BOARDMAN SUBSTATION RECORD OF SURVEY

BONNEVILLE POWER ADMINISTRATION

IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, T4N, R25E, W.M.; MORROW COUNTY, OREGON. NOVEMBER, 2020

1)WM04N25E540600

FND 3-1/2" BRASS CAP (I)

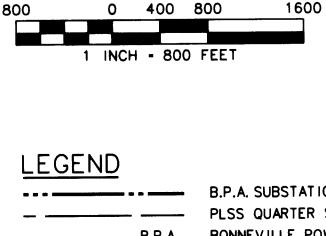
BOARDMAN

SUBSTATION

VICINITY MAP - NOT TO SCALE MORROW COUNTY, OREGON

BASIS OF BEARINGS

BEARINGS AND COORDINATES SHOWN ARE GRID, BASED ON THE OREGON STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3601), NAD83(2011)(EPOCH:2010.0000), INTERNATIONAL FOOT. DISTANCES SHOWN HEREON ARE GROUND DISTANCES, TO CONVERT DISTANCES SHOWN TO GRID, MULTIPLY BY 0.99995191.



B.L.M.

GRID NORTH

COMBINED SCALE FACTOR: 0.99995191

B.P.A. SUBSTATION BOUNDARY PLSS QUARTER SECTION LINE

BONNEVILLE POWER ADMINISTRATION BUREAU OF LAND MANAGEMANT

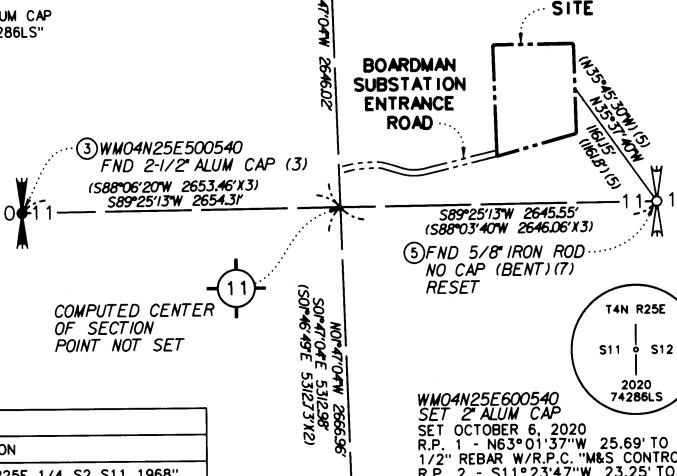
SET 5/8" x 30" IRON ROD WITH 3-1/4" ALUMINUM CAP INSCRIBED "U.S.D.O.E. BONNEVILLE PWR. ADM. 74286LS" OCTOBER 6, 2020

FOUND MONUMENT AS DESCRIBED VISITED AUGUST, 2020 INDICATES RECORD INFORMATION FOUND PLSS CORNER MONUMENT

SET PLSS CORNER MONUMENT OCTOBER 6, 2020

VISITED AUGUST, 2020

RECEIVED BY Morrow County Surveyor Date: 3-9-2021 Rec'd By: MPK No.: 2021 - 1918



		1	COMP MONOMENT TYPE
POINT	GRID NORTH	GRID EAST	DESCRIPTION
1	797082.46	8417542.82	3-1/2" B.L.M. BRASS CAP "T4N R25E 1/4 S2 S11 1968"
2	795774.28	8418911.36	5/8" IRON ROD W/YPC "R.V. MCKINNIS PLS 2431"
3	794411.00	8414971.16	2-1/2" ALUM. CAP "T4N R25E 1/4 S10 S11 1981 PLS 933"
4	791772.30	8417708.26	2-1/2" BRASS CAP "T4N R25E 1/4 S11 S14 1995 LS 951"
5	794464.61	8420270.51	5/8" IRON ROD (BENT)
6	794821.47	8417622.05	3/4" IRON ROD - NO CAP
7	794776.80	8417644.50	3/4" IRON ROD - NO CAP
8	794788.47	8417690.36	3/4" IRON ROD - NO CAP
9	794806.37	8417802.68	3/4" IRON ROD - NO CAP
10	794812.52	8417901.59	3/4" IRON ROD - NO CAP
(1)	794799.79	8418011.05	3/4" IRON ROD - NO CAP
(12)	794756.42	8418155.46	3/4" IRON ROD - NO CAP
(13)	794745.29	8418235.91	3/4" IRON ROD - NO CAP
14)	794746.00	8418267.36	3/4" IRON ROD - NO CAP
(15)	794753.13	8418323.51	3/4" IRON ROD - NO CAP
16	794900.53	8418936.96	5/8" IRON ROD - NO CAP
17	795780.36	8419584.63	3/4" IRON ROD - NO CAP
(18)	795078.85	8419264.78	3-1/4" ALUM CAP "LIDARBOA OBE10"
\sim			

FOUND MONUMENT TABLE

1/2" REBAR W/R.P.C. "M&S CONTROL" R.P. 2 - S11°23'47"W 23.25' TO 1/2" REBAR W/R.P.C. "M&S CONTROL" 1/2" REBAR W/R.P.C. "M&S CONTROL" R.P. 4 - N65°22'26"E 19.61' TO 1/2" REBAR W/R.P.C. "M&S CONTROL" 4 WM04N25E540500 FND 2-1/2" BRASS CAP (4)

REFERENCES

() (1)	B.L.M. DEPENDENT RESURVEY
•	, , , ,	DATED APRIL 3, 1968

PARTITION PLAT 2014-03 ()(2)

()(3) C-432-K

()(4) C-1065-E

() (5) CORRECTION TO DEEDS RECORDED SEPTEMBER 3, 2014 2014-34747

()(6) C-210-K

()(7) C-110-K

B.P.A. DRAWING SERIAL NO. 136249B ()(8)

PROCEDURES

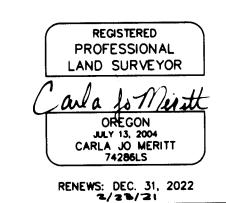
THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE METHODS USING A 3 SECOND TRIMBLE S6 ROBOTIC TOTAL STATION TOGETHER WITH TRIMBLE R10 DUAL FREQUENCY RECEIVERS. AN INDEPENDENT OPUS STATIC PRIMARY CONTROL POINT WAS ESTABLISHED TO CONTROL THIS SURVEY. SECONDARY CONTROL WAS ESTABLISHED USING RTK GPS METHODS. SURVEY DATA WAS ADJUSTED TO MEET THE CHI-SQUARE TEST AT A 95% CONFIDENCE INTERVAL AND ALL ADJUSTMENTS WERE PERFORMED WITH TRIMBLE BUSINESS CENTER LEAST SQUARES ADJUSTMENT PROGRAM. THE COMBINED SCALE FACTOR OF 0.99995191 FROM NGS OPUS SOLUTION REPORT WAS UTILIZED FOR THIS PROJECT.

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO MONUMENT THE BONNEVILLE POWER ADMINISTRATION'S (B.P.A.) BOARDMAN SUBSTATION PARCEL BOAD-SS, DESCRIBED IN WARRANTY DEED RECORDED JANUARY 18, 1973 AS DOCUMENT NO. 5350, AND CORRECTION TO DEEDS RECORDED SEPTEMBER 3, 2014 AS DOCUMENT NO. 2014-34747, MORROW COUNTY RECORDS.

THE PARCEL IS DESCRIBED AS COMMENCING AT A BPA MONUMENT (P.O.B.) AT THE INTERSECTION OF THE EAST-WEST BASE LINE AND THE EAST LINE OF THE BOARDMAN SUBSTATION PARCEL, WHICH IS NORTH 35°45'30" WEST 1161.8 FEET FROM THE EAST QUARTER CORNER OF SECTION 11. A 3-1/2" BRASS CAP WAS FOUND (BENT NORTH AND TIED AT THE CENTER OF ROTATION) AND ACCEPTED AS MARKING THE POINT OF BEGINNING ON THE EAST-WEST CONSTRUCTION BASELINE. AT THE EAST 1/4 OF SECTION 11, A 5/8" IRON ROD WAS FOUND AND ACCEPTED AS THE EAST QUARTER CORNER OF SECTION 11 AS SHOWN IN CS C-110-K. THE MONUMENT WAS BENT AND TIED AT THE CENTER OF ROTATION APPROXIMATELY 1.5' BELOW THE SURFACE. THE POSITION OF THIS IRON ROD DID NOT AGREE WELL WITH THE POSITION OF THE EAST QUARTER CORNER SHOWN ON VARIOUS OTHER SURVEYS WITHIN THE SECTION. ALSO, THIS FOUND MONUMENT WAS NOT MENTIONED AS FOUND OR FOUND AND REJECTED IN ANY OF THE MORE RECENT SURVEYS. THE DISTANCE FROM THE BENT IRON ROD TO THE ESTABLISHED POINT OF BEGINNING LOCATION FITS WELL WITH THE RECORD (0.65').

IN 1974 A SURVEY WAS CONDUCTED (BY DONALD STAEBLER) FOR THE CITY OF BOARDMAN (CS C-210-K), IN WHICH MONUMENTS WERE SET AT THE NORTHEAST AND NORTHWEST CORNERS OF THE BOARDMAN SUBSTATION PARCEL AND ALONG THE NORTH LINE OF THE BOARDMAN SUBSTATION ENTRANCE ROAD. THESE MONUMENTS WERE USED TO CONTROL THE LOCATION OF THE NORTH AND WEST LINES OF THE BOARDMAN SUBSTATION PARCEL DURING THE 2014 PARTITION PLAT (PP 2014-03) FOR THE PORT OF MORROW AND THE CITY OF BOARDMAN. A 5/8" REBAR WITH PLASTIC CAP MARKED "PLS 2431" (P.P. 2014-03) WAS FOUND AT THE NORTHWEST CORNER OF THE BOARDMAN SUBSTATION PARCEL AND A 3/4" REBAR IN CONCRETE (CS C-210-K) WAS FOUND AT THE NORTHEAST CORNER OF SAID SUBSTATION PARCEL; BOTH WERE HELD, ESTABLISHING THE NORTH LINE OF PARCEL. THE EAST LINE OF THE SUBJECT PARCEL WAS ESTABLISHED BY HOLDING THE 3/4" IRON ROD AT THE NORTHEAST CORNER AND THE 3-1/2" BRASS CAP ESTABLISHED AS THE POB. THE LINE WAS PROJECTED SOUTH RECORD DISTANCE TO ESTABLISH THE SOUTHEAST CORNER OF THE PARCEL. A 5/8" REBAR WAS FOUND AT THE INTERSECTION OF THE WEST LINE OF THE BOARDMAN SUBSTATION PARCEL AND THE NORTH LINE OF THE ACCESS ROAD. THIS MONUMENT WAS HELD ALONG WITH THE 5/8" REBAR AT THE NORTHWEST CORNER (P.P. 2014-03) AND PROJECTED SOUTH THE RECORD DISTANCE TO ESTABLISH THE SOUTHWEST CORNER. THE DISTANCE BETWEEN THE CALCULATED POSITIONS OF THE SOUTHEAST AND SOUTHWEST CORNERS WAS 690.24' VERSUS THE RECORD DISTANCE 690.7'.



SECTION 11, TOWNSHIP 4 NORTH, RANGE 25 EAST, W.M.

MacKay Sposito

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CALC BY: AJS CHECKED BY: AJS DRAWN BY: CWR SER NO 340803-C FILE: BOARDMAN SUBSTATION

SET MONUMENT TABLE							
POINT	STATION	GRID NORTH	GRID EAST	DESCRIPTION			
\bigcirc	BOAD-PC01	794849.62	8418938.45	SET 3-1/4" BPA ALUM CAP WITH PUNCH STAMPED "BOAD-PC01 74286LS MSI 20"			
②	BOAD-PC02	795033.33	8419603.76	SET 3-1/4" BPA ALUM CAP WITH PUNCH STAMPED "BOAD-PC02 74286LS MSI 20" (MONUMENT SET 1.0' BELOW GRADE OF GRAVEL DRIVE)			
3>	BOAD-PC03	795408.36	8419594.16	FOUND 3-1/2" B.P.A. BRASS CAP ON 2" I.P. "RP N5000.0 E5445.0" BENT AND LOOSE, RESET WITH 3-1/4" BPA ALUM CAP WITH PUNCH STAMPED "BOAD-PC03 LS74286 MSI 21"			

	CONSTRUCTION BASELINE MONUMENT TABLE					
POINT	STATION ID	GRID NORTH	GRID EAST	DESCRIPTION		
1	BOAD-INTX	795396.93	8419149.69	3-1/4" BPA ALUM CAP WITH PUNCH STAMPED "B/L INT ELEV"		
2	BOAD-N375	795771.79	8419140.02	3-1/4" BPA ALUM CAP WITH PUNCH STAMPED "B/L N375.00 EL-DEA11"		
3	BOAD-E424	795407.84	8419573.52	3-1/4" BPA ALUM CAP WITH PUNCH STAMPED "BOAD-E424 MSI 19"		
4	BOAD-S440	794957.12	8419161.02	3-1/4" BPA ALUM CAP WITH PUNCH STAMPED "B/L S440.00 EL-DEA11"		
[5]	BOAD-W223	795391.20	8418926.76	3-1/4" BPA ALUM CAP WITH PUNCH STAMPED "B/L W223.00 EL-DEA11"		

LEGAL DESCRIPTION

BOARDMAN SUBSTATION - FILE NO. 374623AM

A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 25 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF MORROW AND STATE OF OREGON, MORE PARTICULARLY DESCRIBED WITH REFERENCE TO THE OREGON COORDINATE SYSTEM - NORTH ZONE AS FOLLOWS:

BEGINNING AT A BPA MONUMENT IN THE EAST-WEST BASE LINE OF BOARDMAN SUBSTATION SITE WHICH IS NORTH 35°45'30" WEST 1161.80 FEET FROM THE EAST QUARTER CORNER OF SECTION 11, SAID TOWNSHIP AND RANGE, EVIDENCED BY A BRASS CAP; THENCE SOUTH 01°27'40" EAST 375.00 FEET TO A POINT; THENCE SOUTH 74°34'10" WEST 690.70 FEET TO A POINT; THENCE NORTH 01°38'10" WEST 925.10 FEET TO A POINT; THENCE NORTH 89°28'50" EAST 673.20 FEET TO A POINT; THENCE SOUTH 01°27'40" EAST 372.30 FEET TO THE POINT OF BEGINNING.

LINE TABLE						
LINE NO.	BE AR ING	DIST				
L1	S88° 42'31"W (S88° 55'00"W)	31.46' (31.45')				
L2	N73°12'49"W (N73°11'10"W)	150.64' (150.55')				
L3	S86°26'38"W (S86°25'00"W)	99.11' (99.21')				
L4	S75°29'17"W (S75°30'00"W)	47.30' (47.30')				

CURVE TABLE							
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH		
C1	56.70'	261.48'	12°25'31"	S82°46'14"W	56.59'		
	(56.62')	(261.48')	(12°24'24")	(S82°42'52"W)	(56.50')		
C2	81.55'	261.48'	17°52'06"	N82°07'29"W	81.22'		
	(81.68')	(261.48')	(17°53'52")	(N82°08'05"W)	(81.35')		
C3	110.97'	311.49'	20°24'41"	N83° 26'55"W	110.38'		
	(110.89')	(311.48')	(20°23'52")	(N83° 23'05"W)	(110.30')		
C4	113.91'	597.99'	10°54'52"	S80°56'43"W	113.74'		
	(113.93')	(597.96')	(10°55'00")	(S80°57'30"W)	(113.76')		
C5	50.20'	1024.93'	02° 48'22"	N26° 40'26"W	50.19'		
	(50.09')	(1024.93')	(02° 48'00")	(N26° 39'33"W)	(50.09')		

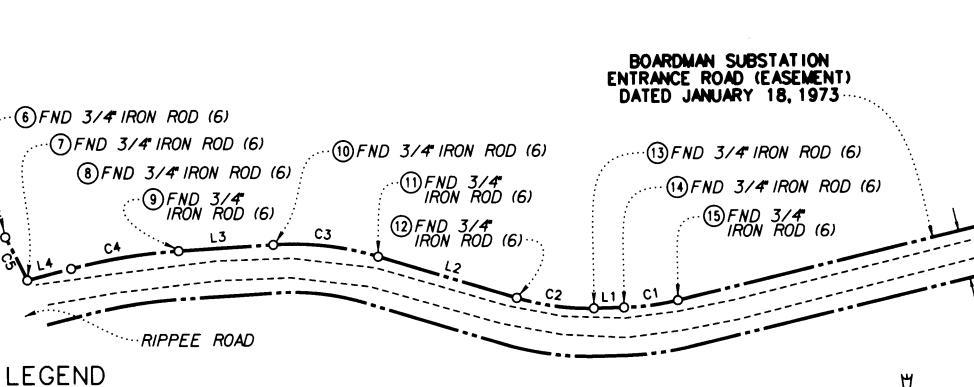
FOUND MONUMENT AS DESCRIBED VISITED AUGUST, 2020

SET 5/8" x 30" IRON ROD WITH

OCTOBER 6, 2020

CONSTRUCTION BASELINE MONUMENT

3-1/4" ALUMINUM CAP INSCRIBED
"U.S.D.O.E. BONNEVILLE PWR. ADM. 74286LS"



B.P.A. SUBSTATION BOUNDARY

B.P.A. CONSTRUCTION BASELINE

FENCE - AS NOTED

B.P.A.

B.P.A. TRANSMISSION LINE RIGHT OF WAY

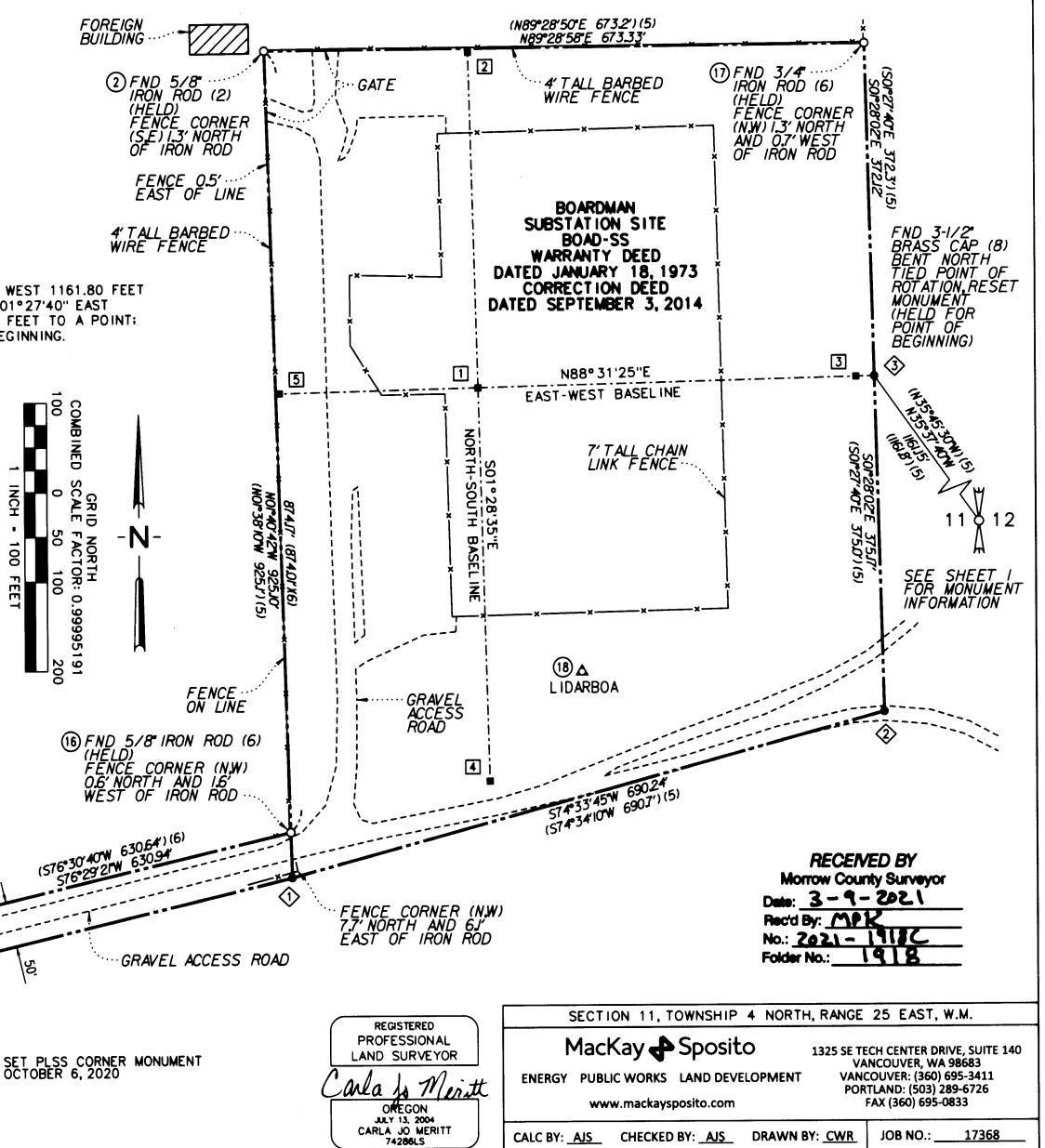
BONNEVILLE POWER ADMINISTRATION

BOARDMAN SUBSTATION
RECORD OF SURVEY

FOR BONNEVILLE POWER ADMINISTRATION

IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, T4N, R25E, W.M.; MORROW COUNTY, OREGON.

NOVEMBER, 2020



SER NO 340803-C

FILE: BOARDMAN SUBSTATION

RENEWS: DEC. 31, 2022 2/23/21 SHEET 2 OF 2