

TERRA SURVEYING
TOWNHOUSE PARTITION PLAT
for

Integrity Building and Construction, LLC an Oregon Limited Liability Company

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

CS# 2022 017

DATE FILED: 4/6/2022

BY: *MA*

OWNER/DEVELOPER:

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

File Number 202207P
Instrument received on the FIFTH day of
APRIL, 2022 at 9:12 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 12 of "Tanner Ranch, Phase 2" Subdivision.
Initial point is a 5/8" iron rod found at the
Northeast corner of said Lot 12.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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. Kellar 3/31/2022
Managing Member Date

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

This instrument was acknowledged before me by
Michael J. Kellar as the Managing Member of Integrity
Building and Construction, LLC, an Oregon Limited
Liability Company on the 31st day of

March, 2022.
Nancy J. Carlson
Notary Signature
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 Patten
Hood River County Director of Budget and
Finance, Treasurer/Tax Collector

I hereby certify this partition was ex-
amined and approved as of this 31st day
of MARCH, 2022.

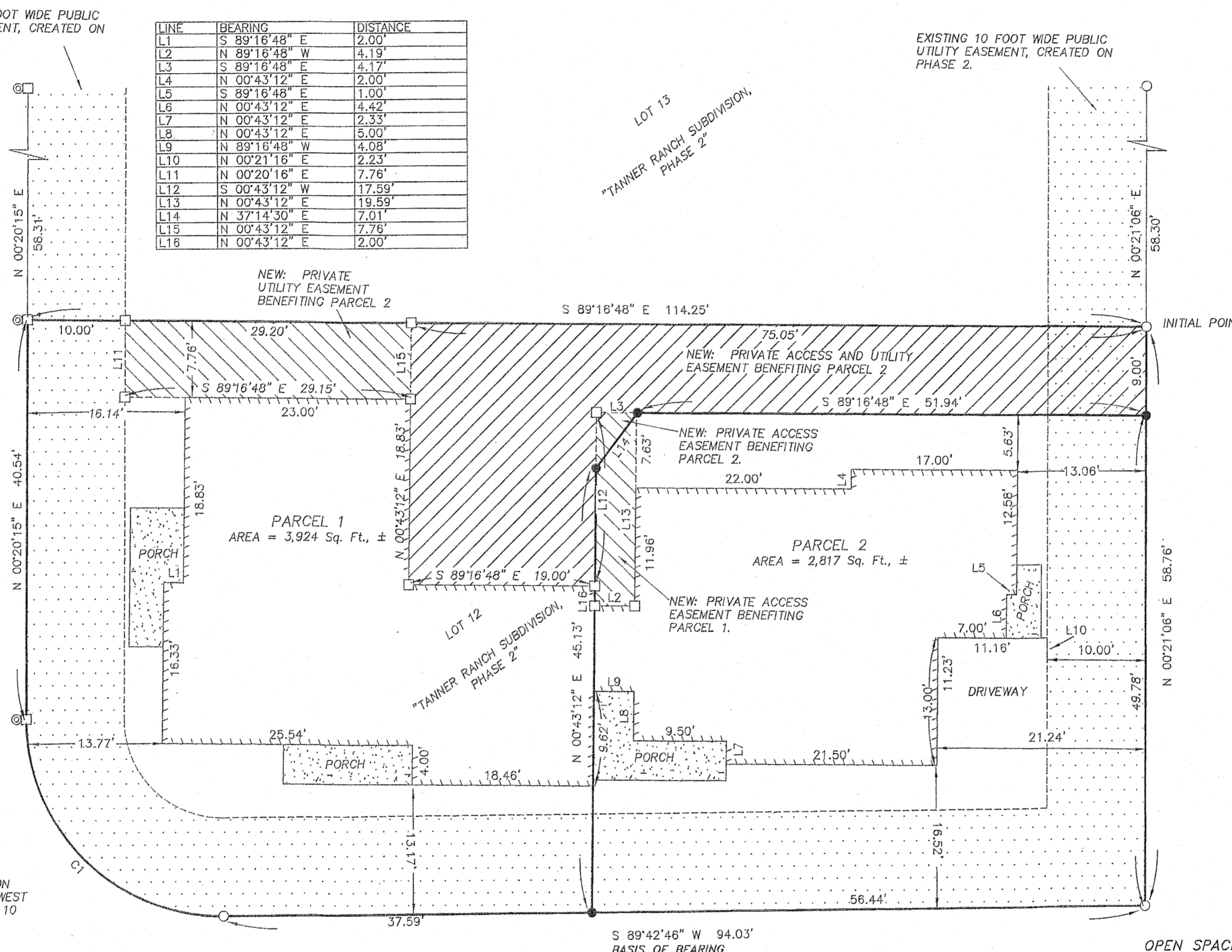
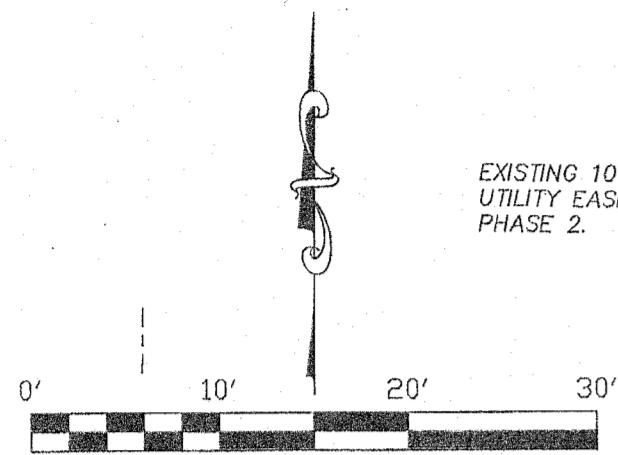
Erik M. Carlson
Hood River County Surveyor

I hereby certify this partition was ex-
amined and approved as of this 7th day
of APRIL, 2022.

Planning File Number 2021-51
Shirley
The City of Hood River Planning Director

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	20.00'	31.64'	28.44'	S 44°58'04" E	90°38'20"

LINE	BEARING	DISTANCE
L1	S 89°16'48" E	2.00'
L2	N 89°16'48" W	4.19'
L3	S 89°16'48" E	4.17'
L4	N 00°43'12" E	2.00'
L5	S 89°16'48" E	1.00'
L6	N 00°43'12" E	4.42'
L7	N 00°43'12" E	2.33'
L8	N 00°43'12" E	5.00'
L9	S 89°16'48" W	4.08'
L10	N 00°21'16" E	2.23'
L11	N 00°20'16" E	7.76'
L12	S 00°43'12" W	17.59'
L13	N 00°43'12" E	19.59'
L14	N 37°14'30" E	7.01'
L15	N 00°43'12" E	7.76'
L18	N 00°43'12" E	2.00'



LOCATION OF SURVEY:
LOT 12 OF THE "TANNER RANCH, PHASE 2" SUBDIVISION
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.

NARRATIVE:
THE PURPOSE OF THIS PLAT IS TO CREATE 2 TOWNHOME PARCELS FROM LOT 12 OF "TANNER
RANCH SUBDIVISION, PHASE 2". THE PARTY WALL IS SPLIT AS THE PARCEL BOUNDARY. THE
DEED ELEMENTS CONTROLLING THE BOUNDARY IS MONUMENTS FOUND ON THE ORIGINAL PLAT. SAID
PLATTING WAS CONDUCTED 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 THE SOUTH LINE OF ORIGINAL LOT 12 OF SAID PLAT.

REFERENCES:
FILED IN THE COUNTY SURVEYORS OFFICE:
C.S. No. 2020-050, PLAT OF TANNER RANCH SUBDIVISION PH. 2 BY TERRA SURVEYING, L.S. 72306, FILED: DEC. 17, 2020.

- LEGEND:
- SET 5/8" IRON ROD WITH RED CAP L.S. 72306 (MARCH 7, 2022)
 - ⊙ FOUND 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. (C.S.2020-050)
 - FOUND 5/8" IRON ROD OF RECORD RED PLASTIC CAP, L.S. 72306 (C.S.2020-050)
 - CALCULATED, NOT FOUND OR SET

- CONCRETE
- EXISTING EASEMENT AS DESCRIBED
- NEW PRIVATE EASEMENT AS DESCRIBED

POST CANYON DRIVE
(DEDICATED PUBLIC VARIABLE WIDTH RIGHT OF WAY)
(35 FOOT ALONG THIS BOUNDARY)

NOTE:
THIS PLAT AND SUBSEQUENT DEVELOPMENT IS SUBJECT TO THE
CONDITIONS OF APPROVAL PER CITY OF HOOD RIVER PLANNING
FILE NUMBER 2021-51.

EXCEPTIONS FROM COLUMBIA GORGE TITLE REPORT No.21-0582ED, Dated March 3, 2022:

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.

OPEN SPACE:

PARCEL 1
TOTAL LAND AREA= 3924 Sq. Ft.
BUILDING AREA = 1,226 Sq. Ft.
DRIVEWAY (50%) = 507.5 Sq. Ft.
PORCH AREA = 117 Sq. Ft.
TOTAL COVERAGE=1850.5 Sq. Ft.
COVERAGE = 47.1%

PARCEL 2
TOTAL LAND AREA= 2,817 Sq. Ft.
BUILDING AREA = 1,031 Sq. Ft.
DRIVEWAY (50%) = 107.5 Sq. Ft.
PORCH AREA = 121 Sq. Ft.
TOTAL COVERAGE= 1,259 Sq. Ft.
COVERAGE = 44.7%

TERRA SURVEYING

DATE: MARCH 7, 2022
SCALE: 1" = 10'
PROJECT: 21087 THPLAT LOT 12
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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