

TERRA SURVEYING  
TOWNHOUSE PARTITION PLAT

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

HOOD RIVER COUNTY  
SURVEYOR'S OFFICE  
CS# 2022-024  
DATE FILED: 4/26/2022  
BY: *ML*

File Number 2022-09P  
Instrument received on the 26<sup>th</sup> day of  
APRIL, 2022 at 3:21 p.m.  
*[Signature]*  
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 13 of "Tanner Ranch, Phase 2" Subdivision.  
Initial point is a 5/8" iron rod found at the  
Northeast corner of said Lot 13.

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.  
*[Signature]* 4/7/2022  
Managing Member Date

State of Oregon s.s.  
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 7<sup>th</sup> day of  
April, 2022.  
*[Signature]*  
Notary Signature  
*Nancy J. Carlson*  
Print notary name

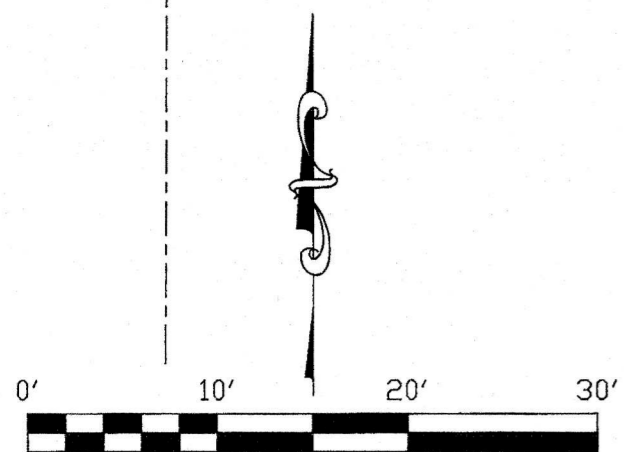
NOTARY PUBLIC- State of Oregon  
Commission number: 985708  
My Commission expires: April 4, 2023

APPROVALS  
I hereby certify that all taxes and assessments due  
hereon have been fully paid as required by law.  
*[Signature]*  
Hood River County Director of Budget and  
Finance, Treasurer/Tax Collector

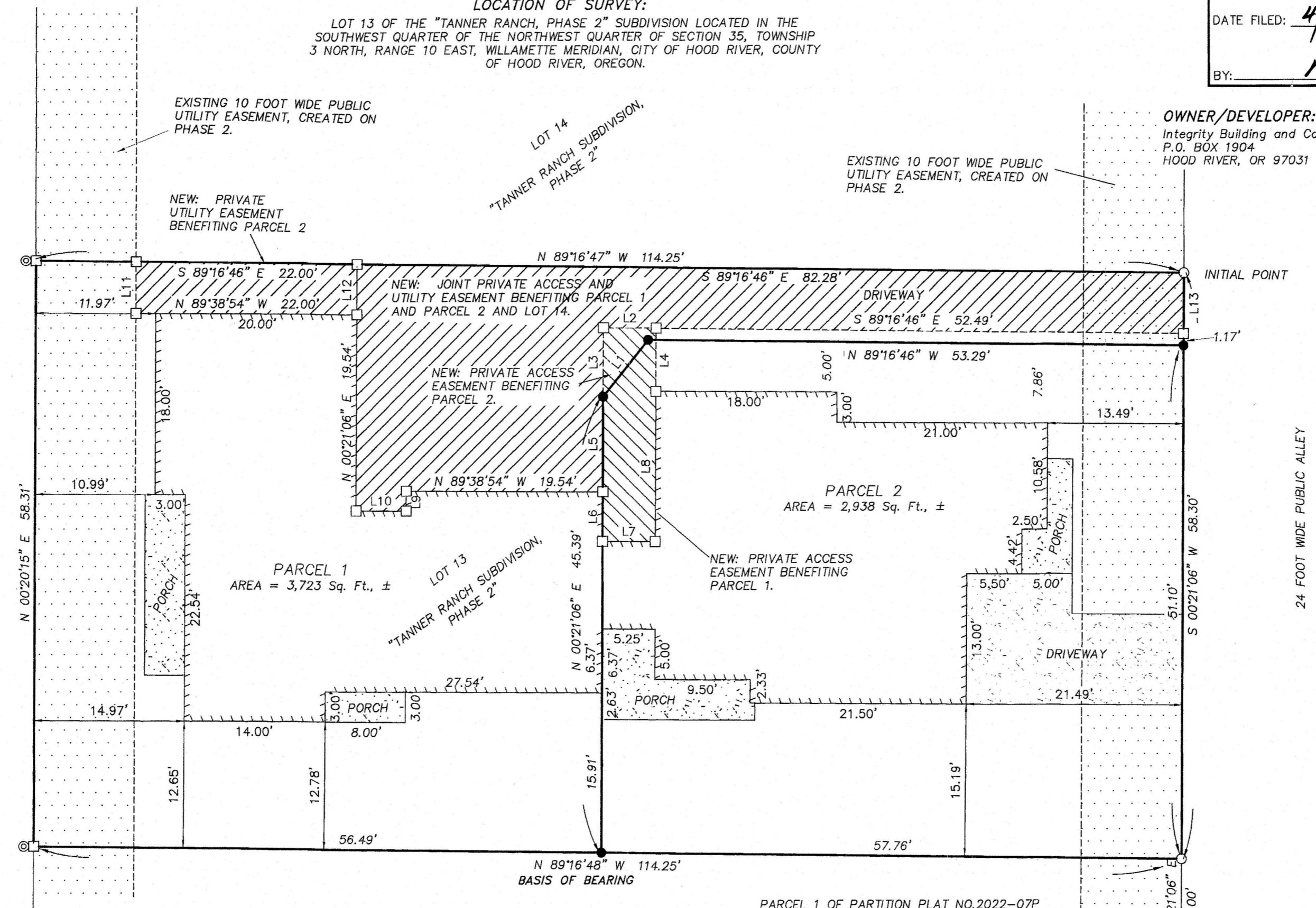
I hereby certify this partition was ex-  
amined and approved as of this 7<sup>th</sup>  
day of APRIL, 2022.  
*[Signature]*  
Hood River County Surveyor

I hereby certify this partition was ex-  
amined and approved as of this 15<sup>th</sup>  
day of APRIL, 2022.  
Planning File Number 2021-52  
*[Signature]*  
The City of Hood River Planning Director

LOCATION OF SURVEY:  
LOT 13 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.



SCALE: 1" = 10'  
BASIS OF BEARING:  
HOOD RIVER COUNTY SURVEY No. 2020-050

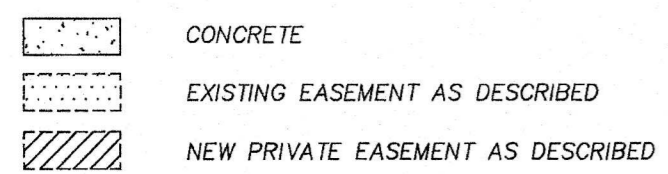


LINE	BEARING	DISTANCE
L1	N 38°24'35" E	7.22'
L2	S 89°16'46" E	5.25'
L3	S 00°21'06" W	6.88'
L4	N 00°21'06" E	6.29'
L5	N 00°21'06" E	9.47'
L6	S 00°21'06" W	4.93'
L7	S 89°38'54" E	5.25'
L8	N 00°21'06" E	14.96'
L9	S 00°21'06" W	2.00'
L10	N 89°38'54" W	5.00'
L11	N 00°20'16" E	5.15'
L12	N 00°21'06" E	5.01'
L13	N 00°21'06" E	6.03'

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 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. 2022-017, PARTITION PLAT NO.2022-07P BY TERRA SURVEYING, L.S. 72306, FILED APRIL 5, 2022.

- 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 (2020-050)
  - △ FOUND 5/8" IRON ROD OF RECORD RED PLASTIC CAP, L.S. 72306 (2022-017)
  - CALCULATED, NOT FOUND OR SET
  - ⊙ 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)



NARRATIVE:  
THE PURPOSE OF THIS PLAT IS TO CREATE 2 TOWNHOME PARCELS FROM LOT 13 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 PROPERTY TO THE SOUTH WAS PLATTED WITH  
A SIMILAR TOWNHOUSE PLAT, WE TIED INTO THE FRESH PROPERTY CORNER SOUTHEAST OF THIS  
PLAT. BASIS OF BEARING IS SAID 5/8" IRON RODS MONUMENTING THE SOUTH LINE OF ORIGINAL  
LOT 13 OF SAID PLAT.

NOTE:  
THIS PLAT AND SUBSEQUENT DEVELOPMENT IS SUBJECT TO THE  
CONDITIONS OF APPROVAL PER CITY OF HOOD RIVER PLANNING  
FILE NUMBER 2021-52.

OPEN SPACE:  
PARCEL 1  
TOTAL LAND AREA= 3,723 Sq. Ft.  
BUILDING AREA = 1,215 Sq. Ft.  
DRIVEWAY (50%) = 452.5 Sq. Ft.  
PORCH AREA = 96 Sq. Ft.  
TOTAL COVERAGE=1,763.5 Sq. Ft.  
COVERAGE = 47.4%

PARCEL 2  
TOTAL LAND AREA= 2,938 Sq. Ft.  
BUILDING AREA = 1,054 Sq. Ft.  
DRIVEWAY (50%) = 117.5 Sq. Ft.  
FRONT PORCH = 126 Sq. Ft.  
TOTAL COVERAGE= 1,297.5 Sq. Ft.  
COVERAGE = 44.2%

TERRA SURVEYING

DATE: MARCH 7, 2022  
SCALE: 1" = 10'  
PROJECT: 21100 THPLAT LOT 13  
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

CS# 2022-024