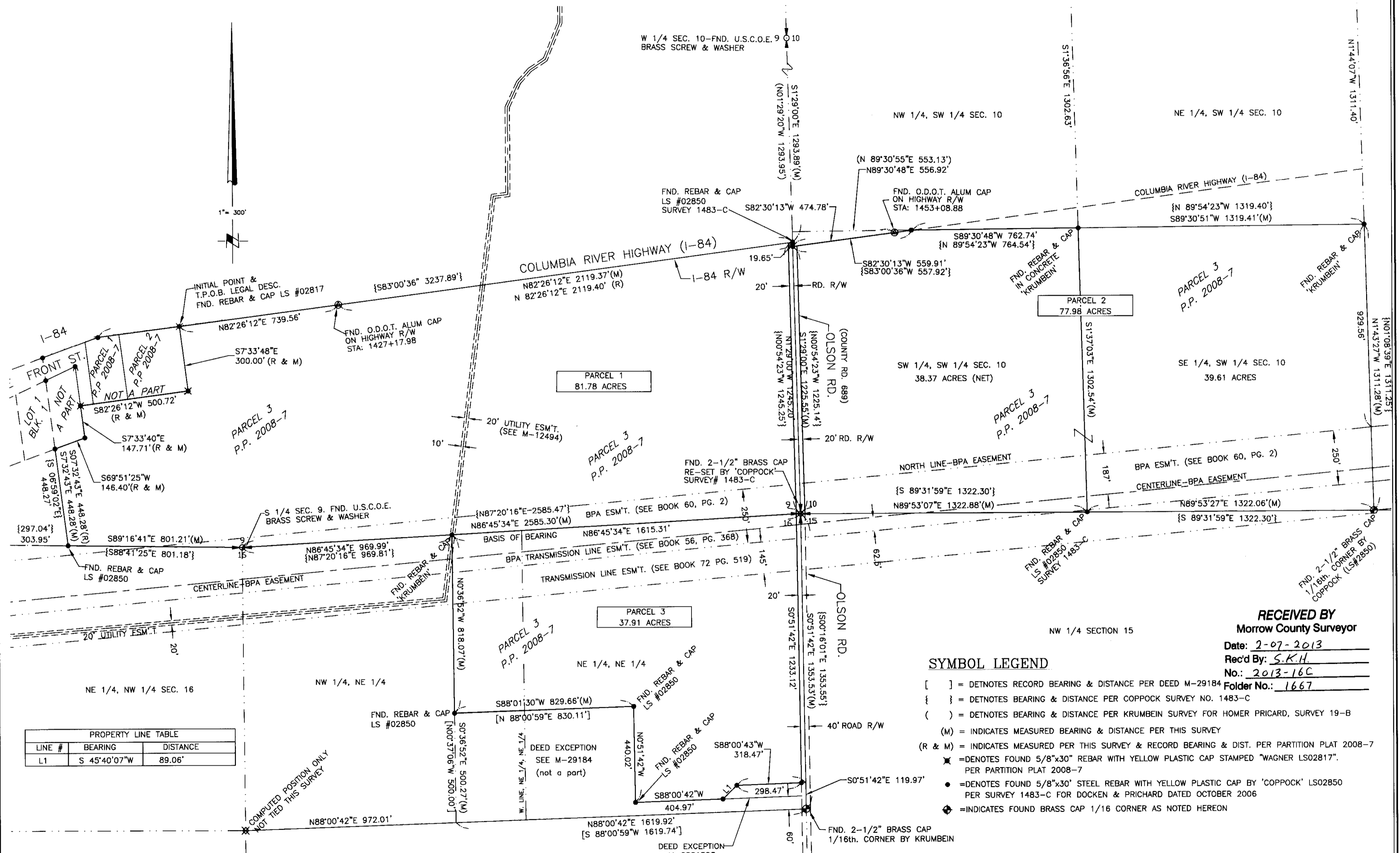


PARTITION PLAT NO. 2013-1

PARCEL 3, PARTITION PLAT 2008-7

IN S 1/2 OF SEC. 9, THE SW 1/4 SEC. 10 & NE 1/4 SEC. 16
TOWNSHIP 4 NORTH, RANGE 25 EAST, W.M.
CITY OF BOARDMAN, MORROW COUNTY, OREGON



PROPERTY LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 45°40'07"W	89.06'

SYMBOL LEGEND

- [] = DETNOTES RECORD BEARING & DISTANCE PER DEED M-29184
- { } = DETNOTES BEARING & DISTANCE PER COPPOCK SURVEY NO. 1483-C
- () = DETNOTES BEARING & DISTANCE PER KRUMBEIN SURVEY FOR HOMER PRICARD, SURVEY 19-B
- (M) = INDICATES MEASURED BEARING & DISTANCE PER THIS SURVEY
- (R & M) = INDICATES MEASURED PER THIS SURVEY & RECORD BEARING & DIST. PER PARTITION PLAT 2008-7
- ✱ = DENOTES FOUND 5/8"x30" REBAR WITH YELLOW PLASTIC CAP STAMPED "WAGNER LS02817" PER PARTITION PLAT 2008-7
- = DENOTES FOUND 5/8"x30" STEEL REBAR WITH YELLOW PLASTIC CAP BY 'COPPOCK' LS02850 PER SURVEY 1483-C FOR DOCKEN & PRICHARD DATED OCTOBER 2006
- ⊕ = INDICATES FOUND BRASS CAP 1/16" CORNER AS NOTED HEREON

RECEIVED BY
Morrow County Surveyor
Date: 2-07-2013
Rec'd By: S.K.H.
No.: 2013-16C
Folder No.: 1667

THIS IS AN EXACT DUPLICATE OF THE ORIGINAL
Gary B. Wagner
SCALE IN FEET
0 300 600 900

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 DECEMBER 2012 AND FURTHER CERTIFY THAT ALL PARCELS HAVE BEEN SURVEYED AND MONUMENTED AS REQUIRED BY ORS 92.

REGISTERED PROFESSIONAL LAND SURVEYOR
Gary B. Wagner
GARY B. WAGNER
02817LS
RENEWS 6/30/14

RSI ROGERS SURVEYING INC., P.S.
1455 COLUMBIA PARK TRAIL
RICHLAND, WA. 99352
PHONE (509) 783-4141
FAX: (509) 783-8994
www.rogerssurveying.com

CLIENT	KRUPA LAXMI, INC.		JOB	22612
PROJECT	PARTITION PLAT PARCEL 3-PARTITION PLAT 2008-7			
DRN. BY	GBW	SCALE	1" = 300'	F. B. NO. TSC-6
APPROVED	GBW	DATE	12/12/12	ACAD VER - 3D11
				FILE: 22612
				SHEET 1 OF 2

LEGAL DESCRIPTION (SURVEYED PROPERTY)

PARCEL 3, PARTITION PLAT 2008-7, ACCORDING TO THE SURVEY THEREOF, RECORDED JUNE 20, 2008, AS INSTRUMENT NO. 2008-22075, RECORDS OF MORROW COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" REBAR & CAP STAMPED LS #02817 MARKING THE NORTHEAST CORNER OF PARCEL 2 OF SAID PARTITION PLAT; THENCE S 07°33'48"E, 300.00 FEET ALONG THE EAST LINE OF SAID PARCEL 2 TO THE SOUTHEAST CORNER THEREOF; THENCE S 82°26'12"W, 500.72 FEET ALONG THE SOUTH LINE OF PARCELS 1 AND 2 OF SAID PARTITION TO AN ANGLE POINT IN SAID PLAT BOUNDARY; THENCE ALONG THE BOUNDARY OF PARCEL 3 OF SAID PLAT THE FOLLOWING COURSES; THENCE S 07°33'40"E, 147.71 FEET; THENCE S 69°51'25"W, 146.40 FEET; THENCE S 07°32'43"E, 448.28 FEET TO A 5/8" REBAR AND CAP STAMPED LS #02850 ON THE SOUTH LINE OF SAID PARCEL 3 AND THE SOUTH LINE OF SECTION 9; THENCE S 89°16'41"E, 801.21 FEET ALONG SAID SOUTH LINE OF SECTION 9 TO THE SOUTH ONE-QUARTER CORNER THEREOF; THENCE N 86°45'34"E, 2585.30 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 9; THENCE N 01°29'00"W, 1245.20 FEET ALONG THE EAST LINE OF SAID SECTION 9 TO THE SOUTHERLY RIGHT OF WAY OF COLUMBIA RIVER HIGHWAY (I-84); THENCE S 82°26'12"W, 2858.93 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE EASTERLY 20.00 FEET FOR OLSON ROAD.

TOGETHER WITH:

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.

AND TOGETHER WITH:

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 DECEMBER 2012. THE PURPOSE OF THIS SURVEY IS TO PARTITION UNSURVEYED PARCEL 3 OF PARTITION PLAT 2008-7 INTO THREE SEPARATE PARCELS. THE EXTERIOR BOUNDARY OF THIS PROPERTY WAS PREVIOUSLY SURVEYED BY JUDSON L. COPPOCK (LS# 02850) IN OCTOBER 2006 AND FILED AS SURVEY NO. 1483-C.

OUR RETRACEMENT OF COPPOCK'S SURVEY 1483-C & THE POSITION OF THE BOUNDARY CORNERS FOUND ON SAID SURVEY CONFORM SUBSTANTIALLY WITH THE RECORD BEARINGS AND DISTANCES RETURNED ON COPPOCK'S SURVEY. ALL OF THE CONTROLLING BOUNDARY CORNERS FOR THIS PARTITION WERE SET PREVIOUSLY BY ME ON PARTITION PLAT 2008-7, OR BY COPPOCK (SURVEY 1483-C) OR KRUMBEIN ON HIS SURVEY FOR HOMER PRICHARD. CONSEQUENTLY, THERE WERE NO ADDITIONAL MONUMENTS SET ON THIS SURVEY.

BEARING BASE FOR THIS SURVEY IS THE OREGON COORDINATE SYSTEM, NORTH ZONE NAD_83 (1986) HORIZONTAL DATUM AS SHOWN ON PARTITION PLAT 2008-7. BEARINGS ARE 'GRID', DISTANCES ARE TRUE GROUND MEASUREMENTS SCALED FROM GRID.

THE PRIMARY CONTROL FOR THIS SURVEY WAS PERFORMED UTILIZING TRIMBLE R8-3 GPS RECEIVERS CONFIGURED FOR REAL TIME KINEMATIC SURVEYING. ALL CONTROLLING CORNERS WERE VISITED IN DECEMBER 2012.

SURVEY REFERENCES

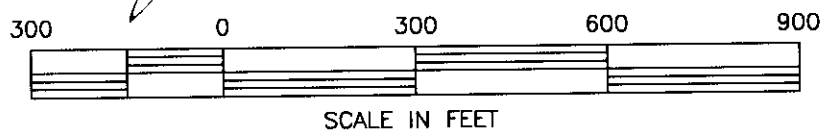
- PARTITION PLAT 2008-7 BY GARY B. WAGNER, M#2008-22075 (CO. SURVEY NO. 1529-C)
- PARTITION PLAT 2011-4 BY GARY B. WAGNER, M#2011-27748
- RECORD SURVEY BY JUDSON L. COPPOCK, SURVEY NO. 1483-C
- RECORD SURVEY BY DAVID H. KRUMBEIN FOR HOMER PRICHARD, SURVEY 19-B

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 DECEMBER 2012 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.

THIS IS AN EXACT DUPLICATE OF THE ORIGINAL

Gary B. Wagner



SCALE IN FEET

REGISTERED PROFESSIONAL LAND SURVEYOR
 DATE 01/29/13

 OREGON
 JUNE 30, 1987
 GARY B. WAGNER
 02817LS
 RENEWS 6/30/14

OWNER'S DECLARATION/DEDICATION

WE, THE UNDERSIGNED, OWNER'S OF THE LAND DESCRIBED HEREON, DO HEREBY 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

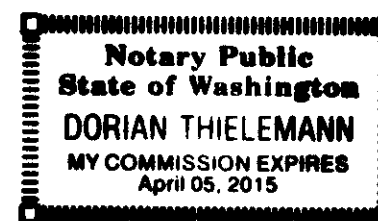
ACKNOWLEDGMENT

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

THIS IS TO CERTIFY THAT ON THIS 30th DAY OF January, 2013, 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.

Don Ihul
 NOTARY PUBLIC IN AND FOR THE STATE OF OREGON

RESIDING AT Franklin County
 MY COMMISSION EXPIRES: 4-5-15



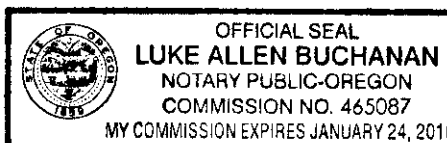
ACKNOWLEDGMENT

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

THIS IS TO CERTIFY THAT ON THIS 31 DAY OF January, 2013, 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.

Jake Bal
 NOTARY PUBLIC IN AND FOR THE STATE OF OREGON

RESIDING AT Multnomah County
 MY COMMISSION EXPIRES: 01/24/2016



WEST EXTENSION IRRIGATION DISTRICT

PORTIONS OF THIS PROPERTY LIE WITHIN THE BOUNDARIES OF THE WEST EXTENSION IRRIGATION DISTRICT AND ARE SUBJECT TO THE OPERATING RULES AND REGULATIONS OF THIS DISTRICT

Beverly Bridgewater
 DIRECTOR, WEST EXTENSION IRRIGATION DIST.
 DATE 1/30/13

PARTITION PLAT NO. 2013-1

PARCEL 3, PARTITION PLAT 2008-7
 IN S 1/2 OF SEC. 9, THE SW 1/4 SEC. 10 & NE 1/4 SEC. 16
 TOWNSHIP 4 NORTH, RANGE 25 EAST, W.M.
 CITY OF BOARDMAN, MORROW COUNTY, OREGON

MORROW COUNTY SURVEYOR

I HEREBY CERTIFY THAT I HAVE EXAMINED THE ACCOMPANYING PLAT, THAT IS COMPLIES WITH THE LAWS OF THE STATE OF OREGON WITH REFERENCE TO THE FILING AND RECORDING OF SUCH PLATS AND I THEREFORE APPROVE SAID PLAT.

Stephen K. Halbrook
 MORROW COUNTY SURVEYOR

DATED THIS 31st DAY OF January, 2013

MORROW COUNTY PLANNING

I HEREBY CERTIFY THAT I HAVE EXAMINED THE ACCOMPANYING PLAT, THAT IS COMPLIES WITH THE MORROW COUNTY PLANNING REGULATIONS WITH REFERENCE TO LAND PARTITIONS AND THEREFORE APPROVE SAID PARTITION PLAT.

Walter D. Gane
 MORROW COUNTY PLANNING DIRECTOR

DATED THIS 4th DAY OF FEBRUARY, 2013

CITY OF BOARDMAN PLANNING COMMISSION

I HEREBY CERTIFY THAT I HAVE EXAMINED THE ACCOMPANYING PLAT, THAT IS COMPLIES WITH THE CITY OF BOARDMAN PLANNING REGULATIONS WITH REFERENCE TO LAND PARTITIONS AND THEREFORE APPROVE SAID PARTITION PLAT.

Allysa R Baker
 CITY MANAGER, CITY OF BOARDMAN
 Planning Commission Chair

1/31/2013
 DATE

RECEIVED BY

Morrow County Surveyor

Date: 2-07-2013

Rec'd By: S.K.H.

No.: 2013-16C

Folder No.: 1667

MORROW COUNTY ASSESSOR AND TAX COLLECTOR

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

[Signature]
 MORROW COUNTY ASSESSOR

[Signature]
 MORROW COUNTY TAX COLLECTOR

DATED THIS 4 DAY OF February, 2013

MORROW COUNTY CLERK

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

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS RECEIVED AND FILED FOR RECORD ON THE 4th DAY OF February, 2013 A.D. AT 11:49 O'CLOCK A. M. AND RECORDED AS FILE NO. 2013-31545

MORROW COUNTY CLERK

DEPUTY

REV: 01/28/13

RSI ROGERS SURVEYING INC., P.S.
 1455 COLUMBIA PARK TRAIL
 RICHLAND, WA. 99352
 PHONE (509) 783-4141
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CLIENT	KRUPA LAXMI, INC.		JOB	22612
PROJECT	PARTITION PLAT PARCEL 3-PARTITION PLAT 2008-7			
DRN. BY	GBW	SCALE	1"= 300'	F. B. NO. TSC-6
APPROVED	GBW	DATE	12/12/12	ACAD VER -3D11
				FILE: 22612
				SHEET <u>2</u> OF <u>2</u>