

# PROPERTY LINE ADJUSTMENT

LOCATED IN THE NE 1/4 OF SECTION 33,  
T. 1N., R. 10E., W.M.  
HOOD RIVER COUNTY, STATE OF OREGON  
TAX LOTS 201 AND 300 01N10E33

HOOD RIVER COUNTY  
SURVEYOR'S OFFICE

SURVEY NO. 2024 003  
FILED 1/19/2024  
BY *ms*

LINE #	DIRECTION	LENGTH
L1	N85°43'11"W	5.56
L2	S10°20'26"W	14.44
L3	S19°00'31"W	56.09
L4	S15°32'01"W	41.33
L5	S1°02'18"W	29.25
L6	S9°01'43"E	108.27
L7	S0°32'03"W	76.04
L8	S2°14'41"E	34.29
L9	S7°29'36"E	115.22
L10	S13°10'10"E	68.87
L11	S30°55'25"E	19.29
L12	S38°05'30"E	116.08
L13	S36°00'50"E	47.02
L14	S14°28'44"E	118.08
L15	S17°32'07"E	81.92

## 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 COUNTY SURVEY NUMBER
- R1 RECORD DATA PER RECORD OF SURVEY NO.
- FD FOUND DISTANCE
- D DEED DISTANCE
- RM REFERENCE MONUMENT
- LCR LAND CORNER CARD
- — — — — PROPERTY BOUNDARY LINE
- — — — — PROPERTY LINE BEING ADJUSTED
- - - - - HIGHWAY RIGHT-OF-WAY LINE
- — — — — HIGHWAY CENTERLINE

## FOUND MONUMENT INFORMATION

- (251) FOUND 3" BRASS DISK IN MONUMENT CASE HELD FOR NORTHEAST CORNER OF SECTION 33, SEE LCR 1018
- (250) FOUND 3" BRASS DISK IN MONUMENT CASE HELD FOR EAST QUARTER CORNER SECTION 33, SEE LCR 1019
- (257) FOUND 5/8" REBAR WITH 1 1/4" RED PLASTIC CAP (KA OR58608) PER SURVEY NO. 2023027, HELD FOR CORNER
- (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. PARTITION PLAT 2023-06P PERFORMED BY KLEIN & ASSOCIATES FOR LEONARD AUBERT & KAREN AUBERT, FILED JULY 31, 2023; COUNTY SURVEY NO. 2023027
- R2. SURVEY PERFORMED BY DONALD H KARSCH, COLUMBIA BOUNDARY MANAGEMENT ZONE, U.S.F.S. PACIFIC NORTHWEST REGION 6, FOR THE HOOD RIVER RANGER DISTRICT, MT HOOD NATIONAL FOREST, FILED JUNE 20, 2005 COUNTY SURVEY NO. 2005041
- R3. SURVEY PERFORMED BY HOOD RIVER COUNTY DEPT. OF PUBLIC WORKS FOR SURVEY OF TOLL BRIDGE PARK. FILED OCTOBER 14, 1976 NO. 7653
- R4. SURVEY PERFORMED BY HOOD RIVER COUNTY DEPT. OF PUBLIC WORKS FOR DIMMICK PARK BOUNDARY FILED DECEMBER 30, 1981 NO. 81109

## REFERENCED DEEDS

- D1 WARRANTY DEED, INSTRUMENT NO. 741339 (TAX LOT 201)
- D2 WARRANTY DEED, INSTRUMENT NO. 20040104 (TAX LOT 300)
- D3 STATUTORY QUITCLAIM DEED NO. 2023-02408 (TAX LOT 201)
- D4 STATUTORY QUITCLAIM DEED NO. 2023-02409 (TAX LOT 300)

## NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO MONUMENT THE COMMON PROPERTY LINE FOR A PROPERTY LINE ADJUSTMENT BETWEEN TAX LOT 201 AND TAX LOT 300, AS DESCRIBED IN PROPERTY LINE STATUTORY QUITCLAIM DEED INSTRUMENT NO. 2023-02408 AND STATUTORY QUITCLAIM DEED INSTRUMENT NO. 2023-02409.

THE EXTERIOR BOUNDARY OF TAX LOT 300 WAS ESTABLISHED BY HOLDING THE NORTHEAST CORNER OF SECTION 33 AND THE EAST QUARTER CORNER OF SECTION 33. THEN USING THE DEED DISTANCES PER WARRANTY DEED, INSTRUMENT NO. 20040104.

THE DEED DISTANCE ARE DESCRIBED ALONG THE EAST LINE OF SECTION 33. THERE IS AN ORIGINAL ROAD RIGHT OF WAY WHICH WAS ORIGINALLY 40 FEET IN WIDTH LOCATED 20 FEET ON EACH SIDE OF THE SECTION LINE. SAID ROAD RIGHT-OF-WAY STILL EXISTS IN THIS AREA AND IS THE EASTERLY 20.00 FEET OF TAX LOT 300 AND TAX LOT 201.

THE EXTERIOR BOUNDARY OF TAX LOT 201 WAS NOT SURVEYED OR MONUMENTED DURING THIS SURVEY. IT IS COMPUTED USING RECORD DATA.

NEW MONUMENTS WERE THEN SET ON THE ADJUSTED PROPERTY LINE AT CLIENTS REQUEST.

## AREA NOTE:

PARCEL	ORIGINAL AREA	NEW AREA
TAX LOT 201	23.89 ACRES	23.89 ACRES
TAX LOT 300	0.61 ACRES	0.61 ACRES

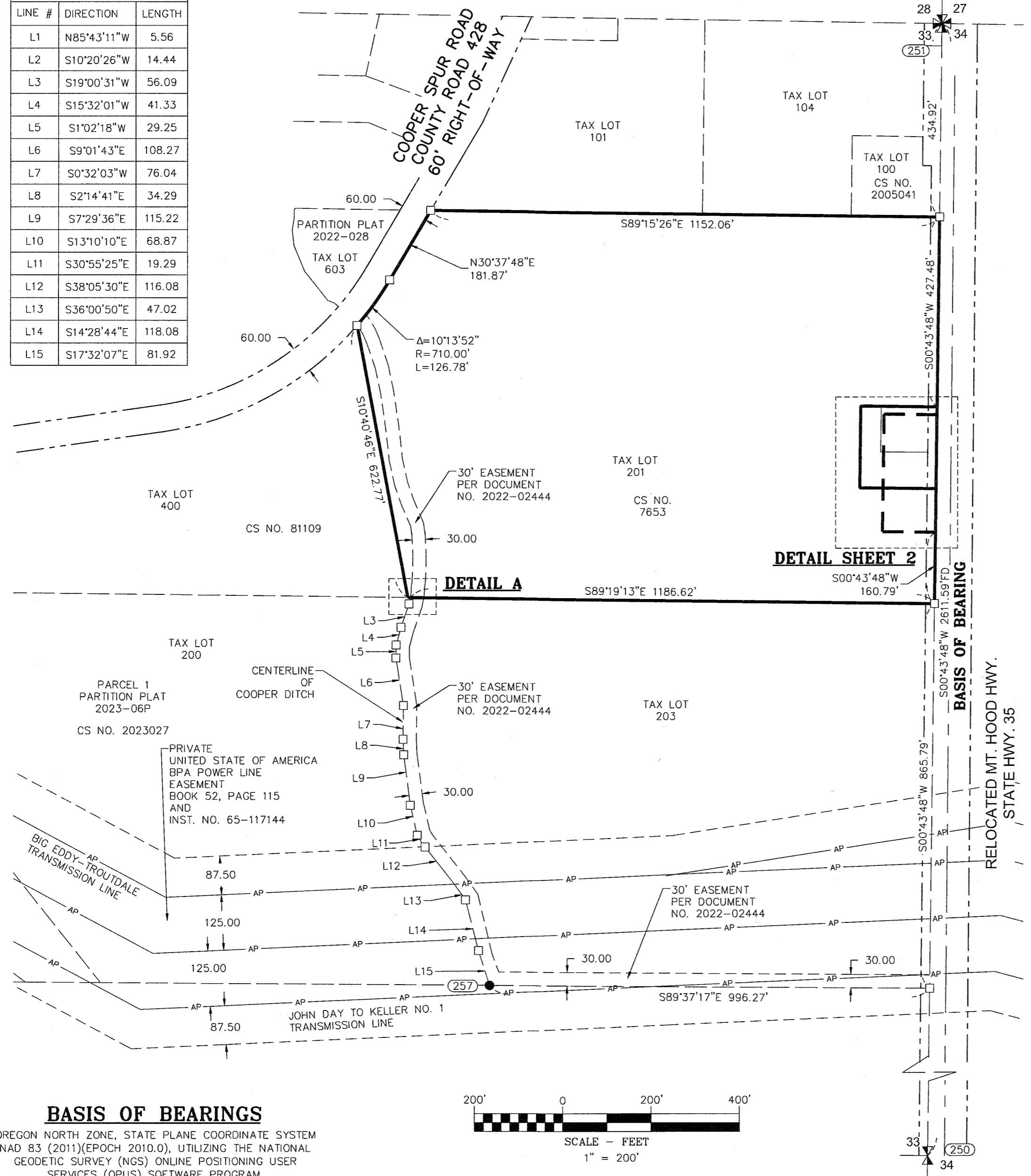
AREAS NOT INCLUDING ROAD RIGHT-OF-WAYS

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Leonides J. Sandoval*

OREGON  
JULY 12, 2016  
LEONIDES J. SANDOVAL  
58608

Expires 6-30-2024

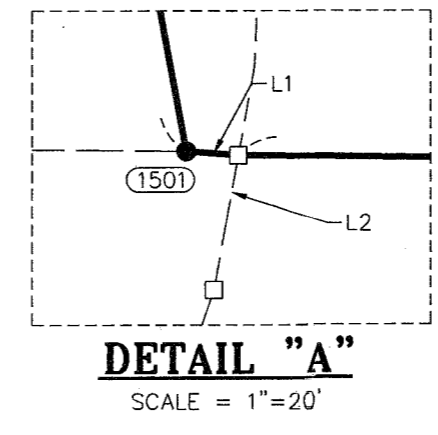


**BASIS OF BEARINGS**  
OREGON NORTH ZONE, STATE PLANE COORDINATE SYSTEM  
NAD 83 (2011)(EPOCH 2010.0), UTILIZING THE NATIONAL  
GEODETIC SURVEY (NGS) ONLINE POSITIONING USER  
SERVICES (OPUS) SOFTWARE PROGRAM.  
BETWEEN MONUMENT NO. 250 & 251

**OWNERS**  
GEORGE AUBERT ORCHARDS INC.  
&  
PAUL LOUIS AUBERT

SURVEY PERFORMED FOR:  
PAUL LOUIS AUBERT  
DATE OF MONUMENTS: December 5, 2023  
PROJECT: 23-03-10 DRAFT: LJS  
FILE: 230310.DWG LAYOUT TAB: OR SURVEY

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

SHEET 1 OF 2  
WILLAMETTE MERIDIAN  
HOOD RIVER COUNTY, OREGON

1/4 SEC	T.	R.
<input checked="" type="checkbox"/>	33	1N. 10E.
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CS# 2024003

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TAX LOTS 201 AND 300 01N10E33

HOOD RIVER COUNTY  
SURVEYOR'S OFFICE

SURVEY NO. 2024003  
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## LEGEND

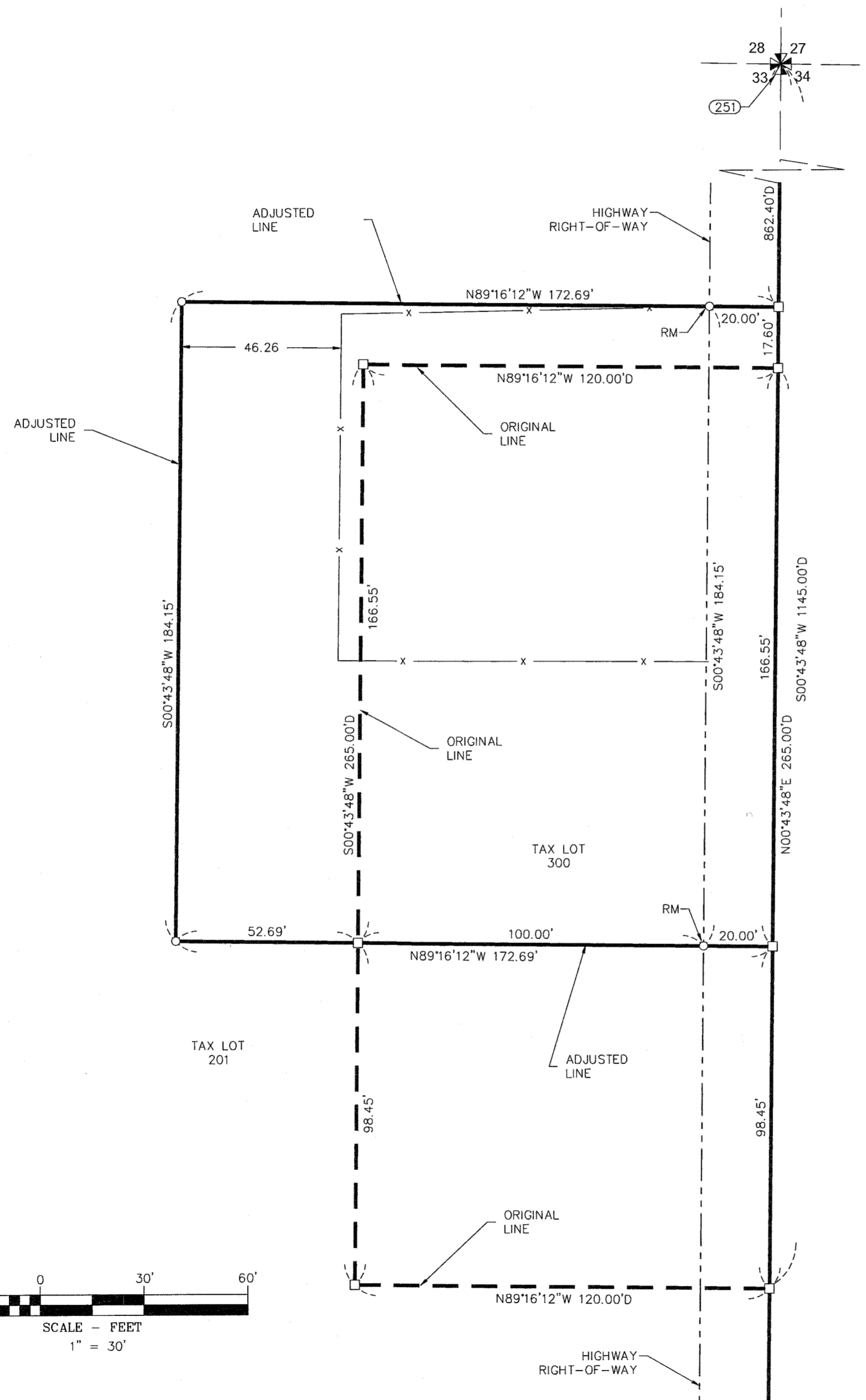
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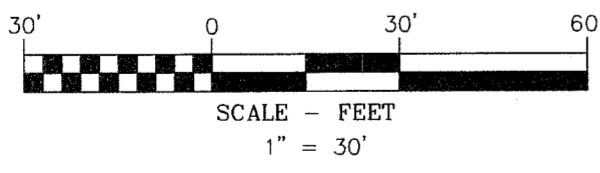
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RELOCATED MT. HOOD HWY.  
STATE HWY. 35  
(VARIED WIDTH RIGHT-OF-WAY)



## OWNERS

GEORGE AUBERT ORCHARDS INC.  
&  
PAUL LOUIS AUBERT

REGISTERED  
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*Leonides J. Sandoval*  
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