

PARTITION PLAT 2019-10
A REPLAT OF LOT 7, BLOCK 7
Of West Boardman; Within SE1/4 of Section 8,
Township 4 N., Range 25 E., W.M.,
City of Boardman, Morrow County, Oregon

RECORDS OF REFERENCE

- R1 WEST BOARDMAN PLAT, BY WAYNE HARRIS, FILED BOOK 2, PAGE 24 & 25, MORROW COUNTY PLAT RECORDS.
- R2 STATUTORY WARRANTY DEED, FILED UNDER INST. NO. 2017-40098

OWNER'S DECLARATION:

KNOW ALL MEN BY THESE PRESENTS: THAT SILVER RIDGE HOMES INC., OWNER OF THE LANDS AS SHOWN AND DESCRIBED ON THIS PLAT, HAVE CAUSED THE SAME TO BE RE-PLATTED AND SURVEYED IN ACCORDANCE WITH ORS CHAPTER 92. AND ACKNOWLEDGE THE FOLLOWING COVENANTS, CONDITIONS, AND RESTRICTIONS AND RESERVATIONS AS STATED IN MID-COLUMBIA TITLE REPORT DATED APRIL 5, 2017 FILE NO. 10042:

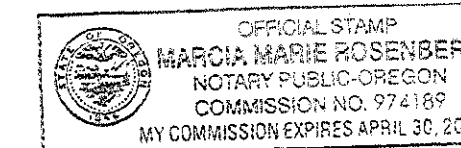
- 1 COVENANTS, CONDITIONS AND RESTRICTIONS, INCLUDING THE TERMS AND PROVISIONS THEREOF, AS CONTAINED IN THE BOARDMAN REDEVELOPMENT PLAN, RECORDED IN BOOK 71, PAGE 320, AND BOOK 71, PAGE 391, MORROW COUNTY DEED RECORDS. NOT PLOTTABLE
- 2 RESERVATIONS IN PATENT FROM UNITED STATES OF AMERICA BOOK 72, PAGE 307, MORROW COUNTY DEED RECORDS. NOT PLOTTABLE ON THIS MAP.

Tim Hophan, President
 BY SILVER RIDGE HOMES INC.
 Tim Hophan, President

STATE OF OREGON
 COUNTY OF MORROW

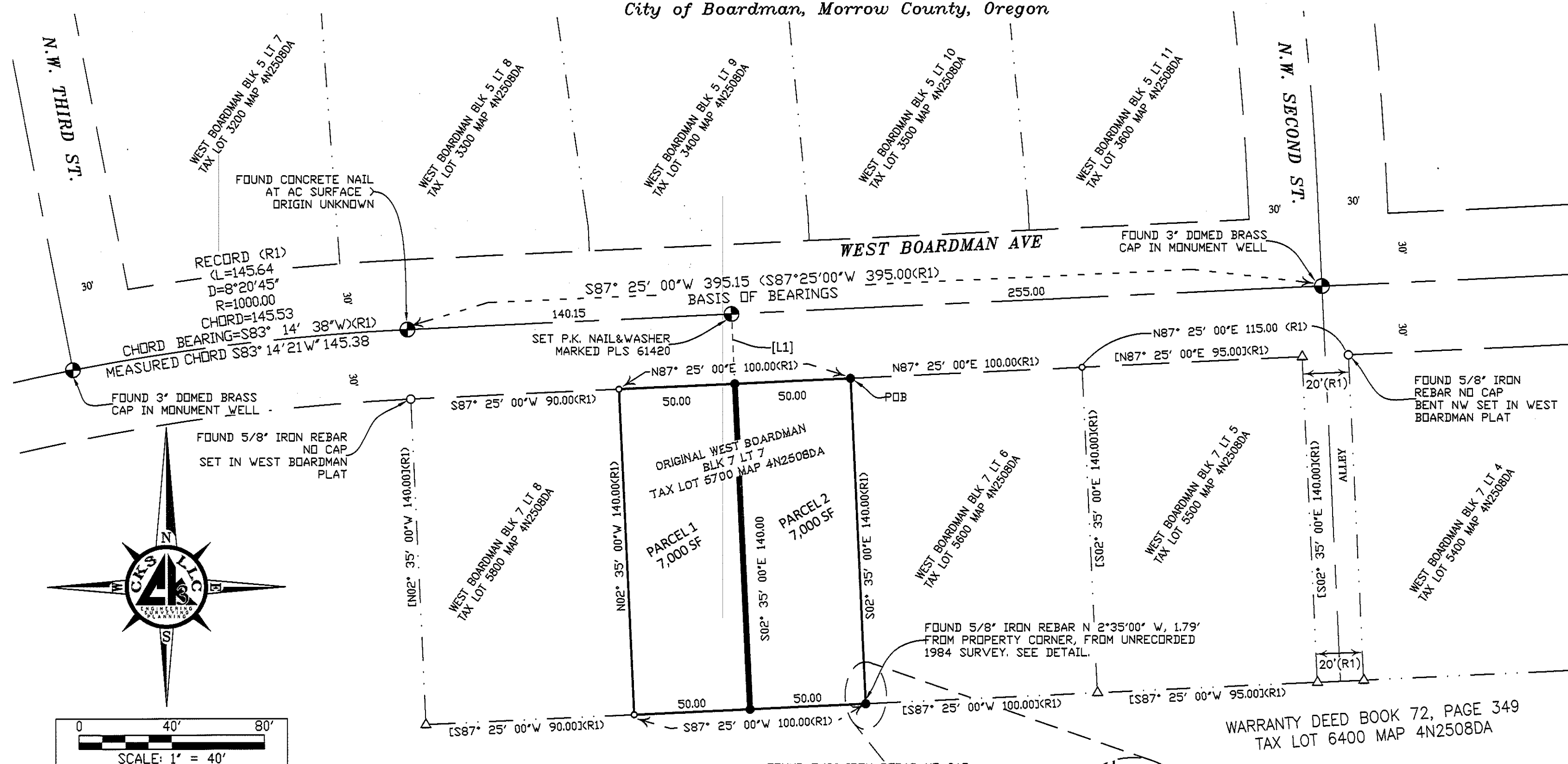
BEFORE ME THIS 29 DAY OF July, 2019
 APPEARED TIM HOPHAN, PRESIDENT OF SILVER RIDGE HOMES INC., AND ACKNOWLEDGED THE FOREGOING DECLARATION.

Marcia Marie Rosenberg
 NOTARY PUBLIC FOR OREGON
 PRINTED NAME: Marcia Marie Rosenberg
 COMMISSION NO. 974189
 MY COMMISSION EXPIRES 4/30/22



OFFICE OF COUNTY RECORDS

MORROW COUNTY, OREGON 2019-44715
 PLAT-PART 08/06/2019 01:46:09 PM
 Cnt=1 Stn=23 TC
 \$60.00 \$11.00 \$30.00 \$50.00 \$50.00 \$401.00
 00037577201900447150010015
 Bobbi Childers, County Clerk for Morrow County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.
 Bobbi Childers - County Clerk



SURVEYOR'S NARRATIVE & CERTIFICATE

THIS SURVEY WAS MADE AT THE REQUEST OF TIM HOPHAN FOR SILVER RIDGE HOMES, INC., FOR THE PURPOSE OF RE-PLATTING A PARCEL OF LAND AS DESCRIBED IN STATUTORY WARRANTY DEED INST. NO. 2017-40098, INTO TWO SEPARATE PARCELS. BOTH PARCELS BEING 7,000 SQUARE FEET AS SHOWN AND DIRECTED BY MR. HOPHAN.

CONTROL FOR THIS SURVEY IS FROM FOUND MONUMENTS AS SHOWN ON THE PLAT FOR WEST BOARDMAN, PREPARED BY WAYNE O. HARRIS FILED IN BOOK 2, PAGE 24 & 25, MORROW COUNTY PLAT RECORDS. THE BASIS OF BEARING FOR THIS SURVEY IS BETWEEN FOUND CENTERLINE MONUMENT AS SHOWN AT THE INTERSECTIONS OF NORTHWEST SECOND AVE & WEST BOARDMAN AVE AND THE FOUND CENTERLINE MONUMENT MARKING THE POINT OF CURVE AS SHOWN ON WEST BOARDMAN AVE. THESE MONUMENTS ARE NOT LIKELY ORIGINAL MONUMENTS FROM THE PLAT BUT FIT WELL WITH THE OTHER RECOVERED LOT CORNER MONUMENTS THAT APPEAR TO BE FROM THE ORIGINAL PLAT. THE POINT OF BEGINNING FOR THIS RE-PLAT IS A 5/8\"X30\" REBAR WITH RED PLASTIC CAP MARKED PLS 61420 MARKING THE NORTHEAST CORNER OF THE ORIGINAL LOT 7, BLOCK 7 AS SHOWN.

THE NORTH LINE OF THIS PROPERTY WAS RETRACED AND MONUMENTED ALONG A LINE BETWEEN THE FOUND 1/2\" REBAR MARKING THE NORTHWEST CORNER OF SUBJECT PARCEL AND THE FOUND 1/2\" REBAR MARKING THE NORTHEAST CORNER OF LOT 6 BLOCK 7. THIS MEASUREMENT MATCHED RECORD AND FIT WITHIN THE CURRENT REQUIREMENTS OF ORS 92.050 (2). RECORD DISTANCE WAS USED TO REESTABLISH THE NORTHEAST CORNER OF THE SUBJECT PARCEL. THE NEW DIVIDING LINE WAS ESTABLISHED AS HALF AS SHOWN.

THE WEST LINE OF THIS PROPERTY WAS RETRACED, BETWEEN THE FOUND 1/2\" REBAR MARKING THE NORTHWEST CORNER OF THE SUBJECT PARCEL AND THE FOUND 1/2\" REBAR MARKING THE SOUTHWEST CORNER OF THE SUBJECT PARCEL AS SHOWN, THIS MEASUREMENT MATCHED RECORD AND FIT WITHIN THE CURRENT REQUIREMENTS OF ORS 92.050 (2).

THE SOUTH LINE OF THIS PROPERTY WAS RETRACED AND MONUMENTED ALONG A LINE BETWEEN THE ABOVE DESCRIBED FOUND 1/2\" REBAR MARKING THE SOUTHWEST CORNER OF SUBJECT PARCEL AND AN ESTABLISHED 5/8\" REBAR AND CAP MARKED PLS 61420 WHICH WAS ESTABLISHED BY USING A FOUND 5/8\" REBAR AS AN OFFSET MONUMENT AS SHOWN IN THE DETAIL. THIS OFFSET MONUMENT IS NOT AN ORIGINAL MONUMENT AS THE PLAT INDICATED A 1/2\" REBAR AT THE LOT CORNER. MR. CANTRELL, THE PREVIOUS OWNER OF LOT 7 AND CURRENT OWNER OF LOT 6, ALL IN BLOCK 7, STATED HE HAD THIS LOT SURVEYED IN 1984 BUT DID NOT RECALL WHO HE HAD SURVEYED IT. THE 5/8\" OFFSET MONUMENT IS THE MONUMENTS MR. CANTRELL RECOGNIZED FROM THE 1984 SURVEY. THERE IS NO CURRENT ON-SITE EVIDENCE OF WHY THIS WOULD BE AN OFFSET MONUMENT BUT BECAUSE ALL OTHER MONUMENTS FOUND AS SHOWN ON THIS PLAT FIT WELL WITH RECORD AND ALL WITHIN THE CURRENT REQUIREMENTS OF ORS 92.050 (2), I HAVE ELECTED TO TREAT THIS AS AN OFFSET MONUMENT AND HOLD RECORD PLAT DATA TO ESTABLISH THE SOUTHEAST CORNER OF THE SUBJECT PARCEL. THE NEW DIVIDING LINE WAS ESTABLISHED AS HALF AS SHOWN.

I, LANCE C. KING, A REGISTERED PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MONUMENTED THE BOUNDARY OF PARCEL 1 AND 2 IN ACCORDANCE WITH ORS CHAPTER 92. THAT THE POINT OF BEGINNING IS AS SHOWN ON THE MAP AND IS WITHIN THE REQUIREMENTS OF ORS 92.060(1). I CERTIFY THAT THE FIRST MONUMENT ESTABLISHING OR REESTABLISHING A BOUNDARY MONUMENT WAS PLACED ON 7/10/2019 THAT THE ADJOINING PROPERTY AND ALL PROPERTY ACCESSED IN THIS SURVEY WAS DONE IN ACCORDANCE WITH ORS 672.047, THAT THE SURVEY WAS MADE BY ME OR UNDER MY DIRECTION, THAT THE MONUMENTS ARE AS SHOWN AND THAT THIS MAP IS A TRUE AND ACCURATE REPRESENTATION OF SAID SURVEY.

THE LAND BEING PARTITIONED IS DESCRIBED IN STATUTORY WARRANTY DEED INSTRUMENT No. 2017-40098 FILED IN MORROW COUNTY DEED RECORDS AS FOLLOWS:
 LOT 7, BLOCK 7, WEST BOARDMAN, IN THE CITY OF BOARDMAN, COUNTY OF MORROW AND STATE OF OREGON.

RECEIVED BY
 Morrow County Surveyor
 Date: 8-9-2019
 Rec'd By: S.K.H.
 No.: 2019-1867C
 Folder No.: 1867

APPROVALS:
MORROW COUNTY SURVEYOR
 APPROVED THIS 5th DAY OF August, 2019
Stephan L. Hallock
 MORROW COUNTY SURVEYOR

CITY OF BOARDMAN PLANNING DEPARTMENT
 APPROVED THIS 30 DAY OF June, 2019
[Signature]
 CITY OF BOARDMAN PLANNING DIRECTOR

MORROW COUNTY TAX COLLECTOR/ASSESSOR
 TAXES ARE PAID IN FULL
 APPROVED THIS 6th DAY OF Aug, 2019
[Signature]
 MORROW COUNTY TAX COLLECTOR

I, LANCE C. KING,
 HEREBY CERTIFY
 THAT THIS IS AN
 EXACT
 REPRODUCTION OF
 THE ORIGINAL.

LINE TABLE

LINE No.	LENGTH	BEARING
[L1]	30.00	N2° 35' 00\"W

- LEGEND**
- EXISTING LOT BOUNDARY LINE
 - NEW PARTITION LINE
 - EXISTING R-O-W LINE
 - TAX LOT LINE
 - CENTERLINE
 - (BEARING DISTANCE<R#>) INDICATES DATA OF RECORD
 - BEARING DISTANCE<R#> INDICATES MEASURED DATA THAT MATCHES RECORD / ORS 92.050 (2)
 - [] CALCULATED DISTANCE
 - SET 5/8\"X30\" REBAR WITH RED PLASTIC CAP MARKED PLS 61420
 - △ CALCULATED POINT
 - FOUND 1/2\" IRON REBAR WITH NO CAP LIKELY SET IN WEST BOARDMAN PLAT FILED BOOK 2, PAGE 24 & 25, MORROW COUNTY DEED RECORDS.
 - FOUND 5/8\" IRON REBAR
 - FOUND MONUMENT AS NOTED

REGISTERED PROFESSIONAL LAND SURVEYOR
[Signature]
OREGON
MAY 10, 2011
LANCE CLARK KING
61420

RENEWS: 6/30/2021

SURVEY FOR:
SILVER RIDGE HOMES, INC.
CK3, LLC
 CIVIL-STRUCTURAL-ELECTRICAL ENGINEERING, SURVEYING & PLANNING
 ONTARIO HERMISTON
 388 SW 5TH AVE. 945 W. ORCHARD AVE.
 ONTARIO, OR 97914 HERMISTON, OR 97838
 PHONE (541) 889-5411 PHONE (541) 567-2345
 FAX (541) 889-2074 FAX (541) 567-2305
 WEB: CK3LLC.NET

CHECKED BY: ADP FIELDBOOK No.: 0-323 PAGE(S): 75-77
 DRAWN BY: RWF DWG FILE No.: B-1270
 APPROVED BY: LCK FILENAME: VO18073 JOB No.: VO18073
 DATE: 7/26/2019 DATE REVISED: SHEET: 1 of 1

1867

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