

LAND PARTITION PLAT NO. 2025-01

A REPLAT OF LOTS 1 AND 2 OF THE RIDGE, PHASE 1
SITUATED IN THE NE1/4 AND THE NW1/4 SECTION 25, T.13S., R.31E., W.M.,
CITY OF JOHN DAY, GRANT COUNTY, OREGON.

LINE TABLE
MEASURED & 6[RECORD]

LINE	BEARING	DISTANCE
L1	S70°16'04"W	64.58
L2	S53°22'54"W	140.97
L3	S00°17'03"E	37.41
L4	S00°17'03"E	24.22
L5	S67°09'09"W	160.08

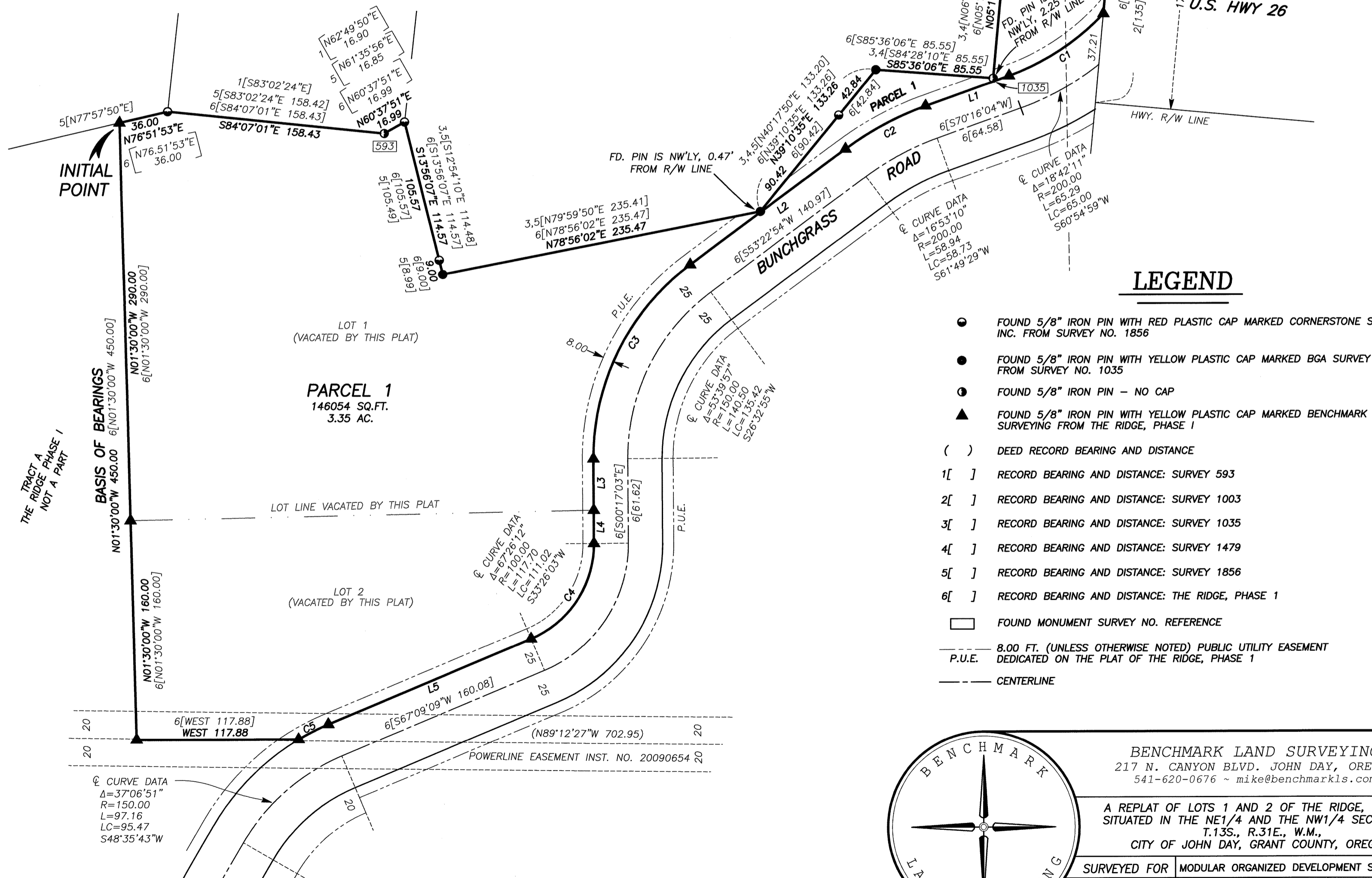
CURVE TABLE
MEASURED & 6[RECORD]

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	175.00	27°09'12"	82.93	S56°41'28"W	82.16
C2	225.00	16°53'10"	66.31	S61°49'29"W	66.07
C3	175.00	53°39'57"	163.91	S26°32'55"W	157.99
C4	75.00	67°26'12"	88.27	S33°26'03"W	83.27
C5	175.00	7°57'03"	24.28	S63°10'37"W	24.26



BASIS OF BEARINGS

THE RIDGE, PHASE I
AS SHOWN



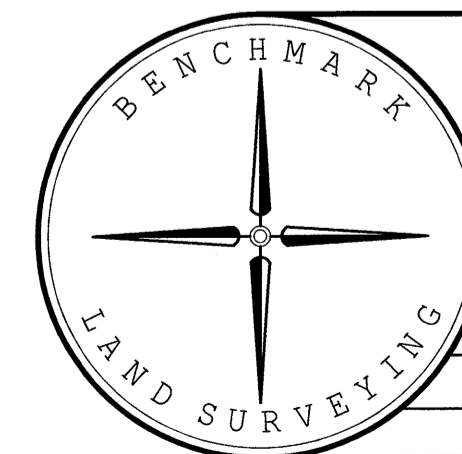
LEGEND

- FOUND 5/8" IRON PIN WITH RED PLASTIC CAP MARKED CORNERSTONE SURVEYING INC. FROM SURVEY NO. 1856
- FOUND 5/8" IRON PIN WITH YELLOW PLASTIC CAP MARKED BGA SURVEY MARKER FROM SURVEY NO. 1035
- FOUND 5/8" IRON PIN - NO CAP
- ▲ FOUND 5/8" IRON PIN WITH YELLOW PLASTIC CAP MARKED BENCHMARK SURVEYING FROM THE RIDGE, PHASE I
- () DEED RECORD BEARING AND DISTANCE
- 1[] RECORD BEARING AND DISTANCE: SURVEY 593
- 2[] RECORD BEARING AND DISTANCE: SURVEY 1003
- 3[] RECORD BEARING AND DISTANCE: SURVEY 1035
- 4[] RECORD BEARING AND DISTANCE: SURVEY 1479
- 5[] RECORD BEARING AND DISTANCE: SURVEY 1856
- 6[] RECORD BEARING AND DISTANCE: THE RIDGE, PHASE 1
- FOUND MONUMENT SURVEY NO. REFERENCE
- 8.00 FT. (UNLESS OTHERWISE NOTED) PUBLIC UTILITY EASEMENT DEDICATED ON THE PLAT OF THE RIDGE, PHASE 1
- CENTERLINE

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Michael C. Springer
OREGON
JULY 9, 2002
MICHAEL C. SPRINGER
#70918

EXPIRES: 6/30/2026



BENCHMARK LAND SURVEYING
217 N. CANYON BLVD. JOHN DAY, OREGON
541-620-0676 ~ mike@benchmarkls.com

A REPLAT OF LOTS 1 AND 2 OF THE RIDGE, PHASE 1
SITUATED IN THE NE1/4 AND THE NW1/4 SECTION 25,
T.13S., R.31E., W.M.,
CITY OF JOHN DAY, GRANT COUNTY, OREGON.

SURVEYED FOR	MODULAR ORGANIZED DEVELOPMENT SYSTEM, LLC
SURVEYED BY	MCS & TLE 8/22/2025
SCALE: 1"=60'	DRAWN BY: MCS SHEET 1 OF 2

LAND PARTITION PLAT NO. 2025-07

A REPLAT OF LOTS 1 AND 2 OF THE RIDGE, PHASE 1
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. ANY RIGHTS OF WAY FOR PUBLIC UTILITIES CROSSING THE DESCRIBED LANDS.
2. RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF THE HEREIN DESCRIBED PREMISES LYING WITHIN THE BOUNDARIES OF STREETS, ROADS OR HIGHWAYS.
3. 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. SAID EASEMENT RECORDED NOVEMBER 27, 1943 IN BOOK 46, PAGE 325. 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.
4. 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. THIS EASEMENT DOES NOT AFFECT THE SUBJECT PROPERTY. NOT PLOTTED.
5. 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 OF THE RIGHT OF WAY LOCATION. NOT PLOTTED.
6. 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 NOS 981116 AND 20060796 WILL VACATE EASEMENTS UPON THE CREATION OF A PUBLIC ROAD PROVIDING ACCESS TO DOMINANT PARTIES' LANDS. THIS EASEMENT DOES NOT AFFECT PARCEL 1 OF THIS LAND PARTITION. THE DEDICATION OF BUNCHGRASS ROAD AND LUPINE LANE APPEAR TO HAVE CREATED PUBLIC ACCESS TO THE MCNEIL LAND. NOT PLOTTED.
7. AN 8 FOOT PUBLIC UTILITY EASEMENT DEDICATED ON THE PLAT OF THE RIDGE, PHASE 1, WHICH WAS RECORDED IN THE OFFICE OF THE GRANT COUNTY CLERK ON DECEMBER 14, 2022, AS SHOWN.
8. 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. SAID EASEMENT BEING 40 FEET IN WIDTH, AS SHOWN.
9. EASEMENTS, RIGHTS OF WAY OR RESERVATIONS AS SAME MAY EXIST OR APPEAR OF RECORD.

NARRATIVE

THIS PLAT WAS PREPARED AT THE REQUEST OF KEGAN FLANDERKA ON BEHALF OF MODULAR ORGANIZED DEVELOPMENT SYSTEM, LLC, OWNER OF LOTS 1 AND 2 OF THE RIDGE, PHASE 1 AS EVIDENCED BY GRANT COUNTY DEED INSTRUMENT NUMBERS 20250591 AND 20250592, RESPECTIVELY. THE PURPOSE OF THIS PLAT WAS TO COMBINE SAID LOTS INTO A SINGLE PARCEL.

A SEARCH WAS MADE OF AVAILABLE RECORDS PERTAINING TO THIS PROJECT. FIELD MEASUREMENTS WERE MADE TO LOCATE APPURTENANT RECORD MONUMENTS FROM RECORD SURVEY NUMBERS 593, 1035, 1856 AND THE RIDGE, PHASE 1. THESE MONUMENTS ARE ALL ACCEPTED AND UTILIZED AS CONTROL FOR THE BOUNDARY OF THIS SINGLE PARCEL LAND PARTITION. GOD BLESS AMERICA.

REFERENCES

- RECORD MAP OF SURVEY NO.'S 593, 1003, 1035, 1479, & 1856
- LAND PARTITION NO. 98-25
- THE PLAT OF THE RIDGE, PHASE 1
- DEED RECORD INSTRUMENT NO.'s 20250591 & 20250592
- PRELIMINARY TITLE REPORT ORDER NO. 29463

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Michael C. Springer
OREGON
JULY 9, 2002
MICHAEL C. SPRINGER
#70918
EXPIRES: 6/30/2026

RECEIVED AND FILED
GRANT COUNTY SURVEYOR

OCT 09 2025

BY: *Michael C. Springer*

SURVEYOR'S CERTIFICATE

I, MICHAEL C. SPRINGER, PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED THE BOUNDARY OF THIS REPLAT, WHICH IS 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:

LOTS 1 AND 2 OF THE RIDGE, PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 14, 2022 IN THE OFFICE OF THE GRANT COUNTY CLERK.

I DO HEREBY DESIGNATE THE NORTHWEST CORNER OF PARCEL 1 OF THIS PLAT AS THE INITIAL POINT.

PARCEL 1 OF THIS REPLAT CONTAINS 3.35 ACRES.

APPROVALS

APPROVED THIS 3 DAY OF SEPTEMBER, 2025,

Michael C. Springer
UNION COUNTY SURVEYOR

APPROVED THIS 9 DAY OF OCTOBER, 2025.

Scott P. ...
CITY OF JOHN DAY, MAYOR

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

Michael C. Springer
GRANT COUNTY ASSESSOR & TAX COLLECTOR
DATE: 10/09/2025

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED
ON THE 9 DAY OF OCTOBER, 2025 AT
10:15 O'CLOCK A.M., AND RECORDED AS LAND PARTITION
PLAT NO. 2025-07 GRANT COUNTY RECORDS.

Debra A. ...
GRANT COUNTY CLERK - *Deputy*

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT
COPY OF THE ORIGINAL PLAT.
Michael C. Springer
BENCHMARK LAND SURVEYING

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT MODULAR ORGANIZED DEVELOPMENT SYSTEM, LLC, IS THE OWNER OF LAND DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND HAS CAUSED THE SAME TO BE REPLATTED INTO THE SINGLE PARCEL AS SHOWN ON THE ANNEXED PLAT IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92.

MODULAR ORGANIZED DEVELOPMENT SYSTEM, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY NATHAN YOUNG.

Nathan Young
NATHAN YOUNG
FOR MODULAR ORGANIZED DEVELOPMENT SYSTEM, LLC

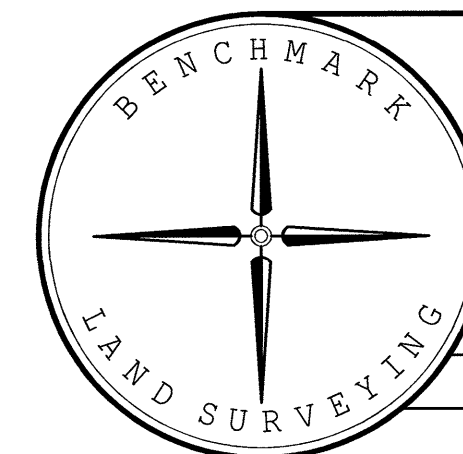
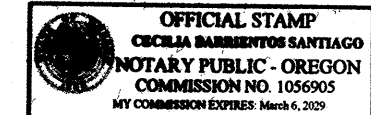
ACKNOWLEDGMENT

STATE OF OREGON)
COUNTY OF WASHINGTON) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 16 September, 2025, BY NATHAN YOUNG

Cecilia ...
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES March 6, 2029



BENCHMARK LAND SURVEYING
217 N. CANYON BLVD. JOHN DAY, OREGON
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