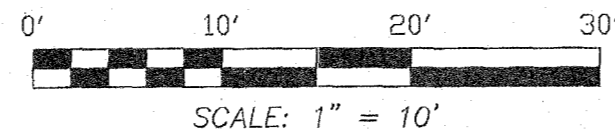


TERRA SURVEYING
TOWNHOUSE PARTITION PLAT
for

Integrity Building and Construction, LLC an Oregon Limited Liability Company

LOCATION OF SURVEY:

LOT 8 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 8 OF "TANNER RANCH, PHASE 2" SUBDIVISION. THE PARTY WALL IS SPLIT AS THE PARCEL BOUNDARY. 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 NORTH LINE OF ORIGINAL LOT 8 OF SAID PLAT.

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

CS# 2022-062

DATE FILED: 11/30/2022

BY: *[Signature]*

File Number 202218P
Instrument received on the 29th day of
NOVEMBER, 2022 at 3:07 PM.

[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 8 of "Tanner Ranch, Phase 2" Subdivision.
Initial point is a 5/8" iron rod found at the
Southwest corner of said Lot 8.

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.

[Signature] 11/7/2022
Managing Member Date

State of Oregon
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 7th day of
November 2022.

[Signature]
Notary Signature
Nancy Jane Carlson
Print notary name

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 ex-
amined and approved as of this 8th day
of NOVEMBER, 2022

[Signature]
Hood River County Surveyor

I hereby certify this partition was ex-
amined and approved as of this 21st day
of NOVEMBER, 2022

Planning File Number 2022-37
[Signature]
The City of Hood River Planning Director

FOUND 5/8" IRON ROD, L.S.
72306, FROM TANNER RANCH
SUBDIVISION, PHASE 1

28.15'
(29.15')
N 89°25'44" E

10.00'
N 00°01'54" E 56.36'

27.21'
(27.21')

N 00°01'54" E 27.21'

N 00°01'54" E 33.82'

(33.82')

N 00°01'54" E 33.82'

(33.82')

N 00°01'54" E 33.82'

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(33.82')

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(33.82')

N 00°01'54" E 33.82'

(33.82')

ADDITIONAL DEDICATION, PER TANNER
RANCH, PHASE 2
(10 FOOT PUBLIC RIGHT OF WAY)

N 00°02'23" E 106.49' (PLAT=106.51')

BASIS OF BEARING:
HOOD RIVER COUNTY SURVEY No. 2020-050

NOTE:
THIS PLAT AND SUBSEQUENT
DEVELOPMENT IS SUBJECT TO THE
CONDITIONS OF APPROVAL PER CITY
OF HOOD RIVER PLANNING FILE
NUMBER 2022-37.

*NOTE: WE FOUND AN AREA ERROR IN
THE ORIGINAL PLAT OF LOT 8. WE
FOUND THE TOTAL AREA OF OF LOT 8
TO BE 6,337 Sq. Ft. THE PLATTED
AREA OF 6,377 Sq. Ft. IS INCORRECT.

OPEN SPACE:

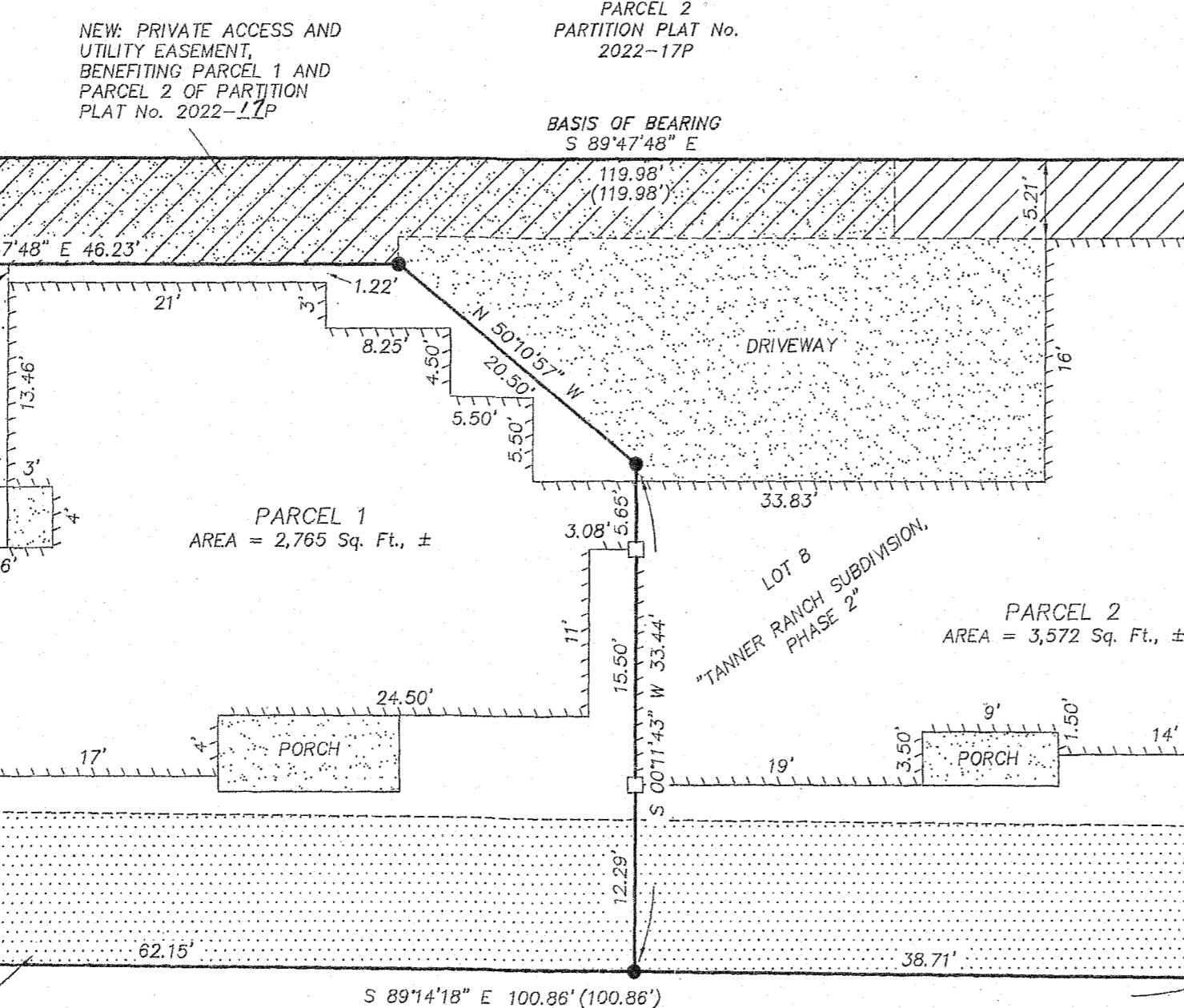
PARCEL 1
TOTAL LAND AREA = 2,765 Sq. Ft.
BUILDING AREA = 1,085 Sq. Ft.
DRIVEWAY = 150 Sq. Ft.
PORCH AREA = 72 Sq. Ft.
TOTAL COVERAGE = 1,307 Sq. Ft.
COVERAGE = 47%

PARCEL 2
TOTAL LAND AREA = 3,572 Sq. Ft.
BUILDING AREA = 1,080 Sq. Ft.
DRIVEWAY = 505 Sq. Ft.
PORCH = 91.5 Sq. Ft.
TOTAL COVERAGE = 1,676.5 Sq. Ft.
COVERAGE = 46.9%

TERRA SURVEYING

DATE: OCTOBER 17, 2022
SCALE: 1" = 10'
PROJECT: 22062THPLAT
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



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	30.88'	20.00'	88°23'04"	S 44°09'45" W	27.90'

LEGEND:

- SET 5/8" IRON ROD WITH RED CAP L.S. 72306 (10/13/2022)
- 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 (C.S. 2007074)
- CALCULATED, NOT FOUND OR SET
- () ORIGINAL PLAT DISTANCE (C.S. 2020-050)
- EXISTING EASEMENT AS DESCRIBED
- NEW PRIVATE EASEMENT AS DESCRIBED

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: FEB 27, 2020.
C.S. No. 2020-050, TANNER RANCH SUBDIVISION PHASE 2 BY TERRA SURVEYING, L.S. 72306, FILED: DEC 17, 2020.
C.S. No. 2022-052, TOWNHOUSE PARTITION PLAT No. 202217P BY TERRA SURVEYING, L.S. 72306, FILED: NOVEMBER 7, 2022.

EXCEPTIONS, COLUMBIA GORGE TITLE REPORT No. 22-0224ED, Dated June 10, 2022:

EASEMENT BOOK K, PAGE 827, 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.

CS# 2022062