

# EASEMENTS / EXCEPTIONS

- The rights of the public in and to that portion lying below the high water mark of the Snake River.
- Conditions and Stipulations as contained in Patent, including the terms and provisions thereof, recorded January 9, 1902, in Book 42, Page 467, Baker County Deed Records.
- Easement, including the terms and provisions thereof, in favor of the United States of America, Department of the Interior, Bureau of Land Management, for a temporary, two-wire electric fence, recorded January 17, 1962, in Book 172, Page 520, Baker County Deed Records.
- Parcel No. 2 is subject the deeded improvements, per Baker County Deed Numbers 90 35 046, 97 13 076 and B0211 0265, the approximate locations of which are shown hereon.
- Notice of Expiration and Discontinuance of Use, stating that all right, title and interest acquired under the Grant of Easement and Right-of-Way, recorded January 17, 1962, in Book 172 at Page 520, records of Baker County, Oregon, have expired, and that its use of said easement has been discontinued, filed March 21, 2006 in Baker County Deed No. B06 12 0152. Pertains to Item No. 3 above.

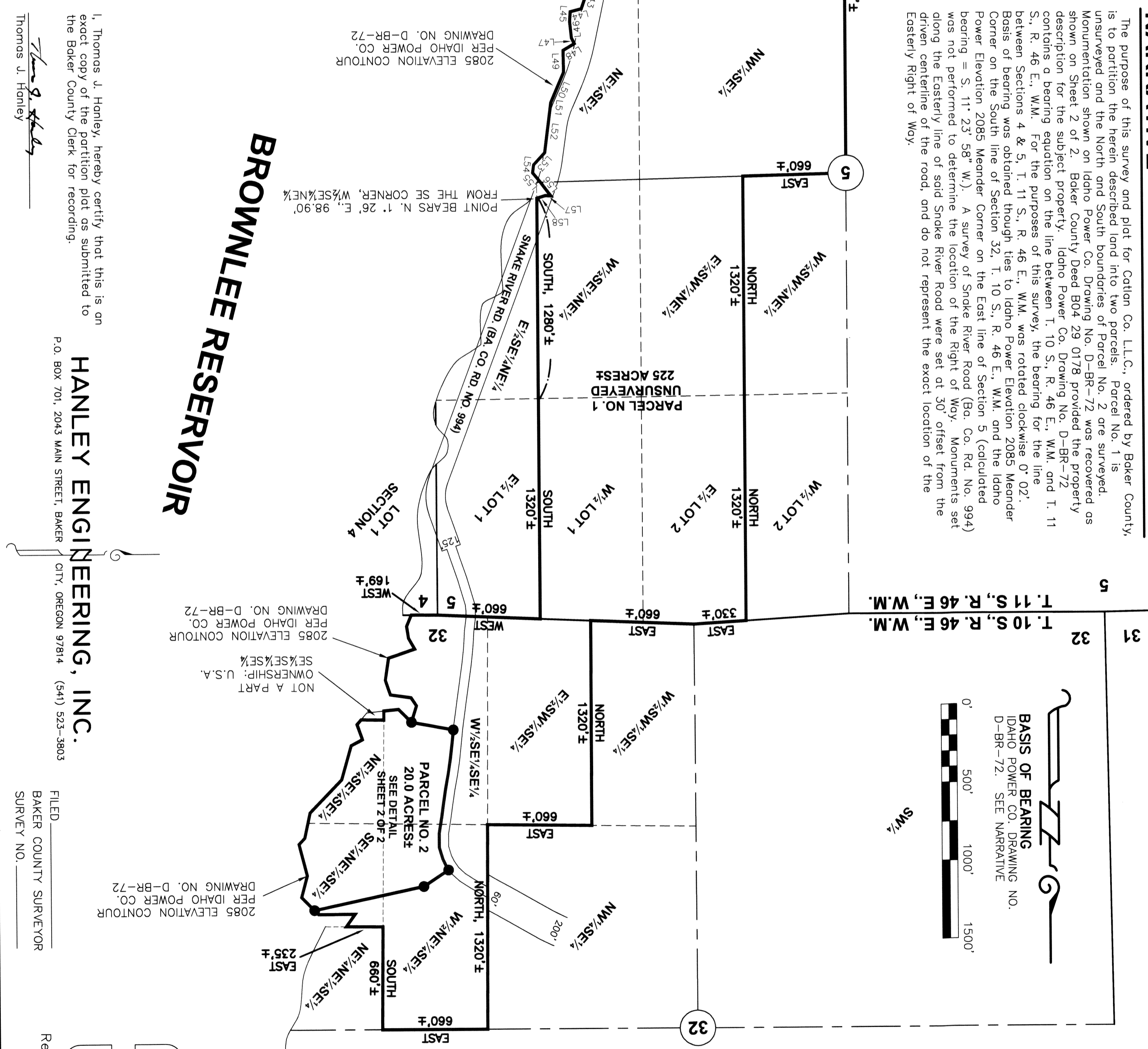
# NARRATIVE

The purpose of this survey and plat for Cation Co. LLC., ordered by Baker County, is to partition the herein described land into two parcels. Parcel No. 1 is unsurveyed and the North and South boundaries of Parcel No. 2 are recovered as Monumentation shown on Idaho Power Co. Drawing No. D-BR-72 was recovered as shown on Sheet 2 of 2. Baker County Deed B04 29 0178 provided the property description for the subject property. Idaho Power Co. Drawing No. D-BR-72 contains a bearing equation on the line between T. 10 S., R. 46 E., W.M. and T. 11 S., R. 46 E., W.M. For the purposes of this survey, the bearing for the line between Sections 4 & 5, T. 11 S., R. 46 E., W.M. was rotated clockwise 0° 02'. Basis of bearing was obtained through ties to Idaho Power Elevation 2085 Meander Corner on the South line of Section 32, T. 10 S., R. 46 E., W.M. and the Idaho Power Elevation 2085 Meander Corner on the East line of Section 5 (calculated bearing = S. 11° 23' 58" W.). A survey of Snake River Road (Ba. Co. Rd. No. 994) was not performed to determine the location of the Right of Way. Monuments set along the Easterly line of said Snake River Road were set at 30' offset from the driven centerline of the road, and do not represent the exact location of the Easterly Right of Way.

# PARTITION PLAT NO. P2006-009

### LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	(N. 38° 06' E.)	(100.28)	L30	(N. 25° 08' E.)	(119.82)
L2	(N. 21° 46' E.)	(60.50)	L31	(N. 8° 18' E.)	(120.70)
L3	(N. 35° 17' E.)	(204.30)	L32	(N. 1° 27' E.)	(171.00)
L4	(N. 57° 23' E.)	(138.20)	L33	(N. 9° 51' W.)	(138.00)
L5	(N. 48° 25' E.)	(122.80)	L34	(N. 11° 16' E.)	(65.50)
L6	(N. 28° 13' E.)	(82.20)	L35	(N. 23° 07' W.)	(53.10)
L7	(N. 07° 02' E.)	(44.80)	L36	(N. 68° 40' W.)	(68.00)
L8	(N. 11° 20' W.)	(35.50)	L37	(N. 70° 52' E.)	(94.12)
L9	(N. 27° 36' W.)	(73.00)	L38	(S. 68° 33' E.)	(125.15)
L10	(N. 38° 31' W.)	(83.00)	L39	(N. 63° 53' E.)	(88.10)
L11	(N. 40° 11' W.)	(107.21)	L40	(N. 43° 34' E.)	(190.00)
L12	(N. 33° 02' W.)	(119.70)	L41	(N. 14° 31' E.)	(140.95)
L13	(N. 28° 48' W.)	(131.70)	L42	(N. 28° 02' E.)	(150.00)
L14	(N. 48° 03' E.)	(70.00)	L43	(N. 20° 16' E.)	(73.02)
L15	(S. 58° 07' E.)	(112.82)	L44	(N. 77° 24' E.)	(63.76)
L16	(S. 67° 24' E.)	(126.80)	L45	(N. 6° 00' E.)	(105.90)
L17	(N. 82° 56' E.)	(44.00)	L46	(N. 4° 43' W.)	(40.00)
L18	(N. 24° 49' E.)	(80.00)	L47	(N. 24° 55' W.)	(84.19)
L19	(S. 68° 33' E.)	(50.35)	L48	(N. 61° 05' E.)	(140.00)
L20	(S. 74° 56' E.)	(178.00)	L49	(N. 0° 18' E.)	(211.47)
L21	(S. 35° 48' E.)	(52.08)	L50	(N. 24° 48' E.)	(41.30)
L22	(S. 83° 55' E.)	(48.30)	L51	(N. 8° 54' E.)	(282.00)
L23	(S. 83° 55' E.)	(89.92)	L52	(N. 8° 54' E.)	(104.78)
L24	(N. 57° 42' E.)	(105.08)	L53	(N. 44° 09' E.)	(51.70)
L25	(N. 57° 42' E.)	(64.00)	L54	(N. 9° 34' E.)	(73.60)
L26	(N. 38° 30' E.)	(48.95)	L55	(N. 35° 39' W.)	(113.48)
L27	(N. 30° 06' E.)	(88.90)	L56	(S. 86° 04' E.)	(36.00)
L28	(N. 30° 06' E.)	(104.00)	L57	(S. 86° 04' E.)	(36.00)
L29	(N. 12° 40' E.)	(104.00)	L58	(N. 74° 52' E.)	(52.76)



I, Thomas J. Hanley, hereby certify that this is an exact copy of the partition plat as submitted to the Baker County Clerk for recording.

*Thomas J. Hanley*  
 Thomas J. Hanley

**HANLEY ENGINEERING, INC.**  
 P.O. BOX 701, 2043 MAIN STREET, BAKER CITY, OREGON 97814 (541) 523-3803

FILED \_\_\_\_\_  
 BAKER COUNTY SURVEYOR  
 SURVEY NO. \_\_\_\_\_

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Thomas J. Hanley*  
 OREGON  
 JULY 13 1979  
 THOMAS J. HANLEY  
 1817

Renews June 30, 2007  
**SHEET 1 OF 2**

