

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO MONUMENT THE EXTERIOR BOUNDARY, ROADWAY, EASEMENT, LOTS AND TRACTS THEREIN OF PHASE 1 OF THE PORTER SUBDIVISION THE SUBJECT PROPERTY IS PARCEL 2 AND PARCEL 3 OF PARTITION PLAT 202314P, LOCATED IN THE NORTHWEST QUARTER (1/4) OF SECTION 26 TOWNSHIP 2 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN.

THE EXTERIOR BOUNDARY OF PARCELS 2 & 3, WERE PREVIOUSLY SURVEYED BY ME AND FILED IN THE HOOD RIVER COUNTY SURVEYORS OFFICE AS SURVEY NO. 2024002 (PARTITION PLAT 202314P). ALL MONUMENTS WERE FOUND AND HELD PER SAID SURVEY NO. 2024002.

THE PLAT OF "PORTER SUBDIVISION PHASE 1" WAS MONUMENTED AS SHOWN.

TRACT A WILL CONSTITUTE FUTURE PHASE 2 OF OF THE PORTER SUBDIVISION. THE RESOLUTION OF THE BOUNDARY OF THE PORTER SUBDIVISION, THE LOTS, ROADWAYS AND EASEMENTS WERE LAID OUT IN ACCORDANCE WITH THE APPROVED PRELIMINARY MAP OF THE PORTER SUBDIVISION.

EXISTING EASEMENTS:

THE FOLLOWING IS A LISTING OF GENERAL EXCEPTION ITEMS LISTED ON THAT CERTAIN "STATUS OF RECORD TITLE REPORT PREPARED BY AMERITITLE, ORDER NO. 60331AM, DATED JUNE 28, 2024.

6' WIDE PIPELINE EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED THEREIN AS SET FORTH IN INSTRUMENT: GRANTED TO: ROBERT R. DEHART AND LAFERNE DEHART AND BUSTER R. DEHART AND EDITH M. ANDERS. RECORDED: AUGUST 10, 1961 BOOK 69, PAGE 139 (EASEMENT IS PRIVATE AND IS SHOWN ON PLAT)

FENCE AND MAINTENANCE THEREOF AND AN ACCESS EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED THEREIN AS SET FORTH IN INSTRUMENT: GRANTED TO: JOHN WHITESELL RECORDED: AUGUST 15, 1978 INSTRUMENT NO. 783083 (EASEMENT IS PRIVATE AND IS NOT SHOWN NOT LOCATABLE)

15' WIDE SEWER EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED THEREIN AS SET FORTH IN INSTRUMENT: GRANTED TO: ODELL SANITARY DISTRICT RECORDED: JULY 6, 1984 INSTRUMENT NO. 841132 (EASEMENT IS TO A PUBLIC SEWER AGENCY SHOWN ON PLAT)

ROADWAY EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED THEREIN AS SET FORTH IN INSTRUMENT: GRANTED TO: JOHN M. GERSTENBERGER AND LYNETTE K. GERSTENBERGER RECORDED: APRIL 10, 1989 INSTRUMENT NO. 890873 (EASEMENT IS PRIVATE AND NOT SHOWN NOT LOCATABLE)

10' WIDE WATER LINE EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED THEREIN AS SET FORTH IN INSTRUMENT: GRANTED TO: CRYSTAL SPRINGS WATER DISTRICT RECORDED: JUNE 13, 1997 INSTRUMENT NO. 971985 (EASEMENT IS TO A PUBLIC WATER AGENCY SHOWN ON PLAT)

60' WIDE EASEMENT FOR PUBLIC ROAD RIGHT-OF-WAY INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED THEREIN AS SET FORTH IN INSTRUMENT: GRANTED TO: THE PUBLIC RECORDED: JULY 11, 2002 INSTRUMENT NO. 20023306 (EASEMENT IS BEING DEDICATED TO THE PUBLIC PER THIS PLAT)

10' WIDE WATER LINE EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED THEREIN AS SET FORTH IN INSTRUMENT: GRANTED TO: EAST FORK IRRIGATION DISTRICT RECORDED: OCTOBER 5, 2021 INSTRUMENT NO. 202104564 (EASEMENT IS TO A PUBLIC IRRIGATION DISTRICT SHOWN, ALONG THE NORTH SIDE OF PARCELS 1, 2 AND 3)

NEW EASEMENTS CREATED BY THIS PLAT

- 1) PRIVATE 15.00 FOOT DRAINAGE EASEMENT, GRANTED TO THE HOMEOWNERS ASSOCIATION AS SHOWN.
- 2) A 10.00 FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) IS GRANTED TO ALL PUBLIC UTILITIES AS SHOWN.
- 3) A PRIVATE 6.00 FOOT WIDE IRRIGATION EASEMENT GRANTED TO THE HOMEOWNERS ASSOCIATION AS SHOWN.

COVENANTS, CONDITIONS AND RESTRICTIONS

A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR "PORTER SUBDIVISION PLAT" INCLUDING THE ROAD MAINTENANCE AGREEMENT FOR THE MAINTENANCE OF THAT PORTION OF HOMESTEAD DRIVE, MAPLE ROAD FALLING WITHIN THE PORTER SUBDIVISION AND JONES DRIVE, HAS BEEN RECORDED AS

DOCUMENT NO. 2024-01615, HOOD RIVER COUNTY DEED RECORDS.

SHEET INDEX

- SHEET 1 APPROVAL, DECLARATION, AND NOTES
- SHEET 2 PORTER SUBDIVISION PERIMETER
- SHEET 3 PHASE 1 LOT DETAIL

SURVEY PERFORMED FOR: GRANT PORTER
DATE OF MONUMENT: JUNE 27, 2024
PROJECT: 23-06-19 DRAFT: LC
FILE: 230619--P1.DWG LAYOUT TAB: LAYOUT1

PLAT OF
PORTER SUBDIVISION PHASE 1
A REPLAT OF PARCELS 2 & 3 OF PARTITION PLAT 202314P
LOCATED IN THE NW 1/4
OF SECTION 26 T. 2N., R. 10E., W.M.
HOOD RIVER COUNTY, STATE OF OREGON.
2N 10E 26BB TAX LOTS 801 AND 802

SURVEYOR'S CERTIFICATE:

I, LEONIDES J. SANDOVAL, REGISTERED LAND SURVEYOR 58608 IN THE STATE OF OREGON, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH LEGAL MONUMENTS, ACCORDING TO ORS CHAPTER 92 AND THE HOOD RIVER COUNTY LAND USE DEVELOPMENT ORDINANCE, THE LAND REPRESENTED ON THE PLAT OF PORTER SUBDIVISION, PHASE 1, IS PARCELS 2 & 3 OF PARTITION PLAT 202314P, LOCATED IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, HOOD RIVER COUNTY, OREGON.

THE INITIAL POINT OF THIS PLAT IS A 5/8" REBAR WITH RED PLASTIC CAP INSCRIBED "KA OR58608" FOUND AT THE SOUTHWEST CORNER OF PARCEL 2 OF PARTITION PLAT 202314P.

CONTAINING 5.97 ACRES MORE OR LESS.

Sandoval J
LEONIDES J. SANDOVAL PLS 58608

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT I, JAMES GRANT PORTER THE MANAGING MEMBER OF THE PORTER DEVELOPMENT, LLC. AS THE OWNER AND JOHN M. GERSTENBERGER AND LYNETTE K. GERSTENBERGER, AS THE BENEFICIARIES OF THE TRUST DEED, RECORDED APRIL 30, 2024 AS INSTRUMENT NO. 2024-00765, HAVE CAUSED THE LANDS HEREIN DESCRIBED IN THE ACCOMPANYING SURVEYORS CERTIFICATE TO BE SURVEYED AND PLATTED INTO AS THE "PORTER SUBDIVISION PHASE 1" AND DO HEREBY DECLARE THE ANNEXED MAP OF THE "PORTER SUBDIVISION PHASE 1" TO BE A TRUE AND ACCURATE PLAT THEREOF; WE, HAVE CAUSED THE SUBDIVISION TO BE PREPARED AND THE PROPERTY SUBDIVIDED IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92; ALL LOT DIMENSIONS ARE SHOWN AND EASEMENT WIDTHS ARE SHOWN.

THEREIN SET FORTH, WE DO HEREBY DEDICATE TO THE PUBLIC, A 60.00 FOOT STRIP OF LAND FOR ROAD PURPOSES SHOWN AS HOMESTEAD DRIVE AND MAPLE ROAD, ALONG WITH THE PRIVATE EASEMENTS AND PUBLIC AND UTILITY EASEMENTS FOR THEIR STATED PURPOSES.

Grant Porter 8/1/2024
JAMES GRANT PORTER, MANAGING MEMBER DATE
PORTER DEVELOPMENT, LLC.

John M. Gerstenberger 7/31/2024
JOHN M. GERSTENBERGER DATE

Lynette K. Gerstenberger 7/31/24
LYNETTE K. GERSTENBERGER DATE

ACKNOWLEDGMENTS:

BE IT REMEMBERED, THAT ON THIS 1 DAY OF August, 2024, BEFORE ME A NOTARY PUBLIC FOR THE STATE OF OREGON PERSONALLY APPEARED JAMES GRANT PORTER, MANAGING MEMBER OF PORTER DEVELOPMENT, LLC, KNOW TO ME PERSONALLY, AND BEING FIRST DULY SWORN, SAID THAT HE DID SIGN THIS INSTRUMENT OF HIS FREE AND VOLUNTARY ACT.

Roxann Cochran
NOTARY SIGNATURE

Roxann Cochran
NOTARY PUBLIC-NAME

STATE OF Oregon

COUNTY OF Hood River

COMMISSION NO. 1045854

MY COMMISSION EXPIRES February 29, 2028

ACKNOWLEDGMENTS:

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON July 31, 2024, BEFORE ME A NOTARY PUBLIC FOR THE STATE OF OREGON PERSONALLY APPEARED JOHN M. GERSTENBERGER AND LYNETTE K. GERSTENBERGER, KNOW TO ME PERSONALLY, AND BEING FIRST DULY SWORN, SAID THAT THEY DID SIGN THIS INSTRUMENT OF THEIR FREE AND VOLUNTARY ACT.

Roxann Cochran
NOTARY SIGNATURE

Roxann Cochran
NOTARY PUBLIC-NAME

STATE OF Oregon

COUNTY OF Hood River

COMMISSION NO. 1045854

MY COMMISSION EXPIRES February 29, 2028

**HOOD RIVER COUNTY
SURVEYOR'S OFFICE**

SURVEY NO. 2024 035

FILED 8/20/2024

BY LS

RECORDING INFORMATION

RECORDING NUMBER: 2024-1615-01
2024 HR 80

INSTRUMENT RECEIVED ON THE 12th DAY OF August, 2024, AT 11:40 PM AM

Jim MacColler
HOOD RIVER COUNTY CLERK

APPROVALS:

WE THE UNDERSIGNED, SAY THAT WE HAVE EXAMINED THE PLAT OF "PORTER SUBDIVISION" IN HOOD RIVER COUNTY, OREGON AND HEREBY APPROVE SAID PLAT.

Cow Wilson
HOOD RIVER COUNTY
DIRECTOR OF PUBLIC WORKS

8/1/2024
DATE

Walt Walker
HOOD RIVER COUNTY PLANNING DIRECTOR

8/2/24
DATE

LS
HOOD RIVER COUNTY SURVEYOR

AUGUST 15, 2024
DATE

Julie Wasserman
ODELL SANITARY DISTRICT MANAGER

August 1, 24
DATE

Paul Pfaff
CRYSTAL SPRINGS WATER DISTRICT MANAGER

8/2/24
DATE

SB
EAST FORK IRRIGATION DISTRICT MANAGER

8-1-24
DATE

Ang Burt
WYEAST FIRE CHIEF

August 1, 2024
DATE

Jennifer A. Suwer
HOOD RIVER COUNTY
BOARD OF COMMISSIONERS CHAIRPERSON

Charles E. Weiss
HOOD RIVER COUNTY BOARD OF COMMISSIONERS

Ante Burt
HOOD RIVER COUNTY BOARD OF COMMISSIONERS

HOOD RIVER COUNTY BOARD OF COMMISSIONERS

HOOD RIVER COUNTY BOARD OF COMMISSIONERS

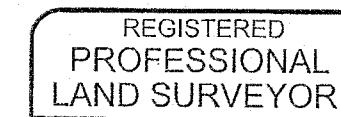
THE DIRECTOR OF RECORD AND ASSESSMENTS AND THE DIRECTOR OF BUDGET AND FINANCE AND TAX COLLECTOR, RESPECTIVELY OF HOOD RIVER COUNTY, OREGON, HEREBY CERTIFY THAT WE HAVE EXAMINED THE ANNEXED PLAT OF "PORTER SUBDIVISION PHASE 1" IN HOOD RIVER COUNTY. THE NAME ADOPTED FOR SAID PLAT IS A PROPER NAME AND NOT INCLUDED IN ANY OTHER SUBDIVISION IN HOOD RIVER COUNTY. WE FURTHER CERTIFY THAT ALL ASSESSMENTS DUE HEREON HAVE BEEN FULLY PAID AS REQUIRED BY LAW AND WE HEREBY APPROVE SAID PLAT.

Michelle
HOOD RIVER COUNTY DIRECTOR OF BUDGET
AND FINANCE, TREASURER/TAX COLLECTOR

8/2/24
DATE

Margaret Maldonado
HOOD RIVER COUNTY DIRECTOR OF
RECORDS AND ASSESSMENTS

8/12/24
DATE



OREGON
JULY 12, 2018
LEONIDES J. SANDOVAL
58608
Expires 6-30-2026



Klein & Associates, Inc.
ENGINEERING • SURVEYING • PLANNING
1411 13th Street • Hood River, OR 97031
TEL: 541-386-3322 • FAX: 541-386-2515

SHEET 1 OF 3
WILLAMETTE MERIDIAN
HOOD RIVER COUNTY, OREGON

1/4	SEC	T.	R.
<input checked="" type="checkbox"/>	26BB	2N.	10E.
<input type="checkbox"/>			

CS# 2024035

PLAT OF PORTER SUBDIVISION PHASE 1

A REPLAT OF PARCELS 2 & 3
OF PARTITION PLAT 202314P
LOCATED IN THE NW 1/4
OF SECTION 26 T. 2N., R. 10E., W.M.
HOOD RIVER COUNTY, STATE OF OREGON.
2N 10E 26BB TAX LOTS 801 AND 802

MONUMENT INFORMATION

- (250) FOUND A BRASS CAP IN MONUMENT CASE; L.C.R. 514, HELD FOR NW CORNER SECTION 26
- (257) FOUND 5/8" IRON ROD WITH 1-1/4" ALUMINUM CAP. CAP INELIGIBLE; PER CS 7203; HELD FOR CORNER
- (263) FOUND 5/8" IRON ROD NO CAP BENT, NOT HELD
FOUND S36°24'13"W, 1.84' FROM COMPUTED POSITION.
RI = S45°08'02"W, 1.85.
- (280) FOUND A BRASS CAP IN MONUMENT CASE; L.C.R. 542, HELD FOR NORTH QUARTER CORNER SECTION 26
- (282) FOUND 3/4" IRON PIPE; REFERENCED IN CS 7203; HELD FOR LINE.
- (283) FOUND 5/8" IRON ROD WITH R.P.C.; STAMPED "TERRA 1815" PER PLAT OF EWE & I ADDITION - PHASE 2; HELD FOR SOUTHWEST CORNER OF PARCEL 2 OF THIS PLAT.
- (255) FOUND 5/8" IRON ROD WITH Y.P.C. STAMPED "SUMMIT LS 59999"; PER CS 2018036. MONUMENT WAS FOUND DISTURBED. RE-SET MONUMENT WITH SET 5/8" X 30" REBAR WITH 1 1/4" RED PLASTIC CAP (KA OR58608)
- (251) (254) FOUND 5/8" IRON ROD WITH Y.P.C. STAMPED "SUMMIT LS 59999"; PER CS 2018036. HELD FOR LOT CORNERS
- (284) (285)
- (256) FOUND 5/8" IRON ROD WITH Y.P.C. STAMPED "SUMMIT LS 59999"; PER CS 2018036. HELD AS RM. PER SAID CS 2018036
- (261) (262) FOUND 5/8" IRON ROD WITH R.P.C.; STAMPED "TERRA 1815" PER CS 2002068. HELD FOR LOT CORNERS
- (258) (286) FOUND 5/8" IRON ROD WITH R.P.C.; STAMPED "TERRA 1815" PER PLAT OF EWE & I ADDITION - PHASE 3; HELD FOR LOT CORNERS
- (287) (288)
- (259) (260) FOUND 5/8" IRON ROD WITH R.P.C.; STAMPED "TERRA 1815" PER PLAT OF EWE & I ADDITION - PHASE 2; HELD FOR LOT CORNERS
- (290) (294) FOUND 5/8" IRON ROD WITH R.P.C.; STAMPED "KA OR58608" PER PARTITION PLAT 202314P HELD FOR LOT CORNERS AS SHOWN
- (295) FOUND 5/8" IRON ROD WITH R.P.C.; STAMPED "KA OR58608" PER PARTITION PLAT 202314P REPLACED WITH 2 INCH ALUMINUM CAP HELD FOR LOT CORNERS AS SHOWN

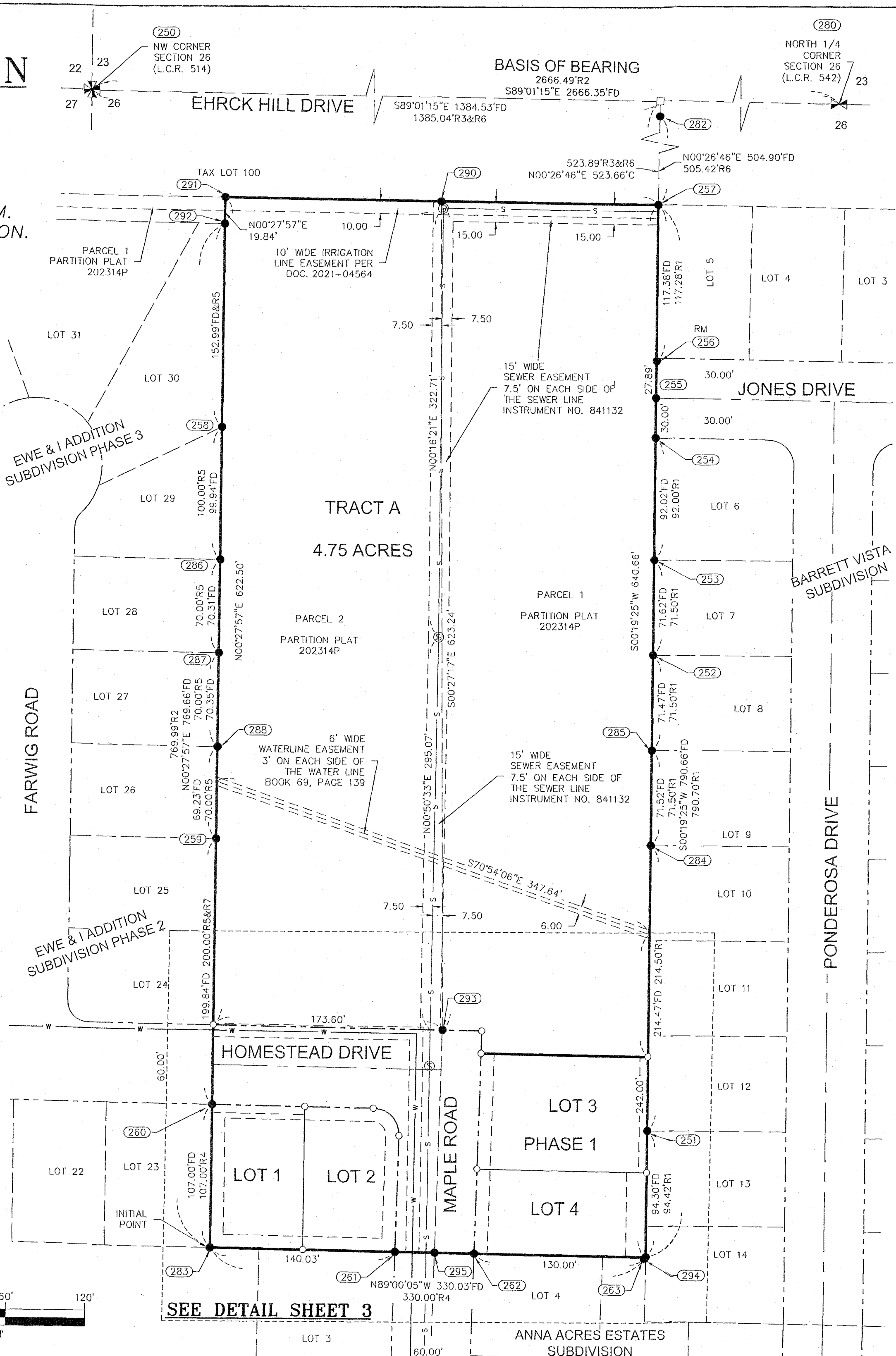
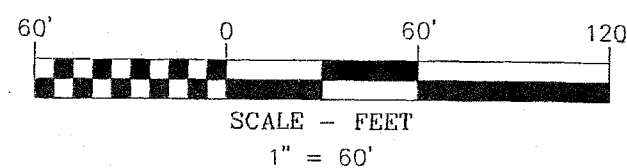
BASIS OF BEARINGS

OREGON STATE PLANE COORDINATES SYSTEM
NORTH ZONE, GRID NORTH, GROUND DISTANCE
ESTABLISHED BY C.P.S. OBSERVATION BETWEEN
THE NORTHWEST CORNER OF SECTION 26
AND THE NORTH 1/4 OF SECTION 26

OWNER

PORTER DEVELOPMENT, LLC.

SURVEY PERFORMED FOR:
GRANT PORTER
DATE OF MONUMENT: JUNE 27, 2024
PROJECT: 23-06-19 DRAFT: LC
FILE: 230619-P1.DWG LAYOUT TAB: LAYOUT1



SEE DETAIL SHEET 3

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

SURVEY NO. 2024035
FILED 8/20/2024
BY NA

LEGEND

- SET 5/8" X 30" REBAR WITH 1 1/4" RED PLASTIC CAP (KA OR58608)
- FOUND MONUMENT AS NOTED IN DESCRIPTIONS
- COMPUTED ANGLE POINT, NOT MONUMENTED
- RM REFERENCE MONUMENT
- R.O.S. RECORD OF SURVEY
- L.C.R. LAND CORNER CARD
- R1 RECORD DATA PER RECORD OF SURVEY NO.
- FD FOUND DATA
- C COMPUTED DISTANCE
- S— SANITARY SEWER LINE AND MANHOLES
- W— WATER LINE AND WATER VALVES

REFERENCED SURVEYS

- R1. BARRETT VISTA SUBDIVISION, PERFORMED BY SUMMIT LAND SURVEYORS FOR CONSOLIDATED LAND AND CATTLE, LLC.; FILED 7-26-2018 COUNTY SURVEY NO. 2018036
- R2. RECORD OF SURVEY PERFORMED BY DLC SURVEYING FOR EWE & I CORP., FILED DECEMBER 17, 1996 COUNTY SURVEY NO. 96093
- R3. RECORD OF SURVEY, PERFORMED BY DIELSCHNEIDER ASSOCIATES INC. FOR DAVID H. PEYTON, FILED MARCH 7, 1977 COUNTY SURVEY NO. 77020.
- R4. ANNA ACRES ESTATES SUBDIVISION PERFORMED BY TERRA SURVEYING FOR HOUSING FOR PEOPLE INC. - HOPE, FILED OCTOBER 31, 2002 COUNTY SURVEY NO. 2002068
- R5. EWE & I ADDITION PHASE 3 PERFORMED BY TERRA SURVEYING FOR GEORGE WERTGEN, FILED APRIL 23, 2002 COUNTY SURVEY NO. 2002024.
- R6. RECORD OF SURVEY PERFORMED BY NEWTON SURVEYING CO. FOR KEN FOSTER, FILED JANUARY 17, 1972 COUNTY SURVEY NO. 7203
- R7. EWE & I ADDITION PHASE 2 PERFORMED BY TERRA SURVEYING FOR GEORGE WERTGEN, FILED AUGUST 24, 1999 COUNTY SURVEY NO. 99055.
- R8. PARTITION PLAT NO. 202314P, PERFORMED BY KLEIN & ASSOCIATES INC. FOR JOHN & LYNETTE GERSTENBERGER FILED JANUARY 2, 2024 COUNTY SURVEY NO. 2024002.

REFERENCED DEEDS

STATUTORY WARRANTY DEED, INSTRUMENT NO. 2024-00764



Klein & Associates, Inc.

ENGINEERING • SURVEYING • PLANNING
1411 13th Street • Hood River, OR 97031
TEL: 541-386-3322 • FAX: 541-386-2515

REGISTERED
PROFESSIONAL
LAND SURVEYOR

LEONIDES J. SANDOVAL
58608
Expire 6-30-2026

SHEET 2 OF 3
WILLAMETTE MERIDIAN
HOOD RIVER COUNTY, OREGON

1/4 SEC T. R.
26BB 2N. 10E.

CS# 2024035

2024-1616
2024 HP

PLAT OF PORTER SUBDIVISION PHASE 1

A REPLAT OF PARCELS 2 & 3 OF PARTITION PLAT 202314P
LOCATED IN THE NW 1/4
OF SECTION 26 T. 2N., R. 10E., W.M.
HOOD RIVER COUNTY, STATE OF OREGON.
2N 10E 26BB TAX LOTS 801 AND 802

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

SURVEY NO. 2024035

FILED 8/20/2024

BY AL

MONUMENT INFORMATION

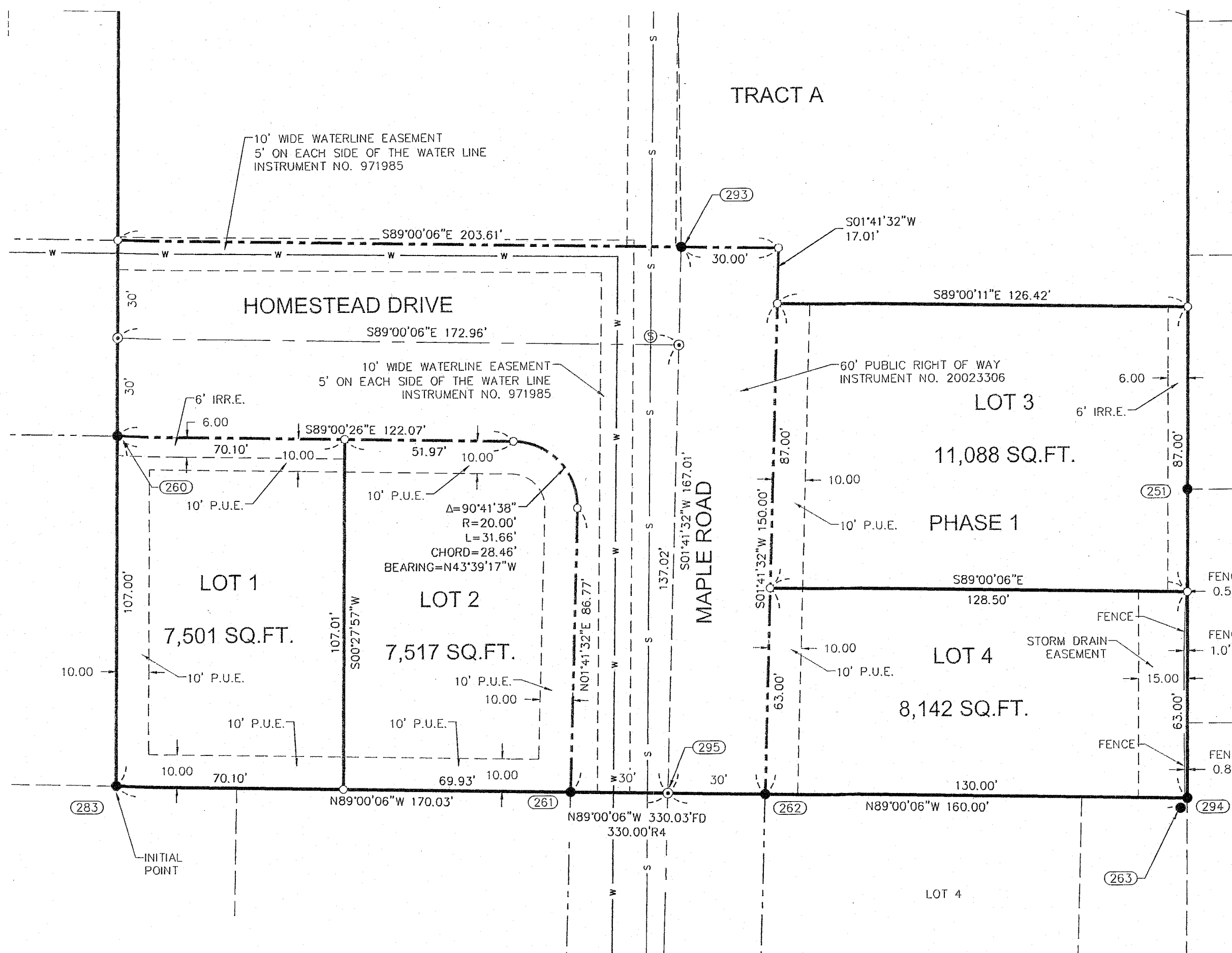
- (251) FOUND 5/8" IRON ROD WITH Y.P.C. STAMPED "SUMMIT LS 59999"; PER CS 2018036. HELD FOR LOT CORNERS
- (263) FOUND 5/8" IRON ROD NO CAP BENT, NOT HELD
FOUND S36°24'13"W, 1.84' FROM COMPUTED POSITION.
R1 = S45°08'02"W, 1.85.
- (260) FOUND 5/8" IRON ROD WITH R.P.C.; STAMPED "TERRA 1815" PER PLAT OF EWE & I ADDITION - PHASE 2; HELD FOR LOT CORNERS
- (283) FOUND 5/8" IRON ROD WITH R.P.C.; STAMPED "TERRA 1815" PER PLAT OF EWE & I ADDITION - PHASE 2; HELD FOR SOUTHWEST CORNER OF PARCEL 2 OF THIS PLAT.
- (261) (262) FOUND 5/8" IRON ROD WITH R.P.C.; STAMPED "TERRA 1815" PER CS 2002068. HELD FOR LOT CORNERS
- (290) (294) FOUND 5/8" IRON ROD WITH R.P.C.; STAMPED "KA OR58608" PER PARTITION PLAT 202314P HELD FOR LOT CORNERS AS SHOWN
- (295) FOUND 5/8" IRON ROD WITH R.P.C.; STAMPED "KA OR58608" PER PARTITION PLAT 202314P REPLACED WITH 2 INCH ALUMINUM CAP HELD FOR LOT CORNERS AS SHOWN

NOTE:

A 6 FOOT WOOD FENCE IS ENCRANCHING ALONG THE EAST LINE OF LOT 4. THE ENCRANCHMENT IS 0.5 FEET AT THE NORTHEAST CORNER OF LOT 4. THENCE RUNNING SOUTH THE FENCE ENCRANCHES BETWEEN 0.8 FEET TO 1.0 FEET AS SHOWN.

LEGEND

- SET 5/8" X 30" REBAR WITH 1 1/4" RED PLASTIC CAP (KA OR58608)
- ⊙ SET 5/8" X 30" REBAR WITH 2" ALUMINUM CAP (KA OR58608)
- FOUND MONUMENT AS NOTED IN DESCRIPTIONS
- COMPUTED ANGLE POINT, NOT MONUMENTED
- RM REFERENCE MONUMENT
- R.O.S. RECORD OF SURVEY
- R1 RECORD DATA PER RECORD OF SURVEY NO.
- FD FOUND DATA
- D DEED DISTANCE
- P.U.E. PUBLIC UTILITY EASEMENT
- IRR.E. PRIVATE IRRIGATION EASEMENT
- s — (S) SANITARY SEWER LINE AND MANHOLES
- w — WATER LINE AND WATER VALVES



OWNER
PORTER DEVELOPMENT, LLC.

SURVEY PERFORMED FOR:
GRANT PORTER
DATE OF MONUMENT: JUNE 27, 2024
PROJECT: 23-06-19 DRAFT: LC
FILE: 230619-P1.DWG LAYOUT TAB: LAYOUT1

KLEIN & ASSOCIATES, MAKES NO WARRANTY AS TO MATTERS OF UNWRITTEN TITLE, ADVERSE POSSESSION, ESTOPPEL, ACQUIESCENCE.

KA
Klein & Associates, Inc.
ENGINEERING • SURVEYING • PLANNING
1411 13th Street • Hood River, OR 97031
TEL: 541-386-3322 • FAX: 541-386-2615

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Leonides J. Sandoval
OREGON
JULY 12, 2016
LEONIDES J. SANDOVAL
58608
Expires 6-30-2026

SHEET 3 OF 3
WILLAMETTE MERIDIAN
HOOD RIVER COUNTY, OREGON
1/4 SEC T. R.
26BB 2N. 10E.
Exp. 6-30-2026

CS# 2024035