

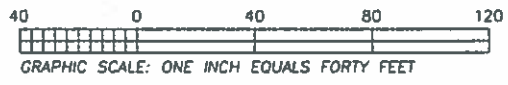
RECEIVED
MAR 20 2022
City of Sandy

JOHNSTON PARK

SITUATED IN THE SE 1/4 OF SECTION 14, T.2S., R.4E., W.M.
COUNTY OF CLACKAMAS, STATE OF OREGON
CLACKAMAS COUNTY COMMISSIONERS ORDER No. 2004-82
DATE: JUNE 30, 2022

SHEET 1 OF 2

- LEGEND**
- FOUND MONUMENT OR REMNANT THEREOF, AS NOTED
 - 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "TOWNSHIP SURVEYS" MONUMENTS SET ??????????????
 - (M) BEARING AND MEASURED DISTANCE BETWEEN FOUND MONUMENTS
 - HELD MONUMENT USED FOR CONTROL
 - I.R. IRON ROD
 - W/ALC WITH ALUMINUM CAP MARKED 'XXXXX'
 - W/YPC WITH YELLOW PLASTIC CAP MARKED 'XXXXX', OR AS NOTED
 - C.C.P.R. CLACKAMAS COUNTY PLAT RECORDS
 - (PN) PLAT NAME, C.C.P.R.
 - (S) SET IN (PN)
 - (PS) PROBABLY SET IN POST MONUMENTATION OF (PN)
 - {XXXX} RECORD DISTANCE AS PER JOHNSTON PARK, C.C.P.R.
 - {XXXX} RECORD DISTANCE AS PER PARMELE ESTATES, C.C.P.R.
 - (TYP.) TYPICAL, REPEATED FEATURE

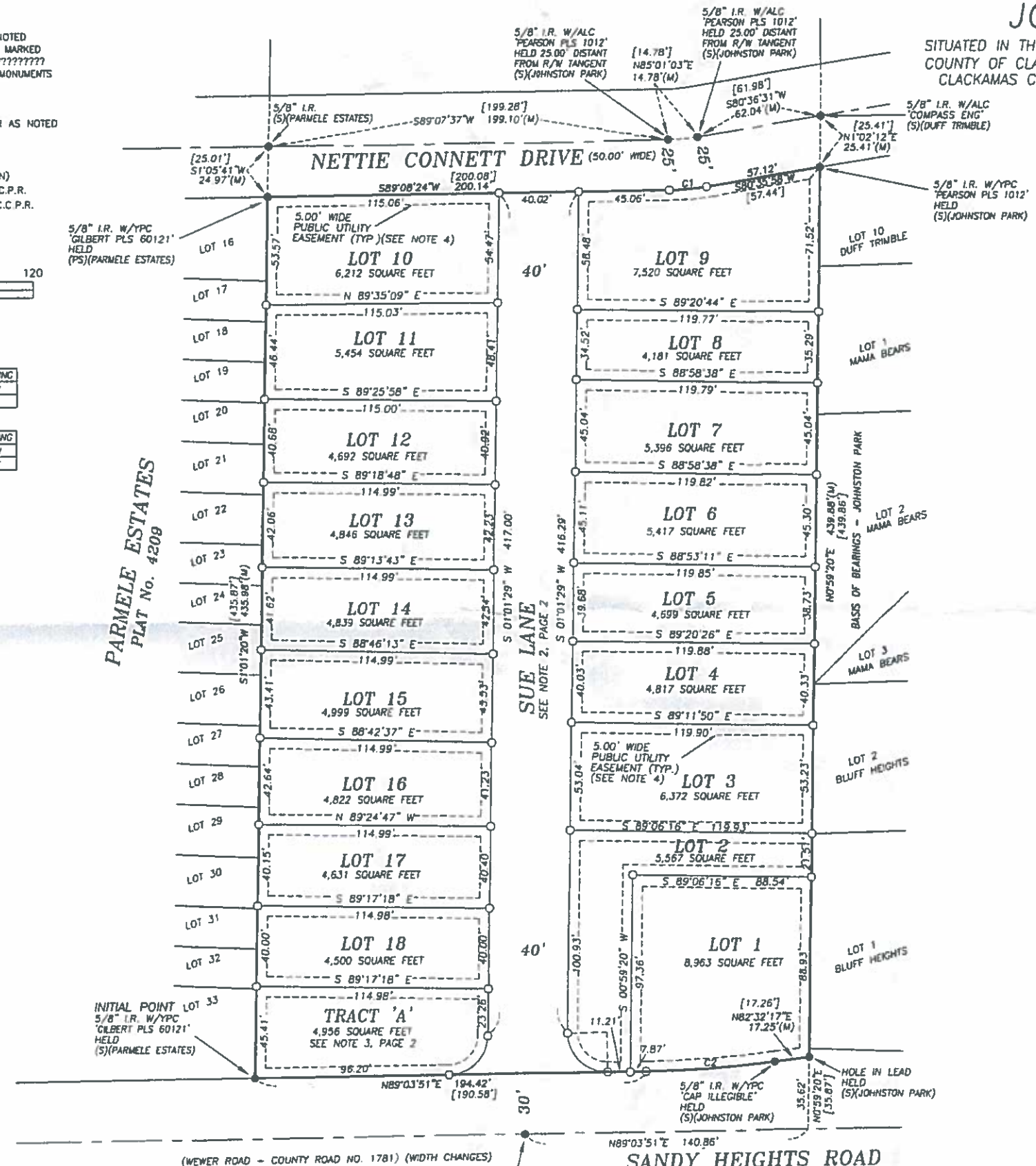


CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	18.63'	125.00'	8°32'27"	18.62'	S84°52'11"W
C2	66.64'	581.52'	6°33'56"	66.60'	N85°49'19"E

RECORD CURVE TABLE AS PER JOHNSTON PARK

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	18.50'	125.00'	8°28'41"	18.48'	S84°55'13"W
C2	63.91'	561.12'	6°31'54"	63.88'	N85°48'04"E



NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THAT TRACT OF LAND DESCRIBED IN DEED DOCUMENT NUMBER 2022-084, CLACKAMAS COUNTY SURVEY RECORDS. THE EXTERNAL BOUNDARIES OF THIS PLAT WERE DETERMINED BY THE OUT BOUND SURVEY NUMBER 2022-084, CLACKAMAS COUNTY SURVEY RECORDS. THIS SUBDIVISION IS BASED ENTIRELY ON SAID SURVEY.

ALL BEARINGS AND DISTANCES ON THE ATTACHED MAP ARE CALCULATED UNLESS SPECIFICALLY STATED OTHERWISE.

LINES WITHOUT BEARINGS AND DISTANCES ARE SHOWN FOR VISUAL ORIENTATION ONLY.

CLACKAMAS COUNTY RECORDS REFERENCED:

PLATS: BLUFF HEIGHTS, DUFF TRIMBLE, HAMILTON RIDGE NORTH, JOHNSTON PARK, MAMA BEARS, PARMELE ESTATES

SCALE: 1" = 40'

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JULY 11, 2006
LEE A. SPURGEON
65603LS
EXPIRES 6/30/24

CLIENT: RONALD JOHNSTON JOB NUMBER: 21-7498
TOWNSHIP LAND SURVEYS
1415 WASHINGTON STREET, OREGON CITY, OR 97045
(503)-856-4915

RECEIVED
MAR 20 2023
City of Sandy

JOHNSTON PARK

SITUATED IN THE SE 1/4 OF SECTION 14, T.2S., R.4E., W.M.
COUNTY OF CLACKAMAS, STATE OF OREGON
CLACKAMAS COUNTY COMMISSIONERS ORDER No. 2004-82
DATE: JUNE 30, 2022

SHEET 2 OF 2

SURVEYOR'S CERTIFICATE:

I LEE A. SPURGEON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THAT LAND REPRESENTED ON THE ATTACHED SUBDIVISION MAP OF 'JOHNSTON PARK', SAID LAND BEING THAT TRACT OF LAND DESCRIBED AS 'JOHNSTON PARK', IN DOCUMENT NO. 2022-084, CLACKAMAS COUNTY DEED RECORDS, SAID LAND SITUATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, A FIVE-EIGHTHS INCH DIAMETER IRON ROD WITH A YELLOW PLASTIC CAP MARKED 'GILBERT PLS 60121' FOUND AT THE SOUTHWEST CORNER OF SAID JOHNSTON PARK, DEED DOCUMENT NUMBER 2022-084, CLACKAMAS COUNTY SURVEY RECORDS; THENCE NORTH 89°03'51" EAST ALONG THE SOUTH LINE OF JOHNSTON PARK, 194.42 FEET TO A FIVE-EIGHTHS INCH DIAMETER IRON ROD WITH A YELLOW PLASTIC CAP MARKED 'TOWNSHIP LAND SURVEYS', MARKING THE BEGINNING OF A CURVE TO THE LEFT WHICH HAS A RADIUS OF 581.52 FEET, A CENTRAL ANGLE OF 6°33'56", AND A CHORD OF 66.64 FEET BEARING NORTH 85°49'15" EAST TO FIVE-EIGHTHS INCH DIAMETER IRON ROD WITH AN ILLEGIBLE CAP AT THE POINT OF TANGENCY; THENCE NORTH 82°32'17" EAST ALONG THE SOUTH LINE OF SAID JOHNSTON PARK 17.25 FEET TO A HOLE IN LEAD; THENCE NORTH 00°59'20" EAST 439.88 FEET TO A FIVE-EIGHTHS INCH DIAMETER IRON ROD WITH A YELLOW CAP MARKED 'PEARSON PLS 1012'; THENCE SOUTH 80°35'58" WEST 57.12 FEET TO A FIVE-EIGHTHS INCH DIAMETER IRON ROD WITH A YELLOW CAP MARKED 'TOWNSHIP LAND SURVEYS'; THENCE 18.63 FEET ALONG A CURVE TO THE RIGHT WHICH HAS A RADIUS OF 128.00 FEET, A CENTRAL ANGLE OF 8°32'27", AND A CHORD OF 18.62 FEET WHICH BEARS SOUTH 84°52'11" WEST TO A FIVE-EIGHTHS INCH DIAMETER IRON ROD WITH A YELLOW CAP MARKED 'TOWNSHIP LAND SURVEYS' AT THE POINT OF TANGENCY; THENCE SOUTH 89°08'24" WEST 200.14 FEET TO A FIVE-EIGHTHS INCH DIAMETER IRON ROD WITH A YELLOW CAP MARKED 'GILBERT PLS 60121'; THENCE SOUTH 01°01'20" WEST 435.98 FEET TO THE INITIAL POINT.
CONTAINING 2.574 ACRES


LEE A. SPURGEON - 65603LS

NOTES:

- 1) THIS PLAT IS UNDER THE JURISDICTIONAL CONTROL OF THE CITY OF SANDY AS PER ORS 92.830-845 IN WHICH A MANUFACTURED DWELLING PARK IS BEING SUBDIVIDED INTO LOTS.
- 2) SUE LANE IS A PRIVATE ROADWAY TO BE OWNED IN COMMON WITH ALL OF THE OWNERS OF LOTS IN THIS SUBDIVISION. THIS PLAT IS SUBJECT TO AND BENEFITS FROM THE TERMS AND CONDITIONS OF A RECIPROCAL EASEMENT AND MAINTENANCE AGREEMENT RECORDED AS DEED DOCUMENT NO. 2022-_____, CLACKAMAS COUNTY DEED RECORDS.
- 3) TRACT 'A' IS A STORM WATER STORAGE FACILITY AND IS OWNED IN COMMON BY THE OWNERS OF LOTS OF THIS SUBDIVISION AND IS SUBJECT TO THE TERMS AND CONDITIONS OF A MAINTENANCE AGREEMENT RECORDED AS DEED DOCUMENT NO. 2022-_____, CLACKAMAS COUNTY DEED RECORDS.
- 4) THIS PLAT IS SUBJECT TO A FIVE FOOT WIDE PUBLIC UTILITY AND REGULATED PRIVATE UTILITY EASEMENT ALONG ALL FRONT, SIDE AND REAR SIDE YARD LINES. THIS EASEMENT IS ALSO FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC AND PRIVATE STORM DRAINS.

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT RONALD JOHNSTON, OWNER OF THE LAND REPRESENTED ON THE ANNEXED MAP, AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, DOES HEREBY DECLARE THIS MAP OF THIS PARTITION PLAT TO BE CORRECT, AND HAVE CAUSED THIS PARTITION PLAT TO BE PREPARED WITH CONDITIONS AND/OR RESTRICTIONS, AND THE PROPERTY PARTITIONED AS SHOWN, IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92 OF THE OREGON REVISED STATUTES, AND DOES HEREBY GRANT THE EASEMENT(S) AS SHOWN, FOR THE PURPOSES AS SHOWN AND/OR NOTED.

RONALD JOHNSTON

ACKNOWLEDGMENT:

STATE OF OREGON }
COUNTY OF CLACKAMAS } SS

KNOW ALL PEOPLE BY THESE PRESENTS, THAT ON THIS _____ DAY OF _____, 2023
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, RONALD JOHNSTON APPEARED AND PROPERLY IDENTIFIED HIMSELF, BEING DULY SWORN, DOES HEREBY AFFIX HIS SIGNATURE VOLUNTARILY AND OF HIS OWN FREE WILL.

NOTARY SIGNATURE

NOTARY PUBLIC - OREGON

COMMISSION NO. _____

MY COMMISSION EXPIRES: _____

APPROVALS:

APPROVED THIS _____ DAY OF _____, 2023

CITY OF SANDY ENGINEER

APPROVED THIS _____ DAY OF _____, 2023

CITY OF SANDY PLANNING COMMISSION CHAIRMAN

APPROVED THIS _____ DAY OF _____, 2023

CLACKAMAS COUNTY SURVEYOR

ALL TAXES, FEES, ASSESSMENTS, AND OTHER CHARGES AS PROVIDED BY O.R.S. 92.095 HAVE BEEN PAID THROUGH JUNE 30, 20__

APPROVED THIS _____ DAY OF _____, 2023
CLACKAMAS COUNTY ASSESSOR & TAX COLLECTOR

BY: _____
DEPUTY

STATE OF OREGON }
COUNTY OF CLACKAMAS } SS

I DO HEREBY CERTIFY THAT THE ATTACHED SUBDIVISION WAS

RECEIVED FOR RECORD ON THE _____ DAY OF _____, 2023


AT _____ O'CLOCK _____ M

AS PARTITION PLAT NO. _____

DOCUMENT NO. _____
CATHERINE McMULLEN, CLACKAMAS COUNTY CLERK

BY: _____
DEPUTY

REGISTERED
PROFESSIONAL
LAND SURVEYOR


OREGON
JULY 11, 2006
LEE A. SPURGEON
65603LS
EXPIRES 6/30/24

CLIENT: RONALD JOHNSTON | JOB NUMBER: 21-7498
TOWNSHIP LAND SURVEYS
1415 WASHINGTON STREET, OREGON CITY, OR 97045
(503)-666-4915