

PLAT OF RIVER RIDGE ESTATES

A REPLAT OF PORTIONS OF LOTS 1-12, & 14-17, "GLENAIRE ESTATES"
AND A REPLAT OF LOT 3, "MOORE RANCH ESTATES"
LOCATED IN THE W 1/2 OF THE SE 1/4 OF SECTION 17,
TOWNSHIP 4 NORTH, RANGE 25 EAST, W.M.
CITY OF BOARDMAN, MORROW COUNTY, OREGON

DEDICATION
KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT, DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER THE STREETS AND EASEMENTS DESIGNATED ON THIS PLAT. THAT THE UNDERSIGNED PARTIES DO HEREBY ESTABLISH AND ACKNOWLEDGE THIS PLAT AS THE OFFICIAL MAP AND PLAT OF RIVER RIDGE ESTATES, PHASE ONE.

Victor E. Coombes
MANAGING PARTNER: VICTOR E. COOMBES

Jerry M. Jennings
MANAGING PARTNER: JERRY M. JENNINGS

ACKNOWLEDGMENTS
STATE OF OREGON }
COUNTY OF MORROW } SS

THIS IS TO CERTIFY THAT ON THIS 3rd DAY OF October, 2001, THE ABOVE INDIVIDUALS APPEARED PERSONALLY BEFORE ME AND ARE KNOWN TO ME TO BE THE INDIVIDUALS WHO EXECUTED THE PLAT DEDICATION AND ACKNOWLEDGED THAT THEY DID SO FREELY AND VOLUNTARILY.

Michelle D. Drago
NOTARY PUBLIC IN AND FOR THE STATE OF OREGON
MY COMMISSION EXPIRES 6/10/05

APPROVALS:
COUNTY SURVEYOR:
THIS IS TO CERTIFY THAT I HAVE REVIEWED THIS PLAT OF "RIVER RIDGE ESTATES, PHASE ONE", AND HEREBY ACKNOWLEDGE THAT IT COMPLIES WITH THE STANDARDS SET FORTH IN ORS CHAPTER 92 AND I THEREFORE APPROVE THIS PLAT TO BE ACCEPTABLE FOR FILING IN THE "RECORD OF TOWN PLATS" OF THE COUNTY OF MORROW, STATE OF OREGON.

[Signature]
MORROW COUNTY SURVEYOR

DATED THIS 3rd DAY OF Oct., 2001.

CITY OF BOARDMAN PLANNING COMMISSION:
THE ACCOMPANYING PLAT IS HEREBY APPROVED BY THE UNDERSIGNED

[Signature]
CHAIRMAN-BOARDMAN PLANNING COMMISSION

WEST EXTENSION IRRIGATION DISTRICT:
THE ACCOMPANYING PLAT IS HEREBY APPROVED BY THE UNDERSIGNED ON THIS 3rd DAY OF Oct., 2001.

[Signature]
WEST EXTENSION IRRIGATION DISTRICT

MORROW COUNTY COURT:
THIS IS TO CERTIFY THAT THE ACCOMPANYING PLAT IS APPROVED FOR FILING AND RECORDING IN THE RECORD OF TOWN PLATS OF MORROW COUNTY, OREGON BY THE UNDERSIGNED AND BY ITS ORDER DATED THIS 17th DAY OF Oct., 2001.

[Signature] COUNTY JUDGE
[Signature] COMMISSIONER

ASSESSOR AND TAX COLLECTOR:
WE, THE ASSESSOR AND THE TAX COLLECTOR OF MORROW COUNTY OREGON, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TAX RECORDS RELATIVE TO THE LAND CONVEYED BY THE ACCOMPANYING PLAT AND ALL MONIES DUE FOR STATE AND COUNTY TAXES AND ASSESSMENTS THAT COULD CONSTITUTE A LIEN ON SAID LAND HAVE BEEN PAID AND WE HEREBY APPROVE SAID PLAT ON THIS 17th DAY OF October, 2001.

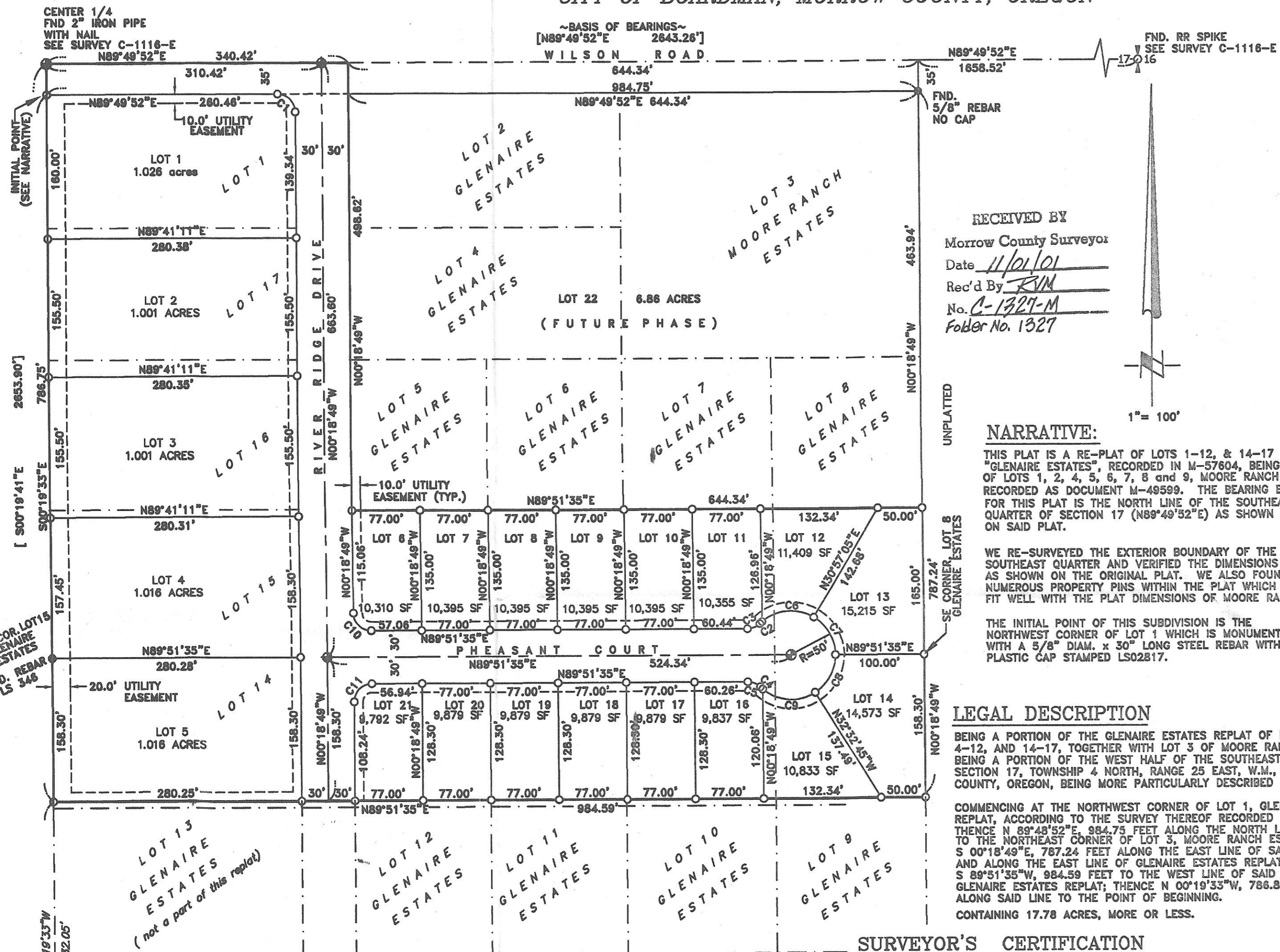
[Signature] ASSESSOR
[Signature] TAX COLLECTOR

MORROW COUNTY CLERK:
STATE OF OREGON }
COUNTY OF MORROW } SS

I CERTIFY THAT THE WITHIN INSTRUMENT WAS RECEIVED AND FILED FOR RECORD ON THIS 17 DAY OF Oct., 2001 AT 12:30 P.M.
AS FILE NO. M-2001-2475

[Signature] COUNTY CLERK
[Signature] BY DEPUTY

REV: 10/02/01



RECEIVED BY
Morrow County Surveyor
Date 11/10/01
Rec'd By RJM
No. C-1321-M
Folder No. 1327

NARRATIVE:
THIS PLAT IS A RE-PLAT OF LOTS 1-12, & 14-17 "GLENAIRE ESTATES", RECORDED IN M-57604, BEING A REPLAT OF LOTS 1, 2, 4, 5, 6, 7, 8 and 9, MOORE RANCH ESTATES RECORDED AS DOCUMENT M-49599. THE BEARING BASE FOR THIS PLAT IS THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 17 (N89°49'52"E) AS SHOWN ON SAID PLAT.

WE RE-SURVEYED THE EXTERIOR BOUNDARY OF THE SOUTHEAST QUARTER AND VERIFIED THE DIMENSIONS AS SHOWN ON THE ORIGINAL PLAT. WE ALSO FOUND NUMEROUS PROPERTY PINS WITHIN THE PLAT WHICH FIT WELL WITH THE PLAT DIMENSIONS OF MOORE RANCH ESTATES.

THE INITIAL POINT OF THIS SUBDIVISION IS THE NORTHWEST CORNER OF LOT 1 WHICH IS MONUMENTED WITH A 5/8" DIAM. x 30" LONG STEEL REBAR WITH PLASTIC CAP STAMPED L502B17.

LEGAL DESCRIPTION
BEING A PORTION OF THE GLENAIRE ESTATES REPLAT OF LOTS 1, 2, 4-12, AND 14-17, TOGETHER WITH LOT 3 OF MOORE RANCH ESTATES BEING A PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 25 EAST, W.M., MORROW COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 1, GLENAIRE ESTATES REPLAT, ACCORDING TO THE SURVEY THEREOF RECORDED IN M-57084; THENCE N 89°49'52"E, 984.75 FEET ALONG THE NORTH LINE THEREOF TO THE NORTHEAST CORNER OF LOT 3, MOORE RANCH ESTATES; THENCE S 00°18'49"E, 767.24 FEET ALONG THE EAST LINE OF SAID LOT 3 AND ALONG THE EAST LINE OF GLENAIRE ESTATES REPLAT; THENCE S 89°51'35"W, 984.59 FEET TO THE WEST LINE OF SAID PLAT OF GLENAIRE ESTATES REPLAT; THENCE N 00°19'33"W, 786.85 FEET ALONG SAID LINE TO THE POINT OF BEGINNING.

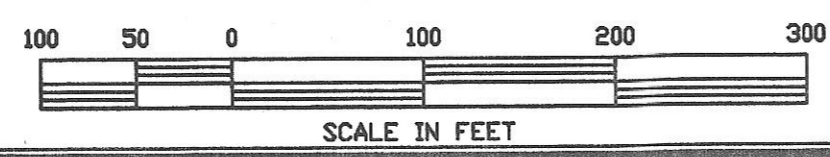
CONTAINING 17.78 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATION
I, GARY B. WAGNER, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON HEREBY CERTIFY THAT THE PLAT OF "CITY CENTER" AS SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL ANGLES, DISTANCES, AND COURSES ARE CORRECTLY SHOWN AND THAT THE MONUMENTS AND THE LOT CORNERS HAVE BEEN STAKED AS SHOWN ON THE PLAT.

Oct 3, 2001
DATE

REGISTERED PROFESSIONAL LAND SURVEYOR
[Signature]
GARY B. WAGNER
02817LS
RENEWS 6/30/02

- LEGEND:**
- BASIS OF BEARING IS THE PLAT OF MOORE RANCH ESTATES AS SHOWN ON SURVEY NO. C-1116-E, FILED AS DOCUMENT M-49599, RECORDS OF MORROW COUNTY, OREGON.
 - (M) = MEASURED (R) = RECORD (C) = COMPUTED [] = RECORD PER PLAT OF MOORE RANCH ESTATES
 - A 10 FOOT UTILITY EASEMENT SHALL ENCUMBER THE STREET FRONTAGE OF ALL LOTS IN THIS PLAT.
 - = DENOTES SET 5/8"x30" REBAR WITH YELLOW PLASTIC CAP STAMPED "RSI-GBW 02817LS"
 - = DENOTES FOUND 5/8" REBAR OR AS NOTED.
 - ⊕ = DENOTES SET 2" DIAM. ALUM. CAP ON 5/8" DIAM. REBAR
 - EQUIPMENT AND PROCEDURES USED: LIETZ SET 3 TOTAL STATION; CLOSED TRAVERSE AND RADIAL SURVEY METHODS UTILIZED.
 - = HEAVY LINE DENOTES SUBDIVISION BOUNDARY
 - = DASHDOT LINE DENOTES LOT LINES PER PLAT OF GLENAIRE ESTATES.



ROGERS SURVEYING INC.
803 COLUMBIA PARK TRAIL
RICHLAND, WA. 99352
PHONE (509) 827-6866
FAX: (509) 827-2994

CLIENT	PRANCING HORSE L.L.C	JOB	OR01400
PROJECT	PLAT OF RIVER RIDGE ESTATES REPLAT OF PORTION OF MOORE RANCH ESTATES		
DRN. BY	RPJ	SCALE 1" = 100'	F. B. NO. NONE
APPROVED	GBW	DATE 7-23-01	VERSION -ACAD14
			FILE: OR01400P.DWG
			SHEET 1 OF 1