

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# 2020 027

DATE FILED: 6/22/2020

By: EC

File Number 202009P
Instrument received on the 15th day of
JUNE, 2020 at 2:03 P.M.

Hood River County Director of Records
and Assessments.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Erik M. Carlson

OREGON
December 30, 2005
ERIK M. CARLSON
72306

Expires: December, 2021

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.

Randall S. Johnson 6-11-2020
RANDALL S. JOHNSON DATE
Linda M. Johnson 6-11-2020
LINDA M. JOHNSON DATE

This instrument was acknowledged before me on
the 11 day of June, 2020

by RANDALL S. JOHNSON AND LINDA M. JOHNSON
Denise Healy Endow
Notary Signature
Denise Healy Endow
PRINT

STATE OF Oregon }
COUNTY OF Hood River } s.s.
Subscribed and sworn to before me on this
11 day of June, 2020

NOTARY PUBLIC - OREGON
COMMISSION NO. 987291
MY COMMISSION EXPIRES May 5, 2023

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

Montina Budde
Hood River County Director of Budget and
Finance, Treasurer/ Tax Collector

I hereby certify this partition was ex-
amined and approved as of this 11th day
of JUNE, 2020

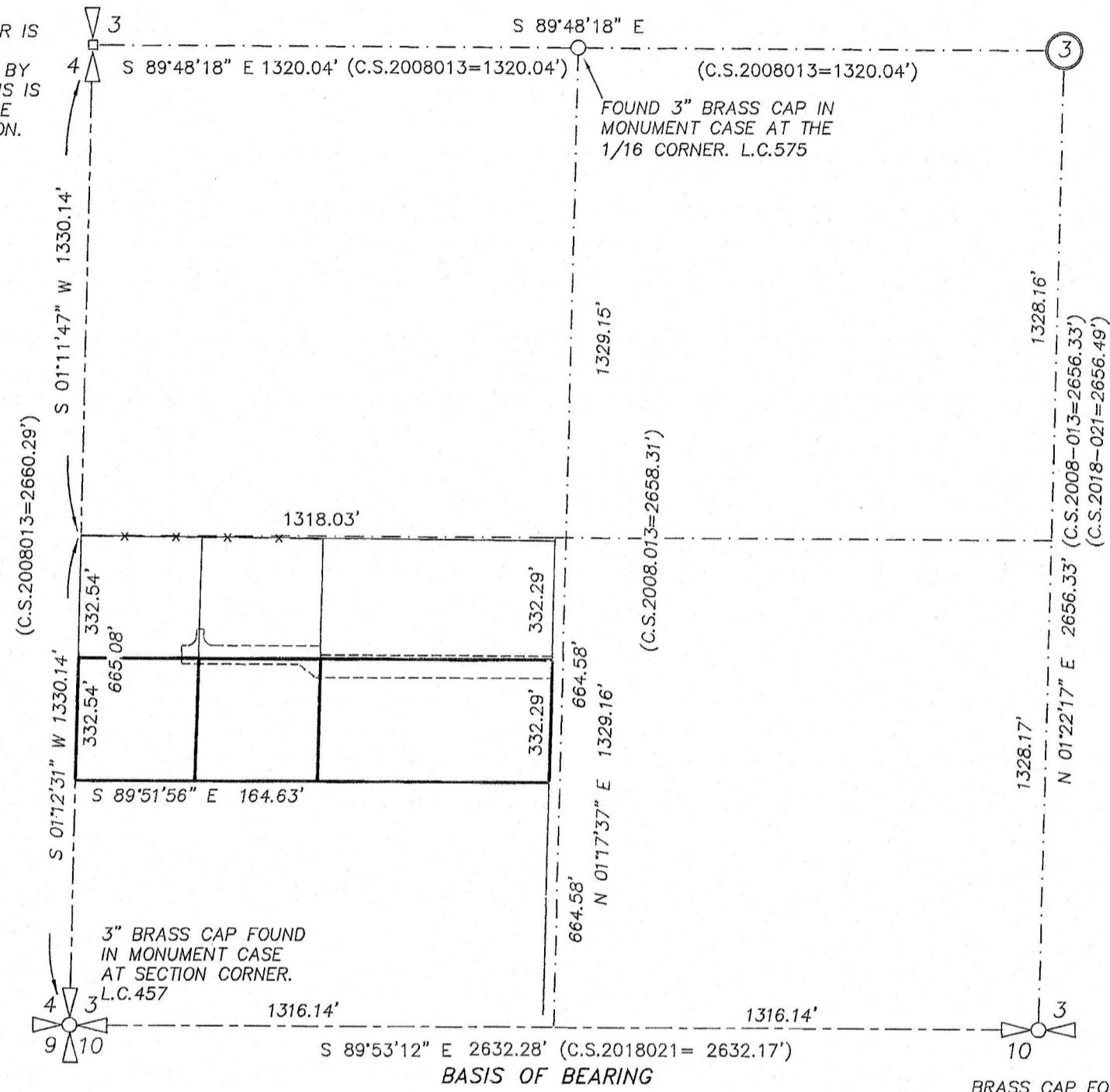
JBrown
Hood River County Surveyor

I hereby certify this partition was ex-
amined and approved as of this 15th day
of JUNE, 2020

Ann D. Walker
Hood River County Planning Director

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

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'

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 SELFRIDGE 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.
- C.S. #2019050, PARTITION PLAT NO.2019-12P FOR JOHNSON BY TERRA L.S.72306, FILED DECEMBER 18, 2019.

EXISTING EASEMENTS:

- BOOK 33, PAGE 606, 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.
- INST#2020-01078, ROAD AND MAINTENANCE AGREEMENT AND EASEMENT FOR UTILITIES.

SURVEYOR'S CERTIFICATE

I, ERIC 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:

PARCEL 1 OF PARTITION PLAT NO. 2019-12P, RECORDED IN HOOD RIVER COUNTY RECORDS ON DECEMBER 12, 2019. LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 2 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, HOOD RIVER COUNTY, STATE OF OREGON.

THE INITIAL POINT IS A 5/8" IRON ROD, L.S. 58608 FOUND AT THE SOUTHWEST CORNER OF SAID PARCEL 1.

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION TAX LOT 3100 INTO THREE PARCELS AS SHOWN ON THE PLAT. THE BOUNDARY IS DESCRIBED AS PARCEL 1 OF PARTITION PLAT NO. 2019-12P, TERRA PLATTED THIS IN 2019. THE MONUMENTS FROM THE PREVIOUS PLAT WERE RECOVERED AND FOUND TO BE IN GOOD SHAPE. SEE THE NARRATIVE FROM PARTITION PLAT NO. 2019-12P FOR THE DETAILS OF THE BOUNDARY RESOLUTION. THE BASIS OF BEARING FOR THIS PLAT IS THE SOUTH LINE OF SECTION 3 AS SHOWN ON C.S.2018-021.

TERRA SURVEYING

DATE: MAY 14, 2020
SCALE: 1" = 100'
PROJECT: 13035
ASSESSORS 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# 2020 027

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.

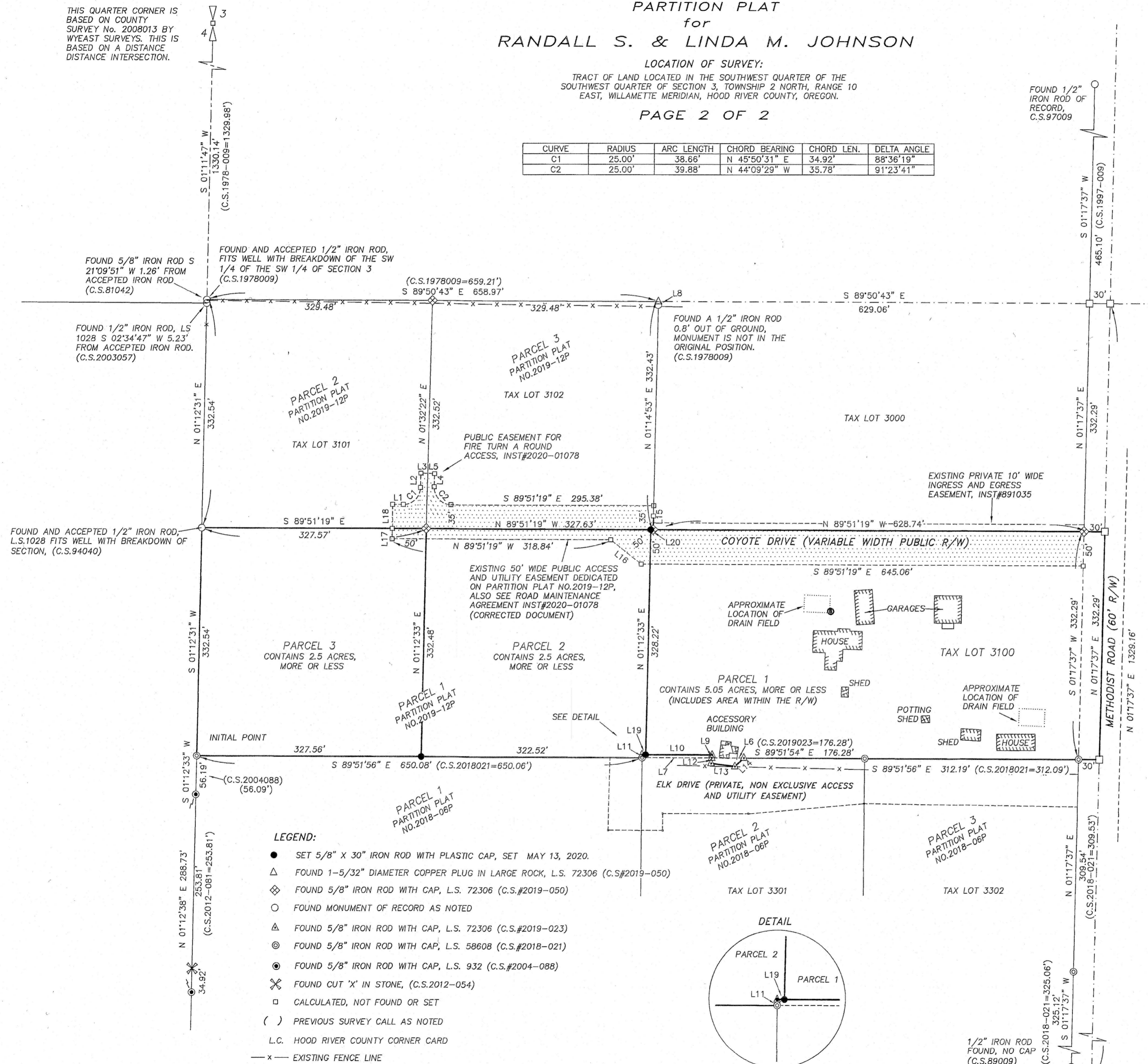
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HOOD RIVER COUNTY
 SURVEYOR'S OFFICE

CS# **2020 027**
 DATE FILED: **6/22/20**
 BY: **BL**

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"

LINE	BEARING	DISTANCE
L1	S 89°51'19" E	15.72'
L2	N 01°32'22" E	21.10'
L3	S 88°27'38" 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	N 04°40'09" E	5.12'
L9	S 07°20'44" W	4.24'
L10	S 89°51'56" E	97.02'
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°14'53" E	35.00'
L16	S 51°45'12" E	56.87'
L17	N 00°37'08" E	15.00'
L18	N 00°37'08" E	35.00'
L19	S 89°51'56" E	5.19'
L20	S 89°51'19" E	3.55'



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

FOUND 1/2" IRON ROD OF
 RECORD,
 C.S. 97009

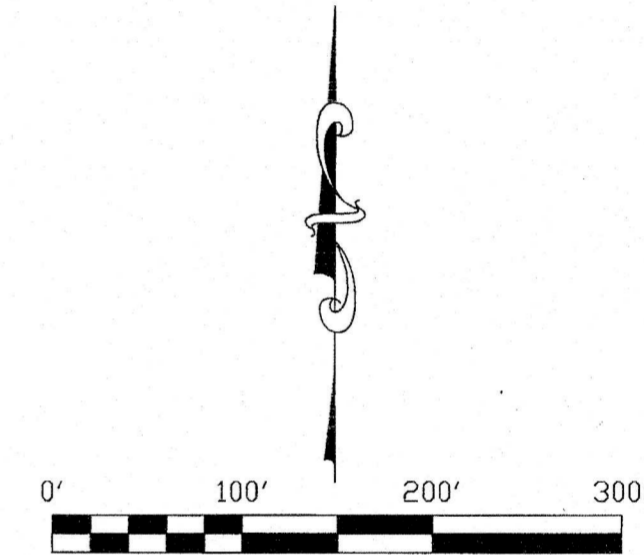
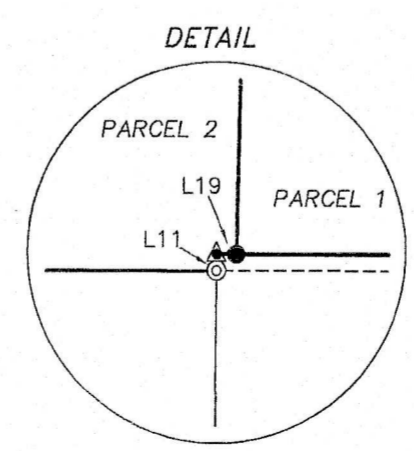
FOUND AND ACCEPTED 1/2" IRON ROD,
 FITS WELL WITH BREAKDOWN OF THE SW
 1/4 OF THE SW 1/4 OF SECTION 3
 (C.S. 1978009)

FOUND 1/2" IRON ROD, L.S.
 1028 S 02°34'47" W 5.23'
 FROM ACCEPTED IRON ROD.
 (C.S. 2003057)

FOUND A 1/2" IRON ROD
 0.8' OUT OF GROUND,
 MONUMENT IS NOT IN THE
 ORIGINAL POSITION.
 (C.S. 1978009)

FOUND AND ACCEPTED 1/2" IRON ROD,
 L.S. 1028 FITS WELL WITH BREAKDOWN OF
 SECTION, (C.S. 94040)

- LEGEND:**
- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP, SET MAY 13, 2020.
 - △ FOUND 1-5/32" DIAMETER COPPER PLUG IN LARGE ROCK, L.S. 72306 (C.S.#2019-050)
 - ◇ FOUND 5/8" IRON ROD WITH CAP, L.S. 72306 (C.S.#2019-050)
 - FOUND MONUMENT OF RECORD AS NOTED
 - △ FOUND 5/8" IRON ROD WITH CAP, L.S. 72306 (C.S.#2019-023)
 - ⊙ FOUND 5/8" IRON ROD WITH CAP, L.S. 58608 (C.S.#2018-021)
 - FOUND 5/8" IRON ROD WITH CAP, L.S. 932 (C.S.#2004-088)
 - ✕ FOUND CUT 'X' IN STONE, (C.S. 2012-054)
 - CALCULATED, NOT FOUND OR SET
 - () PREVIOUS SURVEY CALL AS NOTED
 - L.C. HOOD RIVER COUNTY CORNER CARD
 - x- EXISTING FENCE LINE



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, 2021

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1/2" IRON ROD
 FOUND, NO CAP
 (C.S. 89009)