

1919

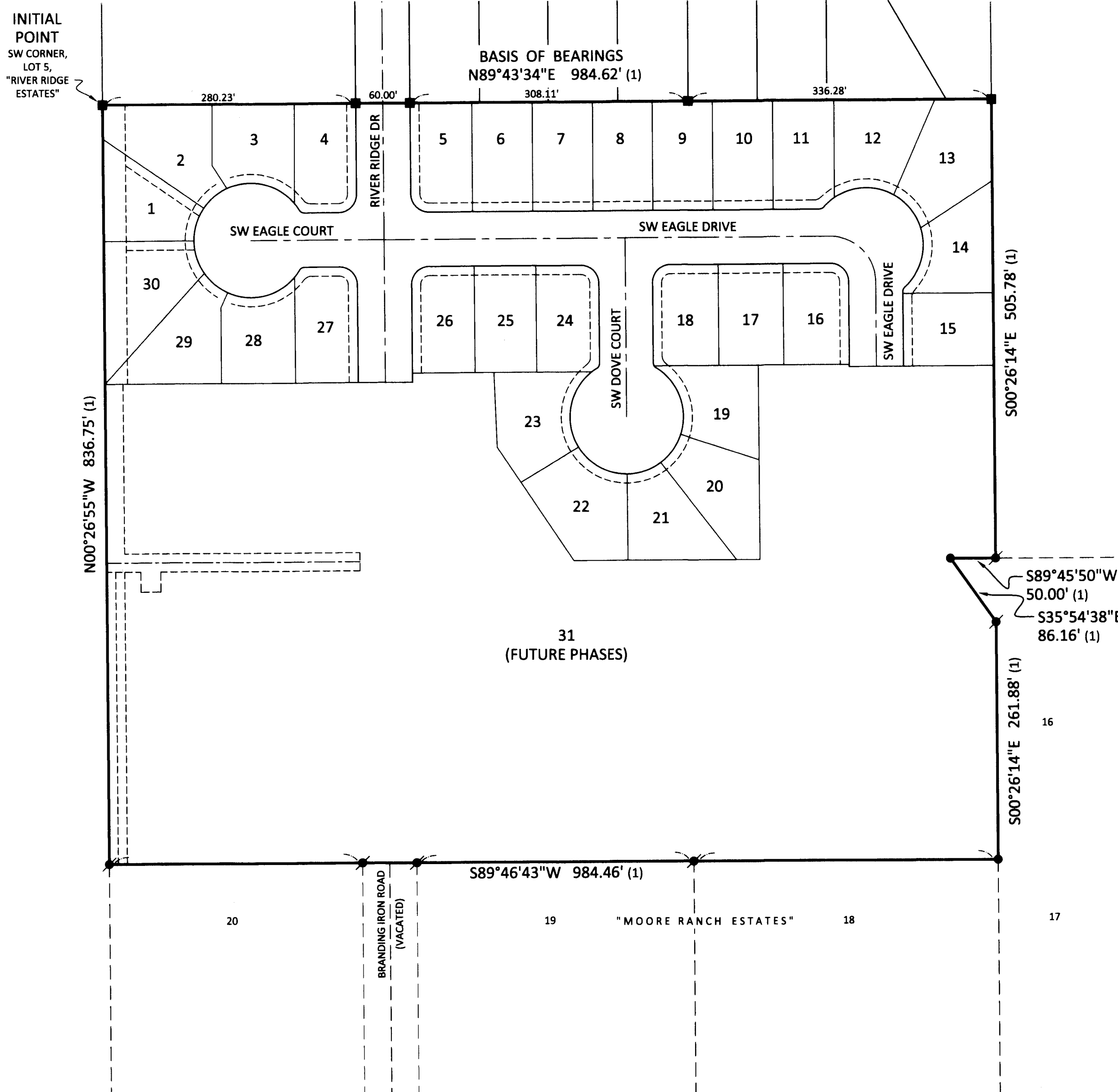
RIVER RIDGE ESTATES - PHASE 3

A REPLAT OF LOTS 9-13, "GLENAIRE ESTATES" EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE PLAT OF "RIVER RIDGE ESTATES", A PORTION OF LOT 14, "GLENAIRE ESTATES" LYING SOUTH OF THE PLAT OF "RIVER RIDGE ESTATES", AND LOTS 10-15, "MOORE RANCH ESTATES", INCLUDING THAT PORTION OF SW BRANDING IRON ROAD AND SW LARIAT LANE THAT INURED THERETO UPON VACATION ORDINANCE NO. 8-2002, RECORDED APRIL 8, 2002, AS MICROFILM NO. 2002-3904, MORROW COUNTY MICROFILM RECORDS, LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 25 EAST, WILLAMETTE MERIDIAN, CITY OF BOARDMAN, MORROW COUNTY, OREGON
FEBRUARY 14, 2020

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO REPLAT AND SUBDIVIDE THAT TRACT OF LAND DESCRIBED IN DEED DOCUMENT NO. 2020-47153 AND NO. 2021-48138, MORROW COUNTY DEED RECORDS, INTO LOTS AS SHOWN AND TO DEDICATE RIGHT-OF-WAY TO THE PUBLIC, FOREVER, AS SHOWN.

THE BASIS OF BEARINGS AND BOUNDARY DETERMINATION ARE PER SURVEY 2020-1903C, LOCATED IN FOLDER NO. 1903, MORROW COUNTY SURVEY RECORDS, HOLDING NORTH 89°43'34" EAST, ON THE NORTH LINE OF LOTS 9-13, "GLENAIRE ESTATES" (FOLDER NO. 981), AS SHOWN.



SHEET INDEX

- SHEET 1: OVERALL BOUNDARY, NARRATIVE, LEGEND, REFERENCES
- SHEET 2: LOTS 1-7, 24-30, LEGEND, CURVE TABLE
- SHEET 3: LOTS 7-24, LEGEND, CURVE TABLE
- SHEET 4: LOT 31, LEGEND
- SHEET 5: DECLARATION, NOTES, SURVEYOR'S CERTIFICATE, CITY APPROVALS, COUNTY APPROVALS, CONSENT AFFIDAVIT

LEGEND

- DENOTES FOUND 5/8" IR W/YPC INSCRIBED "EMERIO DESIGN" SET IN (1)
- DENOTES FOUND 5/8" IR W/YPC INSCRIBED "WA 39440 OR 02817LS" SET IN (3)
- ⦿ DENOTES FOUND 5/8" IR W/YPC INSCRIBED "STRATTON LS 1111" SET IN (2)
- W/YPC DENOTES "WITH YELLOW PLASTIC CAP"
- IR DENOTES "IRON ROD"
- MCDR DENOTES "MORROW COUNTY DEED RECORDS"

REFERENCES

- (1) SURVEY NO. 2020-1903C, FOLDER NO. 1903
- (2) "MOORE RANCH ESTATES", FOLDER NO. 889
- (3) "RIVER RIDGE ESTATES", FOLDER NO. 1327
- (4) "RIVER RIDGE ESTATES-PHASE 2", FOLDER NO. 1663
- (5) "GLENAIRE ESTATES", FOLDER NO. 981
- (6) EASEMENT TO PACIFIC TELEPHONE & TELEGRAPH COMPANY, BOOK 63, PAGE 545, MCDR
- (7) EASEMENT TO UMATILLA ELECTRIC COOPERATIVE ASSOCIATION, MICROFILM NO. M-21467, MCDR
- (8) DEED DOCUMENT NO. 2021-48138, MCDR

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

Dwayne Alan Kufchak
DWAYNE ALAN KUFCHAK PLS 75644

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Dwayne Alan Kufchak
OREGON
NOVEMBER 14, 2017
DWAYNE ALAN KUFCHAK
75644
EXPIRES: 6-30-21

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JOB: 8005-001

SHEET 1 OF 5

CLIENT
WOODHILL HOMES, INC.

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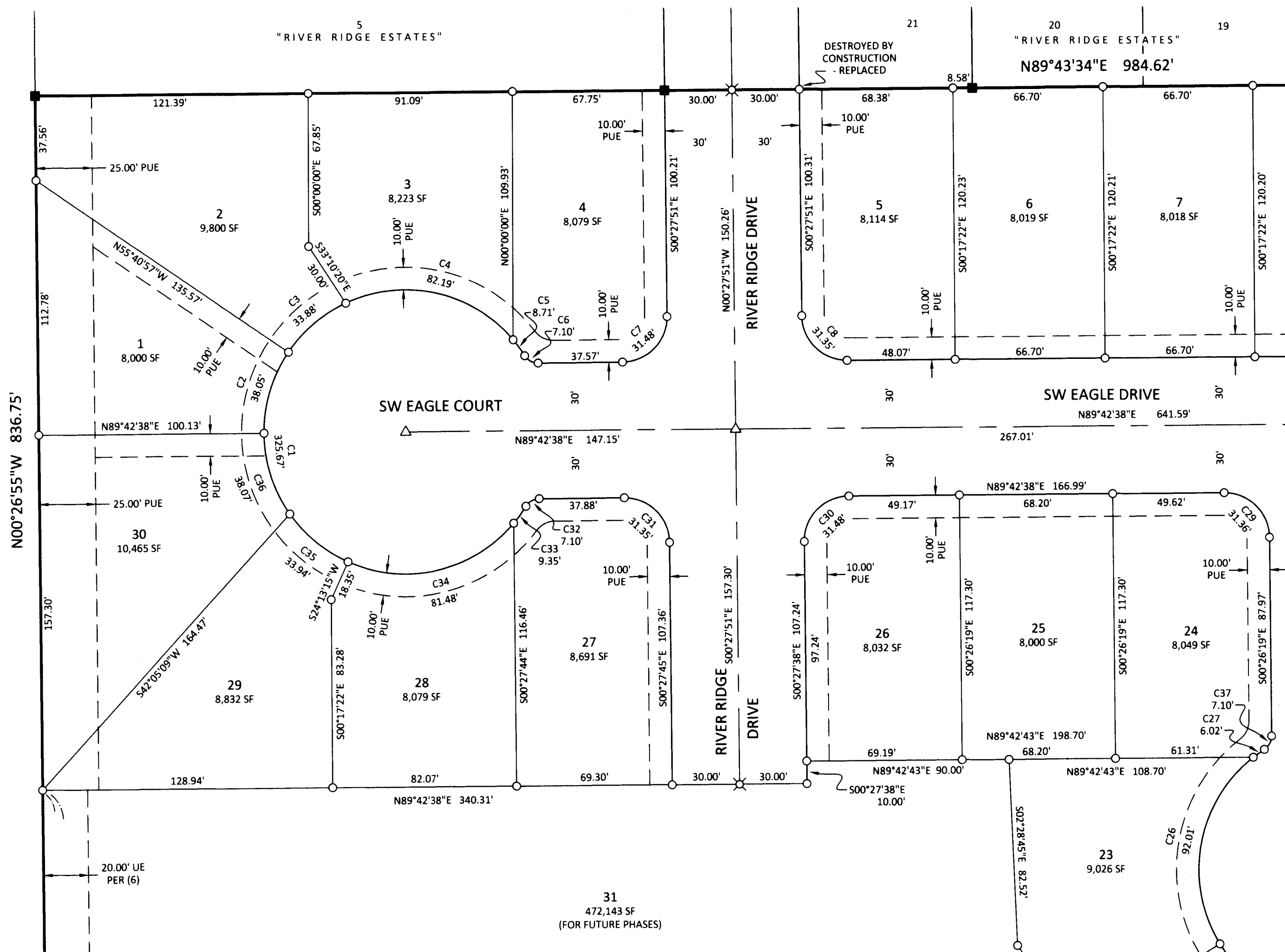
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FEBRUARY 14, 2020

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- PUE DENOTES 'PUBLIC UTILITY EASEMENT'
- UE DENOTES 'UTILITY EASEMENT'
- (#) DENOTES RECORD DATA PER 'REFERENCES' TABLE, SHEET 1

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG	CHORD
C1	325.67'	63.00'	296°10'55"	S0°17'22"E	66.60'
C2	38.05'	63.00'	34°36'25"	S17°00'51"W	37.48'
C3	33.88'	63.00'	30°48'39"	S49°43'23"W	33.47'
C4	82.19'	63.00'	74°45'04"	N77°29'46"W	76.49'
C5	8.71'	63.00'	7°55'20"	N36°09'34"W	8.70'
C6	7.10'	7.00'	58°05'28"	S61°14'38"E	6.80'
C7	31.48'	20.00'	90°10'29"	N44°37'24"E	28.33'
C8	31.35'	20.00'	89°49'31"	S45°22'36"E	28.24'
C26	92.01'	63.00'	83°40'34"	S10°20'18"W	84.04'
C27	6.02'	63.00'	5°28'32"	S54°54'51"W	6.02'
C28	325.66'	63.00'	296°10'52"	N89°33'41"E	66.60'
C29	31.36'	20.00'	89°51'03"	N45°21'50"W	28.25'
C30	31.48'	20.00'	90°10'03"	S44°37'24"W	28.33'
C31	31.35'	20.00'	89°49'31"	N45°22'36"W	28.24'
C32	7.10'	7.00'	58°05'28"	S60°39'54"W	6.80'
C33	9.35'	63.00'	8°30'04"	N35°52'12"E	9.34'
C34	81.48'	63.00'	74°06'01"	N77°10'15"E	75.92'
C35	33.94'	63.00'	30°51'49"	S50°20'50"E	33.53'
C36	38.07'	63.00'	34°37'33"	S17°36'09"E	37.50'
C37	7.10'	7.00'	58°05'26"	N28°36'24"E	6.80'



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Dwayne Alan Kufchak
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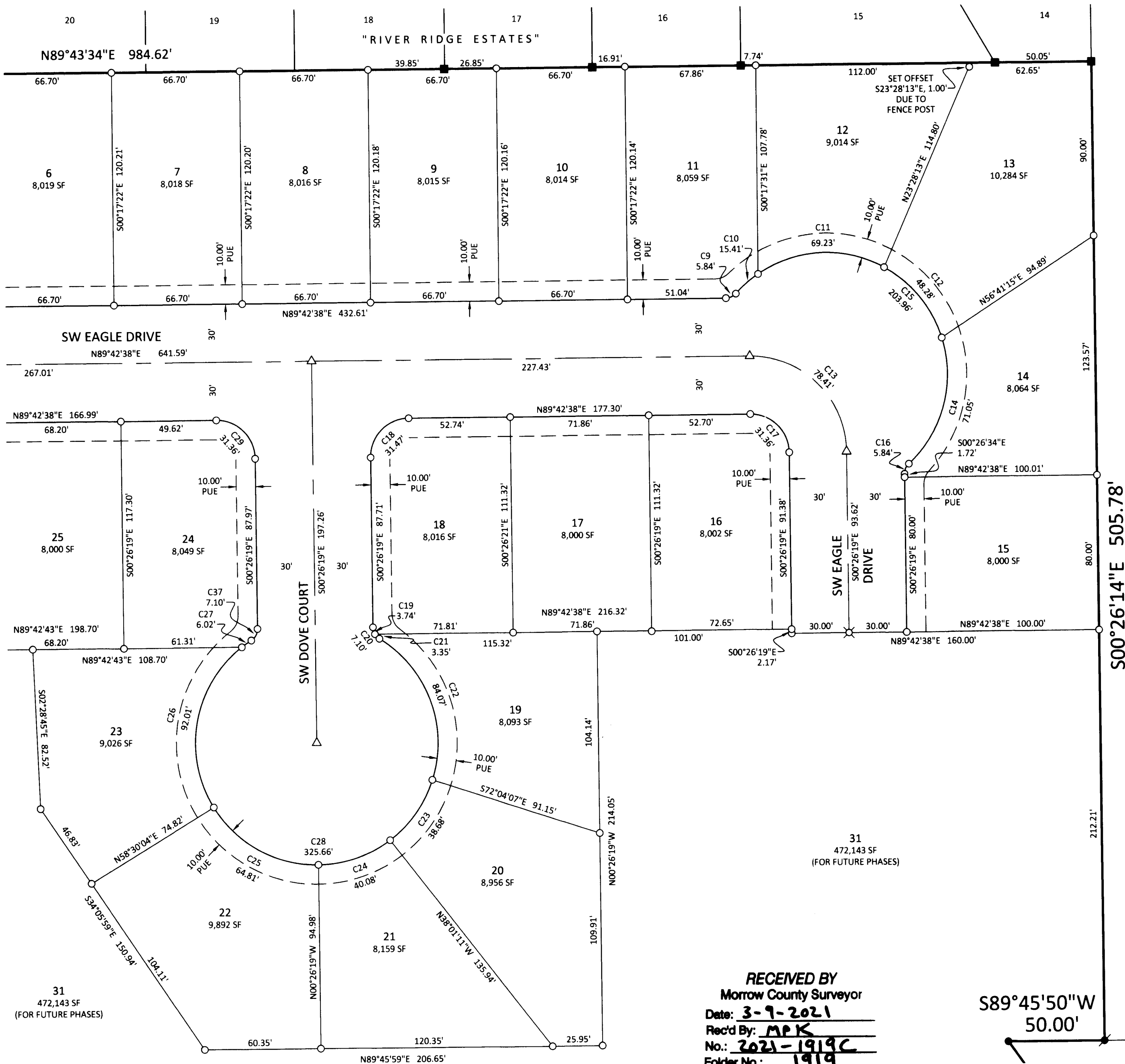
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SHEET 2 OF 5

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RIVER RIDGE ESTATES - PHASE 3

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CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG	CHORD
C9	5.84'	7.00'	47°49'22"	N65°47'57"E	5.67'
C10	15.41'	63.00'	14°00'42"	S48°53'37"W	15.37'
C11	69.23'	63.00'	62°57'29"	S87°22'43"W	65.80'
C12	48.28'	63.00'	43°54'24"	N39°11'20"W	47.11'
C13	78.41'	50.00'	89°51'03"	N45°21'51"W	70.62'
C14	71.05'	63.00'	64°37'08"	N15°04'26"E	67.35'
C15	203.96'	63.00'	185°29'44"	N45°21'52"W	125.86'
C16	5.84'	7.00'	47°49'36"	S23°28'12"W	5.67'
C17	31.36'	20.00'	89°51'03"	N45°21'51"W	28.25'
C18	31.47'	20.00'	90°08'57"	S44°38'09"W	28.32'
C19	3.74'	7.00'	30°38'35"	S15°45'35"E	3.70'
C20	7.10'	7.00'	58°05'29"	S29°29'02"E	6.80'
C21	3.35'	7.00'	27°26'54"	S44°48'20"E	3.32'
C22	84.07'	63.00'	76°27'42"	N20°17'54"W	77.97'
C23	38.68'	63.00'	35°10'29"	N35°31'11"E	38.07'
C24	40.08'	63.00'	36°27'15"	N71°20'03"E	39.41'
C25	64.81'	63.00'	58°56'20"	S60°58'09"E	61.99'
C26	92.01'	63.00'	83°40'34"	S10°20'18"W	84.04'
C27	6.02'	63.00'	5°28'32"	S54°54'51"W	6.02'
C28	325.66'	63.00'	296°10'52"	N89°33'41"E	66.60'
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SHEET 3 OF 5

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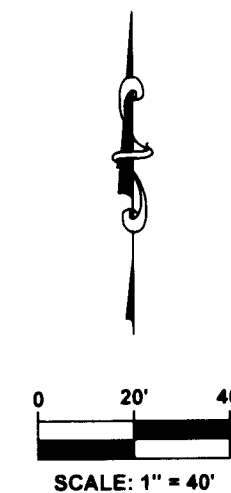
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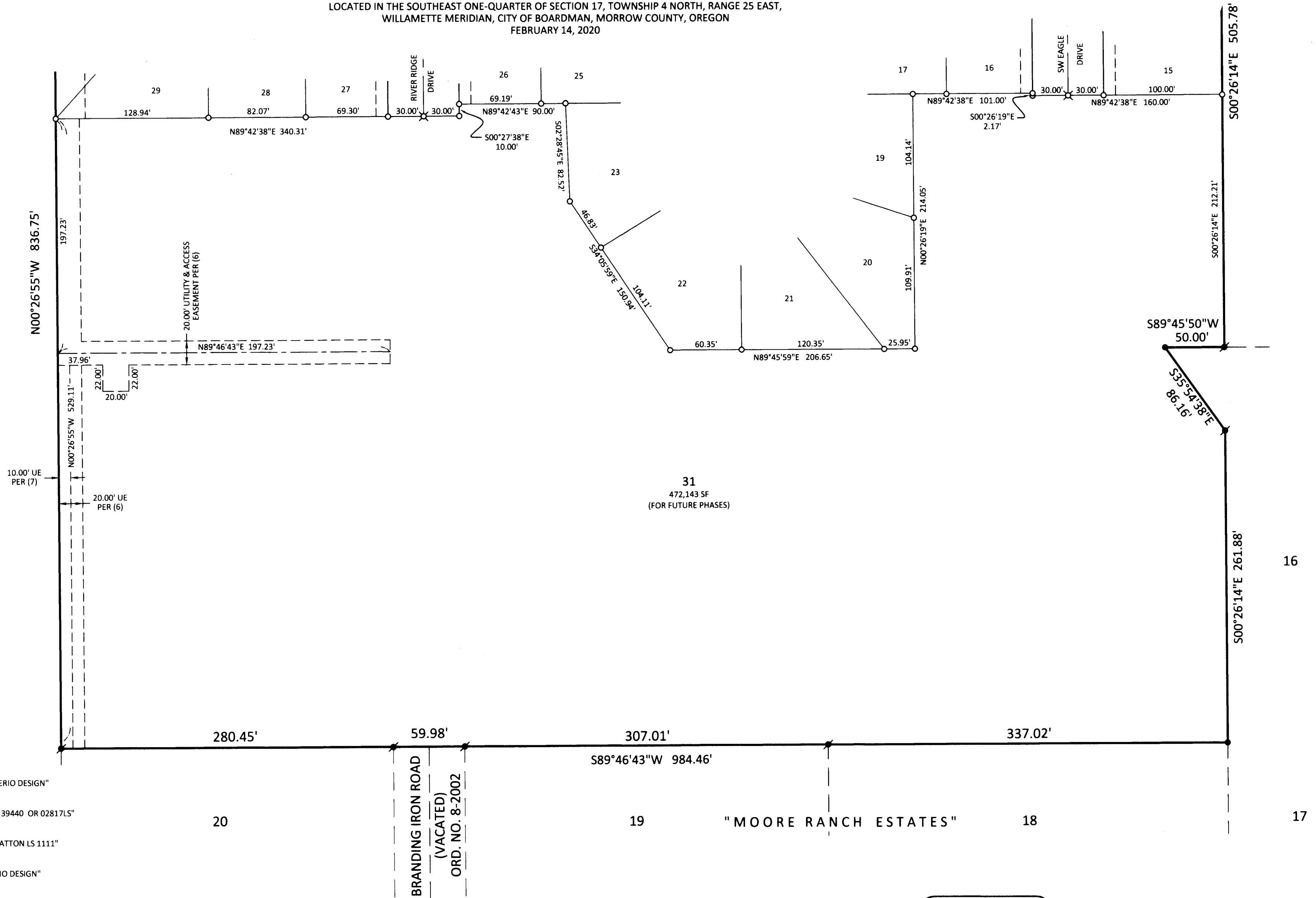
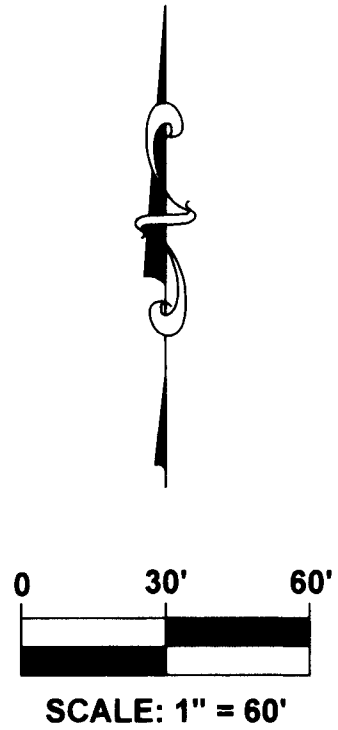


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RIVER RIDGE ESTATES - PHASE 3

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RIVER RIDGE ESTATES - PHASE 3

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FEBRUARY 14, 2020

CITY OF BOARDMAN APPROVALS

APPROVED THIS 24 DAY OF FEB, 20 21

BY: [Signature]
CITY OF BOARDMAN PLANNING COMMISSION CHAIR

THE DEDICATION OF ALL PUBLIC EASEMENTS, UTILITIES AND STREETS DEPICTED HEREON IS HEREBY ACCEPTED.

APPROVED THIS 25 DAY OF Feb, 20 21

BY: [Signature]
MAYOR - AS DIRECTED BY BOARDMAN CITY COUNCIL

MORROW COUNTY APPROVALS

I 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.

APPROVED THIS 3rd DAY OF March, 20 21

BY: [Signature]
MORROW COUNTY COMMISSIONERS

BY: [Signature]
MORROW COUNTY COMMISSIONERS

BY: Absent
MORROW COUNTY COMMISSIONERS

I 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.

APPROVED THIS 23 DAY OF FEB, 20 21

BY: [Signature]
MORROW COUNTY SURVEYOR

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES AS PROVIDED BY O.R.S. 92.095 HAVE BEEN PAID THROUGH June 30, 20 21

APPROVED THIS 3 DAY OF March, 20 21

BY: [Signature]
MORROW COUNTY ASSESSOR & TAX COLLECTOR

MORROW COUNTY CLERK

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT WOOD HILL HOMES, INC. AN OREGON CORPORATION, IS THE OWNER OF THE LAND REPRESENTED ON THE ANNEXED MAP, BEING MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, AND HAS CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. CHAPTER 92, AND DOES HEREBY GRANT ALL EASEMENTS AND RESTRICTIONS AS SHOWN OR NOTED HEREON, AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER ALL RIGHTS-OF-WAY AS SHOWN ON THIS MAP.

WOOD HILL HOMES, INC. AN OREGON CORPORATION

BY: [Signature]
GEORGE HALE, PRESIDENT

ACKNOWLEDGEMENT

STATE OF OREGON)
COUNTY OF Morrow)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON February 19, 20 21
BY GEORGE HALE, PRESIDENT OF WOOD HILL HOMES, INC. AN OREGON CORPORATION.

[Signature]
NOTARY SIGNATURE

Krista Anne Price
NOTARY PUBLIC - OREGON

COMMISSION NO. 974595

MY COMMISSION EXPIRES May 09, 20 22

SURVEYOR'S CERTIFICATE

I, DWAYNE A. KUFCHAK, CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, THE LANDS REPRESENTED ON THE ANNEXED SUBDIVISION PLAT, BEING A REPLAT OF LOTS 9-13, "GLENAIRE ESTATES" (FOLDER 981) EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE PLAT OF "RIVER RIDGE ESTATES" (FOLDER 1327), A PORTION OF LOT 14, "GLENAIRE ESTATES" (FOLDER 981) LYING SOUTH OF THE PLAT OF "RIVER RIDGE ESTATES", AND LOTS 10-15, "MOORE RANCH ESTATES" (FOLDER 889), INCLUDING THAT PORTION OF SW BRANDING IRON ROAD AND SW LARIAT LANE THAT INURED THERETO UPON VACATION ORDINANCE NO. 8-2002, RECORDED APRIL 8, 2002, AS MICROFILM NO. 2002-3904, MORROW COUNTY MICROFILM RECORDS, SAID LAND DESCRIBED IN DEED DOCUMENT NO. 2021-48138, MORROW COUNTY DEED RECORDS, LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 25 EAST, WILLAMETTE MERIDIAN, CITY OF BOARDMAN, MORROW COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, MARKED BY A 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "WA 39440 OR 02817LS" MARKING THE SOUTHWEST CORNER OF LOT 5, PLAT OF "RIVER RIDGE ESTATES" (FOLDER NO. 1327), SAID POINT BEING ON THE SOUTH LINE OF SAID PLAT;

THENCE ALONG THE SOUTH LINE OF SAID PLAT OF "RIVER RIDGE ESTATES", NORTH 89°43'34" EAST, A DISTANCE OF 984.62 FEET TO THE SOUTHEAST CORNER OF LOT 14 OF SAID PLAT, MARKED BY A 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "WA 39440 OR 02817LS";

THENCE LEAVING THE SOUTH LINE OF SAID PLAT AND ALONG THE EAST LINE OF LOT 9, PLAT OF "GLENAIRE ESTATES" (FOLDER NO. 981) AND EAST LINE OF LOT 10, "MOORE RANCH ESTATES" (FOLDER NO. 889), SOUTH 00°26'14" EAST, A DISTANCE OF 505.78 FEET TO THE SOUTHEAST CORNER OF SAID LOT 10, MARKED BY A 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "STRATTON LS 1111";

THENCE LEAVING SAID EAST LINE, SOUTH 89°45'50" WEST, ALONG THE CENTERLINE OF THE VACATED LARIAT LANE (ORD. NO. 8-2002), A DISTANCE OF 50.00 FEET TO A FOUND 5/8" IRON ROD INSCRIBED "EMERIO DESIGN";

THENCE SOUTH 35°54'38" EAST, A DISTANCE OF 86.16 FEET TO A FOUND 5/8" IRON ROD INSCRIBED "STRATTON LS 1111" ON THE EAST LINE OF LOT 15, SAID PLAT OF "MOORE RANCH ESTATES";

THENCE ALONG THE EAST LINE OF SAID LOT 15, SOUTH 00°26'14" EAST, A DISTANCE OF 261.88 FEET TO THE SOUTHEAST CORNER OF SAID LOT 15, MARKED BY A 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "EMERIO DESIGN"

THENCE ALONG THE SOUTH LINE OF LOTS 15, 14 & 13, SAID PLAT OF "MOORE RANCH ESTATES", SOUTH 89°46'43" WEST, A DISTANCE OF 984.46 FEET TO THE SOUTHWEST CORNER OF SAID LOT 13, MARKED BY A 5/8" IRON ROD INSCRIBED "STRATTON LS 1111"

THENCE ALONG THE WEST LINE OF LOTS 13 & 12, "MOORE RANCH ESTATES" AND WEST LINE OF LOTS 13 & 14, "GLENAIRE ESTATES", NORTH 00°26'55" WEST, A DISTANCE OF 836.75 FEET TO THE INITIAL POINT.

CONTAINING 822,499 SQUARE FEET (18.882 ACRES), MORE OR LESS

CONSENT AFFIDAVIT

A SUBDIVISION CONSENT AFFIDAVIT FROM JOHN ROEDER HAS BEEN RECORDED AS DOCUMENT NO. 2021-48229, MORROW COUNTY DEED RECORDS.

NOTES

- THIS PLAT IS SUBJECT TO THE CONDITIONS OF APPROVAL PER THE BOARDMAN RIVER RIDGE ESTATES - PHASE 3.
- THIS PLAT IS SUBJECT TO RESERVATIONS, INCLUDING THE TERMS THEREOF, AS RESERVED IN DEED TO OREGON LAND & WATER COMPANY, RECORDED APRIL 12, 1906, IN BOOK 5, PAGE 342, MORROW COUNTY DEED RECORDS.
- THIS PLAT IS SUBJECT TO THE TERMS AND PROVISIONS THEREOF, IN FAVOR OF PACIFIC TELEPHONE AND TELEGRAPH COMPANY, RECORDED APRIL 1, 1959, IN BOOK 63, PAGE 545, MORROW COUNTY DEED RECORDS.
- THIS PLAT IS SUBJECT TO THE TERMS AND PROVISIONS THEREOF, IN FAVOR OF UMATILLA ELECTRIC COOPERATIVE ASSOCIATION, RECORDED MARCH 14, 1983, AS MICROFILM NO. M-21467, MORROW COUNTY MICROFILM RECORDS.
- THIS PLAT IS SUBJECT TO UTILITY EASEMENTS AS SHOWN ON THE RECORDED PLAT OF "MOORE RANCH ESTATES", FILED DECEMBER 5, 1996, IN FOLDER 889, MORROW COUNTY SURVEY RECORDS.
- THIS PLAT IS SUBJECT TO UTILITY EASEMENTS AS SHOWN ON THE RECORDED PLAT OF "GLENAIRE ESTATES", FILED FEBRUARY 24, 1999, IN FOLDER 981, MORROW COUNTY SURVEY RECORDS.
- ALL LOTS ARE SUBJECT TO A 10.00 FOOT WIDE PUBLIC UTILITY EASEMENT ALONG STREET FRONTAGES AS SHOWN.
- A 10.00 FOOT WIDE PUBLIC UTILITY EASEMENT SHALL EXIST ALONG THE NORTHERLY LINE OF LOT 1 AS SHOWN FOR THE BENEFIT OF THE CITY OF BOARDMAN.
- A 10.00 FOOT WIDE PUBLIC UTILITY EASEMENT SHALL EXIST ALONG THE NORTHERLY LINE OF LOT 30 AS SHOWN FOR THE BENEFIT OF THE CITY OF BOARDMAN.

RECEIVED BY
Morrow County Surveyor

Date: 3-9-2021
Rec'd By: MPK
No.: 2021-1919C
Folder No.: 1919

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

[Signature]
DWAYNE ALAN KUFCHAK PLS 75644

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
NOVEMBER 14, 2017
DWAYNE ALAN KUFCHAK
75644

EXPIRES: 6-30-21

EMERIO
ENGINEERING • SURVEYING • DESIGN

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SHEET 5 OF 5

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