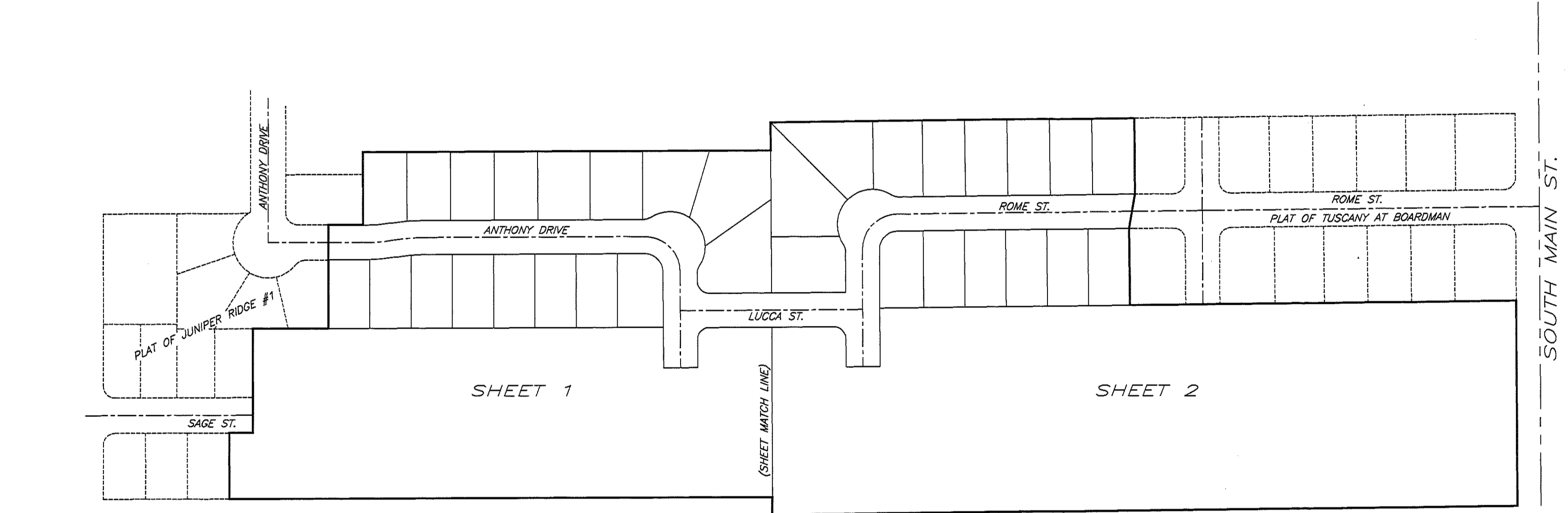
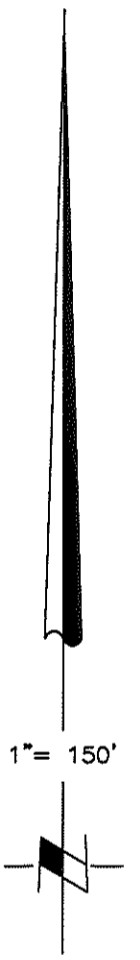


PLAT OF TUSCANY AT BOARDMAN PHASE 2

A REPLAT OF LOT 15, PLAT OF TUSCANY AT BOARDMAN
 AND REPLAT OF LOT 23, PLAT OF JUNIPER RIDGE NO. 1
 LOCATED IN THE NW ¼ OF THE SW ¼ OF SECTION 16 & THE NE ¼ OF THE SE ¼ OF SECTION 17,
 TOWNSHIP 4 NORTH, RANGE 25 EAST, W.M.
 CITY OF BOARDMAN, MORROW COUNTY, OREGON

MORROW COUNTY, OREGON 2019-44721
 PLAT-SUB 08/08/2019 09:56:01 AM
 Cnt=1 Str=23 TC \$350.00 \$340.00 \$50.00 \$50.00 \$1,071.00
 00037590201900447210010016
 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

1868



PLAT INDEX

- SHEET 1: PORTION LYING WITHIN LOT 23, PLAT OF JUNIPER RIDGE #1, SURVEYOR'S CERTIFICATE, PLAT LINE AND CURVE TABLES
- SHEET 2: PORTION LYING WITHIN LOT 15, PLAT OF TUSCANY AT BOARDMAN
- SHEET 3: OWNERS'S DECLARATION, SURVEY REFERENCES, NARRATIVE, APPROVALS

REGISTERED PROFESSIONAL LAND SURVEYOR

GARY B. WAGNER
 JUNE 30, 1997
 02817LS
 RENEWS 6/30/20

DATE 7/01/19
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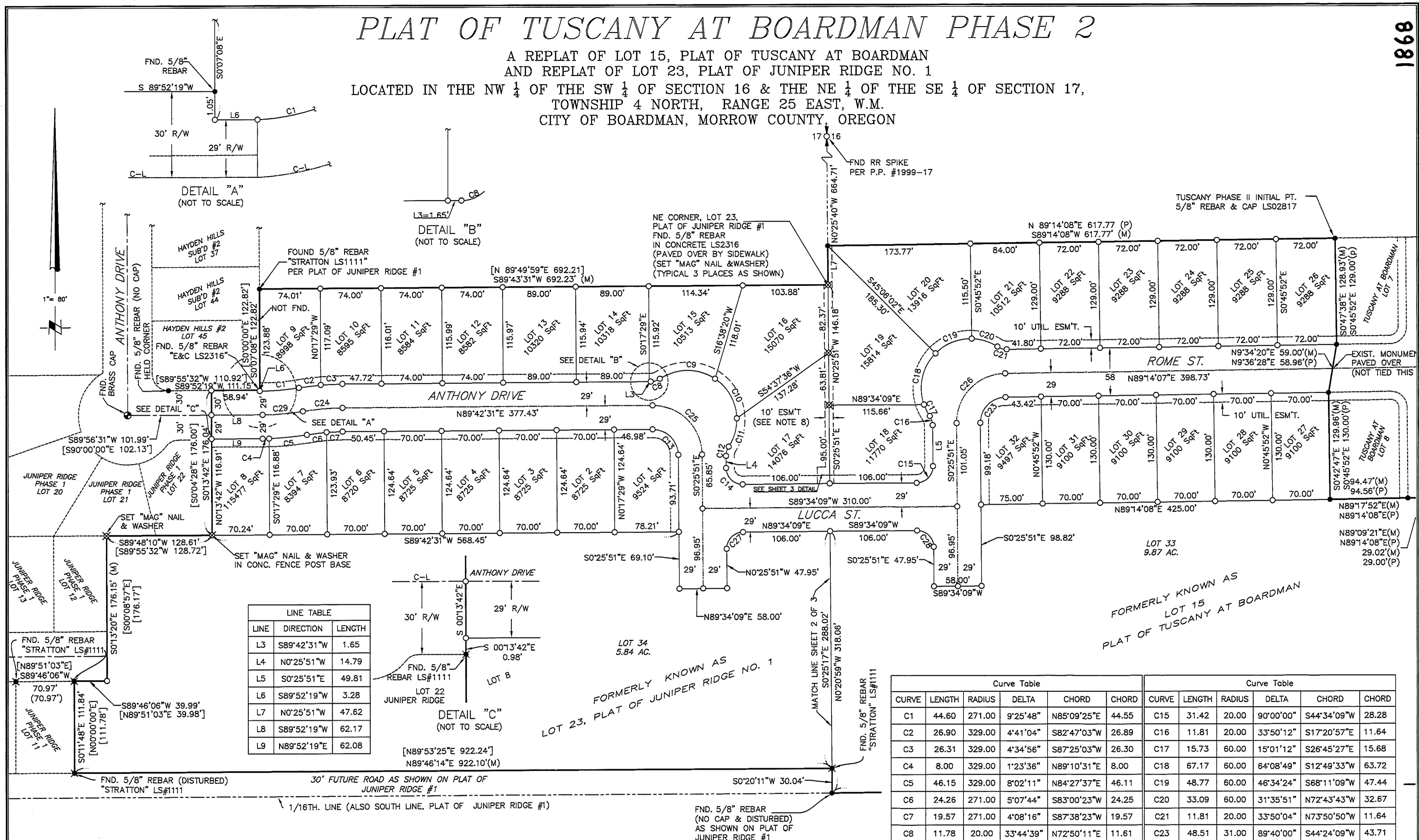
RECEIVED BY
 Morrow County Surveyor
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 1455 COLUMBIA PARK TRAIL
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PLAT OF TUSCANY AT BOARDMAN PHASE 2

A REPLAT OF LOT 15, PLAT OF TUSCANY AT BOARDMAN AND REPLAT OF LOT 23, PLAT OF JUNIPER RIDGE NO. 1 LOCATED IN THE NW 1/4 OF THE SW 1/4 OF SECTION 16 & THE NE 1/4 OF THE SE 1/4 OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 25 EAST, W.M. CITY OF BOARDMAN, MORROW COUNTY, OREGON



LINE TABLE

LINE	DIRECTION	LENGTH
L3	S89°42'31"W	1.65
L4	N0°25'51"W	14.79
L5	S0°25'51"E	49.81
L6	S89°52'19"W	3.28
L7	N0°25'51"W	47.62
L8	S89°52'19"W	62.17
L9	N89°52'19"E	62.08

Curve Table

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD
C1	44.60	271.00	9°25'48"	N85°09'25"E	44.55
C2	26.90	329.00	4°41'04"	S82°47'03"W	26.89
C3	26.31	329.00	4°34'56"	S87°25'03"W	26.30
C4	8.00	329.00	1°23'36"	N89°10'31"E	8.00
C5	46.15	329.00	8°02'11"	N84°27'37"E	46.11
C6	24.26	271.00	5°07'44"	S83°00'23"W	24.25
C7	19.57	271.00	4°08'16"	S87°38'23"W	19.57
C8	11.78	20.00	33°44'39"	N72°50'11"E	11.61
C9	71.35	60.00	68°07'55"	N89°58'11"W	67.22
C10	57.13	60.00	54°33'33"	N28°37'27"W	55.00
C11	36.29	60.00	34°39'29"	N15°59'04"E	35.74
C12	11.78	20.00	33°44'39"	S16°26'29"W	11.61
C13	48.62	31.00	89°51'38"	N45°21'40"W	43.79
C14	31.42	20.00	90°00'00"	N45°25'51"W	28.28
C15	31.42	20.00	90°00'00"	S44°34'09"W	28.28
C16	11.81	20.00	33°50'12"	S17°20'57"E	11.64
C17	15.73	60.00	15°01'12"	S26°45'27"E	15.68
C18	67.17	60.00	64°08'49"	S12°49'33"W	63.72
C19	48.77	60.00	46°34'24"	S68°11'09"W	47.44
C20	33.09	60.00	31°35'51"	N72°43'43"W	32.67
C21	11.81	20.00	33°50'04"	N73°50'50"W	11.64
C23	48.51	31.00	89°40'00"	S44°24'09"W	43.71
C24	48.52	300.00	9°16'00"	S85°04'31"W	48.47
C25	94.10	60.00	89°51'38"	N45°21'40"W	84.75
C26	93.90	60.00	89°40'00"	S44°24'09"W	84.61
C27	31.42	20.00	90°00'00"	S44°34'09"W	28.28
C28	31.42	20.00	90°00'00"	N45°25'51"W	28.28
C29	49.37	300.00	9°25'48"	N85°09'25"E	49.32

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:

LOT 15, PLAT OF TUSCANY AT BOARDMAN, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NO. 2014-35120, RECORDS OF MORROW COUNTY, AND LOT 23, PLAT OF JUNIPER RIDGE #1, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NO. 2003-9793, RECORDS OF MORROW COUNTY.

THE INITIAL POINT OF THIS PLAT IS THE NORTHWEST CORNER OF LOT 7, PLAT OF TUSCANY AT BOARDMAN, ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE COUNTY CLERK AS INSTRUMENT NO. 2014-35120, RECORDS OF MORROW COUNTY. SAID INITIAL POINT IS MONUMENTED WITH WITH A 5/8"x30" IRON REBAR WITH YELLOW PLASTIC CAP STAMPED: "RSI GBW" LS02817.

LANDS DESCRIBED HEREIN ARE SUBJECT TO AN EASEMENTS FOR PUBLIC ROADS PER 1906 DEED RECORDED IN BOOK S, PAGE 342 MORROW COUNTY DEED RECORDS AND. ALSO SUBJECT TO "BLANKET" RIGHT OF WAY EASEMENT RECORDED IN BOOK 44, PAGE 574. ALSO SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS DESCRIBED IN MICROFILM NO. M-54146 & MICROFILM NO. M-2004-11704 (JUNIPER RIDGE #1) AND MICROFILM NO. M-2015-35978 (TUSCANY AT BOARDMAN)

REGISTERED PROFESSIONAL LAND SURVEYOR

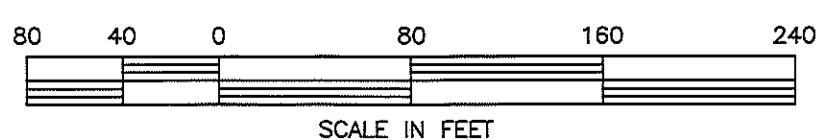
GARY B. WAGNER
02817LS
RENEWS 6/30/20

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Morrow County Surveyor
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MORROW COUNTY CLERK

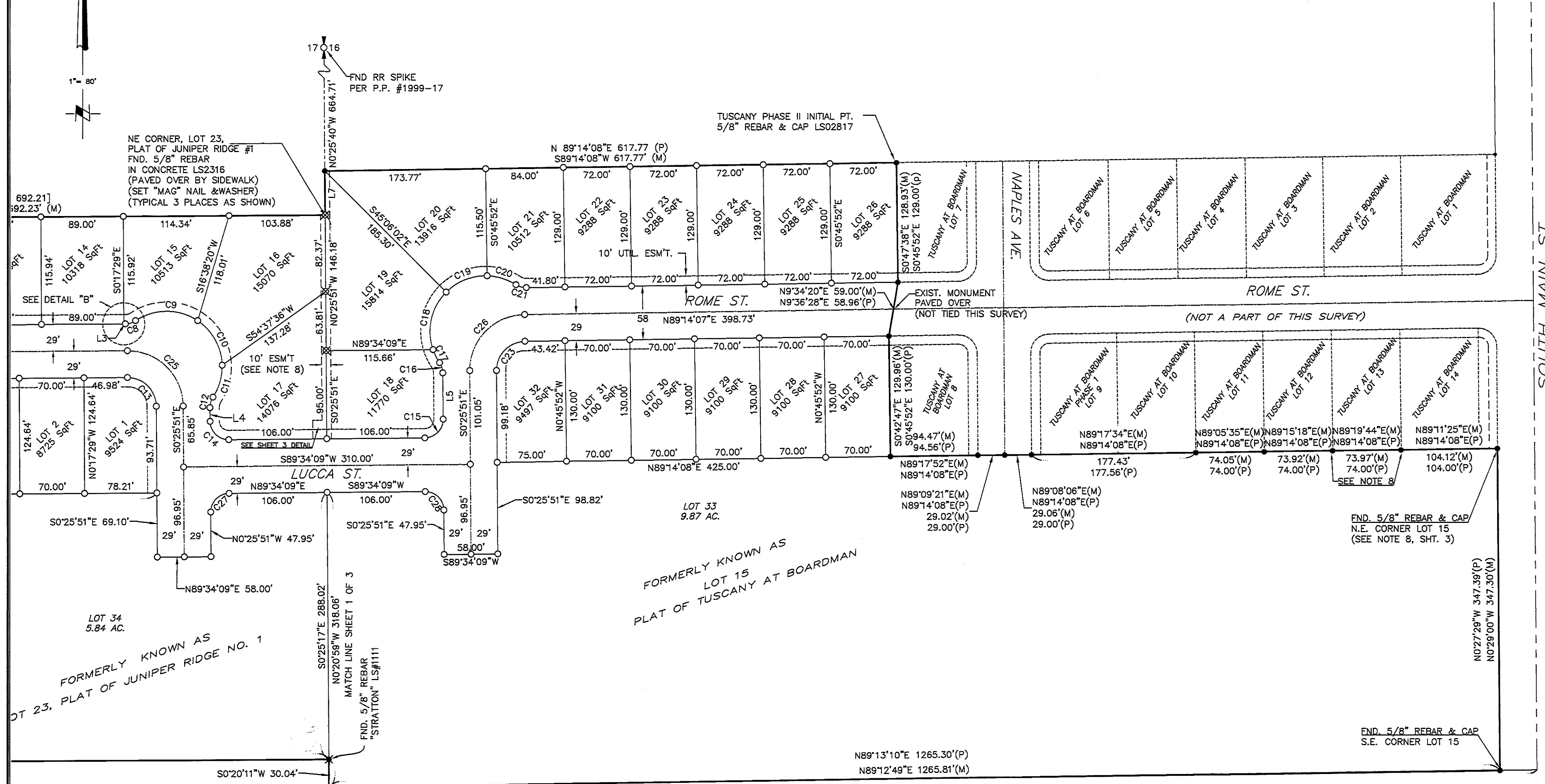
STATE OF OREGON
COUNTY OF MORROW } s.s.
I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS RECEIVED AND FILED FOR RECORD ON THE _____ DAY OF _____, 20__ A.D. AT _____ O'CLOCK _____ M.
AND RECORDED AS FILE NO. _____
MORROW COUNTY CLERK _____ DEPUTY _____



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

PLAT OF TUSCANY AT BOARDMAN PHASE 2

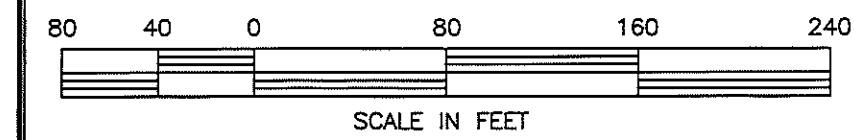
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TOWNSHIP 4 NORTH, RANGE 25 EAST, W.M.
CITY OF BOARDMAN, MORROW COUNTY, OREGON



FND. 5/8" REBAR
(NO CAP & DISTURBED)
AS SHOWN ON PLAT OF
JUNIPER RIDGE #1

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Gary B. Wagner
OREGON
JUNE 30, 1997
GARY B. WAGNER
02817LS
RENEWS 6/30/20

7/01/19
DATE
Gary B. Wagner
THIS IS AN EXACT COPY OF THE ORIGINAL



FORMERLY KNOWN AS
LOT 15
PLAT OF TUSCANY AT BOARDMAN

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MORROW COUNTY CLERK

STATE OF OREGON }
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1868
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OWNER'S DECLARATION/DEDICATION

THE UNDERSIGNED, HEREBY CERTIFIES THAT BOARDMAN DEVELOPMENT, LLC., A IDAHO LIMITED LIABILITY COMPANY IS THE OWNER OF THE TRACT OF LAND DESCRIBED AS LOT 15, PLAT OF TUSCANY AT BOARDMAN AND LOT 23, PLAT OF JUNIPER RIDGE NO. 1, THAT SAID COMPANY HAS CAUSED SAID LAND TO BE SURVEYED AND PLATTED INTO LOTS AS SHOWN HEREON AND HEREBY DEDICATE THE STREETS AND EASEMENTS AS SHOWN TO THE USE OF THE PUBLIC FOREVER.

Gregory B. Johnson
GREGORY B. JOHNSON, MANAGING MEMBER
BOARDMAN DEVELOPMENT, LLC, A IDAHO LIMITED LIABILITY COMPANY

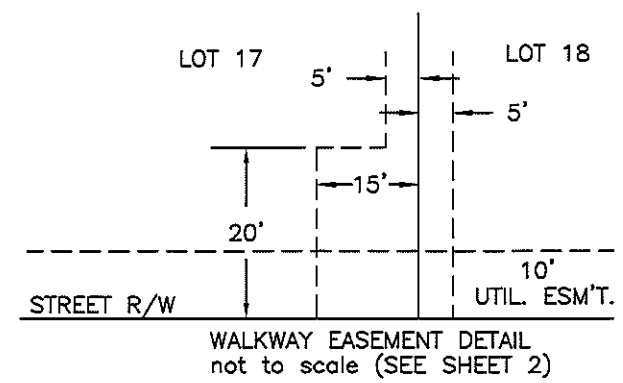
WE, GARY MAUGHAN AND CAROL MAUGHAN, AND GARY MAUGHAN, MANAGING MEMBER OF MAUGHAN, ET.AL., LLC., BENEFICIARIES OF THE DEED OF TRUST RECORDED APRIL 15, 2019 AS MICROFILM NO. 2019-44032, MORROW COUNTY MICROFILM RECORDS, DO ALSO EXECUTE THE OWNERS DECLARATION ABOVE AS REQUIRED BY ORS92.075(3).

Gary Maughan *Carol Maughan*
GARY MAUGHAN CAROL MAUGHAN

Gary Maughan
GARY MAUGHAN, MANAGING MEMBER
MAUGHAN ET.AL., LLC
A WASHINGTON LIMITED LIABILITY COMPANY

PLAT SYMBOL LEGEND & NOTES

- [] = SQUARE BRACKET INDICATES RECORD BEARING & DISTANCE PER PLAT OF JUNIPER RIDGE NO. 1
- (M) = INDICATES MEASURED BEARING & DISTANCE PER THIS SURVEY
- (P) = DENOTES RECORD BEARING & DISTANCE PER PLAT OF TUSCANY AT BOARDMAN
- o = DENOTES SET 5/8"x30" REBAR WITH YELLOW PLASTIC CAP STAMPED "RSI GBW WA 3040 OR LS02817"
- ⊗ = DENOTES SET 3/8" DIAM. "MAG NAIL" & BRASS WASHER STAMPED LS02817 IN CONCRETE.
- ✕ = DENOTES FOUND 5/8" REBAR & CAP STAMPED "STRATTON" LS1111 PER PLAT OF JUNIPER RIDGE #1
- VARIABLE WIDTH PUBLIC WALKWAY EASEMENT LYING 5' ON EACH SIDE OF LOT LINES AND AS SHOWN ON SHEET 2 AND IN DETAIL BELOW.
- EXISTING MONUMENTS AS SHOWN AT THE SOUTH END OF LOTS 13 & 14 OF TUSCANY AT BOARDMAN WERE BURIED UNDER 3"± OF FILL AT THE DATE OF THIS PLAT.



APPROVALS

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 DEVELOPMENT CODES AND THEREFORE APPROVE SAID PLAT.

[Signature] 7/22/19
PLANNING COMMISSION CHAIR DATE

CITY OF BOARDMAN CITY COUNCIL

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

Sandy Toms 7-24-19
MAYOR SANDY TOMS AS DIRECTED DATE
BY BOARDMAN CITY COUNCIL

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.

[Signature]
MORROW COUNTY ASSESSOR & TAX COLLECTOR

DATED THIS 8 DAY OF August, 2019

MORROW COUNTY COMMISSIONERS

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.

[Signature]
MORROW COUNTY COMMISSIONERS

DATED THIS 7th DAY OF August, 2019

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.

[Signature]
MORROW COUNTY SURVEYOR

DATED THIS 24th DAY OF July, 2019

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 _____ DAY OF _____, 20__ A.D. AT _____ O'CLOCK _____ M.

AND RECORDED AS FILE NO. _____

MORROW COUNTY CLERK DEPUTY

ACKNOWLEDGMENT

STATE OF IDAHO } S.S.
COUNTY OF Ada

ON THIS 19th DAY OF July, IN THE YEAR 2019, BEFORE ME, Debbie A. Taylor A NOTARY PUBLIC, PERSONALLY APPEARED GREGORY B. JOHNSON, KNOWN OR IDENTIFIED TO ME TO BE THE MANAGING MEMBER OF BOARDMAN DEVELOPMENT, LLC, AN IDAHO LIMITED LIABILITY COMPANY, WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID COMPANY AND ACKNOWLEDGED TO ME THAT SUCH COMPANY EXECUTED THE SAME.

NOTARY PUBLIC Debbie A. Taylor

MY COMMISSION EXPIRES ON: 11/30/2023



ACKNOWLEDGMENT

STATE OF WASHINGTON } S.S.
COUNTY OF Benton

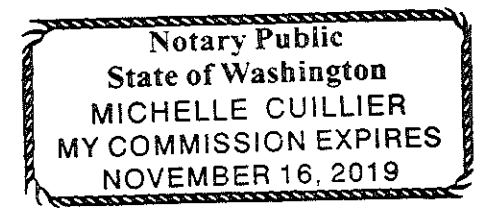
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT GARY MAUGHAN AND CAROL MAUGHAN ARE THE PERSONS WHO APPEARED BEFORE ME, AND SAID PERSONS ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 7/18/19

Michelle Cuillier
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT Franklin Co.

MY APPOINTMENT EXPIRES: 11/16/19



ACKNOWLEDGMENT

STATE OF WASHINGTON } S.S.
COUNTY OF Benton

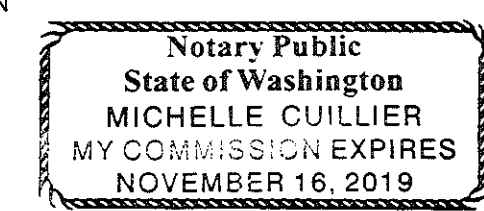
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT GARY MAUGHAN IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE MANAGING MEMBER OF MAUGHAN et.al., LLC, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 7/18/19

Michelle Cuillier
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT Franklin Co.

MY APPOINTMENT EXPIRES: 11/16/19



SURVEY REFERENCES

FINAL PLAT OF TUSCANY AT BOARDMAN, RECORDED NOVEMBER 18, 2014 IN INSTRUMENT NO. 2014-35120, RECORDS OF MORROW COUNTY (ALSO SEE SURVEYOR'S AFFIDAVIT OF CORRECTION RECORDED IN INSTRUMENT NO. 2015-35462)

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-6020 PARTITION PLAT 1999-17 BY WAGNER, RECORDED AS FILE #M-59726 PARTITION PLAT 1999-13 BY WAGNER, RECORDED AS FILE #M-58516

SURVEYOR'S NARRATIVE

THE PLAT OF TUSCANY AT BOARDMAN, PHASE 2 AS SHOWN HEREON, IS BASED ON CONTROLLING MONUMENTS OF LOT 15 OF THE FINAL PLAT OF TUSCANY AT BOARDMAN, RECORDED IN INSTRUMENT NO. 2014-35120 AND CONTROLLING MONUMENTS OF LOT 23 OF THE FINAL PLAT OF JUNIPER RIDGE #1, RECORDED IN INSTRUMENT NO. 2003-9793. 1

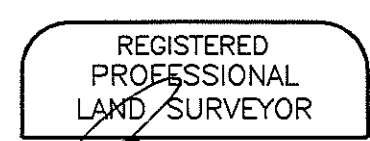
BASIS OF BEARING FOR THIS SURVEY IS THE OREGON COORDINATE SYSTEM (NORTH ZONE) NAD_83 (2011) BEING THE SAME AS THE BASIS OF BEARING FOR THE FINAL PLAT OF TUSCANY AT BOARDMAN AFOREMENTIONED.

ALL DISTANCES SHOWN HEREON ARE TRUE GROUND MEASUREMENTS SCALED FROM GRID USING A COMBINED FACTOR OF 0.999947263.

THE PRIMARY CONTROL FOR THIS SURVEY WAS PERFORMED UTILIZING A TRIMBLE GNSS SYSTEM CONFIGURED FOR REAL TIME KINEMATIC SURVEYING AND A LEICA MS60 MULTISTATION. ALL CONTROLLING CORNERS WERE VISITED IN DECEMBER-JUNE 2019.

RECEIVED BY
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