

PARTITION PLAT

SURVEY LOCATED IN THE NE 1/4, OF SECTION 33,
T. 01N., R. 10E., W.M.
HOOD RIVER COUNTY, STATE OF OREGON
1N 10E 33 TAX LOT 200

**HOOD RIVER COUNTY
SURVEYOR'S OFFICE**

SURVEY NO. 2023 027
FILED 7/31/2023
BY KL

MONUMENT INFORMATION

- (250) FOUND 3" BRASS DISK IN MONUMENT CASE HELD FOR EAST QUARTER CORNER SECTION 33 SEE L.C.R. 1019.
- (251) FOUND 3" BRASS DISK IN MONUMENT CASE HELD FOR THE NORTHEAST CORNER SECTION 33 SEE L.C.R. 1018
- (252) FOUND 3" BRASS DISK IN MONUMENT CASE HELD FOR WEST QUARTER CORNER SECTION 33 SEE L.C.R. 908
- (256) FOUND 5/8 IRON ROD WITH Y.P.C LS59002 PER SURVEY NO. 2010-025, HELD AS POINT ON MID-SECTION LINE
- (262) FOUND HOOD RIVER COUNTY 3" BRASS DISK STAMPED HRCO, HELD FOR CENTER OF SECTION
- (263) FOUND 2" IRON AXLE, SHOWN ON SURVEY NO. 2019-029. NOT HELD FOR CENTER OF SECTION, UNKNOWN ORIGIN
- (1501) FOUND 5/8" IRON ROD, BENT TIED AT BASE REBAR WAS SET IN CS 81109. NOT HELD. SHOWN AS A REFERENCE MONUMENT TO THE CENTER OF THE DITCH.

REFERENCED SURVEYS

- R1. SURVEY PERFORMED BY HOOD RIVER COUNTY DEPT. OF PUBLIC WORKS FOR SURVEY OF TOLL BRIDGE PARK. FILED OCTOBER 14 1976 NO. 7653
- R2. SURVEY PERFORMED BY HOOD RIVER COUNTY DEPT. OF PUBLIC WORKS FOR DIMMICK PARK BOUNDARY FILED DECEMBER 30 1981 NO. 81109
- R3. SURVEY PERFORMED BY KLEIN & ASSOCIATES, INC FOR JESUS G. & DENISE HERNANDEZ FILED JUNE 9 2010 NO. 201025
- R4. SURVEY PERFORMED BY TERRA SURVEYING FOR WESTERN RIVERS CONSERVANCY FILED MARCH 23 2017 NO. 2017013
- R5. SURVEY PERFORMED BY KLEIN & ASSOCIATES, INC FOR TRACY NORTON FILED MAY 18 2022 NO. 2022028
- R6. SURVEY PERFORMED BY TERRA SURVEYING FOR GORGE AUBERT ORCHARDS INC. FILED MARCH 11 1984 NO. 84015
- R7. SURVEY PERFORMED BY KLEIN & ASSOCIATES, INC FOR BARBARA ANN MILLER, RANDY M. KIYOKAWA AND OREGON DEPARTMENT OF HUMAN SERVICES FILED JULY 8 2019 NO. 2019029

LAND CORNER CARDS

- CC - 908 - W 1/4 CORNER SECTION 33
- CC - 1018 - NE CORNER SECTION 33
- CC - 1019 - E 1/4 CORNER SECTION 33

EASEMENT NOTES:

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: UNITED STATES OF AMERICA RECORDED: MARCH 5, 1954, IN BOOK: 52, PAGE: 115 POWER LINE UTILITY EASEMENT SHOWN ON PLAT (BIG EDDY-TROUTDALE TRANSMISSION LINE) THE CENTERLINE OF THE POWER LINES WERE LOCATED BY LOCATING THE CENTER OF THE TOWERS.

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: JAMES C. DIMMICK ET UX RECORDED: DECEMBER 31, 1954, IN BOOK: 54, PAGE: 188 (PRIVATE PIPELINE EASEMENT, LOCATION UNKNOWN) NOT 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: UNITED STATES OF AMERICA RECORDED: AUGUST 10, 1960, IN BOOK: 67, PAGE: 368 (14 FOOT WIDE PRIVATE ACCESS ROAD EASEMENT TO ACCESS BPA POWER LINE TOWERS) LOCATION UNKNOWN, THE DEED NOTES A LINE WITHIN BPA MAP NO. 50524 "COLORED IN RED" I WAS NOT ABLE TO OBTAIN A COLORED MAP, ONLY THE BLACK AND WHITE MAP.

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: UNITED STATES OF AMERICA RECORDED: DECEMBER 9, 1965, IN INSTRUMENT NO.: 65-117144 POWER LINE UTILITY EASEMENT SHOWN ON PLAT (JOHN DAY TO KELLER NO. 1 TRANSMISSION LINE) THE CENTERLINE OF THE POWER LINES WERE LOCATED BY FOUND IRON RODS BELOW THE SOUTHERN TOWERS.

INSTRUMENT NO. 65-117144 ALSO HAS A REFERENCE TO ACCESS ROAD NO. JD-K-AR-47-2. FOR INGRESS AND EGRESS TO AND FROM THE BONNEVILLE POWER TRANSMISSION LINE. SAID ACCESS EASEMENT IS NOT SHOWN I COULD NOT LOCATE IT IN THE BPA DRAWINGS.

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

SURVEY PERFORMED FOR:
LEONARD AUBERT
DATE OF MONUMENT: FEB. 8 2023
PROJECT: 22-11-02 DRAFT: LS
FILE: 22-11-02-PP.DWG LAYOUT TAB: LAYOUT1

REFERENCED DEEDS

- STATUTORY WARRANTY DEED, INSTRUMENT NO. 881636
- STATUTORY WARRANTY DEED, INSTRUMENT NO. 20022232

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PERFORM A PARCEL VALIDATION, MINOR PARTITION PLAT TO CREATE 1 PARCEL. THE CERTAIN TRACT OF LAND DESCRIBED IN STATUTORY WARRANTY DEED, INSTRUMENT NO. 20022232.

PARCEL 1 OF THIS PLAT WAS ESTABLISHED AS FOLLOWS:

THE SOUTH LINE OF PARCEL 1 IS A LINE WHICH IS 440.00 FEET NORTH OF AND PARALLEL WITH THE EAST-WEST MID SECTION LINE. THE EAST-WEST MID SECTION LINE WAS COMPUTED BY LOCATING THE EAST QUARTER CORNER AND THE CENTER QUARTER CORNER OF SECTION 33.

FOR THE EAST LINE OF PARCEL 1, THE CENTER OF COOPER DITCH WAS TIED AND HELD.

FOR THE NORTH LINE OF PARCEL 1, THE NORTHEAST QUARTER OF SECTION 33 WAS BROKEN DOWN BY HOLDING THE EAST QUARTER OF SECTION 33 AND THE NORTHEAST CORNER OF SECTION 33. THE FOUND HOOD RIVER COUNTY MONUMENT AT THE CENTER OF SECTION AND THE COMPUTED NORTH QUARTER CORNER OF SECTION 33 PER SURVEY NO. 7653.

THE NORTH 1/16 LINE WAS COMPUTED. BASED ON THE SECTIONAL BRAKE DOWN. A 5/8 REBAR WAS FOUND ON THE WEST BANK OF THE COOPER DITCH WHICH MAY HAVE BEEN SET IN SURVEY NO. 81109. SAID MONUMENT WAS NOT HELD FOR THE PARCEL CORNER, IT IS SHOWN AS A REFERENCE TO THE NORTHEAST PARCEL CORNER.

THE WEST LINE OF PARCEL 1 WAS COMPUTED BY HOLDING DEED DISTANCE FROM FROM THE COMPUTED NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, AND THE DEED ANGLE.

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 BOUNDARIES BEING DESCRIBED BY STATUTORY WARRANTY DEED, INSTRUMENT NO. 20022232 HOOD RIVER COUNTY DEED RECORDS. LOCATED IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 10 EAST, OF THE WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST 1/4 CORNER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN; THENCE NORTH 00°43'48" EAST, ALONG THE EAST LINE OF SAID SECTION 33, A DISTANCE OF 440.01 FEET; THENCE NORTH 89°37'17" WEST, ALONG A LINE WHICH IS 440.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 33, A DISTANCE OF 996.27 FEET TO AN 5/8 INCH IRON ROD SET AT THE CENTERLINE OF COOPER DITCH AND THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89°37'17" WEST, ALONG A LINE WHICH IS 440.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 33, A DISTANCE OF 999.85 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN THE DEPARTMENT OF TRANSPORTATION, HIGHWAY DIVISION, BY DEED RECORDED NOVEMBER 9, 1978, AS RECORDS FEE NO. 783871, HOOD RIVER COUNTY MICROFILM RECORDS; THENCE NORTH 33°31'13" WEST, ALONG THE EAST LINE OF SAID DEPARTMENT OF TRANSPORTATION DEED, A DISTANCE OF 1059.48 FEET TO THE NORTHEAST CORNER OF SAID DEPARTMENT OF TRANSPORTATION DEED, ALSO BEING THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33; THENCE SOUTH 89°19'13" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER AND THE SOUTHEAST OF THE NORTHEAST QUARTER OF SECTION 33, A DISTANCE OF 1405.75 FEET TO THE CENTERLINE OF COOPER DITCH; THENCE SOUTHERLY ALONG THE CENTERLINE OF COOPER DITCH THE FOLLOWING FOURTEEN (14) COURSES;

- 1) THENCE SOUTH 10°20'26" WEST, 14.44 FEET;
- 2) THENCE SOUTH 19°00'31" WEST, 56.09 FEET;
- 3) THENCE SOUTH 15°32'01" WEST, 41.33 FEET;
- 4) THENCE SOUTH 01°02'18" WEST, 29.25 FEET;
- 5) THENCE SOUTH 09°01'43" EAST, 108.27 FEET;
- 6) THENCE SOUTH 00°32'03" WEST, 76.04 FEET;
- 7) THENCE SOUTH 02°14'41" EAST, 34.29 FEET;
- 8) THENCE SOUTH 07°29'36" EAST, 115.22 FEET;
- 9) THENCE SOUTH 13°10'10" EAST, 68.87 FEET;
- 10) THENCE SOUTH 30°55'25" EAST, 19.29 FEET;
- 11) THENCE SOUTH 38°05'30" EAST, 116.08 FEET;
- 12) THENCE SOUTH 36°00'50" EAST, 47.02 FEET;
- 13) THENCE SOUTH 14°28'44" EAST, 118.08 FEET;
- 14) THENCE SOUTH 17°32'07" EAST, 81.92 FEET TO THE POINT OF BEGINNING.

FOR THE INITIAL POINT FOR THIS PLAT, I SET A 5/8" X 30" REBAR WITH 1 1/4" RED PLASTIC CAP (KA OR58608) AT THE SOUTHEAST CORNER OF PARCEL 1 OF THIS PLAT, SAID INITIAL POINT IS LOCATED NORTH 00°43'48" WEST, 440.01 FEET; THENCE NORTH 89°37'17" WEST, A DISTANCE OF 996.27 FEET FROM THE EAST 1/4 CORNER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN.

Leonides J. Sandoval
LEONIDES J. SANDOVAL PS. 58608

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Leonides J. Sandoval
OREGON
JULY 12, 2016
LEONIDES J. SANDOVAL
58608

Expires 6-30-2024

OWNER

LEONARD AUBERT &
KAREN AUBERT



Klein & Associates, Inc.

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SHEET 2 OF 2
WILLAMETTE MERIDIAN
HOOD RIVER COUNTY, OREGON

1/4 SEC	T.	R.
<input checked="" type="checkbox"/>	33	1N. 10E.
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