

# PARTITION PLAT

SURVEY LOCATED IN THE GOVERNMENT LOT 5,  
OF SECTION 34, T. 1N., R. 10E., W.M.  
HOOD RIVER COUNTY, STATE OF OREGON  
1N 10E 34 TAX LOT 502

**HOOD RIVER COUNTY  
SURVEYOR'S OFFICE**

SURVEY NO. 2023028

FILED 7/31/2023

BY RL

PARTITION PLAT NO. 202307P

INSTRUMENT RECEIVED ON THE 27<sup>th</sup> DAY  
OF July 2023 9:20 AT A.M.

*[Signature]*  
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 FREE CONSENT AND IN  
ACCORDANCE WITH OUR DESIRES AND THE  
PROVISIONS OF ORS CHAPTER 9.

*[Signature]* 6/8/2023  
LEONARD L. AUBERT DATE  
*[Signature]* 6/09/2023  
KAREN M. AUBERT DATE

**ACKNOWLEDGMENTS**

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE  
ME ON June 8, 2023, BY LEONARD AUBERT  
AND KAREN AUBERT.

*[Signature]*  
NOTARY SIGNATURE  
*[Signature]*  
NOTARY PUBLIC-(NAME)

STATE OF Oregon  
COUNTY OF Hood River  
COMMISSION NO. 1000985  
MY COMMISSION EXPIRES June 25, 2024

**APPROVALS**

I HEREBY CERTIFY THAT ALL TAXES AND  
ASSESSMENT DUE HEREON HAVE BEEN FULLY  
PAID AS REQUIRED BY LAW.

*[Signature]*  
HOOD RIVER COUNTY DIRECTOR  
OF BUDGET AND FINANCE

I HEREBY CERTIFY THIS PARTITION WAS  
EXAMINED AND APPROVED AS OF  
THIS 15<sup>th</sup> DAY OF JUNE, 2023.

*[Signature]*  
HOOD RIVER COUNTY SURVEYOR

I HEREBY CERTIFY THIS PARTITION WAS  
EXAMINED AND APPROVED AS OF  
THIS 29<sup>th</sup> DAY OF JUNE, 2023.

*[Signature]*  
HOOD RIVER COUNTY PLANNING DIRECTOR  
PLANNING FILE NUMBER #22-0098

**OWNER**  
LEONARD  
AUBERT &  
KAREN  
AUBERT

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

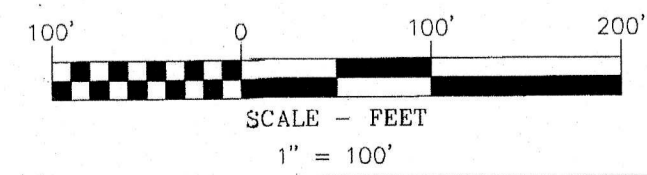
*[Signature]*  
OREGON  
JULY 12, 2016  
LEONIDES J. SANDOVAL  
58608

Expires 6-30-2024

SHEET 1 OF 2  
WILLAMETTE MERIDIAN  
HOOD RIVER COUNTY, OREGON

1/4	SEC	T.	R.
<input checked="" type="checkbox"/>	34	1N.	10E.
<input type="checkbox"/>			

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



**MONUMENT INFORMATION**

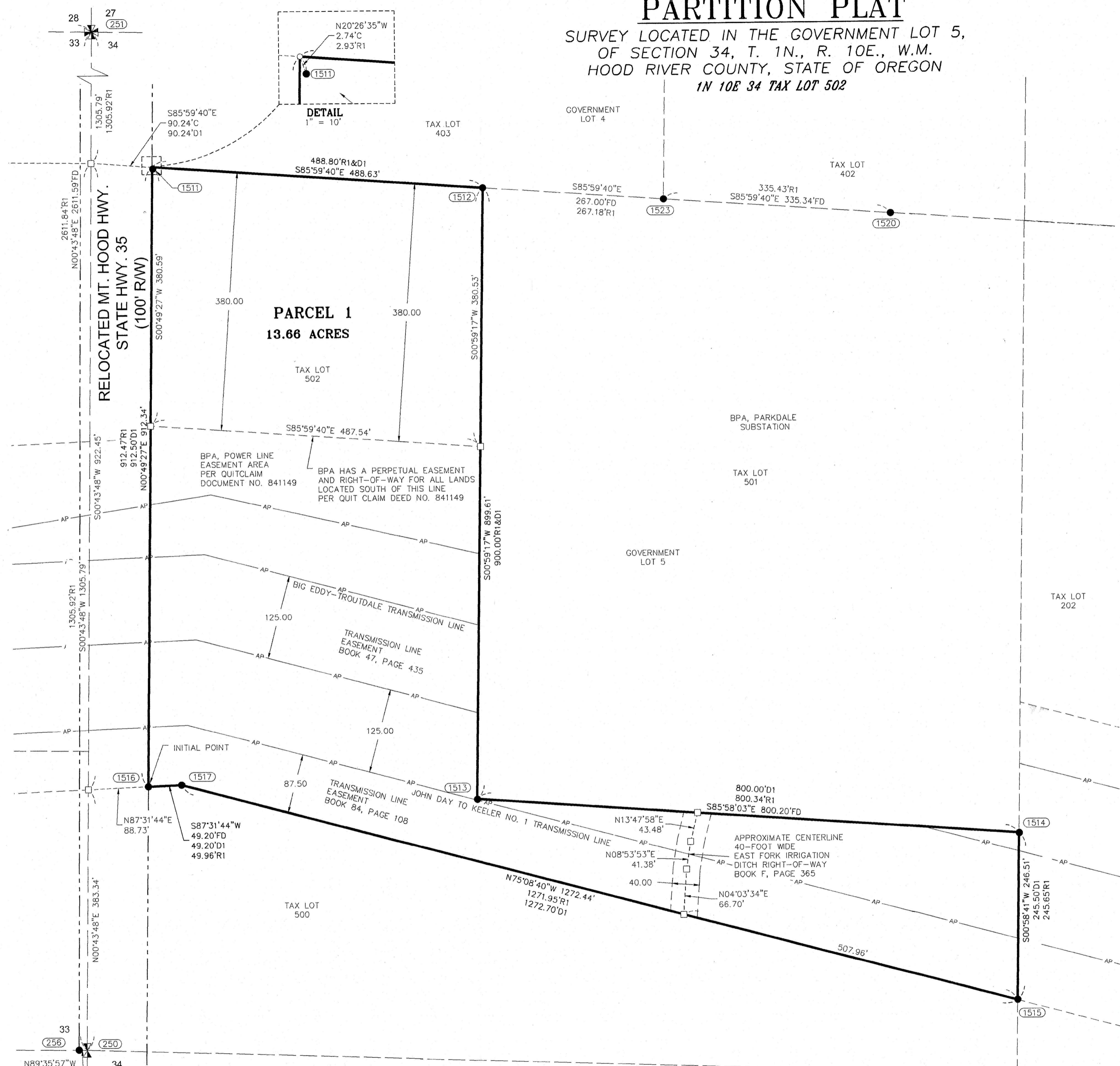
SEE SHEET 2 OF 2 FOR MONUMENT INFORMATION

**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. 250 AND 251

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

SURVEY PERFORMED FOR:  
LEONARD AUBERT & KAREN AUBERT  
DATE OF MONUMENT: APRIL 3, 2023  
PROJECT: 22-11-01 DRAFT: GD  
FILE: 221101-PP.DWG LAYOUT TAB: SHEET1



CG# 2023 028

# PARTITION PLAT

SURVEY LOCATED IN THE GOVERNMENT LOT 5,  
OF SECTION 34, T. 1N., R. 10E., W.M.  
HOOD RIVER COUNTY, STATE OF OREGON  
1N 10E 34 TAX LOT 502

**HOOD RIVER COUNTY  
SURVEYOR'S OFFICE**

SURVEY NO. 2023 028  
FILED 7/31/2023  
BY RBL

### LEGEND

- SET 5/8" X 24" 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
- D DEED DATA
- Y.P.C. YELLOW PLASTIC CAP
- L.C.R. LAND CORNER RECORD
- AP — CENTERLINE BPA POWER LINES
- — — HIGHWAY 35 RIGHT-OF-WAY

### 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
- (256) FOUND 5/8 IRON ROD WITH Y.P.C LS59002 PER SURVEY NO. 2010-025, HELD AS POINT ON MID-SECTION LINE
- (1511) FOUND 3-1/4" BPA BRASS CAP DESCRIBED IN QUITCLAIM DEED 841149 (NOT HELD) BRASS MONUMENT IS NOT ON THE EASTERLY RIGHT-OF-WAY AND NOT ON THE NORTH BOUNDARY OF GOVERNMENT LOT 5.  
FOUND S 20'26'35" E, 2.74 FROM CORNER.
- (1512)-(1514) FOUND 3-1/4" BPA ALUMINUM CAP PER SURVEY 2019045 HELD FOR THE CORNERS OF THE BPA TRACT
- (1515)-(1517) FOUND 3-1/4" BPA BRASS CAP PER BPA SUBSTATION PLAN MAP SERIAL NO. 154199 HELD FOR THE CORNERS OF THE BPA TRACT
- (1520) FOUND 3-1/4" BPA BRASS CAP PER BPA SUBSTATION PLAN MAP SERIAL NO. 154199 HELD FOR NORTH LINE OF GOVERNMENT LOT 5
- (1523) FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "1815" PER COUNTY SURVEY NO. 2000002, HELD FOR NORTH LINE OF GOVERNMENT LOT 5

### OWNERS

LEONARD AUBERT  
&  
KAREN AUBERT

### REFERENCED SURVEYS

- R1. SURVEY PERFORMED BY DJ & A SURVEY FOR BPA PARKDALE SUBSTATION FILED OCTOBER 24, 2019 COUNTY SURVEY NO. 2019045
- R2. SURVEY PERFORMED BY D.L.C. SURVEYING FOR PAN O RAMA ESTATES INC. FILED JUNE 22 1977. COUNTY SURVEY NO. 1977056
- R3. SURVEY PERFORMED TERRA SURVEYING FOR ROBERT HENDRIX FILED FEBRUARY 25, 2000 COUNTY SURVEY NO. 2000002
- R4. SURVEY PERFORMED BY SAN JUAN CONSULTING FOR GARY ROBINSON FILED OCTOBER 16, 2000 COUNTY SURVEY NO. 2000080
- R5. SURVEY PERFORMED BY KLEIN & ASSOCIATES, INC. FOR JESUS G & DENISE HERNANDEZ FILED JUNE 9, 2010 COUNTY SURVEY NO. 2010025
- R6. SURVEY PERFORMED BY DIELSCHNEIDER ASSOCIATES INC FOR LESTER MARTIN FILED DECEMBER 15, 1972. COUNTY SURVEY NO. 1972055

### REFERENCED DEEDS

D1 = QUITCLAIM DEED HOOD RIVER COUNTY DOCUMENT NO. 841149

### EXISTING EASEMENTS

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: EAST FORK IRRIGATION DISTRICT RECORDED: NOVEMBER 18, 1890, IN BOOK: F, PAGE: 365 IRRIGATION WATER UTILITY EASEMENT SHOWN ON PLAT

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: APRIL 21, 1952, IN BOOK: 47, PAGE: 435 POWER UTILITY EASEMENT SHOWN ON PLAT (BIG EDDY-TROUTDALE TRANSMISSION LINE)

ALSO RECORDED: OCTOBER 4, 1965, IN BOOK: 84, PAGE: 108 POWER UTILITY EASEMENT SHOWN ON PLAT (JOHN DAY TO KELLER NO. 1 TRANSMISSION LINE)

LIMITED ACCESS PROVISIONS CONTAINED IN DEED FROM . TO STATE OF OREGON, BY AND THROUGH ITS STATE HIGHWAY COMMISSION, WHICH PROVIDED THAT NO RIGHT OR EASEMENT OF RIGHT OF ACCESS TO, FROM OR ACROSS THE STATE HIGHWAY OTHER THAN EXPRESSLY THEREIN PROVIDED FOR SHALL ATTACH TO THE ABUTTING PROPERTY, RECORDED: NOVEMBER 4, 1960, IN BOOK: 67, PAGE: 698 PUBLIC HIGHWAY EASEMENT SHOWN AS HIGHWAY 35

TOGETHER WITH AMENDED INDENTURE OF ACCESS; RECORDED: FEBRUARY 1, 1968, IN INSTRUMENT NO.: 680132 PRIVATE HIGHWAY ACCESS EASEMENT (NOT SHOWN LOCATED SOUTH OF PARCEL 1)

ALSO RECORDED: DECEMBER 2, 1969, IN INSTRUMENT NO.: 691701 PRIVATE HIGHWAY EASEMENT (NOT SHOWN LOCATED SOUTH OF PARCEL 1)

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: MT HOOD IRRIGATION DISTRICT RECORDED: FEBRUARY 24, 1964, IN BOOK: 75, PAGE: 256 PRIVATE IRRIGATION LINE EASEMENT UNKNOWN LOCATION, NOT SHOWN ON THIS PLAT.

### 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 QUITCLAIM DEED HOOD RIVER COUNTY DOCUMENT NO. 841149.

PARCEL 1 OF THIS PLAT WAS ESTABLISHED AS FOLLOWS:

THE NORTH LINE WAS ESTABLISHED BY COMPUTING THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, BY HOLDING THE FOUND NORTHWEST SECTION AND WEST QUARTER CORNER OF SECTION 34. AND ALSO HOLDING MONUMENTS ESTABLISHED ON THE NORTH LINE OF THE BPA PARKDALE SUBSTATION.

QUITCLAIM DEED HOOD RIVER COUNTY DOCUMENT NO. 841149 RECORDED JULY 6, 1984, CALLS FOR BPA MONUMENTS AT ALL OF THE CORNERS.

I FOUND AND HELD THE BPA MONUMENTS AS SHOWN ON THIS SURVEY AND CALLED FOR IN SAID QUITCLAIM DEED HOOD RIVER COUNTY DOCUMENT NO. 841149, EXCEPT THE NORTHWEST CORNER MONUMENT WHICH WAS FOUND OUT OF POSITION BY 2.7 FEET, THE REMAINING SIX MONUMENTS CALLED FOR IN THE DEED FELL WITHIN ACCEPTABLE TOLERANCES.

A PREVIOUS SURVEY BY FILED AS COUNTY SURVEY NO. 2019-045 DID NOT ACCEPT MONUMENT NO.S 1515, 1516 OR 1517.

THE JOHN DAY TO KELLER NO. 1 TRANSMISSION LINE WAS COMPUTED BY LOCATING IRON RODS BELOW THE TOWERS. THE OTHER TRANSMISSION LINES WERE LOCATED BY TIES TO THE EXISTING TOWERS.

DIMENSIONS ARE SHOWN BETWEEN EACH TRANSMISSION LINE. BPA HAS A PERPETUAL EASEMENT AND RIGHT OF WAY FOR ALL OF THE LANDS LOCATED SOUTH OF A LINE WHICH IS 380 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF GOVERNMENT LOT 5.

### 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 QUITCLAIM DEED 841149 RECORDED JULY 6, 1984 HOOD RIVER COUNTY DEED RECORDS. LOCATED IN THE IN GOVERNMENT LOT 5, SECTION 34, TOWNSHIP 1 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, HOOD RIVER COUNTY, OREGON, DESCRIBED AS FOLLOWS.

BEGINNING AT THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 5; THENCE SOUTH 85°59'40" EAST, ALONG THE NORTH LINE OF SAID LOT 5, A DISTANCE OF 90.24 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF OREGON STATE PRIMARY STATE HIGHWAY NO. 35, AND THE POINT OF BEGINNING; THENCE SOUTH 89°59'40" EAST, CONTINUING ALONG THE NORTH LINE OF SAID LOT 5, A DISTANCE OF 488.63 FEET TO A 3-1/4" BPA ALUMINUM CAP; THENCE SOUTH 00°59'17" WEST, 899.61 FEET TO A 3-1/4" BPA ALUMINUM CAP; THENCE SOUTH 85°58'03" EAST, 800.20 FEET TO A 3-1/4" BPA ALUMINUM CAP; THENCE SOUTH 00°58'41" WEST, 246.51 FEET TO A 3-1/4" BPA BRASS CAP ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE BONNEVILLE POWER ADMINISTRATION, JOHN DAY-KELLER NO. 1 TRANSMISSION LINE AS DESCRIBED IN BOOK 84, PAGE 108 DEED RECORDS, HOOD RIVER COUNTY, OREGON; THENCE NORTH 75°08'40" WEST, ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1272.44 FEET TO A 3-1/4" BPA BRASS CAP; THENCE SOUTH 87°31'44" WEST, ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 49.20 FEET TO A 3-1/4" BPA BRASS CAP ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY NO. 35; THENCE NORTH 00°49'27" EAST, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY 35, A DISTANCE OF 912.34 FEET TO THE POINT OF BEGINNING

FOR THE INITIAL POINT FOR THIS PLAT, I HELD A 3-1/4" BPA ALUMINUM CAP AT THE SOUTHWEST CORNER OF PARCEL 1 OF THIS PLAT, SAID INITIAL POINT IS LOCATED NORTH 00°43'48" EAST, 383.34 FEET; THENCE NORTH 87°31'44" EAST, A DISTANCE OF 88.73 FEET FROM THE WEST 1/4 CORNER OF SECTION 34, 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



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SHEET 2 OF 2  
WILLAMETTE MERIDIAN  
HOOD RIVER COUNTY, OREGON

1/4	SEC	T.	R.
34	1N.	10E.	

SURVEY PERFORMED FOR:  
LEONARD AUBERT & KAREN AUBERT  
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