

PLAT OF CITY CENTER
 LOCATED IN THE NW 1/4, NW 1/4 OF SECTION 16,
 TOWNSHIP 4 NORTH, RANGE 25 EAST, W.M.
 CITY OF BOARDMAN, MORROW COUNTY, OREGON.

LEGAL DESCRIPTION

ALL THAT PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 4 NORTH, RANGE 28 EAST, W.M., LYING WEST OF MAIN STREET AND NORTH OF KINKADE ROAD.

EXCEPTING THEREFROM THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 4 NORTH, RANGE 25 EAST OF THE WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF MAIN STREET WITH WEST KINKADE AVENUE; THENCE NORTH 00°22'04" EAST 281.89 FEET ALONG THE CENTERLINE OF SAID MAIN STREET; THENCE CONTINUING ALONG SAID CENTERLINE NORTHERLY 15.22 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 2,864.79 FEET THROUGH A CENTRAL ANGLE OF 00°18'16" TO A POINT OF RADIAL INTERSECTION WITH A LINE; THENCE NORTH 89°56'12" WEST 40.00 FEET TO A POINT ON THE WEST MARGIN OF SAID MAIN STREET AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 86°15'00" WEST 280.20 FEET; THENCE SOUTH 03°45'00" EAST 252.48 FEET MORE OR LESS TO A POINT ON THE NORTH MARGIN OF SAID WEST KINKADE STREET; THENCE NORTH 89°37'55" EAST 221.72 FEET ALONG SAID MARGIN TO A POINT; THENCE EASTERLY, NORTHEASTERLY AND NORTHERLY 31.87 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET THROUGH A CENTRAL ANGLE OF 89°15'51" TO A POINT ON THE WESTERLY MARGIN OF SAID MAIN STREET; THENCE NORTH 00°22'04" EAST 232.88 FEET ALONG SAID MARGIN; THENCE NORTHERLY 15.01 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING RADIUS OF 2,824.79 FEET THROUGH A CENTRAL ANGLE OF 00°18'16" ALONG SAID MARGIN TO THE TRUE POINT OF BEGINNING. (see contract of sale recorded in M-12873)

ALSO EXCEPTING THEREFROM THAT PORTION OF SECTION 16, TOWNSHIP 4 NORTH, RANGE 25, EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF MORROW AND STATE OF OREGON LYING IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF THE PROPOSED FUTURE BOULEVARD SAID LINE BEING LOCATED SOUTHERLY 27.50 FEET AT RIGHT ANGLES FROM THE SOUTHERLY RIGHT-OF-WAY LINE OF THE BONNEVILLE POWER ADMINISTRATION EASEMENT, AND WESTERLY RIGHT-OF-WAY LINE OF MAIN STREET, SAID WESTERLY RIGHT-OF-WAY LYING 40.00 FEET WESTERLY FROM THE CENTERLINE OF SAID MAIN STREET; THENCE SOUTH 07°35'11" EAST ALONG SAID WESTERLY RIGHT-OF-WAY, A DISTANCE OF 150.00 FEET; THENCE SOUTH 84°50'02" WEST PARALLEL WITH SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 150.00 FEET TO A POINT; THENCE NORTH 07°35'11" WEST PARALLEL WITH SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 150.00 FEET TO A POINT ON THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF FUTURE BOULEVARD; THENCE NORTH 84°50'02" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING. (see deed recorded in M-57804)

ALSO EXCEPTING THEREFROM THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 4 NORTH, RANGE 25, EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF MORROW AND STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTERLINE OF MAIN STREET WITH WEST KINKADE AVENUE; THENCE NORTH 00°22'04" EAST 281.89 FEET ALONG THE CENTERLINE OF SAID MAIN STREET; THENCE CONTINUING ALONG SAID CENTERLINE NORTHERLY 15.22 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 2,864.79 FEET THROUGH A CENTRAL ANGLE OF 00°18'16" TO A POINT OF RADIAL INTERSECTION WITH A LINE; THENCE NORTH 89°56'12" WEST 40.00 FEET TO A POINT ON THE WEST MARGIN OF SAID MAIN STREET AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 86°15'00" WEST 323.20 FEET; THENCE NORTH 03°45'00" WEST 177.00 FEET; THENCE NORTH 86°15'00" EAST 329.44 FEET, MORE OR LESS TO A POINT OF NON-RADIAL INTERSECTION WITH SAID WESTERLY MARGIN; THENCE SOUTHERLY 177.13 FEET ALONG SAID MARGIN ALONG THE ARC OF NON-RADIAL CURVE TO THE RIGHT HAVING A RADIUS OF 2,824.79 FEET, THE CENTER OF WHICH BEARS SOUTH 86°26'14" WEST THROUGH A CENTRAL ANGLE OF 03°35'34" TO THE TRUE POINT OF BEGINNING, EXCEPTING THE WESTERLY 118 FEET OF THE ABOVE DESCRIBED PROPERTY. ALSO EXCEPTING THEREFROM ALL ROADS AND ROAD RIGHTS-OF-WAY. (see deed recorded in M-47210)

NOTE:
 THE ROTATION DIFFERENCE BETWEEN THE LEGAL DESCRIPTIONS OF RECORD AND THIS SURVEY IS -00°08'18"

NARRATIVE:

THIS PLAT WAS PREPARED AT THE REQUEST OF PRANCING HORSE, LLC. THE BEARING BASE FOR THIS SURVEY IS THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16 AS SHOWN ON PARTITION PLAT 1998-08, (COUNTY SURVEY FILE C-1191-E)

THE ALIGNMENT OF KINKADE ROAD WAS COMPUTED FROM RECORD DATA DERIVED FROM COUNTY SURVEY B-153-K, PARTITION PLAT 1995-3, AND 1997-7.

THIS SURVEY WAS PERFORMED USING A SOKKIA SET36 ELECTRONIC TOTAL STATION HAVING A STANDARD ERROR OF 3" ANGULAR AND 3mm + 3ppm TIMES THE DISTANCE.

THE INITIAL POINT OF THIS SUBDIVISION IS THE SOUTHWEST CORNER OF LOT 1, WHICH IS MONUMENTED WITH A 5/8" x 30" LONG STEEL REBAR. SAID POINT IS ALSO THE SOUTHEAST CORNER OF PARCEL 3, PARTITION PLAT NO. 1998-08

ALL CONTROLLING MONUMENTS WERE TRAVERSED THROUGH OR DOUBLE TIED FROM INDEPENDENT POINTS.

LEGEND:

1. BASIS OF BEARING IS PARTITION PLAT 1998-08, ACCORDING TO THE SURVEY THEREOF, RECORDED AS FILE NO. M-55296, MORROW CO. RECORDS.
2. (R1) = RECORD PER PARTITION PLAT 1997-7 (M) = MEASURED [] = RECORD PER PARTITION PLAT 1998-8 (D) = DENOTES DEED CALL PER LEGAL DESCRIPTION OF RECORD
3. ○ = DENOTES SET 5/8"x30" REBAR WITH YELLOW PLASTIC CAP STAMPED 'RSI-GBW 02817LS'.
4. ● = DENOTES FOUND REBAR & CAP, LS 02817, PARTITION PLAT 1998-8
5. ◆ = DENOTES FND. RR SPIKE AS SHOWN ON PARTITION PLAT 1995-3.
6. ✖ = DENOTES SET RR SPIKE WITH PUNCH MARK
7. ∅ = DENOTES COMPUTED POSITION, NOT FOUND OR SET.
8. ——— = HEAVY (BOLD) LINE INDICATES PLAT BOUNDARY
9. - - - - - = INDICATES EASEMENT LINE

REFERENCES:

PARTITION PLAT 1998-08 BY WAGNER (C-1191-E)
 SURVEY FOR FUHRMAN DEVELOPMENT BY EDWARDS (B-153-K)
 PARTITION PLAT 1999-19 BY WELLS (C-1238-E)
 SANDZ STONE SUBDIVISION, PHASE II BY McKINNIS (C-1274-E)

SURVEYOR'S CERTIFICATION

I, GARY B. WAGNER, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON HEREBY CERTIFY THAT THE PLAT OF "CITY CENTER" AS SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL ANGLES, DISTANCES, AND COURSES ARE CORRECTLY SHOWN AND THAT THE MONUMENTS AND THE LOT CORNERS HAVE BEEN STAKED AS SHOWN ON THE PLAT AND THAT SAID PLAT OF SURVEY COMPLIES WITH ORS, CHAPTER 92.

08/27/01
 DATE

REGISTERED PROFESSIONAL LAND SURVEYOR

GARY B. WAGNER
 OREGON
 02817LS

RENEWS 6/30/02

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT, DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER THE STREETS AND EASEMENTS DESIGNATED ON THIS PLAT. THAT THE UNDERSIGNED PARTIES DO HEREBY ESTABLISH AND ACKNOWLEDGE THIS PLAT AS THE OFFICIAL MAP AND PLAT OF CITY CENTER.

MANAGING PARTNER: VICTOR E. COOMBS

MANAGING PARTNER: JERRY M. JENNINGS

ACKNOWLEDGEMENTS

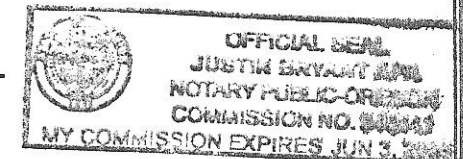
STATE OF OREGON } SS
 COUNTY OF MORROW }

THIS IS TO CERTIFY THAT ON THIS 23 DAY OF SEPT, 2001, THE ABOVE INDIVIDUALS, VICTOR E. COOMBS AND JERRY M. JENNINGS APPEARED PERSONALLY BEFORE ME AND ARE KNOWN TO ME TO BE THE INDIVIDUALS WHO EXECUTED THIS DEED DEDICATION AND ACKNOWLEDGED THAT THEY DID SO FREELY AND VOLUNTARILY.

NOTARY PUBLIC IN AND FOR THE STATE OF OREGON

RESIDING AT 6657 Glen

MY COMMISSION EXPIRES Jun 1, 2001



APPROVALS:

COUNTY SURVEYOR:

THIS IS TO CERTIFY THAT I HAVE REVIEWED THIS PLAT OF "CITY CENTER", AND HEREBY ACKNOWLEDGE THAT IT COMPLIES WITH THE STANDARDS SET FORTH IN ORS CHAPTER 92 AND I THEREFORE APPROVE THIS PLAT TO BE ACCEPTABLE FOR FILING IN THE "RECORD OF TOWN PLATS" OF THE COUNTY OF MORROW, STATE OF OREGON.

[Signature]
 MORROW COUNTY SURVEYOR

DATED THIS 27th DAY OF Oct, 2001.

CITY OF BOARDMAN PLANNING COMMISSION:

THE ACCOMPANYING PLAT IS HEREBY APPROVED BY THE UNDERSIGNED

[Signature]
 CHAIRMAN

WEST EXTENSION IRRIGATION DISTRICT:

THE ACCOMPANYING PLAT IS HEREBY APPROVED BY THE UNDERSIGNED ON THIS 2nd DAY OF Oct, 2001.

[Signature]
 WEST EXTENSION IRRIGATION DISTRICT

MORROW COUNTY COURT:

THIS IS TO CERTIFY THAT THE ACCOMPANYING PLAT IS APPROVED FOR FILING AND RECORDING IN THE RECORD OF TOWN PLATS OF MORROW COUNTY, OREGON BY THE UNDERSIGNED AND BY ITS ORDER DATED THIS 27th DAY OF Oct, 2001.

[Signature]
 COUNTY COMMISSIONER
 [Signature]
 ATTESTED BY:

ASSESSOR AND TAX COLLECTOR:

WE, THE ASSESSOR AND THE TAX COLLECTOR OF MORROW COUNTY OREGON, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TAX RECORDS RELATIVE TO THE LAND CONVEYED BY THE ACCOMPANYING PLAT AND ALL MONIES DUE FOR STATE AND COUNTY TAXES AND ASSESSMENTS THAT COULD CONSTITUTE A LIEN ON SAID LAND HAVE BEEN PAID AND WE HEREBY APPROVE SAID PLAT ON THIS 9th DAY OF Oct, 2001

[Signature]
 ASSESSOR
 [Signature]
 TAX COLLECTOR

MORROW COUNTY CLERK:

STATE OF OREGON } SS
 COUNTY OF MORROW }

I CERTIFY THAT THE WITHIN INSTRUMENT WAS RECEIVED AND FILED FOR RECORD ON THIS 11 DAY OF Oct, 2001 AT 2:08 PM. AS FILE NO. M-2001-2418

[Signature]
 COUNTY CLERK

[Signature]
 BY DEPUTY

REV 08/27/01

MORROW CO. SEAL



ROGERS SURVEYING INC.
 803 COLUMBIA PARK TRAIL
 RICHLAND, WA. 99352
 PHONE (509) 827-5658
 FAX: (509) 827-2994

CLIENT	PRANCING HORSE, LLC	JOB	12601
PROJECT	PLAT OF CITY CENTER PORTION OF NW 1/4 SECTION 16		
DRN. BY	GBW	SCALE 1" = 100'	F. B. NO. SDR33
APPROVED	GBW	DATE 07/23/01	VERSION - ACAD14
			FILE: 12601PLAT
			SHEET 1 OF 2