

LAND PARTITION PLAT NO. 2025-08

BEING A REPLAT OF PARCELS 1 AND 3 OF LAND PARTITION NO. 2008-02 SITUATED IN THE SW1/4 AND NW1/4 OF SECTION 5, THE NE1/4, SE1/4 AND NW1/4 OF SECTION 6, THE NE1/4 OF SECTION 7 AND IN THE NW1/4 OF SECTION 8 T.9S., R.27E., W.M., GRANT COUNTY, OREGON

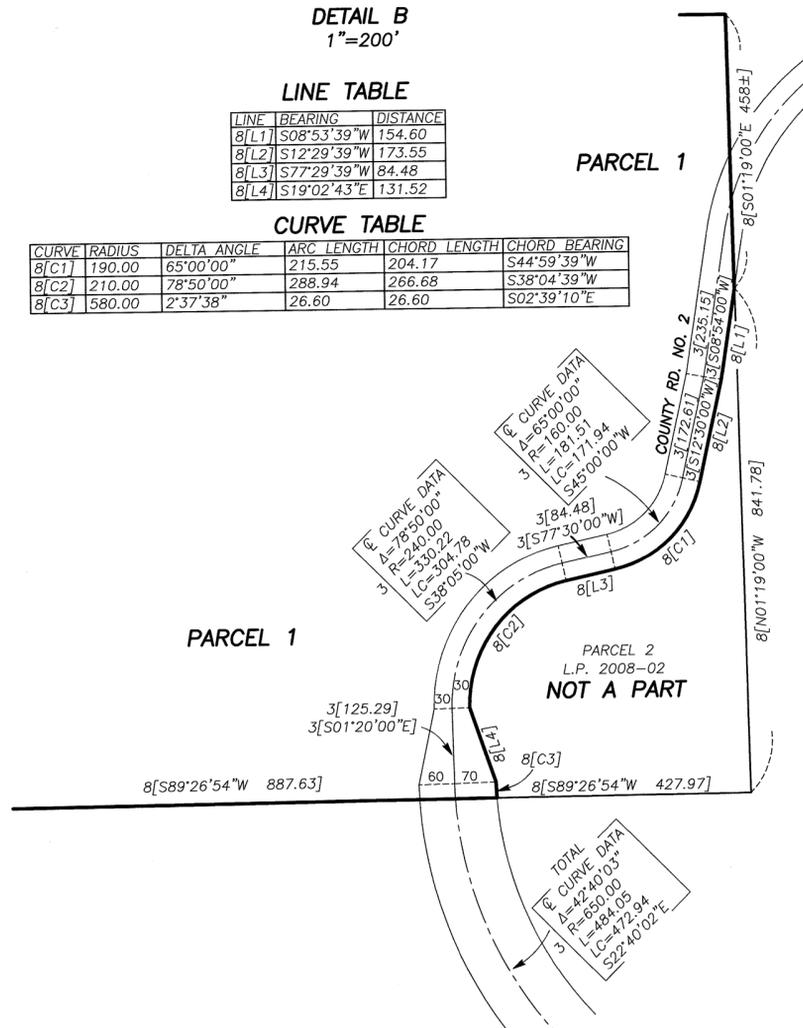
DETAIL B
1"=200'

LINE TABLE

LINE	BEARING	DISTANCE
8[L1]	S08°53'39"W	154.60
8[L2]	S12°29'39"W	173.55
8[L3]	S77°29'39"W	84.48
8[L4]	S19°02'43"E	131.52

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
8[C1]	190.00	65°00'00"	215.55	204.17	S44°59'39"W
8[C2]	210.00	78°50'00"	288.94	266.68	S38°04'39"W
8[C3]	580.00	2°37'38"	26.60	26.60	S02°39'10"E



EASEMENTS

- MINERALS OF WHATSOEVER KIND, SUBSURFACE AND SURFACE SUBSTANCES, INCLUDING BUT NOT LIMITED TO COAL, LIGNITE, OIL, GAS, URANIUM, CLAY, ROCK, SAND AND GRAVEL IN, ON, UNDER AND THAT MAY BE PRODUCED FROM THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO.
- RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF THE HEREIN LAND LYING WITHIN THE BOUNDARIES OF STREETS, ROADS OR HIGHWAYS.
- AGREEMENT, INCLUDING THE TERMS AND PROVISION THEREOF REGARDING THE ABANDONMENT OF CERTAIN PORTIONS OF THE OLD KIMBERLY - LONG CREEK SECONDARY HIGHWAY; BETWEEN THE STATE OF OREGON, BY AND THROUGH ITS STATE HIGHWAY COMMISSION AND GRANT COUNTY, OREGON, RECORDED NOVEMBER 12, 1946, BOOK F, LEASE AND AGREEMENT RECORDS, PAGE 273; SHOWN HEREON AS COUNTY ROAD NO. 2.
- PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF FOR TELEPHONE FACILITIES GRANTED TO TELEPHONE UTILITIES OF EASTERN OREGON, INC., AN OREGON CORPORATION, RECORDED AUGUST 1, 1986, BOOK 133 PAGE 882. NO SPECIFIED WIDTH FOR THIS EASEMENT. DOCUMENT STATES THAT IT IS ADJACENT TO COUNTY ROAD NO. 2. NO EVIDENCE OF THE POWER LINE WAS OBSERVED.
- PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF FOR TELEPHONE FACILITIES GRANTED TO TELEPHONE UTILITIES OF EASTERN OREGON, INC., AN OREGON CORPORATION, RECORDED AUGUST 1, 1986, BOOK 133 PAGE 884. NO SPECIFIED WIDTH FOR THIS EASEMENT. DOCUMENT STATES THAT IT IS ADJACENT TO COUNTY ROAD NO. 2. NO EVIDENCE OF THE POWER LINE WAS OBSERVED.
- EASEMENTS AS SHOWN ON THE PLAT OF LAND PARTITION PLAT NO. 2008-02, FILED IN THE OFFICE OF THE GRANT COUNTY CLERK ON JANUARY 28, 2008 FOR ACCESS.
- EASEMENTS, RIGHTS OF WAY OR RESERVATIONS AS SAME MAY EXIST OR APPEAR OF RECORD.

REGISTERED PROFESSIONAL LAND SURVEYOR

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

GRANT COUNTY SURVEYOR
Filed Nov. 20, 2025

NARRATIVE

THIS PLAT WAS PREPARED AT THE REQUEST OF TED PHELPS, OWNER OF THE LAND DESCRIBED IN DEED INSTRUMENT NO. 20053003. THE PURPOSE OF THIS PLAT IS TO REPLAT A PORTION OF THE DIVISION LINE BETWEEN PARCEL 1 AND 3 OF LAND PARTITION NO. 2008-02 AND TO EXTINGUISH THE PRIVATE ACCESS EASEMENT CREATED ON LAND PARTITION NO. 2008-02.

A SEARCH WAS MADE OF AVAILABLE RECORDS PERTAINING TO THIS PROJECT. I FOUND RECORD SURVEY NUMBERS 213, 711, 1749, 1219 AND LAND PARTITION PLAT NUMBERS 94-4, 1999-12, 2004-08, 2008-02. I ACCEPT AND UTILIZE THE FOUND RECORD MONUMENTS FROM THESE SURVEYS TO VERIFY THE BOUNDARY OF THE SUBJECT PROPERTY. THE REPLATTED DIVISION LINE BETWEEN PARCELS 1 AND 2 OF THIS PLAT IS PLACED ACCORDING TO THE EVIDENCE FOUND AND AT A LOCATION APPROVED BY MR. PHELPS. GOD BLESS AMERICA.

APPROVALS

APPROVED THIS 20 DAY OF AUGUST, 2025,

UNION COUNTY SURVEYOR

APPROVED THIS 20th DAY OF November, 2025.

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: 11/20/2025

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 20 DAY OF November, 2025 AT 2:55 O'CLOCK P.M. AND RECORDED AS LAND PARTITION PLAT NO. 2025-08 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

SURVEYOR'S CERTIFICATE

I, MICHAEL C. SPRINGER, PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MAPPED THE REPLATTED DIVISION LINE BETWEEN PARCELS 1 AND 2 OF THIS PLAT, AND THAT I HAVE CORRECTLY MAPPED THE REMAINING PARCEL BOUNDARY LINES OF THIS LAND PARTITION. SAID LAND PARTITION BEING SITUATED IN GRANT COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

T.9S., R.27E., W.M.: PARCELS 1 AND 3 OF LAND PARTITION NO. 2008-02 ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 28, 2008 IN THE OFFICE OF THE GRANT COUNTY CLERK.

I DO HEREBY DESIGNATE THE SOUTHEAST CORNER OF PARCEL 1 OF SAID LAND PARTITION NO. 2008-02 AS THE INITIAL POINT OF THIS LAND PARTITION PLAT.

THIS LAND PARTITION CONTAINS 483 ACRES, MORE OR LESS.

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THEODORE H PHELPS AND THEDA J PHELPS, NOT AS TENANTS IN COMMON, BUT WITH RIGHT OF SURVIVORSHIP, DO HEREBY DECLARE THAT WE ARE THE OWNERS OF THE LAND DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND THAT WE HAVE CAUSED THE SAME TO BE REPLATTED INTO THE PARCELS SHOWN ON THE ANNEXED PLAT IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92.

AS THE OWNERS OF THE LAND DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, WE ALSO DO HEREBY EXTINGUISH THE 40 FT. PRIVATE ACCESS EASEMENT THAT WAS CREATED ON SAID LAND PARTITION PLAT NO. 2008-02.

THEODORE H PHELPS

THEDA J PHELPS

ACKNOWLEDGMENT

STATE OF OREGON)

SS
COUNTY OF GRANT)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON September 23, 2025, BY THEODORE H. PHELPS AND THEDA J PHELPS

NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES 03-31-2029



REFERENCES

- RECORD MAP OF SURVEY NO.'S 213, 711, 1219 & 1749
- RECORD LAND PARTITION NO.'S 94-4, 99-12, 2004-08, 2004-11 & 2008-02
- DEED RECORD INSTRUMENT NO. 20053003
- PRELIMINARY TITLE REPORT ORDER NO. 29435



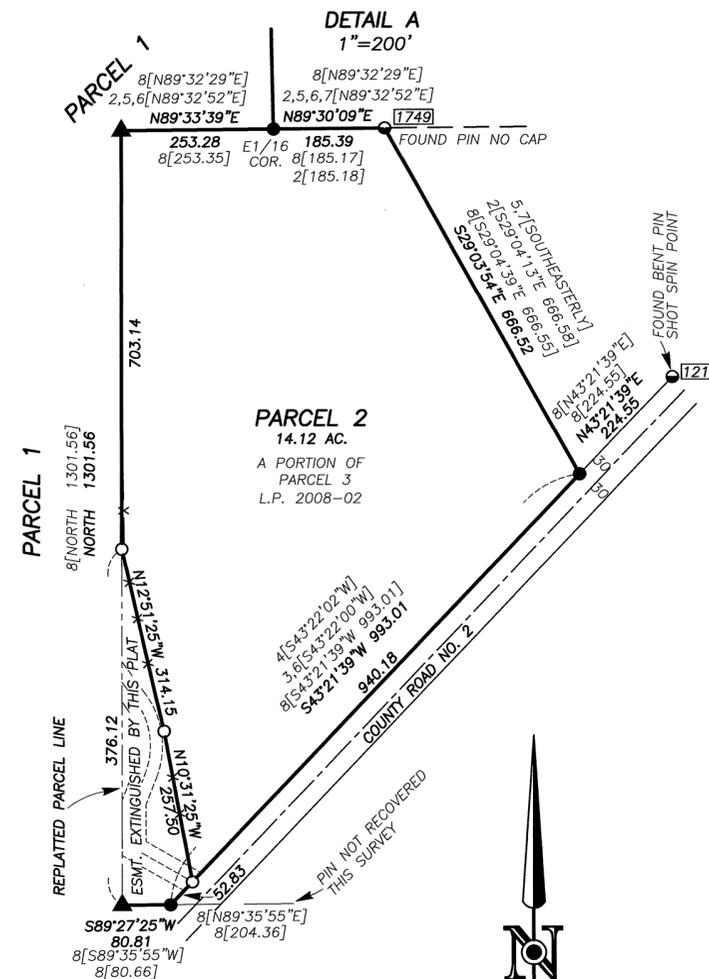
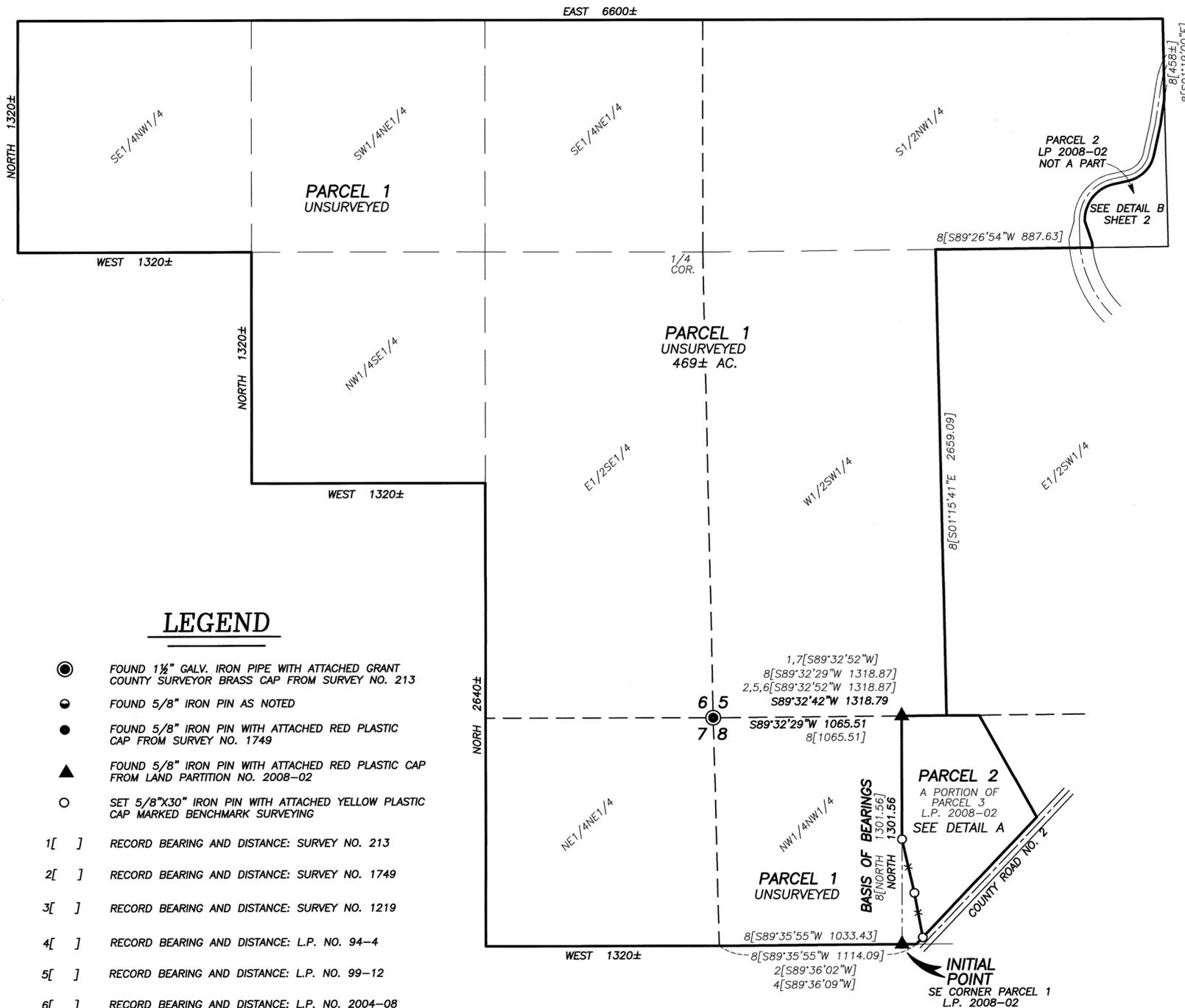
BENCHMARK LAND SURVEYING
217 N. CANYON BLVD. JOHN DAY, OREGON
541-575-1251 ~ benchmarkls.com

A REPLAT OF PARCELS 1 AND 3 OF LAND PARTITION NO. 2008-02 SITUATED IN SECTIONS 5, 6, 7 AND 8 T.9S., R.27E., W.M., GRANT COUNTY, OREGON

SURVEYED FOR	THEODORE AND THEDA PHELPS	
SURVEYED BY	MCS & TLE	7/20/2025
SCALE: 1"=200'	DRAWN BY: TLE	SHEET 2 OF 2

LAND PARTITION PLAT NO. 2025-08

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LEGEND

- FOUND 1 1/2" GALV. IRON PIPE WITH ATTACHED GRANT COUNTY SURVEYOR BRASS CAP FROM SURVEY NO. 213
 - FOUND 5/8" IRON PIN AS NOTED
 - FOUND 5/8" IRON PIN WITH ATTACHED RED PLASTIC CAP FROM SURVEY NO. 1749
 - ▲ FOUND 5/8" IRON PIN WITH ATTACHED RED PLASTIC CAP FROM LAND PARTITION NO. 2008-02
 - SET 5/8"x30" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BENCHMARK SURVEYING
- 1[] RECORD BEARING AND DISTANCE: SURVEY NO. 213
- 2[] RECORD BEARING AND DISTANCE: SURVEY NO. 1749
- 3[] RECORD BEARING AND DISTANCE: SURVEY NO. 1219
- 4[] RECORD BEARING AND DISTANCE: L.P. NO. 94-4
- 5[] RECORD BEARING AND DISTANCE: L.P. NO. 99-12
- 6[] RECORD BEARING AND DISTANCE: L.P. NO. 2004-08
- 7[] RECORD BEARING AND DISTANCE: L.P. NO. 2004-11
- 8[] RECORD BEARING AND DISTANCE: L.P. NO. 2008-02
- FOUND MONUMENT FROM RECORDED SURVEY NO.
- x-x FENCE LINE
- REPLATTED PARCEL LINE, BY THIS PLAT

BASIS OF BEARINGS

RECORD MAP OF LAND PARTITION 2008-02 AS SHOWN

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 8, 2002
MICHAEL C. SPRINGER
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EXPIRES: 6/30/2026

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SURVEYED FOR	THEODORE AND THEDA PHELPS	
SURVEYED BY	MCS & TLE	7/20/2025
SCALE: 1"=500'	DRAWN BY: TLE	SHEET 1 OF 2