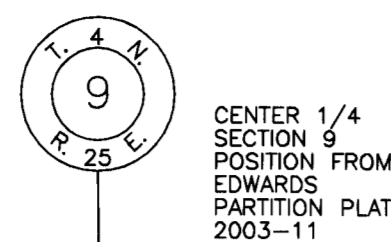


PARKING SPACES

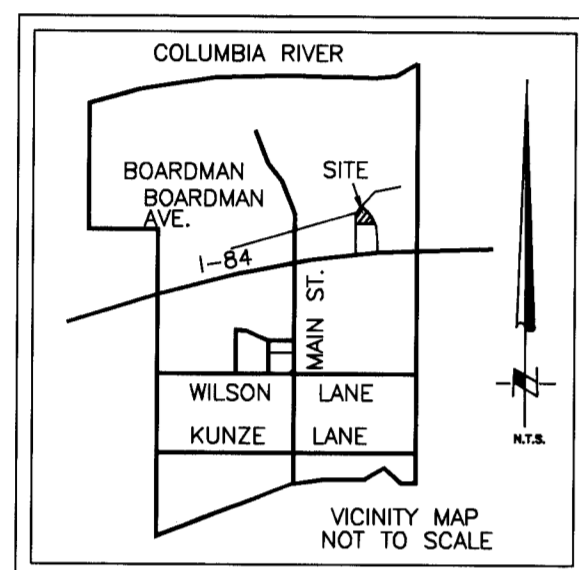
THERE ARE 39 STRIPED PARKING SPACES ON THE SUBJECT PROPERTY INCLUDING 2 HANDICAPPED PARKING SPACES.

FLOOD ZONE NOTE:

NO PORTION OF THE PROPERTY SHOWN ON THE SURVEY LIES WITHIN A SPECIAL HAZARD AREA, AS DESCRIBED ON THE FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS LOCATED. THE SUBJECT PROPERTY LIES WITH ZONE 'X', AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AS SHOWN ON FEMA FIRM RATE MAP NO. 41049C0150D, DATED DECEMBER 18, 2007.



1" = 20'



EXCEPTIONS TO SCHEDULE 'B'

(REFERENCE SUPPLEMENTAL PRELIMINARY TITLE REPORT ISSUED BY MID-COLUMBIA TITLE COMPANY ORDER NUMBER 8341 DATED SEPTEMBER 25, 2012)

- 4. SHEDS AND FENCE APPEAR TO ENCROACH TO SOUTH.
- 13. EXISTING 10' UTILITY EASEMENT AS SHOWN ON THE PLAT OF HANSEN'S FIRST ADDITION TO BOARDMAN AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

~ITEMS 1 THROUGH 3, 5 THROUGH 12, 14 AND 15 CONTAIN NO PLOTTABLE ITEMS~

NOTES:

- BASIS OF BEARING THE PLAT OF HANSEN'S FIRST ADDITION TO BOARDMAN, FILE NO. 115572, RECORDS OF MORROW COUNTY, OREGON.
- ELEVATION DATUM IS NAVD88, BASED ON TIES TO NGS BENCH MARK N594, ELEV.=309.34'
- CONTOUR INTERVAL IS 2.0 FEET.
- O = DENOTES SET 5/8"x30" REBAR WITH YELLOW PLASTIC CAP STAMPED 'JAB-L502735'.
- = DENOTES FOUND MONUMENT AS NOTED.
- ⊠ = DENOTES COMPUTED POSITION ONLY, NOT FOUND OR SET.
- EQUIPMENT AND PROCEDURES USED: THIS SURVEY WAS PERFORMED USING A LEICA TPS405A ELECTRONIC TOTAL STATION AND RETRO PRISM.
- RESIDENTIAL ZONING (MULTI-FAMILY SUB DISTRICT): A MINIMUM OF 20% OF THE SITE SHALL BE DESIGNATED AND PERMANENTLY RESERVED AS COMMON OPEN SPACE. ALL REQUIRED BUILDING SET BACK LINES ON THE SUBJECT PROPERTY ARE NOTED AS FOLLOWS: SETBACK LINES CAN VARY WITH THE CURRENT ZONING, (COMMERCIAL & RESIDENTIAL MULTI-FAMILY) AND PLANNED APARTMENT CONSTRUCTION. PLEASE CONTACT BARRY BEYELER, COMMUNITY DEVELOPMENT DIRECTOR AT THE CITY OF BOARDMAN PLANNING DEPARTMENT, 1-541-481-9252 TO DISCUSS BUILDING SETBACK OPTIONS.
- THERE WAS NO OBSERVED EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE SUBJECT PROPERTY.
- THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- THERE WAS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- THERE WAS NO OBSERVED EVIDENCE OF WETLAND AREAS ON THE SUBJECT PROPERTY.
- (M) = MEASURED (P) = PLAT (R) = RECORD (D) = DEED

A.L.T.A./A.C.S.M. SURVEY

BOARDMAN TRAIL APARTMENTS

LOCATED IN THE SE 1/4 OF SECTION 9,

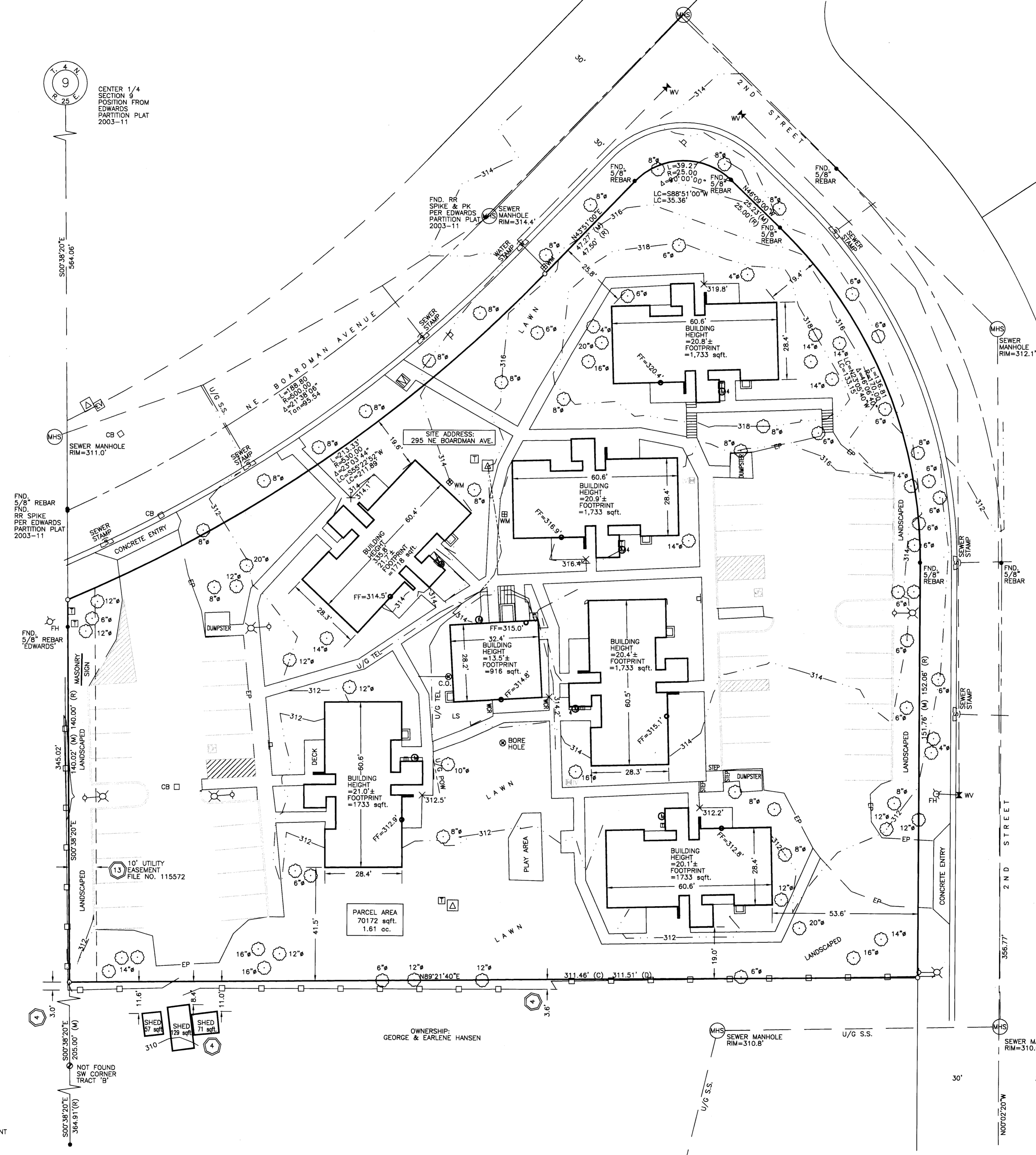
TOWNSHIP 4 NORTH, RANGE 25 EAST, W.M.

CITY OF BOARDMAN, MORROW COUNTY, OREGON

RECORD LEGAL DESCRIPTION

A PORTION OF TRACT 'B', HANSEN'S FIRST ADDITION TO BOARDMAN, IN THE CITY OF BOARDMAN, COUNTY OF MORROW AND STATE OF OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID TRACT 'B' WHICH BEARS NORTH 00°38'20" WEST 205.00 FEET FROM THE SOUTHWEST CORNER THEREOF; THENCE NORTH 89°21'40" EAST AT RIGHT ANGLES TO SAID WEST LINE, A DISTANCE OF 311.51 FEET TO A POINT ON THE EAST LINE OF SAID TRACT 'B'; THENCE NORTH 00°02'20" WEST ALONG SAID EAST LINE A DISTANCE OF 152.06 FEET, MORE OR LESS, TO A POINT OF TANGENT CURVATURE; THENCE NORTHWESTERLY ALONG SAID EAST LINE ON THE ARC OF A 170.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 46°06'40" AN ARC DISTANCE OF 136.81 FEET (THE CHORD BEARS NORTH 23°05'40" WEST 133.15 FEET, MORE OR LESS, TO A POINT OF TANGENCY); THENCE NORTH 46°09'00" WEST ALONG SAID EAST LINE A DISTANCE OF 25.00 FEET, MORE OR LESS, TO A POINT OF TANGENT CURVATURE; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY LINE ON THE ARC OF A 530.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 23°03'44" AN ARC DISTANCE OF 213.33 FEET, MORE OR LESS, (THE CHORD BEARS SOUTH55°22'52" WEST 211.89 FEET) TO THE NORTHWEST CORNER OF SAID TRACT 'B'; THENCE SOUTH 00°38'20" EAST ALONG THE WEST LINE THEREOF, A DISTANCE OF 140.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.



LEGEND

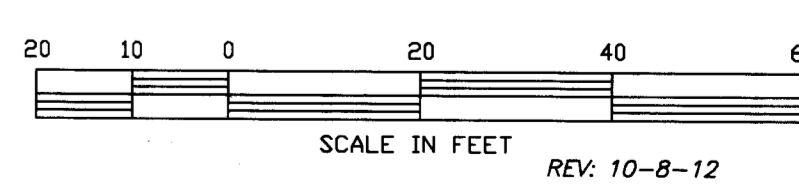
U/G WATER	= UNDERGROUND WATER	⊙	= LIGHTPOLE
U/G S.S.	= UNDERGROUND SEWER	EV	= ELECTRICAL VAULT
EP	= EDGE PAVEMENT/ASPHALT	⊠	= TRANSFORMER
WF	= EXISTING FENCE	⊠	= ELECTRIC METER(S)
WV	= WATER VALVE	⊠	= ELECTRIC J-BOX
FH	= FIRE HYDRANT	⊙	= SEWER MANHOLE
WATER STAMP	= WATER STAMP	⊙	= SEWER CLEAN-OUT
CB	= CATCH BASIN	⊙	= SEWER STAMP
IV	= IRIG. VALVE	⊙	= MAILBOX CLUSTER
⊠	= TELEPHONE J-BOX	⊙	= SPOT ELEVATION
⊠	= SIGN	⊙	= EDGE CONC. ELEV.
⊙	= TREE		

SURVEYOR'S CERTIFICATION:

TO BOARDMAN TRAIL APARTMENTS, LLC, AND MID-COLUMBIA TITLE COMPANY: THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE '2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS', JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 25, 2012. DATE OF PLAT OR MAP: OCTOBER 3, 2012.

REGISTERED PROFESSIONAL LAND SURVEYOR
John A. Balam
 JOHN A. BALAM
 02735LS
 RENEWS 12-13

OCTOBER 8, 2012
DATED



RSI ROGERS SURVEYING INC., P.S.
 1455 COLUMBIA PARK TRAIL
 RICHLAND, WA 98382
 PHONE (509) 783-4141
 FAX: (509) 783-8994
 www.rogerssurveying.com

CLIENT	BOARDMAN TRAIL APARTMENTS LLC	JOB	16912
PROJECT	A.L.T.A./A.C.S.M. SURVEY	DRN. BY	RPJ
PTN.	NW1/4, SE 1/4, SEC. 9, T.4N., R.25E., W.M.	SCALE	1" = 20'
ACAD VER	-2006	DATE	9-27-12
LDD PROJ	46912	FILE:	16912.DWG
SHEET	1	OF	1