

# CHAPARRAL PARK, Phase 1

A Subdivision Located in the City, of Boardman,  
Morrow County, Oregon  
Township 4N., Range 25E., W.M., Section 17  
West 1/2 of Northeast 1/4

for:  
Gary Maughan & Carol Maughan  
& Maughan ET. AL., LLC,  
22591 M Road  
Mattawa, Washington 99349

## SURVEYOR'S NARRATIVE:

This survey is based on a survey by Wagoner for the Maughan's, Partion Plat 1998-08. I found all four corners set by Rogers Surveying for Parcel 1. Phase 1 of this subdivision is the southerly 280 feet of Parcel 1 along with enough property on the east side to make a suitable connection of SW Mt. Hood Avenue to SW Chaparell Drive in addition to a future street, Gene Allen Road. The Maughan's plan to build zero clearance lot line duplexes in this Phase 1 development so I created lots to meet the dimensions of their proposed floor plans such that a portion of a duplex could be sold separately in the future. I found the west Wagoner pins located in the center of the pavement of SW Faler Road. The City of Boardman required a dedication of the West 30 feet of the property to Faler road along with a 5 foot easement along the south boarder for an existing sewer line service for the southern property owner and 10 foot easements along all lot frontage for utilities. All necessary easements are shown on the face of this plat and the Maughan's make those dedications in their declaration below. I set pins as shown at all lot corners and also set a brass cap at the Initial Point. My Basis of Bearing was the found East Line of Parcel 1 as set by Wagoner. This Survey was completed using a GPS Total Station.

## SURVEYOR'S CERTIFICATE:

I, Ronald V. McKinnis, being a Registered Professional Land Surveyor of the State of Oregon, certify that I have correctly surveyed and monumented the lands portrayed on the face of this plat. I also certify that this plat complies with all provisions of Chapter 92 of the Oregon Revised Statutes. The Initial Point of this survey was a 2 1/2" Brass Cap consistent with requirements of the monumentation of the Initial Points described in the Morrow County Subdivision Ordinance.

## PROPERTY DESCRIPTION:

The property being subdivided is a portion of Morrow County Deed Records Microfilm M-53514 now described by: Gary Maughan and Carol Maughan and Maughan et. al., LLC, Owners of property described in document M-55296 as: Parcel 1 of Partion Plat 1998-08, recorded September 08, 1998, City of Boardman, Morrow County, Oregon.

## DECLARATION / DEDICATION:

We, Gary Maughan & Carol Maughan and Maughan et. al., LLC, the undersigned owners of the original Parcel 1 of Partion Plat 1998-08 and Chaparral Park as shown on this plat, dedicate the Easements for the uses as shown on this Plat. We also dedicate the West 30 feet of the South 280 feet of Parcel 1 of Partion Plat 1998-08, for Public Use as a part of SOUTHWEST FALER ROAD. We also dedicate SOUTHWEST MT. HOOD AVENUE and SOUTHWEST CHAPARELL DRIVE as shown on this plat to the City of Boardman, Oregon. We also acknowledge that we have authorized this Plat to be prepared in accordance with the provisions of ORS Chapter 92, that we have caused this plat to be created, and that we recognize this Plat as the Official Plat and Map of this Subdivision known as Chaparral Park, Phase 1 as filed in Morrow County and the State of Oregon.

*Gary Maughan* *Carol Maughan*  
Gary Maughan Carol Maughan  
*Gary Maughan*  
Gary Maughan, Managing Member, Maughan, ET. AL., LLC

On this 18th day of March, 2015, the above individuals appeared personally before me and are known to me to be the identical individuals who executed the plat dedication and acknowledged that they did so freely and voluntarily of their own will.

Before me: *Michelle D. Drago*  
Notary Public for State of Oregon  
My Printed Name Michelle D. Drago  
My Commission No. 4466732  
My Commission Expires March 15, 2016

## LEGEND

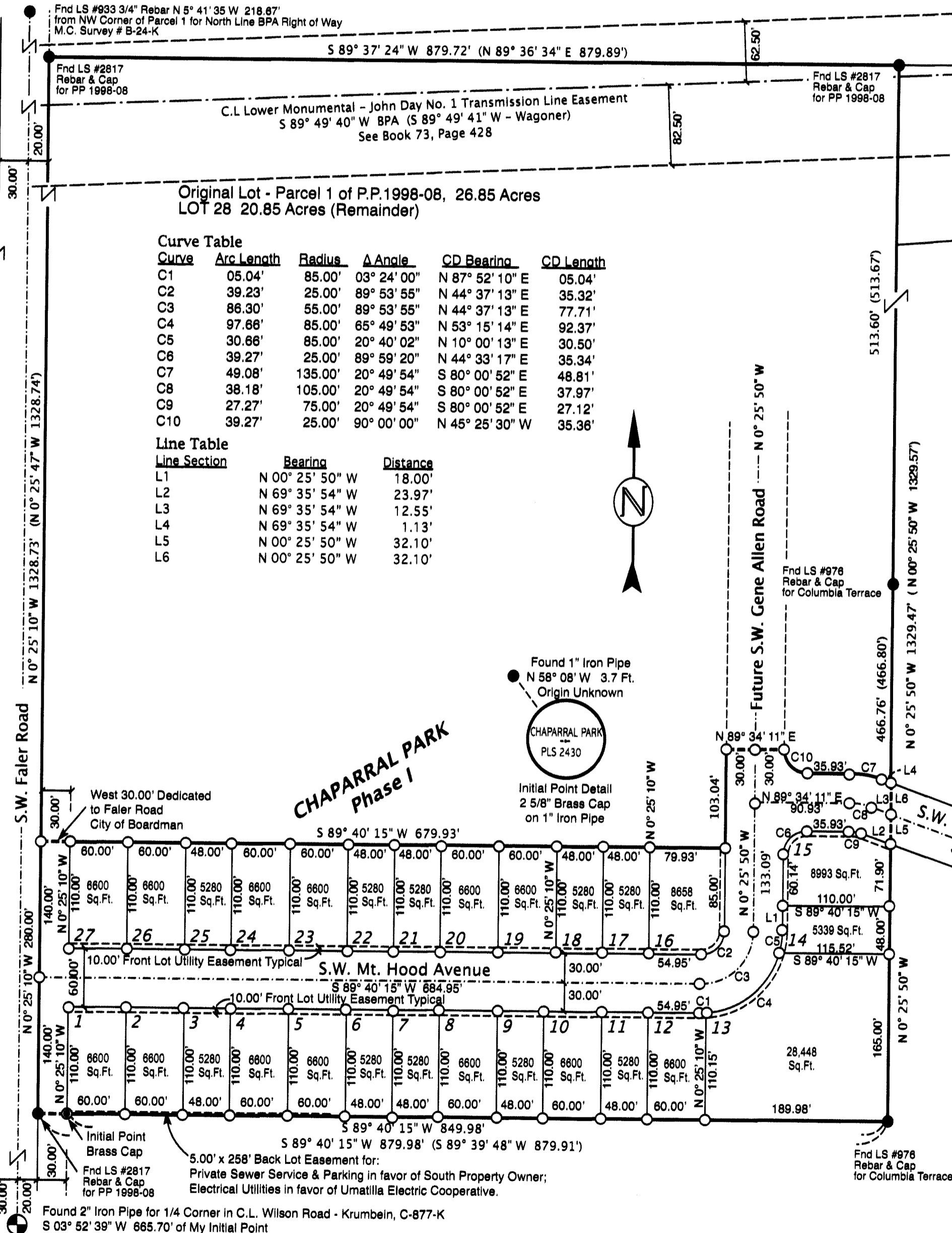
- SET MONUMENTS - 5/8" x 30" Iron Rods W/ Plastic Caps Stamped - L.S. # 2431
- SET - Initial Point 2 1/2" Brass Cap on 30" by 1" Iron Pipe Stamped "Chaparral Park"
- Found Monument - Wagoner Pins, PP 1998-08
- ⊙ FOUND SECTION MONUMENTS - As Noted
- ⊙ CALCULATED POINT - Not Set
- SECTION LINES
- SUBDIVISION BOUNDARIES
- (000) Record Bearing and Distance PP 1998-08

SCALE 1" = 100 Ft.  
January, 2014

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON  
RONALD V. MCKINNIS  
JAN. 23, 1990  
2431  
Expires 12-31-16

ENGINEERING - LAND SURVEYING - WATER RIGHTS  
**R. V. MCKINNIS ENGINEERING**  
79980 Prindle Loop Road  
Hermiston, Oregon 97838  
(541)-567-2017



## APPROVALS:

I certify that I have examined and approved this Subdivision Plat on 15th day of March, 2015  
*Steph K. Hallock*  
Morrow County Surveyor

I certify that I have examined and approved this Subdivision Plat on 18th day of March, 2015  
*Jancy In*  
City of Boardman, Mayor,  
on behalf of the City Council

I certify that I have examined and approved this Subdivision Plat on 18th day of March, 2015  
*Beverly Bridgeman*  
West Extension Irrigation District

I certify that I have examined and approved this Subdivision Plat on 23rd day of March, 2015  
*Michael J. Ogan*  
Morrow County Tax Assessor  
Morrow County Tax Collector

Morrow County Court -  
We hereby approve this Plat for Recording in the Morrow County Subdivision Records  
25th day of MARCH, 2015  
*Jerry K. Salzman*  
Morrow County Judge

*Siann Bea*  
Morrow County Commissioner

*Dan Small*  
Morrow County Commissioner

**COPY**  
Morrow County Clerk  
Recording Information  
STATE OF OREGON ) S.S.  
County of Morrow

I certify that this instrument was received and recorded in the book of records of said county.  
BOBBI CHILDERS,  
Morrow County Clerk

by: \_\_\_\_\_  
DOC #: 2015-35744  
RCPT: 3/26/2015 9:00 AM  
SEAL

RECEIVED BY  
Morrow County Surveyor  
Date: 4-26-2015  
Rec'd By: S.K.H.  
No.: 2015-1732C  
Folder No.: 1732

Revised 03-14-15

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