

# Partition Plat 2025- 12

A Partition of a Portion of Block 40, Plat of Irrigon  
Township 5 North, Range 27, East, W.M., SW1/4 of SW1/4, Section 19  
City of Irrigon, Morrow County, Oregon

For:  
Joe Kumar  
2001 Melrose Street  
Walla Walla, Washington 99362  
Deed: 2025-56627, Morrow County Deed Records

**Legal Description**  
5N27E19CC, Tax Lot 1500  
Real Property in the County of Morrow, State of Oregon, described as follows:  
Lots 15, 16, 17, 18, 19, 20, and 21, Block 40, IRRIGON, in the City of Irrigon, County of Morrow, and State of Oregon.

ALSO that portion of the Vacated alley that inured thereto by Ordinance No. 223-14 recorded April 18, 2014, as Microfilm No. 2014-34015, and rerecorded April 30, 2014, as Microfilm No. 2014-34063, Morrow County Microfilm Records.  
ALSO that portion of the alley Vacated by Ordinance No. 223-14 that inured thereto by Deed from Johnna Stoneman recorded January 6, 2015 as Microfilm No. 2015-35328 Morrow County Microfilm Records.

EXCEPTING TEREFROM, Commencing at the Southwest Corner of Lot 21, Block 40, IRRIGON, in the City of Irrigon, County of Morrow, and State of Oregon; thence South 0° 53' 07" East along the west Line of said Block 40 a distance of 10.29 feet to the Center Line of an Alley which was Vacated by Order 223-14, recorded April 18, 2014 as Document 2014-3403; thence North 75° 23' 28" East, along said Center Line of Vacated Alley, a distance of 75.90 feet to the Point of Beginning of this description; Thence North 0° 53' 07" West a distance of 54.83 feet; thence North 89° 36' 47" East a distance of 66.19 feet to a Point on the East Line of an Alley which was also Vacated by Order 223-14, rerecorded April 30, 2014 as Document 2014-34063; thence South 0° 53' 18" East, along said East Line of Vacated Alley, a distance of 27.79 feet to a Point on the North Line of Alley Vacated by Order 223-14, rerecorded April 30, 2014 as Document 2014-34063; thence South 75° 23' 28" West along said North Line of Vacated Alley a distance of 10.29 feet to the Center Line of said Vacated Alley; thence South 0° 53' 18" East, along the Center Line of said Vacated Alley, a distance of 10.29 feet to the Center Line of an Alley Vacated by Order 223-14, rerecorded April 30, 2014 as Document 2014-34063; thence South 75° 23' 28" West along the center Line of said Vacated Alley a distance of 57.84 feet to the Point of Beginning. Containing 2972 Square Feet.

## SURVEYORS CERTIFICATE & NARRATIVE:

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. For the Initial Point of this Partition Plat, I found a 5/8" x 30" Rebar with a Plastic Cap Stamped, PLS 2431 in the Northeast Corner of Lot 1 as shown.

This Survey is Based on my Survey for the Irrigon Fire District where I completed a Property Line Adjustment (PLA) to segregate a portion of the Fire District's lot that contained a City Well. The Fire District then conveyed the Northern Lot, created in the PLA, to Joe Kumar for future housing development. In this survey I have Partitioned the Kumar Lot into the 3 Parcels as shown, each to be developed into multi-family housing. This survey was conducted with a pair of Trimble R8 GPS Receivers operating in an RTK Total Station configuration. Having just completed the PLA for the Irrigon Rural Fire Protection District, the bearings and distances are both Found and of Record from my County Survey #2025-2104-C (R7).

## DECLARATION:

Know All Men By These Presents, that owners of the lands shown on this plat do hereby acknowledge we have caused this Plat to be created and we recognize this Plat as the Official Map and Plat of the Partition Plat as designated by the County Official, and filed in the County of Morrow, State of Oregon.

*Joe Kumar*  
Joe Kumar

On this 9<sup>th</sup> day of SEPT., 2025, Joe Kumar appeared personally before me and is known to me to be the identical individual who executed this plat and acknowledged that he did so freely and voluntarily of his own will.

Before me: *Mike Marvin*  
Notary Public for Oregon  
My Printed Name is MIKE MARVIN NUÑEZ  
My Commission No. is 1056406  
My Commission Expires 2-2029

## RECORD SURVEYS:

- R1 - Elithorp for ODOT, C.S. # 2022-2020-C
- R2 - Primm for Huwe, C.S.#2019-1852-C
- R3 - Edwards for Villegas C.S. #C-1374-M, 2003
- R4 - Edwards for Shogren C.S. #B-430-K, Folder 207, 1981
- R5 - Primm for Carnahan, C.S. #2005-1430-C
- R6 - Edwards for Morrow Co. School Dist. C.S. #C-1086-E, Folder 859, 1996
- R7 - McKinnis for Irrigon Rural Fire Protection District PLA Record of Survey C.S. #2025-2104-C, 2025

## APPROVALS:

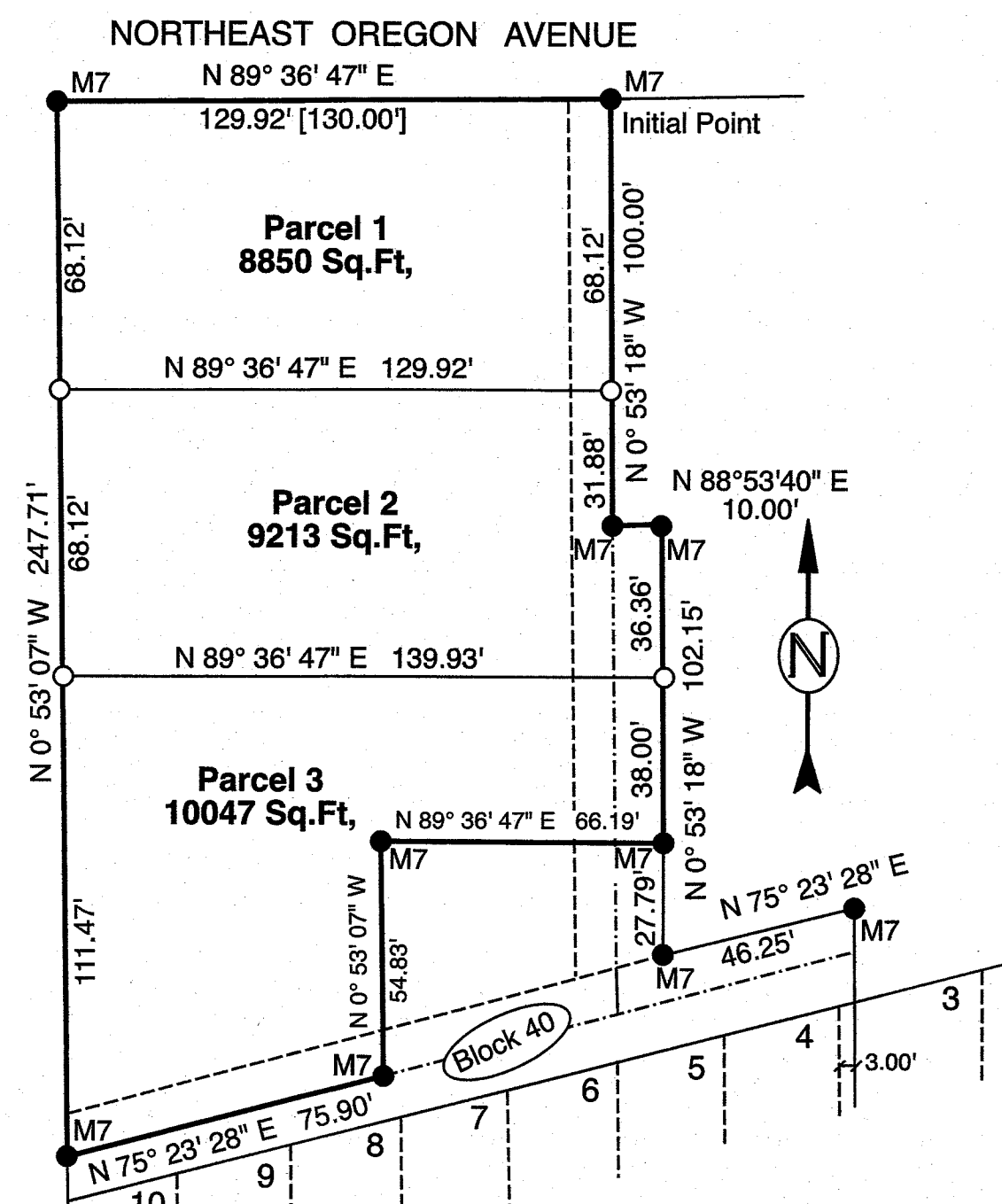
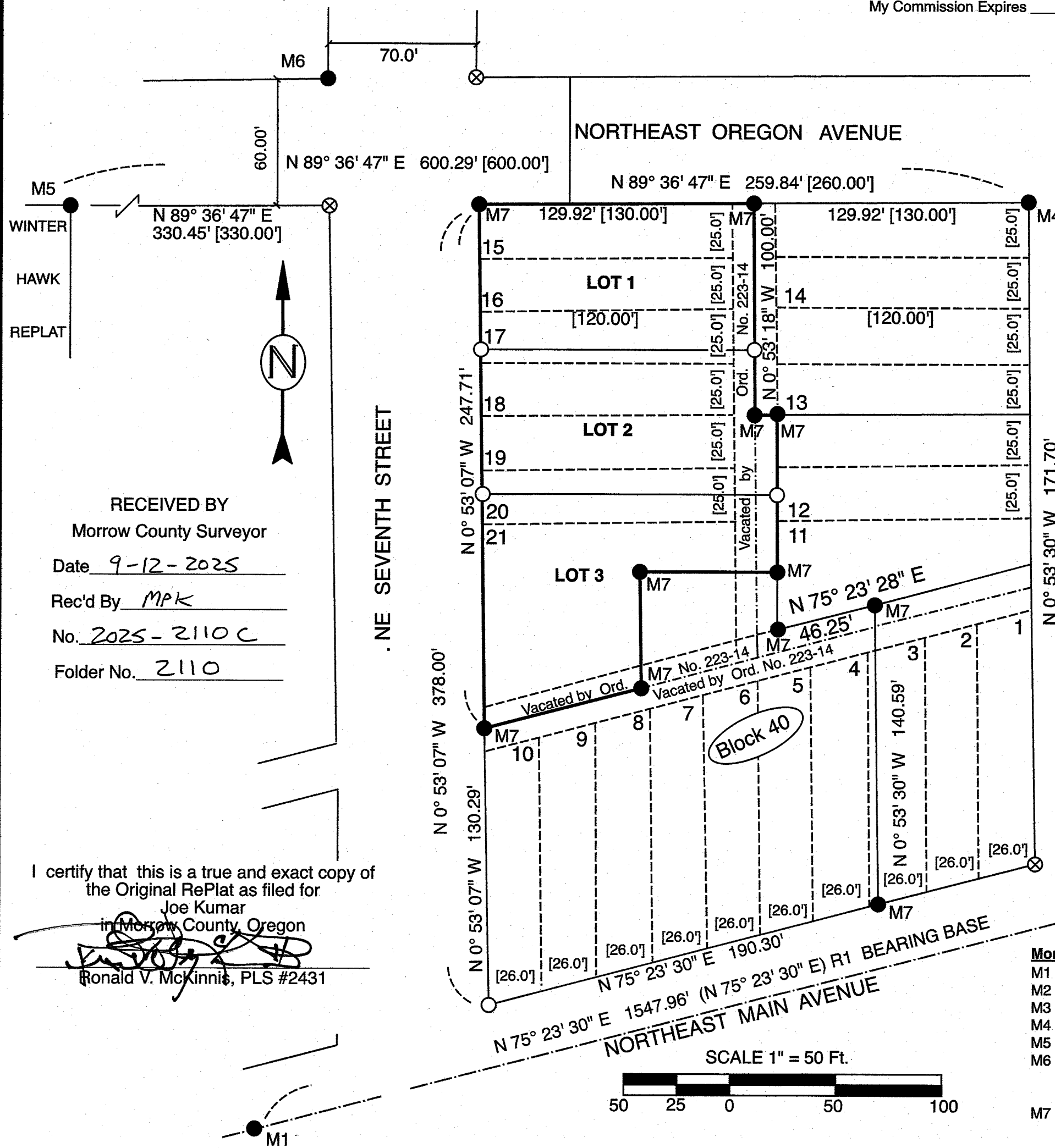
I certify that I have examined and approved this Partition Plat on this 9 day of SEPT., 2025  
*Joe Kumar*  
Morrow County Surveyor

I certify that I have examined and approved this Partition Plat on this 9<sup>th</sup> day of September, 2025  
*Johnna Stoneman*  
Irrigon City Manager

I certify that I have examined and approved this Partition Plat on this 10 day of Sept, 2025  
*Michael D. ...*  
Morrow County Tax Assessor  
Morrow County Tax Collector

Morrow County Clerk  
Recording Information  
SEAL

MORROW COUNTY, OREGON 2025-57016  
PLAT-PART 09/10/2025 08:46:41 AM  
Cnt=1 Sln=23 DR \$5.00 \$11.00 \$30.00 \$80.00 \$80.00 \$476.00  
00056722202500570160010018  
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



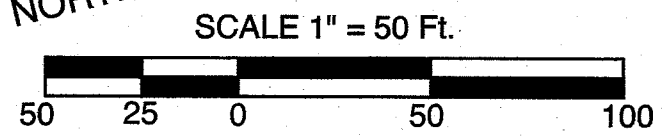
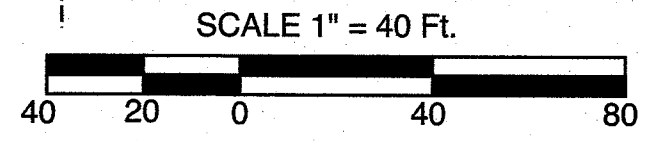
RECEIVED BY  
Morrow County Surveyor  
Date 9-12-2025  
Rec'd By MPK  
No. 2025-2110C  
Folder No. 2110

I certify that this is a true and exact copy of the Original RePlat as filed for Joe Kumar in Morrow County, Oregon  
*Ronald V. McKinnis*  
Ronald V. McKinnis, PLS #2431

- Monuments Found:**  
M1 - Found Brass Cap in Monument Box, PLS 2735 from R1  
M2 - Found 5/8" Rebar W/ No Cap, PLS 951 from R6  
M3 - Found 5/8" Rebar W/ Plastic Cap, PLS 951 from R3  
M4 - Found 1/2" Rebar W/ No Cap, from R3  
M5 - Found 1/2" Rebar W/ No Cap, from R5  
M6 - Found 5/8" Rebar W/ Copper Cap, PLS 1756, Unrecorded Survey  
Also Found 1/2" Iron Rebar At This Location, Did Not Hold Either Monuments. Both Monuments from R2  
M7 - Found 5/8" Rebar W/ Plastic Cap, PLS 2431 from R7

REGISTERED PROFESSIONAL LAND SURVEYOR  
RONALD V. MCKINNIS  
JAN. 23, 1990  
2431  
Expires 12-31-26

- LEGEND**
- Found Monuments - as Noted in Table
  - Set 5/8" X 30" Iron Rebar W/ Yellow Plastic Cap, Stamped - P.L.S. #2431
  - ⊗ Calculated Point - Not Set
  - Street Center Line
  - - - Replat Boundary
  - Original Lot Line
  - (000)R0 Record, Per Reference Noted



Rev. 09-08-25

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

2110

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