

TERRA SURVEYING
TOWNHOUSE PARTITION PLAT
for

Integrity Building and Construction, LLC an Oregon Limited Liability Company

LOCATION OF SURVEY:
LOT 11 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 008

DATE FILED: 2/17/2022

BY: *BC*

File Number 202203P
Instrument received on the 17th day of
FEBRUARY, 2022 at 3:07 PM.

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 11 of "Tanner Ranch Subdivision, Phase 2"
Initial point is a 5/8" iron rod found at the
Northwest corner of said Lot 11.

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 2/18/2022
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 18th day of
February 2022.

Nancy Jane Carlson
Notary Signature
Nancy Jane 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.
Montina Puss
Hood River County Director of Budget and
Finance, Treasurer/Tax Collector

I hereby certify this partition was ex-
amined and approved as of this 14th day
of FEBRUARY, 2022

Erik M. Carlson
Hood River County Surveyor

I hereby certify this partition was ex-
amined and approved as of this 15th day
of FEBRUARY, 2022

Planning File Number 2021.37
Michael J. Keller
The City of Hood River Planning Director

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

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	20.00'	31.30'	28.21'	S 44°52'20" W	89°40'52"

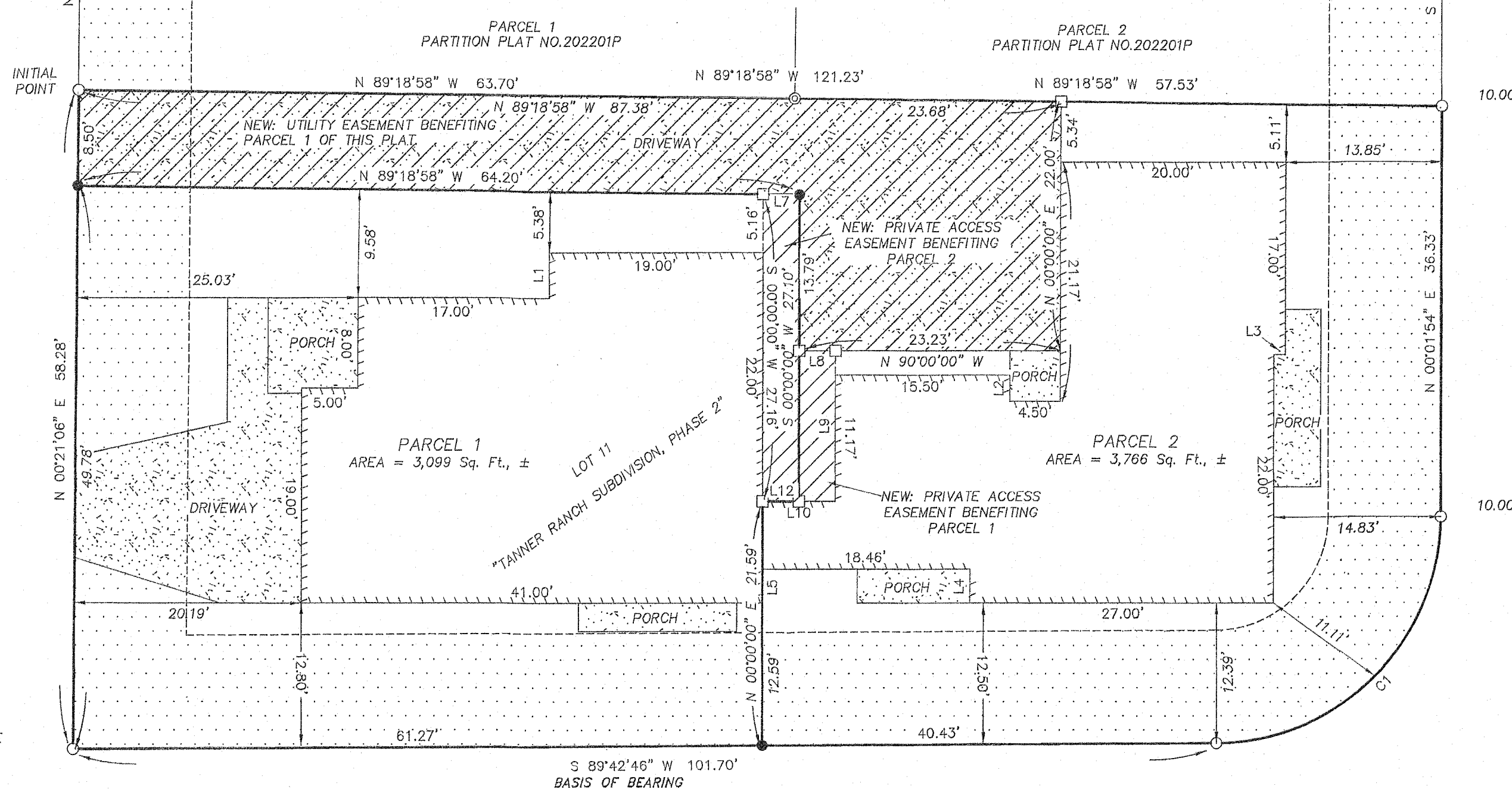
LINE	BEARING	DISTANCE
L1	N 00°00'00" E	4.00'
L2	N 00°00'00" E	2.33'
L3	N 90°00'00" W	1.00'
L4	S 00°00'00" W	3.00'
L5	N 00°00'00" E	3.00'
L7	S 89°19'14" E	3.23'
L8	S 90°00'00" E	3.23'
L9	S 00°00'00" W	13.33'
L10	N 90°00'00" W	6.46'
L11	N/A	N/A
L12	S 90°00'00" E	3.23'



SCALE: 1" = 10'
BASIS OF BEARING:

HOOD RIVER COUNTY SURVEY No. 2020-050

PUBLIC ALLEY (24 FOOT RIGHT OF WAY)



NOTE:
THIS PLAT AND SUBSEQUENT
DEVELOPMENT IS SUBJECT TO THE
CONDITIONS OF APPROVAL PER
CITY OF HOOD RIVER PLANNING
FILE NUMBER 2021-37.

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.

LEGEND:

- SET 5/8" IRON ROD WITH RED CAP L.S. 72306 (JANUARY 10, 2022)
- ⊙ FOUND 5/8" IRON ROD OF RECORD RED PLASTIC CAP, L.S. 72306 (C.S.2022-01)
- FOUND 5/8" IRON ROD OF RECORD RED PLASTIC CAP, L.S. 72306 (C.S.2020-050)
- CALCULATED, NOT FOUND OR SET

EXISTING EASEMENT AS DESCRIBED
 NEW PRIVATE EASEMENT AS DESCRIBED

NARRATIVE:

THE PURPOSE OF THIS PLAT IS TO CREATE 2 TOWNHOME PARCELS FROM LOT 11 OF "TANNER RANCH SUBDIVISION, PHASE 2". THE PARTY WALL IS SPLIT AS THE PARCEL BOUNDARY. THE DEED ELEMENTS FOR THIS PLAT IS 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 11 OF SAID PLAT.

REFERENCES:

FILED IN THE COUNTY SURVEYORS OFFICE:
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. 2022-01, PARTITION PLAT NO.202201P BY TERRA SURVEYING, L.S.72306, FILED: JANUARY 18, 2022.

OPEN SPACE:

PARCEL 1 TOTAL LAND AREA= 3,099 Sq.ft. BUILDING AREA = 1,143 Sq.ft. DRIVEWAY =161 Sq. ft. PORCH = 100 Sq. ft. TOTAL COVERAGE= 1,404 Sq. ft. COVERAGE = 45.3%	PARCEL 2 TOTAL LAND AREA= 3,766 Sq. ft. BUILDING AREA =1,154 Sq.ft. DRIVEWAY =530 Sq. ft. PORCH = 112 Sq. ft. TOTAL COVERAGE= 1,776 Sq. ft. COVERAGE = 47.1%
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NOTE* WE FOUND AN AREA ERROR IN THE ORIGINAL PLAT OF LOT 11, WE FOUND THE TOTAL AREA OF OF LOT 11 TO BE 6,865 SQ.FT. THE PLATTED AREA OF 6900 SQ. FT. IS INCORRECT.

POST CANYON DRIVE (35' RIGHT OF WAY)

TERRA SURVEYING

DATE: JANUARY 10, 2022
SCALE: 1" = 10'
PROJECT: 21086THPLAT
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

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