

PORTER PARTITION PLAT

SURVEY LOCATED IN THE SE 1/4 OF THE SW 1/4,
OF SECTION 6, T. 1S., R. 10E., W.M.
HOOD RIVER COUNTY, STATE OF OREGON
1S 10E 06 TAX LOT 5500

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

SURVEY NO. 2022 074

FILED 12/22/2022

BY MS

PARTITION PLAT NO. 2022 22 P

INSTRUMENT RECEIVED ON THE 19th DAY
OF DECEMBER 2022 1:19 AT PM

HOOD RIVER COUNTY DIRECTOR OF RECORDS
AND ASSESSMENTS

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 THE
PROVISIONS OF ORS CHAPTER 92.

AND BY THIS PLAT CREATE THE EASEMENTS
SHOWN HEREON FOR THE STATED PURPOSES.

12/15/22
Sandra Porter
MANAGING MEMBER
HP MT HOOD VIEW ESTATES, LLC

ACKNOWLEDGMENTS

STATE OF Oregon
COUNTY OF Hood River

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE
ME ON December 15, 2022, BY Sandra Porter
AS REPRESENTATIVE OF
HP MT HOOD VIEW ESTATES, LLC

Roxann Renee Cochran
NOTARY SIGNATURE

Roxann Renee Cochran
NOTARY PUBLIC-(NAME)

COMMISSION NO. 1000985

MY COMMISSION EXPIRES June 25, 2024

APPROVALS

I HEREBY CERTIFY THAT ALL TAXES AND
ASSESSMENT DUE HEREON HAVE BEEN FULLY
PAID AS REQUIRED BY LAW.

Shirley Patterson
HOOD RIVER COUNTY DIRECTOR
OF BUDGET AND FINANCE

I HEREBY CERTIFY THIS PARTITION WAS
EXAMINED AND APPROVED AS OF
THIS 15th DAY OF December, 2022.

MS
HOOD RIVER COUNTY SURVEYOR

I HEREBY CERTIFY THIS PARTITION WAS
EXAMINED AND APPROVED AS OF
THIS 15th DAY OF DECEMBER, 2022.

Wm D Walker
HOOD RIVER COUNTY PLANNING DIRECTOR
PLANNING FILE NUMBER #22-0196

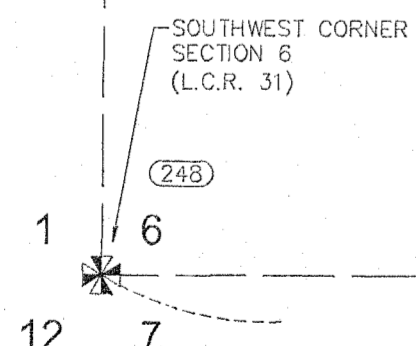
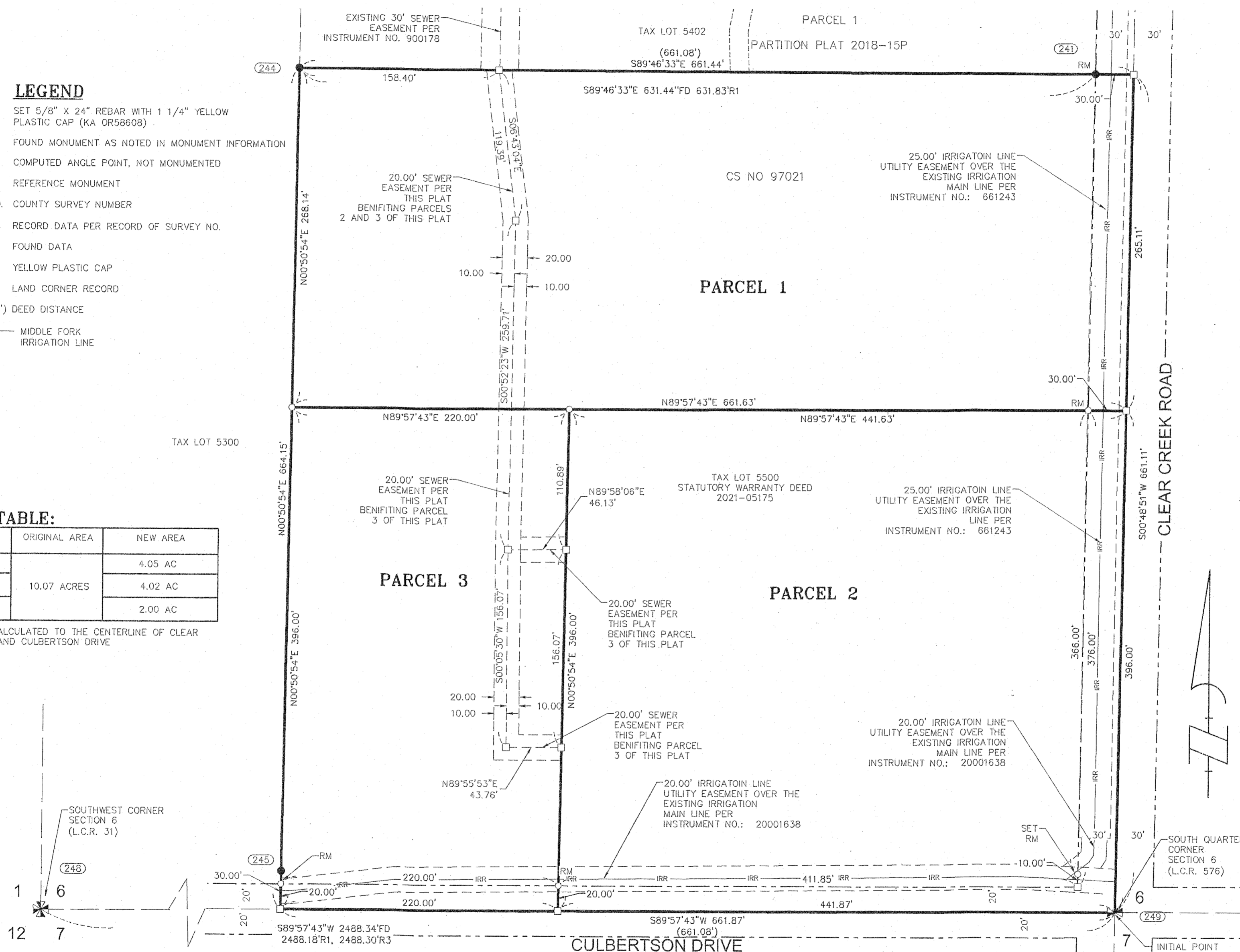
LEGEND

- SET 5/8" X 24" REBAR WITH 1 1/4" YELLOW PLASTIC CAP (KA OR58608)
- FOUND MONUMENT AS NOTED IN MONUMENT INFORMATION
- COMPUTED ANGLE POINT, NOT MONUMENTED
- RM REFERENCE MONUMENT
- CS NO. COUNTY SURVEY NUMBER
- R1 RECORD DATA PER RECORD OF SURVEY NO.
- FD FOUND DATA
- Y.P.C. YELLOW PLASTIC CAP
- L.C.R. LAND CORNER RECORD
- (661.08') DEED DISTANCE
- IRR MIDDLE FORK IRRIGATION LINE

AREA TABLE:

PARCEL	ORIGINAL AREA	NEW AREA
PARCEL 1		4.05 AC
PARCEL 2	10.07 ACRES	4.02 AC
PARCEL 3		2.00 AC

AREAS ARE CALCULATED TO THE CENTERLINE OF CLEAR CREEK ROAD AND CULBERTSON DRIVE



MONUMENT INFORMATION

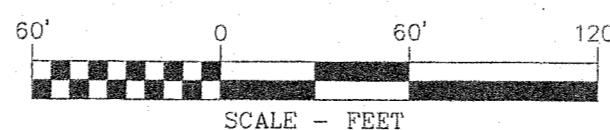
SEE SHEET 2 OF 2 FOR MONUMENT INFORMATION

BASIS OF BEARINGS

OREGON NORTH ZONE, STATE PLANE COORDINATE SYSTEM
NAD 83 (2011) (EPOCH 2010.0), UTILIZING THE NATIONAL
GEODETIC SURVEY (NGS) ONLINE POSITIONING USER
SERVICES (OPUS) SOFTWARE PROGRAM,
BETWEEN MONUMENT NO. 248 AND 249

OWNER

HP MT HOOD
VIEW ESTATES LLC.



REGISTERED
PROFESSIONAL
LAND SURVEYOR

Leonides J. Sandoval
OREGON
JULY 12, 2016
LEONIDES J. SANDOVAL
58608
Expires 6-30-2024



Klein & Associates, Inc.
ENGINEERING • SURVEYING • PLANNING
1411 13th Street • Hood River, OR 97031
TEL: 541-366-3322 • FAX: 541-366-2515

SHEET 1 OF 2
WILLAMETTE MERIDIAN
HOOD RIVER COUNTY, OREGON

1/4	SEC	T.	R.
6	1S.	10E.	

SURVEY PERFORMED FOR:
GRANT PORTER
DATE OF MONUMENT: SEPT. 1 2022
PROJECT: 21-10-13 DRAFT: LS
FILE: 211013-SUB.DWG LAYOUT TAB: LAYOUT1

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

CS# 2022 074

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1S 10E 06 TAX LOT 5500

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SURVEYOR'S OFFICE

SURVEY NO. 2022 074

FILED 12/22/2022

BY _____

MONUMENT INFORMATION

- (241) FOUND 1/2" REBAR WITH Y.P.C. STAMPED "LS1028", (SET BY D.L.C. SURVEYING UNKNOWN DATE); BELOW GROUND 0.4'; HELD FOR 30.00' REFERENCE MONUMENT FOR THE NE CORNER OF PARCEL 1.
- (244) FOUND 1/2" IRON ROD; (SET BY D.L.C. SURVEYS UNKNOWN DATE); 2" ABOVE GROUND; HELD FOR NW CORNER OF PARCEL 1.
- (245) FOUND 1/2" REBAR WITH Y.P.C. STAMPED "LS1028", (SET BY D.L.C. SURVEYING UNKNOWN DATE); HELD FOR 30.00' REFERENCE MONUMENT FOR THE SW CORNER OF PARCEL 3.
- (248) FOUND 3" ALUMINUM DISK IN ASPHALT STAMPED "COUNTY"; 0.4' BELOW GROUND. SECTION CORNER.
- (249) FOUND 3" BRASS CAP IN MONUMENT CASE; STAMPED "COUNTY"; 0.5' BELOW GROUND. HELD FOR SOUTH 1/4 CORNER SECTION 6.

REFERENCED SURVEYS

- R1. PARTITION PLAT PERFORMED BY KLEIN & ASSOCIATES INC. FOR JIM HAUN, FILED JANUARY 14, 2019, PARTITION PLAT NO. 201819P, COUNTY SURVEY NO. 2019002
- R2. PARTITION PLAT PERFORMED BY KLEIN & ASSOCIATES INC. FOR LAVA LAND, FILED DECEMBER 8, 2020, PARTITION PLAT NO. 202015P, COUNTY SURVEY NO. 2020049
- R3. SURVEY PERFORMED BY WYEAST SURVEYS FOR GUY BRYANT FILED MAY 23, 1997, COUNTY SURVEY NO. 97021

REFERENCED DEEDS

PRELIMINARY TITLE REPORT BY AMERITITLE FILE NO. 573263AM, DATED DECEMBER 8, 2022
STATUTORY WARRANTY DEED, INSTRUMENT NO. 2021-05175

EASEMENT NOTES:

THE RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE HEREIN DESCRIBED PROPERTY LYING WITHIN THE LIMITS OF PUBLIC ROADS, STREETS OR HIGHWAYS.
(CLEAR CREEK ROAD IS A 60.00 WIDE COUNTY ROAD, THE CENTERLINE IS THE EAST BOUNDARY OF PARCELS 1 AND 2 AS SHOWN)
(CULBERTSON DRIVE IS A 40.00 FOOT WIDE COUNTY ROAD, THE CENTERLINE IS THE SOUTH BOUNDARY OF PARCELS 2 AND 3 AS SHOWN)

AN 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: MIDDLE FORK IRRIGATION DISTRICT
RECORDED: JUNE 23, 1966
INSTRUMENT NO.: 661243
(SHOWN ON PLAT)

AN 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: MIDDLE FORK IRRIGATION DISTRICT
RECORDED: MAY 5, 2000
INSTRUMENT NO.: 20001638
(SHOWN ON PLAT)

WETLAND DELINEATION

THERE ARE WETLANDS LOCATED WITHIN PORTIONS OF THE PARCELS SHOWN ON THIS PLAT. A WETLAND DELINEATION WAS PERFORMED AND IS ON FILE WITH DSL, SAID DELINEATION SHOWS WETLANDS LOCATED WITHIN PORTIONS OF THE PARCELS SHOWN ON THIS PLAT.

"THE WETLANDS ARE ON FILE WITH THE DEPARTMENT OF STATE LANDS (DSL). FUTURE DEVELOPMENT IN THE VICINITY OF THE WETLAND AREAS AND STREAM MAY REQUIRE FURTHER COORDINATION WITH DSL, AND COMPLIANCE WITH THEIR REGULATIONS."

EASEMENT CREATED BY THIS PLAT

A 20.00 FOOT WIDE PRIVATE SANITARY SEWER EASEMENT IS BEING CREATED BY THIS PLAT FOR THE USE AND BENEFIT OF THE PARCELS SHOWN ON THIS PLAT AND ANY FUTURE PARCELS WHICH MAY BE CREATED BY SUBSEQUENT DIVISIONS OF LAND.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PARTITION INTO 3 PARCELS THAT CERTAIN TRACT OF LAND DESCRIBED IN STATUTORY WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 2021-05175, SAID TRACT IS DESCRIBED AS FOLLOWS

THE SOUTH HALF OF THE EASTERLY 661.08 FEET OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF HOOD RIVER AND STATE OF OREGON.

THE SOUTH LINE OF THIS TRACT WAS COMPUTED BY HOLDING THE SOUTHWEST SECTION CORNER AND THE SOUTH QUARTER CORNER OF SECTION 6. THE EAST LINE WAS COMPUTED BY HOLDING THE SOUTH QUARTER CORNER OF SECTION 6 AND A 1/2 INCH IRON ROD FOUND AS A REFERENCE 30.00 FEET WEST OF THE NORTHEAST CORNER OF THE TRACT. THE NORTH LINE WAS COMPUTED BY HOLDING THE FOUND 1/2 INCH REBAR AT THE NORTHWEST CORNER OF THE TRACT AND SAID 30.00 REFERENCE CORNER FOUND NEAR THE NORTHEAST CORNER OF THE TRACT. THE WEST LINE WAS COMPUTED BY HOLDING THE FOUND 1/2 INCH REBAR AT THE NORTHWEST CORNER OF THE TRACT AND A FOUND 1/2 IN REBAR FOUND AS A 30.00 FOOT REFERENCE TO THE SOUTHWEST CORNER OF THE TRACT.

SURVEYOR'S CERTIFICATE

I, LEONIDES J. SANDOVAL, 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 LAND IS DESCRIBED IN STATUTORY WARRANTY DEED, RECORDED AS INSTRUMENT NO. 2021-05175 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN; THENCE SOUTH 89°57'43" WEST, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 6, A DISTANCE OF 661.87 FEET; THENCE NORTH 00°50'54" EAST, A DISTANCE OF 664.15 FEET TO THE SOUTHWEST CORNER OF PARCEL 1 OF PARTITION PLAT NO. 201819P RECORDED IN COUNTY SURVEY NO. 2019002; THENCE SOUTH 89°46'33" EAST, ALONG THE SOUTH LINE OF SAID PARCEL 1, A DISTANCE OF 661.44 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00°8'51" WEST ALONG SAID EAST LINE OF THE NORTH QUARTER, A DISTANCE OF 661.11 FEET TO THE POINT OF BEGINNING.

FOR THE INITIAL POINT FOR THIS PLAT I HELD FOUND 3" BRASS CAP IN MONUMENT CASE FOR SOUTH 1/4 CORNER SECTION 6, ALSO BEING THE SOUTHEAST CORNER OF PARCEL 2 OF THIS PLAT.

Leonides J. Sandoval
LEONIDES J. SANDOVAL PS. 58608

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Leonides J. Sandoval
OREGON
JULY 12, 2019
LEONIDES J. SANDOVAL
58608

Expires 6-30-2024

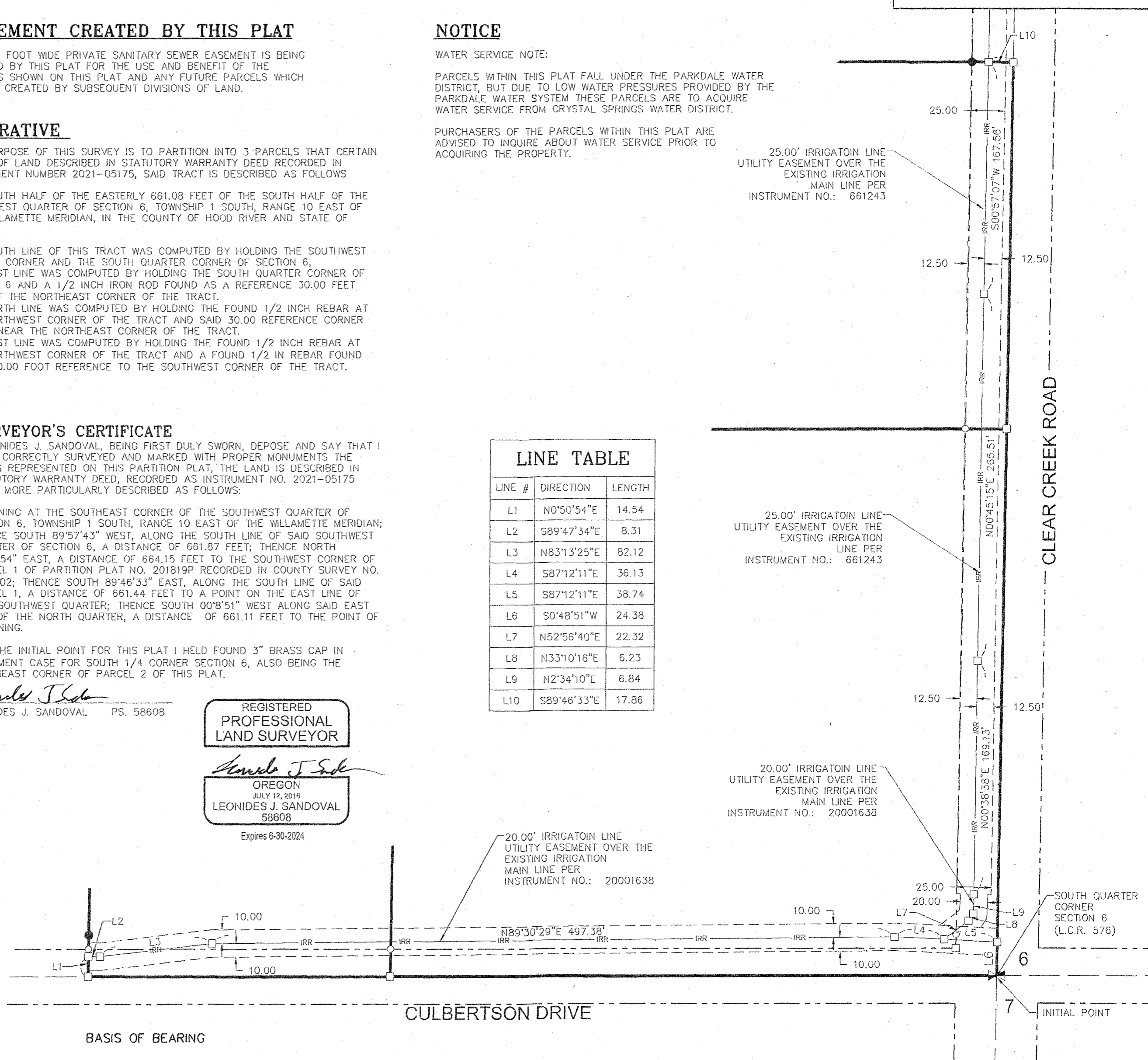
NOTICE

WATER SERVICE NOTE:

PARCELS WITHIN THIS PLAT FALL UNDER THE PARKDALE WATER DISTRICT, BUT DUE TO LOW WATER PRESSURES PROVIDED BY THE PARKDALE WATER SYSTEM THESE PARCELS ARE TO ACQUIRE WATER SERVICE FROM CRYSTAL SPRINGS WATER DISTRICT.

PURCHASERS OF THE PARCELS WITHIN THIS PLAT ARE ADVISED TO INQUIRE ABOUT WATER SERVICE PRIOR TO ACQUIRING THE PROPERTY.

LINE #	DIRECTION	LENGTH
L1	N0°50'54"E	14.54
L2	S89°47'34"E	8.31
L3	N83°13'25"E	82.12
L4	S87°12'11"E	36.13
L5	S87°12'11"E	38.74
L6	S0°48'51"W	24.38
L7	N52°56'40"E	22.32
L8	N33°10'16"E	6.23
L9	N2°34'10"E	6.84
L10	S89°46'33"E	17.86



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SHEET 2 OF 2
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