

TERRA SURVEYING
PARTITION PLAT
for
RANDALL S. & LINDA M. JOHNSON

LOCATION OF SURVEY:
TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE
SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 2 NORTH, RANGE 10
EAST, WILLAMETTE MERIDIAN, HOOD RIVER COUNTY, OREGON.

PAGE 1 OF 2

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

CS# 2019050

DATE FILED: 12/18/2019

BY: *[Signature]*

File Number 201912P
Instrument received on the 12th day of
December, 2019 at 9:03 A.M.

[Signature]
Hood River County Director of Records
and Assessments.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
December 30, 2005
ERIK M. CARLSON
72306
Expires: December, 2019

DECLARATION/ACKNOWLEDGMENTS

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 in accordance with the provisions of ORS Ch.92.
and hereby dedicate to the public the variable width
access and utility easement as shown.

[Signature] 11/14/19
RANDALL S. JOHNSON DATE
[Signature] 11-14-19
LINDA M. JOHNSON DATE

This instrument was acknowledged before me on
the 14th day of November, 2019
by RANDALL S. JOHNSON AND LINDA M. JOHNSON

[Signature]
Notary Signature
Nancy Jane Carlson
PRINT

STATE OF Oregon }
COUNTY OF Hood River } s.s.
Subscribed and sworn to before me on this
14th day of November, 2019.

NOTARY PUBLIC - OREGON
COMMISSION NO. 985708
MY COMMISSION EXPIRES April 4, 2023

I hereby certify that all taxes and assessments due
hereon have been fully paid as required by law.

[Signature]
Hood River County Director of Budget and
Finance, Treasurer/ Tax Collector

I hereby certify this partition was ex-
amined and approved as of this 14th
day of NOVEMBER, 2019
[Signature]
Hood River County Surveyor

I hereby certify this partition was ex-
amined and approved as of this 20th
day of NOVEMBER, 2019.
[Signature]
Hood River County Planning Director

SURVEYOR'S CERTIFICATE

I, ERIK M. CARLSON, 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 AS FOLLOWS:

THE WEST HALF OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHWEST
QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTH HALF OF THE NORTH HALF OF
THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 2
NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN IN THE COUNTY OF HOOD RIVER
AND STATE OF OREGON.

TOGETHER WITH A TRACT LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3,
TOWNSHIP 2 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN IN HOOD RIVER
COUNTY AND STATE OF OREGON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8" IRON ROD, L.S.58608 MONUMENTING THE NORTHEAST CORNER
OF PARCEL 2 OF PARTITION PLAT NO.2018-06P; THENCE NORTH 89°51'54" WEST A
DISTANCE OF 176.28 FEET TO A 5/8" IRON ROD, L.S.72306 TO THE POINT OF
BEGINNING.

THENCE SOUTH 46°35'02" WEST A DISTANCE OF 17.88 FEET TO A 5/8" IRON ROD,
L.S.72306; THENCE NORTH 82°39'16" WEST A DISTANCE OF 35.14 FEET TO A POINT;
THENCE NORTH 07°20'44" EAST A DISTANCE OF 7.97 FEET TO A 5/8" IRON ROD,
L.S.72306 SET ON THE NORTH LINE OF SAID PARCEL 2; THENCE SOUTH 89°51'54" EAST
A DISTANCE OF 46.82 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM A TRACT LAND LOCATED IN THE SOUTHWEST QUARTER OF
SECTION 3, TOWNSHIP 2 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN IN HOOD
RIVER COUNTY AND STATE OF OREGON BEING MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

COMMENCING AT A 5/8" IRON ROD, L.S.58608 MONUMENTING THE NORTHEAST CORNER
OF PARCEL 2 OF PARTITION PLAT NO.2018-06P; THENCE NORTH 89°51'54" WEST A
DISTANCE OF 176.28 FEET TO A 5/8" IRON ROD, L.S.72306; THENCE NORTH 89°51'54"
WEST A DISTANCE OF 46.82 FEET TO THE POINT OF BEGINNING.

THENCE NORTH 07°20'44" EAST A DISTANCE OF 4.24 FEET TO A 5/8" IRON ROD,
L.S.72306; THENCE NORTH 89°51'56" WEST A DISTANCE OF 102.21 FEET TO A 5/8"
IRON ROD, L.S.72306; THENCE SOUTH 00°09'53" WEST A DISTANCE OF 4.21 FEET TO
THE NORTH LINE OF SAID PARCEL 2; THENCE SOUTH 89°51'54" EAST A DISTANCE OF
101.88 FEET TO THE POINT OF BEGINNING

THE INITIAL POINT IS A 5/8" IRON ROD, L.S. 58608 FOUND AT THE SOUTHWEST CORNER
OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE
SOUTHWEST QUARTER OF SECTION 3.

REFERENCES:

- C.S. #78009, SURVEY FOR MARTIN BY CRON, L.S.1028, FILED FEBRUARY 7, 1978.
- C.S. #81042, SURVEY FOR BOWE BY BISHOP, L.S. 896, FILED JULY 29, 1981.
- C.S. #82021, SURVEY FOR BACON BY CRON, L.S.1028, FILED DECEMBER 2, 1982.
- C.S. #87076, SURVEY FOR RITCOCH BY CRON, L.S.1028, FILED DECEMBER 4, 1987.
- C.S. #89009, SURVEY FOR RITCOCH BY CRON, L.S.1028, FILED MARCH 13, 1989.
- C.S. #94040, SURVEY FOR BASHAM BY CRON, L.S.1028, FILED MAY 19, 1994.
- C.S. #98014, PARTITION PLAT NO.9802 FOR NEVIN BY DOWD, L.S.2393, FILED FEBRUARY 26, 1998.
- C.S. #2003057, SURVEY FOR SELFIDGE BY DOWD, L.S.2393, FILED AUGUST 21, 2003.
- C.S. #2004080, PARTITION PLAT NO.200412P FOR PHILLIPS BY GAYLORD, L.S.1815, FILED NOVEMBER 23, 2004.
- C.S. #2004088, SURVEY FOR MARQUEZ BY KLEIN, L.S.932, FILED DECEMBER 30, 2004.
- C.S. #2008013, PROPERTY LINE ADJUSTMENT FOR SCRIBNER AND VONFLOTOW BY DOWD, L.S.2393, FILED MARCH 12, 2008.
- C.S. #2012054, BOUNDARY LINE ADJUSTMENT FOR WESTSIDE FIRE BY CARLSON, L.S.72306, FILED DECEMBER 20, 2012.
- C.S. #2018021, PARTITION PLAT NO. 201806P FOR MURPHY BY KLEIN L.S.58608, FILED MAY 3, 2018.
- C.S. #2019023, PROPERTY LINE ADJUSTMENT SURVEY FOR JOHNSON/MURPHY BY TERRA L.S.72306, FILED APRIL 11, 2019.

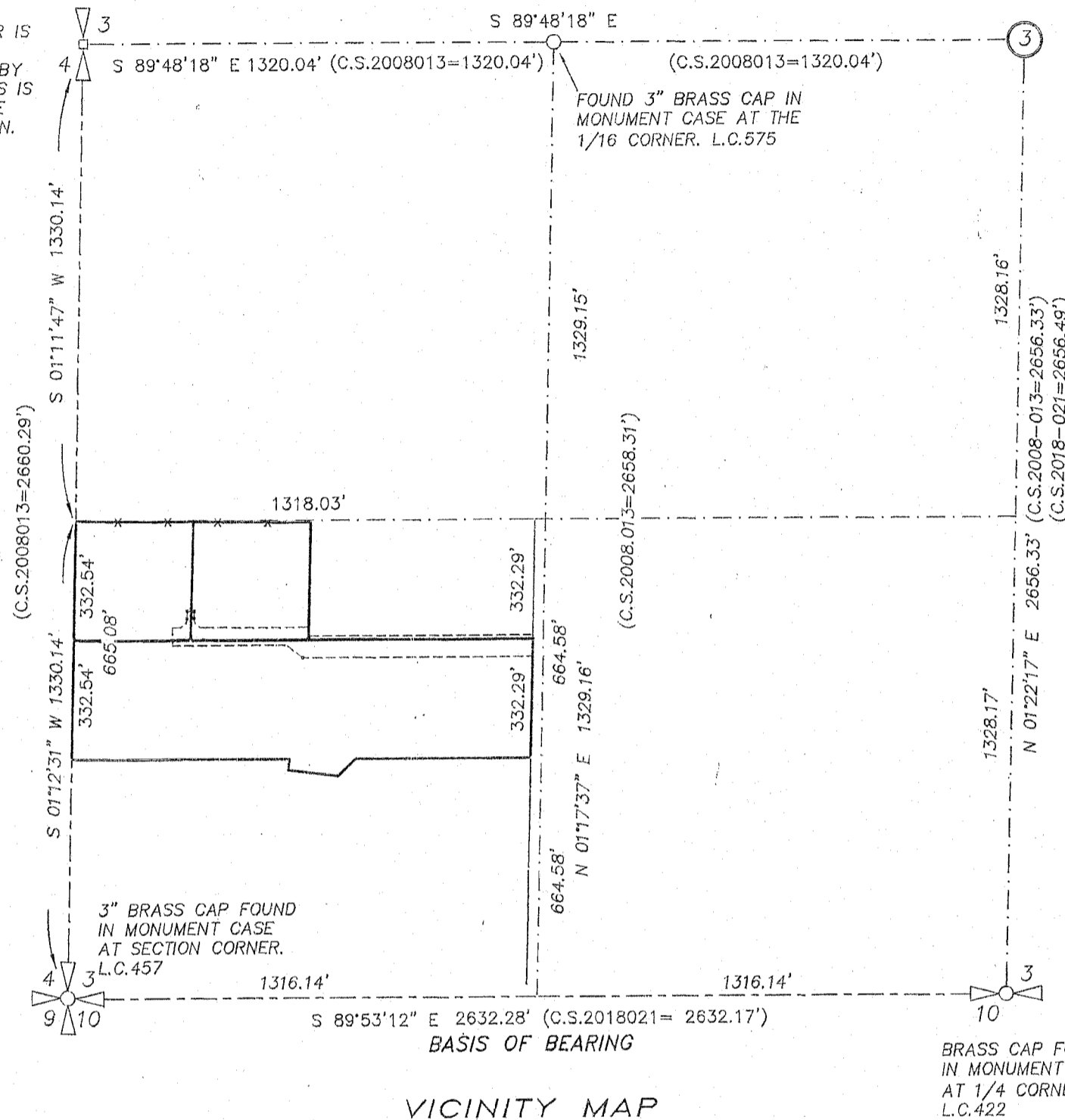
EXISTING EASEMENTS:

BOOK 33, PAGE 806, PRIVATE POWER EASEMENT FOR PACIFIC POWER AND
LIGHT COMPANY (1946). DESCRIBED GENERALLY AS LOCATED IN THE SOUTH
HALF OF THE NORTH HALF OF SW 1/4 OF THE SW 1/4 OF SECTION 3.
NOT SHOWN.

BOOK 40, PAGE 603, PRIVATE EASEMENT FOR PIPE LINE. DESCRIBED
GENERALLY AS LOCATED IN THE SOUTH HALF OF THE NORTH HALF OF SW
1/4 OF THE SW 1/4 OF SECTION 3. NOT SHOWN.

INST#2017-00651, DEED RESTRICTION. SEE DOCUMENT FOR DETAILS.

THIS QUARTER CORNER IS
BASED ON COUNTY
SURVEY No. 2008013 BY
WYEAST SURVEYS. THIS IS
BASED ON A DISTANCE
DISTANCE INTERSECTION.
L.C.516



VICINITY MAP
SCALE: 1" = 400'

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION TAX LOT 3001 AND 3100 INTO THREE
PARCELS AS SHOWN ON THE PLAT. THE BOUNDARY IS DESCRIBED AS ALIQUOT PARTS FROM
THE SOUTHWEST QUARTER OF SECTION 3. WE TIED BRASS CAPS AT THE NORTH 1/16TH CORNER,
SOUTHWEST AND SOUTHEAST CORNERS OF SAID SOUTHWEST QUARTER OF SECTION 3. THE
CENTER QUARTER SECTION AND WEST QUARTER CORNERS WERE CALCULATED USING
DISTANCE-DISTANCE INTERSECTIONS FROM C.S.2008013. I PROCEEDED TO BREAKDOWN THE
QUARTER INTO ALIQUOT PARTS FROM THESE FIELD TIES. WE RECOVERED AND HELD A 5/8"
IRON ROD, L.S.58608 AT THE SOUTHWEST CORNER OF THE SOUTH HALF OF NORTH HALF OF THE
SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND A 5/8" IRON ROD, L.S.58608 ON THE
SOUTH LINE OF SAID SOUTH HALF, BEING ON THE RIGHT OF WAY OF METHODIST ROAD. A
BOUNDARY LINE ADJUSTMENT SURVEY (C.S.2019023) WAS CONDUCTED PRIOR TO THIS PLAT TO
CORRECT AN ENCROACHING BUILDING ON THE SOUTH LINE. WE TIED INTO THE MONUMENTS SET
ON THAT SURVEY AS SHOWN. MULTIPLE MONUMENTS WERE RECOVERED AT THE NORTHWEST
CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF
SECTION 3. I HELD A 1/2" IRON ROD SET ON C.S.78009 AT THE NORTHWEST CORNER OF THIS
PLAT, BEING THE 1/16TH CORNER AS IT FIT THE SECTION BREAKDOWN. THE 1/16 CORNER AT
THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF SOUTHWEST QUARTER WAS NOT
FOUND, THEREFORE WE USED THE ABOVE BREAKDOWN TO POSITION THAT CORNER YIELDING THE
SOUTH HALF OF SAID NORTH HALF. THE BASIS OF BEARING FOR THIS PLAT IS THE SOUTH
LINE OF SECTION 3 AS MEASURES ON C.S.2018-021.

BASIS OF BEARING:
HOOD RIVER COUNTY SURVEY No. 2018-021

TERRA SURVEYING

DATE: AUGUST 4, 2019
SCALE: 1" = 100'
PROJECT: 13035
ASSESSOR'S MAP: 2N-10E-3C TL 3100
P.O. BOX 617
HOOD RIVER, OREGON 97031
PHONE: (541) 386-4531
E-Mail: terra@gorge.net
www.terrandsurveying.com

CS# 2019050

TERRA SURVEYING
 PARTITION PLAT
 for
RANDALL S. & LINDA M. JOHNSON

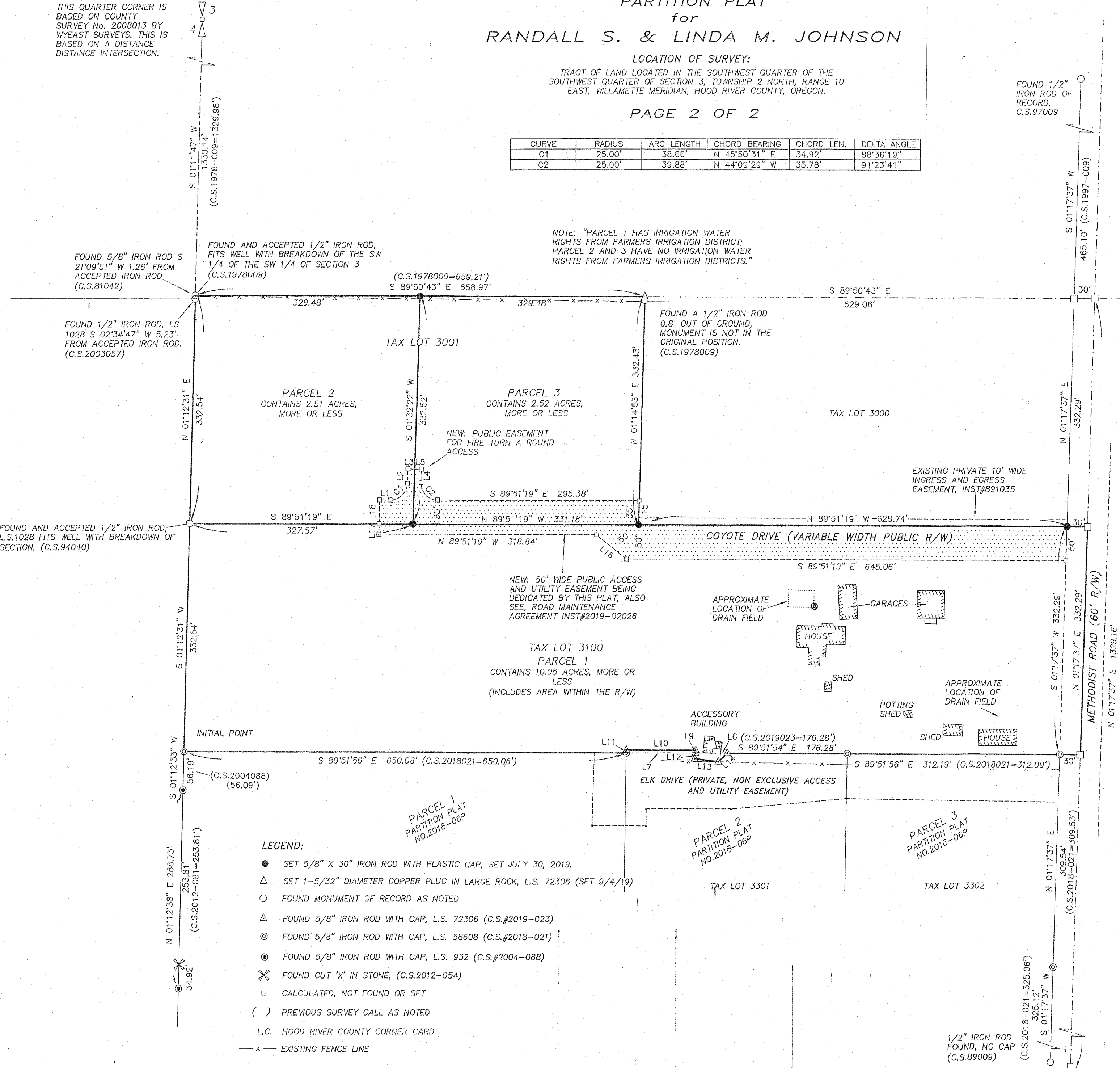
LOCATION OF SURVEY:
 TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE
 SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 2 NORTH, RANGE 10
 EAST, WILLAMETTE MERIDIAN, HOOD RIVER COUNTY, OREGON.

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CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LEN.	DELTA ANGLE
C1	25.00'	38.66'	N 45°50'31" E	34.92'	88°36'19"
C2	25.00'	39.88'	N 44°09'29" W	35.78'	91°23'41"

HOOD RIVER COUNTY
 SURVEYOR'S OFFICE
 CS# **2019 050**
 DATE FILED: **12/18/2019**
 BY: **BA**

LINE	BEARING	DISTANCE
L1	S 89°51'19" E	15.72'
L2	N 01°32'22" E	21.10'
L3	S 88°27'39" E	10.00'
L4	S 01°32'22" W	19.40'
L5	S 88°27'38" E	10.00'
L6	S 89°51'54" E	46.82'
L7	S 89°51'54" E	101.68'
L8	S 89°51'56" E	34.42'
L9	S 07°20'44" W	4.24'
L10	S 89°51'56" E	102.21'
L11	S 00°09'53" W	4.21'
L12	S 07°20'44" W	7.97'
L13	S 82°39'16" E	35.14'
L14	S 46°35'02" W	17.88'
L15	N 01°45'12" E	35.00'
L16	S 51°45'12" E	56.87'
L17	N 00°23'07" E	50.00'
L18	N 00°37'08" E	15.00'



0' 100' 200' 300'

SCALE: 1" = 100'

BASIS OF BEARING:
 HOOD RIVER COUNTY SURVEY No. 2018-021

REGISTERED PROFESSIONAL LAND SURVEYOR

Erik M. Carlson

OREGON
 December 30, 2005
 ERIK M. CARLSON
 72306
 Expires: December, 2019

TERRA SURVEYING

DATE: AUGUST 4, 2019
 SCALE: 1" = 100'
 PROJECT: 13035
 ASSESSORS MAP: 2N-10E-3C TL 3100
 2N-10E-3C TL 3001

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CS# 2019 050