARRATIVE:

THE PURPOSE OF THIS PLAT IS TO CREATE 2 TOWNHOME PARCELS FROM LOT 10 OF "TANNER RANCH SUBDIVISION, PHASE 2". THE PARTY WALL IS SPLIT AS THE PARCEL BOUNDARY. THE DEED ELEMENTS FOR THIS PLAT IS A PLAT CREATED BY TERRA SURVEYING IN 2020 (C.S. No. 2020-050), WE RECOVERED THE ORIGINAL BOUNDARY MONUMENTS (5/8" IRON RODS, L.S.72306) FROM THAT PLAT TO DEFINE THE BOUNDARY. THE BASIS OF BEARING IS SAID 5/8" IRON RODS MONUMENTING THE SOUTH LINE OF ORIGINAL LOT 10 OF SAID PLAT.

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