

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO MONUMENT THE EXTERIOR BOUNDARY AND LOTS FOR THE PORTER SUBDIVISION PHASE 2.

THE PORTER SUBDIVISION PHASE 2, IS CONTAINED WITHIN TRACT A OF THE PORTER SUBDIVISION PHASE 1, LOCATED IN THE NORTHWEST QUARTER (1/4) OF SECTION 26 TOWNSHIP 2 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN.

TRACT A OF THE PORTER SUBDIVISION PHASE 1, WAS PREVIOUSLY SURVEYED BY ME AND FILED IN THE HOOD RIVER COUNTY SURVEYORS OFFICE AS SURVEY NO. 2024035.

ALL MONUMENTS WERE FOUND AND HELD PER SAID PORTER SUBDIVISION PHASE 1, SURVEY NO. 2024035.

THE PLAT OF "PORTER SUBDIVISION PHASE 2" WAS MONUMENTED AS SHOWN.

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 NOVEMBER 7, 2024.

- 1) 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)
EASEMENT LOCATION IS BEING MODIFIED BY THIS PLAT.
THE MODIFIED EASEMENT NOW RUNS ALONG THE WEST LINE OF LOTS 6 AND 7 AND THE SOUTH LINE OF LOT 6 AND 21 OF THIS PLAT.
- 2) 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)
- 3) 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)
THE EASEMENT IS BEING MODIFIED PER THIS PLAT. THAT PORTION OF THE EASEMENT LOCATED SOUTH OF LOT 13 WITHIN THE JONES DRIVE ROAD RIGHT-OF-WAY IS EXTINGUISHED PER THIS PLAT.
- 4) 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)
- 5) 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)
- 6) 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)
- 7) 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 LOTS 13,14 AND 15)

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 RECORDS.
RE-RECORDED IN DOCUMENT NO. 2025-00726, HOOD RIVER COUNTY RECORDS

SHEET INDEX

- SHEET 1 APPROVAL, DECLARATION, AND NOTES
SHEET 2 PORTER SUBDIVISION PERIMETER
SHEET 3 PHASE 2 LOTS 5-7 AND 20-22 DETAIL
SHEET 4 PHASE 2 LOTS 8-19 DETAIL

SURVEY PERFORMED FOR:
GRANT PORTER
DATE OF MONUMENT: APRIL 3, 2025
PROJECT: 23-06-19 DRAFT: GD
FILE: 230619-PLAT PHASE II.DWG LAYOUT TAB: H.R.

PLAT OF PORTER SUBDIVISION PHASE 2 A RE-PLAT OF TRACT A OF THE PORTER SUBDIVISION PHASE 1 LOCATED IN THE NW 1/4 OF SECTION 26 T. 2N., R. 10E., W.M. HOOD RIVER COUNTY, STATE OF OREGON.

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 2, THE EXTERIOR BOUNDARY IS TRACT A OF THE PORTER SUBDIVISION PHASE 1, 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 NORTHWEST CORNER OF TRACT A OF THE PORTER SUBDIVISION PHASE 1.

CONTAINING 4.75 ACRES MORE OR LESS.

Leonides J. Sandoval

LEONIDES J. SANDOVAL PLS 58608

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 6.00 FOOT WIDE PRIVATE IRRIGATION EASEMENT GRANTED TO THE HOMEOWNERS ASSOCIATION AS SHOWN.

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT I, JAMES GRANT PORTER THE MANAGING MEMBER OF THE PORTER DEVELOPMENT, LLC., HAVE CAUSED THE LANDS HEREIN DESCRIBED IN THE ACCOMPANYING SURVEYORS CERTIFICATE TO BE SURVEYED AND PLATTED INTO AS THE "PORTER SUBDIVISION PHASE 2" AND DO HEREBY DECLARE THE ANNEXED MAP OF THE "PORTER SUBDIVISION PHASE 2" TO BE A TRUE AND ACCURATE PLAT THEREOF; I, 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, I DO HEREBY DEDICATE TO THE PUBLIC, A 60.00 FOOT STRIP OF LAND FOR ROAD PURPOSES SHOWN AS JONES DRIVE, ALONG WITH THE PRIVATE EASEMENTS AND PUBLIC AND UTILITY EASEMENTS FOR THEIR STATED PURPOSES.

James Grant Porter 4-22-25
JAMES GRANT PORTER, MANAGING MEMBER DATE
PORTER DEVELOPMENT, LLC.

ACKNOWLEDGMENTS:

BE IT REMEMBERED, THAT ON THIS 30 DAY OF April, 2025 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. *1043854*

MY COMMISSION EXPIRES *February 29, 2028*

CERTIFICATE OF POST MONUMENTATION

IN ACCORDANCE WITH ORS 92.060(5), ORS 92.070 (2), AND ORS 92.065 (1-4) MONUMENTS WITHIN THIS PORTER SUBDIVISION PHASE 2 WILL BE MONUMENTED AFTER THE CONSTRUCTION IS COMPLETE OR WITHIN 1 YEAR OF THE DATE THE SUBDIVISION IS FILED.

Leonides J. Sandoval

LEONIDES J. SANDOVAL, P.L.S. 58608

4-22-2025
DATE

HOOD RIVER COUNTY SURVEYOR'S OFFICE

SURVEY NO. *2025024*

FILED *5/29/2025*

BY *PS*

RECORDING INFORMATION

RECORDING NUMBER: *2025-0942*

INSTRUMENT RECEIVED ON THE *20th* DAY
OF *May*, 2025, AT *10:30 AM*

Guillermo
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.

Cori Weisner

HOOD RIVER COUNTY
DIRECTOR OF PUBLIC WORKS

Chris Walker

HOOD RIVER COUNTY PLANNING DIRECTOR

Brady

HOOD RIVER COUNTY SURVEYOR

CPM

ODELL SANITARY DISTRICT MANAGER

Phil

CRYSTAL SPRINGS WATER DISTRICT MANAGER

Ed

EAST FORK IRRIGATION DISTRICT MANAGER

Ang Barton

WY'EAST FIRE CHIEF

Jennifer Ann

HOOD RIVER COUNTY
BOARD OF COMMISSIONERS CHAIRPERSON

Ed

HOOD RIVER COUNTY BOARD OF COMMISSIONERS

Ly

HOOD RIVER COUNTY BOARD OF COMMISSIONERS

Jim

HOOD RIVER COUNTY BOARD OF COMMISSIONERS

With B

HOOD RIVER COUNTY BOARD OF COMMISSIONERS

Ed

HOOD RIVER COUNTY
PLANNING COMMISSION CHAIRPERSON

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 2" 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.

Sheri Patterson

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

Sam

HOOD RIVER COUNTY DIRECTOR OF
RECORDS AND ASSESSMENTS

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Leonides J. Sandoval

OREGON
JULY 12, 2016
LEONIDES J. SANDOVAL
58608

Expires 6-30-2028

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 *4*
WILLAMETTE MERIDIAN
HOOD RIVER COUNTY, OREGON

1/4 SEC T. R.

☒ 26BB 2N. 10E.

☐ ☐ ☐

CS # 2025024

PLAT OF PORTER SUBDIVISION PHASE 2

A RE-PLAT OF TRACT A
OF THE PORTER SUBDIVISION PHASE 1
LOCATED IN THE NW 1/4
OF SECTION 26 T. 2N., R. 10E., W.M.
HOOD RIVER COUNTY, STATE OF OREGON.

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.
R1 = 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 LOT 1, PORTER SUBDIVISION PHASE 1.
- (255) FOUND 5/8" X 30" REBAR WITH 1 1/4" RED PLASTIC CAP (KA OR58608) PER PORTER SUBDIVISION PHASE 1 RE-REPLACED WITH 2 INCH ALUMINUM CAP STAMPED "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) FOUND 5/8" IRON ROD WITH Y.P.C. STAMPED "SUMMIT LS 59999"; PER CS 2018036. MONUMENT DESTROYED BY CONSTRUCTION CORNER WAS A RM AND IS NOT BEING RE-SET
- (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
- (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
- (290)-(293) FOUND 5/8" IRON ROD WITH R.P.C.; STAMPED "KA OR58608" PER PARTITION PLAT 202314P HELD FOR LOT CORNERS
- (294) FOUND 5/8" IRON ROD WITH R.P.C.; STAMPED "KA OR58608" PER PARTITION PLAT 202314P RE-REPLACED WITH 2 INCH ALUMINUM CAP STAMPED "KA OR58608"
- (295) FOUND 5/8" IRON ROD WITH 2 INCH ALUMINUM CAP STAMPED "KA OR58608" PER PORTER SUBDIVISION PHASE 1

REFERENCED DEEDS

STATUTORY WARRANTY DEED, INSTRUMENT NO. 2024-00764
BARGAIN AND SALE DEED, INSTRUMENT NO. 2022-00373

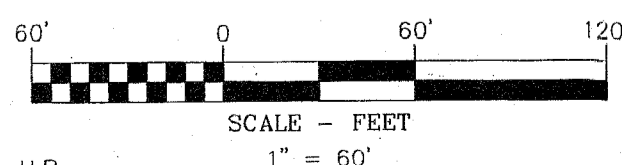
BASIS OF BEARINGS

OREGON STATE PLANE COORDINATES SYSTEM
NORTH ZONE, GRID NORTH, GROUND DISTANCE
ESTABLISHED BY G.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: APRIL 3, 2025
PROJECT: 23-06-19. DRAFT: GD
FILE: 230619-PLAT PHASE II.DWG LAYOUT TAB: H.R.

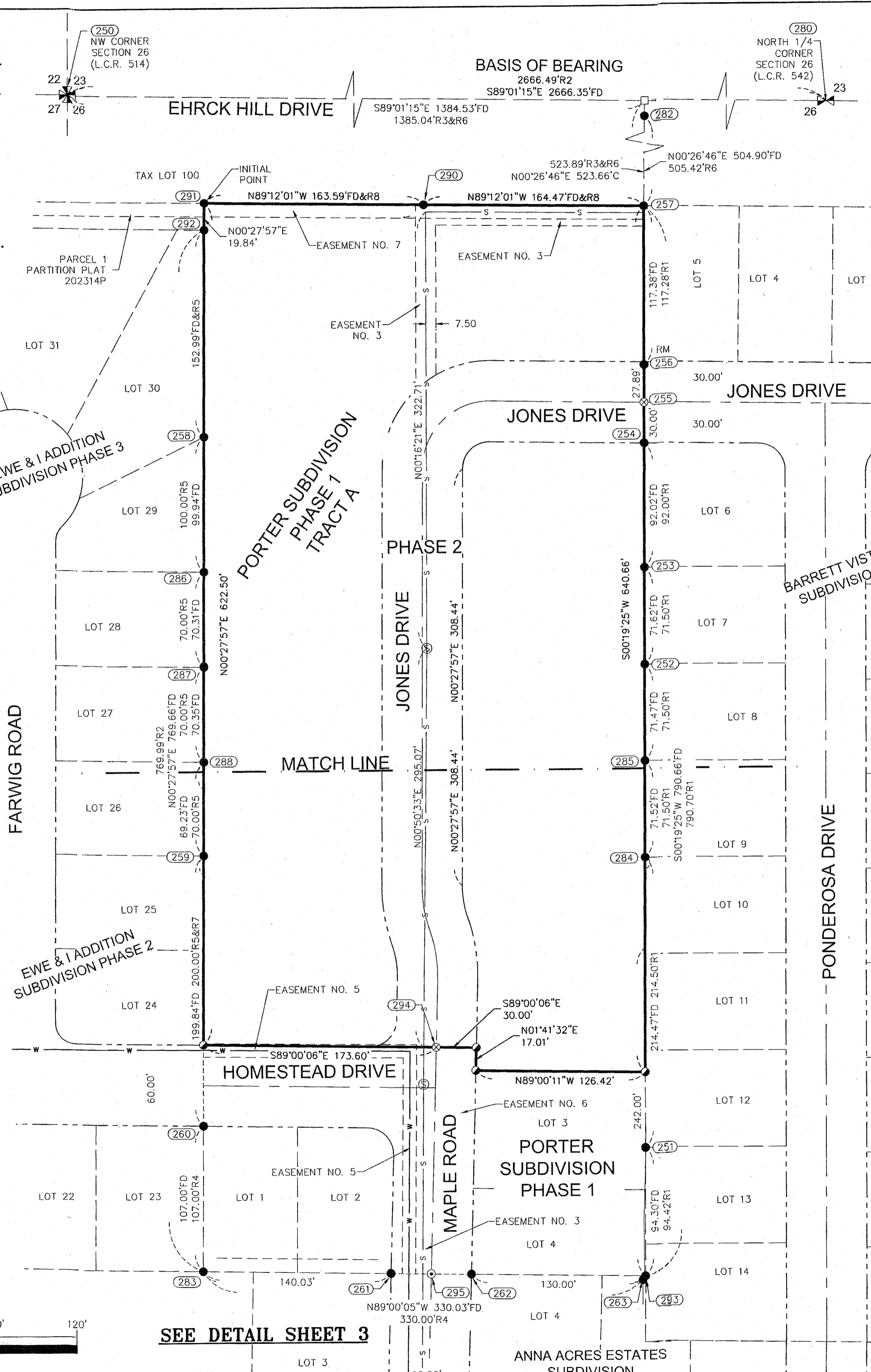


SEE DETAIL SHEET 3

LOT 31
LOT 30
LOT 29
LOT 28
LOT 27
LOT 26
LOT 25
LOT 24
LOT 23
LOT 22

LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
LOT 13
LOT 14

LOT 3
LOT 4



HOOD RIVER COUNTY SURVEYOR'S OFFICE

SURVEY NO. 2025 024

FILED 5/29/2025

BY RA

LEGEND

- △ POST MONUMENTATION SET 5/8" X 30" REBAR WITH 1 1/4" RED PLASTIC CAP (KA OR58608)
- ⊗ POST MONUMENTATION SET 5/8" X 30" REBAR WITH REBAR WITH 2" ALUMINUM CAP (KA OR58608)
- SET 5/8" X 30" REBAR WITH 1 1/4" RED PLASTIC CAP (KA OR58608)
- FOUND 5/8" REBAR WITH 2" ALUMINUM CAP (KA OR58608), PER PORTER SUBDIVISION PHASE 1
- FOUND 5/8" REBAR WITH 1 1/4" RED PLASTIC CAP (KA OR58608), PER PORTER SUBDIVISION PHASE 1
- 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
- STORM.E. PRIVATE STORM DRAINAGE EASEMENT
- S — S — SANITARY SEWER LINE AND MANHOLES
- W — 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.
- R9. PORTER SUBDIVISION PHASE 1 PERFORMED BY KLEIN & ASSOCIATES INC. FOR GRANT PORTER FILED AUGUST 20, 2024 COUNTY SURVEY NO. 2024035.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

LEONIDES J. SANDOVAL
58608
Expires 6-30-2026

SHEET 2 OF 4
WILLAMETTE MERIDIAN
HOOD RIVER COUNTY, OREGON

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

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CS# 2025024

PLAT OF PORTER SUBDIVISION PHASE 2

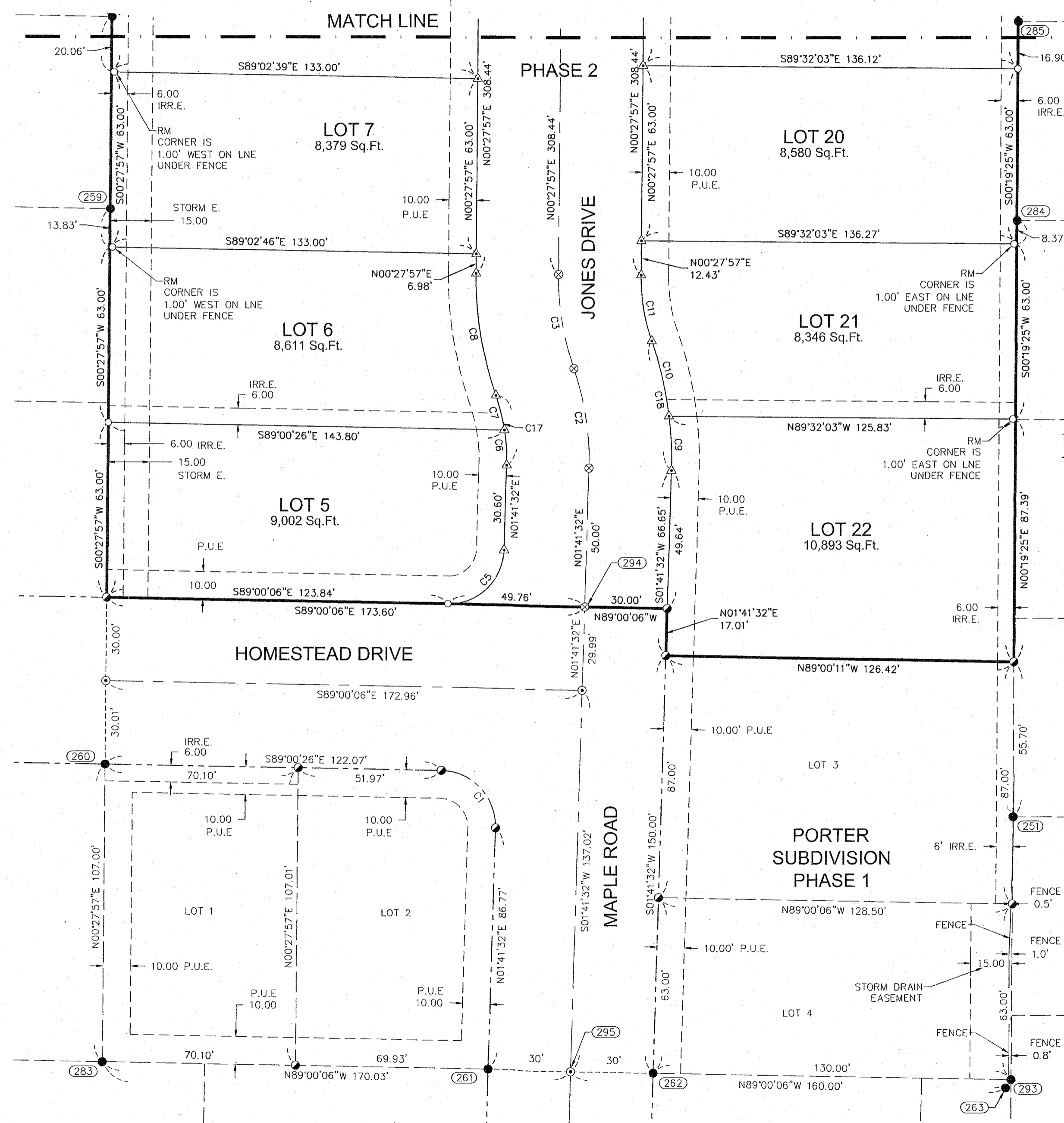
A RE-PLAT OF TRACT A
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LOCATED IN THE NW 1/4 OF SECTION 26 T. 2N., R. 10E., W.M.
HOOD RIVER COUNTY, STATE OF OREGON.

**HOOD RIVER COUNTY
SURVEYOR'S OFFICE**

SURVEY NO. 2025024

FILED 5/29/2025

BY MS



LEGEND

- △ POST MONUMENTATION SET 5/8" X 30" REBAR WITH 1 1/4" RED PLASTIC CAP (KA OR58608)
- ⊗ POST MONUMENTATION SET 5/8" X 30" REBAR WITH REBAR WITH 2" ALUMINUM CAP (KA OR58608)
- SET 5/8" X 30" REBAR WITH 1 1/4" RED PLASTIC CAP (KA OR58608)
- FOUND 5/8" REBAR WITH 2" ALUMINUM CAP (KA OR58608), PER PORTER SUBDIVISION PHASE 1
- FOUND 5/8" REBAR WITH 1 1/4" RED PLASTIC CAP (KA OR58608), PER PORTER SUBDIVISION PHASE 1
- FOUND MONUMENT AS NOTED IN DESCRIPTIONS
- COMPUTED ANGLE POINT, NOT MONUMENTED
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- R.O.S. RECORD OF SURVEY
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- STORM.E. PRIVATE STORM DRAINAGE EASEMENT
- S S SANITARY SEWER LINE AND MANHOLES
- W W WATER LINE AND WATER VALVES

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
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PER PLAT OF EWE & I ADDITION - PHASE 2; HELD FOR SOUTHWEST CORNER OF LOT 1, PORTER SUBDIVISION PHASE 1.
- (261) (262) FOUND 5/8" IRON ROD WITH R.P.C.; STAMPED "TERRA 1815" PER CS 2002068. HELD FOR LOT CORNERS
- (293) FOUND 5/8" IRON ROD WITH R.P.C.; STAMPED "KA OR58608"
PER PARTITION PLAT 202314P
HELD FOR LOT CORNERS AS SHOWN
- (294) FOUND 5/8" IRON ROD WITH R.P.C.; STAMPED "KA OR58608"
PER PARTITION PLAT 202314P
RE-REPLACED WITH 2 INCH ALUMINUM CAP STAMPED "KA OR58608"
- (295) FOUND 5/8" IRON ROD WITH 2 INCH ALUMINUM CAP STAMPED "KA OR58608"
PER PORTER SUBDIVISION PHASE 1

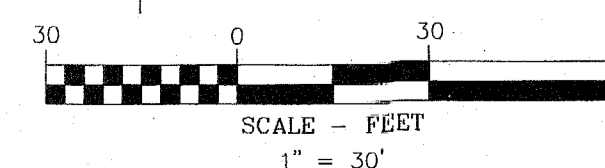
CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	31.66'	20.00'	90°41'38"	N43°39'17"W	28.46'
C2	36.50'	100.00'	20°54'48"	N8°45'52"W	36.30'
C3	34.36'	100.00'	19°41'13"	N9°22'39"W	34.19'
C4	78.98'	50.00'	90°30'15"	N45°43'05"E	71.02'
C5	31.18'	20.00'	89°18'34"	N46°20'25"E	28.12'
C6	12.71'	70.00'	10°24'14"	N3°30'35"W	12.69'
C7	12.84'	70.00'	10°30'34"	N13°57'59"W	12.82'
C8	44.67'	130.00'	19°41'13"	N9°22'39"W	44.45'
C9	19.63'	130.00'	8°39'08"	S2°38'02"E	19.61'
C10	27.82'	130.00'	12°15'39"	N13°05'26"W	27.77'
C11	24.05'	70.00'	19°41'13"	N9°22'39"W	23.93'
C12	13.61'	80.00'	9°44'41"	S5°20'18"W	13.59'
C13	48.00'	80.00'	34°22'43"	S27°23'59"W	47.28'
C14	44.22'	80.00'	31°40'18"	S60°25'30"W	43.66'
C15	20.54'	80.00'	14°42'33"	S83°36'56"W	20.48'
C16	31.59'	20.00'	90°30'15"	N45°43'05"E	28.41'
C17	25.55'	70.00'	20°54'48"	N8°45'52"W	25.41'
C18	47.45'	130.00'	20°54'48"	N8°45'52"W	47.19'
C19	126.37'	80.00'	90°30'15"	N45°43'05"E	113.63'

SURVEY PERFORMED FOR:
GRANT PORTER
DATE OF MONUMENT: APRIL 3, 2025
PROJECT: 23-06-19 DRAFT: LC
FILE: 230619-P1.DWG LAYOUT TAB: LAYOUT1

OWNER
PORTER DEVELOPMENT, LLC.

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



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
OREGON
JULY 12, 2016
LEONIDES J. SANDOVAL
58608

Expires 6-30-2026
SHEET 3 OF 4
WILLAMETTE MERIDIAN
HOOD RIVER COUNTY, OREGON

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

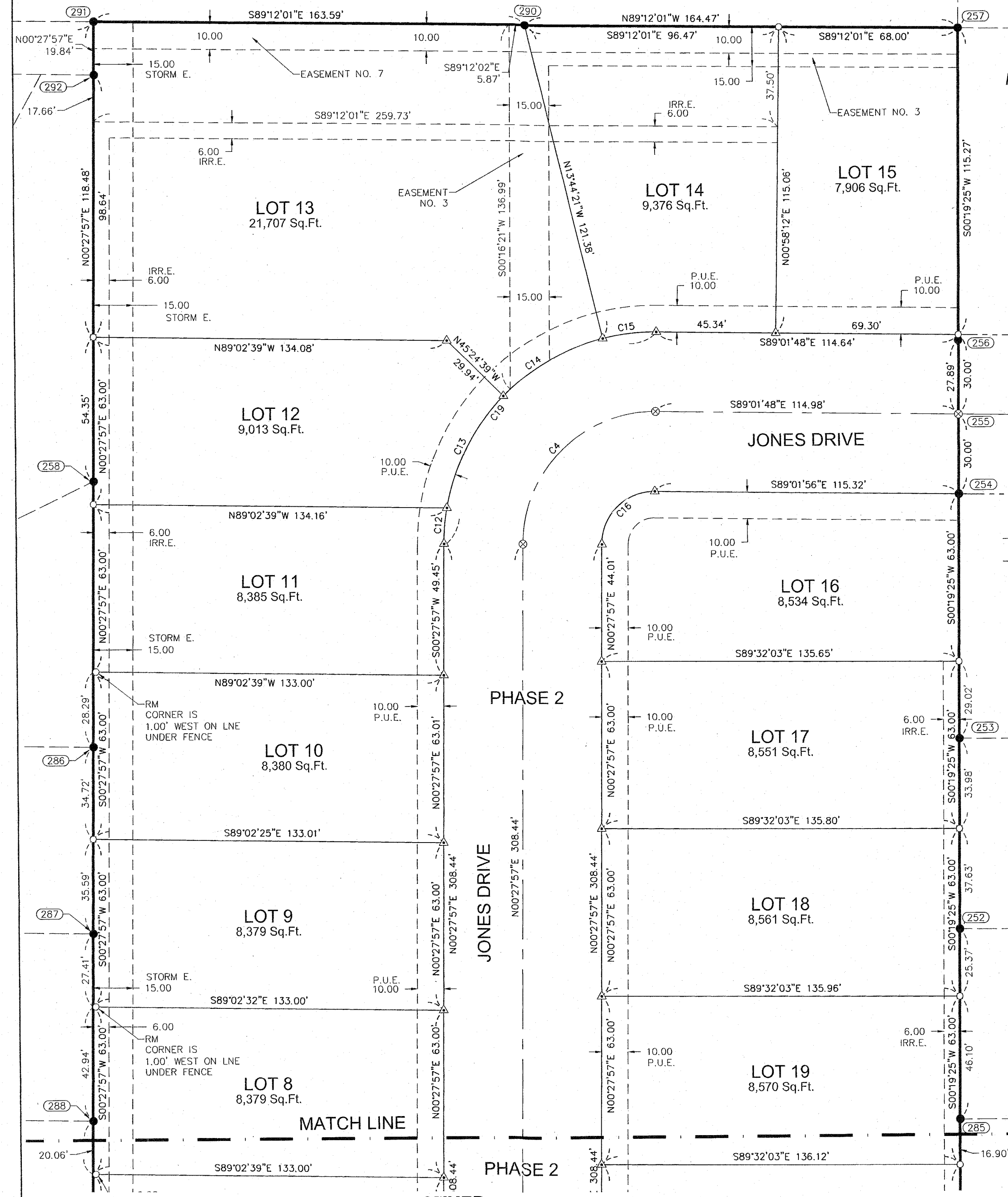
CS# 2025024

PLAT OF PORTER SUBDIVISION PHASE 2

A RE-PLAT OF TRACT A
OF THE PORTER SUBDIVISION PHASE 1
LOCATED IN THE NW 1/4
OF SECTION 26 T. 2N., R. 10E., W.M.
HOOD RIVER COUNTY, STATE OF OREGON.

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

SURVEY NO. 2025024
FILED 5/29/2025
BY *KA*



LEGEND

- △ POST MONUMENTATION SET 5/8" X 30" REBAR WITH 1 1/4" RED PLASTIC CAP (KA OR58608)
- ⊗ POST MONUMENTATION SET 5/8" X 30" REBAR WITH REBAR WITH 2" ALUMINUM CAP (KA OR58608)
- SET 5/8" X 30" REBAR WITH 1 1/4" RED PLASTIC CAP (KA OR58608)
- ⊙ FOUND 5/8" REBAR WITH 2" ALUMINUM CAP (KA OR58608), PER PORTER SUBDIVISION PHASE 1
- FOUND 5/8" REBAR WITH 1 1/4" RED PLASTIC CAP (KA OR58608), PER PORTER SUBDIVISION PHASE 1
- 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
- STORM.E. PRIVATE STORM DRAINAGE EASEMENT
- S — (S) SANITARY SEWER LINE AND MANHOLES
- W — WATER LINE AND WATER VALVES

MONUMENT INFORMATION

- (252)-(254) FOUND 5/8" IRON ROD WITH Y.P.C. STAMPED "SUMMIT LS 59999"; PER CS 2018036. HELD FOR LOT CORNERS
- (255) FOUND 5/8" X 30" REBAR WITH 1 1/4" RED PLASTIC CAP (KA OR58608) PER PORTER SUBDIVISION PHASE 1 RE-REPLACED WITH 2 INCH ALUMINUM CAP STAMPED "KA OR58608"
- (256) FOUND 5/8" IRON ROD WITH Y.P.C. STAMPED "SUMMIT LS 59999"; PER CS 2018036 MONUMENT DESTROYED BY CONSTRUCTION CORNER WAS A RM AND IS NOT BEING RE-SET
- (257) FOUND 5/8" IRON ROD WITH 1-1/4" ALUMINUM CAP. CAP INELIGIBLE; PER CS 7203; HELD FOR CORNER
- (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
- (290)-(293) FOUND 5/8" IRON ROD WITH R.P.C.; STAMPED "KA OR58608" PER PARTITION PLAT 202314P HELD FOR LOT CORNERS

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	31.66'	20.00'	90°41'38"	N43°39'17"W	28.46'
C2	36.50'	100.00'	20°54'48"	N8°45'52"W	36.30'
C3	34.36'	100.00'	19°41'13"	N9°22'39"W	34.19'
C4	78.98'	50.00'	90°30'15"	N45°43'05"E	71.02'
C5	31.18'	20.00'	89°18'34"	N46°20'25"E	28.12'
C6	12.71'	70.00'	10°24'14"	N3°30'35"W	12.69'
C7	12.84'	70.00'	10°30'34"	N13°57'59"W	12.82'
C8	44.67'	130.00'	19°41'13"	N9°22'39"W	44.45'
C9	19.63'	130.00'	8°39'08"	S2°38'02"E	19.61'
C10	27.82'	130.00'	12°15'39"	N13°05'26"W	27.77'
C11	24.05'	70.00'	19°41'13"	N9°22'39"W	23.93'
C12	13.61'	80.00'	9°44'41"	S5°20'18"W	13.59'
C13	48.00'	80.00'	34°22'43"	S27°23'59"W	47.28'
C14	44.22'	80.00'	31°40'18"	S60°25'30"W	43.66'
C15	20.54'	80.00'	14°42'33"	S83°36'56"W	20.48'
C16	31.59'	20.00'	90°30'15"	N45°43'05"E	28.41'
C17	25.55'	70.00'	20°54'48"	N8°45'52"W	25.41'
C18	47.45'	130.00'	20°54'48"	N8°45'52"W	47.19'
C19	126.37'	80.00'	90°30'15"	N45°43'05"E	113.63'

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

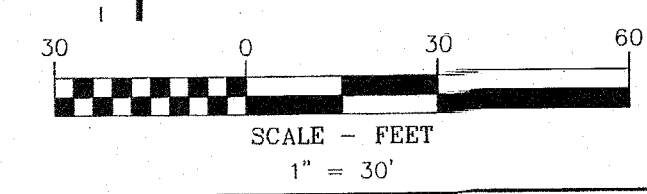
KA
Klein & Associates, Inc.
ENGINEERING • SURVEYING • PLANNING
1411 13th Street • Hood River, OR 97031
TEL: 541-386-3322 • FAX: 541-386-2515

SHEET 4 OF 4
WILLAMETTE MERIDIAN
HOOD RIVER COUNTY, OREGON

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

SURVEY PERFORMED FOR:
GRANT PORTER
DATE OF MONUMENT: APRIL 3, 2025
PROJECT: 23-06-19 DRAFT: LC
FILE: 230619-P2.DWG LAYOUT TAB: LAYOUT1

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



CS# 2025024