

NEW DREAM ESTATES

Irrigon, Morrow County, Oregon
 T. 5N., R. 27E., W.M. Section 30, SW 1/4 of NW 1/4
 A Replat of Lots 8-12 & 15-21 of Hillcrest Estates
 for:
 New Dream, LLC, Joe Kumar
 80610 Wagon Wheel Loop
 Irrigon, Oregon 97844

LEGAL DESCRIPTION:

Deed 2020-47625 of Morrow County:
 Lots 8, 9, 10, 11, 12, 13, 16, 17, 18, 19, 20, & 21 of Hillcrest Estates, in the City of Irrigon,
 County of Morrow, and State of Oregon. File M-50353, February 12, 1997,
 in the File of Subdivisions Morrow County Records.
 TO INCLUDE: That portion of Thomas Street Vacated by Ordinance 263-24

RECORD SURVEYS:

R1 - Edwards for Smith, C.S.#C-1118-E, Folder 891, 1997
 R2 - McKinnis for Phillips, C.S.#C-1060-E, P.P. 1995-06, Folder 833, 1995

LOT SIZE TABLE:

NO.	Area Sq. Ft.	NO.	Area Sq. Ft.	NO.	Area Sq. Ft.
LOT 1 -	7942	LOT 19 -	6025	LOT 37 -	9488
LOT 2 -	6900	LOT 20 -	6026	LOT 38 -	7158
LOT 3 -	6900	LOT 21 -	6221	LOT 39 -	7157
LOT 4 -	6900	LOT 22 -	6049	LOT 40 -	7156
LOT 5 -	6900	LOT 23 -	6053	LOT 41 -	7155
LOT 6 -	6900	LOT 24 -	6325	LOT 42 -	7154
LOT 7 -	6900	LOT 25 -	6325	LOT 43 -	7153
LOT 8 -	6900	LOT 26 -	6325	LOT 44 -	7152
LOT 9 -	6900	LOT 27 -	6325	LOT 45 -	7151
LOT 10 -	6900	LOT 28 -	6325	LOT 46 -	7150
LOT 11 -	6900	LOT 29 -	6325	LOT 47 -	7144
LOT 12 -	6900	LOT 30 -	6325	LOT 48 -	7144
LOT 13 -	7162	LOT 31 -	6325	LOT 49 -	8091
LOT 14 -	12497	LOT 32 -	6325	LOT 50 -	6103
LOT 15 -	9113	LOT 33 -	6325	LOT 51 -	6103
LOT 16 -	6263	LOT 34 -	6325	LOT 52 -	6104
LOT 17 -	6025	LOT 35 -	7023	LOT 53 -	6105
LOT 18 -	6025	LOT 36 -	8647	LOT 54 -	6986

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 New Dream Estates, I set a 5/8" x 30" Rebar with a 1 1/2" Aluminum Cap Stamped I.P., PLS 2431 in the Northeast Corner of Lot 21 as shown.

This Survey is Based on the 1997 survey by Edwards, Hillcrest Estates, C.S. C-1118-E. I found most of the exterior monuments from his Subdivision Survey whereas most of interior monuments had been destroyed by pre-construction activities prior to me becoming the Surveyor of record for this Subdivision. I held Edwards' monuments as found and they still matched his survey quite well, such that most of his bearings & distances matched that of Record where the remaining monuments had not been disturbed. My Bearing Base is that of Edwards Record along the North Line of Lots 8 through 14 of Hillcrest Estates. The original location of Thomas Street has been vacated and moved to the South as shown on my Plat. New Dream Street is now created about midway of the property remaining to the North. I verified the Irrigation Easement that was dedicated in the Hillcrest Estates Plat by holding Edwards distance to centerline on the Southerly Boundary and I potted the existing line in various locations on the north side quite near it's crossing of Division Street. I did this mainly to be able to create construction plans for replacement of the District's Pipe Line under the new location of Thomas Street. The lot configurations had already been created by the Owner and I followed that plan very closely to create the 54 lots within this subdivision. This survey was conducted with a pair of Trimble R8 GPS Receivers operating in an RTK Total Station configuration.

DECLARATION / DEDICATION:

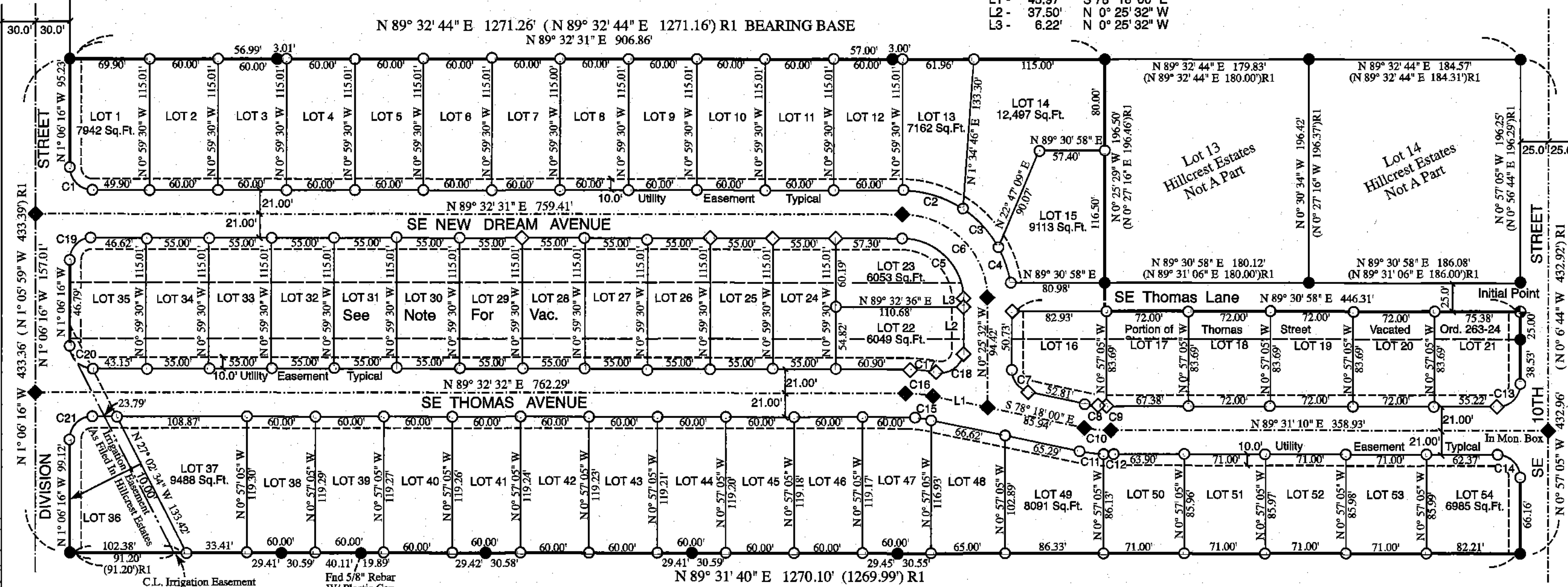
Know All Men By These Presents, that owners of the lands shown on this plat do hereby Dedicate All Easements for the Uses as shown on this Plat. We also Dedicated the roadways, SE New Dream Avenue, SE Thomas Avenue, and SE Thomas Lane to the Public, for which the City of Irrigon accepts these Dedications by their signature by the City Manager and the Mayor. We also hereby establish and acknowledge we have caused this Plat to be created and we recognize this Plat as the Official Map and Plat of New Dream Estates as designated by the County Official, and filed in the County of Morrow, State of Oregon.

CURVE TABLE:

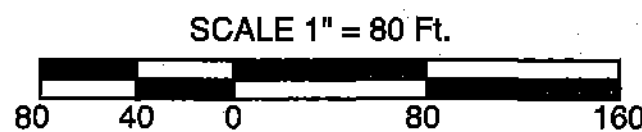
No.	Length	Radius	Delta	Chord Bearing	Chord Lgth.
C1 -	89.34'	20.00'	89°20'10"	N 45°46'39" W	28.12'
C2 -	60.01'	96.00'	35°48'46"	N 72°29'17" W	59.03'
C3 -	40.16'	96.00'	23°58'12"	N 42°35'43" W	39.87'
C4 -	36.00'	96.00'	21°29'09"	N 19°52'11" W	35.79'
C5 -	84.73'	54.00'	89°54'09"	S 45°26'31" E	76.30'
C6 -	117.68'	75.00'	89°54'09"	S 45°26'31" E	105.98'
C7 -	86.31'	115.00'	77°52'16"	S 39°21'32" E	25.14'
C8 -	16.42'	99.00'	09°30'43"	S 83°03'02" E	16.40'
C9 -	04.63'	99.00'	02°40'45"	S 89°08'27" E	04.63'
C10 -	25.51'	120.00'	12°10'50"	S 84°23'25" E	25.46'
C11 -	22.87'	141.00'	09°17'31"	S 82°56'48" E	22.84'
C12 -	07.11'	141.00'	02°53'19"	S 89°02'11" W	07.10'
C13 -	31.58'	20.00'	90°28'15"	N 44°17'03" S	28.40'
C14 -	31.25'	20.00'	89°31'45"	S 45°42'58" E	28.17'
C15 -	21.01'	99.00'	12°09'28"	S 84°22'44" E	20.97'
C16 -	25.46'	120.00'	12°09'28"	S 84°22'44" E	25.42'
C17 -	25.75'	141.00'	10°27'43"	S 85°13'03" E	25.71'
C18 -	35.06'	20.00'	100°25'53"	N 49°47'25" E	30.74'
C19 -	31.65'	20.00'	90°40'09"	S 44°13'38" W	28.44'
C20 -	31.19'	20.00'	89°20'10"	S 45°46'39" E	28.12'
C21 -	31.19'	20.00'	89°20'10"	S 45°46'39" E	28.12'

LINE TABLE:

No.	Length	Bearing
L1 -	45.97'	S 78° 18' 00" E
L2 -	37.50'	N 0° 25' 32" W
L3 -	6.22'	N 0° 25' 32" W



NOTE:
 All of Lot 36 is an Irrigation Easement



RECEIVED BY
 Morrow County Surveyor
 Date 12-26-24
 Rec'd By MPK
 No. 2024-2083C
 Folder No. 2083

Note: Thomas Street Vacated by Ordinance 263-24
 Document No. 2024-55471, filed 11-21-2024
 Thomas Lane Dedicated on this Plat

I certify that this is a true and exact copy of the Original Subdivision Plat as filed for New Dream, LLC, & Joe Kumar in Morrow County, Oregon

 Ronald V. McKinnis, PLS #2431

REGISTERED PROFESSIONAL LAND SURVEYOR

 OREGON
 RONALD V. MCKINNIS
 JAN. 23, 1980
 2431
 Expires 12-31-24

SCALE 1" = 80 Ft.
 January, 2023
 Rev. 12-02-24

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 this
18 day of DECEMBER, 2024

Morrow County Surveyor

I certify that I have examined and approved this Subdivision Plat on this
10 day of DECEMBER, 2024

City of Irrigon, City Manager

I certify that I have examined and approved this Subdivision Plat on this
10th day of December, 2024

City of Irrigon, City Mayor

I certify that I have examined and approved this Partition Plat on this
10 day of December, 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

18th day of December, 2024

Morrow County Commissioner

 Morrow County Commissioner

Morrow County Commissioner

 Morrow County Commissioner

Morrow County Clerk
 Recording Information
 SEAL

MORROW COUNTY, OREGON 2024-55571
 PLAT-SUB 12/19/2024 08:23:59 AM
 Cnt=1 SIn=23 TC \$5.00 \$540.00 \$250.00 \$300.00 \$1,336.00

 00054875202400565710010017

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 Cap Stamped - P.L.S. #2431
- ◇ SET MONUMENTS - PK W/ 1/12" Stainless Steel Washer in Concrete Curb, Stamped - P.L.S. #2431
- ◆ SET MONUMENTS - 5/8" X 30" Iron Rebar W/ 1 1/2" Aluminum Cap in Pavement Stamped - P.L.S. #2431
- SET INITIAL POINT - 5/8" X 30" Iron Rebar W/ 1 1/2" Aluminum Cap Stamped - ND IP, P.L.S. #2431
- Found Monuments, PLS 951 From R1 Or As Noted
- SUBDIVISION BOUNDARY.
- (000) Record Distances - Hillcrest Estates, R1