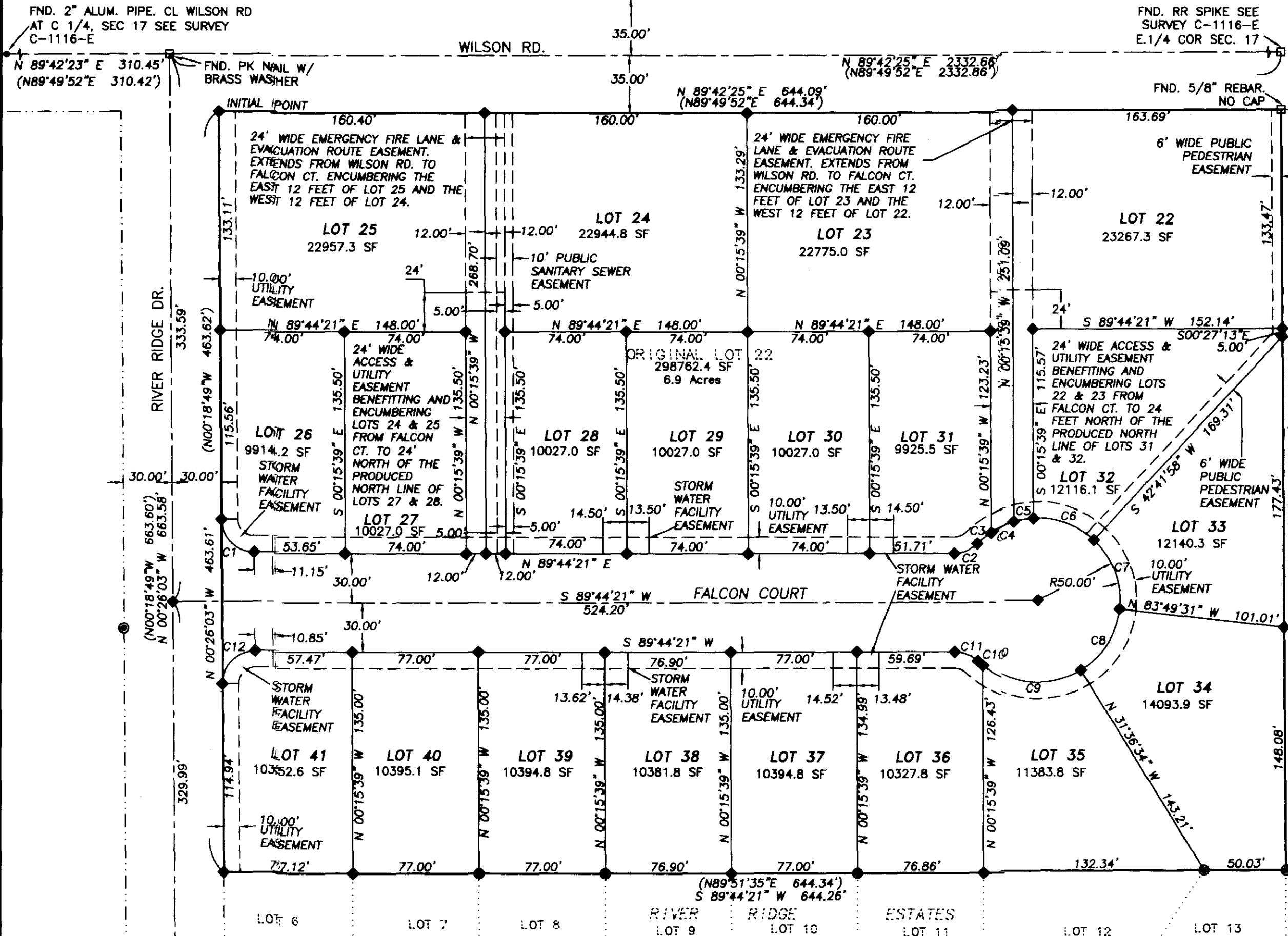


PLAT OF RIVER RIDGE ESTATES PHASE 2

A REPLAT OF LOT 22 OF RIVER RIDGE ESTATES LOCATED IN THE NW 1/4 OF THE SE 1/4 OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 25 EAST, WILLAMETTE MERIDIAN IN THE CITY OF BOARDMAN, MORROW COUNTY, OREGON.



NARRATIVE:
THE PLAT OF RIVER RIDGE ESTATES PHASE 2 IS A REPLAT OF LOT 22 OF RIVER RIDGE ESTATES ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED AS MORROW COUNTY DOCUMENT M-2001-2475.

EXISTING MONUMENTS WERE FOUND IN GOOD CONDITION AT THE NORTHEAST AND SOUTHWEST CORNERS OF LOT 22, THE NORTHWEST CORNER OF LOT 22 WAS DETERMINED AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY OF WILSON ROAD WITH THE EASTERLY RIGHT OF WAY OF RIVER RIDGE DRIVE AND THE SOUTHWESTERLY CORNER OF LOT 22 WAS DETERMINED BY PROJECTING A LINE FROM THE FOUND SOUTHEAST CORNER THROUGH THE FOUND CORNERS ALONG THE NORTH LINE OF LOTS SIX THROUGH 13 OF SAID RIVER RIDGE ESTATES.

THIS SURVEY WAS PERFORMED USING TOPCON DUAL FREQUENCY GPS RECEIVERS HAVING STANDARD ERRORS OF 1 CM + 2 PPM TIMES BASELINE LENGTH AND TRIMBLE ROBOTIC TOTAL STATIONS HAVING STANDARD ERRORS OF 00'00" 01" ANGULAR AND 2 MM ± 3 PPM TIMES DISTANCE.

THE INITIAL POINT OF THIS SUBDIVISION IS A 5/8" X 30" IRON REBAR WITH A YELLOW PLASTIC CAP INSCRIBED "USKH 02820" ATTACHED. ALL MONUMENTS SHOWN WERE VISITED AT THE TIME OF THIS SURVEY IN JANUARY 2011

SURVEYOR'S CERTIFICATION
I, GREG E. FLOWERS, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THE SUBDIVISION PLAT OF "RIVER RIDGE ESTATES PHASE 2" BEING LOT 22 OF "RIVER RIDGE ESTATES" AS SHOWN ON THE OFFICIAL PLAT THEREOF RECORDED AS MORROW COUNTY DOCUMENT No. M-2001-2475, IN THE RECORD OF TOWN PLATS IN MORROW COUNTY, OREGON. THE INITIAL POINT OF SAID "RIVER RIDGE ESTATES PHASE 2" BEING A 5/8" IRON REBAR WITH YELLOW CAP INSCRIBED "USKH 02820" BEING THE NORTHWEST CORNER OF LOT 22 IN "RIVER RIDGE ESTATES" ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED AS MORROW COUNTY DOCUMENT No. M-2001-2475, IN THE RECORD OF TOWN PLATS IN MORROW COUNTY, OREGON.

Greg E. Flowers
GREG E. FLOWERS, 02820LS
DATE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	31.36'	20.00'	89°49'36"	S 45°20'51" E	28.24'
C2	15.50'	20.00'	44°24'55"	N 67°31'54" E	15.12'
C3	10.59'	50.00'	12°08'22"	N 51°23'37" E	10.57'
C4	13.25'	50.00'	15°10'43"	N 65°03'10" E	13.21'
C5	12.22'	50.00'	14°00'08"	N 79°38'35" E	12.19'
C6	40.19'	50.00'	46°03'19"	S 70°19'42" E	39.12'
C7	46.67'	50.00'	53°28'31"	S 20°33'47" E	44.99'
C8	45.56'	50.00'	52°12'28"	S 32°18'43" W	44.00'
C9	61.85'	50.00'	70°52'49"	N 86°10'39" W	57.99'
C10	4.27'	50.00'	4°53'30"	N 48°17'29" W	4.27'
C11	15.50'	20.00'	44°24'55"	N 68°03'11" W	15.12'
C12	31.48'	20.00'	90°10'24"	S 44°39'09" W	28.33'

BASIS OF BEARINGS
BASIS OF BEARINGS IS GEODETIC AS DERIVED BY GPS OBSERVATIONS AT SITE.

LEGEND

- PLAT BOUNDARY LINE
- LOT LINES
- CENTER OF RIGHT OF WAY
- RIGHT OF WAY
- LOT LINE PER PLAT OF RIVER RIDGE ESTATES
- EASEMENT AS NOTED
- FND. IRON REBAR & CAP MARKED "WAGNER LS02817" SEE SURVEY M-2001-2475
- SURVEY MON. AS NOTED
- FND. 2" ALUM. PIPE
- SET 5/8" X 30" IRON REBAR W/ YELLOW CAP MARKED "USKH 02820LS"
- CALCULATED POINT. NOTHING FOUND OR SET
- RECORD INFORMATION PER SURVEY M-2001-2475, RECORDS OF MORROW COUNTY, OR

I CERTIFY THAT THIS IS AN EXACT COPY.
Greg E. Flowers
GREG E. FLOWERS, 02820LS

DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT SAMUEL E. ALLEN, A DULY AUTHORIZED REPRESENTATIVE OF PRANCING HORSE, LLC, AN OREGON LIMITED LIABILITY CORPORATION, OWNER OF THE LANDS DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND AS SHOWN ON THE ANNEXED MAP, AND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO LOTS AS SHOWN OR NOTED ON THE PLAT AND TO BE HEREBY DEDICATED AS "RIVER RIDGE ESTATES PHASE 2". WE DO HEREBY DEDICATE ALL STREETS AND ALL EASEMENTS DESIGNATED AS PUBLIC UTILITY EASEMENTS, PUBLIC PEDESTRIAN EASEMENTS, PUBLIC SANITARY SEWER EASEMENTS AND STORM WATER FACILITY EASEMENTS TO THE PUBLIC FOR PUBLIC USE FOREVER.

DULY AUTHORIZED REP. FOR PRANCING HORSE, LLC
PRINTED NAME: SAMUEL E. ALLEN
DATE: 11/27/12

ACKNOWLEDGEMENT
STATE OF OREGON }
COUNTY OF MORROW }
THIS IS TO CERTIFY THAT ON THIS 27th DAY OF November, 2012, THAT SAMUEL E. ALLEN, A DULY AUTHORIZED REP. OF PRANCING HORSE, LLC, APPEARED PERSONALLY BEFORE ME AND KNOWN TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE PLAT DEDICATION AND ACKNOWLEDGED THAT THEY DID SO OF THEIR OWN FREE AND VOLUNTARY ACT AND DEED. WITNESS MY HAND AND OFFICIAL SEAL THIS 27th DAY OF November, 2012.

Chadwick Finley
NOTARY PUBLIC FOR THE STATE OF OREGON
RESIDING IN Westlana, OR
MY COMMISSION EXPIRES 5/27/15

APPROVALS
COUNTY SURVEYOR:
THIS IS TO CERTIFY THAT I HAVE REVIEWED THIS PLAT OF "RIVER RIDGE ESTATES PHASE 2", AND HEREBY ACKNOWLEDGE THAT IT COMPLIES WITH THE STATUTES 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.

Chad A. Linn
MORROW COUNTY SURVEYOR
DATED THIS 27th DAY OF Dec, 2012.

CITY OF BOARDMAN:
THE ACCOMPANYING PLAT IS HEREBY APPROVED BY THE UNDERSIGNED ON THIS ___ DAY OF ___, 2012.

Glenn R. Baker
CHAIRMAN-BOARDMAN PLANNING COMMISSION
PRINTED NAME

THE CITY OF BOARDMAN HEREBY ACCEPTS THE DEDICATION OF ALL STREETS AND ALL EASEMENTS DESIGNATED AS PUBLIC UTILITY EASEMENTS, PUBLIC PEDESTRIAN EASEMENTS, PUBLIC SANITARY SEWER EASEMENTS AND STORM WATER FACILITY EASEMENTS.

Chet Phillips
MAYOR-ON BEHALF OF CITY COUNCIL
PRINTED NAME

WEST EXTENSION IRRIGATION DISTRICT:
THE ACCOMPANYING PLAT IS HEREBY APPROVED BY THE UNDERSIGNED ON THIS 3rd DAY OF Dec, 2012.

Beverly J. Bridgewater
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 THE COUNTY OF MORROW, STATE OF OREGON BY THE UNDERSIGNED AND BY ITS ORDER DATED THIS 12th DAY OF Dec, 2012.

Joseph Salzman
COUNTY JUDGE
Scott Risa
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 21st DAY OF December, 2012.

Greg E. Flowers
ASSESSOR
Greg E. Flowers
TAX COLLECTOR

MORROW COUNTY CLERK:
STATE OF OREGON }
COUNTY OF MORROW }
I CERTIFY THAT THE WITHIN INSTRUMENT WAS RECEIVED AND FILLED FOR RECORD ON THIS 21st DAY OF Dec, 2012, AT 1:53 P.M., AS FILE NO. 2012-2504

Bobby E. Childers
COUNTY CLERK



REGISTERED PROFESSIONAL LAND SURVEYOR
Greg E. Flowers
OREGON
JUNE 30, 1997
GREG E. FLOWERS
02820LS
RENEWS 12/31/13

Date Stamped: 11/27/12

USKH
SHARED VISION. UNIFIED APPROACH.
Architecture • Engineering
Land Surveying • Planning
Environmental Services

- 621 W. Mallon Ave, Suite 309, Spokane, WA 99201 (509) 328-5139
- 313 D Street, Suite 200, Lewiston, Idaho 83501 (208) 746-2661
- 5 North Colville, Walla Walla, WA 99362 (509) 522-4843

Project:
SURVEY OF LOT 22 OF RIVER RIDGE ESTATES TO CREATE THE PLAT OF RIVER RIDGE ESTATES PHASE 2, LOCATED IN THE NW 1/4 OF THE SE 1/4 OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 25 EAST OF THE WILLAMETTE MERIDIAN IN THE CITY OF BOARDMAN, MORROW COUNTY, OREGON

Client
SAM ALLEN AND JERRY JENNINGS
7209 SE TOPPER DR
VANCOUVER, WA 98664

SECTION INDEX

SEC. 17, TWN. 4N, RNG. 25E., W.M.

Project Mgr.	G.E.F.
Drawn	D.W.W.
Checked	G.E.F.
Date	10-15-2012
Scale	1"=60'
CAD File:	1316300FINAL PLAT.DWG
Sheet Contents:	1316300FINAL PLAT.DWG
Sheet No.:	1 OF 1
U.S.K.H. W.O.	1316300

FILE: I:\1316300\SURVEY DWGS\1316300FINAL PLAT.DWG PLOTTED: Nov 21, 2012 10:52:38 AM (Greg Flowers)

4N	25	17	B	D	200				25-1 25-4
TWP.	RGE.	SEC.	1/4	1/16	PARCEL NUMBER	TYPE	SPEC. INT. IN REAL PROP.	CODE AREA NUMBER	
MAP NUMBER					TAX LOT NUMBER				

**OFFICIAL RECORD OF DESCRIPTIONS
OF REAL PROPERTY
MORROW COUNTY ASSESSOR'S OFFICE**

FORMERLY PART OF 4N 25 17 302

INDENT EACH NEW COURSE TO THIS POINT	DESCRIPTION AND RECORD OF CHANGE	DATE OF ENTRY ON THIS CARD	DEED RECORD		ACRES REMAINING
			VOL.	PG.	
	Hillview Estates				
	Lot 2 Blk 1	JV 1793	7-21-76	Plat	
		Cont	10/11/76	M-9825	
		WD	10/29/76	M-10241	
	(release) Umatilla Elec Ease		11/18/76	M-10290	
		BS	12/23/76	M-10426	
	Annexing Ord. No. 18		5-24-77	M 11000	
	Memo of Contract		11/16/77	M 11680	
		WD	11/78	M 14214	
		Ref WD	12/78	M 14043	
		REF.	12/78	M 14157	
		WD	5/79	M 15278	