

BOARDMAN'S BAILEY PARK, PHASE I

AN ADDITION TO THE CITY OF BOARDMAN, OREGON,  
LOCATED IN NE1/4 SECTION 16, TOWNSHIP 4 NORTH, RANGE 25 E.W.M.,  
MORROW COUNTY, OREGON.

SURVEYOR'S CERTIFICATE:

I, ROBERT D. ENGLISH, A PROFESSIONAL LAND SURVEYOR  
IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT I  
HAVE CORRECTLY SURVEYED AND MARKED WITH LEGAL  
MONUMENTS, IN ACCORDANCE WITH O.R.S. CHAPTER 92,  
AS REVISED. THE LANDS SHOWN IN THE ACCOMPANYING  
PLAT OF "BOARDMAN'S BAILEY PARK, PHASE I".

*Robert D. English*  
ROBERT D. ENGLISH, ORPLS 43406LS

RECEIVED BY  
Morrow County Surveyor  
Date: 6-7-2021  
Rec'd By: M.P.K.  
No: 2021-1942C  
Folder No: 1942

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Robert D. English*  
OREGON  
JANUARY 11, 2005  
ROBERT DOUGLAS ENGLISH  
43406LS  
RENEWAL DATE: 12/31/21

SURVEYOR'S EXACT COPY STATEMENT

I, ROBERT D. ENGLISH, REGISTERED OREGON SURVEYOR NO. 43406LS  
DO HEREBY CERTIFY THAT THE ANNEXED TRACING IS AN EXACT COPY  
OF SAID SUBDIVISION AS THE SAME IS ON FILE IN MORROW COUNTY  
RECORDS, AND SAID EXACT COPY IS SUBMITTED AS PER O.R.S. 92.120.

*Robert D. English*  
ROBERT D. ENGLISH, ORPLS 43406LS

SURVEYOR'S NARRATIVE:

THIS SURVEY FOR SUBDIVISION WAS MADE WITH REFERENCE TO  
RECORD COUNTY SURVEYS C-1105-E-878, D-1217-E-991, TRADEWINDS  
SUBDIVISION PHASE I (C-1271-E-1044), AND C-1313-M-1313 TO  
DETERMINE OVERALL BOUNDARIES OF THE REMAINDER OF PARCELS 2  
AND 3 OF C-1105-E-878. I FIND CORNERS AS NOTED.  
PLAT MONUMENTS WERE ESTABLISHED USING CARLSON GRX7 RTK  
GPS SYSTEM, LOCALIZED TO PLAT BEARINGS AND DISTANCES.

*Robert D. English*  
ROBERT D. ENGLISH, ORPLS 43406LS

LOT #	AREA(SF)	AREA(AC)	LOT #	AREA(SF)	AREA(AC)
1	6685.14	0.153	15	6685.14	0.153
2	6673.90	0.153	16	7082.64	0.163
3	6647.92	0.153	17	7129.32	0.164
4	6607.61	0.152	18	7168.95	0.165
5	6582.79	0.151	19	7029.60	0.161
6	6582.79	0.151	20	6906.43	0.159
7	8094.62	0.186	21	7021.07	0.161
8	7706.40	0.177	22	7464.11	0.171
9	8172.39	0.188	23	6699.91	0.154
10	6582.79	0.151	24	6699.92	0.154
11	6582.69	0.151	25	6699.93	0.154
12	6607.51	0.152	26	6699.93	0.154
13	6647.92	0.153	27	7897.73	0.181
14	6673.90	0.153			

NO.	DELTA	RADIUS	LENGTH	LONG CHORD
1	94°34'06"	3.00'	4.95'	S47°19'16"E 4.41'
2	4°02'33"	180.00'	12.61'	N87°24'02"E 12.60'
3	2°02'14"	120.00'	4.21'	S88°23'11"W 4.21'
4	2°02'33"	120.00'	4.20'	S86°23'48"W 4.20'
5	4°00'46"	150.00'	10.51'	N87°24'02"E 10.50'
6	85°25'54"	3.00'	4.47'	S42°40'44"W 4.07'
7	94°34'06"	12.00'	19.81'	S47°19'16"E 17.63'
8	85°25'54"	12.00'	17.89'	N42°40'44"E 16.28'

NO.	BEARING	DISTANCE
L1	N85°23'41"E	0.91'
L2	N89°53'01"E	26.94'

MORROW COUNTY RECORDS STAMP

PAGE 1 OF 2

DATE: 02/20/21	DWN.BY: RDE	SUBDIVISION PLAT FOR: FRATELLI, LLC.
SCALE: 1"=100'	CHK. BY: RDE	1925 BELMONT LOOP, STE 21 WOODLAND, WA. 98674
JOB NO. 2020-053	REV.DATE: 03/29/2021	SURVEY ONE,LLC
DWG NO. BOARDMAN'S BAILEY PARK PLAT 1996-13		P.O. BOX 382 PENDLETON OR, 97801 PH:541-276-2055 CELL:541-969-6564

REFERENCES:

- (R1) ASSESSOR'S MAP 4N25E16, 4N25E16AB AND 4N25E16AC
- (R2) COUNTY SURVEY C-77-K-319, KRUMBEIN FOR PRITCHARD, 1978.
- (R3) COUNTY SURVEY, C-77-K-344, HARRIS FOR ANDERSON, 1978.
- (R4) PARTITION PLAT BOOK 3, PAGE 12, MCKINNIS FOR KANYID, C-946-E-718, 1993.
- (R5) PARTITION PLAT 1996-13, EDWARDS FOR PALMER, C-1105-E-878, 1996.
- (R6) COUNTY SURVEY B-1114-E-887, EDWARDS FOR OREGON TRAIL MOBILE HOMES, 1996.
- (R7) COUNTY SURVEY D-1217-E-991, WELLS FOR HOEFFT, 1999.
- (R8) TRADEWINDS SUBDIVISION PHASE I, DOC. NO. WELLS, C-1271-E-1044, 2000.
- (R9) PARTITION PLAT 2001-7, HADDOCK FOR WEBSTER, C-1313-M-1313, 2001.
- (R10) SUNRIDGE TERRACE, DOC. NO. 1978-00002, MORROW COUNTY PLAT RECORDS, ROGERS, 1978.
- (R11) SUNRIDGE TERRACE REPLAT, DOC. NO. 1980-00002, MORROW COUNTY PLAT RECORDS, KRUMBEIN, 1980.
- (R12) SUNRIDGE TERRACE PHASE II, DOC. NO. 1984-00002, MORROW COUNTY PLAT RECORDS, KRUMBEIN, 1984.
- (R13) SUNRIDGE TERRACE PHASE III, DOC. NO. 1985-00003, MORROW COUNTY PLAT RECORDS, KRUMBEIN, 1985.
- (D1) TRANSMISSION LINE EASEMENT, BOOK 56, PAGE 371, ANDERSON TO UNITED STATES OF AMERICA, 02/1953.
- (D2) TRANSMISSION LINE EASEMENT, BOOK 72, PAGE 58, ANDERSON TO UNITED STATES OF AMERICA, 04/1965.
- (D3) UTILITY EASEMENT, M-12495, ANDERSON TO CITY OF BOARDMAN, 09/1977.
- (D4) WATERLINE EASEMENT, M-23507, BPA TO CITY OF BOARDMAN, 06/1984.
- (D5) RIGHT OF WAY EASEMENT, M-48601, PALMER TO UMATILLA ELECTRIC COOPERATIVE, 07/1996.
- (D6) DEED OF TRUST, DOC. NO. 2010-25951, WEBSTER TO TRUSTEE IN TRUST, 05/2010.
- (D7) ASSIGNMENT OF TRUST DEED, DOC. NO. 2010-26535, WEBSTER TO MID-COLUMBIA TITLE COMPANY, 07/2010.
- (D8) DEED OF TRUST, DOC. NO. 2017-39977, R.C. HANES, MID COLUMBIA TITLE, AND ELMER LIVING TRUST AS TRUSTEES, 01/2017.
- (D9) ORDER APPOINTING GENERAL RECEIVER, 2019-44309, HAMSTREET & ASSOCIATES TO GENERAL RECEIVER, 05/2019.
- (D10) QUIT CLAIM DEED, DOC. NO. 2020-46600, HAMSTREET TO FRATELLI, LLC., 2020.

LEGEND

- SET 5/8"x30" IRON REBAR WITH RED PLASTIC CAP, MARKED ORPLS43406LS/WAPLS4338
- ⊙ SET 3" BRASS CAP IN MONUMENT BOX
- ⊙ FOUND 5/8" IRON REBAR WITH YELLOW PLASTIC CAP, OR AS NOTED.
- ⊙ FOUND 3" BRASS CAP IN MON BOX FROM PRIOR SUBDIVISION, OR AS NOTED.
- X CALCULATED POINT - NOTHING FOUND OR SET.
- XXX(R#) RECORD AND REFERENCE TO SURVEY
- PROPERTY LINE
- 10' UTILITY EASEMENT ALONG STREET FRONTAGE OF ALL LOTS
- EASEMENT, AS NOTED
- PARCEL LINES FROM PARTITION PLAT 1996-13

THIS CORNER POSITION FALLS  
AT THE END OF A RETAINING  
WALL, SIDEWALK AND FENCE  
CORNER. NOTHING FOUND.

THIS CORNER WAS APPARENTLY  
DUG OUT AND A RETAINING WALL  
IS RUNNING NORTH - SOUTH IN  
THIS LOCATION. SEE SURVEYOR'S  
NOTE "B".

1942

**SURVEYOR'S CERTIFICATE:**

I, ROBERT D. ENGLISH, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH LEGAL MONUMENTS, IN ACCORDANCE WITH O.R.S. CHAPTER 92, AS REVISED, THE LANDS SHOWN IN THE ACCOMPANYING PLAT OF "BOARDMAN'S BAILEY PARK, PHASE I".

**PLAT BOUNDARY DESCRIPTION****TRACT ONE:**

UNSURVEYED PARCEL 2 AND UNSURVEYED PARCEL 3 OF PARTITION PLAT NO. 1996-13, BEING A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 4 NORTH, RANGE 25 EAST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF BOARDMAN, COUNTY OF MORROW AND STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 16, SAID TOWNSHIP AND RANGE; THENCE SOUTH 00°29'49" EAST 1263.82 FEET ALONG THE NORTH-SOUTH CENTER LINE OF SAID SECTION 16 TO THE NORTHWEST CORNER OF BLOCK ONE OF SUNRIDGE TERRACE PHASE 2; THENCE NORTH 89°14'39" EAST ALONG THE NORTH LINE OF SUNRIDGE TERRACE PHASE 2 AND ALONG THE NORTH LINE OF TRACT "A" OF SUNRIDGE TERRACE PHASE 3 TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 00°29'49" EAST 419.10 FEET TO THE SOUTHEAST CORNER OF TRACT "A" OF SUNRIDGE TERRACE PHASE 3; THENCE SOUTH 00°37'41" EAST 103.28 FEET TO THE NORTHWEST CORNER OF TRACT "B" OF SUNRIDGE TERRACE PHASE 3; THENCE NORTH 89°14'39" EAST 495.90 FEET ALONG THE NORTH LINE OF TRACT "B" OF SUNRIDGE TERRACE PHASE 3 TO THE NORTHEAST CORNER THEREOF; THENCE NORTH 00°38'02" WEST 510.22 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 16, SAID POINT BEING WEST 323.95 FEET FROM THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 16; THENCE NORTH 00°37'46" WEST 1318.20 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 16, SAID POINT BEING WEST 323.20 FEET FROM THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 16; THENCE SOUTH 86°44'52" WEST 969.58 FEET ALONG THE NORTH LINE OF SAID SECTION 16 TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM PARCEL 1 OF PARTITION PLAT NO. 1996-13, BEING A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 4 NORTH, RANGE 25 EAST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF BOARDMAN, COUNTY OF MORROW AND STATE OF OREGON.

ALSO EXCEPTING THEREFROM THAT CERTAIN AREA SHOWN AS "DUNES ST. EXT." DEDICATED ON PARTITION PLAT NO. 1996-13, BEING A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 4 NORTH, RANGE 25 EAST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF BOARDMAN, COUNTY OF MORROW AND STATE OF OREGON.

ALSO EXCEPTING THEREFROM ALL THAT PORTION OF THE ABOVE-DESCRIBED LAND LYING WITHIN THE EXTERIOR BOUNDARIES OF TRADEWINDS SUBDIVISION, PHASE I, BEING A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 4 NORTH, RANGE 25 EAST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF BOARDMAN, COUNTY OF MORROW AND STATE OF OREGON.

**TRACT TWO:**

UNSURVEYED PARCEL 1 OF PARTITION PLAT NO. 2001-7, BEING A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 4 NORTH, RANGE 25 EAST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF BOARDMAN, COUNTY OF MORROW AND STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 16, SAID TOWNSHIP AND RANGE; THENCE NORTH 87°20'32" EAST 969.86 FEET ALONG THE NORTH LINE OF SAID SECTION 16 (ALSO FORMERLY THE NORTH LINE OF LOT 26 OF TRADEWINDS SUBDIVISION, PHASE I) TO THE NORTHEAST CORNER OF SAID LOT 26; THENCE SOUTH 00°02'13" EAST 1055.87 FEET ALONG THE EAST LINE OF SAID LOT 26 TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 89°53'01" WEST 670.42 FEET TO THE SOUTHWEST CORNER OF SAID LOT 26; THENCE NORTH 00°06'59" WEST 95.00 FEET; THENCE NORTH 04°41'19" WEST 60.19 FEET; THENCE NORTH 00°04'32" EAST 265.95 FEET; THENCE NORTH 09°24'39" WEST 60.72 FEET; THENCE NORTH 00°04'32" EAST 183.17 FEET; THENCE NORTH 04°35'55" WEST 30.00 FEET TO THE CENTERLINE OF OREGON TRAIL BOULEVARD; THENCE SOUTH 85°23'41" WEST 283.59 FEET ALONG THE CENTERLINE OF OREGON TRAIL BOULEVARD TO ITS INTERSECTION WITH THE WEST LINE OF SAID TRADEWINDS SUBDIVISION, PHASE I; THENCE NORTH 00°04'32" EAST 341.11 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM PARCEL 2 OF PARTITION PLAT NO. 2001-7, BEING A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 4 NORTH, RANGE 25 EAST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF BOARDMAN, COUNTY OF MORROW AND STATE OF OREGON.

ALSO EXCEPTING THEREFROM THAT PORTION OF ALVORD STREET (FORMERLY MOJAVE STREET) DEDICATED ON PARTITION PLAT NO. 2001-7, BEING A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 4 NORTH, RANGE 25 EAST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF BOARDMAN, COUNTY OF MORROW AND STATE OF OREGON.

ALSO EXCEPTING THEREFROM ALL THAT PORTION OF THE NORTHERLY ONE-HALF OF SE OREGON TRAIL BOULEVARD DEDICATED ON THE PLAT OF TRADEWINDS SUBDIVISION, PHASE I, BEING A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 4 NORTH, RANGE 25 EAST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF BOARDMAN, COUNTY OF MORROW AND STATE OF OREGON.

Robert D. English  
ROBERT D. ENGLISH, ORPLS 43406LS

**SURVEYOR'S NARRATIVE:**

THIS SURVEY FOR SUBDIVISION WAS MADE WITH REFERENCE TO RECORD COUNTY SURVEYS C-1105-E-878, D-1217-E-991, TRADEWINDS SUBDIVISION PHASE I (C-1271-E-1044), AND C-1313-M-1313 TO DETERMINE OVERALL BOUNDARIES OF THE REMAINDER OF PARCELS 2 AND 3 OF C-1105-E-878. I FIND CORNERS AS NOTED.  
PLAT MONUMENTS WERE ESTABLISHED USING CARLSON GRX7 RTK GPS SYSTEM, LOCALIZED TO PLAT BEARINGS AND DISTANCES.

Robert D. English  
ROBERT D. ENGLISH, ORPLS 43406LS

**SURVEYOR'S EXACT COPY STATEMENT**

I, ROBERT D. ENGLISH, REGISTERED OREGON SURVEYOR NO. 43406LS DO HEREBY CERTIFY THAT THE ANNEXED TRACING IS AN EXACT COPY OF SAID SUBDIVISION AS THE SAME IS ON FILE IN MORROW COUNTY RECORDS, AND SAID EXACT COPY IS SUBMITTED AS PER O.R.S. 92.120.

Robert D. English  
ROBERT D. ENGLISH, ORPLS 43406LS

**OWNER'S DEDICATION:**

FRATELLI LLC, AN OREGON LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN ON THE ACCOMPANYING PLAT, DOES HEREBY ESTABLISH AND ACKNOWLEDGE THIS PLAT AS THE OFFICIAL MAP AND PLAT OF "BOARDMAN'S BAILEY PARK, PHASE I", AN ADDITION TO THE CITY OF BOARDMAN, OREGON. OWNER HEREBY DEDICATES THE ROAD, STREETS, AND NEW PUBLIC UTILITY EASEMENTS SHOWN, OR NOTED, ON THIS PLAT FOR PUBLIC USE.

Sam Nigro  
SAM NIGRO, MEMBER  
Scott Nigro  
SCOTT NIGRO, MEMBER.

**ACKNOWLEDGEMENT**

STATE OF OREGON Nebraska )  
COUNTY OF Douglas )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON May 6, 2021  
BY SAM NIGRO, FRATELLI DEVELOPMENT, LLC., AN OREGON LLC.

Lana Tribble  
NOTARY SIGNATURE

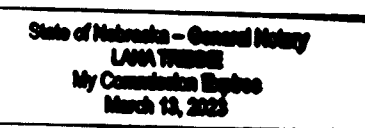
Lana Tribble  
NOTARY PUBLIC - OREGON Nebraska

COMMISSION NO. NA

MY COMMISSION EXPIRES 03/13/2023

**REFERENCES:**

- (R1) ASSESSOR'S MAP 4N25E16, 4N25E16AB AND 4N25E16AC
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REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Robert D. English  
OREGON  
JANUARY 11, 2005  
ROBERT DOUGLAS ENGLISH  
43406LS

RENEWAL DATE: 12/31/21

MORROW COUNTY RECORDS STAMP

MORROW COUNTY

**BOARDMAN'S BAILEY PARK, PHASE I**

AN ADDITION TO THE CITY OF BOARDMAN, OREGON,  
LOCATED IN NE1/4 SECTION 16, TOWNSHIP 4 NORTH, RANGE 25 EAST, W.M.,  
MORROW COUNTY, OREGON.

**CITY OF BOARDMAN APPROVALS:**

APPROVED THIS 10 DAY OF May, 2021

BY: Scott K. Cox  
CITY OF BOARDMAN PLANNING COMMISSION CHAIR

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

APPROVED THIS 10 DAY OF May, 2021.

BY: David E. Keel  
MAYOR - AS DIRECTED BY BOARDMAN CITY COUNCIL

**MORROW COUNTY APPROVALS**

I 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.

APPROVED THIS 12<sup>th</sup> DAY OF May, 2021.

BY: Don Carroll  
MORROW COUNTY COMMISSIONER

BY: David D. Doherty  
MORROW COUNTY COMMISSIONER

BY: William Lindsey  
MORROW COUNTY COMMISSIONER

I 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.

APPROVED THIS 3 DAY OF MAY, 2021.

BY: Matt Lamb  
MORROW COUNTY SURVEYOR

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES AS PROVIDED BY

O.R.S. 92.095 HAVE BEEN PAID THROUGH June 30, 2021

APPROVED THIS 12 DAY OF May, 2021

BY: Robert D. English  
MORROW COUNTY ASSESSOR & TAX COLLECTOR

**MORROW COUNTY CLERK**

PAGE 2 OF 2

DATE: 02/20/21	DWN.BY: RDE	SUBDIVISION PLAT FOR: FRATELLI, LLC.
SCALE: 1"=100'	CHK. BY: RDE	1925 BELMONT LOOP, STE 21 WOODLAND, WA. 98674
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1942

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DM