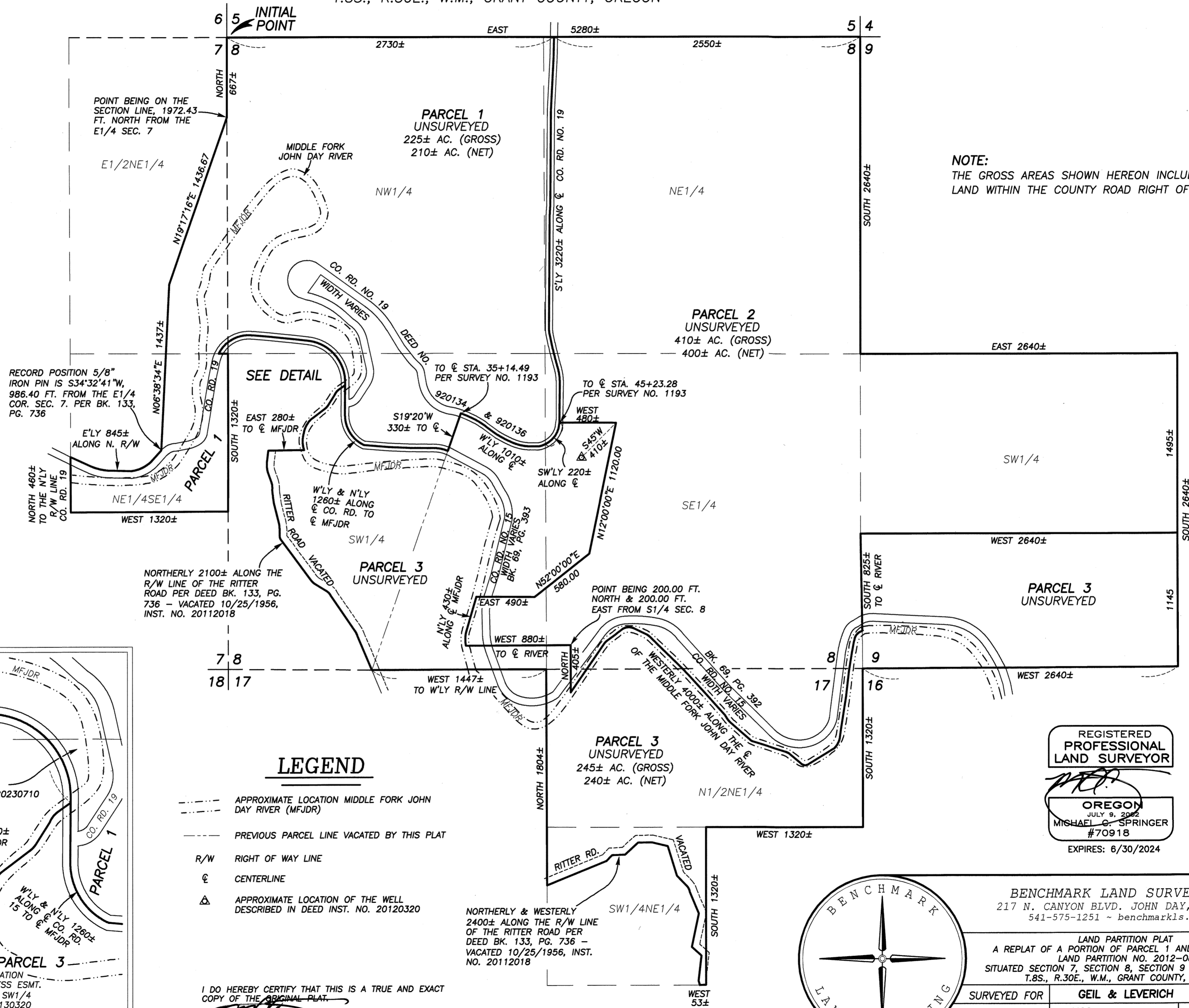


LAND PARTITION PLAT NO. 2023-15

A REPLAT OF A PORTION OF PARCEL 1 AND PARCEL 2 OF LAND PARTITION NO. 2012-08
SITUATED IN THE NE1/4 & SE1/4 SECTION 7; THE NE1/4, SE1/4, SW1/4 & NW1/4 SECTION 8; THE SW1/4 SECTION 9 AND IN THE NE1/4 SECTION 17,
T.8S., R.30E., W.M., GRANT COUNTY, OREGON



NOTE:
THE GROSS AREAS SHOWN HEREON INCLUDE LAND WITHIN THE COUNTY ROAD RIGHT OF WAYS.

REGISTERED PROFESSIONAL LAND SURVEYOR

MCS

OREGON
JULY 9, 2012
MICHAEL C. SPRINGER
#70918
EXPIRES: 6/30/2024

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

LAND PARTITION PLAT
A REPLAT OF A PORTION OF PARCEL 1 AND PARCEL 2 OF LAND PARTITION NO. 2012-08
SITUATED SECTION 7, SECTION 8, SECTION 9 AND SECTION 17,
T.8S., R.30E., W.M., GRANT COUNTY, OREGON

SURVEYED FOR	GEIL & LEVERICH	
DRAWN BY	MCS	9/12/2023
SCALE: 1"=600'		SHEET 1 OF 2



LAND PARTITION PLAT NO. 2023-15

A REPLAT OF A PORTION OF PARCEL 1 AND PARCEL 2 OF LAND PARTITION NO. 2012-08
SITUATED IN THE NE1/4 & SE1/4 SECTION 7; THE NE1/4, SE1/4, SW1/4 & NW1/4 SECTION 8; THE SW1/4
SECTION 9 AND IN THE NE1/4 SECTION 17,
T.8S., R.30E., W.M., GRANT COUNTY, OREGON

SURVEYOR'S CERTIFICATE

I, MICHAEL C. SPRINGER, PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY MAPPED THE UNSURVEYED PARCELS OF THIS LAND PARTITION. SAID LAND PARTITION BEING SITUATED IN THE NE1/4 AND SE1/4 SECTION 7; THE NE1/4, SE1/4, SW1/4 AND NW1/4 SECTION 8; THE SW1/4 SECTION 9 AND IN THE NE1/4 SECTION 17, T.8S., R.30E., W.M., GRANT COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1 AND PARCEL 2 OF LAND PARTITION NO. 2012-08, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 27, 2012 IN THE OFFICE OF THE GRANT COUNTY CLERK.

TOGETHER WITH THE FOLLOWING:

ALL THAT PORTION OF THE NW1/4SW1/4 SECTION 8, LYING EASTERLY OF THE CENTERLINE OF COUNTY ROAD NO. 19.

EXCEPTING FROM PARCEL 1 OF SAID LAND PARTITION NO. 2012-08, ALL THAT PART OF THE SE1/4NE1/4 SAID SECTION 7 AND IN THE SW1/4NW1/4 SAID SECTION 8 LYING SOUTHERLY OF THE CENTERLINE OF COUNTY ROAD NO. 19.

THIS LAND PARTITION CONTAINS 850 (NET) ACRES, MORE OR LESS.

I DO HEREBY DESIGNATE THE NORTHWEST CORNER OF SECTION 8, T.8S., R.30E., W.M. AS THE INITIAL POINT OF THIS PLAT.

EASEMENTS

- RIGHTS OF THE PUBLIC AND OF GOVERNMENTAL BODIES IN AND TO ANY PORTION OF THE DESCRIBED LANDS LYING WITHIN THE LIMITS OF ROADS OR HIGHWAYS.
- PUBLIC RIGHT OF WAYS, INCLUDING THE TERMS AND PROVISIONS THEREOF, GRANTED TO GRANT COUNTY FEBRUARY 19, 1964 IN DEED BOOK 69, PAGE 392. RIGHT OF WAYS HAVE VARIABLE WIDTHS. APPROXIMATE LOCATIONS SHOWN ON THE ANNEXED PLAT AS COUNTY ROAD NO.'S 15 AND 19.
- PUBLIC RIGHT OF WAY, INCLUDING THE TERMS AND PROVISIONS THEREOF, GRANTED TO GRANT COUNTY, OREGON JANUARY 30, 1963 IN BOOK 88, PAGE 187. SAID RIGHT OF WAY BEING 60 FEET IN WIDTH. APPROXIMATE LOCATION SHOWN AS COUNTY ROAD NO. 19 IN THE SE1/4 SECTION 7.
- A PRIVATE UTILITY EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, TELEPHONE FACILITIES. GRANTED TO TELEPHONE UTILITIES OF EASTERN OREGON, INC. SEPTEMBER 12, 1983 IN BOOK 128, PAGE 774. NO SPECIFIED WIDTH. EASEMENT NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION, HOWEVER THE DEEDS STATES THAT IT IS ALONG AND ADJACENT TO BONE POINT ROAD (COUNTY ROAD 19).
- A PRIVATE UTILITY EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, TELEPHONE FACILITIES. GRANTED TO TELEPHONE UTILITIES OF EASTERN OREGON, INC. SEPTEMBER 12, 1983 IN BOOK 128, PAGE 804. NO SPECIFIED WIDTH. EASEMENT NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION, HOWEVER THE DEEDS STATES THAT IT IS ALONG AND ADJACENT TO BONE POINT ROAD (COUNTY ROAD 19).
- PUBLIC RIGHT OF WAY, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR A COUNTY ROAD. GRANTED TO GRANT COUNTY, OREGON JANUARY 22, 1992 IN DEED INSTRUMENT NO. 920134. THE COUNTY ROAD HAS A VARIABLE WITH. THE APPROXIMATE LOCATION IS SHOWN ON THE ANNEXED PLAT AS COUNTY ROAD 19. AFFECTS LAND IN THE NW1/4SE1/4 AND THE N1/2 SECTION 8.
- PUBLIC RIGHT OF WAY, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR A COUNTY ROAD. GRANTED TO GRANT COUNTY, OREGON JANUARY 22, 1992 IN DEED INSTRUMENT NO. 920136. THE COUNTY ROAD HAS A VARIABLE WITH. THE APPROXIMATE LOCATION IS SHOWN ON THE ANNEXED PLAT AS COUNTY ROAD 19. AFFECTS LAND IN THE NW1/4SE1/4 AND THE N1/2 SECTION 8.
- WELL AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, AS DISCLOSED BY INSTRUMENT RECORDED FEBRUARY 25, 2013 IN INSTRUMENT NO. 20130319. THE DOCUMENT DESCRIBES THE APPROXIMATE LOCATION OF A WELL, BUT DOES NOT DESCRIBE AN EASEMENT.
- PRIVATE ROADWAY EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR INGRESS AND EGRESS. GRANTED TO GARY GEIL FEBRUARY 25, 2013 IN INSTRUMENT NO. 20130320. EASEMENT HAS NO SPECIFIED WIDTH. THE APPROXIMATE LOCATION IS SHOWN ON THE ANNEXED PLAT.
- EASEMENTS, RIGHTS OF WAY OR RESERVATIONS AS SAME MAY EXIST OR APPEAR OF RECORD.

NARRATIVE

THIS LAND PARTITION PLAT WAS PREPARED AT THE REQUEST OF GARY GEIL ON BEHALF OF HIMSELF AND TRAVIS AND JACKIE LEVERICH FOR THE PURPOSE OF REPLATTING PARCELS 1 AND 2 OF LAND PARTITION NO. 2012-08 INTO THREE PARCELS AS SHOWN. MR. GEIL AND THE LEVERICHES ARE THE OWNERS OF PARCEL 1 OF SAID LAND PARTITION AND MR. GEIL IS THE OWNER OF PARCEL 2, AS EVIDENCED BY GRANT COUNTY DEED NUMBERS 20210217 AND 20150070, RESPECTIVELY. NO SURVEY WAS CONDUCTED FOR THIS PARTITIONING PROCESS. THE NEW PARCEL DIVISION LINES ARE MAPPED AT LOCATIONS APPROVED BY MR. GEIL AND IN ACCORDANCE WITH GRANT COUNTY PLANNING DEPARTMENT ADMINISTRATIVE REVIEW PAR-23-04.

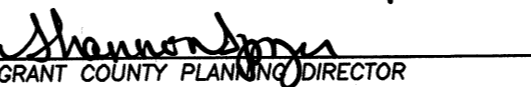
A SEARCH WAS MADE OF AVAILABLE RECORDS PERTAINING TO THIS PROJECT. I FOUND RECORD SURVEY NO.'S 1193, 1194 AND LAND PARTITION PLAT NO. 2012-08. ALL COUNTY ROADS AND THE JOHN DAY RIVER ARE SHOWN IN APPROXIMATE LOCATIONS. SECTION AND SECTION SUBDIVISION LINES ARE APPROXIMATE AND ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY. THE EXTERIOR BOUNDARY LINES ARE MAPPED ACCORDING TO THE RECORD DIMENSIONS AND SURVEYOR'S CERTIFICATE FROM SAID LAND PARTITION PLAT NO. 2012-08. ALL LINES, BEARINGS, DISTANCES AND AREAS ARE APPROXIMATE AND SUBJECT TO CHANGE UPON THE EXECUTION OF A COMPLETE SURVEY. GOD BLESS AMERICA.

APPROVALS

APPROVED THIS 13 DAY OF SEPTEMBER, 2023,


UNION COUNTY SURVEYOR

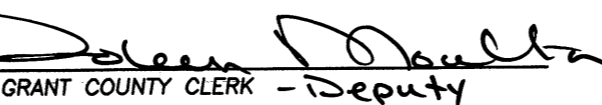
APPROVED THIS 25th DAY OF September, 2023.


GRANT COUNTY PLANNING DIRECTOR

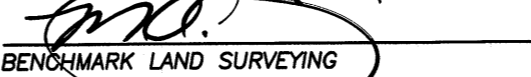
ALL AD VALOREM AND SPECIAL ASSESSMENTS DUE PURSUANT TO LAW HAVE BEEN ASSESSED AND COLLECTED.


GRANT COUNTY ASSESSOR & TAX COLLECTOR
DATE: 09/25/2023

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 25 DAY OF September, 2023 AT 11:52 O'CLOCK A.M., AND RECORDED AS LAND PARTITION PLAT NO. 2023-15 GRANT COUNTY RECORDS.


GRANT COUNTY CLERK - Deputy

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


BENCHMARK LAND SURVEYING

REFERENCES

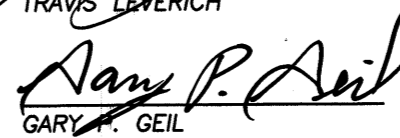
- RECORD MAP OF SURVEY NO.'S 154, 155, 1193 & 1194
LAND PARTITION PLAT NO. 2012-08
DEED RECORD INSTRUMENT NO.'S 920134, 920136, 20150070, 20210217, 20230710 & 20230711
DEED RECORD BOOK 69 PAGES 392-395 & BOOK 133, PAGE 736
PRELIMINARY TITLE REPORT ORDER NO.

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, TRAVIS LEVERICH, JACKIE LEVERICH AND GARY P. GEIL (ALSO KNOWN AS GARY PAUL GEIL), DO HEREBY DECLARE THAT WE ARE THE OWNERS OF LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND THAT WE HAVE CAUSED THE SAME TO BE REPLATTED INTO PARCELS IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS SHOWN HEREON.


TRAVIS LEVERICH

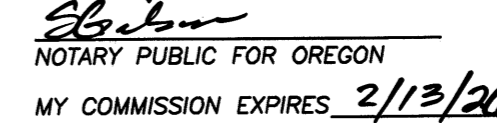

JACKIE LEVERICH

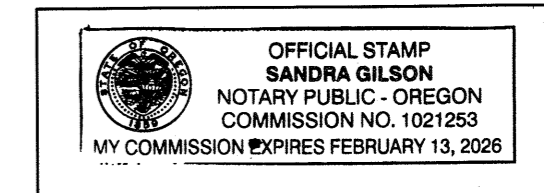

GARY P. GEIL

ACKNOWLEDGMENTS

STATE OF OREGON)
) SS
COUNTY OF GRANT)

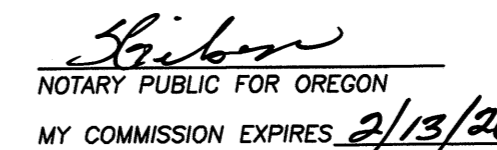
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON Sep 25, 2023, BY TRAVIS AND JACKIE LAVERICH.

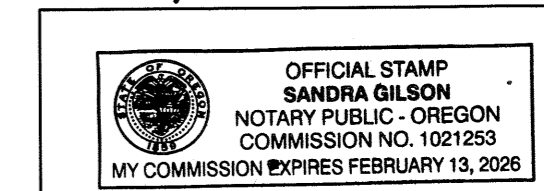

NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES 2/13/26



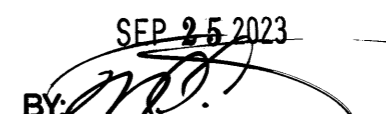
STATE OF OREGON)
) SS
COUNTY OF GRANT)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON Sept 25, 2023, BY GARY GEIL.


NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES 2/13/26



RECEIVED AND FILED
GRANT COUNTY SURVEYOR

SEP 25 2023
BY: 

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 9, 2002
MICHAEL C. SPRINGER
#70918

EXPIRES: 6/30/2024



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

LAND PARTITION PLAT
A REPLAT OF A PORTION OF PARCEL 1 AND PARCEL 2 OF
LAND PARTITION NO. 2012-08
SITUATED SECTION 7, SECTION 8, SECTION 9 AND SECTION 17,
T.8S., R.30E., W.M., GRANT COUNTY, OREGON

SURVEYED FOR	GEIL & LEVERICH
DRAWN BY	MCS
	9/12/2023
	SHEET 2 OF 2