

NOTES:

- 1. BASIS OF BEARINGS
Bearings are based upon the east line of the Northeast Quarter of Section 35, Township 2 South, Range 39 East, of the Willamette Meridian, Union County, State of Oregon as bearing S01°50'26"E between the set monuments shown hereon.
2. DATUM/UNIT OF MEASUREMENT
The Horizontal Datum for this survey is Oregon State Plane North American Datum (NAD) of 1983 (2011 EPOCH) North Zone with units in U.S. Survey Feet. The Vertical Datum for this survey is North American Vertical Datum (NAVD) of 1988. All distances shown hereon are Oregon State Plane modified ground distances unless otherwise stated. To adjust all Oregon State Plane modified ground distances to Oregon State Plane grid distances multiply all distances with combined scale factor of 0.999773275.
3. BASIS OF HORIZONTAL CONTROL/BASIS OF BEARINGS:
Survey monuments found by Merrick & Company, were measured by Global Positioning System (GPS) static observations triangulated from the following CORS Station control monuments in units of U.S. Survey Feet:
A. NGS P372 PID DL7743
Station is the Antenna Reference Point of the GPS Antenna
State Plane Northing: 658945.43
State Plane Easting: 8902437.08
Modified Northing: 659094.86
Modified Easting: 8904455.94
Latitude: N45°25'41.27773
Longitude: W175°15'05.91019
B. NGS P394 PID DP8364
Station is the Antenna Reference Point of the GPS Antenna
State Plane Northing: 437600.82
State Plane Easting: 8902437.08
Modified Northing: 437700.053
Modified Easting: 8904455.94
Latitude: N44°50'05.55473
Longitude: W117°47'58.63995
C. NGS PT01N PID DN5846
Station is the Antenna Reference Point of the GPS Antenna
State Plane Northing: 733697.35
State Plane Easting: 8647672.55
Modified Northing: 733683.73
Modified Easting: 8649833.64
Latitude: N44°58'25.70385
Longitude: W122°57'20.63721

4. TITLE REPORT NOTE
This survey does not constitute a title search by Merrick & Company to determine ownership or easements of record. For all information regarding easements, rights-of-way, and title of record Merrick & Company relied upon Title Report Number 38-3031-05-000030, dated July 1, 1999 at 8:00 A.M.

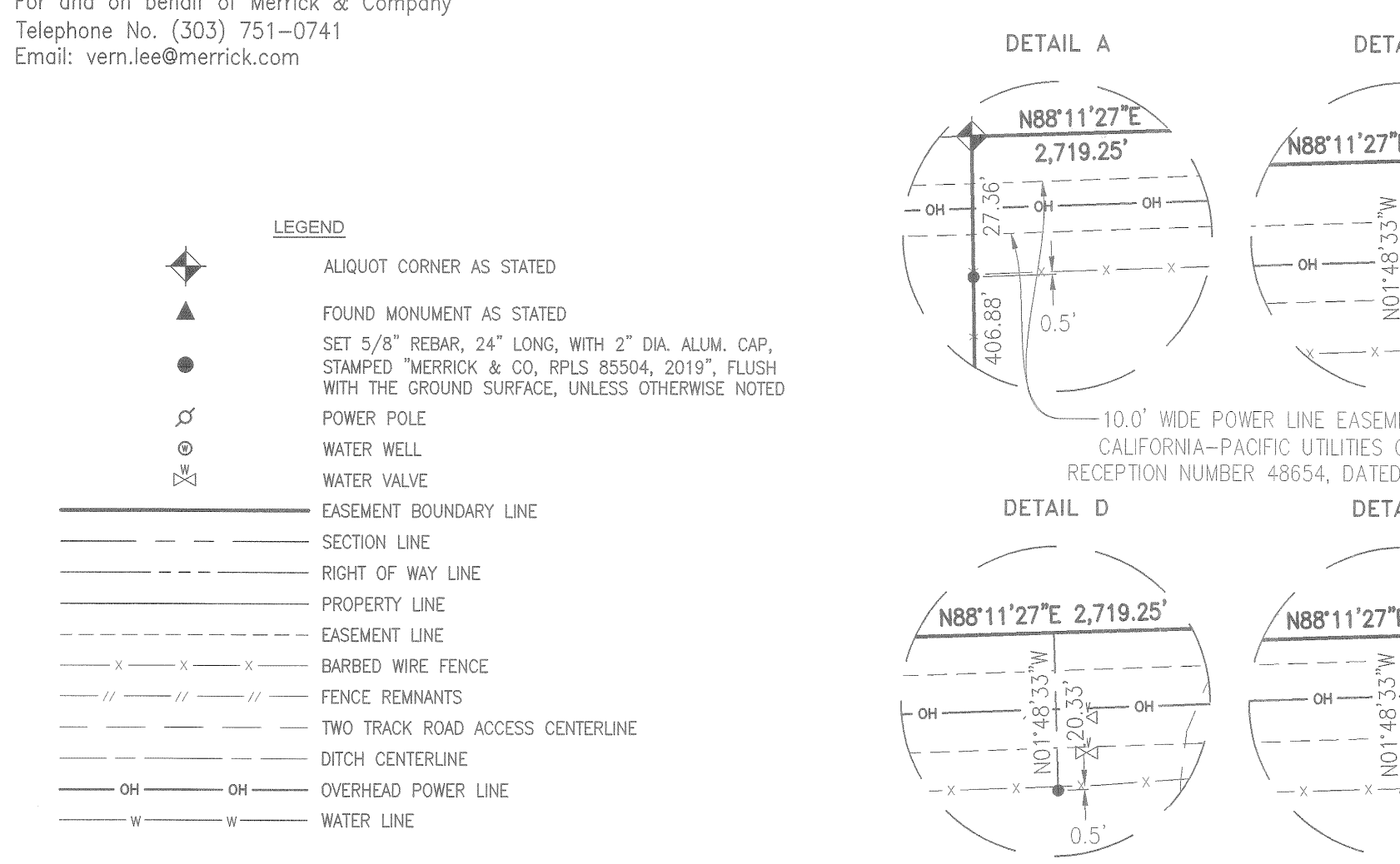
- SCHEDULE B - SECTION 2 EXCEPTIONS
1. 1999-2000 taxes (fiscal tax year ending June 30, 2000) are now a lien; amount not yet extended or payable.
2. Water rights, claims or title to water.
3. AS DISCLOSED by Union County assessment records, the premises herein described have been zoned or classified for farm use. If said land has been disqualified, or is subsequently disqualified for such use, the property will be subject to additional taxes or penalties and interest.
4. RIGHT OF WAY EASEMENT, including the terms and provisions thereof, granted to CALIFORNIA-PACIFIC UTILITIES COMPANY, a corporation; dated February 28, 1974, recorded as Microfilm Document No. 48654, records of Union County, Oregon. Grants the exclusive right for electric power or telephone lines and/or gas or water mains and all necessary appurtenances over, under and upon a strip of land 10 feet in width across land covered herein in said Section 35 all as staked and located on the ground. Also grants right of crossing over adjoining lands and to install guys and anchors thereon. (This affects subject conservation easement as shown.)
5. EASEMENT RESERVATIONS included in the deed to former owner recorded as Microfilm Document No. 984625: (This is the subject conservation easement.)
a). A 30 foot access and maintenance easement for well and buried mainline across the north 30 feet of said northeast quarter of said Section 35.
b). A 60 foot easement for agricultural purposes across the south 60 feet of the southeast quarter of the northwest quarter, and across the south 60 feet of the most easterly 30 feet of the southwest quarter of the northwest quarter of said Section 35.
6. TERMS, CONDITIONS AND PROVISIONS contained in the Warranty Easement Deed from The Nature Conservancy, a District of Columbia nonprofit Corporation, dated June 23, 1999, recorded as Microfilm Document No. 993458. (This is the subject conservation easement.)

5. DATE OF SURVEY
The field work for this survey was completed on September 14, 2019.

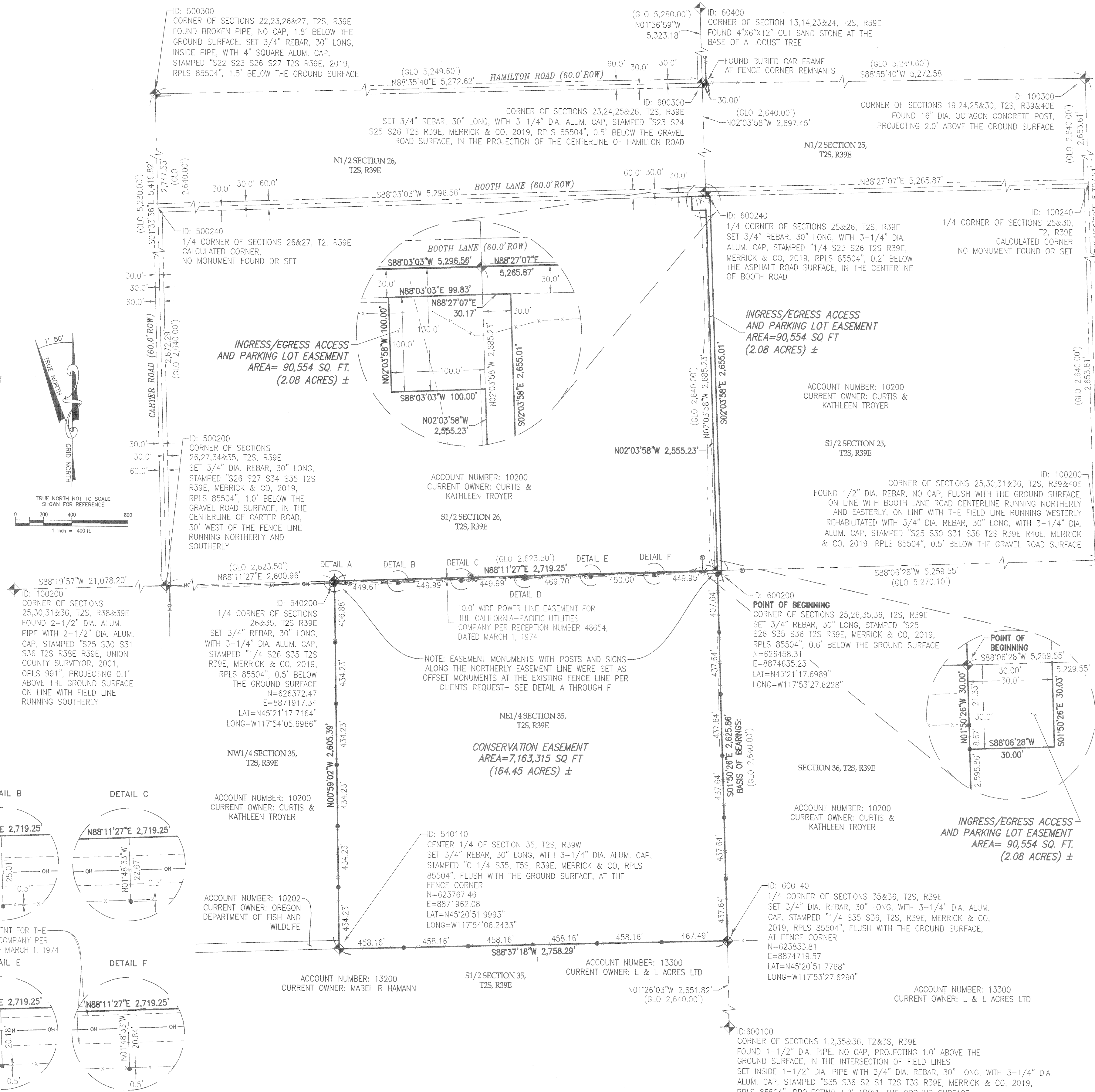
6. NARRATIVE
The purpose of this survey and plat is to survey an existing USDA/NRCS Conservation Easement as recorded in the General Warranty Deed Document Number 984625, dated September 1, 1998 in the Union County Clerk and Recorder's Office. It was also required to set all easement control points that delineate the boundary of the easement and access easement to and from said easement and Booth Lane. The ownership lines were derived by deeds, land use, and other record surveys on file. For basis of bearings, datum, units of measurement and GPS control monumentation used for this re-survey, see notes 1, 2, and 3 above.
7. CERTIFICATION
This is to certify that this survey, done by the undersigned, was done on the ground in accordance with the most recent minimum standards for property boundary surveys as set forth by the Oregon State Board of Examiners for Engineering and Land Surveying. The accuracy and position tolerance are also in accordance with rural surveys and has been made in strict conformity with the natural resources conservation service easement programs land survey specifications.

8. SURVEYORS STATEMENT
I, Vernen Kalani Lee, a Registered Land Surveyor in the State of Oregon, do hereby certify that this boundary survey of the Subject Property was made under my supervision and direction during the months of April 2019 through June 2019 and the monuments shown hereon actually exist and are sufficient for the survey to be retraced.

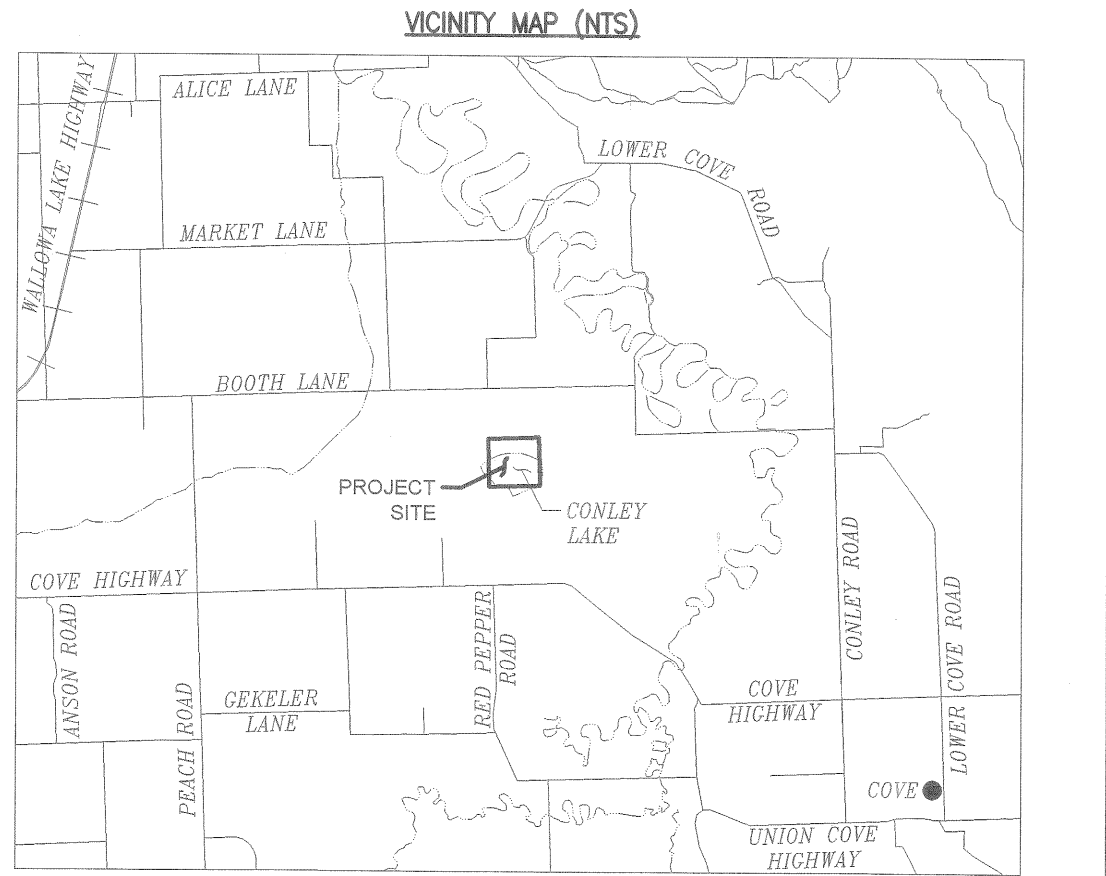
REGISTERED PROFESSIONAL LAND SURVEYOR
UNION COUNTY SURVEYOR
Date Received: 9/20/19
Date Filed: 9/20/19
File No.: 029-2019
Vernen Kalani Lee, RPLS No. 85504, CFeds 1441
Date: September 17, 2019
Job No.: 65320197
For and on behalf of Merrick & Company
Telephone No. (303) 751-0741
Email: vern.lee@merrick.com



Plat or Description of NRCS Conservation Easement
NRCS Agreement Number: 66-0436-98-0019G on Lands of Oregon Department of Fish and Wildlife
prepared for USDA-Natural Resources Conservation Service
Sections 25, 26, 35, and 36, Township 2 South, Range 39 East, Willamette Meridian, Union County, Oregon



OREGON COORDINATE SYSTEM, NAD 83 (2011) NORTH ZONE
COMBINED FACTOR = 0.999773275
RECIPROCAL FACTOR = 1.000226776
To get STATE PLANE NORTH ZONE coordinates, multiply the MODIFIED STATE PLANE coordinates which are shown hereon by 0.999773275
Accuracy Classification: NOAA THIRD ORDER-CLASS 1
U.S. SURVEY FEET.



REFERENCE DOCUMENTS USED:
1. BUREAU OF LAND MANAGEMENT GENERAL LAND OFFICE PLATS AND FIELD NOTES. (GLO)

EXHIBIT A - RECORD DESCRIPTION
WARRANTY EASEMENT DEED PER DOCUMENT NO. 993458;
IN TOWNSHIP 2 SOUTH, RANGE 39 EAST OF THE WILLAMETTE MERIDIAN

Section 35: The entire northeast quarter;
SITUATE IN the County of Union, State of Oregon.

EXHIBIT B - RECORD DESCRIPTION
WARRANTY EASEMENT DEED PER DOCUMENT NO. 993458;
A 30 foot access easement for ingress and egress over and across the most westerly 30 feet of the southwest quarter of Section 25, and across the most westerly 30 feet of the most northerly 30 feet of the northwest quarter of northwest quarter of Section 36, all in Township 2 South, Range 39 East of the Willamette Meridian;

Also a 100 foot by 100 foot easement for a parking lot, beginning at a point on the east line of Section 26, Township 2 South, Range 39 East of the Willamette Meridian, said point being the intersection of the south line of Booth Lane, county road and said east line of said section; thence South along said section line 100 feet; thence West parallel with the south line of said road 100 feet; thence North parallel with the east line of said section 100 feet to the south line of said road; thence East along said south line 100 feet to the point of beginning.

SITUATE IN the County of Union, State of Oregon.

EXHIBIT C AS SURVEYED ON JULY 16, 2019
CONSERVATION EASEMENT DESCRIPTION:
THAT PARCEL OF LAND AS DESCRIBED IN WARRANTY EASEMENT DEED AT DOCUMENT NUMBER 993458 DATED JUNE 30, 1999 IN THE UNION COUNTY CLERK'S OFFICE; BEING ALSO THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 39 EAST OF THE WILLAMETTE MERIDIAN, UNION COUNTY, STATE OF OREGON, BEING ADDITIONALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 35, WHENCE THE EAST QUARTER CORNER OF SAID SECTION 35 BEARS S01°50'26"E A DISTANCE OF 2,625.86 FEET; THENCE S01°50'26"E ALONG THE EASTERLY LINE OF SAID NORTHEAST QUARTER OF SECTION 35 A DISTANCE OF 2,625.86 FEET; (SET MONUMENT) THENCE S88°37'18"W ALONG THE SOUTHERLY LINE OF SAID NORTHEAST QUARTER OF SECTION 35 A DISTANCE OF 2,758.29 FEET; (SET MONUMENT) THENCE N00°59'02"W ALONG THE WESTERLY LINE OF SAID NORTHEAST QUARTER OF SECTION 35 A DISTANCE OF 2,605.39 FEET; (SET MONUMENT) THENCE N88°11'27"E ALONG THE NORTHERLY LINE OF SAID NORTHEAST QUARTER OF SECTION 35 A DISTANCE OF 2,719.25 FEET TO THE POINT OF BEGINNING. (SET MONUMENT)

CONTAINING 7,163,315 SQUARE FEET (164.45 ACRES), MORE OR LESS.

EXHIBIT D AS SURVEYED ON JULY 16, 2019
INGRESS/EGRESS ACCESS AND PARKING LOT EASEMENT DESCRIPTION:
THAT PARCEL OF LAND AS DESCRIBED IN WARRANTY EASEMENT DEED AT DOCUMENT NUMBER 993458 DATED JUNE 30, 1999 IN THE UNION COUNTY CLERK'S OFFICE; BEING A PORTION OF SECTIONS 25, 26, AND 36, TOWNSHIP 2 SOUTH, RANGE 39 EAST OF THE WILLAMETTE MERIDIAN, UNION COUNTY, STATE OF OREGON; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 35, WHENCE THE EAST QUARTER CORNER OF SAID SECTION 35 BEARS S01°50'26"E A DISTANCE OF 2,625.86 FEET; THENCE N02°03'58"W ALONG THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 26 A DISTANCE OF 2,555.23 FEET; THENCE S88°03'03"W ALONG A LINE ONE HUNDRED THIRTY (130.0) FEET SOUTHERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF SAID SOUTHWEST QUARTER OF SECTION 26 A DISTANCE OF 100.00 FEET; THENCE N02°03'58"W ALONG A LINE ONE HUNDRED (100.0) FEET WESTERLY OF AND PARALLEL WITH THE EASTERLY LINE OF SAID SOUTHWEST QUARTER OF SECTION 26 A DISTANCE OF 100.00 FEET; THENCE N88°03'03"E ALONG A LINE THIRTY (30.0) FEET SOUTHERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF SAID SOUTHWEST QUARTER OF SECTION 26 A DISTANCE OF 99.83 FEET; THENCE N88°27'07"E ALONG A LINE THIRTY (30.0) FEET SOUTHERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF SAID SOUTHWEST QUARTER OF SECTION 25 A DISTANCE OF 30.17 FEET; THENCE S02°03'58"E ALONG A LINE THIRTY (30.0) FEET EASTERLY OF AND PARALLEL WITH THE WESTERLY LINE OF SAID SOUTHWEST QUARTER OF SECTION 25 A DISTANCE OF 2,655.01 FEET; THENCE S01°50'26"E ALONG A LINE THIRTY (30.0) FEET EASTERLY OF AND PARALLEL WITH THE WESTERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 36 A DISTANCE OF 30.03 FEET; THENCE S88°06'28"W ALONG A LINE THIRTY (30.0) FEET SOUTHERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF SAID NORTHWEST QUARTER OF SECTION 36 A DISTANCE OF 30.00 FEET; THENCE N01°50'26"W ALONG SAID WESTERLY LINE OF THE NORTHWEST QUARTER OF SECTION 36 A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING. CONTAINING 90,554 SQUARE FEET (2.08 ACRES), MORE OR LESS.

MERRICK PROJECT NO. 65320197
DATE 06/12/2019
DRAWN FLZ
QC REVIEW VKL/JAW
APPROVED VKL
SCALE 1" = 400'

NATURAL RESOURCES CONSERVATION SERVICE
U.S. DEPARTMENT OF AGRICULTURE



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OREGON DEPARTMENT OF FISH AND WILDLIFE
SECTIONS 25, 26, 35, & 36, T2S, R39E
WILLAMETTE MERIDIAN, UNION COUNTY, OREGON
164.45 ACRES
NRCS AGREEMENT NUMBER: 66-0436-98-0019G

SHEET 1 OF 1 SHEETS