

TERRA SURVEYING  
TOWNHOUSE PARTITION PLAT

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

LOCATION OF SURVEY:

LOT 14 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.

HOOD RIVER COUNTY  
SURVEYOR'S OFFICE

CS# 2022-034

DATE FILED: 6/29/2022

BY: *EC*

File Number 202213P  
Instrument received on the 21<sup>st</sup> day of  
JUNE, 2022 at 11:08 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 14 of "Tanner Ranch, Phase 2" Subdivision. Initial point is a 5/8" iron rod found at the Southeast corner of said Lot 14.

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* 6/1/2022  
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 1<sup>st</sup> day of

JUNE 2022.

*Erik M. Carlson*  
Notary Signature  
Erik J. Carlson  
Print notary name

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

APPROVALS

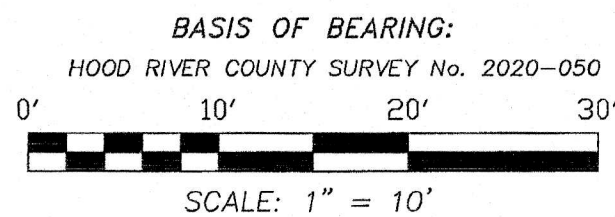
I hereby certify that all taxes and assessments due hereon have been fully paid as required by law.

*Jeff Hecksel*  
Hood River County Director of Budget and Finance, Treasurer/Tax Collector

I hereby certify this partition was examined and approved as of this 6<sup>th</sup> day of JUNE, 2022

*Erik M. Carlson*  
Hood River County Surveyor  
I hereby certify this partition was examined and approved as of this 9<sup>th</sup> day of JUNE, 2022

Planning File Number 2022-10  
*Shirley L. Smith*  
The City of Hood River Planning Director

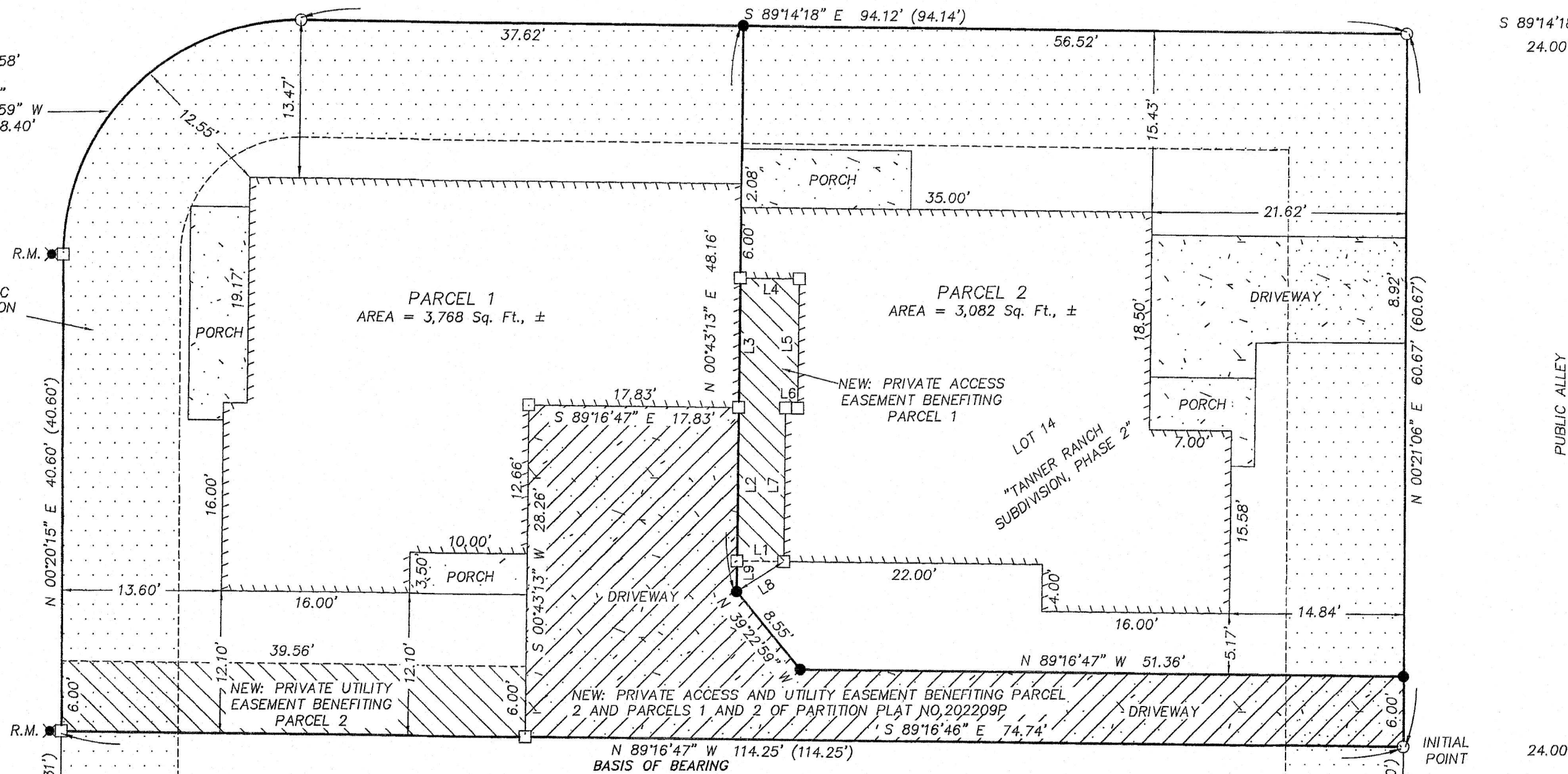


Arc Length = 31.58'  
Radius = 20.00'  
Delta = 90°27'27"  
Chord = S 45°31'59" W  
Chord length = 28.40'

30th STREET  
(60 FOOT PUBLIC RIGHT OF WAY)

N 00°20'15" E 240.37'

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



NOTE:  
THIS PLAT AND SUBSEQUENT DEVELOPMENT IS SUBJECT TO THE CONDITIONS OF APPROVAL PER CITY OF HOOD RIVER PLANNING FILE NUMBER 2022-10.

LINE	BEARING	DISTANCE
L1	N 89°16'47" W	4.00'
L2	N 00°43'13" E	13.08'
L3	N 00°43'13" E	11.00'
L4	S 89°16'47" E	5.04'
L5	N 00°43'13" E	11.00'
L6	N 89°16'47" W	1.04'
L7	N 00°43'13" E	13.08'
L8	N 57°16'18" E	4.79'
L9	N 00°43'13" E	2.64'

LEGEND:

- SET 5/8" IRON ROD WITH RED CAP L.S. 72306 (5/11/2022)
  - ✱ FOUND 1-5/32 COPPER PLUG, L.S. 72306 (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
- R.M. REFERENCE MONUMENT, FOUND 1.00 FEET WEST OF CORNER  
( ) ORIGINAL PLAT DISTANCE (C.S.2020-050)

- EXISTING EASEMENT AS DESCRIBED
- NEW PRIVATE EASEMENT AS DESCRIBED

NARRATIVE:

THE PURPOSE OF THIS PLAT IS TO CREATE 2 TOWNHOME PARCELS FROM LOT 14 OF "TANNER RANCH, PHASE 2" SUBDIVISION. 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 14 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: DEC 17, 2020.  
C.S. No. 2022-01, PARTITION PLAT NO.202201P BY TERRA SURVEYING, L.S.72306, FILED: JANUARY 18, 2022.  
C.S. NO. 2022-024, PARTITION PLAT NO.202209P BY TERRA SURVEYING, L.S.72306, FILED: DATE: April 28, 2022

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 = 3,768 Sq. Ft.  
BUILDING AREA = 1,180 Sq. Ft.  
DRIVEWAY (50%) = 431.91 Sq. Ft.  
PORCH AREA = 123 Sq. Ft.  
TOTAL COVERAGE = 1,734.9 Sq. Ft.  
COVERAGE = 46.0%

PARCEL 2  
TOTAL LAND AREA = 3,082 Sq. Ft.  
BUILDING AREA = 1,090 Sq. Ft.  
DRIVEWAY = 223.15 Sq. Ft.  
FRONT PORCH = 118.8 Sq. Ft.  
TOTAL COVERAGE = 1,431.9 Sq. Ft.  
COVERAGE = 46.4%

TERRA SURVEYING

DATE: MAY 11, 2022  
SCALE: 1" = 10'  
PROJECT: 21101THPLAT  
ASSESSORS MAP: 3N-10E-35BC  
P.O. BOX 617  
HOOD RIVER, OREGON 97031  
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E-Mail: terra@gorge.net  
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