

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 ACKNOWLEDGED 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 Barron, 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 HERETO SET MY HAND AND SEAL

NOTARY PUBLIC
COMMISSION No. : 28742
MY COMMISSION EXPIRES: 07-27-2022

GEORGE BARRON
COMM NO. 28742
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES: JULY 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 20th DAY OF July, 2020

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 PM, AND RECORDED IN BAKER COUNTY RECORDS AND IS HEREBY APPROVED.

Stefanie Kirby Co. Clerk
by Karen Phillips, 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

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 8B-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 AS-BUILT CENTERLINE LOOKING CLOSELY AT HIGHWAY MAP 8B-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'-4" 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 NORTHEASTERLY 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 NORTHWESTERLY 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 THE 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

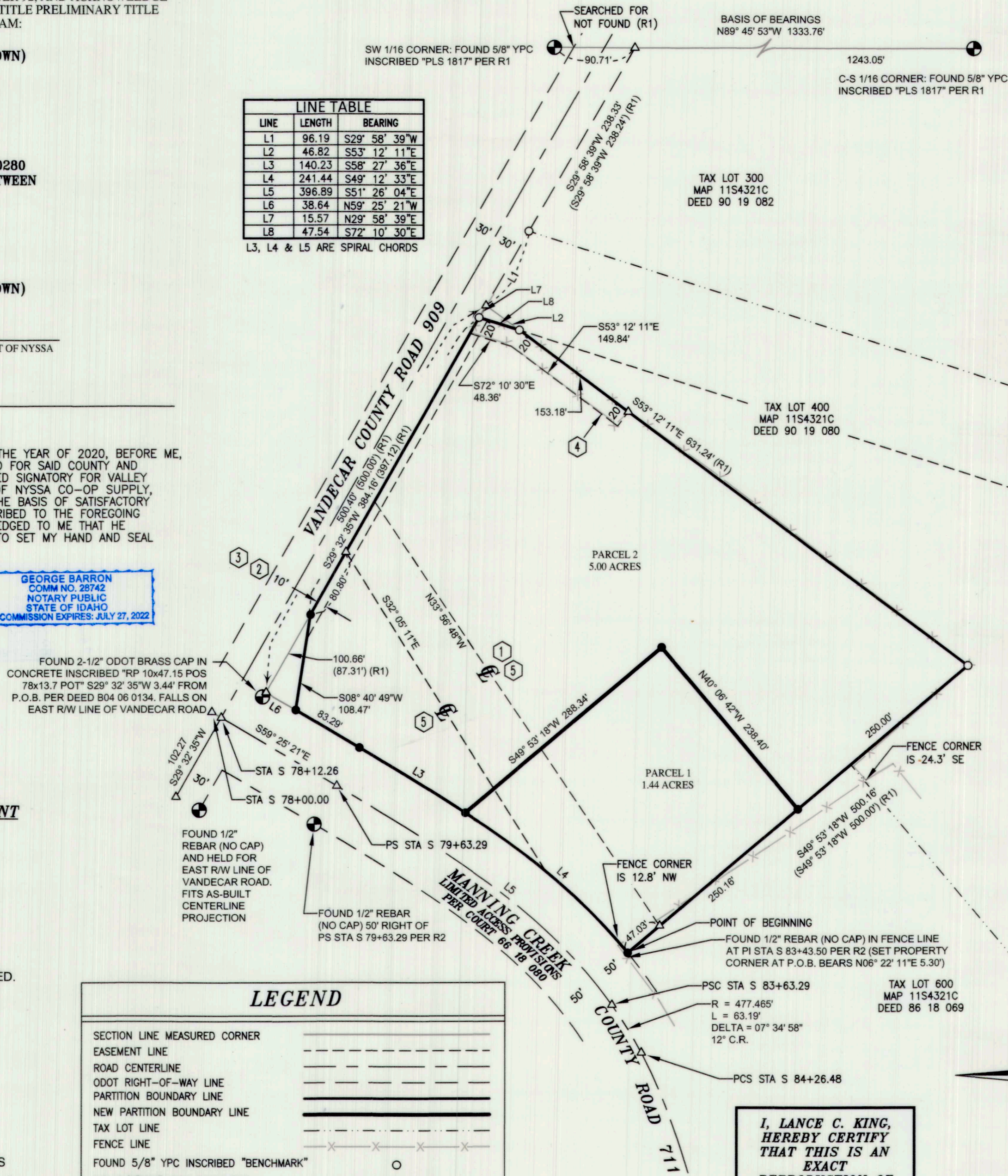
- R1 SURVEY MAP FOR TOLL AND CARLILE, BY BENCHMARK LAND SURVEYING, FILED UNDER SURVEY No. 11-43-0017-A
- R2 ODOT STATE HIGHWAY MAP 8B-29-1 AND RELINQUISHMENT OF TITLE 76 18 089
- R3 SPECIAL WARRANTY DEED, INSTRUMENT No. B04-06-0134
- R4 EASEMENT INSTRUMENT IN BOOK 108 AT PAGE 203
- R5 PRELIMINARY TITLE REPORT PER ORDER 285624AM

REGISTERED PROFESSIONAL LAND SURVEYOR

James King

OREGON
MAY 10, 2011
LANCE CLARK KING
61420

RENEWS: 6/30/2021



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

James King

FILED July 23, 2020
BAKER COUNTY SURVEYOR
SURVEY NO. 11-43-23

PARTITION FOR:

IDAHO POWER COMPANY

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

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