

# RIVER RIDGE ESTATES - PHASE 4

A REPLAT OF LOT 31, "RIVER RIDGE ESTATES - PHASE 3", AND LOTS 19 AND 20, "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  
DECEMBER 21, 2021

MORROW COUNTY, OREGON **2022-50535**  
 PLAT-SUB  
 Crt=1 Stn=23 TCRAWFORD 01/12/2022 01:25:57 PM  
 \$5.00 \$310.00 \$200.00 \$300.00 **\$1,046.00**  
 00046494202200505350060002  
 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

1979

## NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO REPLAT AND SUBDIVIDE THAT TRACT OF LAND DESCRIBED IN DEED DOCUMENT NO. 2020-47153 AND NO. 2021-49418, MORROW COUNTY DEED RECORDS, INTO LOTS AS SHOWN AND TO DEDICATE RIGHT-OF-WAY TO THE PUBLIC AS SHOWN.

THE BASIS OF BEARINGS AND WEST BOUNDARY LINE ARE PER SURVEY NO. 2020-1903C, LOCATED IN FOLDER NO. 1903, MORROW COUNTY SURVEY RECORDS, HOLDING NORTH 00°26'55" WEST ON THE FOUND PLAT MONUMENTS. THE NORTHERLY AND EASTERLY BOUNDARY LINES WERE ESTABLISHED BY HOLDING THE MONUMENTS SET IN THE PLAT OF "RIVER RIDGE ESTATES - PHASE 3".

THE ORIGINAL PLAT MONUMENT FOUND AT THE NORTHEAST CORNER OF LOT 19, "MOORE RANCH ESTATES" WAS DESTROYED BY CONSTRUCTION AND REPLACED IN THE ORIGINAL LOCATION AS SHOWN. THE SOUTHEAST PLAT BOUNDARY CORNER WAS ESTABLISHED AT PLAT DISTANCE (R2) FROM THE NORTHEAST CORNER OF LOT 19, "MOORE RANCH ESTATES" ON A LINE PARALLEL WITH THE EAST LINE OF THIS SUBDIVISION. THE SOUTH BOUNDARY LINE WAS ESTABLISHED BETWEEN THE SOUTHEAST AND SOUTHWEST BOUNDARY CORNERS.

THE PLAT MONUMENT FOUND AT THE SOUTHWEST CORNER OF LOT 20, "MOORE RANCH ESTATES" WAS HELD FOR THE SOUTHWEST BOUNDARY CORNER OF THIS PLAT.

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Jon T. Feigion* 12/22/21  
 OREGON  
 JANUARY 15, 1987  
 JON T. FEIGION  
 2252  
 EXPIRES 12-31-21

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

## SHEET INDEX

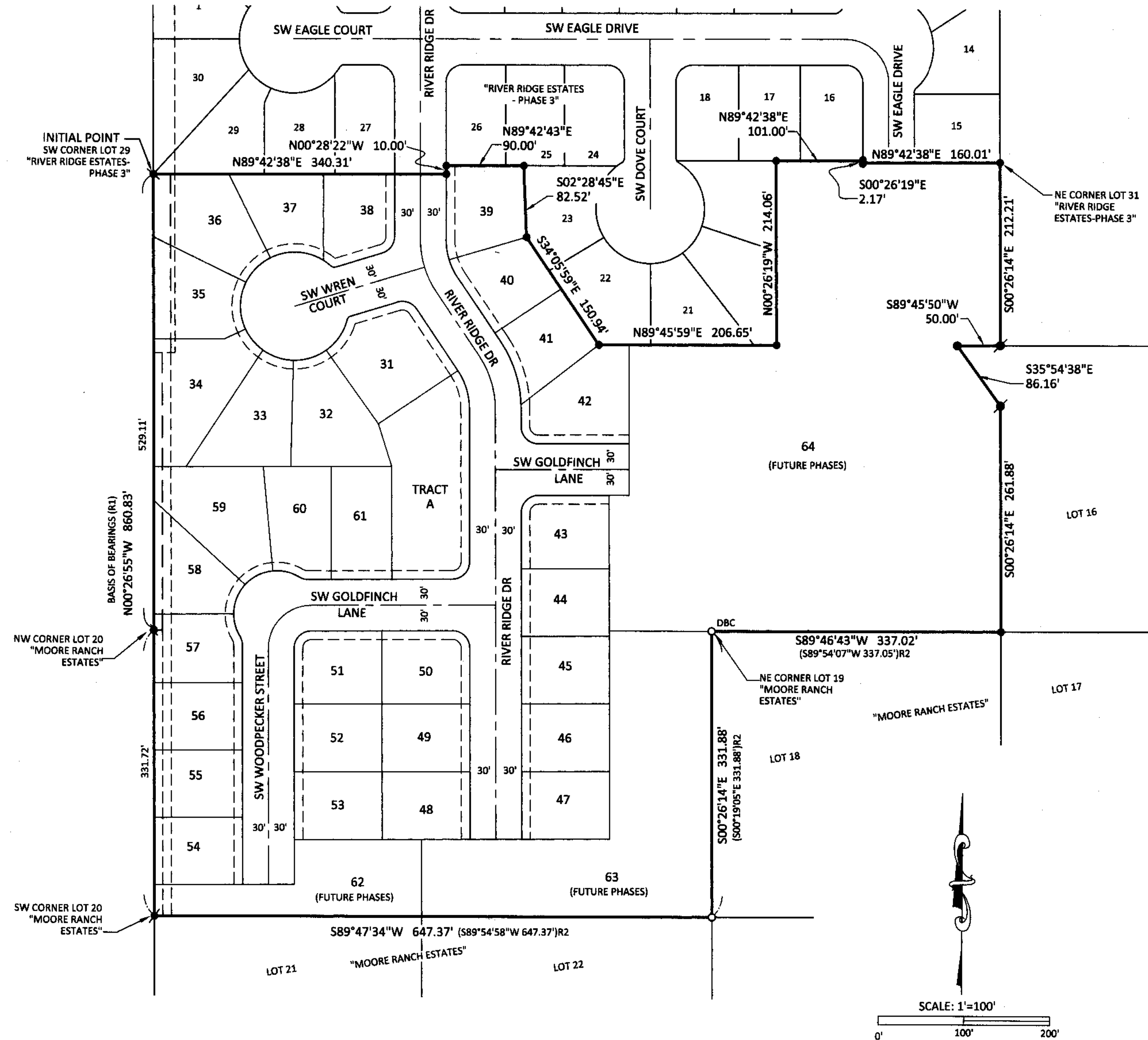
- SHEET 1: OVERALL BOUNDARY, NARRATIVE, LEGEND, REFERENCES
- SHEET 2: LOTS 31-42, TRACT A, BOUNDARY MONUMENTS, LEGEND, CURVE TABLE
- SHEET 3: LOTS 43-61, BOUNDARY MONUMENTS, LEGEND, CURVE TABLE
- SHEET 4: LOTS 62-64, BOUNDARY MONUMENTS, LEGEND
- SHEET 5: EASEMENT DETAIL, DECLARATION, NOTES, SURVEYOR'S CERTIFICATE, CITY APPROVALS, COUNTY APPROVALS, CONSENT AFFIDAVIT

## LEGEND

- FOUND 5/8" IR WITH YPC MARKED "EMERIO DESIGN" SET IN R3, UNLESS OTHERWISE NOTED
- FOUND 5/8" IR WITH YPC MARKED "STRATTON LS 1111" SET IN R2
- 5/8" IR WITH YPC MARKED "EMERIO DESIGN" SET ON 12-8-21
- IR IRON ROD
- YPC YELLOW PLASTIC CAP
- MCDR MORROW COUNTY DEED RECORDS
- DBC MONUMENT DESTROYED BY CONSTRUCTION, REPLACED AS SHOWN
- ( ) R2 RECORD OR CALCULATED DATA PER REFERENCE INDICATED

## REFERENCES

- R1 SURVEY NO. 2020-1903C, FOLDER NO. 1903
- R2 "MOORE RANCH ESTATES", FOLDER NO. 889
- R3 "RIVER RIDGE ESTATES-PHASE 3", FOLDER NO. 1919
- R4 EASEMENT TO PACIFIC TELEPHONE & TELEGRAPH COMPANY, BOOK 63, PAGE 545, MCDR
- R5 EASEMENT TO UMATILLA ELECTRIC COOPERATIVE ASSOCIATION, MICROFILM NO. M-21467, MCDR
- R6 DEED DOCUMENT NO. 2021-49418, MCDR



RECEIVED BY  
 Morrow County Surveyor  
 Date: 1-18-2022  
 Rec'd By: MPK  
 No.: 2022-1979C  
 Folder No.: 1979

CLIENT  
 WOOD HILL HOMES, INC.

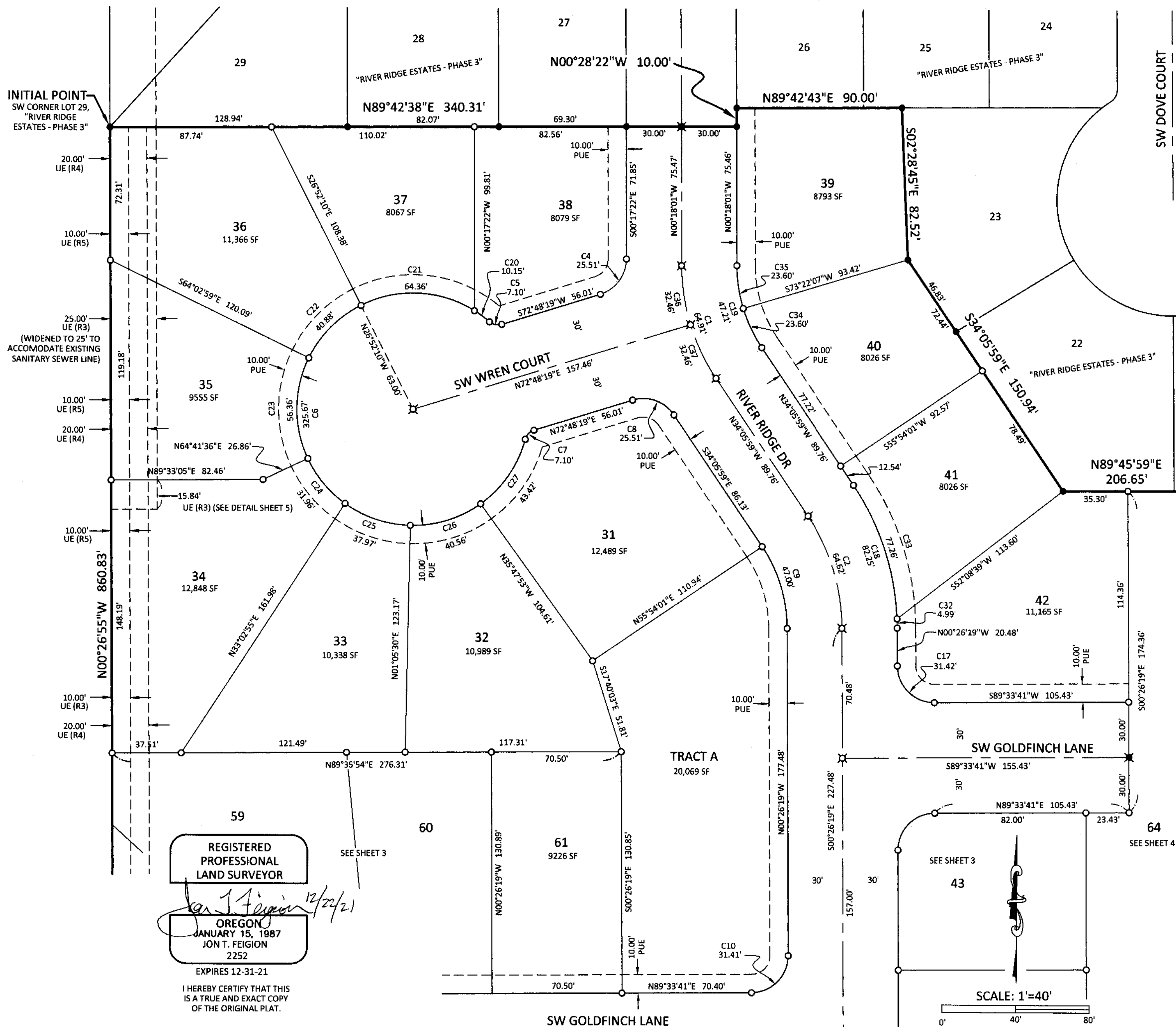
JOB: 0041-070  
 SHEET 1 OF 5

1979

# RIVER RIDGE ESTATES - PHASE 4

A REPLAT OF LOT 31, "RIVER RIDGE ESTATES - PHASE 3", AND LOTS 19 AND 20, "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  
DECEMBER 21, 2021

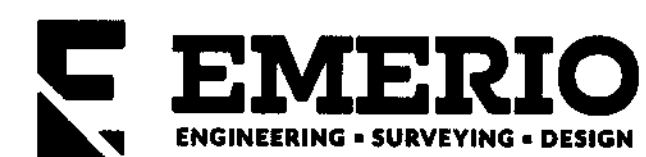
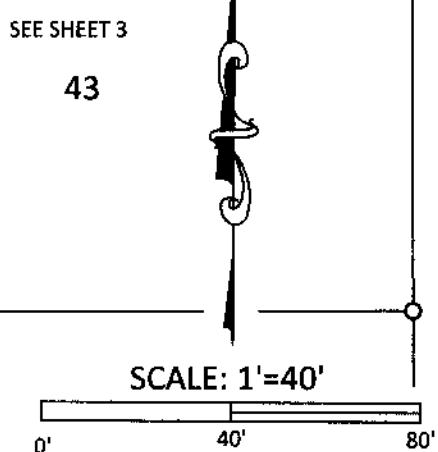
- REFERENCES**  
 R1 SURVEY NO. 2020-1903C, FOLDER NO. 1903  
 R2 "MOORE RANCH ESTATES", FOLDER NO. 889  
 R3 "RIVER RIDGE ESTATES-PHASE 3", FOLDER NO. 1919  
 R4 EASEMENT TO PACIFIC TELEPHONE & TELEGRAPH COMPANY, BOOK 63, PAGE 545, MCDR  
 R5 EASEMENT TO UMATILLA ELECTRIC COOPERATIVE ASSOCIATION, MICROFILM NO. M-21467, MCDR  
 R6 DEED DOCUMENT NO. 2021-49418, MCDR



**LEGEND**

- FOUND 5/8" IR WITH YPC MARKED "EMERIO DESIGN" SET IN R1, UNLESS OTHERWISE NOTED
- FOUND 5/8" IR WITH YPC MARKED "STRATTON LS 1111" SET IN R2
- ✕ 5/8" IR WITH AC MARKED "EMERIO DESIGN" SET ON 12-8-21
- 5/8" IR WITH YPC MARKED "EMERIO DESIGN" SET ON 12-8-21
- ⊗ 5/8" IR WITH AC MARKED "EMERIO DESIGN" IN MONUMENT BOX SET ON 12-8-21
- IR IRON ROD
- YPC YELLOW PLASTIC CAP
- AC ALUMINUM CAP
- MCDR MORROW COUNTY DEED RECORDS
- UE UTILITY EASEMENT
- PUE PUBLIC UTILITY EASEMENT

| CURVE TABLE |         |         |            |             |        |
|-------------|---------|---------|------------|-------------|--------|
| CURVE       | LENGTH  | RADIUS  | DELTA      | CHORD BNG   | CHORD  |
| C1          | 64.91'  | 110.00' | 33°48'37"  | S17°11'41"E | 63.97' |
| C2          | 64.62'  | 110.00' | 33°39'40"  | N17°16'09"W | 63.70' |
| C4          | 25.52'  | 20.00'  | 73°06'20"  | N36°15'09"E | 23.82' |
| C5          | 7.10'   | 7.00'   | 58°05'43"  | S78°09'04"E | 6.80'  |
| C6          | 325.67' | 63.00'  | 296°10'55" | S17°11'41"E | 66.60' |
| C7          | 7.10'   | 7.00'   | 58°05'44"  | S43°45'44"W | 6.80'  |
| C8          | 25.51'  | 20.00'  | 73°05'42"  | N70°38'50"W | 23.82' |
| C9          | 47.00'  | 80.00'  | 33°39'40"  | N17°16'09"W | 46.33' |
| C10         | 31.41'  | 20.01'  | 89°57'47"  | N44°33'41"E | 28.28' |
| C17         | 31.42'  | 20.00'  | 90°00'00"  | S45°26'19"E | 28.28' |
| C18         | 82.25'  | 140.00' | 33°39'40"  | N17°16'09"W | 81.07' |
| C19         | 47.21'  | 80.00'  | 33°48'37"  | S17°11'41"E | 46.53' |
| C20         | 10.15'  | 63.00'  | 9°14'04"   | N53°43'15"W | 10.14' |
| C21         | 64.36'  | 63.00'  | 58°31'53"  | N87°36'14"W | 61.60' |
| C22         | 40.88'  | 63.00'  | 37°10'49"  | S44°32'25"W | 40.17' |
| C23         | 56.36'  | 63.00'  | 51°15'25"  | S0°19'18"W  | 54.50' |
| C24         | 31.96'  | 63.00'  | 29°04'09"  | S39°50'28"E | 31.62' |
| C25         | 37.97'  | 63.00'  | 34°31'57"  | S71°38'31"E | 37.40' |
| C26         | 40.56'  | 63.00'  | 36°53'23"  | N72°38'48"E | 39.87' |
| C27         | 43.42'  | 63.00'  | 39°29'15"  | N34°27'29"E | 42.56' |
| C32         | 4.99'   | 140.00' | 2°02'28"   | N1°27'33"W  | 4.99'  |
| C33         | 77.26'  | 140.00' | 31°37'12"  | N18°17'23"W | 76.29' |
| C34         | 23.60'  | 80.00'  | 16°54'18"  | S25°38'50"E | 23.52' |
| C35         | 23.60'  | 80.00'  | 16°54'18"  | S8°44'31"E  | 23.52' |
| C36         | 32.46'  | 110.00' | 16°54'18"  | S8°44'31"E  | 32.34' |
| C37         | 32.46'  | 110.00' | 16°54'18"  | S25°38'50"E | 32.34' |

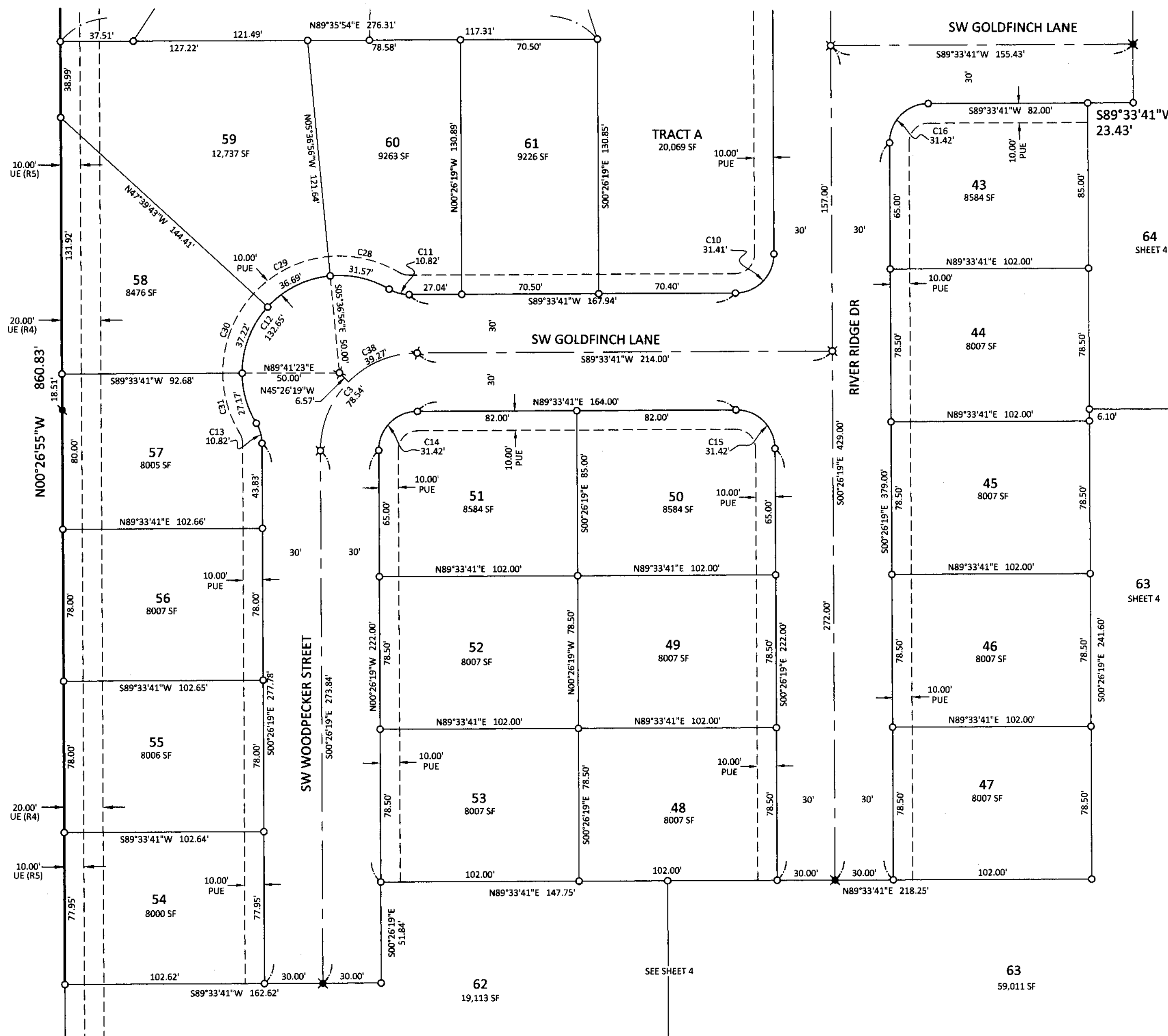


6445 SW FALLBROOK PLACE, SUITE 100  
 BEAVERTON, OREGON 97008  
 TEL: (503) 746-8812  
 FAX: (503) 639-9592  
 www.emeriodesign.com

RECEIVED BY  
 Morrow County Surveyor  
 Date: 1-18-2022  
 Rec'd By: MPK  
 No.: 2022-1979 C  
 Folder No.: 1979

# RIVER RIDGE ESTATES - PHASE 4

A REPLAT OF LOT 31, "RIVER RIDGE ESTATES - PHASE 3", AND LOTS 19 AND 20, "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  
DECEMBER 21, 2021



### LEGEND

- FOUND 5/8" IR WITH YPC MARKED "EMERIO DESIGN" SET IN R1, UNLESS OTHERWISE NOTED
- FOUND 5/8" IR WITH YPC MARKED "STRATTON LS 1111" SET IN R2
- ✱ 5/8" IR WITH AC MARKED "EMERIO DESIGN" SET ON 12-8-21
- 5/8" IR WITH YPC MARKED "EMERIO DESIGN" SET ON 12-8-21
- ⊠ 5/8" IR WITH AC MARKED "EMERIO DESIGN" IN MONUMENT BOX SET ON 12-8-21
- IR IRON ROD
- YPC YELLOW PLASTIC CAP
- AC ALUMINUM CAP
- MCDR MORROW COUNTY DEED RECORDS
- UE UTILITY EASEMENT
- PUE PUBLIC UTILITY EASEMENT

### REFERENCES

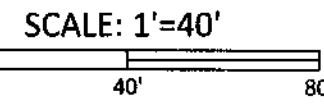
- R1 SURVEY NO. 2020-1903C, FOLDER NO. 1903
- R2 "MOORE RANCH ESTATES", FOLDER NO. 889
- R3 "RIVER RIDGE ESTATES-PHASE 3", FOLDER NO. 1919
- R4 EASEMENT TO PACIFIC TELEPHONE & TELEGRAPH COMPANY, BOOK 63, PAGE 545, MCDR
- R5 EASEMENT TO UMATILLA ELECTRIC COOPERATIVE ASSOCIATION, MICROFILM NO. M-21467, MCDR
- R6 DEED DOCUMENT NO. 2021-49418, MCDR

### CURVE TABLE

| CURVE | LENGTH  | RADIUS | DELTA      | CHORD BNG   | CHORD  |
|-------|---------|--------|------------|-------------|--------|
| C3    | 78.54'  | 50.00' | 90°00'00"  | S44°33'41"W | 70.71' |
| C10   | 31.41'  | 20.01' | 89°57'47"  | N44°33'41"E | 28.28' |
| C11   | 10.82'  | 20.00' | 31°00'10"  | S74°56'14"E | 10.69' |
| C12   | 132.65' | 50.00' | 152°00'20" | S44°33'41"W | 97.03' |
| C13   | 10.82'  | 20.00' | 31°00'08"  | N15°56'25"W | 10.69' |
| C14   | 31.42'  | 20.00' | 90°00'00"  | S44°33'41"W | 28.28' |
| C15   | 31.42'  | 20.00' | 90°00'00"  | N45°26'19"W | 28.28' |
| C16   | 31.42'  | 20.00' | 90°00'00"  | S44°33'41"W | 28.28' |
| C28   | 31.57'  | 50.00' | 36°10'46"  | N77°31'32"W | 31.05' |
| C29   | 36.69'  | 50.00' | 42°02'47"  | S63°21'41"W | 35.87' |
| C30   | 37.22'  | 50.00' | 42°38'54"  | S21°00'50"W | 36.36' |
| C31   | 27.17'  | 50.00' | 31°07'52"  | S15°52'33"E | 26.83' |
| C38   | 39.27'  | 50.00' | 45°00'00"  | S37°03'41"W | 38.27' |

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Jon T. Feigion* 12/22/21  
 OREGON  
 JANUARY 15, 1987  
 JON T. FEIGION  
 2252

EXPIRES 12-31-21  
 I HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT.



RECEIVED BY  
 Morrow County Surveyor  
 Date: 1-18-2022  
 Rec'd By: MPK  
 No.: 2022-1979C  
 Folder No.: 1979

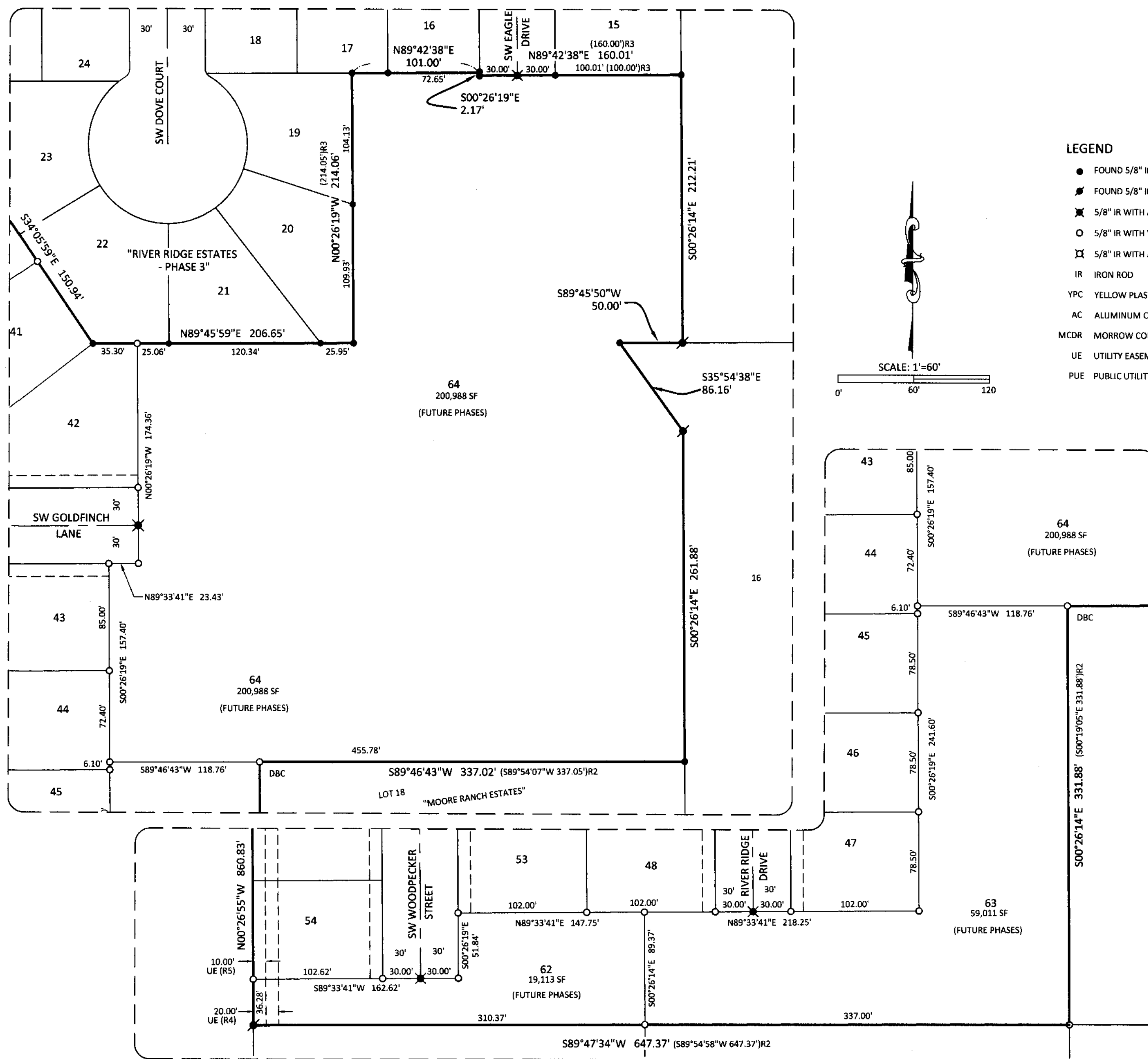


6445 SW FALLBROOK PLACE, SUITE 100  
 BEAVERTON, OREGON 97008  
 TEL: (503) 746-8812  
 FAX: (503) 639-9592  
 www.emeriodesign.com

JOB: 0041-070  
 SHEET 3 OF 5

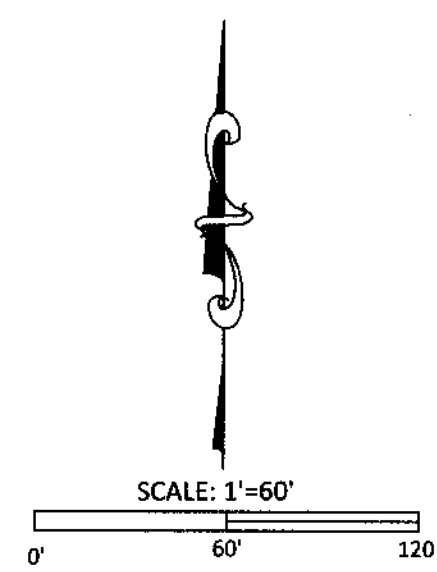
# RIVER RIDGE ESTATES - PHASE 4

A REPLAT OF LOT 31, "RIVER RIDGE ESTATES - PHASE 3", AND LOTS 19 AND 20, "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  
DECEMBER 21, 2021



### LEGEND

- FOUND 5/8" IR WITH YPC MARKED "EMERIO DESIGN" SET IN R1, UNLESS OTHERWISE NOTED
- FOUND 5/8" IR WITH YPC MARKED "STRATTON LS 1111" SET IN R2
- ✕ 5/8" IR WITH AC MARKED "EMERIO DESIGN" SET ON 12-8-21
- 5/8" IR WITH YPC MARKED "EMERIO DESIGN" SET ON 12-8-21
- ⊠ 5/8" IR WITH AC MARKED "EMERIO DESIGN" IN MONUMENT BOX SET ON 12-8-21
- IR IRON ROD
- YPC YELLOW PLASTIC CAP
- AC ALUMINUM CAP
- MCDR MORROW COUNTY DEED RECORDS
- UE UTILITY EASEMENT
- PUE PUBLIC UTILITY EASEMENT



### REFERENCES

- R1 SURVEY NO. 2020-1903C, FOLDER NO. 1903
- R2 "MOORE RANCH ESTATES", FOLDER NO. 889
- R3 "RIVER RIDGE ESTATES-PHASE 3", FOLDER NO. 1919
- R4 EASEMENT TO PACIFIC TELEPHONE & TELEGRAPH COMPANY, BOOK 63, PAGE 545, MCDR
- R5 EASEMENT TO UMATILLA ELECTRIC COOPERATIVE ASSOCIATION, MICROFILM NO. M-21467, MCDR
- R6 DEED DOCUMENT NO. 2021-49418, MCDR

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Jon T. Feigion* 12/22/21

OREGON  
JANUARY 15, 1987  
JON T. FEIGION  
2252

EXPIRES 12-31-21  
I HEREBY CERTIFY THAT THIS IS A  
TRUE AND EXACT COPY OF THE  
ORIGINAL PLAT.

**EMERIO**  
ENGINEERING • SURVEYING • DESIGN

6445 SW FALLBROOK PLACE, SUITE 100  
BEAVERTON, OREGON 97008  
TEL: (503) 746-8812  
FAX: (503) 639-9592  
www.emeriodesign.com

RECEIVED BY  
Morrow County Surveyor

Date: 1-18-2022  
Rec'd By: MPK  
No.: 2022-1979C  
Folder No.: 1979

JOB: 0041-070  
SHEET 4 OF 5

# RIVER RIDGE ESTATES - PHASE 4

A REPLAT OF LOT 31, "RIVER RIDGE ESTATES - PHASE 3", AND LOTS 19 AND 20, "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  
DECEMBER 21, 2021

## 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 TRACT A TO THE CITY OF BOARDMAN, AND ALL RIGHTS-OF-WAY AS SHOWN ON THIS MAP TO THE PUBLIC FOREVER.

WOOD HILL HOMES, INC., AN OREGON CORPORATION

BY: [Signature]  
GEORGE HALE, PRESIDENT

## ACKNOWLEDGEMENT

STATE OF OREGON )  
COUNTY OF Deschutes )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON December 23, 2021  
BY GEORGE HALE, PRESIDENT OF WOOD HILL HOMES, INC. AN OREGON CORPORATION.

[Signature]  
NOTARY SIGNATURE  
Colussa Harris  
NOTARY PUBLIC - OREGON

COMMISSION NO. 1011629  
MY COMMISSION EXPIRES April 26, 2025

## NOTES

- THIS PLAT IS SUBJECT TO THE CONDITIONS OF APPROVAL PER THE BOARDMAN RIVER RIDGE ESTATES - PHASE 4.
- 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.
- ALL LOTS ARE SUBJECT TO A 10.00 FOOT WIDE PUBLIC UTILITY EASEMENT ALONG STREET FRONTAGES AS SHOWN.
- TRACT A SHALL BE DEDICATED TO THE CITY OF BOARDMAN. THE CITY OF BOARDMAN SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF TRACT A.
- THE UTILITY EASEMENT SHOWN BELOW WAS CREATED ON THE PLAT OF "MOORE RANCH ESTATES" WILL BE RELEASED BY THE CITY OF BOARDMAN UPON COMPLETION OF SUBDIVISION IMPROVEMENTS.

## SURVEYOR'S CERTIFICATE

I, JON T. FEIGION, CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, THE LANDS REPRESENTED ON THE ANNEXED SUBDIVISION PLAT, BEING A REPLAT OF LOT 31, "RIVER RIDGE ESTATES - PHASE 3" (FOLDER NO. 1919), AND LOTS 19 AND 20, "MOORE RANCH ESTATES" (FOLDER NO. 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. 2020-47153 AND 2021-49418, 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, WHERE I FOUND A 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "STRATTON LS 1111" AT THE SOUTHWEST CORNER OF LOT 29, "RIVER RIDGE ESTATES-PHASE 3" (FOLDER NO. 1919), ALSO BEING THE NORTHWEST CORNER OF LOT 31, "RIVER RIDGE ESTATES - PHASE 3";

THENCE ALONG THE NORTH LINE OF SAID LOT 31 THE FOLLOWING TEN COURSES:

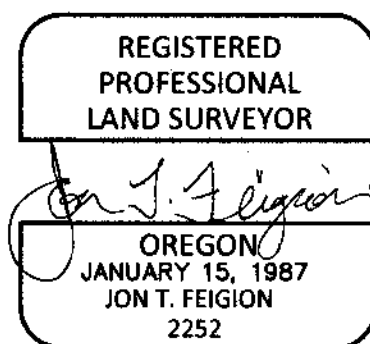
NORTH 89°42'38" EAST, 340.31 FEET; NORTH 00°28'22" WEST, 10.00 FEET; NORTH 89°42'43" EAST, 90.00 FEET; SOUTH 02°48'45" EAST, 82.52 FEET; SOUTH 34°05'59" EAST, 150.94 FEET; NORTH 89°45'59" EAST, 206.65 FEET; NORTH 00°26'19" WEST, 214.06 FEET; NORTH 89°42'38" EAST, 101.00 FEET; SOUTH 00°26'19" EAST, 2.17 FEET; AND NORTH 89°42'38" EAST, 160.01 FEET TO THE NORTHEAST CORNER OF SAID LOT 31;

THENCE ALONG THE EAST LINE OF SAID LOT 31 THE FOLLOWING FOUR COURSES:

SOUTH 00°26'14" EAST, 212.21 FEET; SOUTH 89°45'50" WEST, 50.00 FEET; SOUTH 35°54'38" EAST, 86.16 FEET; AND SOUTH 00°16'14" EAST, 261.88 FEET TO THE SOUTHEAST CORNER OF SAID LOT 31;

THENCE ALONG THE SOUTH LINE OF SAID LOT 31, SOUTH 89°46'43" WEST, 337.02 FEET TO THE NORTHEAST CORNER OF LOT 19, "MOORE RANCH ESTATES"; THENCE ALONG THE EAST LINE OF SAID LOT 19, SOUTH 00°26'14" EAST, 331.88 FEET TO THE CENTERLINE OF VACATED RAWHIDE LANE; THENCE ALONG SAID CENTERLINE AND THE SOUTH LINE OF LOT 20, "MOORE RANCH ESTATES"; SOUTH 89°47'34" WEST, 647.37 FEET TO THE WEST LINE OF THE PLAT OF "MOORE RANCH ESTATES"; THENCE ALONG SAID WEST LINE, NORTH 00°26'55" WEST, 860.83 FEET TO THE INITIAL POINT.

CONTAINING 686,944 SQUARE FEET (15.770 ACRES), MORE OR LESS



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

## CITY OF BOARDMAN APPROVALS

APPROVED THIS 7<sup>th</sup> DAY OF January, 20 22

BY: [Signature]  
CITY OF BOARDMAN PLANNING COMMISSION CHAIR

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

APPROVED THIS 5<sup>th</sup> DAY OF January, 20 22

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 12 DAY OF January, 20 22

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 11 DAY OF JANUARY, 20 22

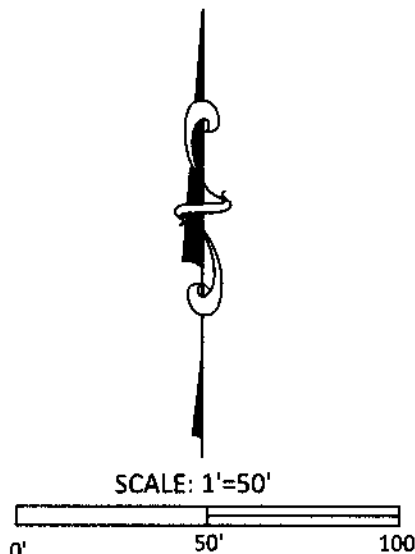
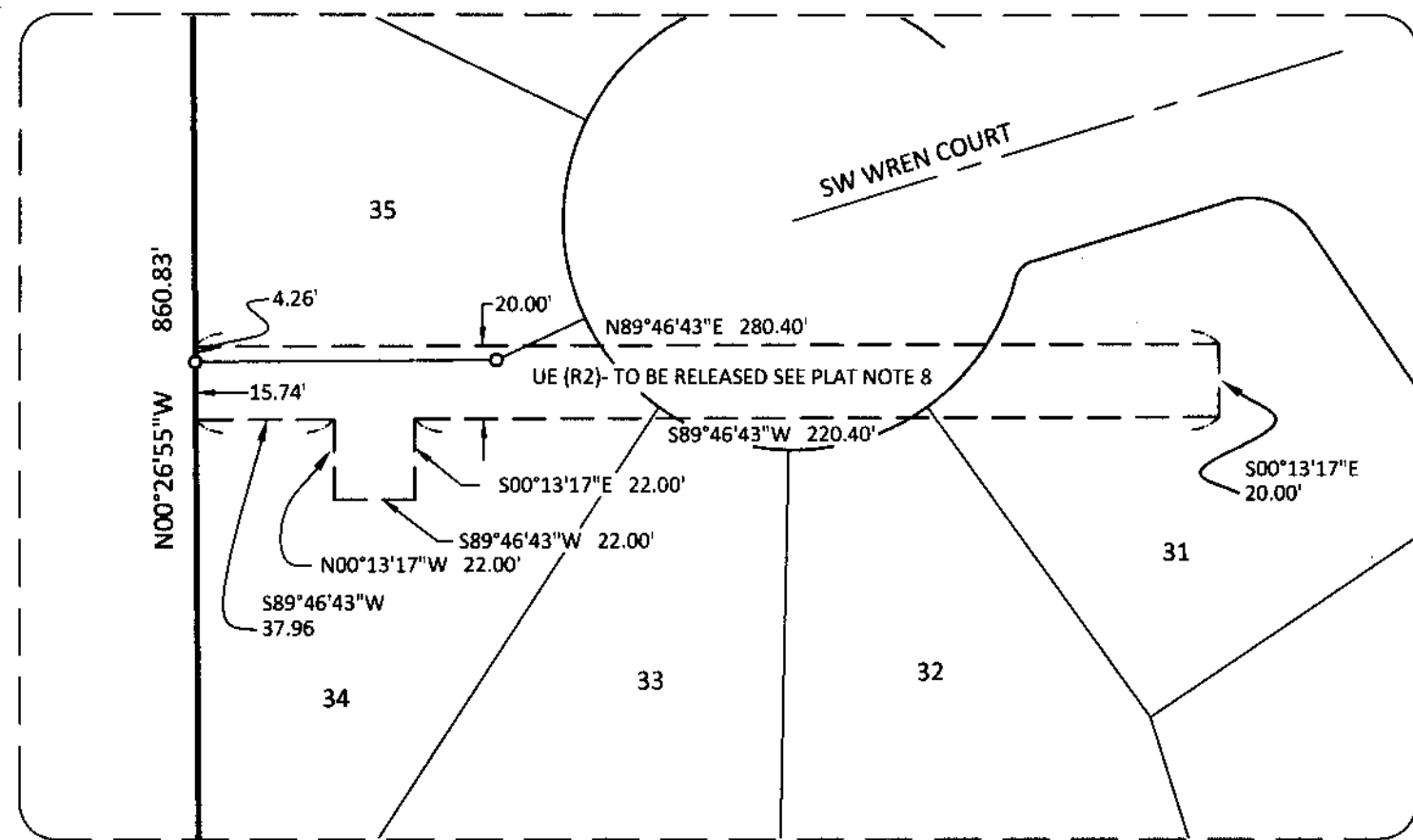
BY: [Signature]  
MORROW COUNTY SURVEYOR

## MORROW COUNTY ASSESSOR AND TAX COLLECTOR

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

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_

BY: \_\_\_\_\_  
MORROW COUNTY ASSESSOR & TAX COLLECTOR

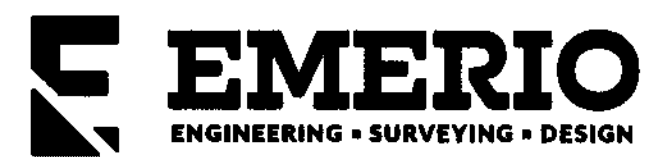


LEGEND  
R3 "RIVER RIDGE ESTATES-PHASE 3", FOLDER NO. 1919

## CONSENT AFFIDAVIT

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

RECEIVED BY  
Morrow County Surveyor  
Date: 1-18-2022  
Rec'd By: MPK  
No.: 2022-1979C  
Folder No.: 1979



6445 SW FALLBROOK PLACE, SUITE 100  
BEAVERTON, OREGON 97008  
TEL: (503) 746-8812  
FAX: (503) 639-9592  
www.emeriodesign.com

JOB: 0041-070  
SHEET 5 OF 5