

RECORD OF SURVEY

for  
**THE UNITED STATES OF AMERICA  
IDAHO POWER and  
KLEINFELDER WEST, INC.**

in the  
SOUTH HALF OF SECTION 26  
T 9 S, R 45 E, W.M.  
BAKER COUNTY, OREGON

NOVEMBER 30, 2011

WRP EASEMENT No. 66-0436-0-012

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MONUMENT FOUND, NOT TIED  
POSITION CALCULATED FOR  
CENTER 1/4 SECTION 26  
PER BCS #9-45-93

DALY CREEK RD

**NARRATIVE**

THE PURPOSE OF THIS SURVEY WAS TO FIND OR SET CORNER MONUMENTS THAT WERE SET PER BAKER COUNTY SURVEY NO. 9-45-59 BY ANDERSON PERRY & ASSOCIATES (APA) FOR THE NATURAL RESOURCES CONSERVATION SERVICE (NRCS). THAT SURVEY DEPICTED THE BOUNDARY OF THE WETLANDS RESERVE PROGRAM EASEMENT NO. 66-0436-0-012 THAT WAS RECORDED IN DOCUMENT NO. 01 51 0057, BAKER COUNTY BOOK OF RECORDS. THE CONTRACT ALSO STATED THAT WE PLACE ADDITIONAL LINE MONUMENTS WHERE THE DISTANCE BETWEEN THE PREVIOUS CORNER MONUMENTS EXCEEDED 500'. WE ALSO WERE TO PLACE A GREEN STEEL "U" SHAPED FENCE POSTS WITH A "CONSERVATION EASEMENT BOUNDARY" SIGN AT EACH CORNER AND LINE POINT.

SAID APA SURVEY WAS ORIENTED TO FOUND MONUMENTS AT THE NORTH AND SOUTH 1/4 CORNERS OF SECTION 26, AND TWO IDAHO POWER MONUMENTS SET PER BCS 9-45-3 ALONG THE SOUTH LINE OF SAID SECTION 26 (BETWEEN (G) & (H) HEREON.) THE BEARING BASIS FOR MY CURRENT SURVEY IS BETWEEN THE FOUND MONUMENTS AT (T) AND (H) THAT I COMPUTED PER SAID BCS 9-45-59 BY APA.

SAID APA SURVEY DID NOT DEPICT ALL OF THE CORNER MONUMENTS AROUND THE ENTIRE PERIMETER OF THE WRP EASEMENT. IN 1988 JAMES HANLEY MONUMENTED A BOUNDARY LINE PER BCS 9-45-44, WHICH IS THE SECTION CLOCKWISE BETWEEN MONUMENTS (A) TO (F). THE MONUMENTS I LOCATED FROM THE HANLEY SURVEY FIT EACH OTHER NICELY, BUT THEY DID NOT RELATE VERY WELL TO THE CONNECTION TO THE APA EASEMENT SURVEY MONUMENTS.

IN THE NORTHWEST CORNER THE APA SURVEY SHOWS THE LOCATION OF THE ADJACENT "FREEMANTLE" TRACT WITH DEED REFERENCE "96-22-146". IN 2004 FREEMANTLE CONVEYED TO HARRISON PER B04-50-0135. IN 2010 MR. HARRISON HAD JASON HATFIELD SURVEY HIS TRACT PER BCS 9-45-93. THE APA AND HATFIELD SURVEYS WERE BOTH SURVEYING TO THE SAME DEED DESCRIPTION, BUT WITH SLIGHTLY DIFFERENT RESULTS. I HAVE SHOWN THE AMOUNT OF THE DISCREPANCY HEREON, BUT HAVE NOT BEEN INSTRUCTED TO RESOLVE THE DISCREPANCY AS PART OF THIS CURRENT WORK. THE WRP EASEMENT IS DESCRIBED TO FOLLOW THE FREEMANTLE SOUTH LINE TO A POINT IN AN EXISTING FENCE (MONUMENT (U)), AND THEN TO FOLLOW THE EXISTING FENCE LINE TO THE INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF DALY CREEK ROAD (MONUMENT (T)). ACCORDING TO BCS 9-45-93 MONUMENT (T) FALLS 1.8' SOUTH OF SAID SOUTH RIGHT-OF-WAY LINE. AGAIN THIS MATTER IS NOT BEING RESOLVED AT THIS TIME.

THE APA SURVEY DID NOT MONUMENT THE STRETCH BETWEEN MONUMENTS (N) AND (M), SO I USED THE BLM GRANT BOUNDARY METHOD TO COMPUTE THE PROPORTIONATE POSITIONS OF THE INTERMEDIATE MISSING MONUMENTS.

ADJACENT TO A PORTION OF THE NORTHERLY LINE OF THE WRP EASEMENT IS THE "EAGLE VALLEY CEMETERY" AS SHOWN HEREON, AND ON BCS #9-45-59. THE CURRENT LEGAL DESCRIPTION FOR THE WRP EASEMENT MAKES CALLS TO IRON MONUMENTS SET ON THE CEMETERY BOUNDARY. IN 2010 RUSSELL BADGLEY SURVEYED THE PERIMETER OF THIS CEMETERY PER BCS #9-45-86, BUT APPARENTLY DISAGREED WITH THE CEMETERY BOUNDARY RESOLVED FOR THE APA SURVEY. AT THIS POINT ANY AMBIGUITIES BETWEEN THE BOUNDARIES HAVE NOT BEEN RESOLVED. ALL OF THE APA MONUMENTS WERE FOUND, AND NONE OF THEM ENCRONCHED INTO THE CEMETERY AS IT WAS SURVEYED PER BCS #9-45-86, SO I JUST PLACED A POST NEXT TO THEM AND CONTINUED.

THE IRREGULAR EASTERLY BOUNDARY OF THE WRP EASEMENT DEPICTED ON THE APA SURVEY, AND CALLED ON THE RECORDED LEGAL DESCRIPTION, BEGINS AT THE IRON MONUMENT AT (J) AND ENDS AT AN IRON MONUMENT AT (H). SAID LINE IS CALLED TO FOLLOW THE "2085 FOOT CONTOUR LINE." BECAUSE I FEEL THAT NO TWO SURVEYORS ARE GOING TO MATCH A SPECIFIC ELEVATION EXACTLY, I FEEL IT BEST TO HOLD TO THE LINE CONTROLLED BY THE THREE FOUND MONUMENTS. I THEN COMPUTED THE INTERMEDIATE CORNER POSITIONS USING THE BLM GRANT BOUNDARY METHOD. ALSO BETWEEN COURSES "L-7" AND "L-20" MONUMENTS COULD NOT BE SET BECAUSE OF A FULL DUCK POND.

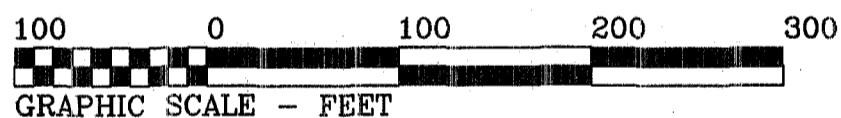
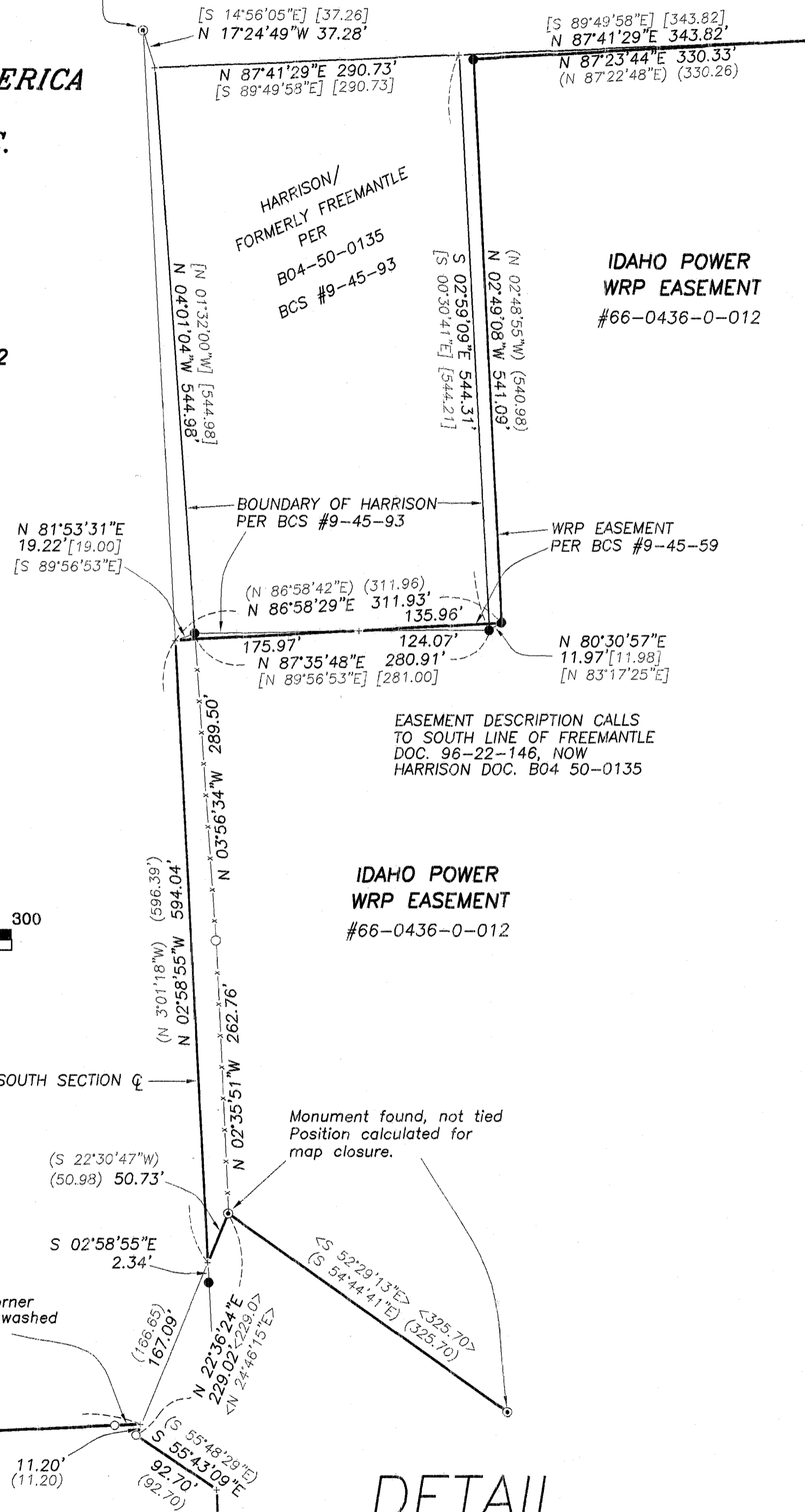
THE IRREGULAR EASTERLY EASEMENT BOUNDARY AS SURVEYED BY APA IS DESCRIBED TO INTERSECT THE "SOUTH LINE OF THE SE 1/4 OF SECTION 26", WHICH IS MONUMENT (H) HEREON AS SET BY THE APA SURVEY. THE APA SURVEY THEN SET (G) AS THE E 1/16 CORNER BETWEEN SECTIONS 26 AND 35. FROM MONUMENT (G) WE COMPUTED POSITION (V) PER THE CALLS DESCRIBED ON THE RECORDED EASEMENT DEED ON THE "EAST LINE OF THE SW 1/4 OF THE SE 1/4" AND SET A MONUMENT. AS STATED PREVIOUSLY THE HANLEY SURVEY (BCS #9-45-44) MONUMENTATION STOPPED AT (F), AND THE APA SURVEY (SN #9-45-59) STOPPED AT THE COURSE (G) TO (V). BECAUSE OF THAT THE COURSE FROM (F) TO (V) MISSES THE DEED RECORD AS SHOWN.

THE MONUMENTS SET FOR BCS #9-45-44 FIT EACH OTHER VERY NICELY AS I HAVE SAID. THEREFORE I COMPUTED (W) AND (X) PER THE RECORD INFORMATION. USING THE RESULTANT COURSE BETWEEN (W) AND (X) I COMPUTED (O) AT THE INTERSECTION WITH THE NORTH-SOUTH CENTERLINE OF SECTION. THE POSITION (O) FIT THE 1/4 CORNER AT (S) NICELY. THE MONUMENT (C) SET BY BCS #9-45-59 FOR THIS POSITION WAS TOO FAR SOUTH BY 2.34'. EAGLE CREEK CLAIMED TWO POSITIONS AT THE NORTHEAST CORNER OF THE 13.026 ACRE TRACT (PARCEL 1). I COMPUTED THE MISSING CORNER 11.20' FROM (X), AND THEN SET 25 FOOT WITNESS CORNERS ALONG THE EASEMENT LINES AS SHOWN.

THE MONUMENT AT (R) APPEARS TO BE OUT OF POSITION BUT I HAVE HELD IT BECAUSE IT WAS CALLED TO BY THE EASEMENT DEED. (R) WAS HELD TO COMPUTE THE CURVE POINT FOR SNAKE RIVER ROAD, ALONG WITH THE TRAVELED ROAD CENTERLINE.

A NEW POND WAS CONSTRUCTED IN THE NORTHEASTLY CORNER OF THE 75.027 ACRE TRACT (PARCEL 2) CLAIMING ELEVEN CORNER POSITIONS OF THE EASEMENT. I MONUMENTED WHERE THE EASEMENT ENTERED AND LEFT THE POND. ALSO WE WERE UNABLE TO MONUMENT A 600 FOOT STRETCH ALONG THE WEST SIDE OF PARCEL 2 DUE TO THE OBJECTIONS OF THE NEIGHBOR. WE PLACED A MONUMENT IN THE FENCE LINE 24 FEET FROM THE EASEMENT LINE AS SHOWN.

SUBSEQUENT BOUNDARY SURVEYS OF THE PREVIOUSLY FREEMANTLE TRACT (BCS #9-45-93) AND OF THE CEMETERY (BCS #9-45-86) DID NOT ACCEPT THE APA MONUMENTS AS PROPERTY CORNERS.



DETAIL

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Theodore J. Langton*

OREGON  
JULY 13, 1979  
THEODORE JAMES LANGTON  
1823  
RENEWS: 12/31/2012

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