

# PROPERTY LINE ADJUSTMENT

LOCATED IN THE  
N 1/2 OF THE SW 1/4 SECTION 8, T.1S., R.10E, W.M.  
HOOD RIVER COUNTY, STATE OF OREGON

**HOOD RIVER COUNTY  
SURVEYOR'S OFFICE**

SURVEY NO. 2022-059  
FILED 11/14/2022  
BY KA

## LEGEND

- SET 5/8" X 24" REBAR WITH 1 1/4" RED PLASTIC CAP (KA OR58608)
- FOUND MONUMENT AS NOTED IN DESCRIPTIONS
- COMPUTED ANGLE POINT, NOT MONUMENTED
- CS NO. COUNTY SURVEY NUMBER, HOOD RIVER COUNTY SURVEY RECORDS
- R1 RECORD DATA PER RECORD OF SURVEY NO.
- FD FOUND DATA
- C COMPUTED DATA
- W.D. WARRANTY DEED
- LCR LAND CORNER RECORD
- x FENCE

## FOUND MONUMENT INFORMATION

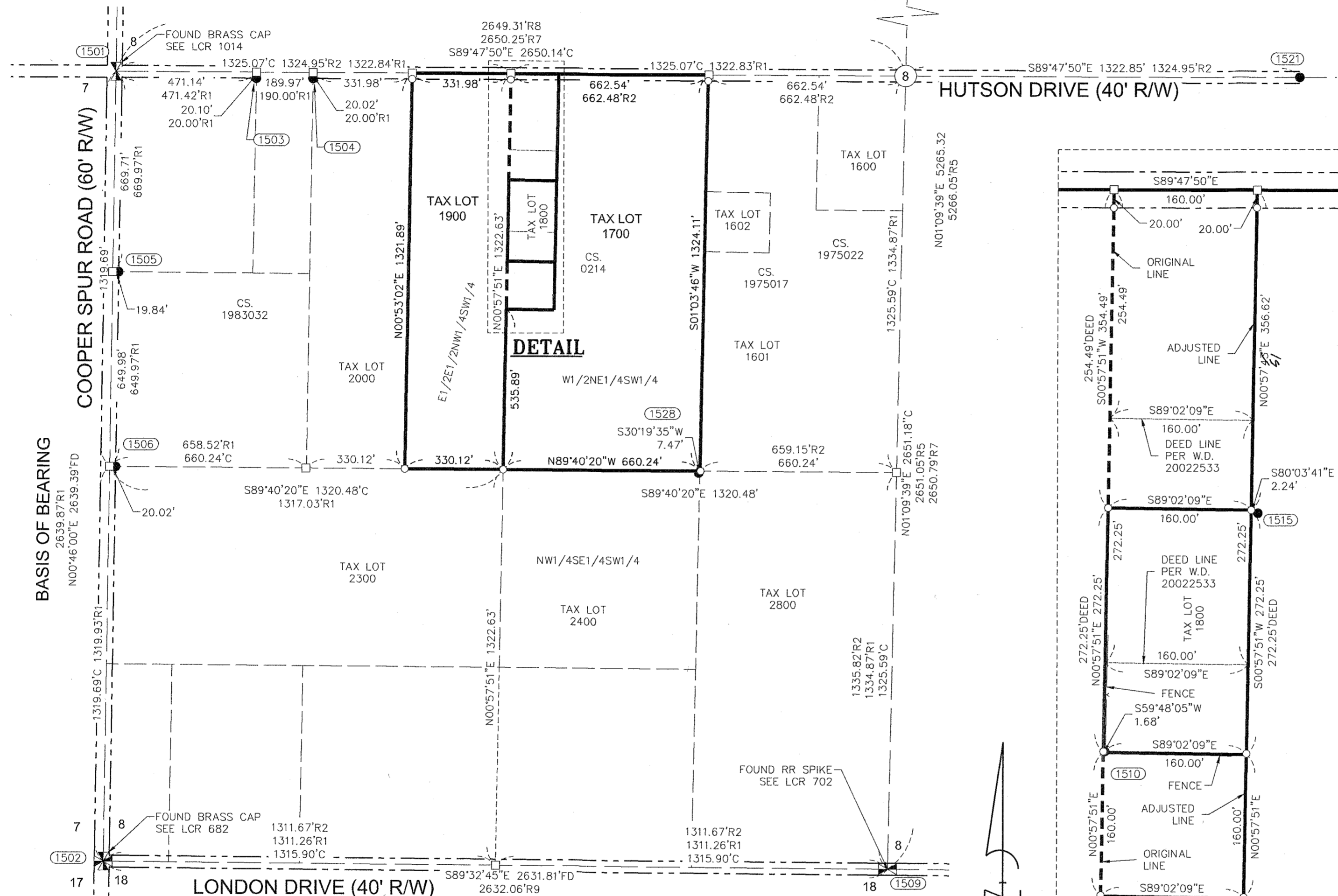
- (1501) BRASS CAP IN MON CASE, HELD FOR WEST 1/4 CORNER SECTION 8, SEE LCR 1014
- (1502) BRASS CAP IN MON CASE, HELD FOR SW CORNER SECTION 8, SEE LCR 682
- (1503) 1/2" REBAR, PER CS NO. 83032, HELD FOR SOUTH RIGHT-OF-WAY HUTSON DRIVE
- (1504) 1/2" REBAR, PER CS NO. 83032, HELD FOR SOUTH RIGHT-OF-WAY HUTSON DRIVE
- (1505) 1/2" REBAR WITH YELLOW PLASTIC CAP, PER CS 83032, HELD
- (1506) 1/2" REBAR WITH BROKEN YELLOW PLASTIC CAP, PER CS 83032, HELD FOR SOUTH LINE NORTH 1/2 SW 1/4 SECTION 8
- (1509) RAILROAD SPIKE IN MONUMENT CASE, HELD FOR SOUTH 1/4 CORNER SECTION 8, SEE LCR 702
- (1510) 3/4" IRON PIPE PER CS NO. 0214, FOUND N59°48'05"E, 1.68 FEET FROM CALCULATED POSITION, NOT HELD
- (1515) 3/4" IRON PIPE PER CS NO. 0214, FOUND S80°03'41"E, 2.24 FEET FROM CALCULATED POSITION, NOT HELD
- (1521) 3/4" IRON PIPE IN MONUMENT CASE, PER CS NO. 7517, HELD
- (1525) 1/2" REBAR IN ASPHALT, HELD FOR NORTH 1/4 CORNER SECTION 8, SEE LCR 715
- (1528) 5/8" REBAR WITH NO CAP, BENT, PER CS NO. 7522, FOUND S30°19'35"W, 7.47 FEET OF CALCULATED POSITION NOT HELD

## REFERENCED SURVEYS

- R1. SURVEY PERFORMED BY D.L.C. SURVEYING FOR WALLY HUTSON, COUNTY SURVEY NO. 83032, FILED AUGUST 04, 1983
- R2. SURVEY PERFORMED BY DIELSCHNEIDER ASSOCIATES INC. FOR PATE HUTSON & PAUL BIBLER, COUNTY SURVEY NO. 7522, FILED MARCH 26, 1975
- R3. SURVEY PERFORMED BY DIELSCHNEIDER ASSOCIATES INC. FOR PAUL BIBLER, COUNTY SURVEY NO. 7517, FILED MARCH 26, 1975
- R4. PLAT OF SURVEY PERFORMED BY MART C. PERKINS FOR BILL HUTSON, COUNTY SURVEY NO. 0214, FILED APRIL 12, 1961
- R5. SURVEY PERFORMED BY DLC SURVEYING FOR TOM PURDIE, COUNTY SURVEY NO. 93017, FILED MAY 11, 1993
- R6. SURVEY PERFORMED BY D2AB SURVEYING INC. FOR GLENDON & MURIEL CONNER, COUNTY SURVEY NO. 2003045 FILED JUNE 17, 2003
- R7. PROPERTY LINE ADJUSTMENT SURVEY PERFORMED BY COLUMBIA RIVER SURVEYING & MAPPING, COUNTY SURVEY NO. 2007077, FILED AUGUST 6, 2007
- R8. SURVEY PERFORMED BY D.L.C. SURVEYING FOR WALLY HUTSON, COUNTY SURVEY NO. 84006, FILED MARCH 13, 1984
- R9. PROPERTY BOUNDARY SURVEY PERFORMED BY TERRA SURVEYING FOR LEE MOORE, COUNTY SURVEY NO. 2004059, FILED SEPTEMBER 22, 2004

**Klein & Associates, Inc.**  
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SHEET 1 OF 1  
WILLAMETTE MERIDIAN  
HOOD RIVER COUNTY, OREGON  
1/4 SEC T. R.  
8 1S. 10E.  
CS# 2022-059



## NARRATIVE

THE PURPOSE OF THIS SURVEY IS TWO FOLD. THE FIRST IS TO DEPICT TWO BOUNDARY LINE AGREEMENT QUITCLAIM DEEDS THAT WERE PERFORMED TO CORRECT A SCRIVENERS ERROR. THE ERROR WAS IN THE DISTANCE FROM THE EAST-WEST CENTER OF SECTION 8 TO THE NORTHWEST CORNER OF TAX LOT 1800. AS SHOWN IN THE DETAIL, THE DEED CALLS FOR 254.49 FEET WHILE THE EVIDENCE FOUND IN THE FIELD REFLECTS THAT DISTANCE WAS INTENDED TO BE 354.49 FEET.

THE SECOND PURPOSE IS TO ESTABLISH AND SHOW THE LOCATIONS OF PROPERTY CORNER MONUMENTS WHICH ARE BEING SET AS PART OF HOOD RIVER COUNTY PROPERTY LINE ADJUSTMENT, PLANNING NUMBER #22-0198 BETWEEN TAX LOTS NUMBERS 1700 AND 1900, OF 1S-10E-08.

SAID LOTS ARE DESCRIBED IN WARRANTY DEED, INSTRUMENT NO. 2017-03932 (TAX LOT 1700), WARRANTY DEED, INSTRUMENT NO. 20051554 (TAX LOT 1900) AND QUITCLAIM DEED PROPERTY LINE ADJUSTMENT INSTRUMENT NO. 2022-03232.

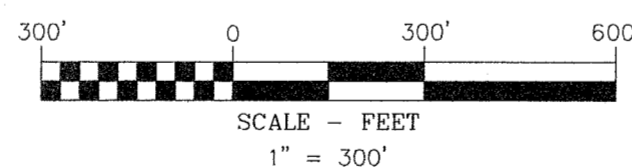
THE SOUTHWEST QUARTER OF SECTION 8 WAS ESTABLISHED BY TYING THE SOUTHWEST CORNER OF SECTION 8 (#1502), THE WEST 1/4 CORNER OF SECTION 8 (#1501), THE SOUTH 1/4 CORNER OF SECTION 8 (#1509), THE NORTH 1/4 CORNER OF SECTION 8 (#1525), AND THE CENTER EAST 1/16TH OF SECTION 8 (#1521.) MONUMENTS FROM CS NO. 1983032 WERE ALSO TIED AND HELD AS THE SOUTH RIGHT-OF-WAY OF HUTSON DRIVE (#1503, #1504) AND THE EAST RIGHT-OF-WAY OF COOPER SPUR ROAD (#1505, #1506). THE SOUTHWEST QUARTER WAS BROKEN DOWN TO COMPUTE THE NORTHEAST AND NORTHWEST QUARTERS OF THE SOUTHWEST QUARTER OF SECTION 8.

OTHER MONUMENTS SHOWN ON THE FACE OF THIS PLAT WERE FOUND TO BE OUT OF ACCEPTABLE DISTANCE OF COMPUTED POSITION AS NOTED, AND WERE NOT HELD SEE MONUMENT NOTE INFORMATION.

THE SOUTH 1/4 CORNER OF SECTION 8, WAS REPLACED SOMETIME AROUND THE YEAR 1988. SURVEY REFERENCES 1, 2 AND 3 USED THE OLD LOCATION FOR THE SECTIONAL BREAKDOWN. THIS THIS SURVEY IS USING THE NEW LOCATION OF THE 1/4 CORNER. SEE CORNER CARD NO. 702.

SURVEY PERFORMED FOR:  
AUBERT AND PICKERING  
DATE OF MONUMENTATION: NOV. 7, 2022  
PROJECT: 220711 DRAFT: BTB  
FILE: 220711-SEARCH.DWG LAYOUT TAB: PLA

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



## AREA NOTE:

PARCEL	ORIGINAL AREA	NEW AREA
TAX LOT 1900	10.05 ACRES	11.94 ACRES
TAX LOT 1700	19.09 ACRES	17.20 ACRES

NOTE: AREAS INCLUDE ROAD RIGHT-OF-WAYS

## OWNERS

AUBERT PROPERTY HOLDINGS, LLC  
&  
BTK ORCHARDS, LLC

## BASIS OF BEARINGS

OREGON STATE PLANE COORDINATES SYSTEM  
NORTH ZONE, GRID NORTH, GROUND DISTANCE  
ESTABLISHED BY G.P.S. OBSERVATION  
BETWEEN POINTS NO. 1501 AND 1502

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 12, 2016  
LEONIDES J SANDOVAL  
58808

Expires 6-30-2024