

PARTITION PLAT

PARCEL 2 OF PARTITION PLAT NO. 202222P
 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 5502

**HOOD RIVER COUNTY
 SURVEYOR'S OFFICE**

SURVEY NO. 2024023
 FILED 4/18/2024
 BY MB

PARTITION PLAT NO. 2024023

INSTRUMENT RECEIVED ON THE 11th DAY
 OF April, 2024 9:04 AT AM

Sandra J. Porter
 HOOD RIVER COUNTY DIRECTOR OF RECORDS
 AND ASSESSMENTS

DECLARATION

WE THE OWNERS OF THE LAND SHOWN HEREIN,
 HEREBY DECLARE THAT THIS DIVISION OF LAND
 HAS BEEN MADE WITH OUR CONSENT AND IN
 ACCORDANCE WITH OUR DESIRES AND IN
 ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92.

AND BY THIS PLAT CREATE THE EASEMENTS
 SHOWN HEREON FOR THE STATED PURPOSE

Sandra J. Porter 4/8/24
 SANDRA J. PORTER DATE
James Grant Porter 4/8/24
 JAMES GRANT PORTER DATE

ACKNOWLEDGMENTS

STATE OF Oregon
 COUNTY OF Hood River
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE
 ME ON April 18, 2024, BY SANDRA J. PORTER
 AND JAMES GRANT PORTER.
Roxann Cochran
 NOTARY SIGNATURE
 NOTARY PUBLIC-(NAME)
 COMMISSION NO. 1045854
 MY COMMISSION EXPIRES February 29, 2028

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

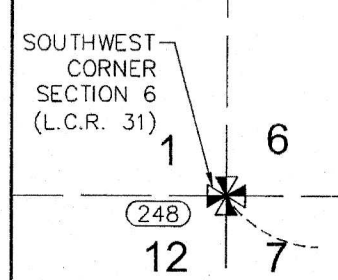
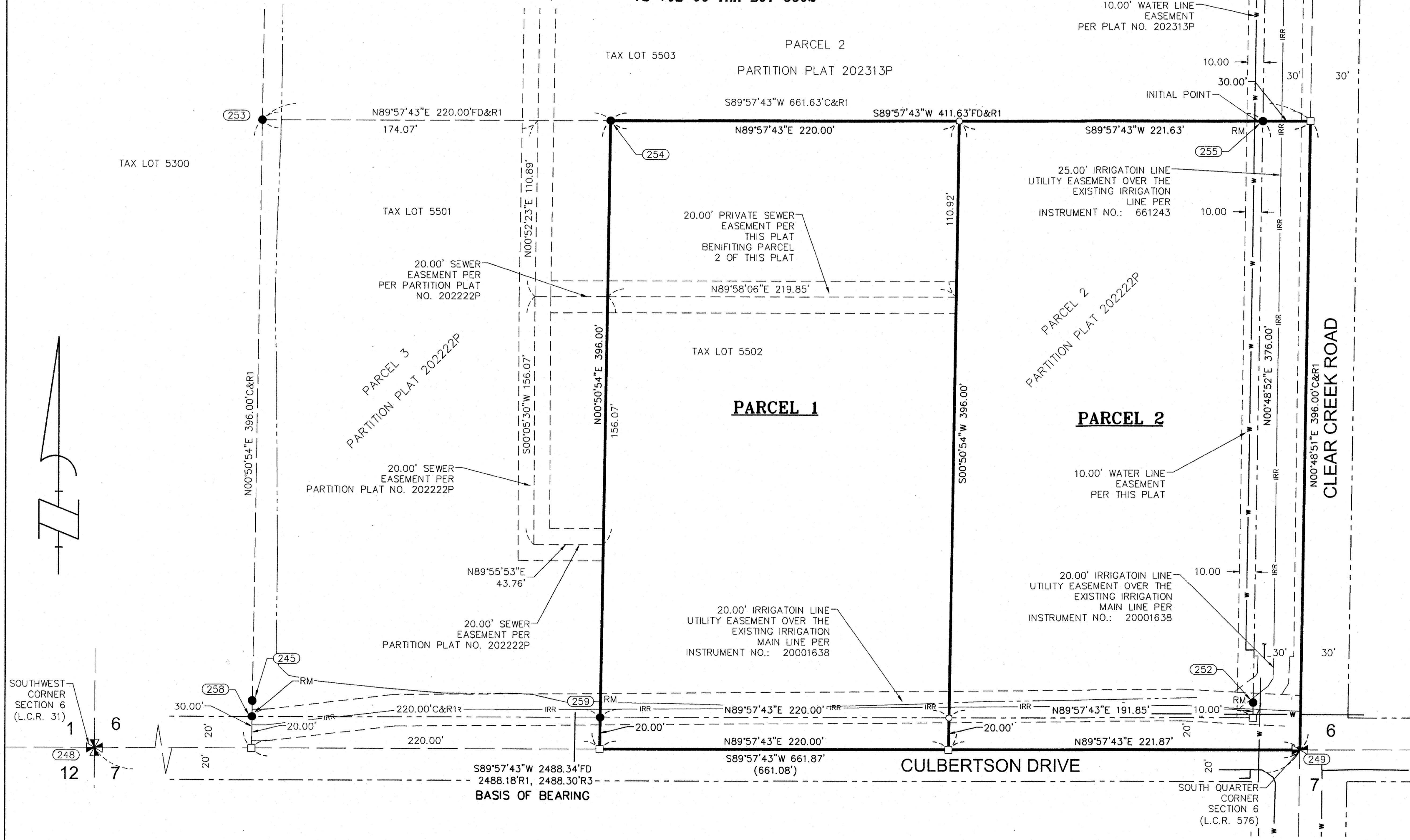
I HEREBY CERTIFY THIS PARTITION WAS
 EXAMINED AND APPROVED AS OF
 THIS 9th DAY OF April, 2024.

MB
 HOOD RIVER COUNTY SURVEYOR

I HEREBY CERTIFY THIS PARTITION WAS
 EXAMINED AND APPROVED AS OF
 THIS 9th DAY OF April, 2024.

Wendy Wilson
 HOOD RIVER COUNTY PLANNING DIRECTOR

PLANNING FILE NUMBER 23-0002



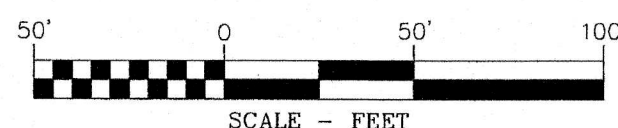
LEGEND

- SET 5/8" X 30" REBAR WITH 1 1/4" RED 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
- IRR MIDDLE FORK IRRIGATION LINE
- w WATER LINE

AREA TABLE:

PARCEL	ORIGINAL AREA	NEW AREA
PARCEL 1		2.00 AC
PARCEL 2	4.2 ACRES	2.02 AC

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



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

MONUMENT INFORMATION
 SEE SHEET 2 OF 2 FOR MONUMENT INFORMATION

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

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

SHEET 1 OF 2
 WILLAMETTE MERIDIAN
 HOOD RIVER COUNTY, OREGON

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

SURVEY PERFORMED FOR:
 SANDRA PORTER
 DATE OF MONUMENT: FEBRUARY 5, 2024
 PROJECT: 21-10-13 DRAFT: LS
 FILE: 211013-PLAT-R5.DWG LAYOUT TAB: LAYOUT1

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

CS# 2024023

PARTITION PLAT

PARCEL 2 OF PARTITION PLAT NO. 202222P
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 5502

**HOOD RIVER COUNTY
SURVEYOR'S OFFICE**

SURVEY NO. 2024023

FILED 4/15/2024

BY BSL

MONUMENT INFORMATION

- (248) FOUND 3" ALUMINUM DISK IN ASPHALT STAMPED "COUNTY"; 0.4' BELOW GROUND HELD FOR SW CORNER SECTION 6.
- (249) FOUND 3" BRASS CAP IN MONUMENT CASE; STAMPED "COUNTY"; 0.5' BELOW GROUND. HELD FOR SOUTH 1/4 CORNER SECTION 6.
- (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, PARTITION PLAT 202222P.
- (252) (255) FOUND 5/8" IRON ROD WITH RPC; STAMPED 58608. PER COUNTY SURVEY NO. 2022074
- (258) (259) HELD CORNER.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PARTITION INTO 2 PARCELS THAT CERTAIN TRACT OF LAND DESCRIBED IN STATUTORY WARRANTY DEED, INSTRUMENT NO. 2023-00143, SAID TRACT IS DESCRIBED AS FOLLOWS

PARCEL 2 OF PARTITION PLAT NO. 2022-22P, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED DECEMBER 19, 2022, AS INSTRUMENT NO. 2022-03467, HOOD RIVER COUNTY MICROFILM RECORDS, LOCATED IN THE SOUTHEAST QUARTER 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 BOUNDARY WAS ESTABLISHED BY FINDING AND HOLDING MONUMENTS 1 PREVIOUSLY FOUND OR SET IN PARTITION PLAT NO. 202222P SURVEY NO. 2022074.

I SET TWO CORNER MONUMENTS AS SHOWN.

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.

REFERENCED SURVEYS

- R1. PARTITION PLAT PERFORMED BY KLEIN & ASSOCIATES FOR HP MT.HOOD. FILED DECEMBER 22, 2022, PARTITION PLAT NO. 202222P, COUNTY SURVEY NO. 2022074
- R2. PARTITION PLAT PERFORMED BY KLEIN & ASSOCIATES INC. FOR SANDRA PORTER, TRUSTEE OF THE 2021 HOWARD TAYLOR HOUSTON FAMILY TRUST, FILED DECEMBER 21, 2023, PARTITION PLAT NO. 202313P, COUNTY SURVEY NO. 2023043
- R3. SURVEY PERFORMED BY WYEAST SURVEYS FOR GUY BRYANT FILED MAY 23, 1997, COUNTY SURVEY NO. 97021

SURVEYOR 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, INSTRUMENT NO. 2023-00142, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 2 OF PARTITION PLAT NO. 2022-22P, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED DECEMBER 19, 2022, AS INSTRUMENT NO. 2022-003467, HOOD RIVER COUNTY MICROFILM RECORDS, BEING A PORTION OF THE SOUTHEAST QUARTER 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.

FOR THE INITIAL POINT FOR THIS PLAT, I HELD A FOUND 5/8" X 30" REBAR WITH 1 1/4" RED PLASTIC CAP (KA OR58608), WHICH IS A 30.00 FOOT REFERENCE MONUMENT TO THE NORTHEAST CORNER OF PARCEL 2 OF PARTITION PLAT NO. 2022-22P. SAID INITIAL POINT IS LOCATED NORTH 00°48'51" EAST, 396.00 FEET AND SOUTH 89°57'43" WEST, 30.00 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 6.

Leonides J. Sandoval
LEONIDES J. SANDOVAL PLS. 58608

REFERENCED DEEDS

STATUTORY WARRANTY DEED, INSTRUMENT NO. 2023-00143

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 2 AS SHOWN)
EASEMENT IS FOR PUBLIC RIGHT-OF-WAY

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.
(CULBERTSON DRIVE IS A 40.00 WIDE COUNTY ROAD, THE CENTERLINE IS THE SOUTH BOUNDARY OF PARCELS 1 AND 2 AS SHOWN)
EASEMENT IS FOR PUBLIC RIGHT-OF-WAY

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)
THE EASEMENT IS FOR MIDDLE FORK IRRIGATION UTILITY

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)
THE EASEMENT IS FOR MIDDLE FORK IRRIGATION UTILITY

A 20.00 FOOT WIDE SEWER EASEMENT PER PARTITION PLAT NO. 202222P EASEMENT IS PRIVATE FOR THE BENEFIT OF PARCELS 1 AND 2 OF THIS PLAT (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."

OWNER

SANDRA J. PORTER
AND
JAMES GRANT PORTER

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: 541-386-3322 • FAX: 541-386-2515

SHEET 2 OF 2
WILLAMETTE MERIDIAN
HOOD RIVER COUNTY, OREGON

1/4	SEC	T.	R.
<input checked="" type="checkbox"/>	6	1S.	10E.
<input type="checkbox"/>			

SURVEY PERFORMED FOR:
SANDRA PORTER
DATE OF MONUMENT: FEBRUARY 5, 2024
PROJECT: 21-10-13 DRAFT: LS
FILE: 211013-PLAT-R5.DWG LAYOUT TAB: LAYOUT1

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

CS# 2024023