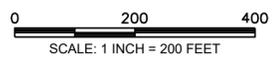
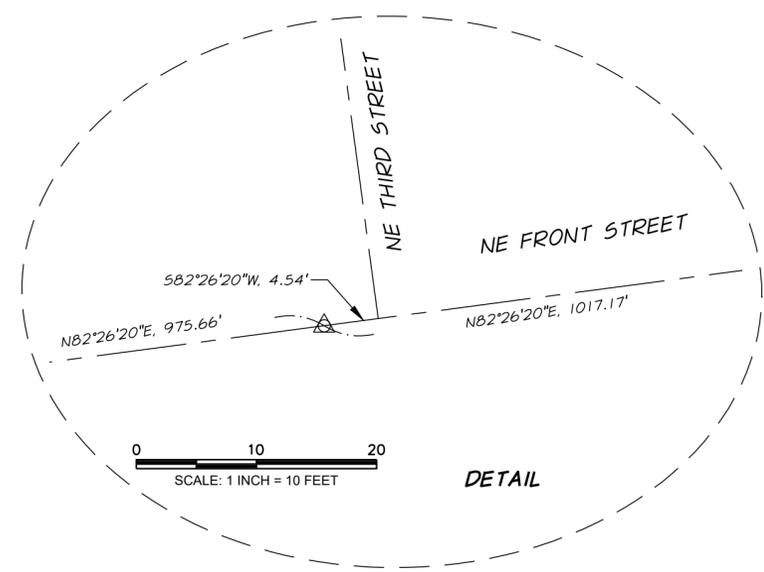
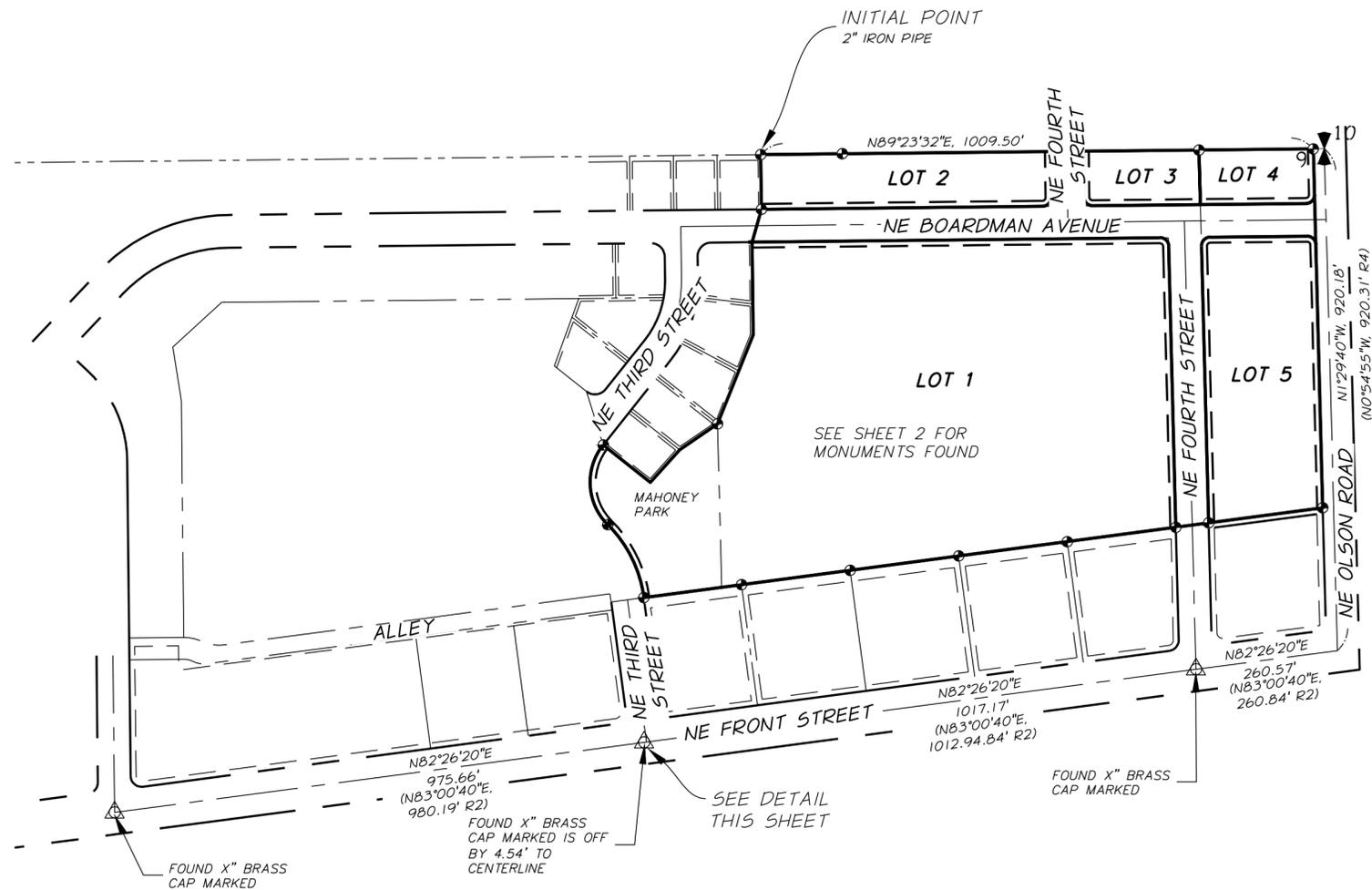


COLUMBIA VIEW SUBDIVISION

A REPLAT LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, SECTION 9, TOWNSHIP 4 NORTH, RANGE 25 EAST, WILLAMETTE MERIDIAN, CITY OF BOARDMAN, MORROW COUNTY, OREGON

PLAT INDEX

PAGE 1 - PLAT INDEX AND GENERAL SUBDIVISION OUTLINE
 PAGE 2 - LOTS 1-5 DETAIL SURVEY LINES
 PAGE 3 - SIGNATURES, DECLARATIONS, AND APPROVALS



MAP REFERENCES

- R1 - "HANSEN'S FIRST ADDITION TO BOARDMAN" BY LAMBERT, RECORDED SEPTEMBER 15, 1976.
- R2 - "KNUDSEN COMMERCIAL PARK" BY KRUMBEIN, RECORDED DECEMBER 1980.
- R3 - COUNTY SURVEY NUMBER C-376-K, BY LANGLITZ
- R4 - PARTITION PLAT 2000-19, BY EDWARDS

LEGEND

- FOUND 2 1/2" BRASS CAP QUARTER CORNER
- FOUND X" BRASS CAP IN MONUMENT BOX
- FOUND MONUMENT AS NOTED
- SET 5/8" X30" IRON ROD WITH ORANGE PLASTIC CAP MARKED "APA 49593PLS"
- SET 5/8" X30" IRON ROD WITH ALUMINUM MARKED "APA 49593PLS" IN MON BOX
- ADJACENT PROPERTY LINE
- PROPOSED PARCEL BOUNDARY LINE
- SECTION LINES
- RIGHT-OF-WAY LINES
- RIGHT-OF-WAY CENTERLINE
- PUBLIC UTILITY EASEMENT

SURVEYOR'S NARRATIVE

PURPOSE: THIS SUBDIVISION WAS PERFORMED AT THE REQUEST OF THE CITY OF BOARDMAN FOR THE PURPOSE OF CREATING 5 LOTS AS SHOWN. I HAVE CONFIGURED THE LOTS AS DIRECTED BY THE CITY OF BOARDMAN.

PROCEDURE: THIS SUBDIVISION IS IN THE SOUTHEAST ONE QUARTER OF SECTION 9, NORTH OF INTERSTATE HIGHWAY 84. THE WEST LINE IS THE EAST LINE OF NE THIRD STREET, AND THE EAST LINE OF HANSEN'S FIRST ADDITION TO BOARDMAN. THE NORTH LINE IS THE EAST-WEST CENTERLINE OF SAID SECTION 9, WHICH WAS FOUND BY THE BRASS SCREW AND THE FOUND MONUMENTS ON HANSEN'S FIRST ADDITION TO BOARDMAN. THE EAST LINE IS THE WEST LINE OF OLSEN ROAD RIGHT-OF-WAY. THE SOUTH LINE IS THE NORTH LINE OF KNUDSEN COMMERCIAL PARK. EACH LINE WAS FOUND BY EXISTING MONUMENTS AND THEY FIT WELL.

THIS SURVEY IS BASED ON OREGON STATE PLANE SYSTEM - NORTH ZONE ZONE.

LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, SECTION 9, TOWNSHIP 4 NORTH, RANGE 25 EAST, WILLAMETTE MERIDIAN, CITY OF BOARDMAN, MORROW COUNTY, OREGON

REGISTERED PROFESSIONAL LAND SURVEYOR

PRELIMINARY

OREGON
 FEBRUARY 8, 2000
 RICHARD E. STEIN
 49593PLS
 EXPIRES: 6/30/2026

SCALE:
 AS SHOWN
 DATE:
 12 JAN 2026
 JOB NO.
 439-87

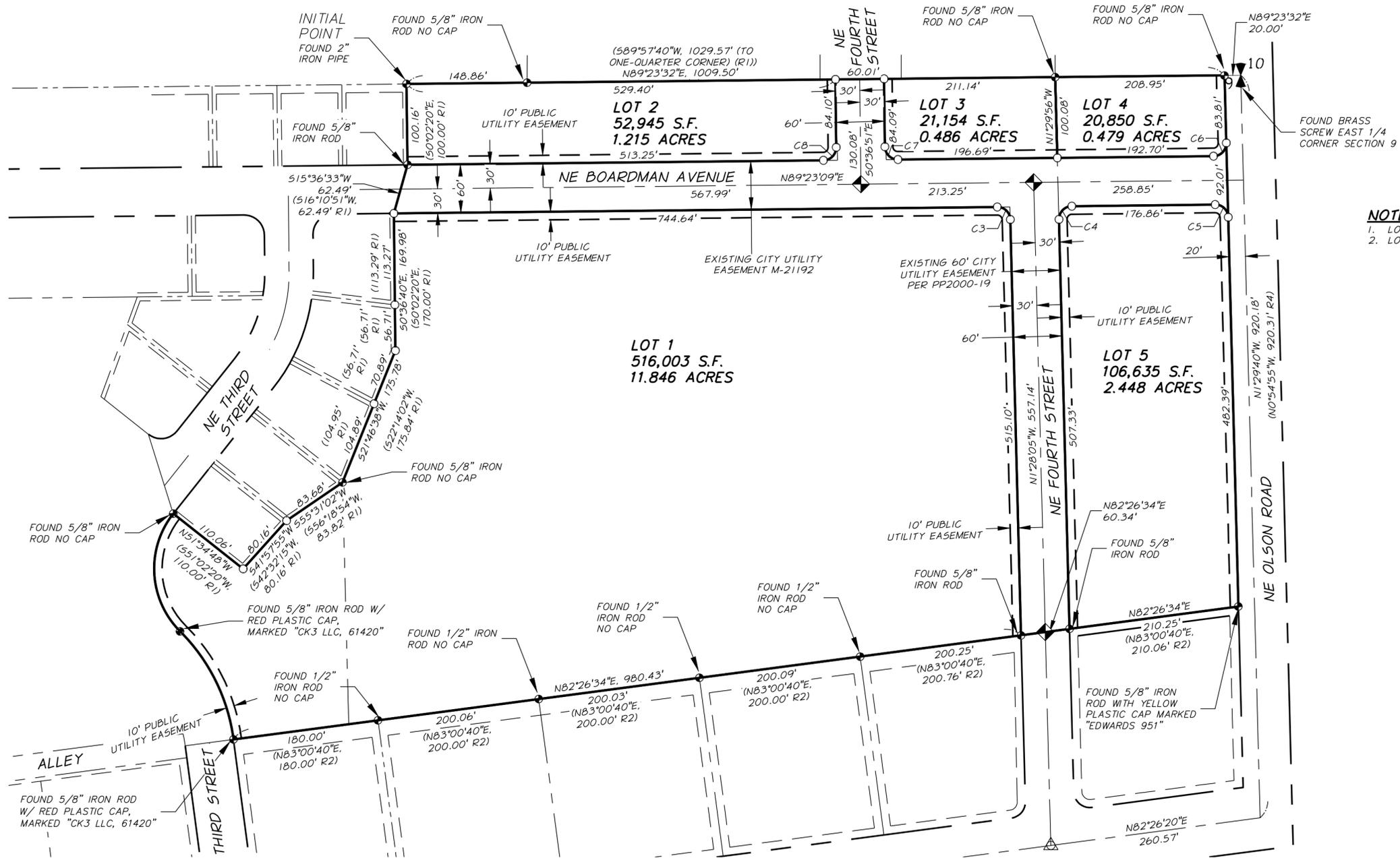


SHEET
1/3

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COLUMBIA VIEW SUBDIVISION

A REPLAT LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, SECTION 9, TOWNSHIP 4 NORTH, RANGE 25 EAST, WILLAMETTE MERIDIAN, CITY OF BOARDMAN, MORROW COUNTY, OREGON



NOTE:
 1. LOT 4 AND LOT 5 ARE ZONED LIGHT INDUSTRIAL.
 2. LOT 1, LOT 2, AND LOT 3 ARE ZONED RESIDENTIAL.

Curve	Length	Radius	Delta	Chord Bear	Chord Dist
C1	151.75'	232.71'	37°21'45"	S26°14'32"E	149.08'
C2	159.95'	110.00'	83°18'48"	S03°16'01"E	146.23'
C3	24.89'	16.00'	89°08'46"	N46°02'28"W	22.46'
C4	25.37'	16.00'	90°51'14"	S43°57'32"W	22.80'
C5	24.89'	16.00'	89°07'10"	N46°03'16"W	22.45'
C6	25.38'	16.00'	90°52'50"	N43°56'44"E	22.80'
C7	25.13'	16.00'	90°00'00"	S45°36'51"E	22.63'
C8	25.13'	16.00'	90°00'00"	N44°23'09"E	22.63'

EXACT COPY STATEMENT
 I, RICHARD E. STEIN, OREGON REGISTERED LAND SURVEYOR NO. 49593PLS, DO HEREBY STATE THAT THIS DRAWING IS AN EXACT COPY OF THE ORIGINAL THEREOF.

RICHARD E. STEIN, PLS 49593PLS

REGISTERED PROFESSIONAL LAND SURVEYOR

PRELIMINARY

OREGON
 FEBRUARY 8, 2000
 RICHARD E. STEIN
 49593PLS
 EXPIRES: 6/30/2026

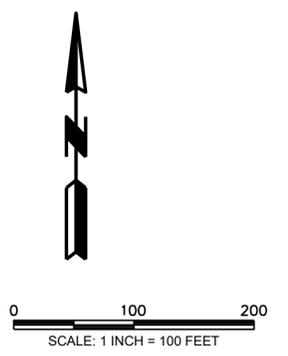
LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, SECTION 9, TOWNSHIP 4 NORTH, RANGE 25 EAST, WILLAMETTE MERIDIAN, CITY OF BOARDMAN, MORROW COUNTY, OREGON

SCALE: AS SHOWN
 DATE: 12 JAN 2026
 JOB NO. 439-87



SHEET
2/3

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COLUMBIA VIEW SUBDIVISION

A REPLAT LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, SECTION 9, TOWNSHIP 4 NORTH, RANGE 25 EAST, WILLAMETTE MERIDIAN, CITY OF BOARDMAN, MORROW COUNTY, OREGON

SURVEYOR'S CERTIFICATE

I, RICHARD E. STEIN, OREGON REGISTERED LAND SURVEYOR NO. 49593PLS, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED, PLATTED AND MARKED WITH PROPER MONUMENTS, THE LAND REPRESENTED ON THIS SUBDIVISION IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. CHAPTER 92, AND THE CITY OF BOARDMAN ORDINANCES. I FURTHER CERTIFY THAT THE INITIAL POINT HAS BEEN IDENTIFIED AS THE EXISTING 2" IRON PIPE SET AT THE NORTHEAST CORNER OF LOT 14 OF HANSEN'S FIRST ADDITION TO BOARDMAN, IN THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 4 NORTH, RANGE 25 EAST, WILLAMETTE MERIDIAN, AS SHOWN HEREON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST-WEST CENTERLINE OF SAID SECTION 9, WHICH BEARS N89°23'32"E, ALONG SAID CENTERLINE, 1,029.50 FEET FROM THE EAST ONE-QUARTER CORNER OF SECTION 9;
THENCE N89°23'32"E, ALONG SAID CENTERLINE, 1,009.50 FEET TO THE WEST RIGHT-OF-WAY LINE OF OLSON ROAD;
THENCE S01°29'40"E, ALONG SAID WEST RIGHT-OF-WAY LINE, 658.21 FEET TO THE NORTH LINE OF KNUDSEN COMMERCIAL PARK;
THENCE S82°26'34"W, ALONG SAID NORTH LINE, 1,251.03 FEET TO THE EAST LINE OF THE PROPERTY IN COUNTY SURVEY NO. 1532-C;
THENCE ALONG SAID EAST LINE, ALONG A NON-TANGENT CURVE 151.75 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 232.71 FEET, AND A CENTRAL ANGLE OF 37°21'45", (CHORD BEARS N26°14'32"W, 149.08 FEET);
THENCE ALONG A REVERSE CURVE 159.95 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 110.00 FEET, AND A CENTRAL ANGLE OF 83°18'48", (CHORD BEARS N03°16'01"W, 146.23 FEET) TO THE WEST CORNER OF LOT 5 OF HANSEN'S FIRST ADDITION TO BOARDMAN;
THENCE S51°34'48"E, ALONG THE SOUTH LINE OF LOT 5, 110.06 FEET TO THE EAST LINE OF LOT 5;
THENCE N41°57'55"E, ALONG SAID EAST LINE, 80.16 FEET TO THE SOUTHEAST CORNER OF LOT 4;
THENCE N55°44'34"E, ALONG SAID EAST LINE, 83.82 FEET TO THE SOUTHEAST CORNER OF LOT 3 ;
THENCE N21°39'42"E, ALONG SAID EAST LINE, 175.84 FEET TO THE ANGLE POINT IN LOT 2;
THENCE N00°36'40"W, ALONG SAID EAST LINE, 169.98 FEET TO THE NORTHEAST CORNER OF LOT 1;
THENCE N15°36'33"E, 62.49 FEET TO THE SOUTHEAST CORNER OF LOT 14;
THENCE N00°41'56"W, ALONG SAID EAST LINE, 100.16 FEET TO THE POINT OF BEGINNING.

CONTAINS AN AREA OF 816,715 SQUARE FEET, 18.749 ACRES

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT PAUL KEEFER, MAYOR CITY OF BOARDMAN, THE OWNER, OF THE LANDS REPRESENTED ON THIS PARTITION AND BEING MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, SAID OWNER HAVING CAUSED SAID LANDS TO BE PLATTED IN ACCORDANCE WITH O.R.S. CHAPTER 92 AND HAVE DEDICATED THE PORTION OF NE FOURTH STREET AND NE BOARDMAN AVENUE AND THE EASEMENTS SHOWN HEREON.

PAUL KEEFER, MAYOR

ACKNOWLEDGEMENTS

STATE OF OREGON
(55)

COUNTY OF MORROW

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS _____ DAY OF _____, 2025, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED PAUL KEEFER, MAYOR, CITY OF BOARDMAN, AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

NOTARY PUBLIC OF THE STATE OF OREGON

NOTARY NUMBER

MY COMMISSION EXPIRES

NOTARY - PRINTED NAME

EXACT COPY STATEMENT

I, RICHARD E. STEIN, OREGON REGISTERED LAND SURVEYOR NO. 49593PLS, DO HEREBY STATE THAT THIS DRAWING IS AN EXACT COPY OF THE ORIGINAL THEREOF.

RICHARD E. STEIN, PLS 49593PLS

REGISTERED
PROFESSIONAL
LAND SURVEYOR

PRELIMINARY

OREGON
FEBRUARY 8, 2000
RICHARD E. STEIN
49593PLS
EXPIRES: 6/30/2026

APPROVALS

MORROW COUNTY PLANNING DEPARTMENT

I CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS PLAT ON THIS _____ DAY OF _____, 2026

CHAIRMAN

MORROW COUNTY ASSESSOR AND TAX COLLECTOR

I CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS PLAT ON THIS _____ DAY OF _____, 2026

DEPUTY

MORROW COUNTY SURVEYOR

I CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS PLAT ON THIS _____ DAY OF _____, 2026

MORROW COUNTY SURVEYOR

FOR MORROW COUNTY CLERK
RECORDING PURPOSES

LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4,
SECTION 9, TOWNSHIP 4 NORTH, RANGE 25 EAST,
WILLAMETTE MERIDIAN,
CITY OF BOARDMAN, MORROW COUNTY, OREGON

SCALE:
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 anderson
perry

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3/3

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