

RIVER RIDGE ESTATES - PHASE 5

A REPLAT OF LOT 64 AND A PORTION OF LOT 63 "RIVER RIDGE ESTATES - PHASE 4", AND LOTS 16, 17, 18, "MOORE RANCH ESTATES", INCLUDING THAT PORTION OF SW RAWHIDE LANE AND SW LARIAT LANE THAT INURED THERETO UPON VACATION ORDINANCE NO.

2002-3904, MORROW COUNTY MICROFILM RECORDS,
LOCATED IN THE S.E ONE-QUARTER OF SECTION 17, T.4N., R.25E., W.M.
CITY OF BOARDMAN, MORROW COUNTY, OREGON
NOVEMBER 7, 2023

MORROW COUNTY, OREGON 2023-53908
PLAT-SUB 12/08/2023 09:48:16 AM
Cn=1 SIn=23 TC
\$20.00 \$430.00 \$200.00 \$300.00 \$1,181.00
0005214820230053908000000
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



2050

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO REPLAT AND SUBDIVIDE A PORTION OF THE LAND DESCRIBED IN DEED DOCUMENT NO. 2022-50970, MORROW COUNTY DEED RECORDS, INTO LOTS AS SHOWN AND TO DEDICATE RIGHT-OF-WAY TO THE PUBLIC.

THE BASIS OF BEARINGS AND EAST BOUNDARY LINE ARE PER SURVEY NO. 2020-1903C, LOCATED IN FOLDER NO. 1903, MORROW COUNTY SURVEY RECORDS, HOLDING SOUTH 00°26'19" EAST ON THE EAST BOUNDARY LINE. THE NORTHERLY PLAT BOUNDARY LINES WERE ESTABLISHED BY HOLDING MONUMENTS SET IN R4 AND R1.

THE EAST PLAT BOUNDARY WAS ESTABLISHED BY HOLDING THE MONUMENTS SET IN R1 AT THE NORTHEAST CORNER OF LOT 16, "MOORE RANCH ESTATES", AND THE SOUTHEAST CORNER OF LOT 25 "MOORE RANCH ESTATES".

THE WEST PLAT BOUNDARY WAS ESTABLISHED BY HOLDING THE MONUMENTS FOUND ON THE EAST LINE OF LOTS 43-47, "RIVER RIDGE ESTATES-PHASE 4", AND EXTENDING THE SOUTH LINE OF LOTS 48 AND 47 EASTERLY TO INTERSECT THE EAST LINE OF LOT 63. FROM THAT POINT OF INTERSECTION, THE MONUMENT AT THE SOUTHEAST CORNER OF SAID LOT 63 WAS HELD TO ESTABLISH THE MOST SOUTHERLY SEGMENT OF THE WEST PLAT BOUNDARY.

THE SOUTH BOUNDARY LINE WAS ESTABLISHED ON THE SOUTH LINE OF LOTS 18 AND 17, "MOORE RANCH ESTATES" BY HOLDING THE MONUMENTS FOUND AT THE SOUTHWEST CORNER OF LOT 62, AND AT THE SOUTHEAST CORNER OF LOT 63, "RIVER RIDGE ESTATES-PHASE 4" AND EXTENDING THE LINE EASTERLY TO THE EAST PLAT BOUNDARY LINE.

LEGEND

- FOUND 5/8" IR WITH YPC MARKED "EMERIO DESIGN" SET IN REFERENCE INDICATED
- ✱ FOUND 5/8" IR WITH YPC MARKED "STRATTON LS 1111" SET IN R2
- SET 5/8" IR WITH YPC MARKED "EMERIO DESIGN" SET ON 10-04-23
- IR IRON ROD
- YPC YELLOW PLASTIC CAP
- MCDR MORROW COUNTY DEED RECORDS
- R# REFERENCE NUMBER
- (MR#) MEASURED = RECORD DATA PER R#

RECEIVED BY
Morrow County Surveyor

Date: 12/18/2023

Rec'd By: MPK

No.: 2023-2050C

Folder No.: 2050

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Jon T. Feigion
OREGON
JANUARY 15, 1987
JON T. FEIGION
2252

EXPIRES 12-31-23

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

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 "RIVER RIDGE ESTATES-PHASE 4"

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

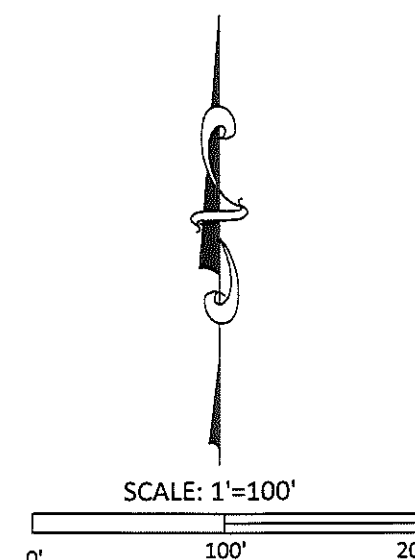
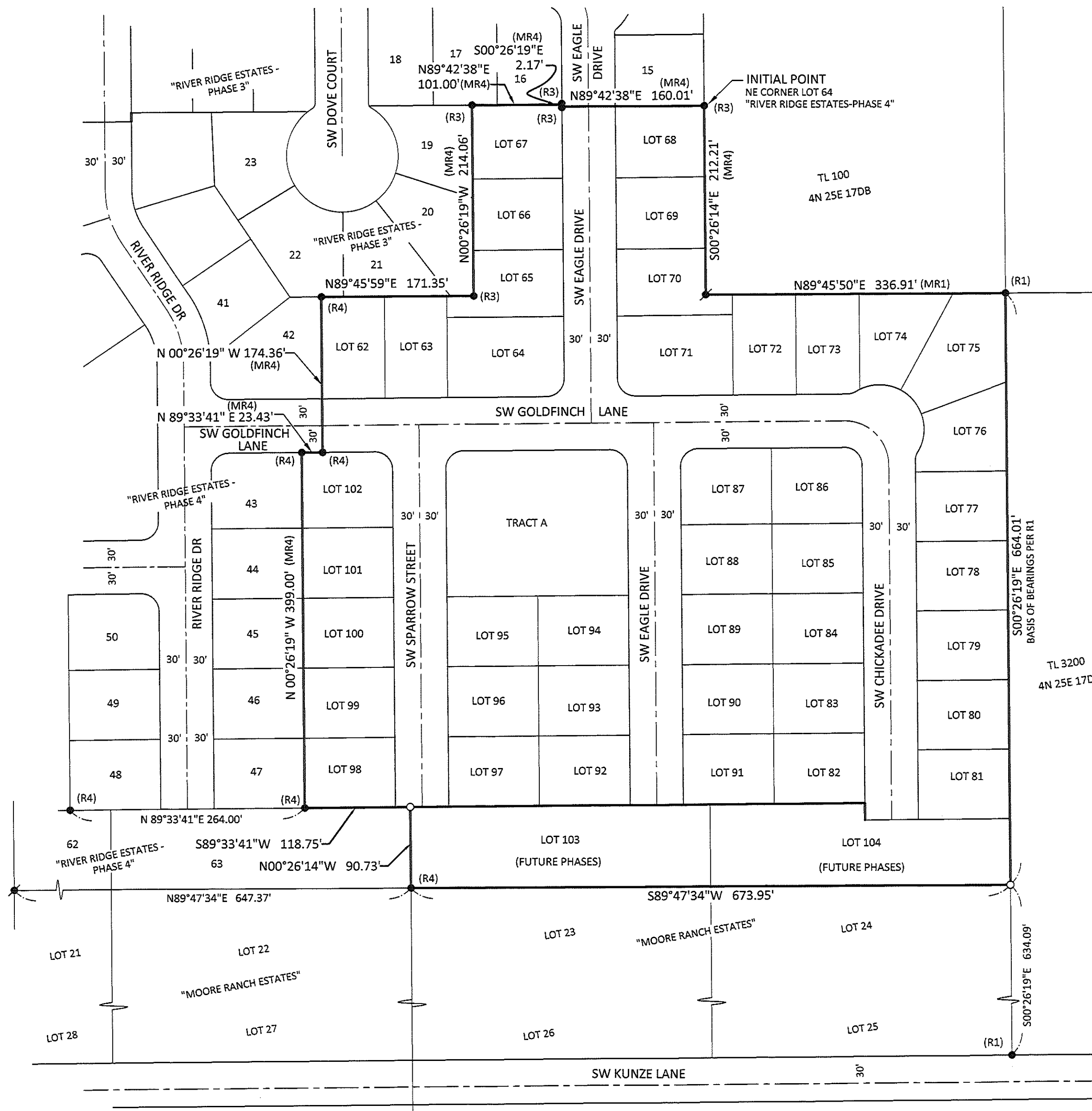
EMERIO
ENGINEERING • SURVEYING • DESIGN

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

CLIENT
HCLAND LLC

JOB: 0041-077
SHEET 1 OF 4

2050



RIVER RIDGE ESTATES - PHASE 5

A REPLAT OF LOT 64 AND A PORTION OF LOT 63 "RIVER RIDGE ESTATES - PHASE 4", AND
LOTS 16, 17, 18, "MOORE RANCH ESTATES", INCLUDING THAT PORTION OF SW RAWHIDE
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CITY OF BOARDMAN, MORROW COUNTY, OREGON
NOVEMBER 7, 2023

2023-53908

LEGEND

- FOUND 5/8" IR WITH YPC MARKED "EMERIO DESIGN" SET IN R3 OR R4 AS NOTED
- ▲ FOUND 5/8" IR WITH AC MARKED "EMERIO DESIGN" SET IN R3 OR R4 AS NOTED
- ✱ FOUND 5/8" IR WITH YPC MARKED "STRATTON LS 1111" SET IN R2
- ✱ SET 5/8" IR WITH AC MARKED "EMERIO DESIGN" SET ON 10-04-23
- SET 5/8" IR WITH YPC MARKED "EMERIO DESIGN" SET ON 10-04-23
- ✱ SET 5/8" IR WITH AC MARKED "EMERIO DESIGN" IN MONUMENT BOX SET ON 10-04-23
- IR IRON ROD
- YPC YELLOW PLASTIC CAP
- AC ALUMINUM CAP
- MCDR MORROW COUNTY DEED RECORDS
- PUE PUBLIC UTILITY EASEMENT
- ① FOUND 5/8" IR WITH YPC MARKED "EMERIO DESIGN" IN CONCRETE SIDEWALK BEARS S 32°25'30" E 0.18' FROM TRUE POSITION, POSITION DISTURBED
- ② FOUND 5/8" IR WITH YPC MARKED "EMERIO DESIGN" IN CONCRETE SIDEWALK BEARS S 24°29'10" E 0.12' FROM TRUE POSITION, POSITION DISTURBED
- R# REFERENCE NUMBER
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REFERENCES

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- R2 "MOORE RANCH ESTATES", FOLDER NO. 889
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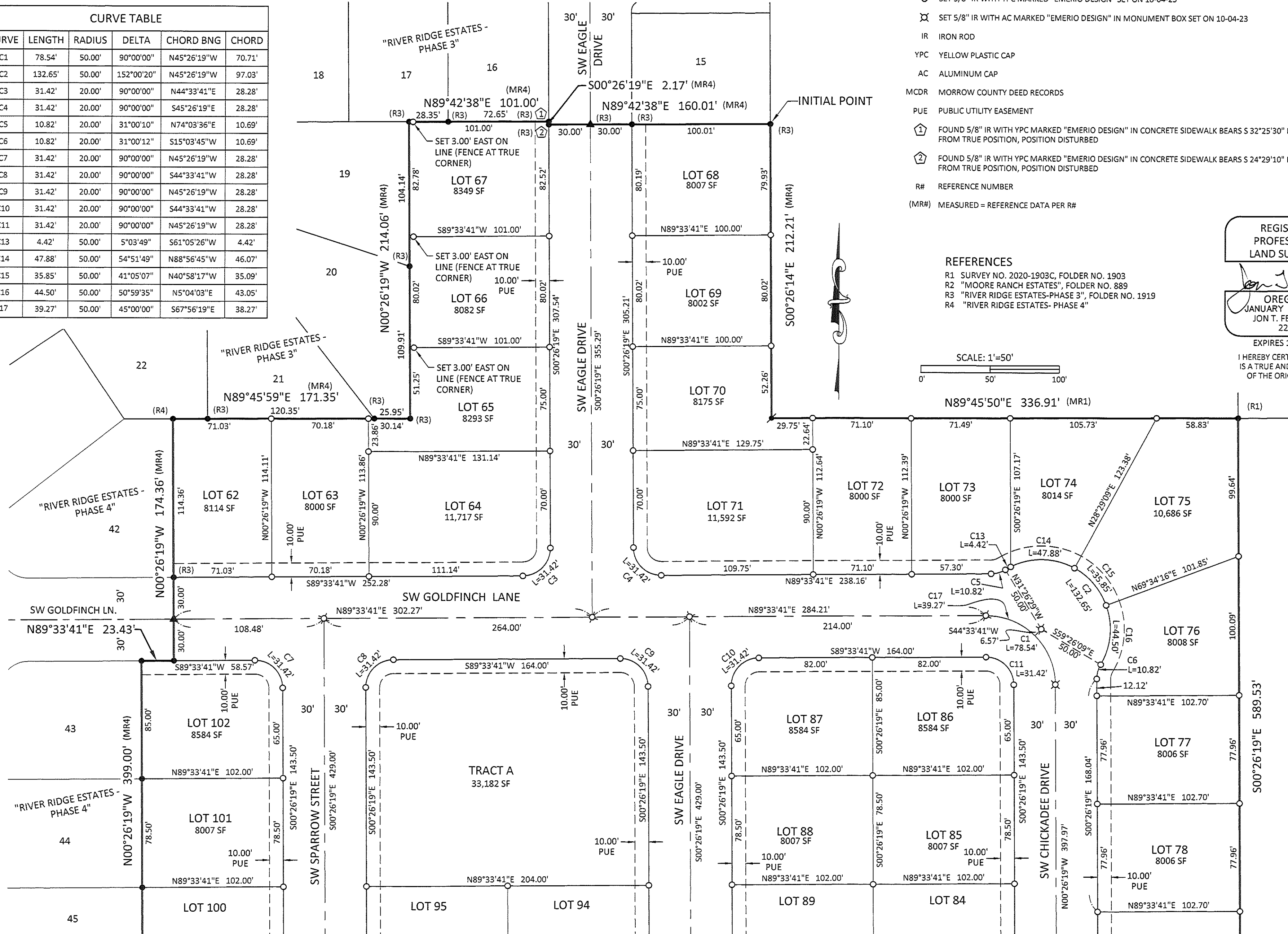
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LAND SURVEYOR

Jon T. Feigion
OREGON
JANUARY 15, 1987
JON T. FEIGION
2252

EXPIRES 12-31-23
I HEREBY CERTIFY THAT THIS
IS A TRUE AND EXACT COPY
OF THE ORIGINAL PLAT.

SCALE: 1"=50'
0' 50' 100'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG	CHORD
C1	78.54'	50.00'	90°00'00"	N45°26'19"W	70.71'
C2	132.65'	50.00'	152°00'20"	N45°26'19"W	97.03'
C3	31.42'	20.00'	90°00'00"	N44°33'41"E	28.28'
C4	31.42'	20.00'	90°00'00"	S45°26'19"E	28.28'
C5	10.82'	20.00'	31°00'10"	N74°03'36"E	10.69'
C6	10.82'	20.00'	31°00'12"	S15°03'45"W	10.69'
C7	31.42'	20.00'	90°00'00"	N45°26'19"W	28.28'
C8	31.42'	20.00'	90°00'00"	S44°33'41"W	28.28'
C9	31.42'	20.00'	90°00'00"	N45°26'19"W	28.28'
C10	31.42'	20.00'	90°00'00"	S44°33'41"W	28.28'
C11	31.42'	20.00'	90°00'00"	N45°26'19"W	28.28'
C13	4.42'	50.00'	5°03'49"	S61°05'26"W	4.42'
C14	47.88'	50.00'	54°51'49"	N88°56'45"W	46.07'
C15	35.85'	50.00'	41°05'07"	N40°58'17"W	35.09'
C16	44.50'	50.00'	50°59'35"	N5°04'03"E	43.05'
C17	39.27'	50.00'	45°00'00"	S67°56'19"E	38.27'





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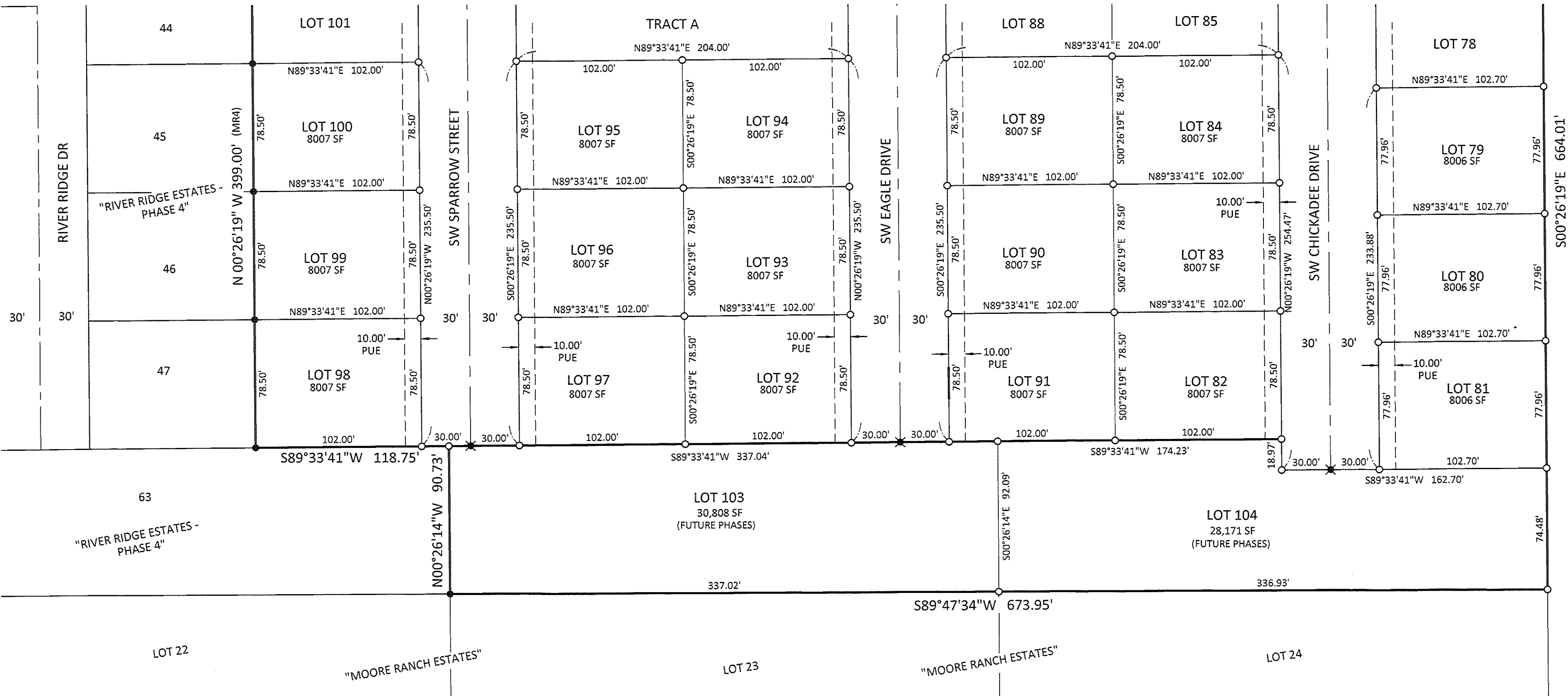
- LEGEND
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SURVEYOR'S CERTIFICATE

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 64, AND A PORTION OF LOT 63, "RIVER RIDGE ESTATES - PHASE 4", AND LOTS 16, 17 AND 18, "MOORE RANCH ESTATES"
(FOLDER NO. 889, MORROW COUNTY PLAT RECORDS) INCLUDING THAT PORTION OF SW RAWHIDE LANE 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. 2022-50970, 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 "EMERIO DESIGN" AT THE NORTHEAST CORNER OF LOT
64, "RIVER RIDGE ESTATES - PHASE 4";

THENCE ALONG THE EAST LINE OF SAID LOT 64, SOUTH 00°26'14" EAST, 212.21 FEET TO THE NORTH LINE OF LOT 16, OF SAID "MOORE RANCH ESTATES"; THENCE
ALONG SAID NORTH LINE NORTH 89°45'50" EAST, 336.91 FEET TO THE NORTHEAST CORNER OF SAID LOT 16; THENCE ALONG THE EAST LINE OF LOTS 16 AND 17,
SAID "MOORE RANCH ESTATES", SOUTH 00°26'19" EAST, 664.01 FEET TO THE NORTHEAST CORNER OF LOT 24 OF SAID "MOORE RANCH ESTATES"; THENCE ALONG
THE NORTH LINE OF LOTS 24 AND 23 OF SAID "MOORE RANCH ESTATES", SOUTH 89°47'34" WEST, 673.95 FEET TO THE SOUTHEAST CORNER OF LOT 63, "RIVER RIDGE
ESTATES - PHASE 4"; THENCE ALONG THE EAST LINE OF SAID LOT 63, NORTH 00°26'14" WEST, 90.73 FEET; THENCE SOUTH 89°43'41" WEST, 118.75 FEET TO THE
SOUTHEAST CORNER OF LOT 47, "RIVER RIDGE ESTATES - PHASE 4", ALSO BEING A COMMON CORNER WITH THE WESTERLY LINE OF SAID LOT 63;

THENCE ALONG THE WESTERLY LINE OF LOT 63 AND LOT 64, "RIVER RIDGE ESTATES - PHASE 4", NORTH 00°26'19" WEST, 399.00 FEET TO AN ANGLE POINT ON THE
WESTERLY LINE OF SAID LOT 64;

THENCE CONTINUING ALONG THE WESTERLY BOUNDARY OF SAID LOT 64 THE FOLLOWING FOUR COURSES:
NORTH 89°33'41" EAST, 23.43 FEET; NORTH 00°26'19" WEST, 174.36 FEET; NORTH 89°45'59" EAST, 171.35 FEET; AND NORTH 00°26'19" WEST, 214.06 FEET TO THE
MOST NORTHERLY NORTHWEST CORNER OF SAID LOT 64;

THENCE ALONG THE NORTHERLY LINE OF SAID LOT 64 THE FOLLOWING THREE COURSES:
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 INITIAL POINT.

CONTAINING 566,958 SQUARE FEET (13.016 ACRES), MORE OR LESS



DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT HC LAND LLC, AN OREGON LIMITED LIABILITY COMPANY, 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.

HC LAND LLC, AN OREGON LIMITED LIABILITY COMPANY

BY: JAMES D. CAMPBELL, MANAGER

ACKNOWLEDGEMENT

STATE OF OREGON)
COUNTY OF Deschutes)SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON Nov. 16th, 20 23
BY JAMES D. CAMPBELL, MANAGER OF HC LAND LLC, AN OREGON LIMITED LIABILITY COMPANY

NOTARY SIGNATURE

Morgan McMillen
NOTARY PUBLIC - OREGON (PRINT NAME)

COMMISSION NO. 1040534

MY COMMISSION EXPIRES 9/5, 20 27

NOTES

- THIS PLAT IS SUBJECT TO THE CONDITIONS OF APPROVAL PER THE BOARDMAN RIVER RIDGE ESTATES - PHASE 5.
- 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.

CITY OF BOARDMAN APPROVALS

APPROVED THIS 28th DAY OF November, 20 23

BY: Carla B. McNamee
CITY OF BOARDMAN PLANNING OFFICIAL

APPROVED THIS 28th DAY OF November, 20 23

BY: Mike
CITY OF BOARDMAN CITY MANAGER

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 28th DAY OF December, 20 23

BY: [Signature]
MORROW COUNTY COMMISSIONERS

BY: [Signature]
MORROW COUNTY COMMISSIONERS

BY: [Signature]
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 28 DAY OF NOVEMBER, 20 23

BY: Matt Kemp
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 June 30, 20 24

APPROVED THIS 7 DAY OF December, 20 23

BY: [Signature]
MORROW COUNTY ASSESSOR & TAX COLLECTOR



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BEAVERTON, OREGON 97008
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SHEET 4 OF 4