

OWNER'S DECLARATION B20 29 0116

STATE OF OREGON } s.s.
COUNTY OF BAKER

KNOW ALL MEN BY THESE PRESENTS:
THAT VALLEY WIDE COOPERATIVE, INC., SUCCESSOR OF INTEREST OF NYSSA CO-OP SUPPLY, AN OREGON CORPORATION, OWNER OF THE LANDS AS SHOWN AND DESCRIBED ON THIS PLAT, HAS CAUSED THE SAME TO BE PARTITIONED AND SURVEYED IN ACCORDANCE WITH ORS, CHAPTER 92, AND ACKNOWLEDGE THE FOLLOWING EASEMENTS AS STATED IN AMERITITLE PRELIMINARY TITLE REPORT DATED 02 APRIL 2019 UNDER ORDER 285624AM:

- ① POWER EASEMENT INST. NO. 65-18-051
BLANKET NOT PLOTTED (POWER LINE SHOWN)
- ② POWER EASEMENT INST. NO. 79-31-177
10' WIDE AS SHOWN
- ③ POWER EASEMENT INST. NO. 79-52-037
10' WIDE AS SHOWN
- ④ ROAD ACCESS EASEMENT INST. NO. 07130280
20' WIDE AS SHOWN AND AGREED TO BETWEEN
VALLEY WIDE AND SCOTT TOLL.
- ⑤ POWER EASEMENT BK 108 PG 203
POWER EASEMENT BK 131 PG 455
POWER EASEMENT BK 134 PG 130
POWER EASEMENT BK 139 PG 596
POWER EASEMENT BK 152 PG 525
BLANKET NOT PLOTTED (POWER LINE SHOWN)

BY VALLEY WIDE COOPERATIVE, INC., SUCCESSOR OF INTEREST OF NYSSA
CO-OP SUPPLY, AN OREGON CORPORATION
ADAM CLARK, CHAIRMAN

ACKNOWLEDGMENT

STATE OF Idaho } s.s.
COUNTY OF Canyon

ON THIS 25 DAY OF June, IN THE YEAR OF 2020, BEFORE ME,
George E. King, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND
STATE, PERSONALLY APPEARED ADAM CLARK, AUTHORIZED SIGNATORY FOR VALLEY
WIDE COOPERATIVE, INC., SUCCESSOR OF INTEREST OF NYSSA CO-OP SUPPLY,
AN OREGON CORPORATION AND PROVED TO ME ON THE BASIS OF SATISFACTORY
EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING
INSTRUMENT, AND UPON BEING DULY SWORN ACKNOWLEDGED TO ME THAT HE
EXECUTED THE SAME. IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND SEAL

NOTARY PUBLIC

COMMISSION No. : 28742

MY COMMISSION

EXPIRES: 07-27-2022

APPROVALS:

BAKER COUNTY SURVEYOR

APPROVED THIS 14TH DAY OF July, 2020

BAKER COUNTY SURVEYOR

BAKER COUNTY PLANNING DEPARTMENT

APPROVED THIS 20TH DAY OF July, 2020

BAKER COUNTY PLANNING DIRECTOR

BAKER COUNTY TAX COLLECTOR

I HEREBY CERTIFY THAT ALL TAXES FOR THE
SUBJECT PROPERTY HAVE BEEN PAID AS REQUIRED.APPROVED THIS 25TH DAY OF July, 2020Alice Duesthimer by Treathameet
BAKER COUNTY TAX COLLECTOR

BAKER COUNTY CLERK

STATE OF OREGON } s.s.
COUNTY OF BAKER

I HEREBY CERTIFY THAT THIS PARTITION PLAT WAS
RECEIVED FOR RECORDING ON THE 20TH DAY OF
July, 2020 AT 2:00 O'CLOCK P.M. AND RECORDED
IN BAKER COUNTY RECORDS AND IS HEREBY
APPROVED.

Stefanie Kirby, Co. Clerk
Karen Philliss, Deputy
BAKER COUNTY CLERK BY

PARTITION PLAT No. P2020-007

B20 29 0117

within the South 1/2 of the Southwest 1/4 of Section 21
T.11S., R.43E., W.M., Baker County, Oregon

SURVEYOR'S NARRATIVE

B20 29 0118

THIS SURVEY PARTITION WAS MADE AT THE REQUEST OF IDAHO POWER COMPANY, FOR THE PURPOSE OF
PARTITIONING A PARCEL OF LAND DESCRIBED AS PARCEL III IN DEED "B04 06 0134", CREATING A 1.44-ACRE PARCEL
AND A REMAINDER PARCEL AS APPROVED BY THE BAKER COUNTY, OREGON PLANNING DEPARTMENT.

CONTROL FOR THIS SURVEY IS BASED ON FOUND MONUMENTS FROM SURVEY NUMBER 11-43-0017-A ON FILE IN THE
BAKER COUNTY SURVEYOR'S OFFICE AND OREGON STATE HIGHWAY MAP NUMBER 88-29-1. THE BASIS OF BEARING
FOR THIS SURVEY IS ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 21 BETWEEN
FOUND MONUMENTS AS SHOWN HEREON.

RETRACING SURVEY NUMBER 11-43-0017-A AND READING SAID NARRATIVE I AGREE WITH THE DILIGENT WORK
COMPLETED. I AGREE WITH ALL MEASUREMENTS BETWEEN FOUND MONUMENTS AS SHOWN AND I AGREE WITH DEED
FINDINGS. I HAVE MADE A SMALL CHANGE TO THE RIGHT OF WAY / THIS BOUNDARY IN THE LOCATION AT THE
INTERSECTION OF VANDECAR ROAD AND MANNING CREEK ROAD BASED ON ADDITIONAL FOUND HIGHWAY
MONUMENTS AS SHOWN.

THE EASTERLY LINE WAS ESTABLISHED IN SURVEY NUMBER 11-43-0017-A BUT UN-MONUMENTED. I SPOKE WITH MR.
MARK FORTIN, HE HAD NO KNOWLEDGE REGARDING THE BOUNDARY LINE AND AGREED TO THE LOCATION AS
ESTABLISHED HERE, WHICH AGREES WITH SURVEY NUMBER 11-43-0017-A. MR. FORTIN ALSO AGREED TO ALLOW THE
FENCE TO BE REBUILT ALONG THE PROPERTY LINE AS SURVEYED HERE. THE SOUTHERN BOUNDARY MONUMENT WAS
ESTABLISHED AT THE LOCATION SHOWN AND AGREES WITH SURVEY NUMBER 11-43-0017-A.

THE NORTHERN LINE WAS RETRACED BETWEEN FOUND MONUMENTS RECOVERED FROM SURVEY NUMBER
11-43-0017-A AS SHOWN.

THE WESTERN LINE WAS RETRACED AND MONUMENTED SLIGHTLY DIFFERENT THAN AS SHOWN IN SURVEY NUMBER
11-43-0017-A. I HELD THE MOST NORTHERN MONUMENT AS ESTABLISHED IN SAID SURVEY. THE SOUTHERLY END OF
THIS LINE WAS ESTABLISHED BASED ON ADDITIONAL FOUND RIGHT OF WAY MONUMENTS RECOVERED AT THE
INTERSECTION OF MANNING CREEK ROAD AND VANDECAR ROAD. I RECOVERED A MONUMENT ON THE EASTERLY
RIGHT OF WAY OF VANDECAR ROAD SOUTH OF MANNING CREEK ROAD AS SHOWN. THIS MONUMENT ALSO FITS THE
REFERENCE MONUMENT JUST TO THE NORTH AND ALL THREE FIT THE ASBUILT CENTERLINE. LOOKING CLOSELY AT
HIGHWAY MAP 88-29-1 YOU CAN SEE THAT THE ALIGNMENT DOES NOT MATCH THE EXISTING CENTERLINE NEAR
MANNING. MANNING STATION 78+00 IS WEST OF THE EXISTING ROAD. BY PUSHING THE ALIGNMENT WESTERLY BASED
ON FOUND MANNING RIGHT OF WAY MONUMENTS, THE TRIANGLE PORTION IS CORRECTED AS SHOWN.
ADDITIONALLY THE SECTIONAL CALL TIE TO 78+00 FITS WELL FOR A 1960'S SURVEY, APPROXIMATELY 2' +/- IN A 4400'
CALL.

THE SOUTHERN LINE WAS RETRACED AND MONUMENTED ALONG THE EXISTING RIGHT OF WAY AS SHOWN. RECORD
HIGHWAY DATA WAS HELD AND FIT BETWEEN THE NEAREST FOUND MONUMENTS. IT SHOULD BE NOTED THAT THE
MONUMENTS FURTHER TO THE SOUTH DO NOT FIT AS WELL WITH THIS PORTION OF THE ALIGNMENT BUT ARE WITHIN
THE TOLERANCES THAT WOULD BE EXPECTED FROM A 1960'S SURVEY.

THE EASEMENT SHOWN AND LISTED IN THE OWNER DECLARATION AS NO. 4, INSTRUMENT NO. 07130280 IS WRITTEN
SOMEWHAT VAGUE AND REFERS TO AN EXHIBIT MAP WHICH FURTHER FRUSTRATES THE LOCATION OF SAID
EASEMENT. THE EASEMENT WAS DETERMINED AS OUTLINED IN ORS 93.310 (6). THE MAP WAS CONSIDERED
SUBORDINATE AND THE EASEMENT WAS DRAWN PARALLEL AND 20' FROM THE BOUNDARY AS SHOWN.
ADDITIONALLY THE PARTIES, VALLEY WIDE CO-OP AND SCOTT TOLL AGREED TO THE LOCATION AS SHOWN HERE.

I LANCE C. KING, A REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE CORRECTLY
SURVEYED AND MONUMENTED THE BOUNDARIES OF PARCELS 1 AND 2 IN ACCORDANCE WITH ORS CHAPTER 92, THAT
THE POINT OF BEGINNING IS AS SHOWN ON THE MAP AND IS WITHIN THE REQUIREMENTS OF ORS 92.060(1), THAT THE
FIRST MONUMENT ESTABLISHING OR REESTABLISHING A BOUNDARY MONUMENT WAS PLACED ON 6/19/2020, THAT
PROPERTY ACCESS DURING THIS SURVEY WAS ACCOMPLISHED IN ACCORDANCE WITH ORS 672.047, THAT THE SURVEY
WAS MADE BY ME OR UNDER MY DIRECTION, THAT THE MONUMENTS ARE AS SHOWN AND THAT THIS MAP IS A TRUE
AND ACCURATE REPRESENTATION OF SAID SURVEY.

THE PROPERTY BEING PARTITIONED IS DESCRIBED AS FOLLOWS:

A PARCEL IN THE SOUTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION 21, TOWNSHIP 11 SOUTH, RANGE
43 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF BAKER AND STATE OF OREGON, MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

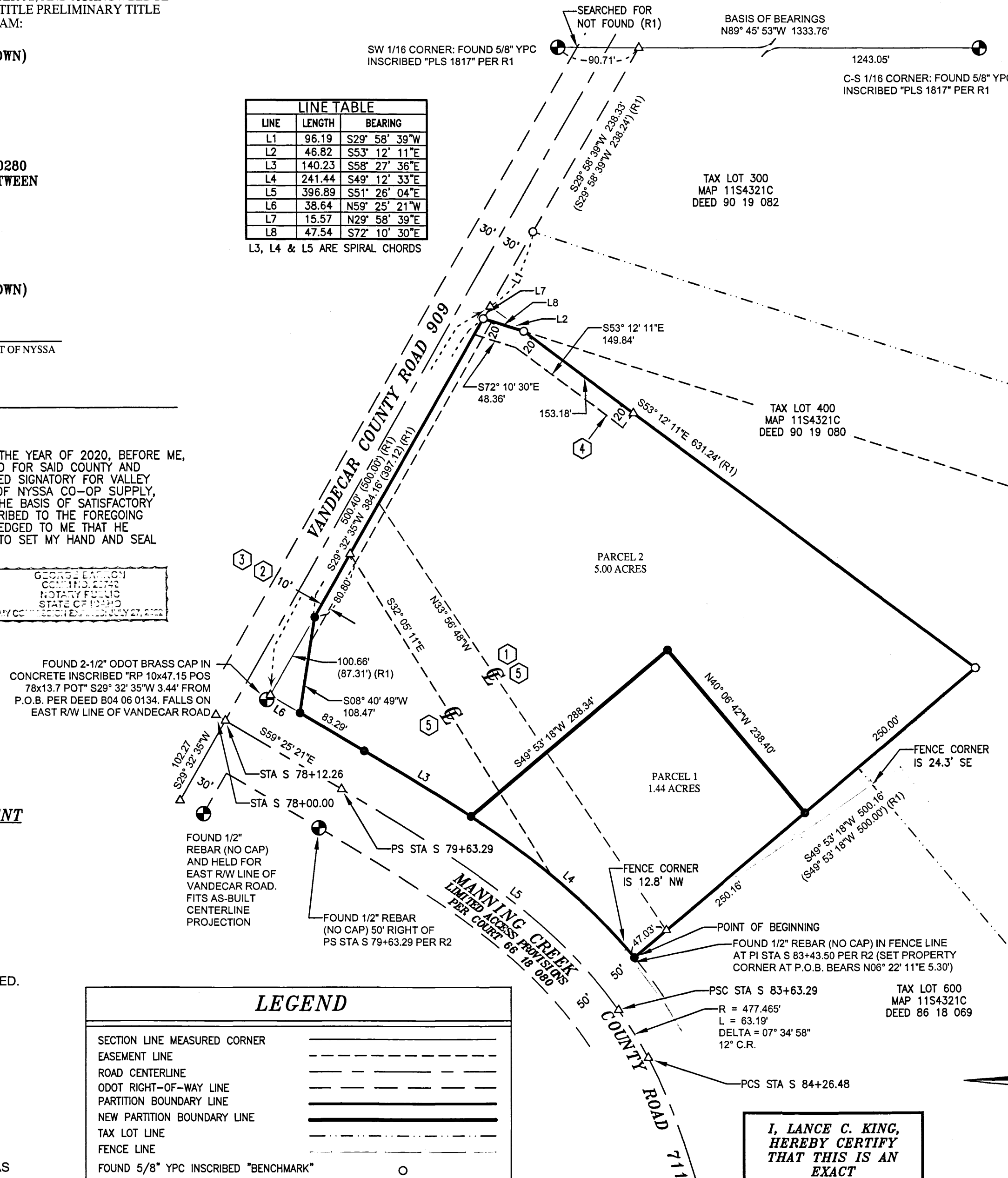
BEGINNING AT THE MOST WESTERLY CORNER OF THE TRACT DESCRIBED IN DEED RECORDED APRIL 29, 1986, IN DEEDS
86 18 069, SAID POINT BEING ON THE NORTHEASTLY RIGHT OF WAY LINE OF THE MANNING CREEK COUNTY ROAD;
THENCE NORTHEASTERLY 500 FEET ALONG THE MOST WESTERLY LINE OF THE TRACT DESCRIBED IN SAID DEED;
THENCE NORTHEASTERLY TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF VANDECAR COUNTY ROAD, 500
FEET NORTHEASTERLY OF THE POINT OF INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF MANNING CREEK
COUNTY ROAD AND THE EASTERLY RIGHT OF WAY LINE OF VANDECAR COUNTY ROAD; THENCE
SOUTHWESTERLY 500 FEET ALONG THE EASTERLY RIGHT OF WAY LINE OF VANDECAR ROAD TO ITS INTERSECTION
WITH THE NORTHERLY RIGHT OF WAY LINE OF MANNING CREEK COUNTY ROAD; THENCE SOUTHEASTERLY ALONG
SAID NORTHERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

REFERENCE TABLE

- | | |
|----|---|
| R1 | SURVEY MAP FOR TOLL AND CARLILE, BY
BENCHMARK LAND SURVEYING, FILED UNDER
SURVEY No. 11-43-0017-A |
| R2 | ODOT STATE HIGHWAY MAP 88-29-1 AND
RELINQUISHMENT OF TITLE 76 18 089 |
| R3 | SPECIAL WARRANTY DEED, INSTRUMENT No.
B04-06-0134 |
| R4 | EASEMENT INSTRUMENT IN BOOK 108 AT PAGE 203 |
| R5 | PRELIMINARY TITLE REPORT PER ORDER 285624AM |

REGISTERED
PROFESSIONAL
LAND SURVEYOROREGON
MAY 10, 2011
LANCE CLARK KING
61420

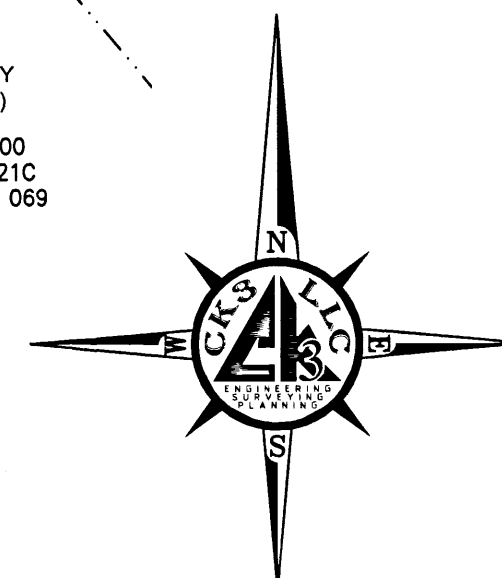
RENEWS: 6/30/2021



LEGEND

SECTION LINE MEASURED CORNER	
EASEMENT LINE	
ROAD CENTERLINE	
ODOT RIGHT-OF-WAY LINE	
PARTITION BOUNDARY LINE	
NEW PARTITION BOUNDARY LINE	
TAX LOT LINE	
FENCE LINE	
FOUND 5/8\" YPC INSCRIBED \"BENCHMARK\"	○
SET 5/8\"X30\" IRON REBAR/RED PLASTIC CAP MARKED \"PLS 61420\"	●
MONUMENT AS NOTED	⊙
RECORD DATA	()
CALCULATED POINT (NO MONUMENT SET)	△

I, LANCE C. KING,
HEREBY CERTIFY
THAT THIS IS AN
EXACT
REPRODUCTION OF
THE ORIGINAL.



PARTITION FOR:

IDAHO POWER COMPANY

CK3, LLC
CIVIL-STRUCTURAL-ELECTRICAL ENGINEERING,
SURVEYING & PLANNING

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ONTARIO, OR 97914 HERMISTON, OR 97838
PHONE (541) 889-5411 PHONE (541) 567-2345
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APPROVED BY: LCK	FILENAME: V019034.dwg	JOB No.: V019034
DATE: 6/19/2020	DATE REVISED:	SHEET: 1 of 1