

TERRA SURVEYING
TOWNHOUSE PARTITION PLAT

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

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

CS# 2022077

DATE FILED: 12/22/2022

BY: *[Signature]*

File Number 2022 25P
Instrument received on the 22ND day of
DECEMBER, 2022 at 11:18 AM.

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 16 of "Tanner Ranch, Phase 2" Subdivision.
Initial point is a 5/8" iron rod found at the
Southeast corner of said Lot 16.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
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] 12/1/2022
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 15TH day of
December 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.

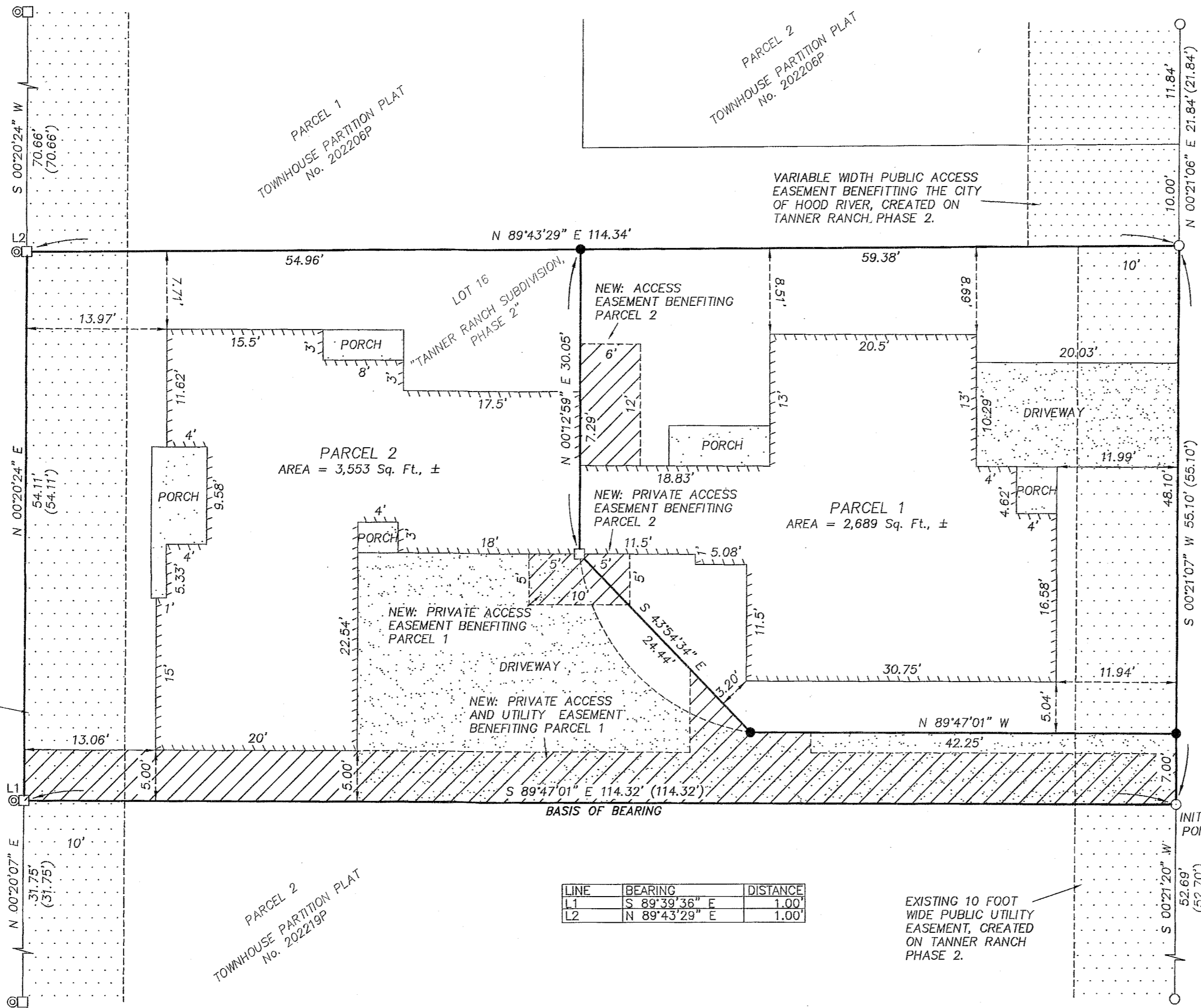
[Signature]
Hood River County Director of Budget and
Finance, Treasurer/Tax Collector

I hereby certify this partition was ex-
amined and approved as of this 15TH day
of DECEMBER, 2022

[Signature]
Hood River County Surveyor

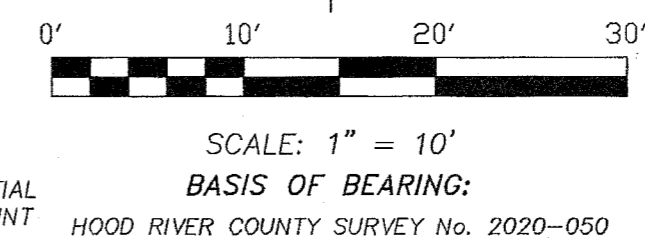
I hereby certify this partition was ex-
amined and approved as of this 19TH day
of DECEMBER, 2022

Planning File Number 2022-46
[Signature]
The City of Hood River Planning Director



OWNER/DEVELOPER:
Integrity Building and Construction, LLC
P.O. BOX 1904
HOOD RIVER, OR 97031

PUBLIC ALLEY (24' WIDE)



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.
C.S. No. 2022-018, PARTITION PLAT No. 202206P FOR INTEGRITY BUILDING BY TERRA SURVEYING, L.S. 72306, FILED: APRIL 5, 2022.
C.S. No. 2022-063, PARTITION PLAT No. 202219P FOR INTEGRITY BUILDING BY TERRA SURVEYING, L.S. 72306, FILED: NOVEMBER 30, 2022.

NARRATIVE:
THE PURPOSE OF THIS PLAT IS TO CREATE 2 TOWNHOME PARCELS FROM LOT 16 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 16 OF SAID PLAT.

- LEGEND:
- SET 5/8" IRON ROD WITH RED CAP L.S. 72306 (SEPTEMBER 15, 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

LOCATION OF SURVEY:
LOT 16 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.

NOTE:
THIS PLAT AND SUBSEQUENT DEVELOPMENT IS SUBJECT TO THE CONDITIONS OF APPROVAL PER CITY OF HOOD RIVER PLANNING FILE NUMBER 2022-46.

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= 2,689 Sq. Ft.
BUILDING AREA = 1,049 Sq. Ft.
DRIVEWAY (50%) = 103 Sq. Ft.
PORCH AREA = 58 Sq. Ft.
TOTAL COVERAGE= 1,210 Sq. Ft.
COVERAGE = 45.0%

PARCEL 2
TOTAL LAND AREA= 3,553 Sq. Ft.
BUILDING AREA = 1,108 Sq. Ft.
DRIVEWAY (50%) = 517 Sq. Ft.
PORCH AREA = 96.7 Sq. Ft.
TOTAL COVERAGE= 1,722 Sq. Ft.
COVERAGE = 48%

TERRA SURVEYING

DATE: SEPTEMBER 15, 2022
SCALE: 1" = 10'
PROJECT: 22084 THPLAT LOT 16
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

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