PARTITION PLAT HOOD RIVER COUNTY SURVEYOR'S OFFICE SURVEY LOCATED IN THE NE 1/4, OF SECTION 33, T. O1N., R. 10E., W.M. 2023 027 SURVEY NO. HOOD RIVER COUNTY, STATE OF OREGON 31/2023 1N 10E 33 TAX LOT 200 LINE TABLE 28 N89°01'10"W 2650.01'R1 27 LINE # DIRECTION LENGTH 33 / PARTITION PLAT NO. 202306P 33 / S10°20'26"W 14.44 1/4 CORNER (251) INSTRUMENT RECEIVED ON THE 27th DAY OF JULY ___, 2023 9:19 AT A.M. NOT SEARCHED 56.09 L2 S19'00'31"W L3 S15°32'01"W 41.33 29.25 L4 S1°02'18"W HOOD RIVER COUNTY DIRECTOR OF RECORDS L5 108.27 AND ASSESSMENTS S9'01'43"E 76.04 S0°32'03"W DECLARATION L7 34.29 S2"14'41"E WE THE OWNERS OF THE LAND SHOWN HEREIN, HEREBY DECLARE THAT THIS DIVISION OF LAND 115.22 S7°29'36"E HAS BEEN MADE WITH OUR FREE CONSENT AND IN 68.87 S13°10'10"E ACCORDANCE WITH MY DESIRES. AND THE PROVISIONS OF ORS CHAPTER 92. S30°55'25"E 19.29 CENTERLINE S38°05'30"E 116.08 -30' EASEMENT TAX LOT PER DOCUMENT COOPER DITCH S36°00'50"E 47.02 L12 TAX LOT NO. 2022-02444 S14*28'44"E 118.08 L13 S89'19'13"E 56.00'D S17°32'07"E 81.92 CS NO. 81109 CS NO. 2017013 DETAIL 1454.69'R2 S89'20'03"E 1456.20'FD TO FOUND MONUMENT S89°19'13"E 1186.62' S89'19'13"E 1405.75" ACKNOWLEDGMENTS OCATED MT. HOOD HWY. STATE HWY. 35 55°48'0" DEED N89°35'57"W THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON TAY 22 2023, BY LEONARD AUBERT AND KAREN AUBERT. 11.91'FD-11.93'R3 CENTERLINE-PARCEL 1 TAX LOT TAX LOT -30' EASEMENT Koxan Kener Cochra (256) COOPER DITCH 201 PER DOCUMENT 23.09 ACRES NO. 2022-02444 ROXANN Renee Cochran DETAIL "A" NOTARY PUBLIC-(NAME) -PRIVATE UNITED STATE OF AMERICA SCALE = 1"=20'STATE OF Oregon BPA POWER LINE COUNTY OF HOUSE RIVER EASEMENT 30.00 BOOK 52, PAGE 115 TAX LOT COMMISSION NO. 1000985 INST. NO. 65-117144 MY COMMISSION EXPIRES June 25,2024 S85°41'06"E N87°26'28"E 567.37' REL 87.50 S89°19'13"E -30' EASEMENT N87°26'28"E 653.71" APPROVALS PER DOCUMENT 1405.75 NO. 2022-02444 I HEREBY CERTIFY THAT ALL TAXES AND 125.00 S10°20'26"W TAX LOT (1501)-ASSESSMENT DUE HEREON HAVE BEEN FULLY N87°26'28"E 730.79' 1400 14.44 PAID AS REQUIRED BY LAW. FOUND 0.35' _ 30.32 NORTH OF LINE (600'+/-D) N89°37'17"W 463.22' 125.00 N89'37'17"W 999.85' HOOD RIVER COUNTY DIRECTOR 188.00 N89'37'17"W 996.27' DETAIL "B" N89'37'17"W 2647.34' --OF BUDGET AND FINANCE JOHN DAY TO KELLER NO. 1 SCALE = 1"=20'TRANSMISSION LINE I HEREBY CERTIFY THIS PARTITION WAS 87.50 EXAMINED AND APPROVED AS OF THIS 28 DAY OF SYME, 2023. -INITIAL AD POINT RO, CS NO. 84015 440.00 TAX LOT 440.00 DEED, CALL 1500 DEEDICALL ALLEN (252) HEREBY CERTIFY THIS PARTITION WAS N13°34'03"E EXAMINED AND APPROVED AS OF THIS, 29 DAY OF TUNE 25.44'FD&R7 33 N89°34'38"W N89°37'17"W 2646.80'R1 2655.69'FD (262) N89°37'17"W 2646.80'FD 2655.72'R7 2646.84'R7 CS NO. DETAIL HOOD RIVER COUNTY PLANNING DIRECTOR FOUND HRC 3" BRASS DISC PLANNING FILE NUMBER _ #22-0097 CENTER OF SECTION 33 CS NO. 7653 **LEGEND** O 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 MONUMENT SCALE - FEET BASIS OF BEARINGS REFERENCE MONUMENT REGISTERED **PROFESSIONAL** CS NO. COUNTY SURVEY NUMBER OREGON NORTH ZONE, STATE PLANE COORDINATE SYSTEM OWNER LAND SURVEYOR SHEET 1 OF 2 NAD 83 (2011) (EPOCH 2010.0), UTILIZING THE NATIONAL RECORD DATA PER RECORD OF SURVEY NO. LEONARD AUBERT & GEODETIC SURVEY (NGS) ONLINE POSITIONING USER WILLAMETTE MERIDIAN FOUND DATA KAREN AUBERT SERVICES (OPUS) SOFTWARE PROGRAM. HOOD RIVER COUNTY, OREGON BETWEEN MONUMENT NO. 250 AND 251 DEED DATA **OREGON** Klein & Associates, Inc. 1/4 SEC Y.P.C. YELLOW PLASTIC CAP JULY 12, 2016 SURVEY PERFORMED FOR: LEONIDES J. SANDOVAL

CENTERLINE BPA POWER LINES

L.C.R. LAND CORNER RECORD

KLEIN & ASSOCIATES, MAKES NO WARRANTY AS TO MATTERS OF

UNWRITTEN TITLE, ADVERSE POSSESSION, STOPPLE, ACQUIESCENCE.

LEONARD AUBERT

DATE OF MONUMENT: FEB. 8 2023

FILE: 22-11-02-PP.DG LAYOUT TAB: LAYOUT1

PROJECT: 22-11-02 DRAFT: LSD

10E.

33

1N.

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58608

Expires 6-30-2024

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

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
- (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
- 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

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
- 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

INSTRUMENT NO. 65-117144 ALSO HAS A REFERENCE TO ACCESS ROAD NO. JD-K-AR-47-2. FOR INCRESS 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.

SURVEY PERFORMED FOR: LEONARD AUBERT DATE OF MONUMENT: FEB. 8 2023 KLEIN & ASSOCIATES, MAKES NO WARRANTY AS TO MATTERS OF PROJECT: 22-11-02 DRAFT: LS UNWRITTEN TITLE, ADVERSE POSSESSION, ESTOPPEL, ACQUIESCENCE. FILE: 22-11-02-PP.DWG LAYOUT TAB: LAYOUT1

HOOD RIVER COUNTY SURVEYOR'S OFFICE

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

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 PS. 58608

OWNER

LEONARD AUBERT &

KAREN AUBERT

REGISTERED PROFESSIONAL LAND SURVEYOR **OREGON** JULY 12, 2016 LEONIDES J. SANDOVAL 58608

Expires 6-30-2024

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SHEET 2 OF 2
WILLAMETTE MERIDIAN HOOD RIVER COUNTY, OREGON

•	1/4	SEC	T,	R.
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		11		