

ALTA / NSPS LAND TITLE SURVEY
PARCEL NUMBERS: RP13N04E022405 (1), RP13N04E030006 (2), RP13N04E037205 (3), RP13E04E100007 (4), RP13N04E107205 (5), RP13N04E112406 (6), RP13N04E114805 (7), RP14N04E344205 (8), RP14N04E341805 (9)
CASCADE, VALLEY COUNTY, ID

Instrument # 455064
VALLEY COUNTY, CASCADE, IDAHO
1-17-2023 02:24:21 PM No. of Pages: 5
Recorded for: DIAMOND LAND SURVEYING
DOUGLAS A. MILLER Fee: 25.00
Ex-Officio Recorder Deputy
Index to: RECORD OF SURVEY

File Number: 4106-3918532
Commitment Date: May 23, 2022 at 7:30 AM
To: DB Big Creek Meadow LLC
Warren Rustand
First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 4, 6(a), 11(a), 13, 15 and 20 (wetlands) of the Table A thereof. The field work was completed on June 17, 2022.

Date of Plat: December 22, 2022
Professional Land Surveyor
Nathan B. Weber, PLS
License No. 17793

Legal Description

The Land referred to herein below is situated in the County of Valley, State of ID, and is described as follows:
Parcel 1: S 1/2 NW 1/4, SW 1/4, Lots 3,4,5 and 6 of Section 2, Township 13 North, Range 4 East, Boise Meridian, Valley County, Idaho.
Parcel 2: Lots 1, 2, 7 and 8 and S 1/2 NE 1/4 of Section 3, Township 13 North, Range 4 East, Boise, Meridian, Valley County, Idaho.
Parcel 3: SE 1/4 of Section 3, Township 13 North, Range 4 East, Boise Meridian, Valley County, Idaho.
Parcel 4: NE 1/4 of Section 10, Township 13 North, Range 4 East, Boise Meridian, Valley County, Idaho.
Parcel 5: SE 1/4 of Section 10, Township 13 North, Range 4 East, Boise Meridian, Valley County, Idaho.
Parcel 6: NW 1/4 of Section 11, Township 13 North, Range 4 East, Boise Meridian, Valley County, Idaho.
Parcel 7: SW 1/4 of Section 11, Township 13 North, Range 4 East, Boise Meridian, Valley County, Idaho.
Parcel 8: SW 1/4 and S 1/2 NW 1/4 of Section 34, Township 14 North, Range 4 East, Boise Meridian, Valley County, Idaho.
Parcel 9: SE 1/4 and S 1/2 NE 1/4 of Section 34, Township 14 North, Range 4 East, Boise Meridian, Valley County, Idaho.

SCHEDULE B, PART II EXCEPTIONS

Items 1-8, 16, 18-19, 28-30 are not shown intentionally as they are not survey items.

9. Right of way or easement of Big Creek.

Survey Findings: No documents are provided in the title report for a Right-of-Way or easement of Big Creek. No assumptions are made to any Right-of-Way or easement for Big Creek for either purpose of beneficiary of such. The location of Big Creek is shown on this drawing including the location of the diversion dam and the ditch that runs northwesterly from the dam.

- 10. Reservations in recorded United States Patent, recorded in Book 1, Page 513. Affects: N 1/2 SE 1/4 Section 3
11. Reservations in recorded United States Patent, recorded in Book 1, Page 552. Affects: S 1/2 NW 1/4 & E 1/2 SW 1/4 Section 2
12. Reservations in recorded United States Patent, recorded as Instrument No. 5784. Affects: S 1/2 SE 1/4 Section 10
13. Reservations in recorded United States Patent, recorded in Book 2, Page 87. Affects: S 1/2 NE 1/4 & N 1/2 SE 1/4 Section 10
14. Reservations in recorded United States Patent, recorded in Book 2, Page 131. Affects: W 1/2 SW 1/4 Section 2
15. Reservations in recorded United States Patent, recorded as Instrument No. 8488. Affects: N 1/2 NE 1/4 Section 10 & S 1/2 SE 1/4 Section 3

Survey Findings: Exceptions 10-15: The Patent Documents includes a reservation for water rights for mining, agriculture, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights. Also a reservation for ditches or canals constructed by the authority of the United States. The location of Big Creek is shown on this drawing including the location of the diversion dam and the ditch that runs northwesterly from the dam. The Patent also includes a reservation for the right of a proprietor of a vein or lode to extract and remove ore. The location or name of any vein or lode is unknown.

17. Rights of way for ditches, tunnels and telephone and transmission lines constructed by authority of the United States as granted to the United States under provisions of Section 58-604, Idaho Code.

Survey Finding: Idaho Code Section 58-604 states: "RIGHTS OF WAY -GRANT TO UNITED STATES. There is hereby granted over all the lands now or hereafter belonging to the state a right of way for ditches constructed by authority of the United States. All conveyances of state lands hereafter made shall contain a reservation of such right of way." The location of Big Creek is shown on this drawing including the location of the diversion dam and the ditch that runs northwesterly from the dam.

20. Easement, including terms and provisions contained therein: Recording Information: 210604. In Favor of: Boise Cascade Corporation. For: roadway Affects: Sections 3, 10, 11

- 21. Provisions in deed to William C. Kennedy, recorded December 21, 1995, as Instrument No. 215421. Affects: All parcels
22. Provisions in deed to James H. Kennedy, recorded December 21, 1995, as Instrument No. 215423. Affects: All parcels
23. Easement, including terms and provisions contained therein: Recording Information: 217463. In Favor of: Pearl Kennedy Family Trust. For: roadway The signature of the grantee on this instrument was not properly executed, therefore it was not entitled to be recorded and the contents thereof are not constructive notice to subsequent purchasers and mortgagees. Affects: Sections 3 & 10
24. Easement, including terms and provisions contained therein: Recording Information: 217741. In Favor of: Boise Cascade Corporation. For: roadway Affects: Sections 3 & 10

Survey Findings: Exceptions 20-24 all describe the same road(s): The easements state: "If road is located substantially as described herein, the center line of said road as constructed is hereby deemed acceptable by Grantor and Grantee as the true centerline of the Easement. If any subsequent survey of the road shows that any portion of the road, although located substantially as described, crosses lands of the Grantor not described herein, this easement shall be amended to include the additional lands traversed." The original survey of the easement does "locate substantially" the road shown crossing Sections 3, 10, and 11 although not perfectly. The original survey was completed with a 300' engineers tape, a 1 degree clinometer, a 1 degree compass. Compared to current survey technology and accuracy, deficiencies in the calls were found. This survey may amend the easement to show the actual location of the road graphically. Exhibit A Page 2 in exceptions 20-22 shows an additional section of roadway in Section 2 that is not called for in the description of the easement. That portion of the road is shown graphically near the east line of the SW quarter of Section 2. The portion of the roadway in Section 2 has been re-aligned to remain east of the property line as shown. Each easement includes specific portions of the road. Exceptions 20-22 include the entire length of the road. Exception 23 and 24 only include the first 7 segments up to the west line of the SE quarter of Section 3 as shown. Affects Sections 2, 3, 10 and 11.

25. Easement, including terms and provisions contained therein: Recording Information: 314292. In Favor of: Idaho Power Company. For: public utilities Affects: Section 3

Survey Finding: The 30 foot wide Easement runs from a power pole near the South Quarter Corner of Section 3 to a power pole as shown. Affects Sections 3 and 10.

26. Easement, including terms and provisions contained therein: Recording Information: 314296. In Favor of: Idaho Power Company. For: public utilities Affects: Section 10

Survey Findings: The 30 foot wide Easement for underground power is shown on the survey. The easement follows the road closely. The above ground power boxes are shown as measured as a part of this survey. Affects Sections 3, 10 and 11.

27. All matters disclosed by a record of survey recorded January 9, 2015 under recording no. 389300. Affects: Section 2

Survey Findings: The Survey Runs the north-south quarter section line of Section 2 and shows monuments found at the South Quarter Corner of Section 2, a monument set at the Center Quarter of Section 2, a Monument Set at the North Quarter Closing Corner of Section 2, a witness corner set at the Southeast Corner of Section 34, a found monument at the East Quarter Corner of Section 34. Each of these monuments were found and measured as a part of this survey and were as described. Affects Sections 2 and 34.

Notes:

- 1. The basis of bearing is S 0°03'37" W (per Gold Dust Ranch No. 1 Subdivision) between the North Quarter Corner and the South Quarter Corner of Section 10, Township 13 North, Range 4 East, Boise Meridian. The survey control was established with GPS from the NGS monument "CASCADE" located 1.5 miles north of Cascade City on the top of a hill stamped "Cascade 1952". NGS data sheet is available on the NGS Data Explorer. The GPS data was measured on the Idaho State Plane West Zone USF NAD83 system and was then projected to a low distortion ground system for this survey. A UAS system was used to measure and map the entirety of the property and an ortho-rectified photo of the site was used for mapping features such as roadways and waterways.
2. The purpose of this survey is to retrace and monument the boundary of the described property according to the official records and the location of pertinent existing improvements located on the ground.
3. This does not represent a title search by the surveyor. Title information was provided by others for the subject property.
4. The location of underground utilities as shown hereon are base on above ground structures. Locations of underground utilities/structures may vary from locations shown hereon. Additional buried utilities/structures may be encountered. No excavations were made during the progress of this survey to locate buried utilities/structures. Before excavations are begun, please contact appropriate agencies.
5. The overall Parcel contains 78,890,013 sq. ft. or 1,811.065 acres.
6. There is no purported address for this site near, Cascade, Idaho.
7. There is observed evidence of current earth work.
8. There are no proposed changes in street right of way lines.
9. Property lies within the RV, HV & BC Rural Investment Neighborhood. Valley County Code 9-4-8 Provides the standards for buildings and setbacks.
10. Wetlands shown are based on the graphical locations from the Hydraulic Information portion of the Phase 1 Environmental Site Assessment for Big Creek Meadow Ranch Cascade, ID 83611. No survey was done or delineations of the wetlands were performed during the course of this survey. The wetlands are shown for informational purposes only and cannot be relied upon for actual location of the wetlands. All wetlands shown are classified as National Wetlands. Type of wetland is shown by color and is listed in the drawing legend.
11. The property lies within flood zone X as shown on FEMA panels 16085C1615C and 16085C1830C.

ADJOINING SUBDIVISION LOT OWNERSHIP

WHISPERING PINES SUBDIVISION

- Lot 1 DEVINE MICHAEL
Lot 14 DEUTSCHE RICHARD H
Lot 15 RINGEN KIP
Lot 31 RINGEN KIP
Lot 32 SAVOY JOHN M
Lot 47 GALLETTI MELANIE
Lot 48 ELDRIDGE DUSTIN

WHISPERING PINES SUBDIVISION NO. 2

- Lot 19 MC CAMMON DANIEL
Lot 24 PERCIFIELD TIMOTHY DOUGLAS
Lot 25 KERNS DIANA LEE
Lot 28 KEARL FAMILY REVOCABLE TRUST

WHISPERING PINES SUBDIVISION NO. 3

- Lot 4 DICKERSON DAVID CRIS
Lot 5 VALUE HOMES OF IDAHO LLC
Lot 10 GIBSON BRYAN
Lot 11 BOWERY CHARLES D JR

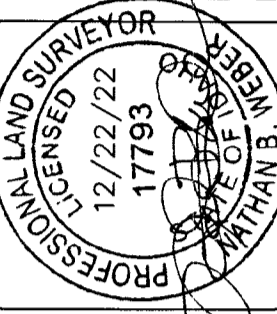
GOLD DUST RANCH NO. 1

- Lot 26 POTTENGER LAWRENCE
Lot 27 KENT RONALD A
Lot 28 FALER ROBERT L
Lot 29 COMBS ROBERT D
Lot 35 CONSTANS DANIEL M
Lot 36 CIMBALIK EDWARD J II
Lot 37 JOHNSON THOMAS G & SANDRA JEAN REV TRUST
Lot 38 ALVAREZ WILLIAM J
Lot 39&40 NELSON FAMILY TRUST
Lot 41 ROSEN THOMAS DAVID
Lot 42 VELTROP KIERSTIN
Lot 43 VELTROP KIERSTIN
Lot 44,45&46 BOHNHOF SHAWN
Lot 47 ALVAREZ WILLIAM JOSEPH
Lot 48 FAVORS JANE E
Lot 49 PREISS BRIAN A
Lot 50 PREISS BRIAN A
Lot 51 PREISS BRIAN A

GOLD DUST RANCH NO. 2

- Lot 195 MOTT JAMES R
Lot 196 NESBITT RANCH & CATTLE CO LLC
Lot 197 STEWART JOHN I SR
Lot 198 STEWART JOHN I SR
Lot 199 STEWART DARRELL C
Lot 200 SECHLER JAMES A
Lot 201 JENSEN NORMAN & CORDALEE LIVING TRUST
Lot 202 JENSEN NORMAN & CORDALEE LIVING TRUST
Lot 203 TOMLINSON KARL RAY
Lot 204 BOX-WRIGHT LINDA
Lot 205,206&207 BOX JOHN C
Lot 208 THIESSEN JOHN B
Lot 209 HORTON-BREEDING MARGARETTE L
Lot 210 RHODENBAUGH JOHN B
Lot 211 SISTERS THREE LLC
Lot 212 SISTERS THREE LLC
Lot 213 KENNEDY RAYMOND

Table with columns: REVISIONS, No. DATE, BY, SURVEY DATE: 6/17/22



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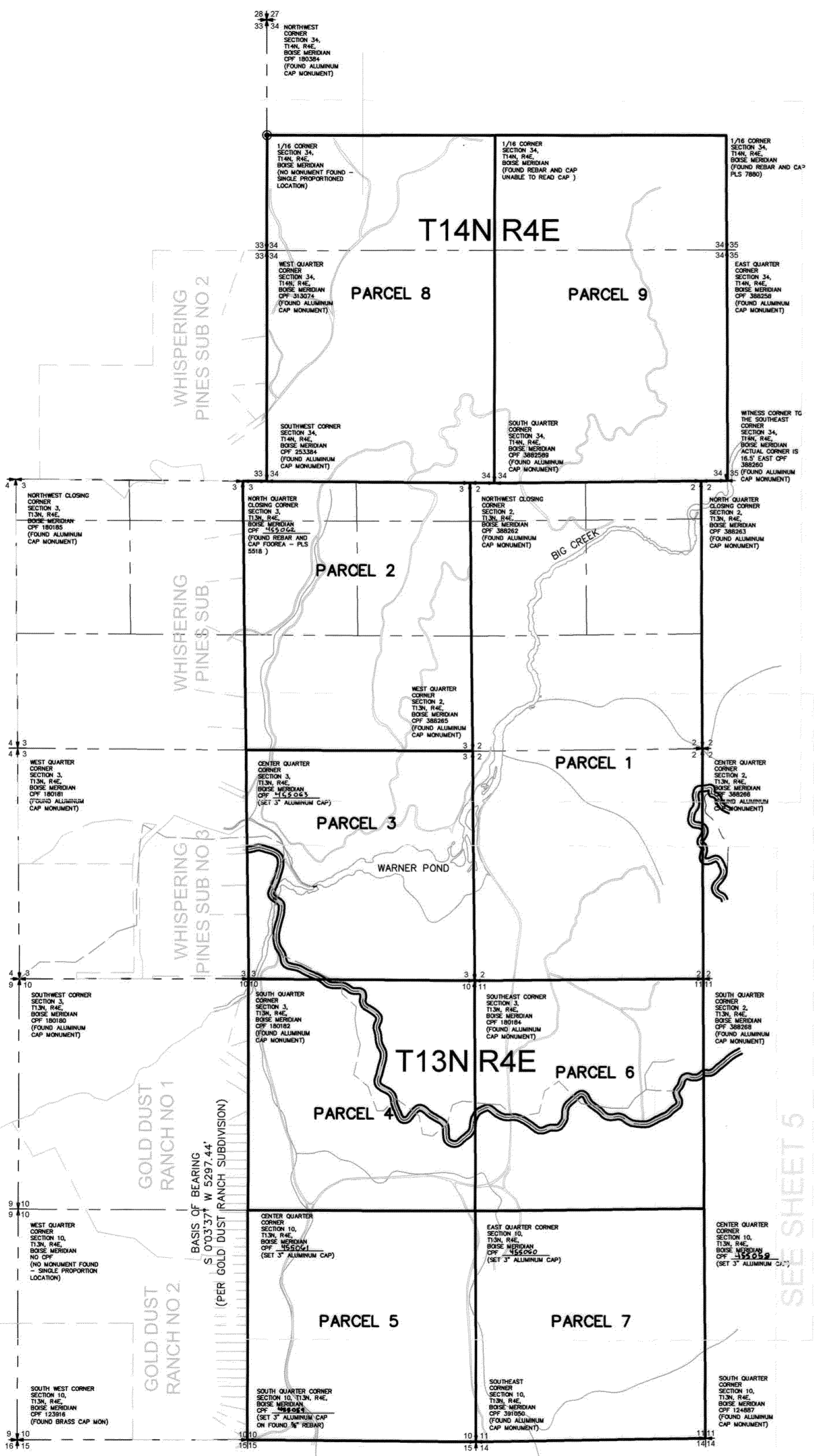
ALTA/NSPS SURVEY BIG CREEK MEADOWS RANCH CASCADE, VALLEY COUNTY, ID DON BRITTON

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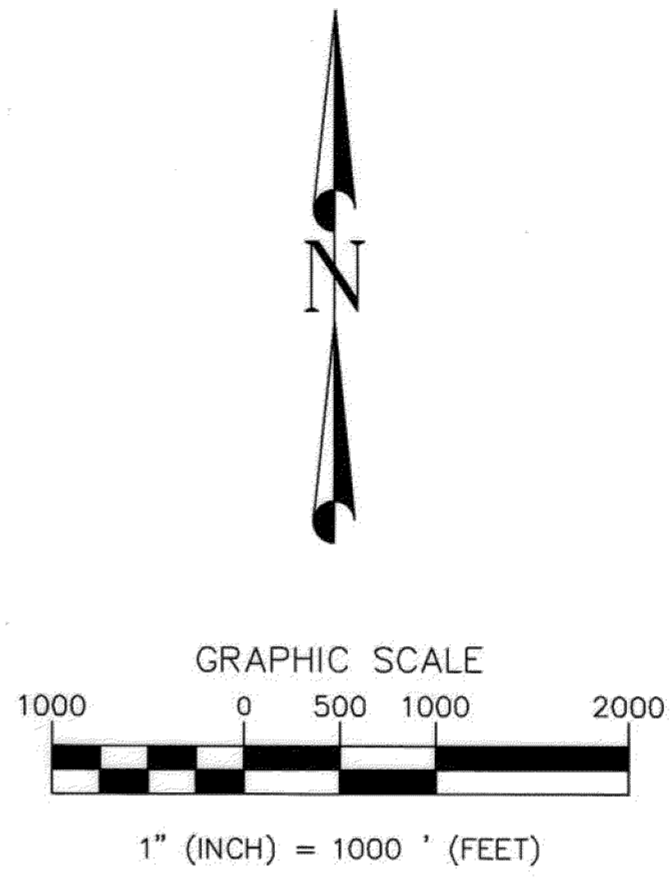
LOCATED IN SECTIONS 2, 3, 10 AND 11  
 TOWNSHIP 13 NORTH, RANGE 4 EAST,  
 AND SECTION 34, TOWNSHIP 14 NORTH,  
 RANGE 4 EAST, BOISE MERIDIAN



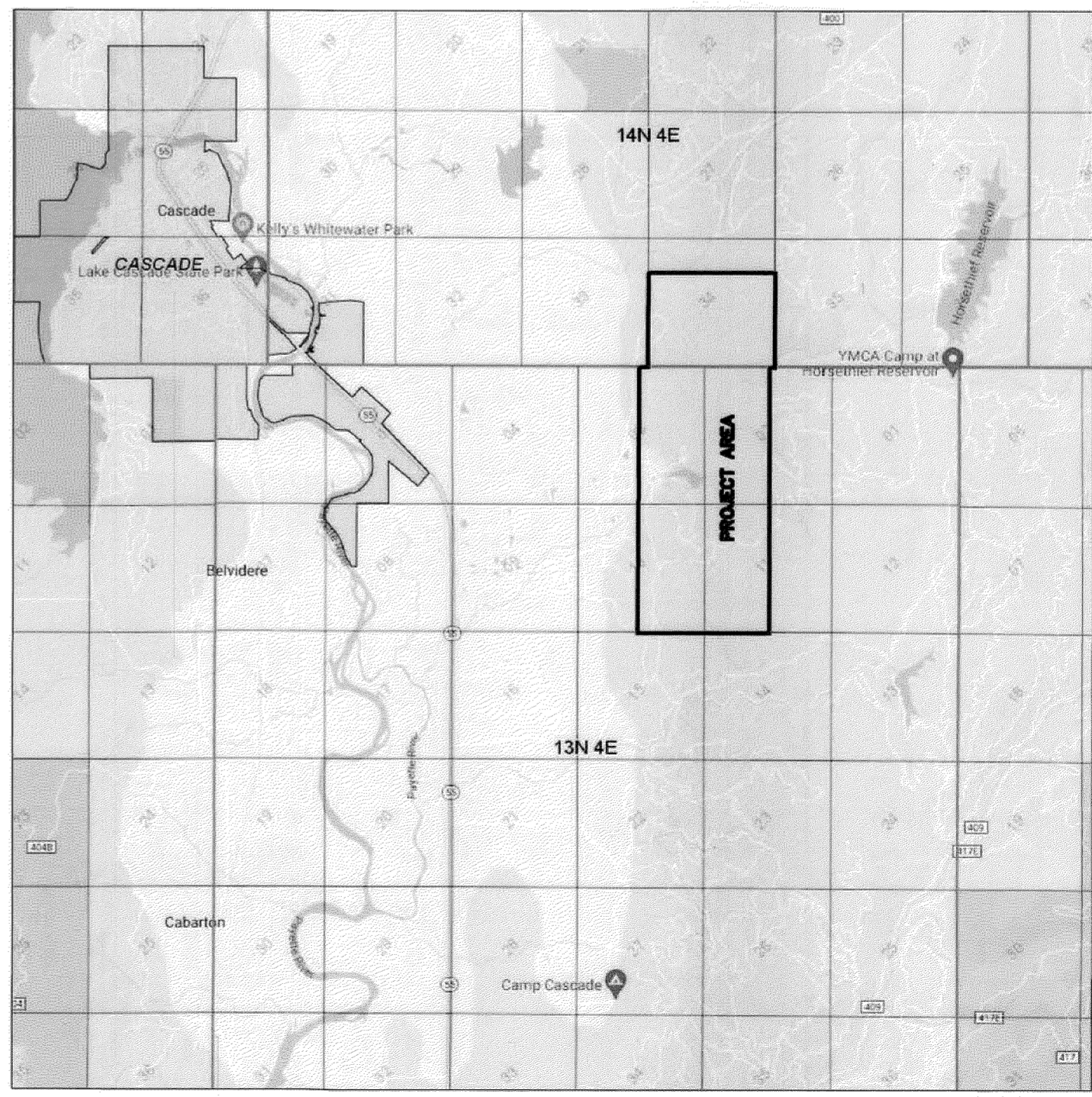
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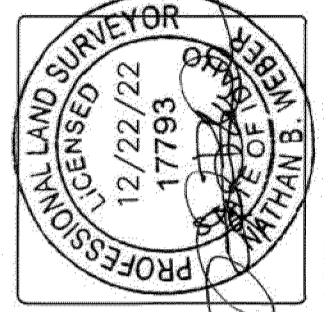


- LEGEND**
- Dirt Logging Road
  - Boundary Line
  - Water Line Big Creek/Warner Pond/Streams
  - Road Center Line
  - Road Right of Way
  - Easement Line
  - Section Line
  - Quarter Section/Government Lot Line
  - Adjoiner Line
  - Wetland - Freshwater Emergent
  - Wetland - Freshwater Forested/Shrub
  - 1/16th Section Corner
  - Quarter Section Corner
  - Section Corner
  - Power Pole
  - Hot Spring



VICINITY MAP - NOT TO SCALE

REVISIONS	DATE	BY



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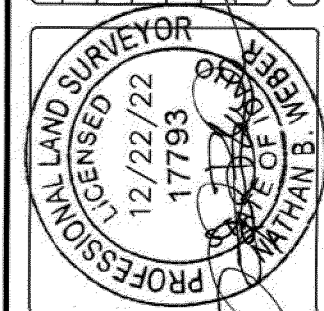
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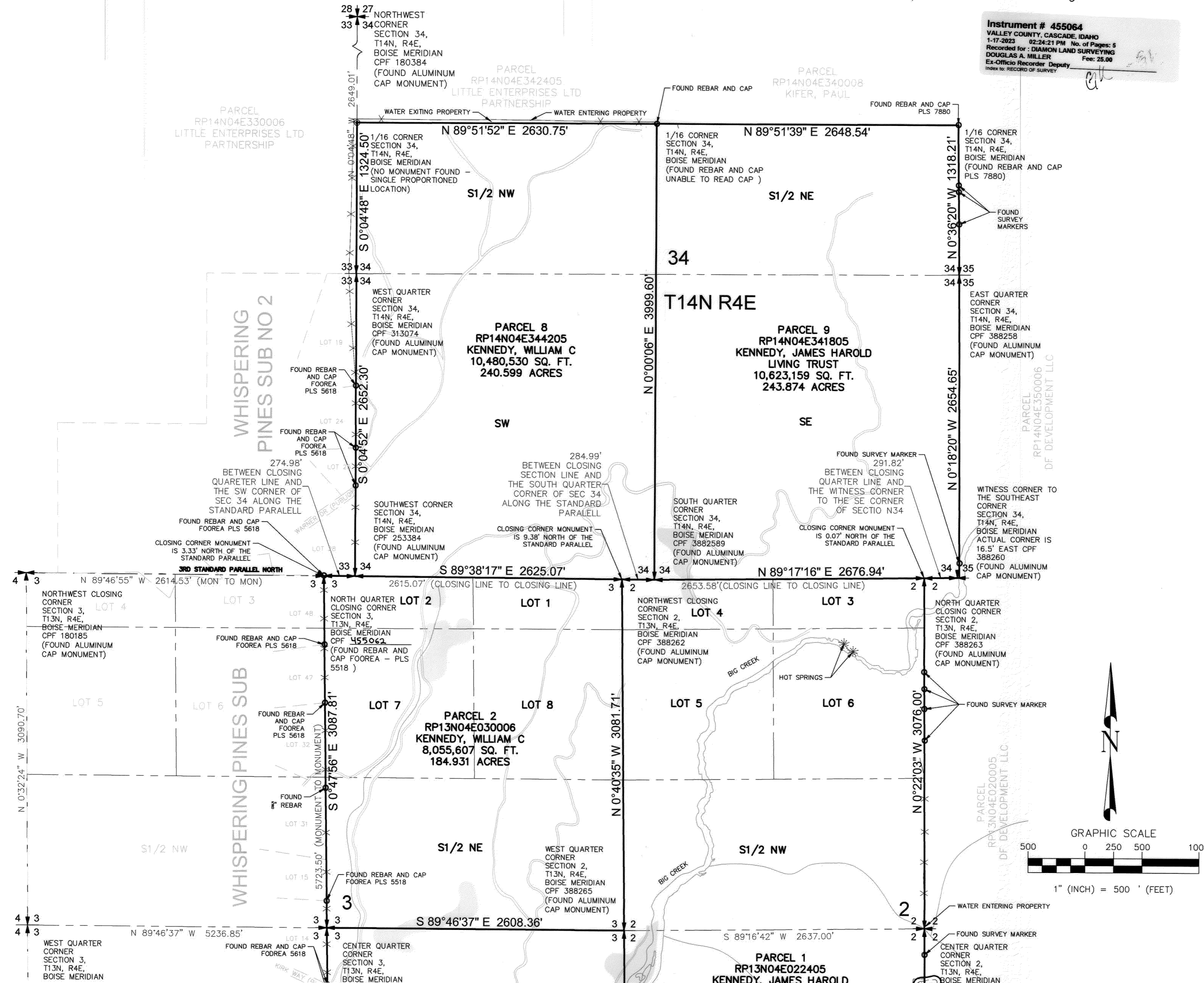


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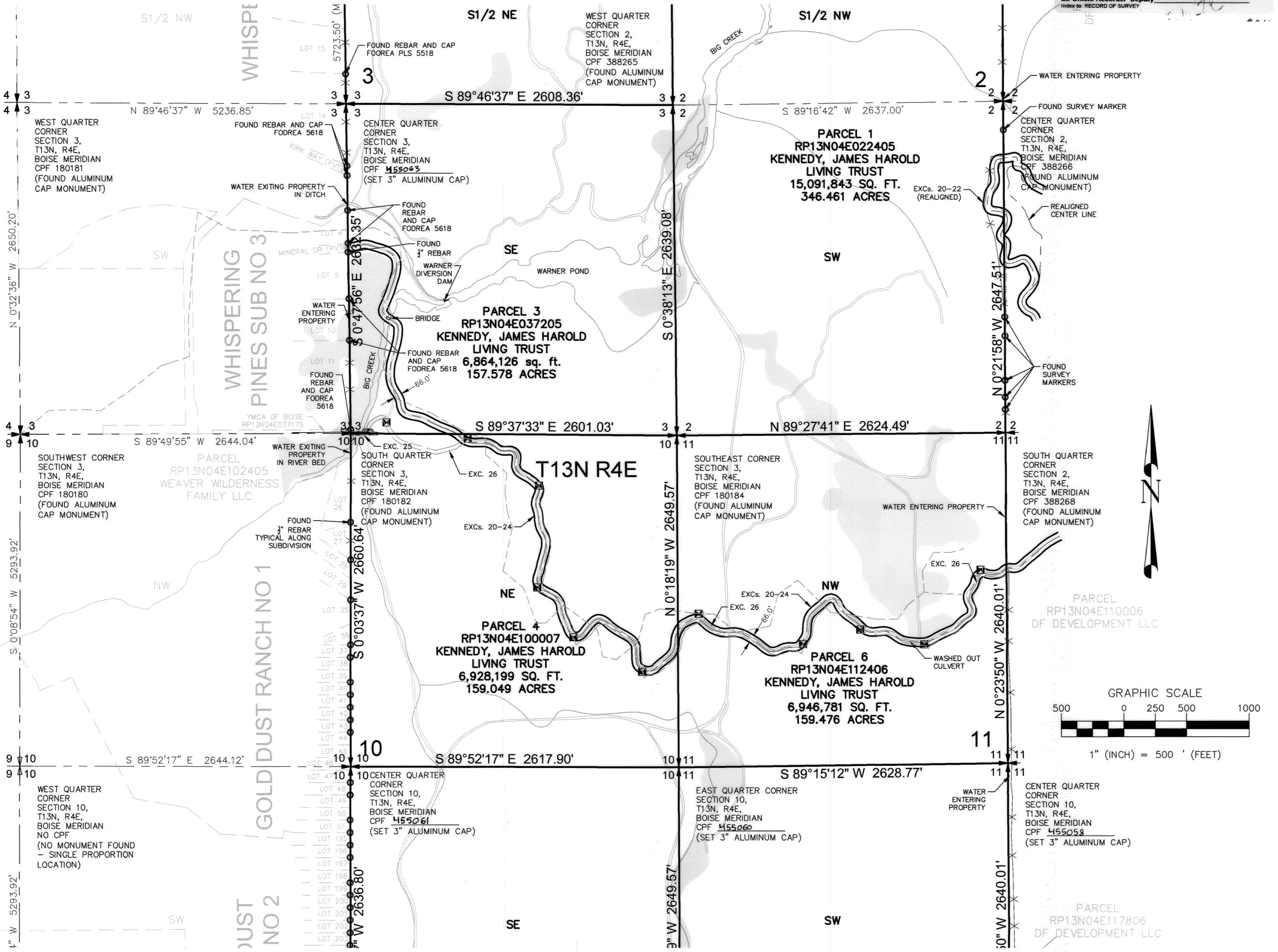
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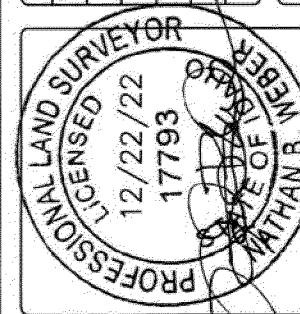
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17793  
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