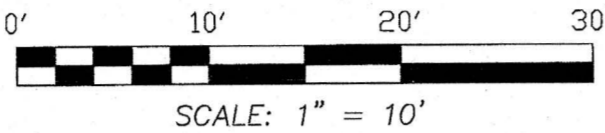


TERRA SURVEYING
TOWNHOUSE PARTITION PLAT
for

Integrity Building and Construction, LLC an Oregon Limited Liability Company

LOCATION OF SURVEY:

LOT 7 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# 2022-052
DATE FILED: 11/7/2022
BY: *[Signature]*

File Number 202217P
Instrument received on the THIRD day of NOVEMBER, 2022 at 1:39 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 7 of "Tanner Ranch, Phase 2" Subdivision. Initial point is a 5/8" Iron rod found at the Northwest corner of said Lot 7.

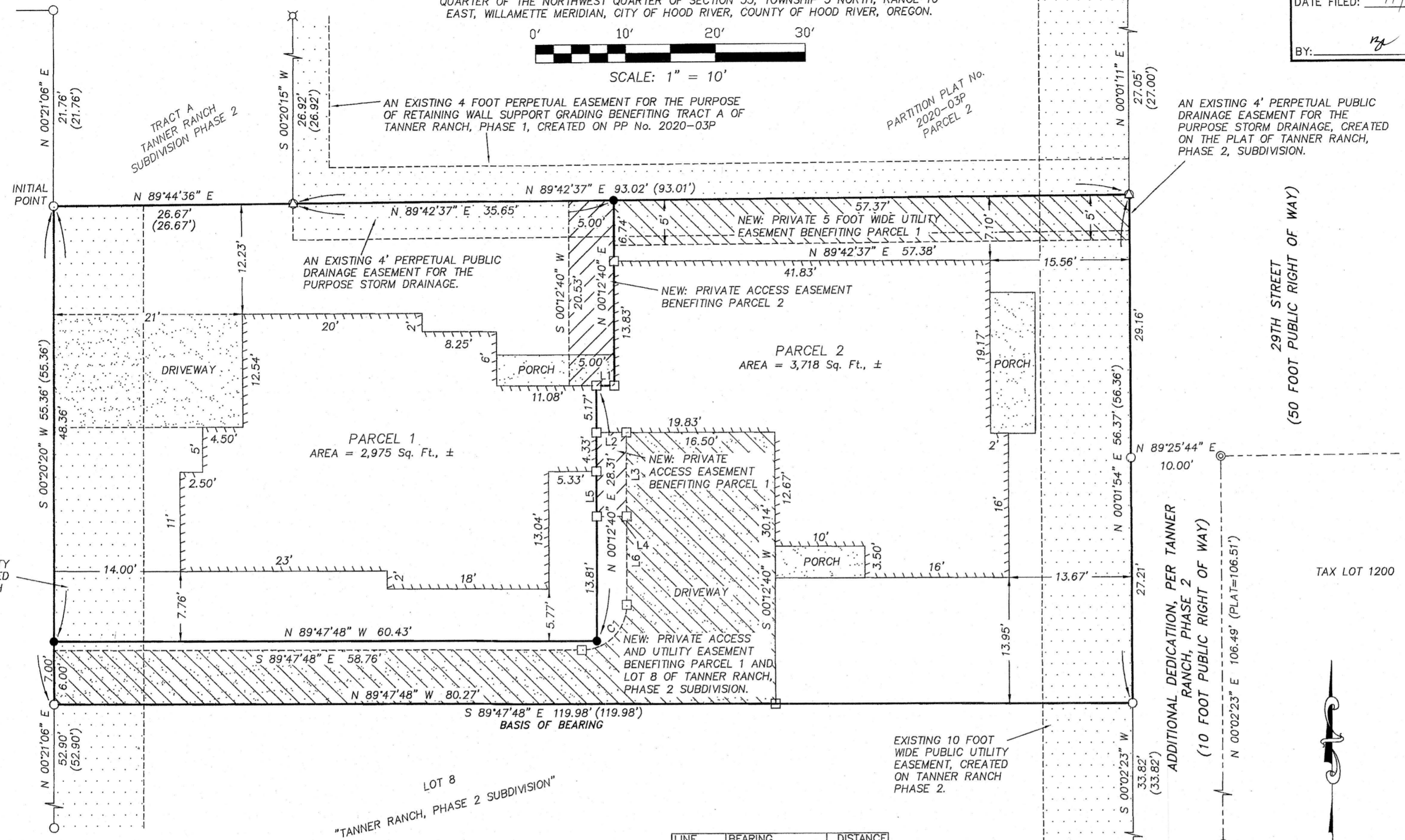
REGISTERED PROFESSIONAL LAND SURVEYOR
[Signature]
OREGON
December 30, 2005
ERIK M. CARLSON
72306
Expires: December 31, 2023

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] 10/18/2022
Managing Member Date

State of Oregon
County of Hood River ss.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 October, 2022.
[Signature]
Notary Signature
Print notary name Nancy J. Carlson
NOTARY PUBLIC- State of Oregon
Commission number: 985108
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 examined and approved as of this 20th day of OCTOBER, 2022.
[Signature]
Hood River County Surveyor
I hereby certify this partition was examined and approved as of this 22nd day of OCTOBER, 2022.
[Signature]
Planning File Number 2022-36
[Signature]
The City of Hood River Planning Director



*NOTE: WE FOUND AN AREA ERROR IN THE ORIGINAL PLAT OF LOT 7. WE FOUND THE TOTAL AREA OF OF LOT 7 TO BE 6,693 Sq.Ft. THE PLATTED AREA OF 6,706 Sq. Ft. IS INCORRECT.

OPEN SPACE:
PARCEL 1
TOTAL LAND AREA = 2,975 Sq. Ft.
BUILDING AREA = 1,094 Sq. Ft.
DRIVEWAY (50%) = 131.84 Sq. Ft.
PORCH AREA = 45.27 Sq. Ft.
TOTAL COVERAGE = 1,268 Sq. Ft.
COVERAGE = 42%
PARCEL 2
TOTAL LAND AREA = 3,718 Sq. Ft.
BUILDING AREA = 1,190 Sq. Ft.
DRIVEWAY (50%) = 442.64 Sq. Ft.
FRONT PORCH = 113.1 Sq. Ft.
TOTAL COVERAGE = 1,745.74 Sq. Ft.
COVERAGE = 46.9%

- LEGEND:
- SET 5/8" IRON ROD WITH RED CAP L.S. 72306 (6/13/2022)
 - FOUND 5/8" IRON ROD OF RECORD RED PLASTIC CAP, L.S. 72306 (C.S. 2020-050)
 - ⊙ FOUND 5/8" IRON ROD WITH RED PLASTIC CAP, L.S. 72306, SET ON C.S. 2007074
 - ⊗ FOUND 5/8" IRON ROD WITH CAP, L.S. 72306, C.S. 2020007
 - ⊕ FOUND 5/8" IRON ROD WITH CAP, L.S. 72306, C.S. 2019024
 - CALCULATED, NOT FOUND OR SET
 - () 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 7 OF "TANNER RANCH, PHASE 2" SUBDIVISION. THE PARTY WALL IS SPLIT AS THE PARCEL BOUNDARY. THE DEED ELEMENTS FOR THIS PLAT ARE 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 7 OF SAID PLAT.

REFERENCES:
FILED IN THE COUNTY SURVEYORS OFFICE:
C.S. No. 2007-074, COTTAGE LANE P.U.D. BY TERRA SURVEYING, L.S. 72306, FILED: JULY 5, 2007.
C.S. No. 2019-024, PLAT OF TANNER RANCH PHASE 1 BY TERRA SURVEYING, L.S. 72306, FILED: MAY 23, 2019.
C.S. No. 2020-007, TOWNHOUSE PARTITION PLAT No. 202003P BY TERRA SURVEYING, L.S. 72306, FILED: FEBRUARY 27, 2020.
C.S. No. 2020-050, PLAT OF TANNER RANCH SUBDIVISION PHASE 2 BY TERRA SURVEYING, L.S. 72306, FILED: DECEMBER 17, 2020.

LINE	BEARING	DISTANCE
L1	S 89°48'25" E	2.00'
L2	S 89°47'20" E	3.33'
L3	S 00°12'40" W	9.33'
L4	N 89°48'25" W	3.33'
L5	N 00°12'40" E	5.00'
L6	S 00°12'40" W	9.81'

CURVE	RADIUS	ARC	CHORD BRG	CHORD LEN.	DELTA
C1	5.00'	7.85'	N 45°12'55" E	7.07'	89°59'31"

EXCEPTIONS, COLUMBIA GORGE TITLE REPORT No. 22-0224ED, Dated June 10, 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.
- INST#201800955, ASSIGNMENT OF WATER RIGHTS, BENEFITING FARMER'S IRRIGATION DISTRICT.
- INST#202003684, DECLARATION OF DEED RESTRICTIONS/RESTRICTIVE COVENANT AND IMPROVEMENTS AGREEMENT, DATED SEPTEMBER 3, 2020.
- 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#202005448 & INST#20205449, DECLARATION OF PLANNED COMMUNITY AND BYLAWS, SEE DOCUMENTS, DATED DECEMBER 16, 2020.
- 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.
- INST#2022-01782, PARTY WALL AND MAINTENANCE AGREEMENT, SEE DOCUMENT FOR DETAILS, DATED JUNE 3, 2022.

NOTE:
THIS PLAT AND SUBSEQUENT DEVELOPMENT IS SUBJECT TO THE CONDITIONS OF APPROVAL PER CITY OF HOOD RIVER PLANNING FILE NUMBER 2022-36.

TERRA SURVEYING
DATE: JUNE 7, 2022
SCALE: 1" = 10'
PROJECT: 22061THPLAT
ASSESSORS MAP: 3N-10E-35BC
P.O. BOX 617
HOOD RIVER, OREGON 97031
PHONE: (541) 386-4531
E-Mail: terra@gorge.net
www.terrandsurveying.com