-20' UTIL. EASE.

DOC. NO. M-12493

-582°26'20"W

SEE DETAIL A, THIS SHEET

60.00'

2ND B.M.C.C. REPLAT

LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 9, TOWNSHIP 4 NORTH, RANGE 25 EAST, WILLAMETTE MERIDIAN, MORROW COUNTY, OREGON

CURVE TABLE						
CURVE#	CHORD BEAR	CHORD DIST	RADIUS	LENGTH	DELTA	
CI	N49°06'17"W	29.95	20.00	33.84	96*57'23"	
C2	537°26'20"W	28.28	20.00	31.42	90°00'00"	
C3	576°20'19"E	17.31	35.00	17.49	28*37'41"	
C4	579°47'34″E	24.41	40.00	24.81	35"32"11"	

_							
		LINE TABLE					
]	LINE	BEARING	DISTANCE				
	LI	NO*36'40"W	4.50'				
	L2	N89°23'20"E	99.73'				
	L3	50°34'28"E	4.50'				
	L4	50°34'28 " E	3 8.71'				
	L5	N89 23 20 E	99.71'				
	L6	NO 36'40"W	8.14'				
	L7	57'33'40"E	15.00'				
	LB	57°33'40"E	15.00'				

REFERENCES

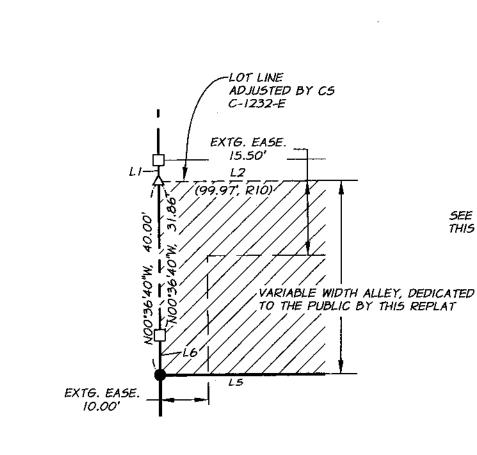
SURVEY REFERENCES				
REF. NO.	FOLDER:	SURVEY		
R1	1976-00004	HANSEN'S FIRST ADDITION TO BOARDMAN		
R2	1980-00001	KNUDSEN COMMERCIAL PARK		
R3	FOLDER 0444	0376C		
R4	FOLDER 0582	0168D		
R5	FOLDER 0583	0181D		
R6	FOLDER 0840	1067C		
R7	FOLDER 1006	1232C		
R8	FOLDER 1008	1234C		
R9	FOLDER 1019	1245C		
R10	FOLDER 1028	1255C (B.M.C.C. REPLAT)		
R11	FOLDER 1062	1289C		
R12	FOLDER 1232	BK 7, PG 6		
R13	FOLDER 1234	BK 22, PG 16		
R14	FOLDER 1385	1385C		
R15	FOLDER 1532	1532C		
R16	FOLDER 1779	2016-1779C		
R17	FOLDER 1930	2021-1930C		

TITLE REPORTS

MID-COLUMBIA TITLE COMPANY REPORT NOS. 12064, DATED JULY 18, 2022 12185, DATED JULY 15, 2022

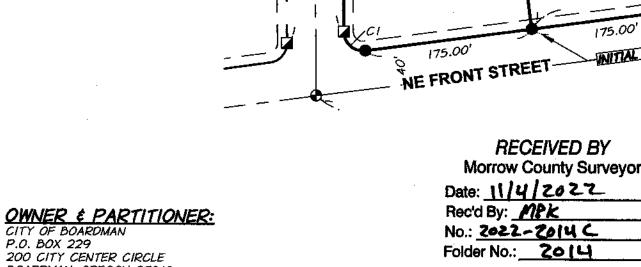
DEED DOCUMENTS

M-9994 M-12493 M-14995 M-58573 05014713 05014714 2018-42353



DETAIL C

SCALE: I" = 20'



STREET

SECOND

Ä

30' 30

NOTA

LOT 1

0.93 AC

(AFTER DEDICATION)

SEE DETAIL C,_

THIS SHEET

VARIABLE WIDTH ALLEY, DEDICATED TO THE PUBLIC BY THIS REPLAT

2

A TON

SEE DETAIL B.

20.00'

B.M.C.C.

REPLAT

LOT 1

175.00

EXISTING UTILITY

EASEMENT, (R2)-

SURVEYOR: ANDERSON PERRY & ASSOCIATES, INC. PO BOX 1107 1901 N FIR STREET LA GRANDE, OR 97850 PH # 541-963-8309

P.O. BOX 229

541-481-9252

200 CITY CENTER CIRCLE

BOARDMAN, OREGON 97818

ADJACENT PROPERTIES

- (I) STEVEN M. & DIANA L. MCELROY
- (2) OUR LADY OF GUADALUPE CATHOLIC CHURCH OF BOARDMAN, INC.

REGISTERED **PROFESSIONAL** LAND SURVEYOR Jeff w Wadse OREGON JUNE 13, 2008 JEFFREY A. MADSEN

RECEIVED BY

60000LS EXPIRES: 12/31/22 SIGNED: 9/26/22

EXACT COPY STATEMENT

I, JEFFREY A. MADSEN, OREGON REGISTERED LAND SURVEYOR NO. 60000LS, DO HEREBY STATE THAT THIS DRAWING 15 AN EXACT COPY OF THE ORIGINAL THEREOF.

VARIABLE WIDTH ALLEY
DEDICATED TO THE PUBLIC
BY SEPARATE DOCUMENT—

DETAIL B

SCALE: I" = 20"

N82°26'20"E, 535.00'

LOT 2

2.55 AC

(AFTER DEDICATION)

UTILITY EASEMENTS,

582°26'20"W, 535.00'

EXISTING 10'

EXTINGUISHED-

TO BE

VARIABLE WIDTH ALLEY

DEDICATED TO THE PUBLIC BY THIS REPLAT: 0.36 AC ±

N82*26'20"E. 69.96

15.00

180.00' (R2, M)

-LOT LINE TO BE

BY THIS REPLAT

180.00

EXTINGUISHED

LOT 4

N82"26'20"E, 975.70' (N83"00'40"E, 975.64', R10)

N82*26'20"E, 980.19' BASIS OF BEARINGS

VARIABLE WIDTH ALLEY, VARIABLE WILLIH ALLET, DEDICATED TO THE PUBLIC BY THIS REPLAT

KNUDSEN

COMMERCIAL PARK BLOCK TWO

VARIABLE WIDTH ALLEY,

DEDICATED TO THE PUBLIC BY SEPARATE DOCUMENT

0.87 AC

(AFTER DEDICATION)

+ Made JEFFREY A. MADSEN, PLS 60000LS

NE FRONT 975.10 980.19 STREET DETAIL A SCALE: 1" = 10" 300 SCALE IN FEET - HORZ.

(4.4', R15) N82"26'20"E 4.49'

2ND B.M.C.C. REPLAT LOCATED IN THE SE 1/4 OF SECTION 9

T4N, R25E, W.M., CITY OF BOARDMAN, MORROW COUNTY, OREGON 200 CITY CENTER CIRCLE /P.O. BOX 229 BOARDMAN, OREGON 97818 CITY OF BOARDMAN

SCALE: 1" = 100'9/26/22 JOB NO. 439-73 (060)

SHEET

LEGEND

SET 5/8" X 30" REBAR WITH 2 1/2" ALUMINUM CAP "APA 60000 L5" FOUND 1/2" REBAR, R2 FOUND 5/8" REBAR, R2 FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP, R3 FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP, RT FOUND 5/8" REBAR WITH RED PLASTIC CAP, RIT FOUND 2 1/2" BRASS CAP IN MON BOX, R2 CITY OF BOARDMAN PROPERTY LINES -- ADJACENT PROPERTY LINES EXISTING EASEMENT LINES EXISTING RIGHT OF WAY CENTERLINE EXISTING RIGHT OF WAY 5DD"MM'55"W, XX.XX' (RX, M) SURVEY INFO., REFERENCE, MEASURED NEW ALLEY DEDICATION TO PUBLIC

2ND B.M.C.C. REPLAT

LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 9, TOWNSHIP 4 NORTH, RANGE 25 EAST. WILLAMETTE MERIDIAN, MORROW COUNTY, OREGON

NARRATIVE

THIS REPLAT WAS PERFORMED AT THE REQUEST OF THE CITY OF BOARDMAN. THE PURPOSE OF THIS REPLAT WAS TO RE-CONFIGURE THE LOTS (AS SHOWN) AND TO DEDICATE A VARIABLE WIDTH ALLEY FOR USE BY THE PUBLIC.

KNUDSEN COMMERCIAL PARK WAS COMPUTED AND PINNED TO THE FOUND 5/8" IRON PIN (SET BY KRUMBEIN FOR THE NE CORNER OF LOT 5 IN BLOCK TWO) AND THEN ROTATED ONTO A 5/8" X 30" REBAR WITH RED PLASTIC CAP MARKING THE NORTHERLY LINE OF SAID BLOCK TWO AND ALSO MARKING THE SW CORNER OF PARCEL 2 (SET BY KING ON SURVEY 2021-1930D). ALL OF THE MONUMENTS FOR THE B.M.C.C. REPLAT AND LOTS 4 ¢ 5 OF BLOCK TWO OF SAID KNUDSEN COMMERCIAL PARK WERE RECOVERED (WITH THE EXCEPTION OF TWO(2)) AND FIT REASONABLY WELL WITH RECORD CALLS. RECORD DISTANCES AND MEASURED ARE THE SAME UNLESS OTHERWISE NOTED.

BEARINGS SHOWN ARE BASED ON THE OREGON COORDINATE REFERENCE SYSTEM (OCRS) COLUMBIA RIVER EAST ZONE

SURVEYOR'S CERTIFICATE

I, JEFFREY A. MADSEN, OREGON REGISTERED LAND SURVEYOR NO. 60000LS, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED. PLATTED AND MARKED WITH PROPER MONUMENTS, THE LAND REPRESENTED ON THIS REPLAT IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. CHAPTER 92, AND THE CITY OF BOARDMAN ORDINANCES AND HAVE SET THE INITIAL POINT AS THE SOUTHEAST CORNER OF LOT I OF THIS PARTITION. ALL SAID LAND IS SITUATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 9, TOWNSHIP 4 NORTH, RANGE 25 EAST, WILLAMETTE MERIDIAN, CITY OF BOARDMAN, MORROW COUNTY, OREGON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT I. B.M.C.C. REPLAT, A REPLAT OF LOTS I, 2 AND 3, BLOCK 2, KNUDSEN COMMERCIAL PARK, IN THE CITY OF BOARDMAN, COUNTY OF MORROW AND STATE OF OREGON.

EXCEPTING THEREFROM A PORTION OF LOT I, B.M.C.C. REPLAT, FORMERLY LOT I BLOCK 2, KNUDSEN COMMERCIAL PARK, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 4 NORTH, RANGE 25, EAST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF BOARDMAN, COUNTY OF MORROW AND STATE OF OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT I, B.M.C.C. REPLAT, SAID POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF SECOND STREET; THENCE NORTH 89°56'19" EAST ALONG THE NORTH LINE OF SAID LOT I A DISTANCE OF 99.97 FEET; THENCE SOUTH 00°07'13" EAST ALONG THE EAST LINE OF SAID LOT I A DISTANCE OF 4.50 FEET: THENCE 4.50 FEET SOUTHERLY OF AND PARALLEL WITH SAID NORTH LINE, SOUTH 89°56'19" WEST A DISTANCE OF 99.98 FEET. MORE OR LESS, TO A POINT ON THE WEST LINE OF SAID LOT I AND SAID EAST RIGHT-OF-WAY LINE OF EAST SECOND STREET; THENCE NORTH 00°03'42" WEST ALONG THE WEST LINE OF SAID LOT I A DISTANCE OF 4.50 FEET TO THE POINT OF BEGINNING.

ALSO:

LOT 4, BLOCK 2, KNUDSEN COMMERCIAL PARK, IN THE CITY OF BOARDMAN, COUNTY OF MORROW AND STATE OF OREGON.

ALSO:

LOT 5, BLOCK 2, KNUDSEN COMMERCIAL PARK, IN THE CITY OF BOARDMAN. COUNTY OF MORROW AND STATE OF OREGON.

Jeffy & Wadsen

JEFFREY A. MADSEN PLS GOODOLS

APPROVALS

CITY OF BOARDMAN PLANNING

I CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS PLAT ON THIS 25 DAY OF October , 2022

Y OF BOARDMAN PLANNING COMMISSION CHAIR

<u>MORROW COUNTY SURVEYOR</u>

I CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS PLAT ON THIS 25 DAY OF OCTOBER , 2022

MORROW COUNTY SURVEYOR

MORROW COUNTY TAX ASSESSOR/ COLLECTOR

I CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS PLAT ON THIS / DAY OF November 2022

MORROW COUNTY TAX COLLECTOR MORROW COUNTY TAX ASSESSOR

CITY OF BOARDMAN

WE, THE CITY OF BOARDMAN, APPROVE THIS 2ND B.M.C.C. REPLAT AND ACCEPT THE DEDICATION OF A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY AS AN ALLEY AS

SHOWN ON THIS PLAT

CITY OF BOARDMAN MAYOR

MORROW COUNTY COMMISSIONERS

WE, THE MORROW COUNTY COMMISSIONERS CERTIFY THAT WE HAVE EXAMINED AND APPROVED THIS PLAT ON THIS DAY OF OCTOBET , 2022

COMMISSIONER

Absent COMMISSIONER

COMMISSIONER

RECEIVED BY Morrow County Surveyor

Date: (1 (4 / 2022

Rec'd By: MPK No.: 2022-2014C Folder No.: 2014

EXACT COPY STATEMENT

I, JEFFREY A. MADSEN, OREGON REGISTERED LAND SURVEYOR NO. 60000LS, DO HEREBY STATE THAT THIS DRAWING IS AN EXACT COPY OF THE ORIGINAL THEREOF.

yA.Malan JEFFREY A. MADSEN, PLS 60000L5

DECLARATION & DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT WE THE CITY OF BOARDMAN ARE THE OWNER OF THE LANDS REPRESENTED ON THIS REPLAT AND DEDICATION AND BEING MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, SAID OWNER HAVING CAUSED SAID LANDS TO BE REPLATTED AND A VARIABLE WIDTH ALLEY TO BE DEDICATED TO THE PUBLIC IN ACCORDANCE WITH O.R.S. CHAPTER

PAUL KEEFER, CITY OF BOARDMAN MAYOR (AS DIRECTED BY THE BOARDMAN CITY COUNCIL)

ACKNOWLEDGEMENTS

STATE OF OREGON

COUNTY OF MORROW

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 21 DAY OF 1 CHOOSEY 2022, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED PAUL KEEFER, CITY OF BOARDMAN MAYOR AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

STATE OF OREGON

FOR MORROW COUNTY CLERK RECORDING PURPOSES

MORROW COUNTY, OREGON 2022-52159 Cht=1 Stn=23 TCRAWFORD 11/01/2022 08:43:30 AM \$10.00 \$30.00 \$100 00 \$300.00

Bobbi Childers - County Clerk

2ND B.M.C.C. REPLAT

LOCATED IN SE 1/4 OF SECTION 9 T4N, R25E, W.M., MORROW COUNTY, OREGON

CITY OF BOARDMAN SCALE:

REGISTERED

PROFESSIONAL

LAND SURVEYOR

JUNE 13, 2008

JEFFREY A. MADSEN

60000LS

EXPIRES: (2/3//22

SIGNED: 9/26/22

Jeffert Wad

NONE

9/26/22 JOB NO. 439-73 (060)

DATE:

∂anderson perry &associates, inc.

SHEET

200 CITY CENTER CIRCLE/P.O. BOX 229 BOARDMAN, OREGON 97818