

PARTITION PLAT NO. 7

IN S 1/2 OF SEC. 9 & PTN'S. OF SECTIONS. 10 AND 16
TOWNSHIP 4 NORTH, RANGE 25 EAST, W.M.
CITY OF BOARDMAN, MORROW COUNTY, OREGON

LEGAL DESCRIPTION

(SURVEYED PROPERTY)

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 9, TOWNSHIP 4 NORTH, RANGE 25 EAST, OF THE WILLAMETTE MERIDIAN, MORROW COUNTY OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 9 MONUMENTED WITH A 2-1/2" BLM BRASS CAP STAMPED '1975'; THENCE S 89°16'37"E, 1807.33 FEET ALONG THE SOUTH LINE OF SAID SECTION 9 TO 5/8" REBAR AND CAP STAMPED 'COPPOCK' AT THE SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN LAND SALE CONTRACT RECORDED IN MICROFILM 2006-17926; THENCE ALONG THE WESTERLY BOUNDARY OF SAID TRACT THE FOLLOWING COURSES AND DISTANCES; THENCE N 07°32'43"W, 448.28 FEET TO A 5/8" REBAR AND CAP STAMPED 'COPPOCK'; THENCE N 69°51'25"E, 146.40 FEET TO A 5/8" REBAR AND CAP STAMPED 'COPPOCK'; THENCE N 07°33'40"W, 147.71 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING N 07°33'40"W, 180.94 TO A 5/8" REBAR AND CAP STAMPED 'COPPOCK'; THENCE S 64°48'37"W, 150.01; THENCE N 07°34'00"W, 104.88 FEET TO A 5/8" REBAR ON THE SOUTHERLY RIGHT OF WAY OF COLUMBIA RIVER HIGHWAY (INTERSTATE 84); THENCE N 69°44'49"E, 271.37 FEET ALONG SAID RIGHT OF WAY TO A 5/8" REBAR AT AN ANGLE POINT IN SAID RIGHT OF WAY; THENCE CONTINUING N 82°26'12"E, 378.95 FEET; THENCE S 07°33'48"E, 300.00 FEET THENCE S 82°26'12"W, 500.72 TO THE THE POINT OF BEGINNING.

LEGAL DESCRIPTION

(PARENT PARCEL)

REFERENCE: LAND SALE CONTRACT RECORDED IN MICROFILM NO. 2006-17926 MORROW CO. RECORDS)

PARCEL I:

A PARCEL OF LAND LOCATED IN SECTION 9, TOWNSHIP 4 NORTH, RANGE 25, EAST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF BOARDMAN, COUNTY OF MORROW AND STATE OF OREGON, DESCRIBED AS FOLLOWS:

THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTH HALF OF THE SOUTHEAST QUARTER LYING SOUTH AND EAST OF THE COLUMBIA RIVER HIGHWAY, U.S. HIGHWAY I-84 RIGHT-OF-WAY AND EAST OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 6, BLOCK 1, SOUTH BOARDMAN, IN THE CITY OF BOARDMAN, COUNTY OF MORROW AND STATE OF OREGON; THENCE SOUTH 89°17'30" EAST A DISTANCE OF 297.04 FEET, MORE OR LESS, TO A POINT ON THE SOUTH LINE OF SAID SECTION 9; THENCE NORTH 07°35'00" WEST A DISTANCE OF 447.69 FEET, MORE OR LESS, TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF LOT 1, BLOCK 1, OF SAID SUBDIVISION; THENCE NORTH 69°49'25" EAST A DISTANCE OF 146.46 FEET; THENCE NORTHERLY PARALLEL TO THE EAST LINE OF SAID LOT 1, BLOCK 1 A DISTANCE OF 328.72 FEET; THENCE SOUTH ALONG THE LINE THAT IS AN EXTENSION OF THE NORTH LINE OF SAID LOT 1, BLOCK 1 A DISTANCE OF 150.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 1; THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT 1, BLOCK 1; EXTENDED TO IS INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID COLUMBIA RIVER HIGHWAY, U.S. HIGHWAY I-84 AND TERMINUS OF SAID LINE.

PARCEL II:

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 25, EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF MORROW AND STATE OF OREGON,

EXCEPTING THEREFROM, ALL ROADS AND ROAD RIGHTS-OF-WAY.

PARCEL III:

THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 4 NORTH, RANGE 25, EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF MORROW AND STATE OF OREGON,

EXCEPTING THEREFROM THAT PORTION CONVEYED IN DEED FROM HOMER PRICHARD AND PATRICIA PRICHARD TO T.R. HOHL AND MURIEL L. HOHL, RECORDED JUNE 23, 1987 AS MICROFILM NO. M-29184, MORROW COUNTY MICROFILM RECORDS.

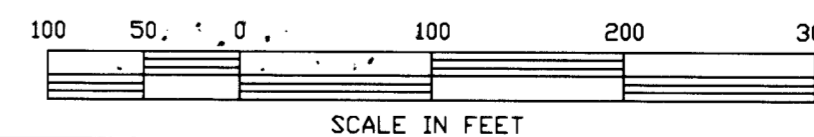
ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED IN DEED FROM JEANETTE PRICHARD TO T.R. HOHL AND MURIEL L. HOHL, RECORDED NOVEMBER 3, 2005 AS MICROFILM NO. 05015230, MORROW COUNTY MICROFILM RECORDS.

SURVEYOR'S NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF KRUPA LAXMI, INC. IN FEBRUARY, 2008. THE PURPOSE OF THIS SURVEY IS TO PARTITION THE PROPERTY DESCRIBED HEREON IN ORDER TO CREATE TWO NEW PARCELS FOR COMMERCIAL DEVELOPMENT. THE EXTERIOR BOUNDARY OF THIS PROPERTY WAS PREVIOUSLY SURVEYED BY JUDSON L. COPPOCK (LS# 02850) IN OCTOBER 2006 AND FILED AS SURVEY NO. D-1215-E. OUR RETRACEMENT OF COPPOCK'S SURVEY CONFORMS CLOSELY WITH THE RECORD BEARINGS AND DISTANCES RETURNED ON HIS RECORD SURVEY MAP. PARCELS ONE AND TWO WERE MONUMENTED WITH 5/8" REBAR AND CAPS STAMPED LS# 02817. PARCEL THREE IS THE REMAINING PORTION OF THE PARENT PARCEL AND WAS NOT SURVEYED.

THE PRIMARY CONTROL FOR THIS SURVEY WAS PERFORMED USING TRIMBLE 5800 GPS RECEIVERS CONFIGURED FOR REAL TIME KINEMATIC SURVEYING. ALL CONTROLLING CORNERS WERE VISITED IN NOVEMBER, 2006. SECONDARY CONTROL AND PROPERTY PINS WERE ESTABLISHED USING A TOPCON GTS-225 ELECTRONIC TOTAL STATION HAVING STANDARD ERRORS OF 5" ANGULAR AND ±(2mm +2ppm X DISTANCE). TRAVERSE CLOSURES EXCEED 1:10,000.

(SEE SHEET 2 OF 2 FOR APPROVALS)



SCALE IN FEET

RECEIVED BY

Morrow County Surveyors

Date June 24, 2008

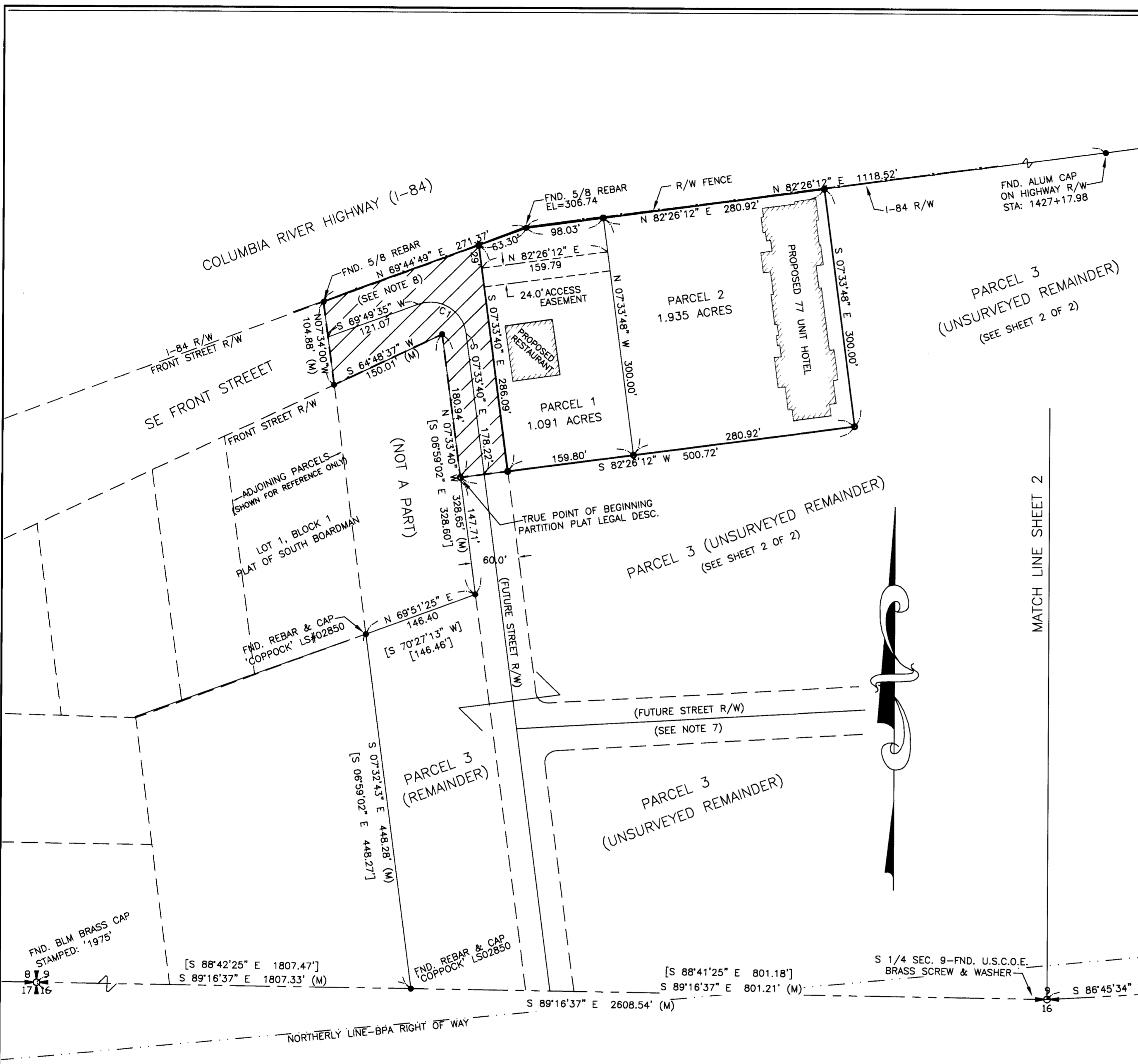
Rec'd By SKB

No. 1529-C

REV: 03/13/08

CLIENT	KRUPA LAXMI, INC.		JOB	31907
PROJECT	PARTITION PLAT			
	PORTION OF TAX LOT 491 MAP 4N 25 9			
DRN. BY	GBW	SCALE 1"= 100'	F. B. NO. TDC-1	SHEET 1
APPROVED	GBW	DATE 02/15/08	SDPROJ- 31907	OF 2
			FILE: 31907.DWG	

1529



NOTES:

- BEARINGS ARE 'GRID' BASED ON THE OREGON COORDINATE SYSTEM (NORTH ZONE) NAD83/86 HORIZONTAL DATUM. PROJECT COORDINATES WERE ESTABLISHED BY DIRECT GPS OBSERVATIONS OF PLSS MONUMENTS ALONG THE EXTERIOR BOUNDARY OF SECTION 9. DISTANCES SHOWN HEREON ARE 'TRUE' GROUND MEASUREMENTS SCALED FROM GRID USING A COMBINED FACTOR OF 0.999952003 AT THE SOUTHWEST CORNER OF SECTION 9. TO CONVERT GRID BEARINGS TO TRUE BEARINGS AS SHOWN ON COPPOCK'S SURVEY, ROTATE BY -00°33'48" (CONVERGENCE ANGLE AT THE SOUTHWEST CORNER OF SECTION 9)
- (M) = MEASURED BEARING & DISTANCE PER THIS SURVEY
- [] = DETNOTES RECORD BEARING & DISTANCE PER COPPOCK SURVEY FOR PRICHARD
- (C) = INDICATES CALCULATED (RECORD BEARING & DISTANCE FROM COPPOCK'S SURVEY ROTATED TO THIS SURVEY)
- = DENOTES SET 5/8"x30" REBAR WITH YELLOW PLASTIC CAP STAMPED "WAGNER LS02817".
- = DENOTES FOUND 5/8"x30" STEEL REBAR WITH YELLOW PLASTIC CAP BY 'COPPOCK' LS02850
- ⊕ = INDICATES FOUND 2-1/2" O.D.O.T. BRASS CAP FOR RIGHT OF WAY
- LOCATION OF FUTURE STREET SHOWN HEREON IS A PROPOSED LOCATION ONLY AND IS SUBJECT TO CHANGE STREET RIGHT OF WAY CONTAINS 30,809 SQ. FT. OR 0.71 ACRES.
- HATCHED AREA SHOWN HEREON INDICATES STREET RIGHT OF WAY TO BE DEDICATED BY THIS PARTITION PLAT

SURVEYOR'S CERTIFICATION

I, GARY B. WAGNER, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON HEREBY CERTIFY THAT THIS PARTITION PLAT CORRECTLY REPRESENTS A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION IN FEBRUARY 2008 AND FURTHER CERTIFY THAT ALL PARCELS HAVE BEEN SURVEYED AND MONUMENTED AS REQUIRED FOR LOTS WITHIN A SUBDIVISION, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING LAW, AS ESTABLISHED BY ORS 92.

DATE 6/11/08

EXACT DUPLICATE OF ORIGINAL AS RECORDED

Gary B. Wagner

REGISTERED PROFESSIONAL LAND SURVEYOR

Gary B. Wagner

OREGON
JUNE 30, 1987
GARY B. WAGNER
02817LS
RENEWS 6/30/08

RSI ROGERS SURVEYING INC., P.S.

1455 COLUMBIA PARK TRAIL
RICHLAND, WA. 99352
PHONE (509) 783-4141
FAX: (509) 783-8994
www.rogerssurveying.com

PARTITION PLAT NO. 7

IN S 1/2 OF SEC. 9 & PTN'S. OF SECTIONS. 10 AND 16
TOWNSHIP 4 NORTH, RANGE 25 EAST, W.M.
CITY OF BOARDMAN, MORROW COUNTY, OREGON

OWNER'S DECLARATION/DEDICATION

WE, THE UNDERSIGNED, OWNER'S OF THE LAND DESCRIBED HEREON, DO HEREBY DEDICATE THE EASEMENTS AND STREET RIGHT OF WAYS AS SHOWN FOR THE USES INDICATED HEREON AND ACKNOWLEDGE THAT WE HAVE CAUSED THIS PARTITION PLAT TO BE CREATED AND RECOGNIZE THIS PLAT AS THE OFFICIAL PLAT AND MAP OF THE PARTITION AS FILED IN THE COUNTY OF MORROW, STATE OF OREGON.

Karshan Patel
KARSHAN PATEL, PRESIDENT KRUPA LAXMI, INC.
CONTRACT PURCHASER

Jeanette Prichard
JEANETTE PRICHARD-FEE SIMPLE OWNER

ACKNOWLEDGMENT

STATE OF OREGON } S.S.
COUNTY OF MORROW }

THIS IS TO CERTIFY THAT ON THIS 19 DAY OF June, 2008, PERSONALLY APPEARED BEFORE ME JEANETTE PRICHARD, TO ME KNOWN TO BE THE INDIVIDUAL IN AND WHO EXECUTED THE FOREGOING "OWNERS DEDICATION", AND ACKNOWLEDGED TO ME THAT SHE SIGNED THE SAME AS HER VOLUNTARY ACT AND DEED IN WITNESS THEREOF, I HAVE SET MY HAND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Krista Price
NOTARY PUBLIC IN AND FOR THE STATE OF OREGON
RESIDING AT Boardman, Oregon
MY COMMISSION EXPIRES: June 7, 2010

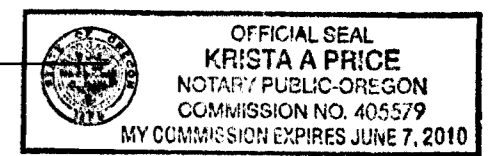


ACKNOWLEDGMENT

STATE OF OREGON } S.S.
COUNTY OF MORROW }

THIS IS TO CERTIFY THAT ON THIS 20 DAY OF June, 2008, PERSONALLY APPEARED BEFORE ME KARSHAN PATEL, TO ME KNOWN TO BE THE INDIVIDUAL IN AND WHO EXECUTED THE FOREGOING "OWNERS DEDICATION", AND ACKNOWLEDGED TO ME THAT HE SIGNED THE SAME AS HIS VOLUNTARY ACT AND DEED IN WITNESS THEREOF, I HAVE SET MY HAND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Krista Price
NOTARY PUBLIC IN AND FOR THE STATE OF OREGON
RESIDING AT Boardman, OR
MY COMMISSION EXPIRES: June 7, 2010



I HEREBY CERTIFY THAT ALL TAXES AND ASSESSMENTS AGAINST THE LAND DESCRIBED HEREON HAVE BEEN PAID IN FULL THIS 20 DAY OF June, 2008 A.D. AT 1:15 O'CLOCK P.M. AND RECORDED AS FILE NO. _____

[Signature] 6-20-08
MORROW COUNTY TAX COLLECTOR DATE

STATE OF OREGON } S.S.
COUNTY OF MORROW }

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS RECEIVED AND FILED FOR RECORD ON THE 20th DAY OF June, 2008 A.D. AT 1:19 O'CLOCK P.M. AND RECORDED AS FILE NO. 2008-22075.

MORROW COUNTY CLERK DEPUTY

COUNTY/CITY APPROVALS

[Signature] 20 June 2008
MORROW COUNTY SURVEYOR DATE

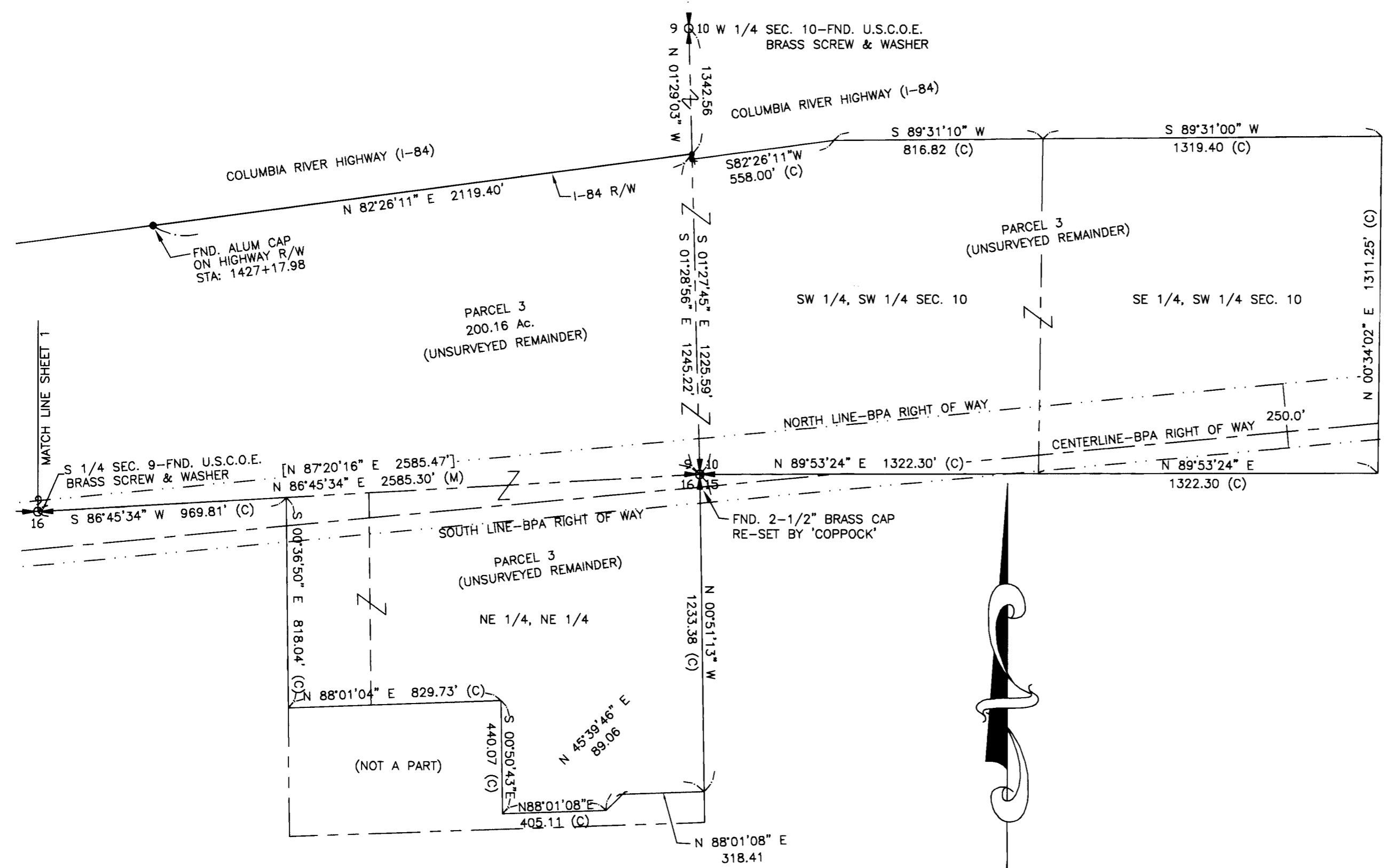
[Signature] 6-20-08
MORROW COUNTY ASSESSOR DATE

MORROW COUNTY PLANNING DIRECTOR DATE

[Signature] 6/17/08
CITY OF BOARDMAN PLANNING DIRECTOR DATE

[Signature] 6/17/08
MAYOR, CITY OF BOARDMAN DATE

REV: 03/13/08



SURVEYOR'S CERTIFICATION

I, GARY B. WAGNER, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON HEREBY CERTIFY THAT THIS PARTITION PLAT CORRECTLY REPRESENTS A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION IN FEBRUARY 2008 AND FURTHER CERTIFY THAT ALL PARCELS HAVE BEEN SURVEYED AND MONUMENTED AS REQUIRED FOR LOTS WITHIN A SUBDIVISION, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING LAW, AS ESTABLISHED BY ORS 92.

6/11/08
DATE

EXACT DUPLICATE OF ORIGINAL AS RECORDED

[Signature]
GARY B. WAGNER

REGISTERED PROFESSIONAL LAND SURVEYOR
[Signature]
OREGON
GARY B. WAGNER
02817LS
RENEWS 6/30/08

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CLIENT	KRUPA LAXMI, INC.		JOB	31907
PROJECT	PARTITION PLAT PORTION OF TAX LOT 491 MAP 4N 25 9			
DRN. BY	GBW	SCALE 1"= 400'	F. B. NO. TDC-1	SHEET 2
APPROVED	GBW	DATE 02/15/08	SDPROJ- 31907	OF 2
			FILE: 31907.DWG	

RECEIVED BY
Morrow County Surveyors
Date June 24 2008
Rec'd By SKB
No. 1529-C

400 200 0 400 800 1200
SCALE IN FEET