RAMANDEEP SUBDIVISION A SUBDIVISION SURVEY OF PARCEL 2 OF PARTITION PLAT 2008-9 LOCATED IN THE NW 1/4 SEC. 16, TWP. 4 N., RNG. 25 E.W.M., MORROW COUNTY, OREGON. CLIENT: RAMANDEEP S. MALHI WILLOWFORK INVESTMENTS LLC 8804 W 5TH STREET KENNEWICK, WASHINGTON 99336

 $= 60^{\circ}$

162.6>)

12,489.22 FT ²

N 89°31'39" E

LOT 14

11,576.42 FT ²

N 89"31"39" E

LOT 13

11,576.86 FT 2

SET THIS COR. 3' W'LY

DUE TO A CONCRETE

PEDESTRIAN BENCH -

N 89°31'39" E

128,63

10' UTILITY

EASEMENT

LOT 12 11,577.29 FT ²

N 89°31'39" E

128.64

LOT 11 11,577.72 FT ²

N 89'31'39" E

LOT 10

69°20'20" E

11,522.61 FT ²

10' UTILITY

EASEMENT

N 89"15'23" E

13,404.81 FT ⁴

10' UTILITY

EASEMENT

N 89*15'23" E, 317.31'-

(N 89*15'23" E, 317.31')

-@ WILSON LANE -

128.64

128.63

128.62

10' UTILITY

EASEMENT

LOT 1

11,911.59 FT 2

N 89*31'39" E

-20' ACCESS EASEMENT

11,575.98 FT

N 89'31'39" E

128.62

LOT 3

11,576.42 FT

N 89'31'39"

11,576.85 FT ²

N 89"31'39" E

128.63

11,577.28 FT ²

N 89°31'39"

128.64

(LOT 6 11,577.71 FT²)

N 89'31'39" E

20' ACCESS EASEMENT

LOT 7

11,522.61 FT ²

INITIAL

POINT

N 0'28'10" W

30.00'

W 1/4

SEC.

עדועודע 10'

EASEMENT

LOT 8 2 3,523.90 FT 2

N 89'15'23"

158.65

SET THIS COR. 3' N'LY &

DUE TO A FIBER

OPTIC LINE

10' עדועודץ

EASEMENT-

≩ ≩

0.28'10" 0.28'10"

z z

128.63

9 (31

′30.00°, 30.00°

10' UTILITY

EASEMENT-

SURVEYOR'S NARRATIVE

THIS SURVEY WAS UNDERTAKEN IN APRIL OF 2021 AT THE REQUEST OF RAMANDEEP S. MALHI, SOLE MEMBER OF WILLOW FORK INVESTMENTS LLC. THE PURPOSE OF THE SURVEY IS TO PERFORM A SUBDIVISION SURVEY ON PROPERTY AS DESCRIBED ON MORROW COUNTY INSTRUMENT NO. 2019-45636.

SAID INSTRUMENT NO. 2019-45636 STATES THE FOLLOWING:

Parcel 2 of PARTITION PLAT 2008—9, in the City of Boardman, County of Morrow and State of Oregon.

THE EXTERIOR BOUNDS OF THE PARENT PARCEL HAVE BEEN ESTABLISHED AS FOLLOWS:

THE NORTH LINE WAS ESTABLISHED FROM THE FOUND MONUMENTS ON THE SOUTHERLY RIGHT OF WAY LINE OF WILLOW FORK DRIVE AS CALLED FOR IN PARTITION PLAT 2008-09, MARKING THE NORTHWESTERLY CORNER OF PARCEL 2 OF PARTITION PLAT 2008-09 ALSO BEING THE NORTHWESTERLY CORNER OF PARCEL 1 OF PARTITION PLAT 2011-08.

THE SOUTH LINE WAS ESTABLISHED FOR THE FOUND MONUMENTS ON THE NORTHERLY RIGHT OF WAY LINE OF WILSON LANE AS CALLED FOR IN PARTITION PLAT 2008-09, MARKING THE SOUTHWESTERLY CORNER OF PARCEL 2 OF PARTITION PLAT 2008-09 AND THE SOUTHEASTERLY CORNER OF PARCEL 2 OF PARTITION PLAT 2008-09 ALSO BEING THE SOUTHWESTERLY CORNER OF PARCEL 2 OF PARTITION PLAT 2011-08.

THE EAST LINE WAS ESTABLISHED FROM THE FOUND MONUMENT ON THE SOUTHERLY RIGHT OF WAY LINE OF
WILLOW FORK DRIVE AT THE NORTHEAST CORNER OF PARCEL 2 OF PARTITION PLAT 2008—09 ALSO THE NORTHWEST CORNER OF PARCEL 1 OF PARTITION PLAT 2011—08, AND THE FOUND
OF PARTITION PLAT 2011—08

THE WEST LINE WAS ESTABLISHED FROM THE FOUND MONUMENT ON THE SOUTHERLY RIGHT OF WAY LINE OF WILLOW FORK DRIVE AT THE NORTHWEST CORNER OF PARCEL 2 OF PARTITION PLAT 2008-09, AND THE FOUND MONUMENT ON THE NORTHERLY RIGHT OF WAY LINE OF WILSON LANE AT THE SOUTHWEST CORNER OF PARCEL 2 OF PARTITION PLAT 008-09.

THE BASIS OF BEARING OF THIS SURVEY ARE THE FOUND RXR SPIKE MARKING THE WEST 1/4 CORNER FOR SECTION 16 AND THE FOUND 5/8" IRON ROD MARKING THE CENTER-WEST 1/16

THIS SURVEY WAS ACCOMPLISHED LITTLE 2 TRIMBLE B. 10 CHES RESERVEDS AND AUTOMOBILE B. 10 CHES RESERVED AUTOMOBILE B. 10 CHES RESERVED AND AUTOMOBILE B. 10 CHES RESERVED AUTOMOB

THIS SURVEY WAS ACCOMPLISHED UTILIZING 2 TRIMBLE R-10 GNSS RECEIVERS. AN AUTONOMOUS POSITION WAS GENERATED ON THE BASE UNIT AND THE TWO PREVIOUSLY MENTIONED FOUND RECTANGULAR CORNERS WERE SUBSEQUENTLY USED FOR LOCALIZING THE SYSTEM, EACH CORNER WAS THEN LOCATED OR SET ON A 15 SECOND EPOCH WITH A FIXED

LEGEND

- O SET 5/8"x30" IRON ROD
 WITH A YELLOW PLASTIC
 CAP STAMPED "PLS LS 48509"
- FOUND 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "GBW 02817LS" PARTITION PLAT 2008-09
- FOUND 5/8" IRON ROD UNKNOWN ORIGIN
- D FOUND RXR SPIKE UNKNOWN ORIGIN

	EVECTION DOLLING ANY
	EXTERIOR BOUNDARY
············	INTERIOR LOT LINES
	20' ACCESS EASEMENT
	10' UTILITY EASEMENT
111 -51	E DRIVE & LANE

<u>SURVEYS</u>

PARTITION PLAT 2008-09 PARTITION PLAT 1995-05

<u>NOTES</u>

Z Z

() PARTITION PLAT 2008-09

<u>DEEDS</u>

RAMANDEEP S. MALHI

~BASIS OF BEARING~

N 89°15'23" E, 1304.64'

(N 89*15'23" E, 1304.64')

INSTRUMENT NO. 2019-45636

DEDICATION/ACKNOWLEDGEMENT

SOLE MEMBER, WILLOWFORK INVESTMENTS LLC

LAND TO BE FREE AND VOLUNTARY ACT.

KNOW ALL PEOPLE BY THESE PRESENTS THAT ON

KNOW ALL PEOPLE BY THESE PRESENTS THAT I RAMANDEEP S. MALHI, SOLE MEMBER, WILLOWFORK INVESTMENTS LLC AND OWNER OF THE LANDS SHOWN ON

THIS PLAT AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING LEGAL

DESCRIPTION, HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED INTO LOTS AS SHOWN ON THIS SUBDIVISION. FURTHERMORE, I DO HEREBY DEDICATE

TO THE USE OF THE PUBLIC AS PUBLIC WAYS FOREVER MALH! LANE AND THE

10 FOOT UTILITY EASEMENTS AS SHOWN ON SAID MAP FOR THE PURPOSE OF

Tune

APPEARED RAMANDEEP S. MALHI TO ME PERSONALLY KNOWN, WHO

ACKNOWLEDGED THE FOREGOING SUBDIVISION AND DEDICATION OF

MY COMMISSION EXPIRES MUTCH 15th 2025

SURVEYOR'S CERTIFICATION

CONTAINING 5.01 ACRES.

2022

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 APRIL 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 SOUTHWEST CORNER OF LOT 8 OF THIS SUBDIVISION PLAT.

BEGINNING AT A 5/8 INCH IRON ROD ON THE NORTHERLY RIGHT OF WAY LINE OF WILSON LANE, FROM WHICH A RAIL ROAD SPIKE MONUMENTING THE WEST 1/4 CORNER OF SECTION 16, TOWNSHIP NORTH, RANGE 25, EAST OF THE WILLAMETTE MERIDIAN BEARS S 0°28'10 E, 30.00 FEET; THENCE LEAVING SAID NORTHERLY RIGHT OF WAY LINE N 0"28"10" W. 735.38 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "LS #2431" ON THE SOUTHERLY RIGHT OF WAY LINE OF WILLOW FORK DRIVE; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE N 89°39'53' E. 7.30 FEET TO A 5/8 INCH IRON ROD; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE THROUGH A CURVE THAT IS CONCAVE TO THE SOUTH WITH A RADIUS OF 333.51 FEET THE LONG CHORD OF WHICH BEARS S 74'58'14" E. 176.74 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "LS #2431"; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE S 59"36'21" E. 162.67 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "GBW 02817LS"; THENCE LEAVING SAID SOUTHERLY RIGHT OF WAY LINE S 0"28"32" E. 603.17 FEET TO A 5/8 INCH IRON ROD ON THE NORTHERLY RIGHT OF WAY LINE OF WILSON LANE; THENCE S 89"15"23" W, 317.31 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

C-W 1/16

SEC. 16-

PROFESSIONAL LAND SURVEYOR

VICINITY MAP

N.T.S.

I CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF

THE ORIGINAL PLAT AS

MALHI, SOLE MEMBER,

LLC. IN THE CITY OF

BOARDMAN, MORROW

COUNTY, OREGON.

FILED FOR RAMANDEEP S.

WILLOWFORK INVESTMENTS

CITY OF BOARDMAN, OREGON

Qp`

LOT 1:

LOT 14

LOT 13

LOT 12

LOT 11

LOT 1

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

LOT 6

LOT 7/

LOT 8 LOT 9

WILSON RD. SW

OREGON
JULY 13, 1999
BRIT L. PRIMM
48509

EXPIRATION DATE: 12/31/22

DATE: 01 JUNE ZZ

RECEIVED BY Morrow County Surveyor

Date: 6-24-27
Rec'd By: M&K
No.: 2027-1993 C
Folder No.: 1993

<u>AREA TABLE</u>

DESC.	SQ. FEET	ACRES	
PARENT	218,034.31	5.01	
STREET	39,467.04	0.91	
LOTS 1-15	178,567.27	4.10	

<u>LINE TABLE</u>

LINE	BEARING	LENGT
L1	N 89.39'53" E	7.30'
L2	N 0°28'21" W	15.00
L3	N 0°28'21" W	15.00

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	20*08'22"	333.51	117.23'	S 80*15'57" E	116.62'
C2	69"43'24"	10.00'	12.17'	S 35°20'07" E	11.43'
C3	120*51'56"	10.00'	21.10'	N 59*57'39" E	17.40'
C4	50°25′13"	10.00'	8.80°	5 24°44'36" W	8.52'
C5	68*52'10"	50.00'	60.10	S 12°49'38" W	56.55'
C6	68*52'10"	50.00'	60.10	S 56*02'21" E	56.55'
<i>C7</i>	68*52'10"	50.00'	60.10*	N 55*05'39" E	56.55'
C8	68*52'10"	50.00'	60.10'	N 13"46'20" W	56.55'
C9	50°25'13"	10.00'	8.80'	N 25'41'18" W	8.52'
C10	(30.43.46")	(333.51")	(178.87')	(N 74°58'14" W)	(176.74')

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.

MORROW COUNTY SURVEYOR

DATED THIS 3 DAY OF JUNE ZOZZ

CITY OF BOARDMAN PLANNING COMMISSION

I HAVE EXAMINED THE ACCOMPANYING PLAT AND DO HEREBY CERTIFY THAT IT COMPLIES WITH ALL REQUIREMENTS OF THE ORDINANCES AS ESTABLISHED BY THE CITY OF BOARDMAN PLANNING COMMISSION AND I THEREFORE APPROVE SAID PLAT.

CHAIRMAN, CITY OF BOARDMAN PLANNING COMMISSION

DATED THIS 6 TO DAY OF JEAR

2022

CITY OF BOARDMAN CITY COUNCIL

THE DEDICATION OF ALL PUBLIC EASEMENTS, UTILITIES, AND STREETS DEPICTED IS HEREBY ACCEPTED.

CHAIRMAN, CITY OF BOARDMAN CITY COUNCIL

DATED THIS 10 DAY OF KUILE

re 2002

MORROW COUNTY COMMISSIONERS

WE CERTIFY THAT THIS PLAT IS APPROVED FOR FILING IN THE "RECORD OF TOWN PLATS" OF THE COUNTY OF MORROW, STATE OF OREGON BY OUR AUTHORITY.

COMMISSIONER COMMISSIONER

DATED THIS THE DAY OF June 2022

MORROW COUNTY ASSESSOR/TAX COLLECTOR

I DO HEREBY CERTIFY THAT I 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 I HEREBY APPROVE SAID PLAT.

ASSESSOR/TAX COLLECTOR

DATED THIS 10 DAY OF JUNE

MORROW COUNTY CLERK

MORROW COUNTY, OREGON 2022-51401
PLAT-SUB
Cnt=1 Stn=23 TC 06/10/2022 03:43:00 PM

\$5,00 \$150,00 \$100.00 \$300.00

I, Bobbl Childers, County Clerk for Morro County, Oregon, certify that the instrume identified herein was recorded in the Cle

County, Oregon, certify that the instrume identified herein was recorded in the Cla records.

Bobbi Childers - County Clerk



PRIMM LAND SURVEYING, INC.



keith@primmlandsurveying.com

CLIENT: RAMANDEEP S. MALHI

NW 1/4, SEC 16, TWP. 4 N. RNG. 25 E. WM

A SUBDIVISION SURVEY ON PROPERTY LOCATED IN THE NW 1/4 SEC. 16, TWP. 4 N., RNG. 25 E.W.M., MORROW COUNTY, OREGON.

JOB #: 2104001 DATE: 05 APR 21 FB/PG: 043/19 SHEET: 1 OF 1 DRAWN: BLP APPROVED: BLP