

RECORD of SURVEY

UNITY PARTNERS, LLC

5004 W. 32nd Avenue
Kennewick, WA 99338
Township 4 North, Range 25, East
of the Willamette Meridian
Located in Southeast Quarter of
Southwest Quarter of Section 17
700 Unity Loop
Boardman, Oregon 97818
Morrow County
Parcel by Legal Description
Tax Lot # 4N 25 17CD - 6600
First American Title Order #16049-4231193
January 14, 2025, Deed 2023-53630

NOTE: The Access Easement, As Depicted, Was Created in A
Legal Survey Filed In County Survey Records As
#C-1292-M, on 01-31-01.
The Intent Was To Provide Access From Tax Lot 6601 onto
Tax Lot 6600. This Easement Was Not Filed Prior To The Sale
Of Tax Lot 6600, And As Such, Is Now Not A Legal Easement
From Kunze Lane, Through Tax Lot 6601, And Onto Tax Lot 6600.
This Easement Has Historically Been Used As A Legal Access to
Tax Lot 6600.

DEDICATION / EASEMENT DESCRIPTIONS:

1) 10 Ft. Dedication to Kunze Lane,
The South 10.00 Feet of the Deed, Parcel 2 from 2023-53630.

2) Unity Loop,
Beginning at a point 30.00 feet North of the Southeast Corner of the
Southeast Quarter of the Southwest Quarter of Section 17,
Township 4 North, Range 25, E.W.M; thence South 89°45'30" West a
distance of 108.99 feet to the Center Line of a 56.00 foot wide road,
Unity Loop, and Beginning of this description, said road being 28.00
feet wide on each side of the following and to include 10.00 foot wide
Utility easements on each side:
thence N 0° 25' 37" W a distance of 395.84 feet;
thence along a 78.49 foot curve to the left through an angle of 89°56'51"
and having a chord N 45°12'56" W with a distance of 70.68 feet;
thence South 89° 45' 30" West a distance of 137.50 feet;
thence along a 78.49 foot Curve to the Left through an angle of 90°00'06"
and having a chord of S 44°45'33" W with a distance of 70.71 feet;
thence South 0° 12' 19" West a distance of 395.85 feet to the North line
of Kunze Lane as created in this dedication and termination of this road
description.

3) Utility Easement,
Beginning at a point that is South 0°25'37" East 737.85 feet of the
Northeast Corner of the Southeast Quarter of the Southwest Quarter of
Section 17, Township 4 North, Range 25, E.W.M;
thence South 89°45'30" West a distance of 108.99 feet to the Center Line of
a 20.00 foot wide Utility Easement, and Beginning of this description, said
easement being 10.00 feet on each side of the following:
thence South 43°19'14" East a distance of 139.97 feet to the North line of
Unity Loop.

4) Walkway Easement,
Beginning at a point that is South 0°25'37" East 737.85 feet of the
Northeast Corner of the Southeast Quarter of the Southwest Quarter of
Section 17, Township 4 North, Range 25, E.W.M;
thence South 0°25'37" East a distance of 31.20 feet to the Center Line of
a 5.00 foot wide Walkway Easement, and Beginning of this description, said
easement being 2.50 feet on each side of the following:
thence South 49°23'55" West a distance of 128.55 feet to the North line of
Unity Loop.

SURVEYORS NARRATIVE:

This Survey is Based on a survey by Edwards, C.S. #C-1292-M along with a development survey by Primm that was not,
nor needed to be filed. I completed an ALTA survey for Unity Group in January of 2025 with a proposed development of about
56 lots. The lots are for rentals rather than each being sellable, thus there was not a need to create a subdivision or other land
division. Unity Group ended up creating more than 56 lots and the City of Boardman put a halt to the development to ensure
proper setbacks and utilities were available to service the expanded project. As a part of the Development Agreement with the
City, Unity Group was required to dedicate all of the Roads and Utility Easements to the City and transfer the South 10.0 feet of
their property to Morrow County and Kunze Road. In the process of completing the ALTA, I found utilities that were occupying that
10 foot strip of the owner's deed without filed easements, and in addition the County had approached the former owner wanting
to obtain the extra 10.0 feet to add to the Kunze Road right of way. This survey, and the attached descriptions, are to meet the
needs and requirements for the dedications and conveyance to the City and County.
This survey was completed with a Trimble RTK GPS Total Station.

Northeast Corner of the
Southeast Quarter of the
Southwest Quarter of Section 17
T. 4 N, R. 25, E.W.M

RECORD SURVEYS:

R1-Edwards for Rogers, C.S. #C-1292-M
R2-DeLano for Morrow County, C.S. #2013-38D, Folder 1685
(Monumentation of Kunze Lane Right of Way)
R3-Krumbein for Moore, C.S. #C-291-K, Folder 431
R4-Deed: Parcel 2 from 2023-53630

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Morrow County Surveyor

Date 6-1-2026

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LEGEND:

- Set 5/8" x 30' Rebar with Yellow Plastic Cap, PLS 2431
- Set 3" Domed Brass Cap in Monument Box, PLS 2431
- Found Section Monument Brass Cap From Survey Reference R2
- Found Monument as Described From Survey Reference R1
- Record Monument Not Found (Destroyed - Utility Work)
- Surveyed Property Boundary Line
- (000) Record Distance
- Street Center / Section Line
- Chain Link Fence Line

REGISTERED
PROFESSIONAL
LAND SURVEYOR
OREGON
RONALD V. MCKINNIS
JAN. 23, 1990
2431
Expires 12-31-26

SCALE 1" = 50 Ft.

50 25 0 50

September, 2025

ENGINEERING - LAND SURVEYING - WATER RIGHTS
R. V. MCKINNIS ENGINEERING
79980 Prindle Loop Road
Hermiston, Oregon 97838
(541) -567-2017

Rev. 05-26-26

2135