

OPC-BOARDMAN REPLAT

RECEIVED BY
Morrow County Surveyor
Date: 9-26-2025
Rec'd By: MPL
No.: 2025-2112 C
Folder No.: 2112

A REPLAT OF LOTS 1 & 2 OF THE SUBDIVISION REPLAT OF LOT 5, BLOCK 3 PORT OF MORROW FOOD PROCESSING PARK

LOCATED IN SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER
OF SECTION 10, TOWNSHIP 04 NORTH, RANGE 25 EAST OF THE WILLAMETTE MERIDIAN,
CITY OF BOARDMAN, MORROW COUNTY, OREGON.

FOR:
OREGON POTATO COMPANY
650 E COLUMBIA AVE, BOARDMAN, OR 97818

LEGEND

- ⊕ FOUND SURVEY MONUMENT AS NOTED
- ⊙ FOUND SURVEY PIN AS NOTED
- ⊙ SET 5/8" x 30" IRON REBAR W/ OPC STAMPED "PBS," SEE SURVEY NOTES BELOW
- CALCULATED POINT, NOT FOUND OR SET
- ESMT EASEMENT
- FD FOUND
- OPC ORANGE PLASTIC CAP
- RBR REBAR
- (R#) DENOTES SURVEY REFERENCE, SEE LIST BELOW, ALSO DENOTES RECORD DIMENSION UNLESS OTHERWISE NOTED.
- S.F. / AC. SQUARE FEET / ACRES
- YPC YELLOW PLASTIC CAP
- W/ WITH
- RIGHT-OF-WAY
- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- ADJUSTED PARCEL BOUNDARY

BASIS OF BEARINGS

BEARING OF S82°26'24"W, ALONG THE SOUTH BOUNDARY OF BLOCK 3 OF PORT OF MORROW FOOD PROCESSING PARK BETWEEN TIED MONUMENTS SHOWN HEREON. OREGON NORTH ZONE STATE PLANE DERIVED FROM OPUS SOLUTIONS FROM STATIC GPS DATA COLLECTED ON CONTROL POINTS. DISTANCES SHOWN ARE TRUE GROUND DISTANCES, USING A COMBINED GRID TO GROUND SCALE FACTOR OF 1.00004718304537.

SURVEY REFERENCES

- R1) SUBDIVISION REPLAT - REPLAT OF LOT 5, BLOCK 3 "PORT OF MORROW FOOD PROCESSING PARK," DOCUMENT NUMBER 1995-000010, MORROW COUNTY CLERK RECORDS.
- R2) PORT OF MORROW COUNTY FOOD PROCESSING PARK SUBDIVISION, BOOK 2 PAGE 39, MORROW COUNTY RECORDS.
- R3) PARTITION PLAT NO. 2015-8 "A REPLAT OF PORTIONS OF LOTS 1, 2, AND 3 OF BLOCK 3 OF PORT OF MORROW FOOD PROCESSING PARK" FILE NUMBER 2015-1750C, MORROW COUNTY CLERK RECORDS.

SURVEY NOTES

- 1. THE MONUMENTS AT THE NORTHWEST AND SOUTHWEST CORNERS WERE RESET DUE TO THE FOUND REBAR BEING HIGHLY DISTURBED.
- 2. THE 20-FOOT ACCESS EASEMENT CREATED ON THE "REPLAT OF LOT 5, BLOCK 3" IS NO LONGER NEEDED DUE TO THIS LOT CONSOLIDATION-REPLAT AND IS TO BE EXTINGUISHED ON UPON RECORDING OF THIS REPLAT.

I HEREBY CERTIFY THAT THIS MAP IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT

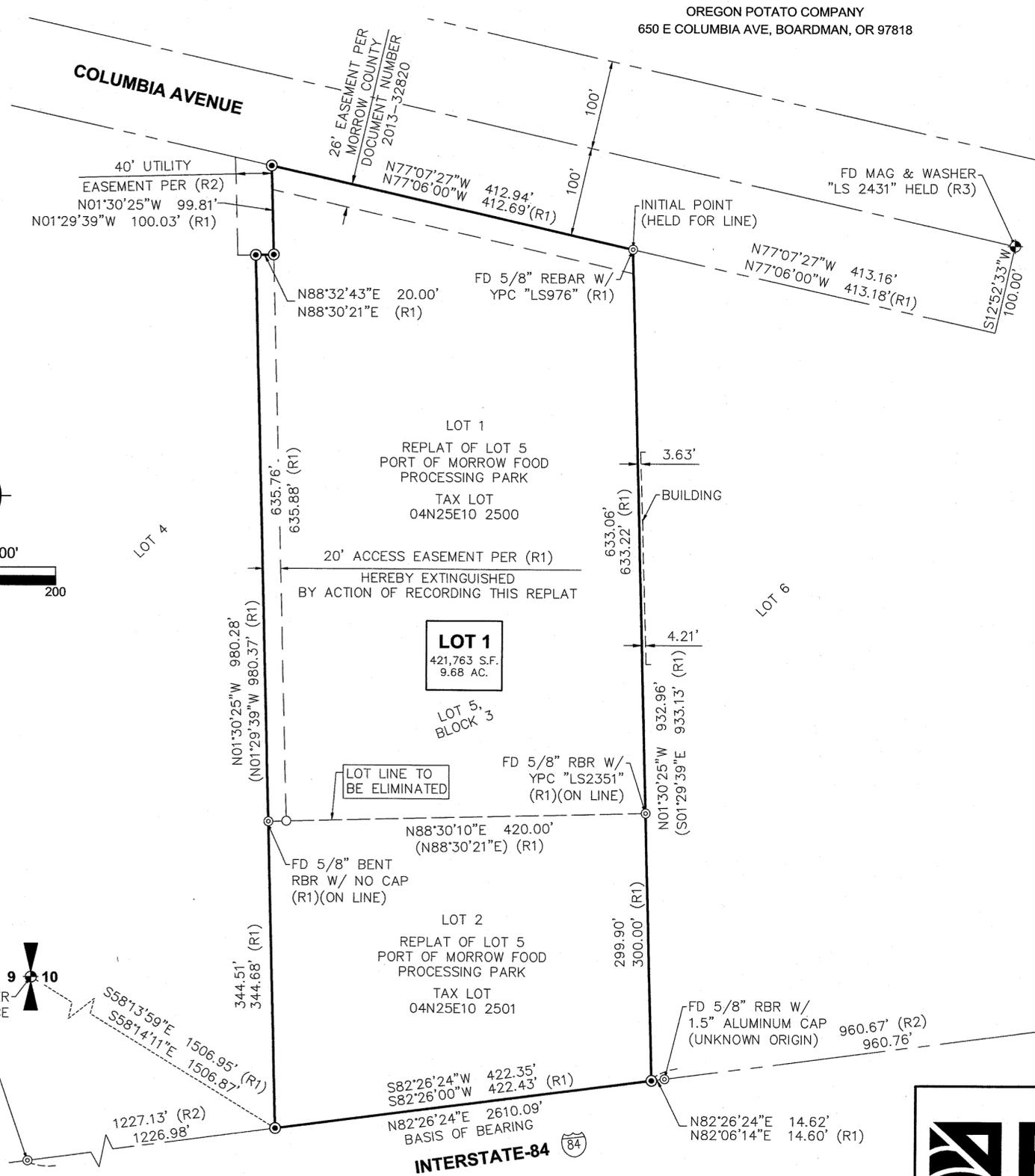
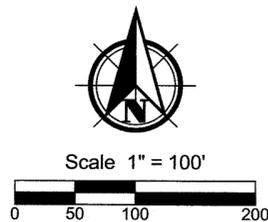
CJD 6/22/2025
CHRISTOPHER J. D'ORAZIO PLS 98905

REGISTERED
PROFESSIONAL
LAND SURVEYOR

CJD 6/22/2025

OREGON
MARCH 8, 2022
CHRISTOPHER J. D'ORAZIO
98905

RENEWS: 12-31-2025



PBS
Engineering and Environmental Inc.
400 Bradley Blvd, Ste 106
Richland, WA 99352
509.942.1600
pbsusa.com

CLIENT: OREGON POTATO COMPANY		PROJECT NO.: ORE037-25005931
SURVEYOR: CHRISTOPHER D'ORAZIO		DATE: 08/20/2025
CALC BY: CJD	DRAWN BY: CJD	SCALE: 1" = 100'
SECTION: 10	TOWNSHIP: 04 NORTH	RANGE: 25 EAST
CITY: BOARDMAN	COUNTY: MORROW	SHEET 1 OF 2

2112

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Morrow County Surveyor
Date: 9-26-2025
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LOCATED IN SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER
OF SECTION 10, TOWNSHIP 04 NORTH, RANGE 25 EAST OF THE WILLAMETTE MERIDIAN,
CITY OF BOARDMAN, MORROW COUNTY, OREGON.

FOR:
OREGON POTATO COMPANY
650 E COLUMBIA AVE, BOARDMAN, OR 97818

DECLARATION

WE, OREGON POTATO COMPANY, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE TRACT OF LAND DESCRIBED HEREON AND THAT WE HAVE CAUSED SAID LAND TO BE SURVEYED AND THE LOTS CREATED AS SHOWN. WE ALSO HEREBY EXTINGUISH THE THE 20-FOOT PRIVATE ACCESS EASEMENT ALONG THE WEST LINE OF LOT 1 CREATED ON THE SUBDIVISION REPLAT OF LOT 5, BLOCK 3 OF PORT OF MORROW FOOD PROCESSING PARK, EFFECTIVE UPON RECORDING OF THIS PLAT.

NAME Keith Tieg
TITLE President DATE 8/25/2025

ACKNOWLEDGMENT

STATE OF Washington COUNTY OF Franklin
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Keith Tieg HAS AUTHORIZED THIS PLAT ON BEHALF OF OREGON POTATO COMPANY., ON OATH STATED THAT Keith IS AUTHORIZED TO EXECUTE THIS PLAT AND ACKNOWLEDGED IT AS THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED ON THIS PLAT.

NOTARY PUBLIC J.P.M. DATE 08/25/2025

PRINTED NAME Julia Patricia Menchaca
COMMISSION NUMBER 161684
MY APPOINTMENT EXPIRES 09/17/2028
RESIDING Franklin County

APPROVALS

THE PLAT IS HEREBY APPROVED BY AND FOR THE CITY OF BOARDMAN, MORROW COUNTY, OREGON.

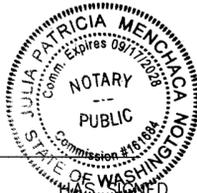
I CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS SUBDIVISION RE-PLAT
Mark King MORROW COUNTY SURVEYOR DATE 9-3-2025

I CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS SUBDIVISION RE-PLAT
Carla M. Lane BOARDMAN PLANNING OFFICIAL DATE 8/26/2025

I CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS SUBDIVISION RE-PLAT
Michael D. [Signature] MORROW COUNTY TAX ASSESSOR
MORROW COUNTY TAX COLLECTOR DATE 9-23-25

MORROW COUNTY BOARD OF COMMISSIONERS WE HEREBY APPROVE THIS PLAT FOR RECORDING IN THE MORROW COUNTY SUBDIVISION RECORDS.

COUNTY COMMISSIONER _____ DATE _____
[Signature] COUNTY COMMISSIONER DATE 9-22-25
[Signature] COUNTY COMMISSIONER DATE 09/17/25



MORROW COUNTY, OREGON 2025-57095
PLAT-PART 09/23/2025 09:12:23 AM
Cnt=1 Str=23 DR \$10.00 \$11.00 \$30.00 \$80.00 \$80.00 \$481.00
00056829202500570950020021
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
CJD 8/22/2025
OREGON MARCH 8, 2022 CHRISTOPHER J. D'ORAZIO 98905
RENEWS: 12-31-2025

NARRATIVE

THIS PROJECT WAS PERFORMED AT THE REQUEST OF OREGON POTATO COMPANY TO CONSOLIDATE THE TWO PARCELS OF LAND DESCRIBED AS LOTS 1 AND LOT 2 OF THE SUBDIVISION REPLAT OF LOT 5, BLOCK 3 OF PORT OF MORROW FOOD PROCESSING PARK, RECORDED UNDER COUNTY OF MORROW INSTRUMENT NUMBER 155150.

TO RE-ESTABLISH THE BOUNDARIES OF LOT 5 WE HELD THE FOUND 5/8" REBAR W/YPC MARKED "LS 976" AT THE NORTHEAST CORNER FOR THE LOT CORNER AND THE SOUTHERLY RIGHT OF WAY OF COLUMBIA AVENUE AND THE FOUND 5/8" REBAR W/YPC MARKED "LS 2351" ON THE EAST LINE AT THE NORTHEAST CORNER OF LOT 2 OF THE REPLAT OF LOT 5 FOR THE EAST LINE AND PROJECTED THIS LINE SOUTH TO THE NORTHERLY RIGHT OF WAY OF INTERSTATE 84. THE SOUTH LINE WAS DETERMINED BY HOLDING THE FOUND 5/8" REBAR AT THE SOUTHEAST CORNER OF BLOCK 3 OF THE "PORT OF MORROW FOOD PROCESSING PARK" PLAT AND THE FOUND 5/8" REBAR W/YPC MARKED "LS 2351" AT THE SOUTHWEST CORNER OF PARTITION PLAT 2015-8. THE WEST LINE IS AN OFFSET OF 420.00 FEET FROM THE EAST LINE WITH THE FOUND 5/8" REBAR ON THE WEST LINE BEING ON THE LINE. THE SOUTHWEST CORNER IS THE INTERSECTION OF THE WEST AND SOUTH LINES. THE THREE CORNERS AT THE NORTHWEST CORNER WERE RESET BASED ON THE POSITIONS OF THE DISTURBED REBAR FOUND. THE REBAR WERE HIGHLY DISTURBED AND BENT. THE SPINHOLES WERE SHOT AS THEIR POSITIONS. THE NEW CORNERS ARE A BEST FIT OF THEIR MEASURED LOCATIONS AND THE OFFSET LINE FROM THE EAST AND THE SOUTHERLY RIGHT OF WAY OF COLUMBIA AVENUE.

UPON CONSOLIDATING THESE TWO LOTS THE 20-FOOT PRIVATE ACCESS EASEMENT ALONG THE WEST LINE OF LOT 1 CREATED ON THE SUBDIVISION REPLAT OF LOT 5, BLOCK 3 OF PORT OF MORROW FOOD PROCESSING PARK IS NO LONGER NEEDED AND WILL BE EXTINGUISHED UPON RECORDING OF THIS REPLAT.

THIS SURVEY WAS PERFORMED AS A REAL TIME KINEMATIC SURVEY USING DUAL FREQUENCY TRIMBLE R8S AND R12 GPS RECEIVERS HAVING AN ACCURACY OF EIGHT MILLIMETERS +/- 0.5 PPM PER MEASURED LENGTH. THE MONUMENTS & PINS SHOWN HEREIN WERE VISITED AND TIED DURING OUR SURVEYS BETWEEN FEBRUARY 2025, AND MARCH 2025.

LEGAL DESCRIPTION

LEGAL DESCRIPTION FROM QUIT CLAIM DEED, MORROW COUNTY DOCUMENT NUMBER 2002-5985 DESCRIBED AS FOLLOWS:

LOTS 1 AND 2 OF THE REPLAT OF LOT 5, BLOCK 3 PORT OF MORROW FOOD PROCESSING PARK, ALL BEING IN THE CITY OF BOARDMAN, COUNTY OF MORROW AND STATE OF OREGON.

TITLE EXCEPTIONS - EASEMENTS

*PLOTTABLE EASEMENTS SHOWN PER AMERITITLE COMPANY'S TITLE REPORT, TITLE NO. 1009598, DATED: AUGUST 14, 2025.

PROPERTY IS ALSO SUBJECT TO THE FOLLOWING:
EASEMENT FOR HIGHWAY RIGHT OF WAY. BOOK M, PAGE 229. (HWY 84)
EASEMENT GRANTED TO UMATILLA ELECTRIC COOPERATIVE. BOOK M, PAGE 1718. (DOES NOT AFFECT SUBJECT PARCEL)
RESERVATION OF MINERAL RIGHTS. BOOK M, PAGE 1718.
A PORT OF MORROW PIPELINE EASEMENT, BOOK M, PAGE 7232. (NOW LIES IN COLUMBIA AVE RIGHT OF WAY)
A RIGHT OF WAY EASEMENT GRANTED TO THE CITY OF BOARDMAN, BOOK M, PAGE 9669. (NOW LIES IN COLUMBIA AVE RIGHT OF WAY)
A 10-FOOT WIDE CASCADE NATURAL GAS LINE EASEMENT. BOOK M, PAGE 22555. (NO PARTICULAR LOCATION DESCRIBED IN DOCUMENT. NOT SHOWN)

SURVEY CERTIFICATE

I, CHRISTOPHER D'ORAZIO, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF OREGON, CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MONUMENTED THE LANDS PORTRAYED ON THE FACE OF PLAT AND MORE PARTICULARLY DESCRIBED IN THE LEGAL DESCRIPTION CITED HERON. I ALSO CERTIFY THAT THIS PLAT COMPLIES WITH ALL PROVISION OF CHAPTER 92 OF THE OREGON REVISED STATUTES. THE INITIAL POINT OF THIS REPLAT IS THE NORTHEAST CORNER OF LOT 1 OF THE SUBDIVISION REPLAT OF LOT 5, BLOCK 3 PORT OF MORROW FOOD PROCESSING PARK RECORDED UNDER COUNTY OF MORROW FILE NUMBER 155105.

<u>CJD</u> 8/22/2025		CHRISTOPHER J. D'ORAZIO		PLS 98905	DATE
		CLIENT: OREGON POTATO COMPANY		PROJECT NO.: ORE037-25005931	
400 Bradley Blvd, Ste 106 Richland, WA 99352 509.942.1600		SURVEYOR: CHRISTOPHER D'ORAZIO		DATE: 08/20/2025	
SCALE: N/A	CALC BY: CJD	DRAWN BY: CJJ			
RANGE: 25 EAST	SECTION: 10	TOWNSHIP: 04 NORTH			
SHEET 2 OF 2	CITY: BOARDMAN	COUNTY: MORROW			

I HEREBY CERTIFY THAT THIS MAP IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT
CJD 8/22/2025
CHRISTOPHER J. D'ORAZIO PLS 98905

2112

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