

BRISTOL ESTATES

Irrigon, Morrow County, Oregon
T. 5N., R. 26E., W.M. Section 23, W 1/2 of SE 1/4
for:

Albert J. & Barbara Phillips
80610 Wagon Wheel Loop
Irrigon, Oregon 97844

LEGAL DESCRIPTION:

Deed 2022-52345 of Morrow County:

A Parcel of land located in Section 23, township 5 North, Range 26, East of the Willamette Meridian, in the County of Morrow and State of Oregon, more particularly described as follows:

That portion of the Southwest Quarter of the Southeast Quarter lying North of the North right of way line of Columbia Lane, formerly known as South Main Avenue in said Section 23.

ALSO the portion of Columbia Lane that inured thereto, as disclosed in Morrow County Ordinance No. MC.06.2010, recorded November 30, 2012, as Microfilm No. 2012-31256, Morrow County Microfilm Records.

EXCEPTING THEREFROM the West 9.32 feet as conveyed in Deed recorded May 18, 2000 as Microfilm No. 2000-1140, Morrow County Microfilm Records.

RECORD SURVEYS:

R1 - Flowers for Aylett, C.S.#D-1443-E, Folder 1017, 1999
R2 - McKinnis for Brace, C.S.#C-1060-E, P.P. 1995-06, Folder 833, 1995
R3 - Edwards for Brace, C.S.#C-1222-E, P.P. 1999-12, Folder 996, 1999
R4 - Wagner for Fasciona, C.S.#C-1268-E, Sunnyside Park, Folder 1041, 1998
R5 - Primm for Hellberg, C.S.#C-1394-M, Railways West, Folder 1394, 2003
R6 - Krumbein for Morrow County, C.S.#D-303-K, Folder 612, 1980

RECORD MONUMENTS:

(A) - Fnd 5/8" Rebar with Plastic Cap, PLS 2820, (R1)
(B) - Fnd 5/8" Rebar with Plastic Cap, PLS 2431, (R2)
(C) - Fnd 5/8" Rebar No Cap, PLS 2817, (R4)
(D) - Fnd 5/8" Rebar with Plastic Cap, PLS 48509, (R5)

SURVEYORS CERTIFICATE & NARRATIVE:

This Survey is Based on a survey by Flowers, C.S. D-1243-E, where he established the corners of this subject property in 1999. I held all of the found Flowers monuments, they matched his survey quite well. The monuments I found from my Partition Plat for Brace equally match the Northerly line of the property. My Bearing Base was that of Flowers, along the Northerly right of way of Columbia Lane which he performed prior to the vacation of the Northerly 50 feet of Columbia Lane in 2010. I divided the property into 5 Lots as directed by the owners and have designated the Southeast Corner of Lot 7 as the Initial Point of this subdivision, Bristol Estates.

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 Bristol Estates is My Monument set at the Southeast Corner of Lot 7 along the Northerly right of way of Columbia Lane after the Vacation (by Ord. MC-06-2010) of the Northerly 50 feet of Columbia Lane.

OWNERS DECLARATION and DEDICATION:

Know All Men By These Presents, that the owners of the lands shown on this plat do hereby Dedicate the Easements as Shown, for the Uses as Shown on this Plat, they also dedicated to the Public Forever, the Roadway Designated as Nicole Drive. They acknowledge that they have caused this Plat to be created, they authorize that this Plat be prepared in accordance with provisions of ORS Chapter 92, and they recognize this Plat as the Official Map and Plat of Bristol Estates as designated by the County Official, and filed in the County of Morrow, State of Oregon.

Albert J. Phillips Barbara M. Phillips

On this 20 day of December, 2023, Albert & Barbara Phillips appeared personally before me and are known to me to be the identical individual who executed this plat and dedications and acknowledged that he did so freely and voluntarily of their own will.

Before me: Michaela Illean Ramirez
Notary Public for Oregon

My Printed Name is Michaela Illean Ramirez

My Commission No. is 1037546

My Commission Expires June 06, 2027

CURVE TABLE:

No.	Length	Radius	Delta	Chord Bearing	Chord Length
C1 -	46.47'	50.00'	53°14'43"	N 26°56'13" W	44.81'
C2 -	78.44'	50.00'	89°53'05"	N 44°37'42" E	70.64'
C3 -	78.64'	50.00'	90°06'55"	S 45°22'19" E	70.78'
C4 -	46.26'	50.00'	53°00'53"	S 26°11'36" W	44.63'

APPROVALS:

I certify that I have examined and approved this Subdivision Plat on this

28 day of December, 2023

Morrow County Surveyor

I certify that I have examined and approved this Subdivision Plat on this

20th day of December, 2023

Morrow County Planning Director

I certify that I have examined and approved this Subdivision Plat on this

19th day of December, 2023

West Extension Irrigation District

I certify that I have examined and approved this Subdivision Plat on this

3 day of January, 2024

Morrow County Tax Assessor
Morrow County Tax Collector

Morrow County Board of Commissioners
We hereby approved this Subdivision Plat for Recording in the Morrow County Subdivision Records. By Our Signature, We Herby Accept the Owner's Dedication of Nicole Drive.

3 day of January, 2024

Morrow County Commissioner

Morrow County Commissioner

Morrow County Commissioner

Morrow County Clerk
Recording Information
SEAL

MORROW COUNTY, OREGON 2024-53969

PLAT-SUB 01/03/2024 11:55:21 AM

Cut=1 Sht=23 TC \$5.00 \$70.00 \$100.00 \$300.00 \$80.00 \$715.00



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

LEGEND

○ SET MONUMENTS - 5/8" X 30" Iron Rebar W/ Yellow Plastic Caps Stamped - L.S. #2431

● Found Monuments - as Noted

— SUBDIVISION BOUNDARY.

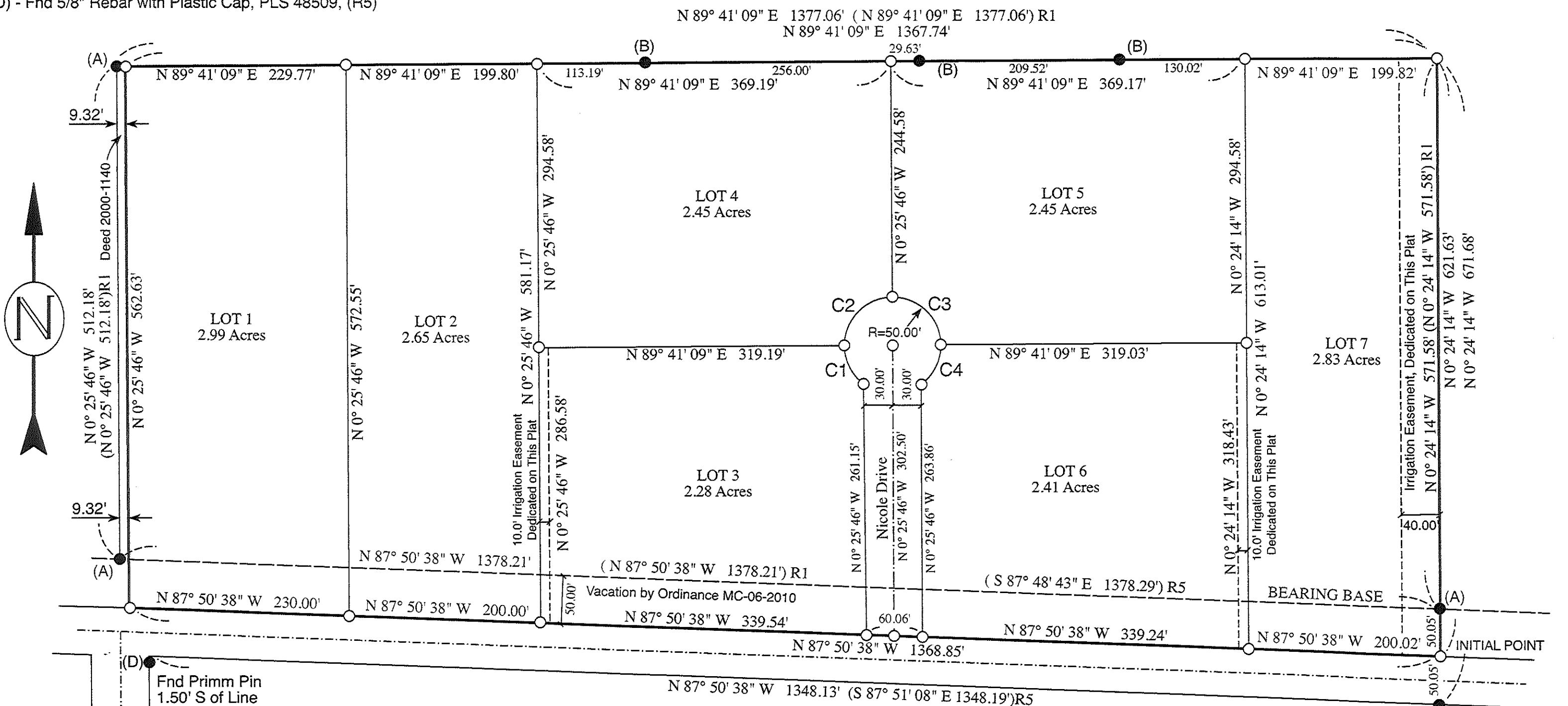
(000)R0 Record Bearing & Distances Per Reference Noted

SCALE 1" = 100 Ft.
January, 2023

ENGINEERING - LAND SURVEYING - WATER RIGHTS

R. V. MCKINNIS ENGINEERING

79980 Prindle Loop Road
Hermiston, Oregon 97838
(541) -567-2017



RECEIVED BY
Morrow County Surveyor

Date 1/16/2024

Rec'd By MPK

No. 2024 - 2052 C

FOLDER NO. 2052

I certify that this is a true and exact copy of the Original Subdivision Plat of Bristol Estates as filed for Albert & Barbara Phillips in Morrow County, Oregon

REGISTERED
PROFESSIONAL
LAND SURVEYOR

RONALD V. MCKINNIS
JAN. 23, 1990
2431

Expires 12-31-24

Rev. 12-19-23

2052