

# PARTITION PLAT NO. 2019-12

LOCATED IN THE SE1/4 OF THE SW1/4 OF SECTION 9,  
TOWNSHIP 4 NORTH, RANGE 25 EAST, W.M.,  
CITY OF BOARDMAN, MORROW COUNTY, OREGON

### SURVEYOR'S NARRATIVE:

THE PURPOSE OF THIS PARTITION PLAT IS TO CREATE A SINGLE PARCEL BY ELIMINATING THE PROPERTY LINE BETWEEN PARCELS SHOWN ON MY RECORD SURVEY 2019-1864-C (R7). THE LEGAL DESCRIPTION SHOWN HEREON IS A COMBINATION OF THE LEGAL DESCRIPTIONS OF BOTH PARCELS INCLUDED IN MY PRIOR SURVEY.

THE MONUMENTS SET BY COPPOCK AND WAGNER FOUND AT THE SOUTHEAST CORNER OF THE PROPERTY AND 147 FEET NORTH OF THE SOUTHEAST CORNER ON BOUNDARY ADJUSTMENT SURVEY RECORDED UNDER 2019-1864-C, MORROW COUNTY SURVEY RECORDS, WERE REPLACED BY BOLDUC AS A PART OF SURVEY 2018-1839-C (R6). THESE MONUMENTS WERE APPARENTLY DISTURBED BETWEEN THE TIME OF OUR INITIAL FIELD WORK AND THE TIME OF RECORDING OF MY SURVEY, AND WERE REPLACED BY BOLDUC IN THAT INTERVENING TIME.

ALL MONUMENTS FOUND ARE HELD AS THE TRUE CORNERS OF THE SUBJECT PROPERTY.

MOBILE HOMES & FENCE CROSSING THE SOUTH BOUNDARY OF THE PROPERTY, AS SHOWN ON (R2) REMAIN IN PLACE AT THE TIME OF THIS SURVEY.

### LEGAL DESCRIPTION:

LOTS 1 AND 2, BLOCK 1, SOUTH BOARDMAN, IN THE CITY OF BOARDMAN, COUNTY OF MORROW, AND STATE OF OREGON

EXCEPTING THEREFROM: THAT PORTION OF LOTS 1 AND 2 DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2; THENCE NORTH 64°46'08" EAST COINCIDENT WITH THE NORTH BOUNDARY OF SAID LOTS 1 AND 2 A DISTANCE OF 149.54 FEET; THENCE SOUTH 7°35'00" EAST PARALLEL WITH THE WEST BOUNDARY OF SAID LOT 2 A DISTANCE OF 238.84 FEET; THENCE SOUTH 82°25'00" WEST PERPENDICULAR TO THE SAID WEST BOUNDARY OF LOT 2 A DISTANCE OF 142.50 FEET TO A POINT ON THE SAID WEST BOUNDARY OF LOT 2; THENCE NORTH 7°35'00" WEST COINCIDENT WITH SAID WEST BOUNDARY A DISTANCE OF 193.51 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 4 NORTH, RANGE 25 EAST, WILLAMETTE MERIDIAN, IN THE CITY OF BOARDMAN, COUNTY OF MORROW, AND STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1, BLOCK 1, SOUTH BOARDMAN, IN THE CITY OF BOARDMAN, COUNTY OF MORROW, AND STATE OF OREGON; THENCE NORTH 64°46'08" EAST ON THE EXTENSION OF THE NORTH LINE OF SAID LOT 1 150.00 FEET; THENCE SOUTH 7°35' EAST PARALLEL TO THE EAST LINE OF SAID LOT 1 328.72 FEET; THENCE SOUTH 69°49'25" WEST ON THE EXTENSION OF THE SOUTH LINE OF SAID LOT 1 146.46 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 7°35' WEST ALONG THE EAST LINE OF SAID LOT 1 315.17 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINS 88,274 SQUARE FEET, MORE OR LESS.

### OWNER'S DECLARATION:

I, VIJAY NARAIN, THE OWNER OF THE LAND DESCRIBED HEREON, DECLARE THAT I HAVE CAUSED SAID PLAT TO BE PREPARED IN ACCORDANCE WITH O.R.S. CHAPTER 92 AND THE CITY OF BOARDMAN SUBDIVISION ORDINANCE.

*Vijay Narain*  
VIJAY NARAIN

See affidavit of correction recorded as instrument 2019-45089 for correction to ownership status. Affidavit recorded on 10-1-2019.

### ACKNOWLEDGEMENT:

STATE OF OREGON  
COUNTY OF Umatilla

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON (DATE) September 16, 2019

BY (NAME(S) OF INDIVIDUAL(S)) Vijay Narain

*Debra A. Wainwright*  
NOTARY PUBLIC - STATE OF OREGON

*Debra A. Wainwright*  
PRINTED NAME

971736

COMMISSION NO.  
February 28, 2022  
MY COMMISSION EXPIRES

RECEIVED BY  
Morrow County Surveyor

Date: 10-10-2019

Rec'd By: S.K.H.

No.: 2019 1871C

Folder No.: 1871

### SURVEY REFERENCES:

- (R1) BOUNDARY SURVEY BY COPPOCK (1483-C)
- (R2) PROPERTY LINE ADJUSTMENT SURVEY BY KING (1698)
- (R3) PARTITION PLAT 2008-7 BY WAGNER (1529-C)
- (R4) STATUTORY WARRANTY DEED 2016-39339
- (R5) STATUTORY WARRANTY DEED 2014-35270
- (R6) RECORD SURVEY 2018-1839-C BY BOLDUC
- (R7) RECORD SURVEY 2019-1864-C BY D. BAALMAN

### SURVEYOR'S CERTIFICATE:

I, DAVID P. BAALMAN, A REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MONUMENTED THE LANDS SHOWN HEREON AND DESCRIBED IN THE LEGAL DESCRIPTION SHOWN HEREON IN ACCORDANCE WITH ORS CHAPTER 92 AS REVISED AND WITH THE CITY OF BOARDMAN SUBDIVISION ORDINANCE. THE INITIAL POINT OF THIS PARTITION PLAT IS THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY AS SHOWN HEREON.

REGISTERED PROFESSIONAL LAND SURVEYOR

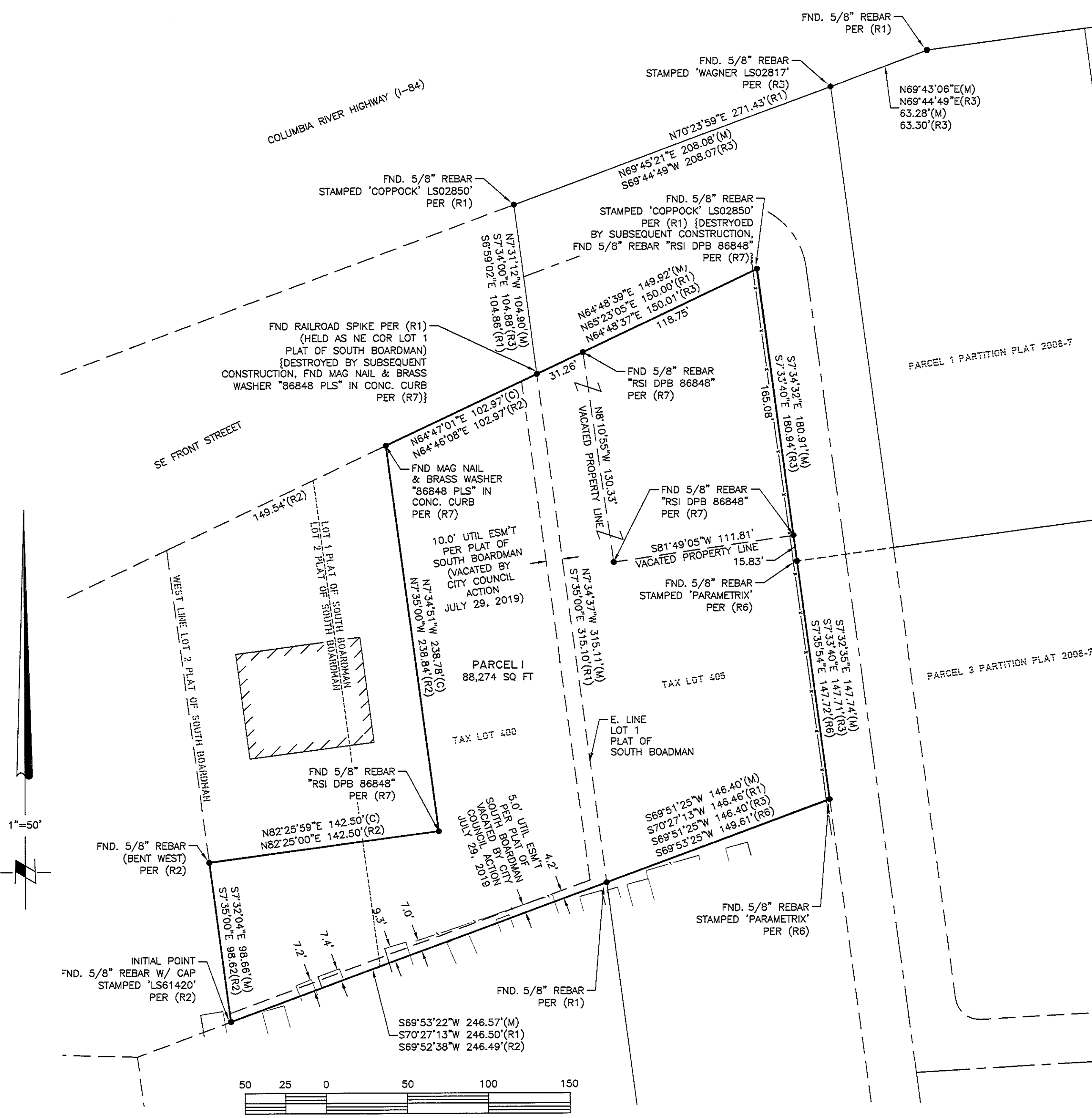
*David P. Baalman*

OREGON  
NOVEMBER 13, 2012  
DAVID P. BAALMAN  
86848PLS

RENEWS: 12/31/2019

*David P. Baalman*  
THIS IS AN EXACT COPY OF THE ORIGINAL

97679



### SURVEYOR'S NOTES:

- BEARING BASE: OREGON STATE PLANE COORDINATE SYSTEM (NORTH ZONE), NAD\_83(2011) DATUM. DISTANCES ARE "GROUND" MEASUREMENTS SCALED FROM GRID USING A COMBINED FACTOR OF 0.99995150.
- = DENOTES MONUMENT PER RECORD SURVEY INDICATED.
- EQUIPMENT AND PROCEDURES: THIS SURVEY WAS PERFORMED WITH A TRIMBLE R8-4 GPS SYSTEM AND A 1" LEICA MS60 MULTISTATION.

### APPROVALS

APPROVED THIS 16<sup>th</sup> DAY OF September, 2019.

*Stephen K. Haddock*  
MORROW COUNTY SURVEYOR

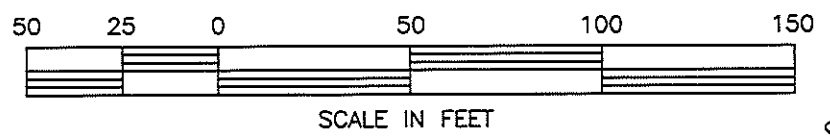
APPROVED THIS 16<sup>th</sup> DAY OF SEPT., 2019.

*David P. Baalman*  
CITY OF BOARDMAN PLANNING DIRECTOR

APPROVED THIS 16 DAY OF Sept, 2019.

*David P. Baalman*  
MORROW COUNTY TAX COLLECTOR

1"=50'



MORROW COUNTY, OREGON 2019-44965

PLAT-PART 09/16/2019 04:05:49 PM  
Cht=1 Str=23 KBOVD \$80.00 \$11.00 \$30.00 \$50.00 \$50.00 \$401.00



00037952201900449650010011  
I, Bobbi Childers, County Clerk for Morrow County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.  
Bobbi Childers - County Clerk

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

After Recording Return to:  
Morrow County Surveyor's Office  
Attn: Stephen K. Haddock  
PO Box G  
Pilot Rock, OR 97868

Direct Party  
David P. Baalman

Indirect Party  
Partition Plat 2019-12

MORROW COUNTY, OREGON **2019-45089**  
PLAT-AC  
Cnt=1 Str=23 TC 10/01/2019 01:41:43 PM  
\$15.00 \$11.00 \$60.00 \$10.00 **\$96.00**



I, Bobbi Childers, County Clerk for Morrow County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.

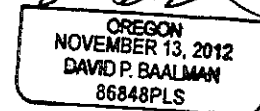
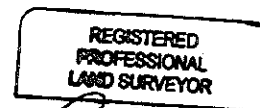
Bobbi Childers - County Clerk



**Surveyor's Affidavit of Correction**  
**With Present Owner's Declaration**  
(Partition Plat 2019-12)

1. Affiant: I, David P. Baalman, being first duly sworn on oath say as follows:
2. Authority: I am the registered Professional Land Surveyor who prepared and caused to be filed the Partition Plat referred to below and I make this affidavit in accordance with ORS 92.170.
3. Partition Plat Amended: The Partition Plat amended by this affidavit is Partition Plat 2019-12 recorded on September 16, 2019 as File No. 2019-44965, Office of County Records, Morrow County, Oregon. Said Partition Plat is incorporated herein by reference and made a part of this affidavit and referred to herein as the ("Plat").
4. Background: I prepared the Plat on behalf of PV Enterprises LLC with approval of the City of Boardman and pursuant to the City of Boardman Development Code. In preparing the Plat, I inadvertently listed signing member of the LLC as signing as an individual, instead of as a member of the LLC.

David P. Baalman  
Oregon Registered Professional Land Surveyor  
86848PLS

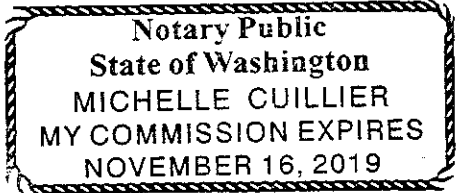


**RECEIVED BY**  
Morrow County Surveyor  
Date: 10-10-2019  
Rec'd By: S.K.H.  
No.: 2019-1871C  
Folder No.: 1871

State of Washington  
County of Benton

I certify that I know or have satisfactory evidence that David P. Baalman is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 9/27/19



Signature: Michelle Cuillier

Notary Public in and for the State of Washington Residing at: Franklin Co.

My Appointment Expires: 11/16/19

Amended Owner's Declaration:

The undersigned, PV Enterprises LLC, an Oregon Limited Liability Company, executes the following Owner's Declaration to be incorporated in Partition Plat 2019-12 recorded September 16, 2019 as File No. 2019-44965, Morrow County, Oregon, referred to above as the true and correct substitute Owner's Declaration on said Partition Plat.

OWNER'S DECLARATION:

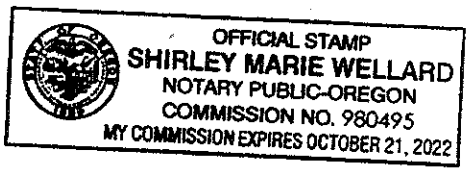
WE THE UNDERSIGNED, THE OWNER OF THE LAND DESCRIBED HEREON, DECLARE THAT I HAVE CAUSED SAID PLAT TO BE PREPARED IN ACCORDANCE WITH O.R.S. CHAPTER 92 AND THE CITY OF BOARDMAN SUBDIVISION ORDINANCE.

Vijay Narain  
PV Enterprises, LLC  
By: Vijay Narain, Member

State of Oregon  
County of Umatilla

This record was acknowledged before me on October 1, 2019 by Vijay Narain as a Member of PV Enterprises, LLC

Shirley Marie Wellard  
Notary Public-State of Oregon



Consent of All Owners

PV Enterprises, LLC an Oregon Limited Liability Company hereby consents to the foregoing Affidavit of Correction and the Amended Owner's Declaration and upon approval by the Morrow County Surveyor authorize the immediate recording of this Affidavit of Correction.

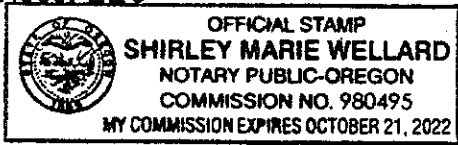
PV Enterprises, LLC  
An Oregon Limited Liability Company

By: *Vijay Narain*  
Vijay Narain, Member

State of Oregon  
County of *Umatilla*

This record was acknowledged before me on *October 1*, 2019 by  
Vijay Narain as a Member of PV Enterprises, LLC

*Shirley Marie Wellard*  
Notary Public-State of Oregon



Morrow County Surveyor's Certificate

I, Stephen K. Haddock, by my signature below certify that I have examined this Affidavit of Correction and that the changes shown and contained in this Affidavit of Correction are permitted by ORS 92.170.

Dated this *1<sup>st</sup>* day of *October*, 2019

*Stephen K. Haddock*  
Stephen K. Haddock, Morrow County Surveyor