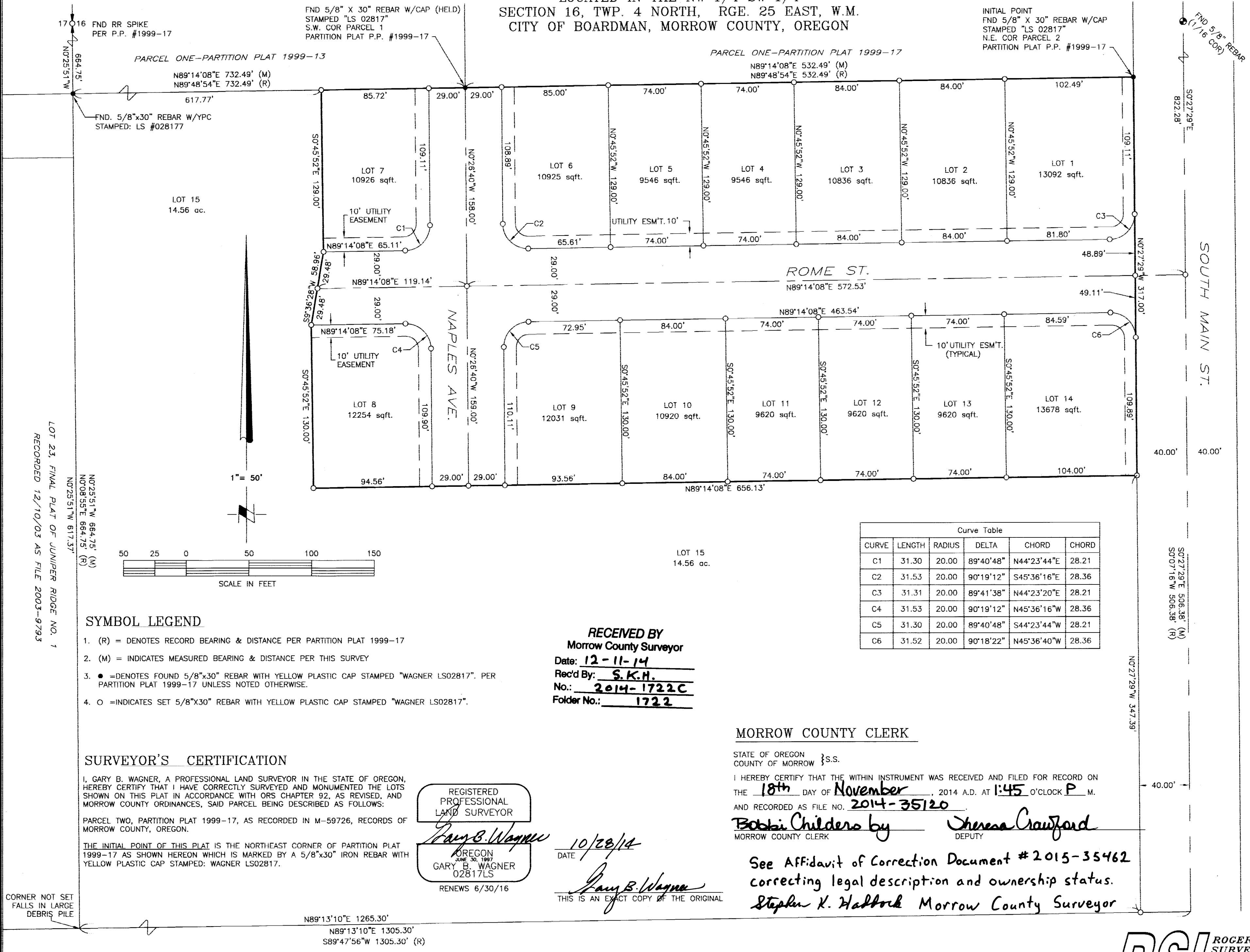


# PLAT OF TUSCANY AT BOARDMAN

A SUBDIVISION OF PARCEL 2, PARTITION PLAT 1999-17  
LOCATED IN THE NW 1/4 SW 1/4  
SECTION 16, TWP. 4 NORTH, RGE. 25 EAST, W.M.  
CITY OF BOARDMAN, MORROW COUNTY, OREGON



LOT 23, FINAL PLAT OF JUNIPER RIDGE NO. 1  
RECORDED 12/10/03 AS FILE 2003-9793

### SYMBOL LEGEND

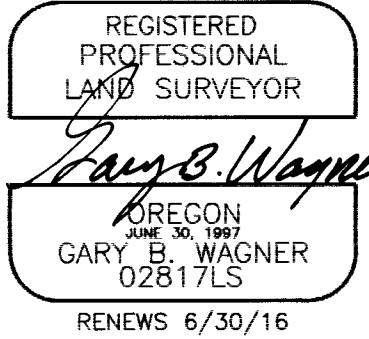
- (R) = DENOTES RECORD BEARING & DISTANCE PER PARTITION PLAT 1999-17
- (M) = INDICATES MEASURED BEARING & DISTANCE PER THIS SURVEY
- = DENOTES FOUND 5/8"x30" REBAR WITH YELLOW PLASTIC CAP STAMPED "WAGNER LS02817". PER PARTITION PLAT 1999-17 UNLESS NOTED OTHERWISE.
- = INDICATES SET 5/8"x30" REBAR WITH YELLOW PLASTIC CAP STAMPED "WAGNER LS02817".

### SURVEYOR'S CERTIFICATION

I, GARY B. WAGNER, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MONUMENTED THE LOTS SHOWN ON THIS PLAT IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND MORROW COUNTY ORDINANCES, SAID PARCEL BEING DESCRIBED AS FOLLOWS:

PARCEL TWO, PARTITION PLAT 1999-17, AS RECORDED IN M-59726, RECORDS OF MORROW COUNTY, OREGON.

THE INITIAL POINT OF THIS PLAT IS THE NORTHEAST CORNER OF PARTITION PLAT 1999-17 AS SHOWN HEREON WHICH IS MARKED BY A 5/8"x30" IRON REBAR WITH YELLOW PLASTIC CAP STAMPED: WAGNER LS02817.



RECEIVED BY  
Morrow County Surveyor  
Date: 12-11-14  
Rec'd By: S.K.H.  
No.: 2014-1722C  
Folder No.: 1722

### MORROW COUNTY CLERK

STATE OF OREGON } S.S.  
COUNTY OF MORROW }  
I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS RECEIVED AND FILED FOR RECORD ON THE 18th DAY OF November, 2014 A.D. AT 1:45 O'CLOCK P.M.  
AND RECORDED AS FILE NO. 2014-35120  
Bobbi Childers by Theresa Crawford  
MORROW COUNTY CLERK DEPUTY

See Affidavit of Correction Document # 2015-35462  
correcting legal description and ownership status.  
Stephen K. Hallock Morrow County Surveyor

Curve Table					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD
C1	31.30	20.00	89°40'48"	N44°23'44"E	28.21
C2	31.53	20.00	90°19'12"	S45°36'16"E	28.36
C3	31.31	20.00	89°41'38"	N44°23'20"E	28.21
C4	31.53	20.00	90°19'12"	N45°36'16"W	28.36
C5	31.30	20.00	89°40'48"	S44°23'44"W	28.21
C6	31.52	20.00	90°18'22"	N45°36'40"W	28.36

CORNER NOT SET  
FALLS IN LARGE  
DEBRIS PILE

**RSI** ROGERS SURVEYING INC., P.S.  
1455 COLUMBIA PARK TRAIL  
RICHLAND, WA. 99352  
PHONE (509) 783-4141  
FAX: (509) 783-8994  
www.rogerssurveying.com

# PLAT OF TUSCANY AT BOARDMAN

A SUBDIVISION OF PARCEL 2, PARTITION PLAT 1999-17  
LOCATED IN THE NW 1/4 SW 1/4  
SECTION 16, TWP. 4 NORTH, RGE. 25 EAST, W.M.  
CITY OF BOARDMAN, MORROW COUNTY, OREGON

1722

## APPROVALS

### OWNER'S DECLARATION/DEDICATION

WE, THE UNDERSIGNED, HEREBY CERTIFY THAT WE ARE THE OWNER'S OF THE TRACT OF LAND DESCRIBED ON THE PLAT OF TUSCANY AT BOARDMAN, THAT WE HAVE CAUSED SAID LAND TO BE SURVEYED AND PLATTED INTO LOTS AS SHOWN HEREON AND HEREBY DEDICATE THE STREETS AND UTILITY EASEMENTS AS SHOWN TO THE USE OF THE PUBLIC FOREVER.

Gregory B. Johnson  
GREGORY B. JOHNSON, MANAGER  
BOARDMAN DEVELOPMENT, LLC, A IDAHO LIMITED LIABILITY CORPORATION

Gary Maughan  
GARY MAUGHAN  
MAUGHAN, ET.AL., LLC

### CITY OF BOARDMAN PLANNING COMMISSION

WE THE UNDERSIGNED, HEREBY CERTIFY THAT WE HAVE EXAMINED THE ACCOMPANYING PLAT, THAT IT COMPLIES WITH CHAPTER 4.3 OF CITY OF BOARDMAN DEVELOPEMENT CODES AND THEREFORE APPROVE SAID PLAT.

Mary R. Baker 11/9/14  
PLANNING COMMISSION CHAIR DATE

### CITY OF BOARDMAN CITY COUNCIL

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

Sandy Jons 11-7-14  
MAYOR SANDY JONS AS DIRECTED BY BOARDMAN CITY COUNCIL DATE

### MORROW COUNTY ASSESSOR AND TAX COLLECTOR

WE THE ASSESSOR AND TAX COLLECTOR OF MORROW COUNTY OREGON, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TAX RECORDS RELATIVE TO THE LAND COVERED BY THE ACCOMPANYING PLAT AND THAT THAT ALL MONIES DUE FOR COUNTY TAXES AND ASSESSMENTS THAT COULD CONSTITUTE A LIEN ON SAID LANDS HAVE BEEN PAID AND WE HEREBY APPROVE SAID PLAT.

Michael D. Spurr MORROW COUNTY ASSESSOR  
Michael D. Spurr MORROW COUNTY TAX COLLECTOR

DATED THIS 18 DAY OF November, 2014 DATED THIS 18 DAY OF November, 2014

### ACKNOWLEDGMENT

STATE OF OREGON } Idaho  
COUNTY OF MORROW } S.S. Ada

THIS IS TO CERTIFY THAT ON THIS 31st DAY OF October, 2014, PERSONALLY APPEARED BEFORE ME Gregory B. Johnson TO ME KNOWN TO BE THE INDIVIDUAL IN AND WHO EXECUTED THE FOREGOING "OWNERS DEDICATION", AND ACKNOWLEDGED TO ME THAT HE/SHE SIGNED THE SAME AS HIS VOLUNTARY ACT AND DEED IN WITNESS THEREOF, I HAVE SET MY HAND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Dale A. Taylor  
NOTARY PUBLIC IN AND FOR THE STATE OF OREGON Idaho  
RESIDING AT Meridian, ID  
MY COMMISSION EXPIRES: 9/12/17

### ACKNOWLEDGMENT

STATE OF OREGON } S.S.  
COUNTY OF MORROW }

THIS IS TO CERTIFY THAT ON THIS 10th DAY OF November, 2014, PERSONALLY APPEARED BEFORE ME Gary Maughan TO ME KNOWN TO BE THE INDIVIDUAL IN AND WHO EXECUTED THE FOREGOING "OWNERS DEDICATION", AND ACKNOWLEDGED TO ME THAT HE/SHE SIGNED THE SAME AS HIS VOLUNTARY ACT AND DEED IN WITNESS THEREOF, I HAVE SET MY HAND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Bobby A. Childers  
NOTARY PUBLIC IN AND FOR THE STATE OF OREGON  
RESIDING AT 928166  
MY COMMISSION EXPIRES: May 18, 2018

### SURVEY REFERENCES

PARTITION PLAT 1999-17 BY WAGNER, RECORDED AS FILE #M-59726  
PARTITION PLAT 1999-13 BY WAGNER, RECORDED AS FILE #M-58516  
FINAL PLAT OF JUNIPER RIDGE NO. 1, RECORDED AS FILE #2003-9793  
HAYDEN HILLS SUBDIVISION NO'S. 1 & 2, RECORDED AS FILE #M-53830 & M-60200

### SURVEYOR'S NARRATIVE

BASIS OF BEARING FOR THIS SURVEY IS THE OREGON COORDINATE SYSTEM (NORTH ZONE) NAD\_83 (2011). DISTANCES ARE TRUE GROUND MEASUREMENTS SCALED FROM GRID. EXISTING MONUMENTS MARKING THE THE SOUTHERLY BOUNDARY OF PARCELS ONE AND TWO OF PARTITION PLAT 1999-17 WERE FOUND AND HELD FOR THE NORTH LINE OF THIS SUBDIVISION. THE WESTERLY, SOUTHERLY AND EASTERLY LINES OF THE SUBDIVISION WERE ESTABLISHED FROM THE SECTION BREAKDOWN OF THE SOUTHWEST QUARTER OF SECTION 16 AS SHOWN ON PARTITION PLAT NO. 1999-17.

THE PRIMARY CONTROL FOR THIS SURVEY WAS PERFORMED UTILIZING TRIMBLE RB-3 GPS RECEIVERS CONFIGURED FOR REAL TIME KINEMATIC SURVEYING. ALL CONTROLLING CORNERS WERE VISITED IN JANUARY 2014.

REGISTERED PROFESSIONAL LAND SURVEYOR  
Gary B. Wagner  
OREGON JUNE 30, 1997  
GARY B. WAGNER  
02817LS  
RENEWS 6/30/16

10/28/14  
DATE  
Gary B. Wagner  
THIS IS AN EXACT COPY OF THE ORIGINAL

See Affidavit of Correction  
Document No. 2015-35462  
correcting legal description  
and ownership status.

Stephen K. Haddock  
Morrow County Surveyor

### MORROW COUNTY COURT

I HEREBY CERTIFY THAT I HAVE EXAMINED THE ACCOMPANYING PLAT, THAT IS 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.

Sorrey K. Salzman MORROW COUNTY COURT  
DATED THIS 12th DAY OF November, 2014  
Seann Rea MORROW COUNTY COURT  
DATED THIS 12th DAY OF November, 2014

ABSENT  
MORROW COUNTY COURT  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014

### MORROW COUNTY SURVEYOR

I HEREBY CERTIFY THAT I HAVE EXAMINED THE ACCOMPANYING PLAT, THAT IS 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.

Stephen K. Haddock  
MORROW COUNTY SURVEYOR  
DATED THIS 10th DAY OF November, 2014

### MORROW COUNTY CLERK

STATE OF OREGON } S.S.  
COUNTY OF MORROW }

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS RECEIVED AND FILED FOR RECORD ON THE 18th DAY OF November, 2014 A.D. AT 1:45 O'CLOCK P. M.

AND RECORDED AS FILE NO. 2014-55120

MORROW COUNTY CLERK DEPUTY

RECEIVED BY  
Morrow County Surveyor  
Date: 12-11-14  
Rec'd By: S.K.H.  
No.: 2014-1722C  
Folder No.: 1722

RSI ROGERS SURVEYING INC., P.S.  
1455 COLUMBIA PARK TRAIL  
RICHLAND, WA. 99352  
PHONE (509) 783-4141  
FAX: (509) 783-8994  
www.rogerssurveying.com