

# THE RIDGE

## PHASE I

BEING A PORTION OF PARCEL 1 OF LAND PARTITION PLAT NO. 98-25  
SITUATED IN THE NE1/4 AND THE NW1/4 SECTION 25, T.13S., R.31E., W.M.,  
CITY OF JOHN DAY, GRANT COUNTY, OREGON.

### EASEMENTS

1. RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF THE HEREIN DESCRIBED PREMISES LYING WITHIN THE BOUNDARIES OF STREETS, ROADS OR HIGHWAYS.
2. A PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR THE CONSTRUCTION AND MAINTENANCE OF TRANSMISSION LINES AND POLES. GRANTED TO WEST COAST POWER COMPANY. DATED SEPTEMBER 17, 1943, RECORD NOVEMBER 27, 1943. THE RECORDED DOCUMENT ONLY STATES THAT THE RIGHT OF WAY IS SITUATED IN NW1/4NW1/4 SECTION 25. THERE IS NO SPECIFIC DESCRIPTION OF THE RIGHT OF WAY AND NO WIDTH IS GIVEN. NOT PLOTTED.
3. A PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR INGRESS AND EGRESS. GRANTED TO WILLIS H. MCNEIL AND JEAN M. MCNEIL, CO-TRUSTEES. RECORDED JUNE 8, 1998 AS INSTRUMENT NO. 981116. 60 FEET IN WIDTH, AS SHOWN.
4. A PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR A 30 FOOT WIDE NON-EXCLUSIVE PERPETUAL EASEMENT FOR ROADWAY AND UTILITY PURPOSES. BETWEEN PHILLIP L GERSTNER AND RUSSEL J. YOUNG AND W. MCNEIL FAMILY LIMITED PARTNERSHIP. RECORDED APRIL 12, 2006 AS INSTRUMENT NO. 20060796. THERE IS NO SPECIFIC DESCRIPTION FOR THE RIGHT OF WAY LOCATION. NOT PLOTTED.
5. AGREEMENT FOR ACCESS, INCLUDING THE TERMS AND PROVISIONS THEREOF. BETWEEN JOHN DAY DEVELOPMENT, LLC AND MCNEIL FAMILY LIVING TRUST, WILLIS H. MCNEIL, CO-TRUSTEE. RECORDED DECEMBER 13, 2006 AS INSTRUMENT NO. 20063148. THIS DOCUMENT STATES THAT DOMINANT PARTIES ON EASEMENTS DESCRIBED IN INSTRUMENT NO'S 981116 AND 20060796 WILL VACATE EASEMENTS UPON THE CREATION OF A PUBLIC ROAD PROVIDING ACCESS TO DOMINANT PARTIES LANDS. NOT PLOTTED
6. A PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR AN ELECTRIC TRANSMISSION AND OR DISTRIBUTION LINE OR SYSTEM. GRANTED TO OREGON TRAIL ELECTRIC CONSUMERS COOPERATIVE, INC. RECORDED MARCH 6, 2009 AS INSTRUMENT NO. 20090425. THIS EASEMENT IS 20 FEET IN WIDTH. PER THE DEED DESCRIPTION, THIS EASEMENT DOES NOT AFFECT THE SUBJECT PROPERTY.
7. A PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF AS DISCLOSED BY JUDGMENT FILED MARCH 9, 2009 IN CASE NO. 08-0116CV AND INSTRUMENT NO. 20090654, RECORDED APRIL 3, 2009. FOR RIGHT OF WAY FOR ELECTRIC TRANSMISSION/DISTRIBUTION LINES. AWARDED TO OREGON TRAIL ELECTRIC CONSUMERS COOPERATIVE, INC., AS SHOWN.
8. EASEMENTS, RIGHTS OF WAY OR RESERVATIONS AS SAME MAY EXIST OR APPEAR OF RECORD.

### NARRATIVE

THIS PLAT WAS PREPARED AT THE REQUEST OF RUSS COMER AND JOSH WALKER ON BEHALF OF MAHOGANY RIDGE DEVELOPMENT, LLC, THE OWNER OF PARCEL 1 OF LAND PARTITION PLAT NO. 98-25 AS EVIDENCED BY GRANT COUNTY DEED INSTRUMENT NO. 20220334. THE PURPOSE OF THIS PROJECT WAS TO SUBDIVIDE A PORTION OF SAID PARCEL 1 INTO THE LOTS, TRACTS AND STREETS SHOWN ON THE ANNEXED PLAT.

A SEARCH WAS MADE OF AVAILABLE RECORDS PERTAINING TO THIS PROJECT. FIELD MEASUREMENTS WERE MADE TO LOCATE APPURTENANT RECORD MONUMENTS FROM RECORD SURVEY NO'S 1035, 1856, 2103, LAND PARTITION NO 97-25 AND LAND PARTITION NO. 97-29. THESE MONUMENTS ARE ALL ACCEPTED AND UTILIZED AS CONTROL FOR THE BOUNDARY OF THIS SUBDIVISION.

WE SEARCHED FOR BUT DID NOT FIND THE C-N1/16 CORNER OF SAID SECTION 25, LAND PARTITION PLAT NO. 97-29 INDICATES THAT A MONUMENT WAS SET FOR THE 1/16 CORNER, BUT EARTH WORK IN THE VICINITY PRIOR TO THIS SUBDIVISION HAS APPARENTLY DESTROYED THAT CORNER MONUMENT. LIKEWISE, WE SEARCHED FOR BUT COULD NOT FIND THE HIGHWAY RIGHT OF WAY MONUMENTS SHOWN ON SURVEY NO. 1035 (STA. 81+70.41) AND SURVEY NO. 1003 AT RIGHT OF WAY STATIONS 82+50, 40 FT. RIGHT AND 175 FT. RIGHT. THESE CORNER POSITIONS ALSO FALL IN THE VICINITY OF LAND THAT HAD PREVIOUSLY BEEN DISTURBED BY EARTH WORKING ACTIVITIES.


I REESTABLISHED THE BOUNDARY ALONG THE HIGHWAY RIGHT OF WAY BY HOLDING THE FOUND PIN AT STATION 84+00.00 AND DRIVING A LINE THE RECORD BEARING AND DISTANCE OF N.84°45'43"W., 150.00 FEET TO ESTABLISH THE CORNER AT STATION 82+50, 175.00 FT. RIGHT. THENCE I DROVE A LINE N.05°16'35"E., A DISTANCE OF 135.00 TO ESTABLISH THE CORNER AT STATION 82+50, 40.00 FEET RIGHT. I HELD THE RECORD DISTANCE OF 79.59 FEET ALONG THE RIGHT OF WAY TO ESTABLISH THE CORNER POSITION AT STATION 81+70.41, 40.00 FEET RIGHT. THE REMAINING NEW LOT CORNERS, TRACT CORNERS AND STREET RIGHT OF WAY MONUMENTS SHOWN ON THE ANNEXED PLAT WERE SET ACCORDING TO THE EVIDENCE FOUND AND AT LOCATIONS APPROVED BY MR. COMER AND MR. WALKER. GOD BLESS AMERICA.

### APPROVALS

APPROVED THIS 5 DAY OF DECEMBER, 2022,

  
UNION COUNTY SURVEYOR

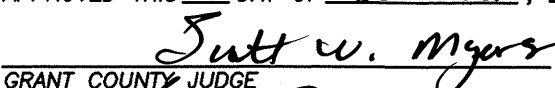
APPROVED THIS 14 DAY OF December, 2022.

  
CITY OF JOHN DAY

ALL AD VALOREM AND SPECIAL ASSESSMENTS DUE PURSUANT TO LAW HAVE BEEN ASSESSED AND COLLECTED.

  
GRANT COUNTY ASSESSOR & TAX COLLECTOR  
DATE: 12/7/2022

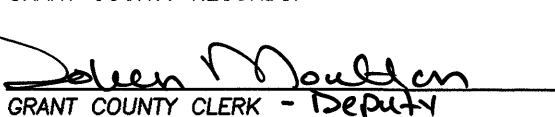
APPROVED THIS 7<sup>th</sup> DAY OF December, 2022,

  
GRANT COUNTY JUDGE

  
GRANT COUNTY COMMISSIONER

GRANT COUNTY COMMISSIONER

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 14 DAY OF December, 2022 AT 1:40 O'CLOCK P.M., AND RECORDED AS THE RIDGE, GRANT COUNTY RECORDS.

  
GRANT COUNTY CLERK - Deputy

RECEIVED AND FILED  
GRANT COUNTY SURVEYOR

DEC 14 2022

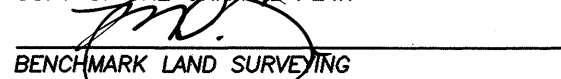
BY: 

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 9, 2002  
MICHAEL C. SPRINGER  
#70918

EXPIRES: 6/30/2024

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT.

  
BENCHMARK LAND SURVEYING

### SURVEYOR'S CERTIFICATE

I, MICHAEL C. SPRINGER, PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, THE BOUNDARY, STREETS, TRACTS AND LOTS OF THIS SUBDIVISION. SAID SUBDIVISION BEING SITUATED IN THE NE1/4 AND THE NW1/4 SECTION 25, T.13S., R.31E., CITY OF JOHN DAY, GRANT COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF PARCEL 1 OF LAND PARTITION PLAT 98-25, ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE GRANT COUNTY, OREGON CLERK ON JULY 15, 1998, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, WHICH IS A 5/8" IRON PIN WITH AN ATTACHED ALUMINUM CAP MARKING THE SOUTHEAST CORNER OF PARCEL 1 OF SAID LAND PARTITION PLAT NO. 98-25, SAID INITIAL POINT ALSO BEING THE C1/4 CORNER OF SAID SECTION 25;  
THENCE ALONG THE SOUTH LINE OF SAID PARCEL 1, ALSO BEING ALONG THE EAST-WEST CENTER LINE OF SAID SECTION 25, S.88°40'18"W., 1268.39 FEET;  
THENCE LEAVING SAID SOUTH LINE, N.19°50'00"E., 760.94 FEET;  
THENCE S.48°09'34"E., 39.50 FEET;  
THENCE 240.25 FEET ALONG A 225.00 FOOT RADIUS CURVE LEFT (THE LONG CHORD OF WHICH BEARS S.78°44'56"E., 229.00 FEET);  
THENCE N.19°20'18"W., 50.00 FEET;  
THENCE 186.86 FEET ALONG THE ARC OF A 175.00 FOOT RADIUS CURVE RIGHT (THE LONG CHORD OF WHICH BEARS N.78°44'56"W., 178.11 FEET);  
THENCE N.48°09'34"E., 39.50 FEET;  
THENCE N.18°42'34"E., 476.37 FEET TO THE SOUTHEAST CORNER OF PARCEL 3 OF LAND PARTITION PLAT NO. 97-25;  
THENCE ALONG THE EAST LINE OF PARCEL 3 AND A PORTION OF PARCEL 2 OF SAID LAND PARTITION PLAT NO. 97-25, N.01°55'53"W., 116.65 FEET TO A 5/8" IRON PIN WITH ATTACHED RED PLASTIC CAP;  
THENCE N.76°51'53"E., 158.79 FEET;  
THENCE S.84°07'01"E., 158.43 FEET;  
THENCE N.60°37'51"E., 16.99 FEET;  
THENCE S.13°56'07"E., 114.57 FEET;  
THENCE N.78°56'02"E., 235.47 FEET;  
THENCE N.39°10'35"E., 133.26 FEET;  
THENCE S.85°36'06"E., 85.55 FEET;  
THENCE N.05°16'23"E., 123.87 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 26;  
THENCE S.84°43'25"E., 75.59 FEET ALONG SAID RIGHT OF WAY LINE TO A POINT SOUTHERLY OF AND 40.00 FEET DISTANT FROM (WHEN MEASURED AT RIGHT ANGLES TO) ENGINEER'S CENTERLINE STATION 82+50;  
THENCE, CONTINUING ON SAID RIGHT OF WAY LINE, S.05°16'35"W., 135.00 FEET TO A POINT 175.00 FEET DISTANT FROM (WHEN MEASURED AT RIGHT ANGLES TO) ENGINEER'S STATION 82+50;  
THENCE LEAVING SAID RIGHT OF WAY LINE, S.00°04'38"W., 1332.32 FEET TO THE POINT OF BEGINNING.


THIS SUBDIVISION CONTAINS 30.70 ACRES.

### DECLARATION/DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT MAHOGANY RIDGE DEVELOPMENT, LLC, IS THE OWNER OF LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND PLATTED INTO THE LOTS, TRACTS, EASEMENTS AND ROADS SHOWN ON THE ANNEXED PLAT, IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS SHOWN HEREON.

SAID LLC DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE FOLLOWING:

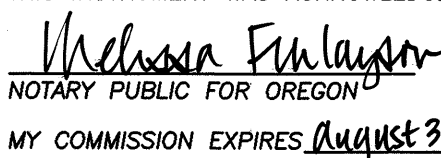
BUNCHGRASS ROAD, LUPINE LANE, TRACT A, TRACT B, TRACT C, TRACT D, AND THE PUBLIC UTILITIES EASEMENTS SHOWN ON THE ANNEXED PLAT.

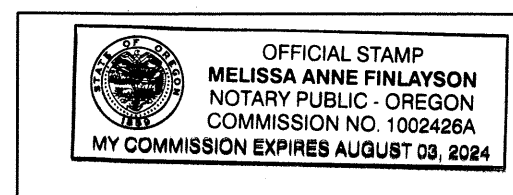
  
RUSSELL JOHN COMER

### ACKNOWLEDGMENT

STATE OF OREGON SS  
COUNTY OF GRANT


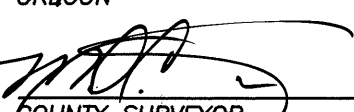
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON December 5, 2022, BY RUSSELL JOHN COMER.

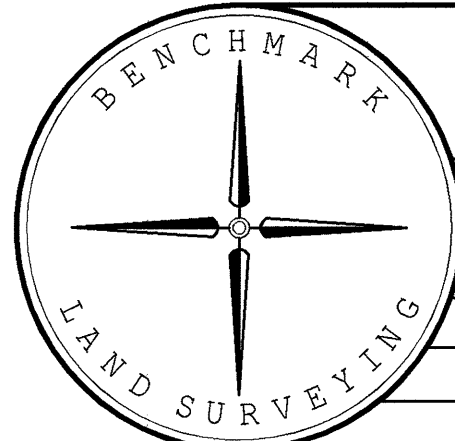
  
NOTARY PUBLIC FOR OREGON  
MY COMMISSION EXPIRES August 3, 2024



### POST-MONUMENTATION CERTIFICATE

I, MICHAEL C. SPRINGER CERTIFY THAT POST MONUMENTATION OF ALL STREET CENTERLINE MONUMENTS AND ANY OTHER CORNERS, AS SHOWN, WILL BE COMPLETED ON OR BEFORE AUGUST 1, 2023.

  
MICHAEL C. SPRINGER, PLS 70918  
CENTERLINE MONUMENTS SET 12/14, 2023 PER AFFIDAVIT OF MONUMENTATION RECORDED: 20222247 RECORDS OF GRANT COUNTY, OREGON  
  
COUNTY SURVEYOR



BENCHMARK LAND SURVEYING  
217 N. CANYON BLVD. JOHN DAY, OREGON  
541-575-1251 ~ benchmark1s.com

THE RIDGE - PHASE 1  
A PORTION OF PARCEL 1 OF LAND PARTITION PLAT NO. 98-25  
SITUATED IN THE NE1/4 & NW1/4 SECTION 25, T.13S., R.31E., W.M.,  
CITY OF JOHN DAY, GRANT COUNTY, OREGON.

SURVEYED FOR	MAHOGANY RIDGE DEVELOPMENT	
SURVEYED BY	MCS & DDD	11/23/2022
SCALE: 1"=100'	DRAWN BY: MCS	SHEET 3 OF 3

RECORD MAP OF SURVEY NO. 2198