

# City of Boardman Land Use Application

Date: 4/21/21

Owner: RAMANDEEP S MALHI Phone: (360) 201-8071  
Address: 8804 W 5th Ave City: Kennewick State: WA Zip: 99336  
Applicant or Agent: RAMANDEEP S MALHI Phone: (360) 201-8071  
Address: 8804 W 5th Ave City: Kennewick State: WA Zip: 99336  
Property Address: 202 Willow Fork Drive Designed Zone: MULTIFAMILY  
Map Number: 4N25E16BC Lot: \_\_\_\_\_ Block: \_\_\_\_\_  
Subdivision: MULTIFAMILY Tax Lot(s): #1900  
Proposed Usage: MULTIFAMILY  
PARTITION PLOT 2008-9

Estimated Construction Cost Evaluation: \$ 300000.00 Total Square Footage: 216500

Requested Action:

(Please circle one)

Zone Change      Variance      Conditional Use Permit      Property Line Adjustment  
Partition      Subdivision      Preliminary Plat      Other: \_\_\_\_\_

The following material and supplemental information must be submitted with this application as a requirement for submittal to the Planning Commission:

- Plans and specifications, drawn to scale, showing the actual shape, setbacks and dimensions of the property to be used, together with a plot plan and vicinity map of the subject property.
- The size and location of the property, buildings, other structures; and use of buildings or structures, existing and proposed.
- Plot plan indicating all on/off-site improvements, including streets, fire hydrants, water and sewer facilities, etc.

I acknowledge that I am familiar with the standards and limitations set forth by the City of Boardman Zoning Ordinance, and that additional information and materials may be required. I fully intend to comply with plans and specifications submitted with this application. I do hereby certify that the above information is correct and understand that issuance of a permit based on this application will not excuse me from complying with the effective Ordinances and Resolutions of the City of Boardman and Statutes of Oregon, despite any errors on the party of the issuing authority in checking this application.

Signature: Raman Malhi Date: 4/19/21  
(Owner, Applicant, or Agent)

Staff Comments: \_\_\_\_\_

Recommended Action: \_\_\_\_\_

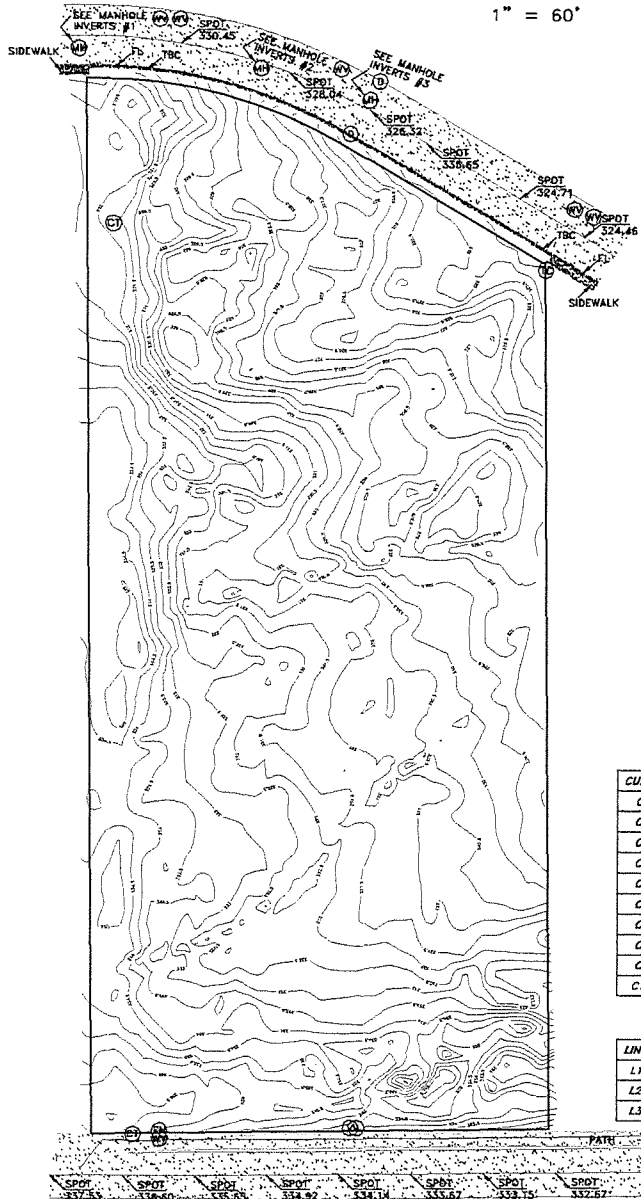
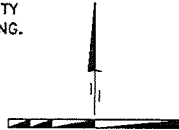
Planning Commission:      Approved      Not Approved

Date: \_\_\_\_\_ Signature: \_\_\_\_\_

# SITE SURVEY

ON A PROPOSED SUBDIVISION SURVEY ON PROPERTY LOCATED IN THE NW 1/4 SEC. 16, TWP. 4 N., RNG. 25 E.W.M., MORROW COUNTY, OREGON.

CLIENT: RAMANDEEP S. MALHI  
R&R 2019 INVESTMENT LLC  
8804 W 5TH STREET  
KENNEWICK, WASHINGTON 99336



## LEGEND

- SET 5/8"x30" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PLS LS 48509"
- ⊙ FOUND 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "GBW 02817LS"
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- EXTERIOR BOUNDARY
- INTERIOR LOT LINES
- 20' ACCESS EASEMENT
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- FL FLOWLINE
- TBC TOP BACK CURB
- PATH PEDESTRIAN PATH
- SPOT SPOT ELEVATION AT TOP ± 6" OF ASPHALT SURFACE
- XX.XX

- ASPHALT AREA
- CONCRETE AREA

## GENERAL NOTES

- THE PROPERTY IS DESCRIBED ON INSTRUMENT NO. 2019-45636 LOCATED IN MORROW COUNTY DEED RECORDS.
- THE EXTERIOR PROPERTY BOUNDARIES CONTAINS +/- 5.005 ACRES.
- THE HORIZONTAL DATUM IS LOCAL ONLY.
- THE VERTICAL DATUM IS NAVD 83.
- THE PROPERTY IS GENERALLY NATIVE VEGETATION WITH MINIMUM GRADE BREAKS.
- THE PROPERTY IS BOUNDED ON THE NORTH BY WILLOW FORK DRIVE AND ON THE SOUTH BY WILSON LANE.
- CONTOUR LINES AS SHOWN ARE AT 0.5 FOOT INTERVALS.

## CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	20°08'22"	333.507'	117.228'	S 80°15'37" E	116.625'
C2	69°43'26"	10.000'	12.169'	S 35°20'04" E	11.432'
C3	120°52'00"	10.000'	21.095'	N 59°57'39" E	17.396'
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LOTS 1-15	178,567.27	4.099

## SURVEYOR'S NARRATIVE

THIS SURVEY WAS UNDERTAKEN IN APRIL OF 2021 AT THE REQUEST OF RAMANDEEP S. MALHI, SOLE MEMBER OF R&R 2019 INVESTMENT LLC. THE PURPOSE OF THE SURVEY IS TO PERFORM A SUBDIVISION SURVEY ON PROPERTY AS DESCRIBED ON MORROW COUNTY INSTRUMENT NO. 2019-45636.

SAID INSTRUMENT NO. 2019-45636 STATES THE FOLLOWING:

Parcel 2 of PARTITION PLAT 2008-09, in the City of Boardman, County of Morrow and State of Oregon.

THE EXTERIOR BOUNDS OF THE PARENT PARCEL HAVE BEEN ESTABLISHED AS FOLLOWS:

THE NORTH LINE WAS ESTABLISHED FROM THE FOUND MONUMENTS ON THE SOUTHERLY RIGHT OF WAY LINE OF WILLOW FORK DRIVE AS CALLED FOR IN PARTITION PLAT 2008-09, MARKING THE NORTHWESTERLY CORNER OF PARCEL 2 OF PARTITION PLAT 2008-09 AND THE NORTHEASTERLY CORNER OF PARCEL 2 OF PARTITION PLAT 2008-09 ALSO BEING THE NORTHWESTERLY CORNER OF PARCEL 1 OF PARTITION PLAT 2011-08.

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THE WEST LINE WAS ESTABLISHED FROM THE FOUND MONUMENT ON THE SOUTHERLY RIGHT OF WAY LINE OF WILLOW FORK DRIVE AT THE NORTHWEST CORNER OF PARCEL 2 OF PARTITION PLAT 2008-09, AND THE FOUND MONUMENT ON THE NORTHERLY RIGHT OF WAY LINE OF WILSON LANE AT THE SOUTHWEST CORNER OF PARCEL 2 OF PARTITION PLAT 2008-09.

THE FEATURES AS SHOWN UPON THIS SITE SURVEY HAVE BEEN MAPPED OVER A 4 DAY PERIOD IN EARLY APRIL OF 2021.

THE BASIS OF BEARING OF THIS SURVEY ARE THE FOUND R&R SPIKE MARKING THE WEST 1/4 CORNER FOR SECTION 16 AND THE FOUND R&R SPIKE MARKING THE CENTER-WEST 1/15 CORNER FOR SECTION 16 AND IS BASED ON PARTITION PLAT 2008-09

THIS SURVEY WAS ACCOMPLISHED UTILIZING 2 TRIMBLE R-10 GNSS RECEIVERS, AN AUTONOMOUS POSITION WAS GENERATED ON THE BASE UNIT AND THE TWO PREVIOUSLY MENTIONED FOUND RECTANGULAR CORNERS WERE SUBSEQUENTLY USED FOR LOCALIZING THE SYSTEM, EACH CORNER WAS THEN LOCATED OR SET ON A 15 SECOND EPOCH WITH A FIXED SOLUTION.

## SURVEYOR'S CERTIFICATION

I, BRIT L. PRIMM, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION IN APRIL 2021, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING LAW, AS ESTABLISHED BY ORS CHAPTER 92. ALL FEATURES AS SHOWN HAVE BEEN PERSONALLY MAPPED BY MYSELF OVER A 3 DAY PERIOD IN APRIL OF 2021.

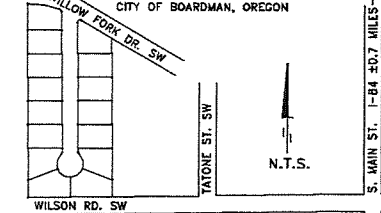
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 1, 1999  
BRIT L. PRIMM  
18509

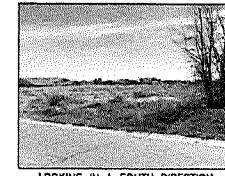
EXPIRATION DATE: 12/31/22

DATE:

## VICINITY MAP



## PHOTOS



LOOKING IN A SOUTH DIRECTION



LOOKING IN A SOUTHWESTERLY DIRECTION



LOOKING IN A NORTHEASTERLY DIRECTION

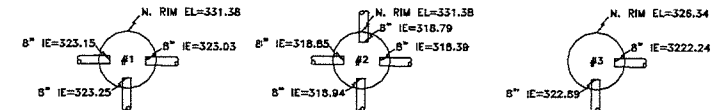


LOOKING IN A NORTHWESTERLY DIRECTION

## UTILITY STATEMENT

THE UNDERGROUND UTILITIES AS SHOWN UPON THIS PLAT HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION BY THIS FIRM. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES AS SHOWN COMPRISE ALL SUCH UTILITIES IN THE GENERAL AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION PROVIDED FROM LOCATING COMPANIES, PAINTED LINES. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

## MANHOLE INVERTS



PRIMM LAND SURVEYING, INC.



P.O. BOX 1322, 1340 N.E. 4TH  
HERMISTON, OR 97038  
503 (541) 564-7887  
FAX (541) 567-8020  
brit@primmlandsurveying.com  
kelth@primmlandsurveying.com

CLIENT: RAMANDEEP S. MALHI

NW 1/4, SEC 16, TWP. 4 N. RNG. 25 E. WM

PROJECT:

A SITE SURVEY ON PROPERTY LOCATED IN THE NW 1/4 SEC. 16, TWP. 4 N., RNG. 25 E.W.M., MORROW COUNTY, OREGON.

JOB #: 2104001

DATE: 05 APR 21

FB/PB: 043/19

SHEET: 1 OF 1

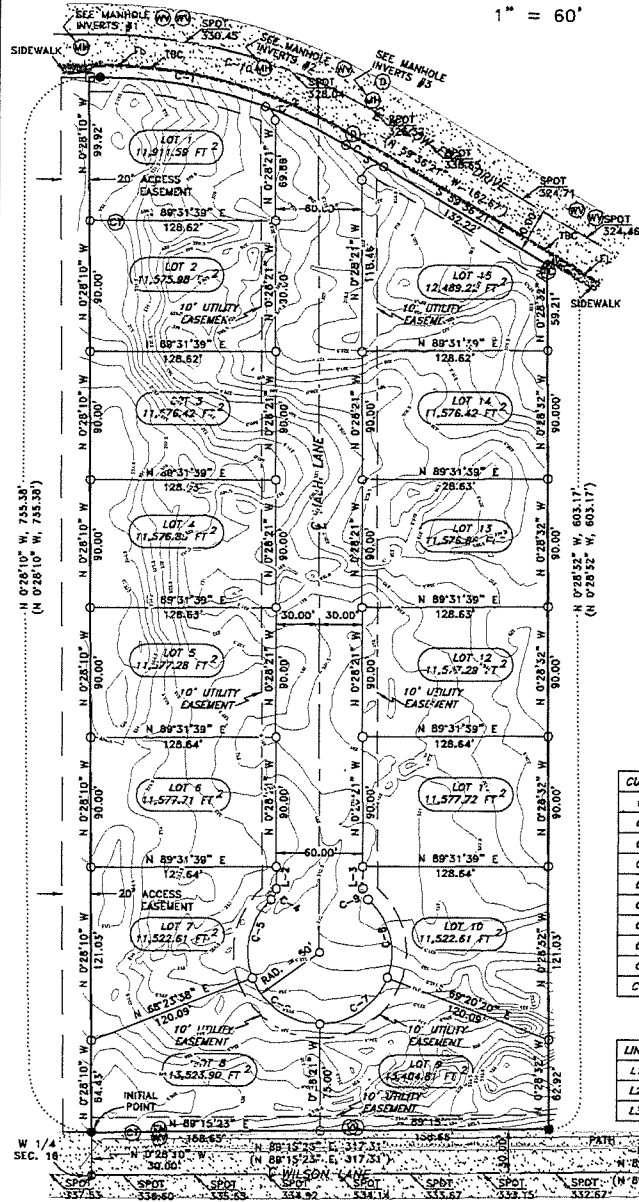
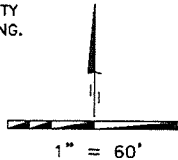
DRAWN: BLP

APPROVED: BLP

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## GENERAL NOTES

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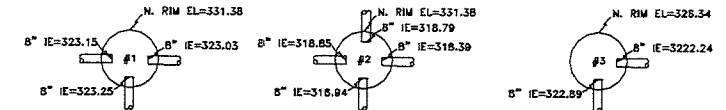
EXPIRATION DATE: 12/31/22

DATE: \_\_\_\_\_

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keith@primmlandsurveying.com

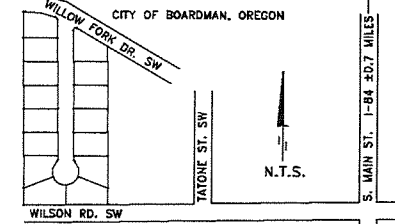
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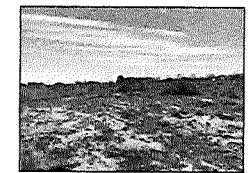
## VICINITY MAP



## PHOTOS



LOOKING IN A SOUTH DIRECTION



LOOKING IN A SOUTHWESTERLY DIRECTION



LOOKING IN A NORTHEASTERLY DIRECTION

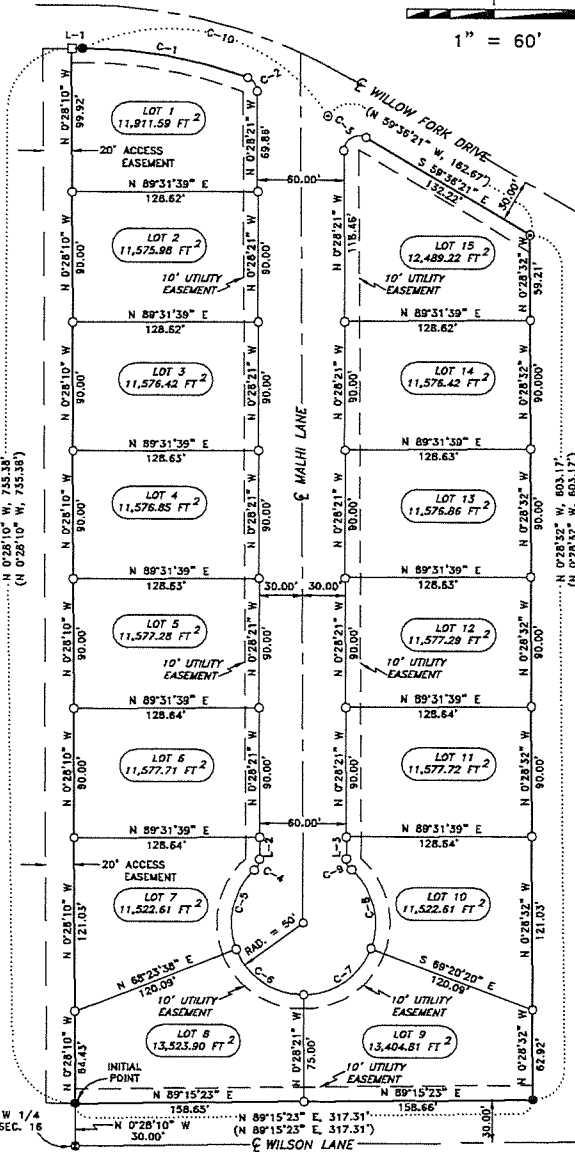


LOOKING IN A NORTHWESTERLY DIRECTION

# RAMANDEEP SUBDIVISION

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- ⊙ FOUND R&R SPIKE

- EXTERIOR BOUNDARY
- INTERIOR LOT LINES
- - - 20' ACCESS EASEMENT
- - - 10' UTILITY EASEMENT
- - - DRIVE & LAKE

## SURVEYS

PARTITION PLAT 2008-09  
PARTITION PLAT 1995-05

## NOTES

( ) PARTITION PLAT 2008-09

## DEEDS

INSTRUMENT NO. 2019-45636

## DEDICATION/ACKNOWLEDGEMENT

KNOW ALL PEOPLE BY THESE PRESENTS THAT I RAMANDEEP S. MALHI, SOLE MEMBER, R&R 2019 INVESTMENTS LLC AND OWNER OF THE LANDS SHOWN ON THIS PLAT AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING LEGAL DESCRIPTION, HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED INTO LOTS AS SHOWN ON THIS SUBDIVISION. FURTHERMORE, I DO HEREBY DEDICATE TO THE USE OF THE PUBLIC AS PUBLIC WAYS FOREVER WILSON LANE AND THE 10 FOOT UTILITY EASEMENTS AS SHOWN ON SAID MAP FOR THE PURPOSE OF UTILITIES.

RAMANDEEP S. MALHI  
SOLE MEMBER, R&R 2019 INVESTMENT LLC

KNOW ALL PEOPLE BY THESE PRESENTS THAT ON

THIS DAY \_\_\_\_\_ OF \_\_\_\_\_

APPEARED RAMANDEEP S. MALHI TO ME PERSONALLY KNOWN, WHO ACKNOWLEDGED THE FOREGOING SUBDIVISION AND DEDICATION OF LAND TO BE FREE AND VOLUNTARY ACT.

BEFORE ME \_\_\_\_\_  
NOTARY PUBLIC FOR OREGON

PRINTED NAME \_\_\_\_\_

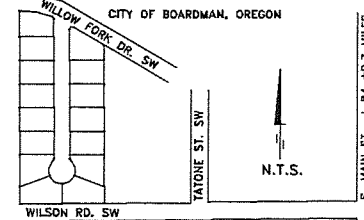
COMMISSION NO. \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

~BASIS OF BEARING~  
N 89°15'23" E, 1304.64'  
(N 89°15'23" E, 1304.64')

C-W 1/16  
SEC. 16

## VICINITY MAP



## SURVEYOR'S CERTIFICATION

I, BRIT L. PRIMM, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION IN APRIL 2021, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING LAW, AS ESTABLISHED BY ORS CHAPTER 92, AND HAVE SET THE PROPER MONUMENTS. THE INITIAL POINT OF THIS SURVEY IS THE SOUTHWEST CORNER OF LOT 8 OF THIS SUBDIVISION PLAT.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 15, 1999  
BRIT L. PRIMM  
48509

EXPIRATION DATE: 12/31/22

DATE: \_\_\_\_\_

I CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT AS FILED FOR RAMANDEEP S. MALHI, SOLE MEMBER, R&R 2019 INVESTMENT LLC, IN THE CITY OF BOARDMAN, MORROW COUNTY, OREGON.

BRIT L. PRIMM

## CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	20°08'22"	333.507'	117.228'	S 80°15'57" E	116.625'
C2	69°43'26"	10.000'	12.169'	S 35°20'04" E	11.432'
C3	120°52'00"	10.000'	21.095'	N 59°57'39" E	17.396'
C4	50°25'33"	10.000'	8.800'	S 24°44'36" W	8.520'
C5	68°52'00"	50.000'	60.097'	S 12°49'58" W	56.544'
C6	68°52'00"	50.000'	60.097'	S 56°02'21" E	56.544'
C7	68°52'00"	50.000'	60.097'	N 55°05'39" E	56.544'
C8	68°52'00"	50.000'	60.097'	N 13°46'20" W	56.544'
C9	50°25'33"	10.000'	8.800'	N 25°41'18" W	8.520'
C10	(30°43'46")	(333.510')	(178.870')	(N 74°58'14" W)	(176.740')

## LINE TABLE

LINE	BEARING	LENGTH
L1	N 89°39'53" E	7.50'
L2	N 0°28'21" W	15.00'
L3	N 0°28'21" W	15.00'

## AREA TABLE

DESC.	SQ. FEET	ACRES
PARENT	218,034.31	5.005
STREET	33,467.04	0.906
LOTS 1-15	178,567.27	4.099

PRIMM LAND SURVEYING, INC.



CLIENT: RAMANDEEP S. MALHI

NW 1/4, SEC 16, TWP. 4 N. RNG. 25 E. WM

PROJECT:  
A SUBDIVISION SURVEY ON PROPERTY  
LOCATED IN THE NW 1/4 SEC. 16, TWP.  
4 N., RNG. 25 E.W.M., MORROW COUNTY,  
OREGON.

JOB #: 2104001  
DATE: 05 APR 21  
FB/PG: 043/19  
SHEET: 1 OF 1  
DRAWN: BLP  
APPROVED: BLP

## APPROVALS

### MORROW COUNTY SURVEYOR

I DO HEREBY CERTIFY THAT I HAVE EXAMINED THE ACCOMPANYING PLAT, THAT IT COMPLIES WITH THE LAWS OF THE STATE OF OREGON WITH REFERENCE TO THE FILING AND RECORDING OF SUCH PLATS AND I THEREFORE APPROVE SAID PLAT.

MORROW COUNTY SURVEYOR

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

### CITY OF BOARDMAN PLANNING COMMISSION

I HAVE EXAMINED THE ACCOMPANYING PLAT AND DO HEREBY CERTIFY THAT IT COMPLIES WITH ALL REQUIREMENTS OF THE ORDINANCES AS ESTABLISHED BY THE CITY OF BOARDMAN PLANNING COMMISSION AND I THEREFORE APPROVE SAID PLAT.

CHAIRMAN, CITY OF BOARDMAN PLANNING COMMISSION

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

### MORROW COUNTY COMMISSIONERS

WE CERTIFY THAT THIS PLAT IS APPROVED FOR FILING IN THE "RECORD OF TOWN PLATS" OF THE COUNTY OF MORROW, STATE OF OREGON BY OUR AUTHORITY.

JUDGE

COMMISSIONER

COMMISSIONER

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

### MORROW COUNTY TAX COLLECTOR

I DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TAX RECORDS RELATIVE TO THE LAND COVERED BY THE ACCOMPANYING PLAT AND THAT ALL MONIES DUE FOR STATE AND COUNTY TAXES AND ASSESSMENTS THAT COULD CONSTITUTE A LIEN ON SAID LANDS HAVE BEEN PAID, AND I HEREBY APPROVE SAID PLAT.

TAX COLLECTOR

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

### MORROW COUNTY CLERK

"RAMANDEEP SUBDIVISION" PLAT IS TENTATIVE IN NATURE ONLY. THE EXTERIOR PROPERTY LINES HAVE BEEN RECOVERED. NO INTERIOR PROPERTY LINES HAVE BEEN ESTABLISHED NOR HAVE ANY PROPERTY CORNERS BEEN SET ON "RAMANDEEP SUBDIVISION" AS OF 21 APR 2021.