

PLAT OF
BOARDMAN STATION SUBDIVISION
LOCATED IN THE SW1/4 OF SECTION 9, T.4N., R.25E., W.M., CITY OF
BOARDMAN, MORROW COUNTY, OREGON
DIV26-000002
W.O. 26-6466

SURVEY FOR **SURVEY BY**
UNITY PARTNERS ARMSTRONG SURVEYING, INC.
636 N. COLORADO ST., STE. 24 1595 NE THIRD ST. STE. A2
KENNEWICK, WA 99336 PRINEVILLE, OR 97754
(541) 447-7791

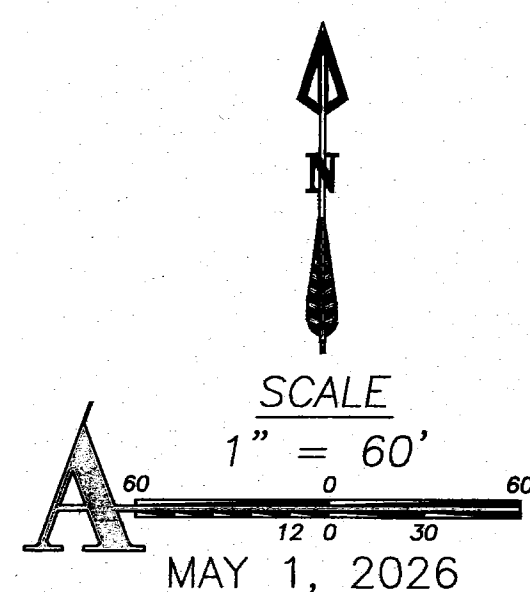
LEGEND

- SET 5/8" x 30" LONG IRON ROD WITH YELLOW PLASTIC CAP MARKED "ARMSTRONG SURVEYING".
- SET 5/8" x 30" LONG IRON ROD WITH 1-1/2" ALUMINUM CAP MARKED "ARMSTRONG SURVEYING".
- ① FOUND RECORD MONUMENT AS PER THE PLAT OF SOUTH BOARDMAN, C.S. 1332, BY WAYNE O. HARRIS, LS 346, RECORDED FEBRUARY 2, 2002.
- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "EDWARDS LS 951" AS PER C.S. 1403 BY G. DENNIS EDWARDS, LS 951, RECORDED JANUARY 8, 2005. SET 2" ALUMINUM CAP STAMPED AS SHOWN ON FOUND 5/8" IRON ROD FOR INITIAL POINT
- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "PLS2431" AS PER C.S. 1652 BY RONALD V. MCKINNIS, LS 2431, RECORDED SEPTEMBER 24, 2012.
- FOUND 4" ALUMINUM CAP AS PER C.S. 420 BY KENNETH R. WENGLER, LS1002, RECORDED APRIL 10, 1979.
- 1 () RECORD AS PER THE PLAT OF SOUTH BOARDMAN, C.S. 1332, BY WAYNE O. HARRIS, LS 346, RECORDED FEBRUARY 2, 2002.
- 2 () RECORD AS PER C.S. 1403 BY G. DENNIS EDWARDS, LS 951, RECORDED JANUARY 8, 2005.
- 3 () RECORD AS PER C.S. 1652 BY RONALD V. MCKINNIS, LS 2431, RECORDED SEPTEMBER 24, 2012.
- 4 () RECORD AS PER C.S. 2086 BY CHRISTOPHER STEPHEN DODOS, LS101848, RECORDED JANUARY 27, 2025.
- ① CURVE DATA - SEE TABLE
- EXISTING FENCE LINE

BASIS OF BEARINGS

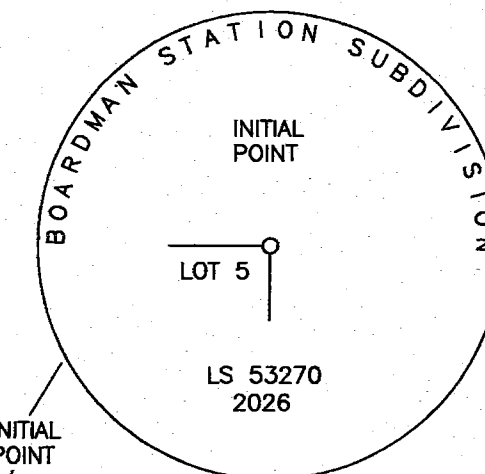
BEARINGS ARE BASED ON GPS SURVEY MEASUREMENTS USING THE WGS 1984 ELLIPSOID AND A TRANSVERSE MERCATOR MAPPING PROJECTION WITH THE FOLLOWING PARAMETERS:

ORIGIN OF LATITUDE = 45°50'02.07705"N
ORIGIN OF LONGITUDE = 119°41'52.83661"W
SCALE FACTOR = 1.0000000000



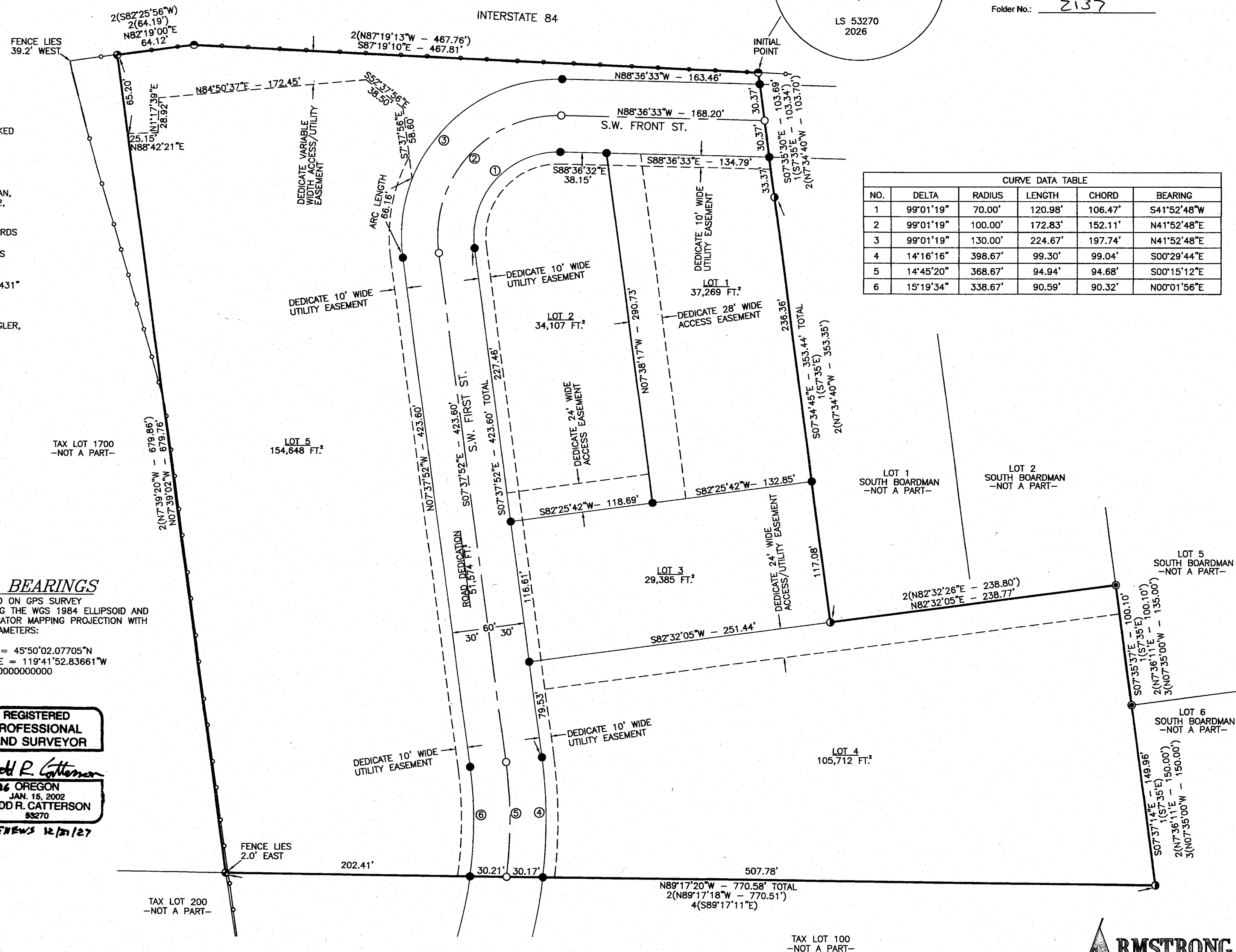
REGISTERED
PROFESSIONAL
LAND SURVEYOR
Todd R. Catterton
5/21/26 OREGON
JAN. 15, 2002
TODD R. CATTERTON
53270
RENEWED 12/21/27

I HEREBY CERTIFY THIS IS AN
EXACT COPY OF THE ORIGINAL PLAT.
Todd R. Catterton 5/21/26
TODD R. CATTERTON, LS53270



RECEIVED BY
Morrow County Surveyor
Date: 6-22-2026
Rec'd By: MPK
No.: 2026-2137C
Folder No.: 2137

CURVE DATA TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	99°01'19"	70.00'	120.98'	106.47'	S41°52'48"W
2	99°01'19"	100.00'	172.83'	152.11'	N41°52'48"E
3	99°01'19"	130.00'	224.67'	197.74'	N41°52'48"E
4	14°16'16"	398.67'	99.30'	99.04'	S00°29'44"E
5	14°45'20"	368.67'	94.94'	94.68'	S00°15'12"E
6	15°19'34"	338.67'	90.59'	90.32'	N00°01'56"E



ARMSTRONG
surveying, inc. - established 1977

SHEET 1 OF 2
DRG. NO. 26-6466 SUB PLAT.DWG
W.O. 26-6466

2137

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BOARDMAN STATION SUBDIVISION
LOCATED IN THE SW1/4 OF SECTION 9, T.4N., R.25E., W.M., CITY OF
BOARDMAN, MORROW COUNTY, OREGON
DIV26-000002
W.O. 26-6466

SURVEYOR'S CERTIFICATE

I, TODD R. CATTERSON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE SURVEYED AND MARKED WITH PROPER MONUMENTS IN ACCORDANCE WITH OREGON REVISED STATUTES, CHAPTER 92, THE LANDS REPRESENTED ON THIS PLAT, SAID LANDS ARE LOCATED IN THE SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION 9, T.4N., R.25E., W.M., CITY OF BOARDMAN, MORROW COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: TRACT A:
A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, IN 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:
THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9, WHICH LIES SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF THE RELOCATED U.S. HIGHWAY 30 (NOW INTERSTATE 80N) AND WESTERLY OF THE CORPORATE LIMITS OF SOUTH BOARDMAN.
EXCEPTING THEREFROM THAT PORTION THEREOF LYING SOUTHWESTERLY OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SECTION 9, SAID POINT BEING 90.00 FEET MEASURED ALONG SAID SOUTH LINE FROM THE SOUTHWEST CORNER THEREOF; THENCE NORTHWESTERLY ALONG A STRAIGHT LINE TO A POINT ON THE WEST LINE OF SAID SECTION 9, SAID POINT BEING 710.00 FEET MEASURED ALONG SAID WEST LINE FROM THE SOUTHWEST CORNER THEREOF.
ALSO EXCEPTING THEREFROM THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 9, LYING WITHIN THE LANDS OF RUDOLPH T. AND MARY ANN ALLEMAN, RECORDED AS MICROFILM NO. M-40190, MORROW COUNTY MICROFILM RECORDS, BEING DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 2, SOUTH BOARDMAN AND RUNNING; THENCE SOUTH 87°18'13" EAST ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 94.64 FEET; THENCE SOUTH 82°32'26" WEST 93.12 FEET TO A 5/8" IRON REBAR; THENCE NORTH 7°34'40" WEST 16.69 FEET TO THE POINT OF BEGINNING.
TRACT B:
THAT PORTION OF LOTS 1 AND 2, BLOCK 2, SOUTH BOARDMAN, IN THE CITY OF BOARDMAN, COUNTY OF MORROW AND STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 2 AND RUNNING; THENCE NORTH 87°18'13" WEST ALONG THE SOUTH LINES OF SAID LOTS 1 AND 2, A DISTANCE OF 148.06 FEET TO A POINT WHICH LIES SOUTH 87°18'13" EAST 94.64 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 82°32'26" EAST 145.68 FEET TO A 5/8" IRON REBAR LYING ON THE EAST LINE OF SAID LOT 2; THENCE SOUTH 7°36'11" EAST 26.11 FEET TO THE POINT OF BEGINNING, CONTAINING 412,697 SQUARE FEET, MORE OR LESS.

SUBJECT TO ANY EXISTING EASEMENTS & RIGHT-OF-WAYS.
SUBJECT TO EASEMENTS, OR CLAIMS OF EASEMENT, NOT SHOWN BY THE PUBLIC RECORDS; RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; WATER RIGHTS, CLAIMS OR TITLE TO WATER.
SUBJECT TO THE RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE PREMISES HEREIN DESCRIBED LYING WITHIN THE LIMITS OF STREETS, ROADS AND HIGHWAYS.
SUBJECT TO AN EASEMENT RESERVED IN A DEED, INCLUDING THE TERMS AND PROVISIONS THEREOF;
RECORDED: JUNE 21, 1965
RECORDING INFORMATION: BOOK 72, PAGE 129
FROM: NORTHERN PACIFIC RAILWAY COMPANY
TO: CITY OF BOARDMAN
FOR: PUBLIC ROADS - NOT MAPPABLE
SUBJECT TO EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING INFORMATION: FEBRUARY 21, 1968, AS MICROFILM NO. M-422
IN FAVOR OF: UMATILLA ELECTRIC COOPERATIVE ASSOCIATION
FOR: RIGHT OF WAY FOR ELECTRIC TRANSMISSION AND DISTRIBUTION LINES
NOT MAPPABLE

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Todd R. Catterson
5/21/26 OREGON
JAN. 15, 2002
TODD R. CATTERSON
53270

RENEWS 12/31/27

I HEREBY CERTIFY THIS IS AN
EXACT COPY OF THE ORIGINAL PLAT.

Todd R. Catterson 5/21/26
TODD R. CATTERSON, LS53270

SURVEY NARRATIVE

WE WERE EMPLOYED BY UNITY PARTNERS LLC TO COMPLETE THE SURVEY AND MAPPING REQUIREMENTS OF THIS APPROVED SUBDIVISION. SEARCH IN THE FIELD RECOVERED THE RECORD MONUMENTS FROM C.S. 1332 BY WAYNE O. HARRIS, LS 346, C.S. 1403 BY G. DENNIS EDWARDS, LS 951, C.S. 420 BY KENNETH R. WENGLER, LS 1002 AND C.S. 1652 BY RONALD V. MCKINNIS, LS 2431 AND I HELD THEM AS SHOWN FOR THE BOUNDARY OF SUBJECT PROPERTY. S.W. FIRST STREET WAS PREVIOUSLY CONSTRUCTED BY THE CITY OF BOARDMAN AND THE AS-BUILT INFORMATION WAS PROVIDED TO ME TO LOCATE THE CONSTRUCTED RIGHT-OF-WAY AS SHOWN ON THIS PLAT. THIS SURVEY WAS PERFORMED USING A TRIMBLE R12 GPS SYSTEM IN RTK MODE.

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DECLARATION AND DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT UNITY PARTNERS, LLC, AN OREGON LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 75% INTEREST; AND WILLOFORK INVESTMENTS, LLC, AN OREGON LIMITED LIABILITY COMPANY, WHO ACQUIRED TITLE AS WILLOFORK INVESTMENTS LLC, AN OREGON LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 25% INTEREST ARE THE OWNER OF THE LANDS REPRESENTED ON THIS PLAT AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED INTO LOTS, STREETS, NON-EXCLUSIVE ACCESS EASEMENTS, AND PUBLIC UTILITY EASEMENTS AS SHOWN HEREON IN ACCORDANCE WITH OREGON REVISED STATUTES, CHAPTER 92, AND DOES HEREBY DEDICATE THE NON-EXCLUSIVE ACCESS EASEMENTS TO THE BENEFIT OF LOT 1 THROUGH 5 AND DOES HEREBY DEDICATE TO THE PUBLIC THE PUBLIC UTILITY EASEMENT AS SHOWN HEREON. THERE ARE NO IRRIGATION WATER RIGHT APPURTENANT TO THIS PROPERTY.

Hardeep Singh
HARDEEP SINGH, OWNER/MEMBER
UNITY PARTNERS, LLC

Raman Deep S. Malhi
RAMANDEEP S. MALHI, OWNER/MEMBER
WILLOFORK INVESTMENTS, LLC

ACKNOWLEDGEMENT

KNOW ALL PEOPLE BY THESE PRESENTS THAT ON THIS 20th DAY OF June, 2026, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE COUNTY OF Benton, STATE OF Washington, PERSONALLY APPEARED THE ABOVE NAMED HARDEEP SINGH, OWNER/MEMBER OF UNITY PARTNERS, LLC, AND WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING DECLARATION AND DEDICATION FREELY AND VOLUNTARILY.

Jose M Garcia
NOTARY PUBLIC FOR
THE STATE OF OREGON

JOSE M GARCIA
Notary Public
State of Washington
Commission # 24022191
My Comm. Expires Jun 26, 2028

ACKNOWLEDGEMENT

KNOW ALL PEOPLE BY THESE PRESENTS THAT ON THIS 20th DAY OF June, 2026, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE COUNTY OF Benton, STATE OF Washington, PERSONALLY APPEARED THE ABOVE NAMED RAMANDEEP S. MALHI, OWNER/MEMBER OF WILLOFORK INVESTMENTS, LLC AND WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING DECLARATION AND DEDICATION FREELY AND VOLUNTARILY.

Jose M Garcia
NOTARY PUBLIC FOR
THE STATE OF OREGON

JOSE M GARCIA
Notary Public
State of Washington
Commission # 24022191
My Comm. Expires Jun 26, 2028

TAX CERTIFICATES

I HEREBY CERTIFY THAT ALL AD VALOREM TAXES, SPECIAL ASSESSMENTS, FEES, AND OTHER CHARGES REQUIRED BY LAW TO BE PLACED ON THE 2025-2026 TAX ROLL WHICH BECAME A LIEN OR WILL BECOME A LIEN ON THIS PARTITION DURING THIS TAX YEAR BUT NOT YET CERTIFIED TO THE TAX COLLECTOR FOR COLLECTION HAVE BEEN PAID TO ME.

County Assessor/County Tax Assessor
DATE 6-18-26

I HEREBY CERTIFY THAT ALL TAXES ARE PAID AS OF THIS DATE.

County Tax Collector
DATE 6-18-26

MORROW COUNTY, OREGON 2026-58480
PLAT-SUB
Cnt=1 Str=30 BC 06/18/2026 04:24:38 PM
\$10.00 \$50.00 \$100.00 \$300.00 \$701.00
0005867220260058480010010

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



APPROVALS

MORROW COUNTY SURVEYOR

Carla McFarlane
CITY OF BOARDMAN PLANNING DIRECTOR

MORROW COUNTY COMMISSIONER

Jeff Wengler
MORROW COUNTY COMMISSIONER

Absent
MORROW COUNTY COMMISSIONER

TWE
CITY OF BOARDMAN MANAGER

THE DEDICATION OF ALL PUBLIC EASEMENTS, UTILITIES AND STREETS DEPICTED HEREON IS ACCEPTED BY THE CITY OF BOARDMAN CITY COUNCIL

5-26-26
DATE

6/3/2026
DATE

6/17/2026
DATE

6/17/2026
DATE

DATE

6-3-26
DATE

ARMSTRONG
surveying, Inc. - established 1977

SHEET 2 OF 2
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