

RE-PLAT

A PORTION OF LOT 23, ADAMS PARADISE ACRES  
SE 1/4 SW 1/4 SECTION 26, T. 3N., R. 10E., W.M.  
CITY OF HOOD RIVER, STATE OF OREGON.  
3N 10E 26CD TAX LOT 1701 AND 1702

REFERENCED DEEDS

D1- STATUTORY WARRANTY DEED, INSTRUMENT NO. 2023-01947.  
D2- DEED CREATING ESTATE BY THE ENTIRETY NO. 2014-03034

EASEMENTS OF RECORD

A RIGHT OF WAY FOR A DITCH OR PIPE FOR IRRIGATION WATER,  
RESERVED BY: W. GARRABRANT AND GLORIA GARRABRANT  
RECORDED JULY 27, 1921  
INSTRUMENT NO.: BOOK 15, PAGE 417  
NO SPECIFIC LOCATION OR WIDTH IS GIVEN  
EASEMENT PERMITTING THE GRANTEEES TO THE USE OF WATER.  
EASEMENT IS NOT SHOWN ON THIS PLAT  
(EASEMENT IS PRIVATE)

A SLOPE AND FILL EASEMENT  
GRANTED TO THE CITY OF HOOD RIVER  
RECORDED: MAY 29, 1969  
INSTRUMENT NO. 890714  
RE-RECORDED: AUGUST 28, 1969  
INSTRUMENT NO. 691238  
EASEMENT IS SHOWN ON THIS PLAT  
(EASEMENT IS PRESUMED TO BE PUBLIC)

A BURIED SEWER LINE EASEMENT  
RECORDED: AUGUST 29, 1980  
INSTRUMENT NO.: 801979  
EASEMENT IS SHOWN ON THIS PLAT  
(EASEMENT IS PRIVATE)

SEWER LINE EASEMENT  
RECORDED: JANUARY 26, 1988  
INSTRUMENT NO.: 880125  
EASEMENT IS SHOWN ON THIS PLAT AS APPROXIMATE  
PER THE MINOR SUBDIVISION APPLICATION DOCUMENT  
(EASEMENT IS PRIVATE)

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 LAND IS DESCRIBED IN DEED CREATING ESTATE BY THE ENTIRETY  
INSTRUMENT NO. 2014-03034 AND STATUTORY WARRANTY DEED, INSTRUMENT NO. 2023-01947  
HOOD RIVER COUNTY DEED RECORDS DESCRIBED AS FOLLOWS:

A PORTION OF LOT 23, ADAMS PARADISE ACREAGE LOCATED IN THE SOUTHWEST QUARTER OF  
SECTION 26, TOWNSHIP 3 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN IN HOOD RIVER  
COUNTY, STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 23, ADAMS PARADISE ACREAGE, IN THE  
SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 10 EAST, OF THE WILLAMETTE  
MERIDIAN.

THENCE NORTH 89°12'18" WEST, ALONG THE SOUTH LINE OF SAID SECTION 26, A DISTANCE OF 60.00  
FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 26;

THENCE CONTINUING NORTH 89°12'18" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST  
QUARTER OF SECTION 26, A DISTANCE OF 236.50 FEET TO A POINT;

THENCE NORTH 00°47'42" EAST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING, ALSO  
BEING THE SOUTHWEST CORNER OF THAT CERTAIN TRACT DESCRIBED IN DEED CREATING ESTATE  
BY THE ENTIRETY, INSTRUMENT NO. 2014-03034.

THENCE NORTH 00°16'16" EAST, A DISTANCE OF 200.00 FEET TO THE NORTHWEST CORNER OF SAID  
TRACT DESCRIBED IN DEED CREATING ESTATE BY THE ENTIRETY, INSTRUMENT NO. 2014-03034.

THENCE SOUTH 89°00'36" EAST, ALONG THE NORTH LINE OF SAID TRACT DESCRIBED IN DEED  
CREATING ESTATE BY THE ENTIRETY, INSTRUMENT NO. 2014-03034, A DISTANCE OF 80.00 FEET TO  
THE NORTHEAST CORNER THEREOF.

THENCE SOUTH 00°13'56" WEST ALONG THE EAST LINE OF SAID SAID TRACT DESCRIBED IN DEED  
CREATING ESTATE BY THE ENTIRETY, INSTRUMENT NO. 2014-03034 AND SAID TRACT DESCRIBED IN  
STATUTORY WARRANTY DEED, INSTRUMENT NO. 2023-01947, A DISTANCE OF 199.73 FEET TO THE  
SOUTHEAST CORNER OF SAID TRACT DESCRIBED IN STATUTORY WARRANTY DEED, INSTRUMENT  
NO. 2023-01947.

THENCE NORTH 89°12'18" WEST, ALONG THE SOUTH LINE OF SAID TRACT DESCRIBED IN STATUTORY  
WARRANTY DEED, INSTRUMENT NO. 2023-01947, A DISTANCE OF 80.14 FEET TO THE POINT OF  
BEGINNING;

FOR THE INITIAL POINT FOR THIS PLAT SET A 5/8" X 30" REBAR WITH 1 1/4" RED PLASTIC CAP (KA  
OR58608), AT THE SOUTHWEST CORNER OF PARCEL 2. WHICH IS LOCATED NORTH 89°12'18" WEST,  
ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 26, A DISTANCE OF 236.50  
FEET; THENCE NORTH 00°47'42" EAST, A DISTANCE OF 20.00 FEET FROM THE SOUTH QUARTER  
CORNER OF SECTION 26.

*Leonides J. Sandoval*  
LEONIDES J. SANDOVAL PS. 58608



OWNERS  
JILL BURNETTE  
PO BOX 1965, HOOD RIVER OR 97031  
&  
LARRY BLACKBURN  
MADELEINE L. BLACKBURN  
PO BOX 1719, HOOD RIVER OR 97031

SURVEY PERFORMED FOR:  
JILL BURNETTE  
DATE OF MONUMENT: OCTOBER 28, 2024  
PROJECT: 24-09-21 DRAFT: GD  
FILE: 240921.DWG LAYOUT TAB: OR SURVEY

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



SHEET 1 OF 2  
WILLAMETTE MERIDIAN  
HOOD RIVER COUNTY, OREGON

|                                     |      |     |      |
|-------------------------------------|------|-----|------|
| 1/4                                 | SEC  | T.  | R.   |
| <input checked="" type="checkbox"/> | 26CD | 3N. | 10E. |
| <input type="checkbox"/>            |      |     |      |

HOOD RIVER COUNTY  
SURVEYOR'S OFFICE

SURVEY NO. 2025040  
FILED 9/4/2025  
BY BL

PARTITION RE-PLAT NO. 2025-060P

INSTRUMENT RECEIVED ON THE 2nd  
DAY OF September 2025 11:03 AT AM

*Quinn Maclellan*  
HOOD RIVER COUNTY DIRECTOR OF  
RECORDS AND ASSESSMENTS

DECLARATION

WE, THE OWNERS OF THE LAND SHOWN  
HEREIN, HEREBY DECLARE THAT THIS RE-PLAT  
HAS BEEN MADE WITH OUR FREE CONSENT  
AND IN ACCORDANCE WITH OUR DESIRES. AND  
THE PROVISIONS OF ORS CHAPTER 92.  
FURTHERMORE WE DEDICATED A 10.00 FOOT  
WIDE PUBLIC UTILITY AND ACCESS EASEMENT  
ALONG THE STREET FRONTAGE OF PARCELS 1  
AND 2, AS SHOWN ON THIS PLAT.

*Jill Burnette* 8/15/25  
JILL BURNETTE DATE  
TRUSTEE OF THE JILL BURNETTE TRUST  
DATED SEPTEMBER 27, 2023.  
*Larry Blackburn* 8/11/25  
LARRY BLACKBURN DATE  
*Madeline L. Blackburn* 8/11/25  
MADELEINE L. BLACKBURN DATE

ACKNOWLEDGMENTS

ON THIS 4th DAY OF August, 2025  
BEFORE ME A NOTARY PUBLIC FOR THE  
STATE OF OREGON, APPEARED  
LARRY BLACKBURN AND MADELEINE  
L. BLACKBURN KNOWN TO ME  
PERSONALLY, WHO BEING FIRST DULY  
SWORN, SAID THAT THEY DID  
ACKNOWLEDGE THIS INSTRUMENT OF  
THEIR FREE AND VOLUNTARY ACT.

*Roxann Cochran*  
NOTARY PUBLIC-(NAME) NOTARY  
*Roxann Cochran*  
SIGNATURE  
STATE OF Oregon  
COMMISSION NO. 1045834  
MY COMMISSION EXPIRES February 28, 2028

ACKNOWLEDGMENTS

ON THIS 5 DAY OF August, 2025 BEFORE  
ME A NOTARY PUBLIC FOR THE STATE OF  
OREGON, APPEARED  
JILL BURNETTE, TRUSTEE OF THE JILL  
BURNETTE TRUST, DATED SEPTEMBER 27,  
2023. KNOWN TO ME PERSONALLY, WHO  
BEING FIRST DULY SWORN, SAID THAT SHE  
DID ACKNOWLEDGE THIS INSTRUMENT OF  
HER FREE AND VOLUNTARY ACT.

*Roxann Cochran*  
NOTARY PUBLIC-(NAME) NOTARY  
*Roxann Cochran*  
SIGNATURE  
STATE OF Oregon  
COMMISSION NO. 1045834  
MY COMMISSION EXPIRES February 28, 2028

APPROVALS

I HEREBY CERTIFY THIS PARTITION WAS  
EXAMINED AND APPROVED AS OF  
THIS 11th DAY OF August, 2025.

*Blair*  
HOOD RIVER COUNTY SURVEYOR

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

*Shirley Patterson*  
HOOD RIVER COUNTY DIRECTOR  
OF BUDGET AND FINANCE

I HEREBY CERTIFY THIS PARTITION WAS  
EXAMINED AND APPROVED AS OF  
THIS 15th DAY OF August, 2025

*Shirley Patterson*  
CITY OF HOOD RIVER COUNTY PLANNING  
DIRECTOR  
FILE NO. 2024-45

CS# 2025040

2025-06P

HOOD RIVER COUNTY  
SURVEYOR'S OFFICE

SURVEY NO. 2025040

FILED 9/4/2025

BY *JS*

## AREA NOTE:

| PARCEL   | ORIGINAL AREA | NEW AREA     |
|----------|---------------|--------------|
| PARCEL 1 | 7,288 SQ.FT.  | 7,010 SQ.FT. |
| PARCEL 2 | 8,713 SQ.FT.  | 8,991 SQ.FT. |

## RE-PLAT

A PORTION OF LOT 23, ADAMS PARADISE ACRES  
SE 1/4 SW 1/4 SECTION 26, T. 3N., R. 10E., W.M.  
CITY OF HOOD RIVER, STATE OF OREGON.  
3N 10E 26CD TAX LOT 1701 AND 1702

R.O.S. 2007-028

## NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SHOW AND ESTABLISH THE LOCATIONS OF PROPERTY CORNER MONUMENTS WHICH ARE BEING SET AS PART OF HOOD RIVER COUNTY, RE-PLAT PLANNING FILE NUMBER 2024-45, BETWEEN TAX LOT NUMBERS 1701 AND 1702, OF TAX MAP NUMBER 03N-10E-26-CD.

THE EXTERIOR BOUNDARY OF TAX LOT 1701, WAS PREVIOUSLY SURVEYED AND MONUMENTED AS SHOWN IN SURVEY NO. 96043. FOUR MONUMENTS WERE FOUND AND ACCEPTED AS SHOWN IN SAID SURVEY NO. 96043. SAID MONUMENTS WERE USED TO COMPUTE THE EXTERIOR BOUNDARY OF TAX LOT 1701.

FOR TAX LOT 1702 THE NORTHEAST CORNER OF TAX LOT 1702, A 5/8" IRON ROD WAS FOUND AND HELD. HE SOUTHWEST CORNER CORNER WAS COMPUTED BY HOLDING DEED DISTANCE 236.50 WEST AND 20.00 FEET NORTH FROM THE SOUTH 1/4 CORNER. THE NORTHWEST CORNER WAS COMPUTED BY DEED DISTANCE USING A DISTANCE DISTANCE INTERSECTION FROM THE NORTHEAST AND SOUTHWEST CORNERS.

I SET CORNER MONUMENTS AS SHOWN.

## LEGEND

- SET 5/8" X 30" REBAR WITH 1 1/4" RED PLASTIC CAP (KLEIN AND ASSOC. OR58608)
- FOUND MONUMENT AS NOTED IN DESCRIPTIONS
- COMPUTED ANGLE POINT, NOT MONUMENTED
- R.M. REFERENCE MONUMENT
- R.O.S. RECORD OF SURVEY
- R1 RECORD DATA PER RECORD OF SURVEY NO.
- FD FOUND DATA
- CONCRETE DRIVEWAY

## MONUMENT INFORMATION

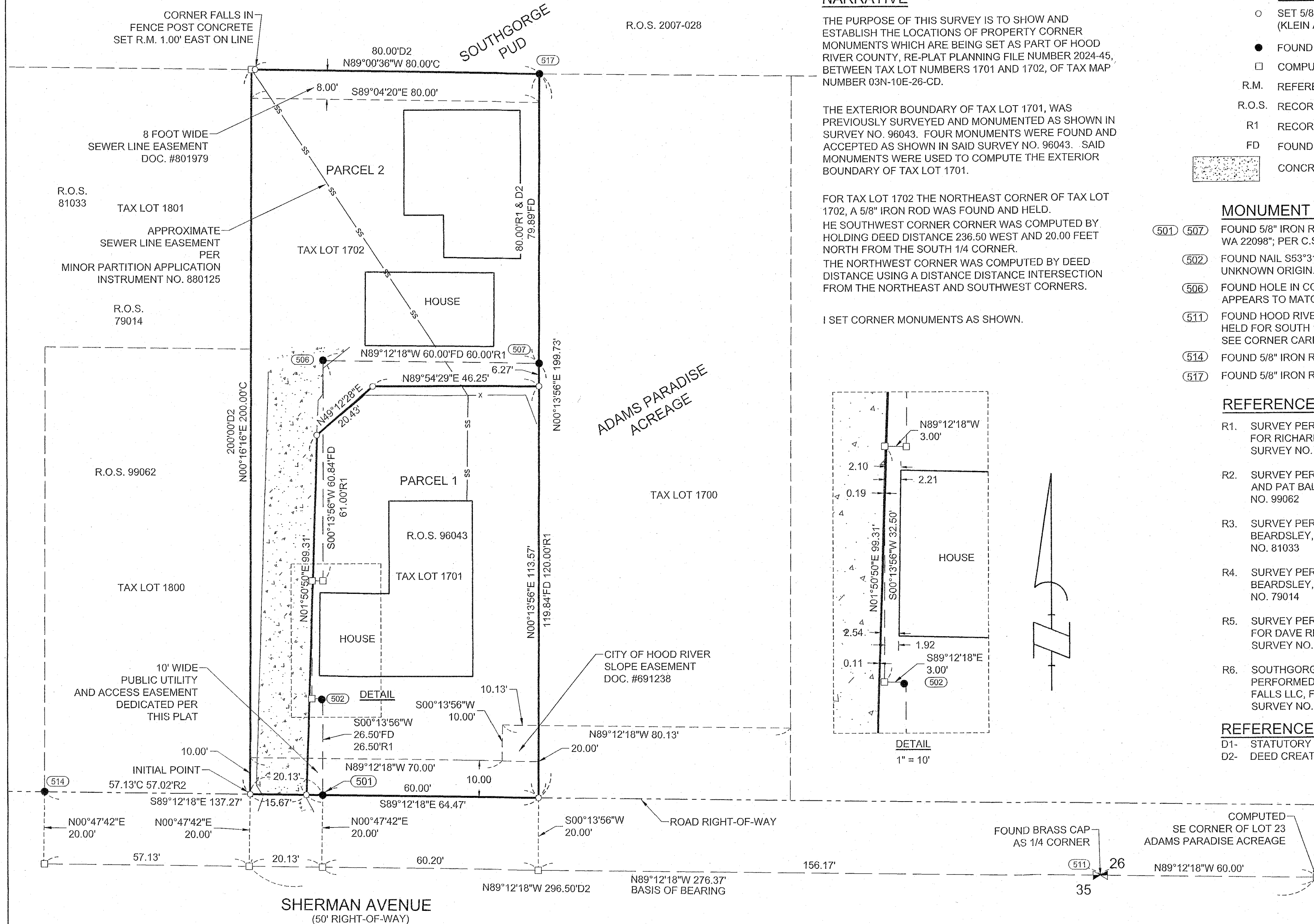
- (501) (507) FOUND 5/8" IRON ROD WITH Y.P.C. STAMPED "OR 932 & WA 22098"; PER C.S.NO. 96043. HELD.
- (502) FOUND NAIL S53°31'40"W-0.34' FROM COMPUTED POSITION. UNKNOWN ORIGIN.
- (506) FOUND HOLE IN CONCRETE DRIVEWAY. HOLE LOCATION APPEARS TO MATCH THE LOCATION PER C.S. NO. 96043
- (511) FOUND HOOD RIVER COUNTY BRASS CAP IN MONUMENT CASE HELD FOR SOUTH 1/4 CORNER OF SECTION 26. SEE CORNER CARD NO. 1122
- (514) FOUND 5/8" IRON ROD WITH Y.P.C. PER C.S. NO. 99062. HELD
- (517) FOUND 5/8" IRON ROD NO CAP PER C.S. NO. 81023. HELD.

## REFERENCED SURVEYS

- R1. SURVEY PERFORMED BY KLEIN & ASSOCIATES, INC, FOR RICHARD BAUM, FILED JULY 22, 1996 IN COUNTY SURVEY NO. 96043
- R2. SURVEY PERFORMED BY ROY GAYLORD FOR CHARLES AND PAT BALL, FILED AUGUST 24, 1999 IN COUNTY SURVEY NO. 99062
- R3. SURVEY PERFORMED BY DANNY CRON FOR CHUCK BEARDSLEY, FILED APRIL 13, 1981 IN COUNTY SURVEY NO. 81033
- R4. SURVEY PERFORMED BY DANNY CRON FOR CHUCK BEARDSLEY, FILED JANUARY 2, 1981 IN COUNTY SURVEY NO. 79014
- R5. SURVEY PERFORMED BY LARRY BISHOP FOR DAVE RHODES, FILED APRIL 13, 1981 IN COUNTY SURVEY NO. 81023
- R6. SOUTHGORGE PLANNED UNIT DEVELOPMENT PERFORMED BY TERRA SURVEYING FOR CLEARWATER FALLS LLC, FILED MARCH 28, 2007 IN COUNTY SURVEY NO. 2007028

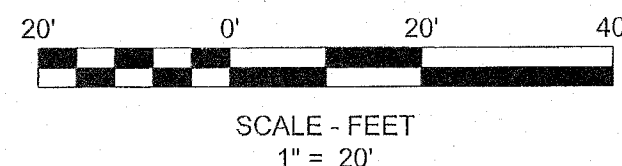
## REFERENCED DEEDS

- D1- STATUTORY WARRANTY DEED, INSTRUMENT NO. 2023-01947
- D2- DEED CREATING ESTATE BY THE ENTIRETY NO. 2014-03034

SHERMAN AVENUE  
(50' RIGHT-OF-WAY)

## OWNERS

JILL BURNETTE  
PO BOX 1965, HOOD RIVER OR 97031  
&  
LARRY BLACKBURN  
MADELEINE L. BLACKBURN  
PO BOX 1719, HOOD RIVER OR 97031



## BASIS OF BEARINGS

OREGON STATE PLANE COORDINATES SYSTEM  
NORTH ZONE, GRID NORTH, GROUND DISTANCE  
ESTABLISHED BY G.P.S. OBSERVATION BETWEEN  
POINT NO. 511 AND A COMPUTED POINT  
LOCATED 20.00 FEET SOUTH OF POINT NO. 501

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

REGISTERED  
PROFESSIONAL  
LAND SURVEYOROREGON  
JULY 12, 2016  
LEONIDES J. SANDOVAL  
58608

Expires 6-30-2026

SHEET 2 OF 2  
WILLAMETTE MERIDIAN  
HOOD RIVER COUNTY, OREGON

| 1/4  | SEC | T.   | R. |
|------|-----|------|----|
| 26CD | 3N. | 10E. |    |

SURVEY PERFORMED FOR:  
JILL BURNETTE  
DATE OF MONUMENT: MARCH 18, 2025  
PROJECT: 24-09-21 DRAFT: GD  
FILE: 240921.DWG LAYOUT TAB: OR SURVEY

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