

PARTITION PLAT 2021-22

A PARTITION SURVEY ON PARCEL 1 OF PARTITION PLAT 2021-15 LOCATED IN THE N.W. 1/4 OF SEC. 16, TWP. 4 N., RNG. 25 E.W.M., CITY OF BOARDMAN, MORROW COUNTY, OREGON.

OWNER'S ACKNOWLEDGEMENT/DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT I, VIJAY PATEL, PRESIDENT OF A-1 HOSPITALITY HERMISTON, L.L.C., AND OWNERS OF THE LAND AS SHOWN ON THIS LAND PARTITION SURVEY AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING LEGAL DESCRIPTION, HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED INTO PARCELS AS SHOWN ON THIS LAND PARTITION.

[Signature]

VIJAY PATEL, PRESIDENT OF A-1 HOSPITALITY HERMISTON, L.L.C.

KNOW ALL PEOPLE BY THESE PRESENTS THAT ON

THIS DAY 18 OF August, 2021

APPEARED VIJAY PATEL, PRESIDENT OF A-1 HOSPITALITY HERMISTON, L.L.C. TO ME PERSONALLY KNOWN, WHO ACKNOWLEDGED THE FOREGOING LAND PARTITION TO BE A FREE AND VOLUNTARY ACT.

BEFORE ME *[Signature]*
NOTARY PUBLIC FOR OREGON Washington

PRINTED NAME Mundy L. Fellows

COMMISSION NO. 108800

MY COMMISSION EXPIRES 04-08-2025

SURVEYOR'S CERTIFICATION

I, BRIT L. PRIMM, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION IN JUNE 2021, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING LAW, AS ESTABLISHED BY ORS CHAPTER 92, AND HAVE SET THE PROPER MONUMENTS. THE INITIAL POINT OF THIS SURVEY IS THE NORTHWEST CORNER OF PARCEL 1 OF THIS PARTITION PLAT. LEGAL DESCRIPTION OF PARENT PARCEL: PARCEL 1 OF PARTITION PLAT 2021-15.

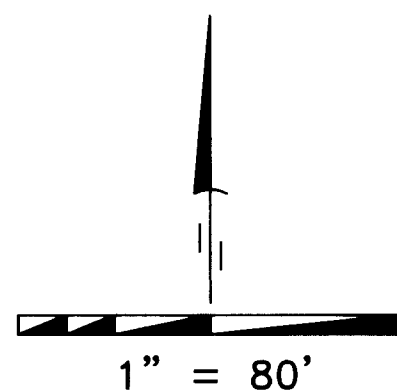
I CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT AS FILED FOR VIJAY PATEL, PRESIDENT OF A-1 HOSPITALITY HERMISTON, L.L.C. IN MORROW COUNTY, OREGON.

[Signature]
BRIT L. PRIMM

DATE: 16 AUG 21

FND: R&R SPIKE
1/4 COR.
17/16

CLIENT: VIJAY PATEL
A-1 HOSPITALITY HERMISTON, L.L.C.
411 S.W. DORIAN AVENUE
PENDLETON, OR 97801



LEGEND

- SET 5/8" X 30" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PLS LS 48509"
- FOUND 5/8" X 30" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PLS LS 48509"
- FOUND 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "LS 2431"
- ⊙ FOUND 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "LS 951"
- ▲ FOUND 5/8" IRON ROD
- × CALCULATED POINT
- ⊕ FOUND MONUMENT AS NOTED
- PARENT PARCEL BOUNDARIES

DEEDS

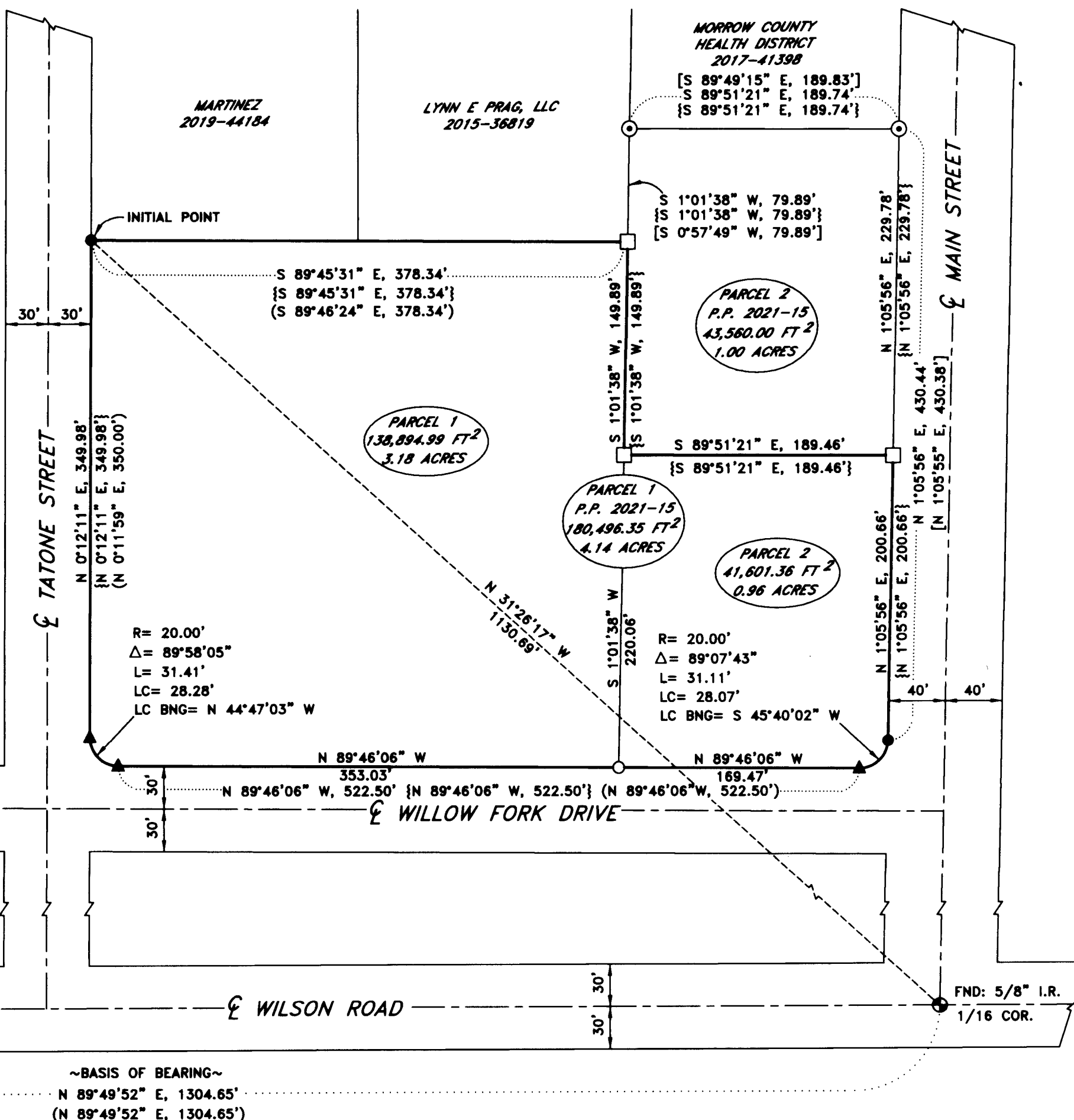
DOC. NO. 2021-48684
DOC. NO. 2019-44184
DOC. NO. 2015-36819

SURVEYS

PARTITION PLAT 2021-15
PARTITION PLAT 1995-3
R.O.S. 1444-B

NOTES

{ } P.P. 2021-15
() P.P. 1995-3
[] R.O.S. 1444-B



SURVEYOR'S NARRATIVE

THIS SURVEY WAS UNDERTAKEN IN JUNE OF 2021 AT THE REQUEST OF LEE E. DOCKEN REPRESENTING VIJAY PATEL, PRESIDENT OF A-1 HOSPITALITY HERMISTON, L.L.C. THE PURPOSE OF THE SURVEY IS TO PERFORM A PARTITION SURVEY ON PARCEL 1 OF PARTITION PLAT 2021-15 LOCATED IN THE N.W. 1/4 OF SECTION 16, TOWNSHIP 4 NORTH, RANGE 25, EAST OF THE WILLAMETTE MERIDIAN, MORROW COUNTY, OREGON. THE INTENT IS TO CREATE PARCEL 2 AS 0.96 ACRE AND PARCEL 1 AS BEING THE REMAINDER AREA. I ESTABLISHED THE EXTERIOR BOUNDS OF THE PARENT PROPERTY, PARCEL 1 OF PARTITION PLAT 2021-15, AS FOLLOWS:

NORTH-WESTERLY LINE: I FOUND A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "LS 2431" AT THE NORTHWEST CORNER OF PARCEL 1 OF PARTITION PLAT 2021-15, I ALSO FOUND A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PLS LS 48509" AT THE NORTHEAST CORNER OF PARCEL 1 OF PARTITION PLAT 2021-15. THE FOUND 2 MONUMENTS IDENTIFY THE NORTH-WESTERLY LINE OF PARCEL 1 OF PARTITION PLAT 2021-15.

NORTH-EASTERLY LINE: I FOUND A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PLS LS 48509" AT THE NORTHWEST CORNER OF PARCEL 1 OF PARTITION PLAT 2021-15, I ALSO FOUND A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PLS LS 48509" AT THE NORTHEAST CORNER OF PARCEL 1 OF PARTITION PLAT 2021-15. THE FOUND 2 MONUMENTS IDENTIFY THE NORTH-EASTERLY LINE OF PARCEL 1 OF PARTITION PLAT 2021-15.

EAST LINE: I FOUND A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PLS LS 48509" AT THE NORTHEAST CORNER OF PARCEL 1 OF PARTITION PLAT 2021-15, I ALSO FOUND A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "LS 2431" AT THE SOUTHEAST CORNER OF PARCEL 1 OF PARTITION PLAT 2021-15. THE FOUND 2 MONUMENTS IDENTIFY THE EAST LINE OF PARCEL 1 OF PARTITION PLAT 2021-15.

SOUTH LINE: I FOUND A 5/8 INCH IRON ROD AT THE SOUTHEAST CORNER OF PARCEL 1 OF PARTITION PLAT 2021-15, I ALSO FOUND A 5/8 INCH IRON ROD AT THE SOUTHWEST CORNER OF PARCEL 1 OF PARTITION PLAT 2021-15. THE FOUND 2 MONUMENTS IDENTIFY THE SOUTH LINE OF PARCEL 1 OF PARTITION PLAT 2021-15.

WEST LINE: I FOUND A 5/8 INCH IRON ROD AT THE SOUTHWEST CORNER OF PARCEL 1 OF PARTITION PLAT 2021-15, I ALSO FOUND A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "LS 2431" AT THE NORTHWEST CORNER OF PARCEL 1 OF PARTITION PLAT 2021-15. THE FOUND 2 MONUMENTS IDENTIFY THE WEST LINE OF PARCEL 1 OF PARTITION PLAT 2021-15.

THIS SURVEY WAS ACCOMPLISHED UTILIZING THE TRIMBLE R10 GNSS SYSTEM. THE FOUND R&R SPIKE MARKING THE WEST ONE-QUARTER CORNER FOR SECTION 16 IN THE CENTERLINE OF WILSON ROAD AND THE FOUND 5/8 INCH IRON ROD MARKING THE 1/16 CORNER FOR SECTION 16 WERE UTILIZED FOR A SITE CALIBRATION.

THE BASIS OF BEARING IS FROM PARTITION PLAT 2021-15. EACH CORNER AND FEATURE WAS THEN LOCATED OR SET ON A 15 SECOND EPOCH WITH A FIXED SOLUTION ONLY.

PRIMM LAND SURVEYING, INC.



CLIENT: VIJAY PATEL

N.W. 1/4 OF SECTION 16, TWP. 4 N. RNG. 25 E. WM

PROJECT:

A PARTITION SURVEY ON PARCEL 1 OF PARTITION PLAT 2021-15 LOCATED IN THE N.W. 1/4 OF SEC. 16, TWP. 4 N., RNG. 25 E.W.M., CITY OF BOARDMAN, MORROW COUNTY, OREGON.

JOB #: 2106003
DATE: 14 JAN 21
FB/PG: 043/21
SHEET: 1 OF 1
DRAWN: BLP
APPROVED: BLP

APPROVALS

MORROW COUNTY SURVEYOR

I DO HEREBY CERTIFY THAT I HAVE EXAMINED THE ACCOMPANYING PLAT, THAT IT 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.

[Signature]
MORROW COUNTY SURVEYOR

DATED THIS 19 DAY OF August, 2021

CITY OF BOARDMAN PLANNING COMMISSION

THIS IS TO CERTIFY THAT I HAVE REVIEWED THIS PLAT AND IT IS APPROVED FOR FILING AND RECORDING BY MY AUTHORITY.

[Signature]
PRESIDENT

DATED THIS 26 DAY OF August, 2021

MORROW COUNTY TAX COLLECTOR & ASSESSOR

WE DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TAX RECORDS RELATIVE TO THE LAND COVERED BY THE ACCOMPANYING PLAT AND 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]
TAX COLLECTOR

DATED THIS 27 DAY OF August, 2021

[Signature]
ASSESSOR

DATED THIS 27 DAY OF August, 2021

MORROW COUNTY CLERK

RECEIVED BY

Morrow County Surveyor

Date: 9-13-2021

Rec'd By: MPK

No.: 2021-1954C

Folder No.: 1954

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