

WALNUT GROVE ESTATES

A Subdivision of Parcels 2 & 3 of Partition Plat 2020-09
Located in the City, of Irrigon,
Morrow County, Oregon
Township 5 North, Range 26, East of the Willamette Meridian,
Section 24, Southwest 1/4 of Southwest 1/4
for:
Joe Kumar, New Dream, LLC
2001 Melrose Street
Walla Walla, Washington 99362

PROPERTY DESCRIPTION:

The property being subdivided is described in the Morrow County Deed Records, for New Dream, LLC, Microfilm 2022-51196 as:
Parcels 2 & 3 of Partition Plat 2020-09, in the City of Irrigon and State of Oregon, as filed in Morrow County Plat Records.

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, and more particularly described in the Legal Description hereon. 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 Edwards' Monument for the Northeast Corner of Parcel 3 of Partition Plat 2020-09, consistent with requirements of the monumentation of the Initial Point.

SURVEYOR'S NARRATIVE:

This survey is based on a survey by Primm for Martin, Partition Plat 2020-09. My Bearing Base is that of Primm's on the South right of way line of Oregon Avenue. I found and held those monuments of both Primm & Edwards from the their previous Partition Plats. I then divided the property into the six lots as portrayed on the face of this plat. The Initial Point is as described in the Surveyor's Certificate, being the Northeast Corner of previous Parcel 3 of Partition Plat 2020-09
This Survey was completed using a GPS Total Station.

DECLARATION & DEDICATION:

I, the undersigned Owner Member of the property being subdivided as Walnut Grove Estates as shown on this plat, Dedicate the Utility Easements as Depicted on this Plat, Being a 10.0 foot wide Utility Easement along the North Line of Lots 1-6, A 10.0 foot wide Utility Easement along the West side of Lot 2, and a 15.0' wide Utility Easement along the Southeast Corner of Lot 1. We do hereby 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 the Subdivision known as 'Walnut Grove Estates' as filed in Morrow County and the State of Oregon.

Joe Kumar, Member
New Dream, LLC

On this 21st day of September, 2022, the above individual appeared personally before me and is known to me to be the identical individual who executed the plat declaration and acknowledged that he did so freely and voluntarily of his own will.

Before me: *Trista Seastrom*
Notary Public for State of Oregon

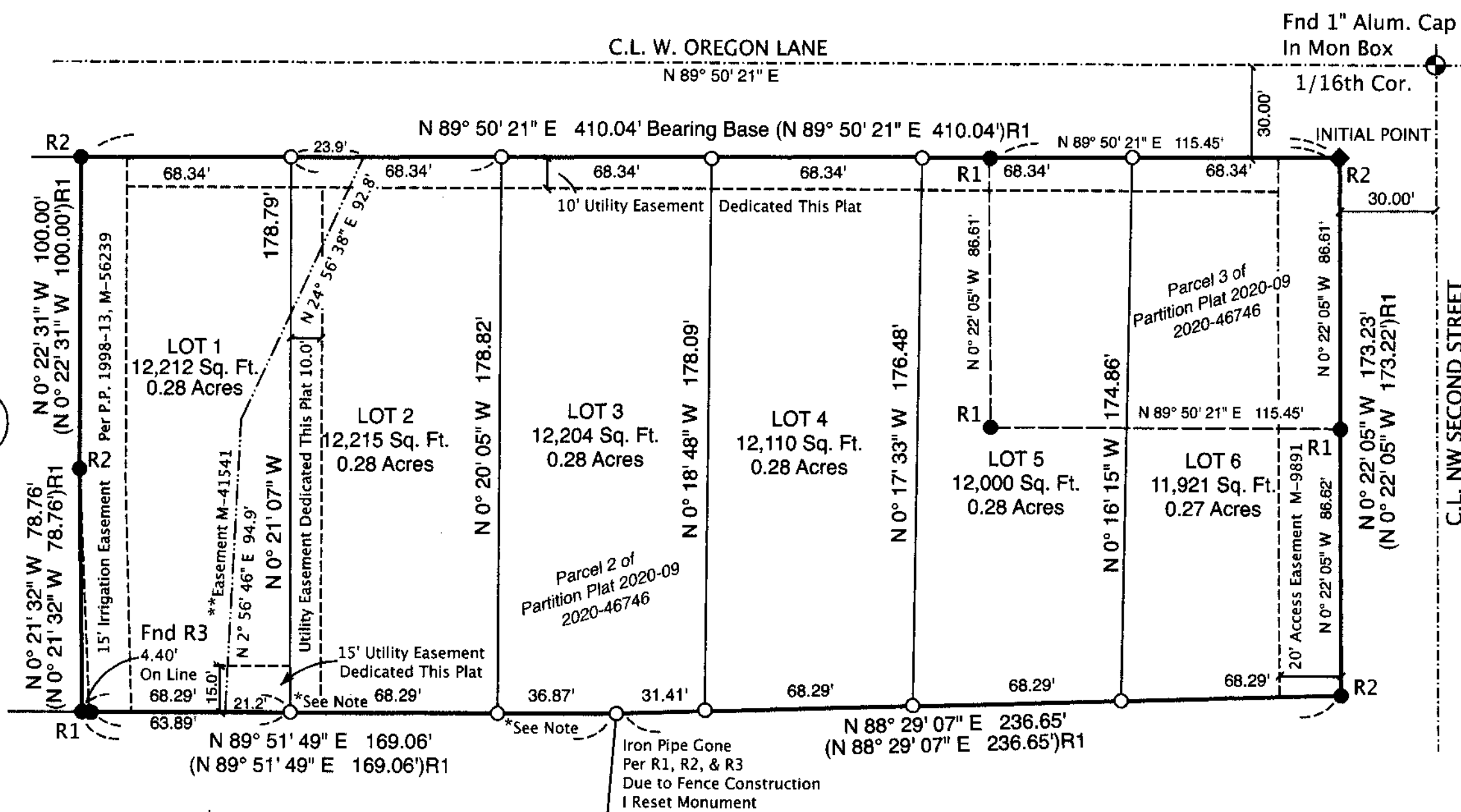
My Printed Name *Trista Seastrom*

My Commission No. *1024303*

My Commission Expires *May 5, 2026*

LEGEND

- SET MONUMENTS - 5/8" x 30" Iron Rods W/ Plastic Caps Stamped - PLS # 2431
- Found Monument - As Noted by Reference, I.E. (R0)
- ⊕ Found Section Monument - As Noted
- ◆ INITIAL POINT, Found 5/8" Rebar W/ Yellow Plastic Cap, PLS 951 for C-1201-E
- CALCULATED POINT - Not Set
- SUBDIVISION BOUNDARIES
- (000) Record Bearing and Distance, 2020-1892-C



* Note: Corners Fall Under Wooden Fence, Set Monuments 0.50' North On Line
**Note: M-41541 is a Power Easement of Undisclosed Width

I do hereby certify that this is a true and exact copy of the Original Subdivision Plat, Walnut Grove Estates, as filed for New Dream, LLC in Morrow County
Ronald V. McKinnis
Ronald V. McKinnis, PLS #2431

SURVEY REFERENCES:

R1-Primm for Martin, C.S. #2020-1892-C, 2020
R2-Edwards for Riley, C.S. #2015-1731-C, 2015
R3-Primm for Poulson, C.S. #2017-1804-C, 2017

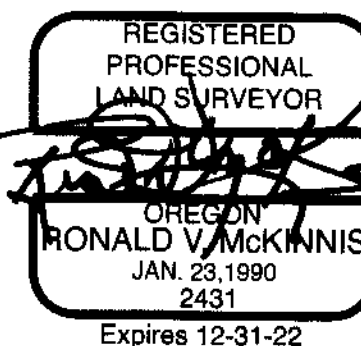
RECEIVED BY
Morrow County Surveyor

Date: *10-7-22*

Rec'd By: *MPK*

No.: *2022-2009C*

Folder No.: *2009*



Revised 09-16-22

SCALE 1" = 40 Ft.

40 20 0 40

February, 2022



APPROVALS:

I certify that I have examined and approved this Subdivision Plat on
29 day of *SEPT.*, 2022

Matt King
Morrow County Surveyor

I certify that I have examined and approved this Subdivision Plat on
21st day of *September*, 2022

Elan Falcant
Irrigon City Manager

I certify that I have examined and approved this Subdivision Plat on
30 day of *September*, 2022

W. J. O. O.
Morrow County Tax Assessor
Morrow County Tax Collector

Morrow County Board of Commissioners
We hereby approve this Plat for Recording in the Morrow County Subdivision Records

28th day of *September*, 2022

L. P. P.
Morrow County Commissioner

D. C. C.
Morrow County Commissioner

M. L. L.
Morrow County Commissioner

Morrow County Clerk
Recording Information
SEAL

MORROW COUNTY, OREGON 2022-52006
PLAT-SUB
Cnt=1 Str=23 TC 09/30/2022 02:47:10 PM
\$5.00 \$60.00 \$100.00 \$300.00 \$60.00 \$706.00



00048960202200620060010015
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



2009

2002