

# PARTITION PLAT 2021-15

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

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

## 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 7 OF April 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

PRINTED NAME Scott Johnson

COMMISSION NO. 179505

MY COMMISSION EXPIRES August 9, 2023

## SURVEYOR'S CERTIFICATION

REGISTERED PROFESSIONAL LAND SURVEYOR  
*[Signature]*  
OREGON  
JULY 13, 1999  
BRIT L. PRIMM  
48509

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 JANUARY 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.

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.

DATE: 25 MAR 21  
BRIT L. PRIMM

1" = 80'

## LEGEND

- SET 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

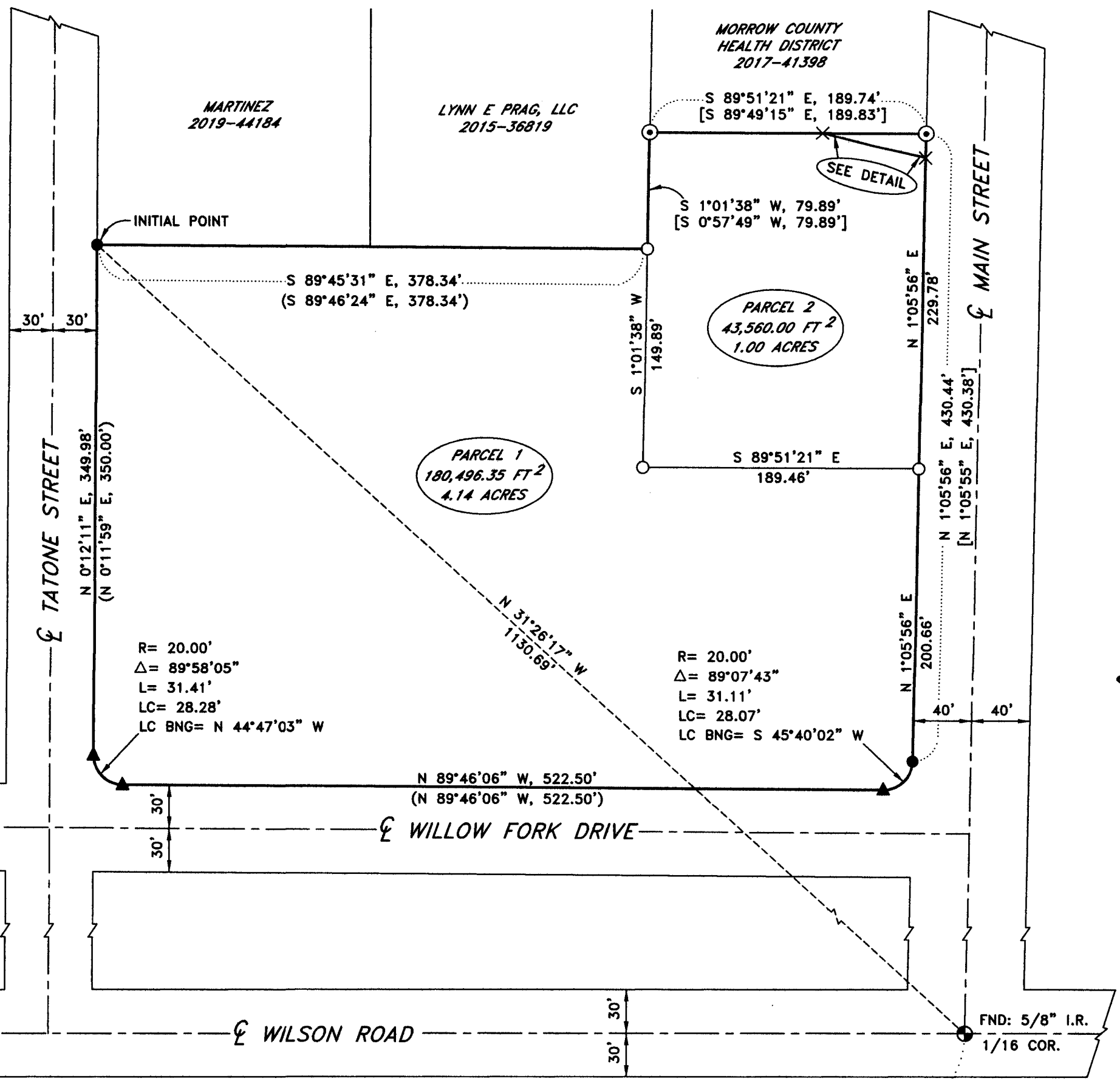
- DOC. NO. 2007-19314
- DOC. NO. 2019-44184
- DOC. NO. 2015-36819
- DOC. NO. 2017-41398

## SURVEYS

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

## NOTES

- ( ) P.P. 1995-3
- [ ] R.O.S. 1444-B



FND: R x R SPIKE  
1/4 COR.  
17 | 16

FND: 5/8" I.R.  
1/16 COR.

~BASIS OF BEARING~  
N 89°49'52" E, 1304.65'  
(N 89°49'52" E, 1304.65')

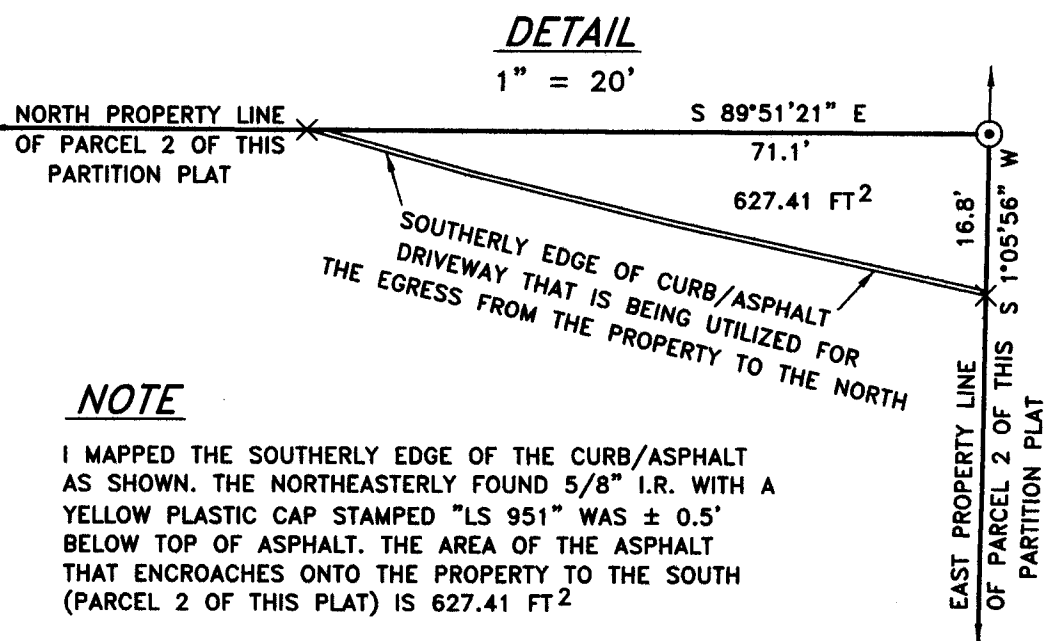
## SURVEYOR'S NARRATIVE

THIS SURVEY WAS UNDERTAKEN IN JANUARY 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 LAND 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 1.00 ACRE AND PARCEL 1 AS BEING THE REMAINDER AREA. THE PARENT PARCEL IS DESCRIBED IN MORROW COUNTY DEED RECORDS DOCUMENT NUMBER 2007-19314. AND IS DESCRIBED AS FOLLOWS:

Parcel 1 of PARTITION PLAT 1995-03, in the City of Boardman, County of Morrow and State of Oregon, EXCEPTING THEREFROM Beginning at the most Northeastly corner of Parcel 1 of PARTITION PLAT 1995-3, according to the survey thereof, Thence South 01°05'04" West a distance of 50.00 feet; Thence North 89°49'31" West Parallel with the most Northerly line of said Parcel 1 a distance of 189.79 feet to the East line of Parcel 2 of said plat; Thence North 00°58'39" East a distance of 50.00 feet along said East line; Thence South 89°49'31" East a distance of 189.88 feet to the point of beginning, all being in the City of Boardman, County of Morrow and State of Oregon.

I ESTABLISHED THE EXTERIOR BOUNDS OF THE PARENT PROPERTY AS FOLLOWS:  
**NORTH-WEST 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 THIS PARTITION PLAT, I ALSO FOUND A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "LS 951" AT THE NORTHWEST CORNER OF PARCEL 2 OF THIS PARTITION PLAT. I COMPUTED THE NORTHEAST CORNER OF PARCEL 1 OF THIS PARTITION PLAT BY A DISTANCE-DISTANCE INTERSECTION.  
**NORTH-EAST LINE:** I FOUND A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "LS 951" AT THE NORTHWEST CORNER OF PARCEL 2 OF THIS PARTITION PLAT, I ALSO FOUND A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "LS 951" AT THE NORTHEAST CORNER OF PARCEL 2 OF THIS PARTITION PLAT. THE 2 CORNERS AS MENTIONED HAVE BEEN SET BY LS 951 IN RECORD OF SURVEY NUMBER 1444-B.  
**EAST LINE:** I FOUND A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "LS 951" AT THE NORTHEAST CORNER OF PARCEL 2 OF THIS PARTITION PLAT, 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 THIS PARTITION PLAT. THE 2 CORNERS AS MENTIONED HAVE BEEN SET BY LS 951 IN RECORD OF SURVEY NUMBER 1444-B AND BY LS 2431 IN PARTITION PLAT 1995-3.  
**SOUTH LINE:** I FOUND A 5/8 INCH IRON ROD AT THE SOUTHEAST CORNER OF PARCEL 1 OF THIS PARTITION PLAT, I ALSO FOUND A 5/8 INCH IRON ROD AT THE SOUTHWEST CORNER OF PARCEL 1 OF THIS PARTITION PLAT. THE 2 CORNERS AS MENTIONED HAVE BEEN SET BY LS 2431 IN PARTITION PLAT 1995-3.  
**WEST LINE:** I FOUND A 5/8 INCH IRON ROD AT THE SOUTHWEST CORNER OF PARCEL 1 OF THIS PARTITION PLAT, 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 THIS PARTITION PLAT. THE 2 CORNERS AS MENTIONED HAVE BEEN SET BY LS 2431 IN PARTITION PLAT 1995-3.

THIS SURVEY WAS ACCOMPLISHED UTILIZING THE TRIMBLE R10 GNSS SYSTEM. THE FOUND R x 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 1995-3. EACH CORNER AND FEATURE WAS THEN LOCATED OR SET ON A 15 SECOND EPOCH WITH A FIXED SOLUTION ONLY.



## NOTE

I SHOWN THE SOUTHERLY EDGE OF THE CURB/ASPHALT AS SHOWN. THE NORTHEASTERLY FOUND 5/8" I.R. WITH A YELLOW PLASTIC CAP STAMPED "LS 951" WAS ± 0.5' BELOW TOP OF ASPHALT. THE AREA OF THE ASPHALT THAT ENCROACHES ONTO THE PROPERTY TO THE SOUTH (PARCEL 2 OF THIS PLAT) IS 627.41 FT²

**PRIMM LAND SURVEYING, INC.**  
P.O. BOX 1322, 1340 N.E. 4TH  
HERMISTON, OR 97838  
BU (541) 564-7887  
FAX (541) 567-8020  
brit@primmlandsurveying.com  
kelth@primmlandsurveying.com

CLIENT: VIJAY PATEL  
N.W. 1/4 OF SECTION 16, TWP. 4 N. RNG. 25 E. WM  
PROJECT:  
A PARTITION SURVEY ON LAND 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 #: 2101001  
DATE: 14 JAN 21  
FB/PG: 044/27  
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 APRIL 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 21 DAY OF April 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 23<sup>rd</sup> DAY OF April 2021

*[Signature]*  
ASSESSOR

DATED THIS 23<sup>rd</sup> DAY OF April 2021

## MORROW COUNTY CLERK

MORROW COUNTY, OREGON 2021-48674  
PLAT-PART 04/23/2021 11:20:18 AM  
Cnt=1 Stn=23 Tc \$60.00 \$11.00 \$30.00 \$50.00 \$50.00 \$401.00  
00043573202100486740010016  
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

RECEIVED BY  
Morrow County Surveyor  
Date: 5-10-21  
Rec'd By: MPK  
No.: 2021-1933C  
Folder No.: 1933

1933

1933