

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 1 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 1, B.M.C.C. REPLAT, A REPLAT OF LOTS 1, 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 1, B.M.C.C. REPLAT, FORMERLY LOT 1 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 1, 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 1 A DISTANCE OF 99.97 FEET; THENCE SOUTH 00°07'13" EAST ALONG THE EAST LINE OF SAID LOT 1 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 1 AND SAID EAST RIGHT-OF-WAY LINE OF EAST SECOND STREET; THENCE NORTH 00°03'42" WEST ALONG THE WEST LINE OF SAID LOT 1 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.

Jeffrey A. Madsen

JEFFREY A. MADSEN PLS 60000LS

APPROVALS

CITY OF BOARDMAN PLANNING

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

Paul Keefer

CITY OF BOARDMAN PLANNING COMMISSION CHAIR

MORROW COUNTY SURVEYOR

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

Matt Kung

MORROW COUNTY SURVEYOR

MORROW COUNTY TAX ASSESSOR/ COLLECTOR

I CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS PLAT ON THIS 1 DAY OF November, 2022

Michael O'Neil

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

ACCEPTED ON THIS 21 DAY OF October, 2022

Paul Keefer

CITY OF BOARDMAN MAYOR

MORROW COUNTY COMMISSIONERS

WE, THE MORROW COUNTY COMMISSIONERS CERTIFY THAT WE HAVE EXAMINED AND APPROVED THIS PLAT ON THIS 26th DAY OF October, 2022

Melissa Lindsey

COMMISSIONER

Absent

COMMISSIONER

Donna Smith

COMMISSIONER

RECEIVED BY
Morrow County Surveyor
Date: 11/4/2022
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.

Jeffrey A. Madsen

JEFFREY A. MADSEN, PLS 60000LS

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 92.

Paul Keefer

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

ACKNOWLEDGEMENTS

STATE OF OREGON

COUNTY OF MORROW (55)

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 21 DAY OF October, 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.

Donna Smith
NOTARY PUBLIC OF THE
STATE OF OREGON

1000382
NOTARY NUMBER

My Comm. Expires

Toni Renea Connell
NOTARY - PRINTED NAME

FOR MORROW COUNTY CLERK
RECORDING PURPOSES

MORROW COUNTY, OREGON 2022-52159
PLAT-SUB
Cht=1 Sht=23 TCRAWFORD 11/01/2022 08:43:30 AM
\$10.00 \$30.00 \$100.00 \$300.00 \$671.00



00049219202200621590000002
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



REGISTERED
PROFESSIONAL
LAND SURVEYOR

Jeffrey A. Madsen
OREGON
JUNE 13, 2008
JEFFREY A. MADSEN
60000LS

EXPIRES: 12/31/22

Signed: 9/26/22

2ND B.M.C.C. REPLAT

LOCATED IN SE 1/4 OF SECTION 9

T4N, R25E, W.M., MORROW COUNTY, OREGON

CITY OF BOARDMAN

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

SCALE:

NONE

DATE:

9/26/22

JOB NO.

439-73 (060)

panderson
perry
& associates, inc.
engineering - surveying - natural resources

SHEET

2/2

2014

2014