

TERRA SURVEYING  
TOWNHOUSE PARTITION PLAT  
for

Integrity Building and Construction, LLC an Oregon Limited Liability Company

LOCATION OF SURVEY:

LOT 15 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# 2022063  
DATE FILED: 11/30/2022  
BY: BE

File Number 202219P  
Instrument received on the 29<sup>th</sup> day of  
NOVEMBER, 2022 at 3:09 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 15 of "Tanner Ranch, Phase 2" Subdivision.  
Initial point is a 5/8" iron rod found at the  
Southeast corner of said Lot 15.

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] 11/17/2022  
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 7<sup>th</sup> day of  
November, 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.

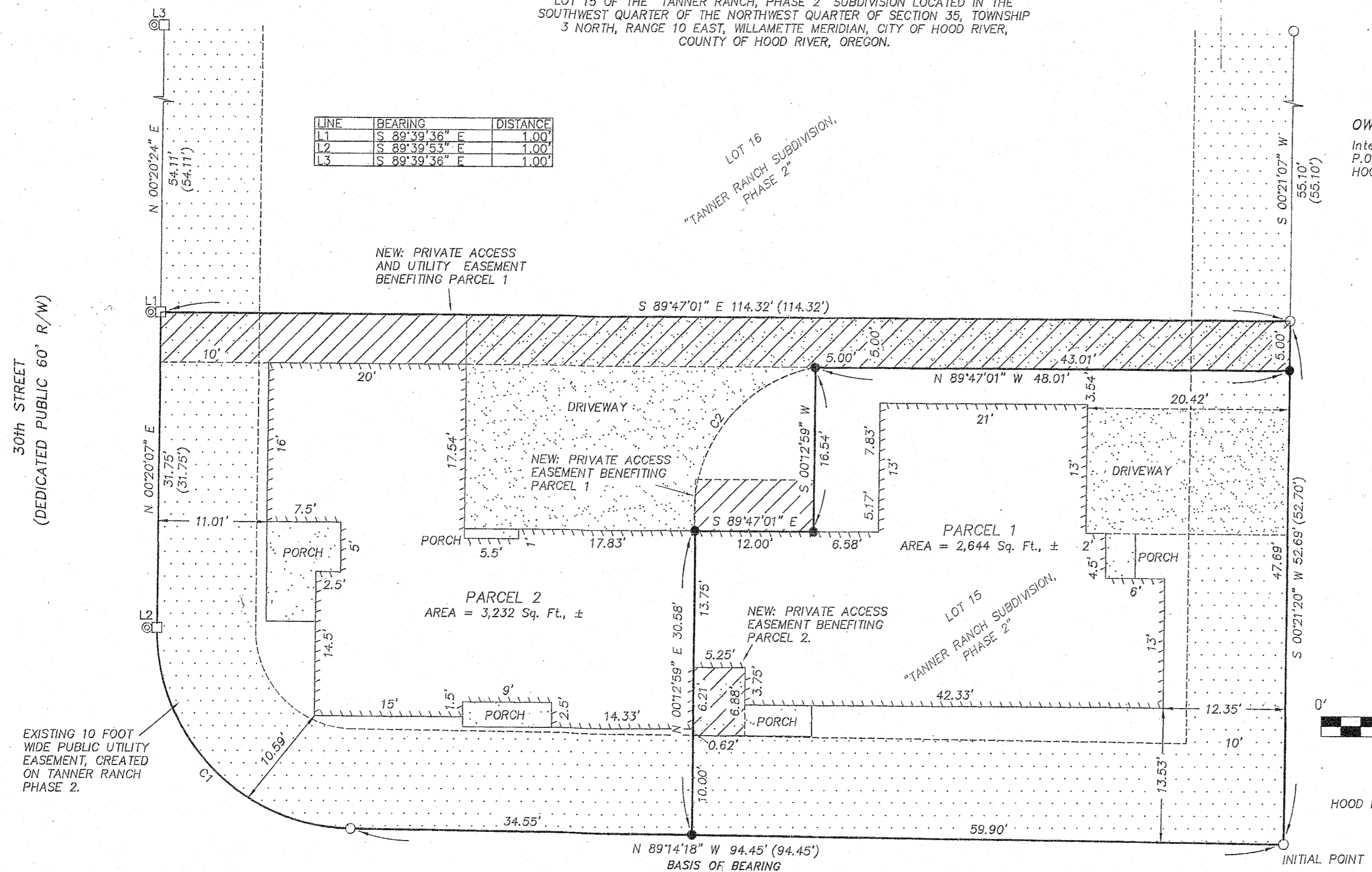
[Signature]  
Hood River County Director of Budget and  
Finance, Treasurer/Tax Collector

I hereby certify this partition was ex-  
amined and approved as of this 8<sup>th</sup> day  
of NOVEMBER, 2022

[Signature]  
Hood River County Surveyor

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

Planning File Number 2022-45  
[Signature]  
The City of Hood River Planning Director



LINE	BEARING	DISTANCE
L1	S 89°39'36"	1.00'
L2	S 89°39'36"	1.00'
L3	S 89°39'36"	1.00'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	20.00'	31.27'	N 44°27'05" W	28.18'	89°34'24"

NARRATIVE:

THE PURPOSE OF THIS PLAT IS TO CREATE 2 TOWNHOME PARCELS FROM LOT 15 OF "TANNER RANCH SUBDIVISION, PHASE 2". THE PARTY WALL IS SPLIT AS THE PARCEL BOUNDARY. SAID PHASE 2 PLATTING 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 15 OF SAID PLAT.

REFERENCES:

FILED IN THE COUNTY SURVEYORS OFFICE:  
C.S. No. 2019-024, PLAT OF TANNER RANCH PHASE 1 BY TERRA SURVEYING, L.S. 723036, FILED: MAY 23, 2019.  
C.S. No. 2020-050, PLAT OF TANNER RANCH SUBDIVISION PHASE 2 BY TERRA SURVEYING, L.S. 72306, FILED: DECEMBER 17, 2020.

LEGEND:

- SET 5/8" IRON ROD WITH RED CAP L.S. 72306 (JULY 7, 2022)
- ⊙ 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)
- FOUND 5/8" IRON ROD OF RECORD RED PLASTIC CAP, L.S. 72306 (C.S. 2020-050)
- CALCULATED, NOT FOUND OR SET

- CONCRETE
- EXISTING EASEMENT AS DESCRIBED
- NEW PRIVATE EASEMENT AS DESCRIBED

NOTE:

THIS PLAT AND SUBSEQUENT DEVELOPMENT IS SUBJECT TO THE  
CONDITIONS OF APPROVAL PER CITY OF HOOD RIVER PLANNING  
FILE NUMBER 2022-45.

EXCEPTIONS, COLUMBIA GORGE TITLE REPORT No. 22-0582ED, 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.
- 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.

OPEN SPACE:

PARCEL 1  
TOTAL LAND AREA = 2,644 Sq. Ft.  
BUILDING AREA = 1,059 Sq. Ft.  
DRIVEWAY (50%) = 129 Sq. Ft.  
PORCH AREA = 71 Sq. Ft.  
TOTAL COVERAGE = 1,259 Sq. Ft.  
COVERAGE = 47.6%

PARCEL 2  
TOTAL LAND AREA = 3,232 Sq. Ft.  
BUILDING AREA = 1,037 Sq. Ft.  
DRIVEWAY (50%) = 422.7 Sq. Ft.  
PORCH AREA = 90.5 Sq. Ft.  
TOTAL COVERAGE = 1,550 Sq. Ft.  
COVERAGE = 47.9%

TERRA SURVEYING

DATE: JULY 7, 2022  
SCALE: 1" = 10'  
PROJECT: 22080 THPLAT LOT 15  
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 063