

TERRA SURVEYING
TOWNHOUSE PARTITION PLAT
for

Integrity Building and Construction, LLC an Oregon Limited Liability Company

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

CS# 2022018

DATE FILED: 4/5/2022

BY: *[Signature]*

File Number 202206P
Instrument received on the FIFTH day of
APRIL, 2022 at 9:09 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 17 of "Tanner Ranch, Phase 2" Subdivision.
Initial point is a 5/8" iron rod found at the
Northeast corner of said Lot 17.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

[Signature]
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.

[Signature] 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. Keller as the Managing Member of Integrity
Building and Construction, LLC an Oregon Limited
Liability Company on the 31st day of
March, 2022.

[Signature]
Notary Signature
[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.

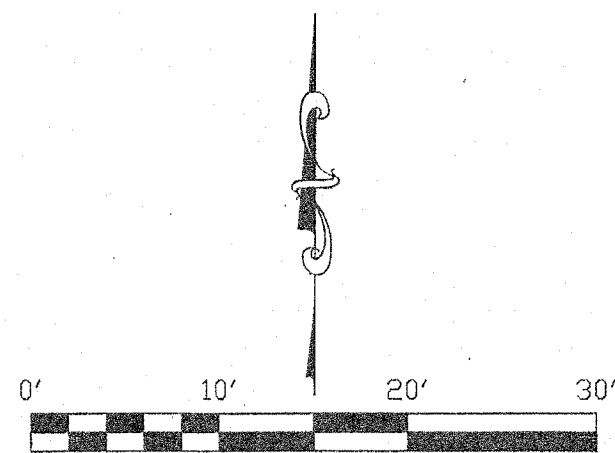
[Signature]
Hood River County Director of Budget and
Finance, Treasurer/Tax Collector

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

[Signature]
Hood River County Surveyor

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

Planning File Number 2021-53
[Signature]
The City of Hood River Planning Director

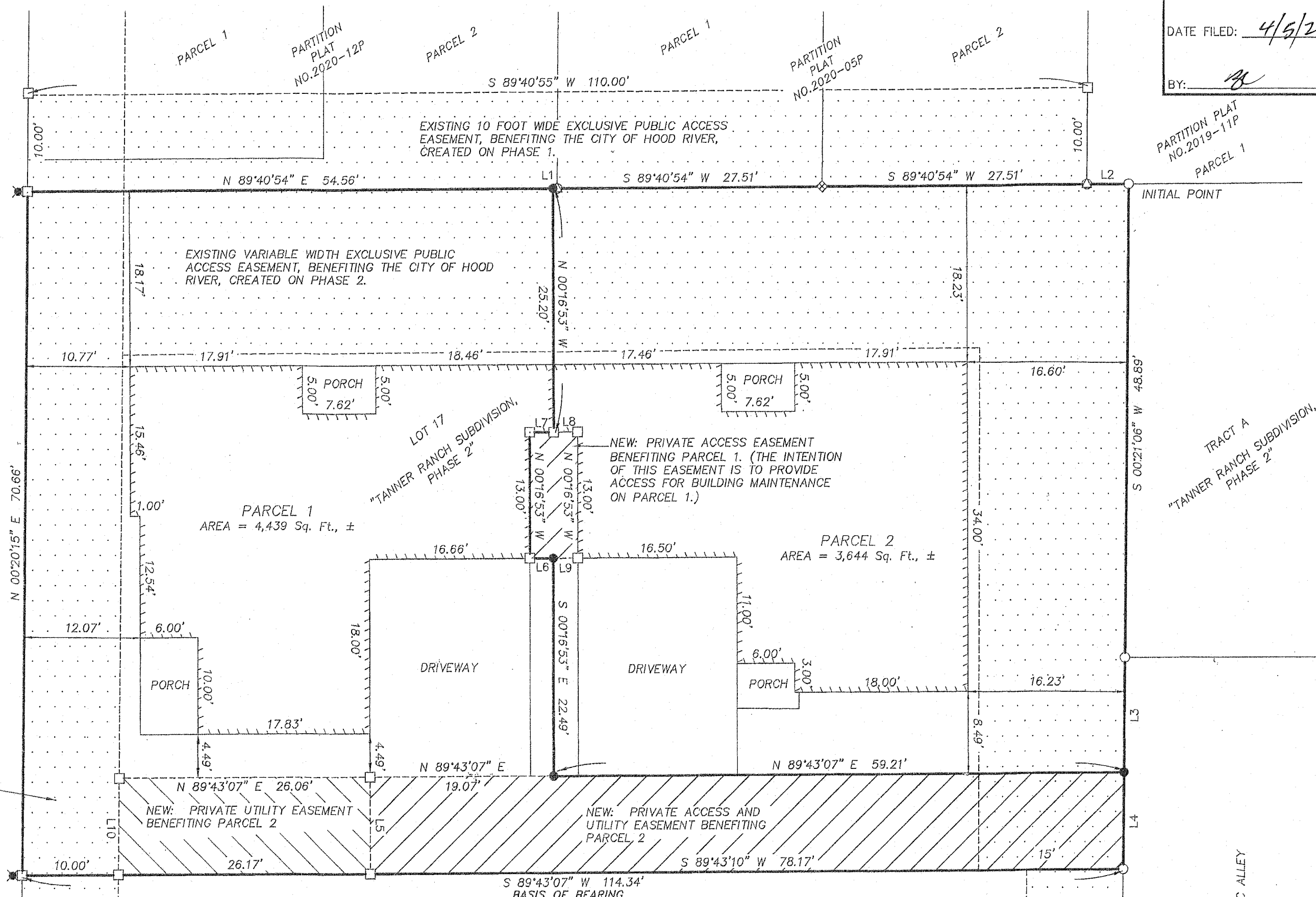


SCALE: 1" = 10'
BASIS OF BEARING:

HOOD RIVER COUNTY SURVEY No. 2020-050

30th STREET
(DEDICATED PUBLIC 60' R/W)

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



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.

REFERENCES:
FILED IN THE COUNTY SURVEYORS OFFICE:
C.S. NO. 2019-024, PLAT OF TANNER RANCH, PHASE 1 BY TERRA SURVEYING, L.S.72306, FILED JUNE 23, 2019.
C.S. NO. 2019-049, PARTITION PLAT NO. 201911P FOR TALON LAND, LLC. BY TERRA SURVEYING, L.S. 72306, FILED: NOV 11, 2019.
C.S. NO. 2020-014, PARTITION PLAT NO. 202005P FOR TALON LAND, LLC. BY TERRA SURVEYING, L.S.72306, FILED: APRIL 15, 2020.
C.S. NO. 2020-044, PARTITION PLAT NO. 202012P FOR TALON LAND, LLC. BY TERRA SURVEYING, L.S.72306, FILED: NOV 19, 2020.
C.S. NO. 2020-050, PLAT OF TANNER RANCH, PHASE 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 5/8" IRON ROD OF RECORD RED PLASTIC CAP, L.S. 72306 (C.S.2020-050)
 - ◇ FOUND 5/8" IRON ROD OF RECORD RED PLASTIC CAP, L.S. 72306 (C.S.2020-014)
 - △ FOUND 5/8" IRON ROD OF RECORD RED PLASTIC CAP, L.S. 72306 (C.S.2019-024)
 - ✱ 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 (2020-050).
 - CALCULATED, NOT FOUND OR SET

EXISTING EASEMENT AS DESCRIBED
 NEW PRIVATE EASEMENT AS DESCRIBED

OPEN SPACE:
PARCEL 1
TOTAL LAND AREA= 4,439 Sq. Ft.
BUILDING AREA = 1,174 Sq. Ft.
DRIVEWAY (50%) = 578.7 Sq. Ft.
PORCH AREA = 98 Sq. Ft.
TOTAL COVERAGE=1,850.7 Sq. Ft.
COVERAGE = 41.7%

PARCEL 2
TOTAL LAND AREA= 3,644 Sq. Ft.
BUILDING AREA = 1,107 Sq. Ft.
DRIVEWAY (50%) = 185.5 Sq. Ft.
PORCH AREA = 66.5 Sq. Ft.
TOTAL COVERAGE= 1,359 Sq. Ft.
COVERAGE = 37.3%

LINE	BEARING	DISTANCE
L1	N 89°40'54" E	0.45'
L2	S 89°38'28" W	4.32'
L3	S 00°21'06" W	11.84'
L4	S 00°21'06" W	10.00'
L5	N 00°18'53" W	10.00'
L6	S 89°44'33" W	2.41'
L7	N 89°43'07" E	2.50'
L8	N 89°43'07" E	2.50'
L9	S 89°41'47" W	2.59'
L10	S 00°20'17" W	10.00'

NOTE:
THIS PLAT AND SUBSEQUENT DEVELOPMENT IS SUBJECT TO THE CONDITIONS OF APPROVAL PER CITY OF HOOD RIVER PLANNING FILE NUMBER 2021-53.

NARRATIVE:
THE PURPOSE OF THIS PLAT IS TO CREATE 2 TOWNHOME PARCELS FROM LOT 17 OF "TANNER RANCH SUBDIVISION, PHASE 2". THE PARTY WALL IS SPLIT AS THE PARCEL BOUNDARY. A SURVEY TO PLAT THIS LAND 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 17 OF SAID PLAT.

LOCATION OF SURVEY:
LOT 17 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.

OWNER/DEVELOPER:
Integrity Building and Construction, LLC
P.O. BOX 1904
HOOD RIVER, OR 97031

TERRA SURVEYING

DATE: MARCH 15, 2022
SCALE: 1" = 10'
PROJECT: 21137 THPLAT LOT 17
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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