

# RECORD OF SURVEY

## HOOD RIVER SUBSTATION

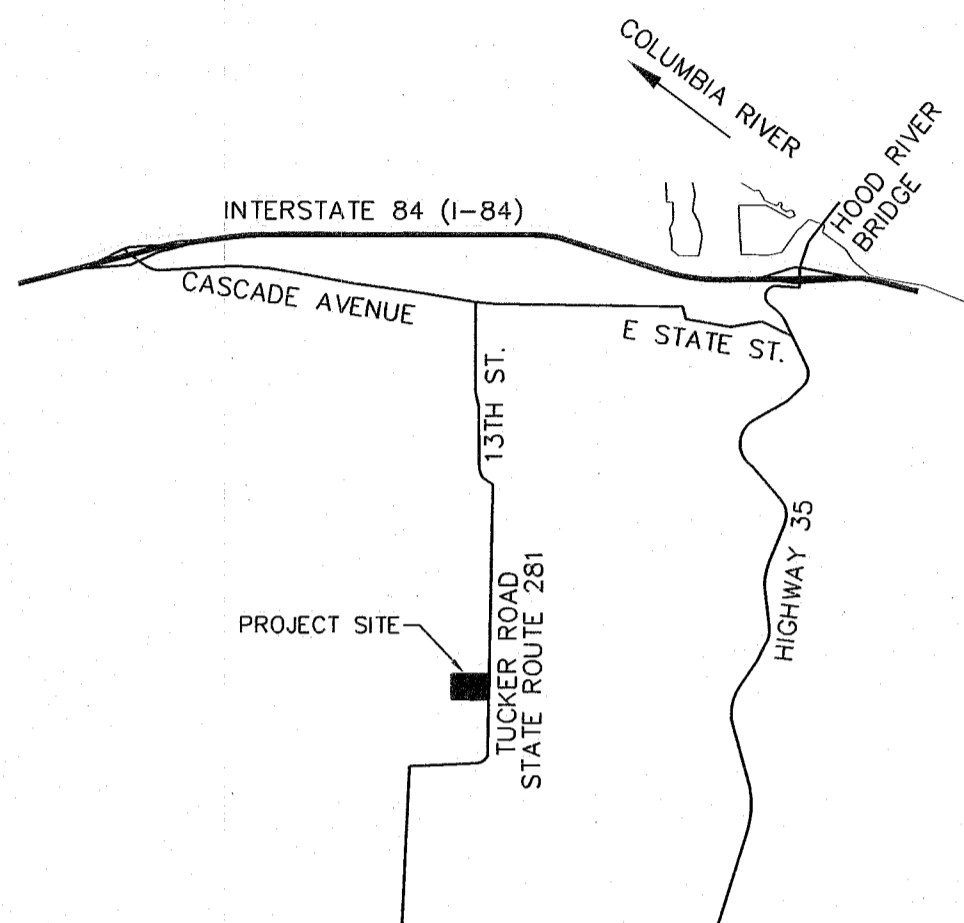
LOCATED IN THE SE 1/4 OF THE NE 1/4,  
OF SECTION 2., T. 2N., R. 10E., W.M.  
HOOD RIVER COUNTY, STATE OF OREGON  
2N 10E 2A TAX LOT 2200

HOOD RIVER COUNTY  
SURVEYOR'S OFFICE

SURVEY NO. 2016043

FILED 7/11/16

BY BC



### VICINITY MAP

NOT TO SCALE:

### HORIZONTAL CONTROL

OREGON NORTH STATE PLANE COORDINATE SYSTEM NAD83 (2011)(EPOCH 2010.0), UTILIZING THE NATIONAL GEODETIC SURVEY (NGS) ONLINE POSITIONING USER SERVICE (OPUS) SOFTWARE PROGRAM. DISTANCES SHOWN HEREON ARE GROUND DISTANCES, INTERNATIONAL FEET, SCALED AT (0,0,0) TO CONVERT TO GRID DISTANCES MULTIPLY GROUND DISTANCE BY THE COMBINED FACTOR OF 0.99991287.

COORDINATES SHOWN HEREON ARE STATE PLANE GRID COORDINATES.

### BASIS OF BEARING:

THE BASIS OF BEARING FOR THIS SURVEY IS GRID BEARINGS WITH SOUTH 85°08'44" EAST BETWEEN B.P.A. CONTROL MONUMENT NO. 100 AND 101.

### MONUMENT INFORMATION

POINT LIST				
POINT NUMBER	NORTHING	EASTING	DESCRIPTION	ORIGIN
100	738714.16	7940014.49	FOUND 3.25" ALUMINUM CAP, 0.4 BELOW GRADE, INSCRIBED U.S.D.O.E. BONNEVILLE PWR, ADM., DESIGNATION HORV B, YELLOW CARSONITE POST PLACED ALONG SIDE	D.E.A. 2012
101	738683.82	7940371.71	FOUND 3.25" ALUMINUM CAP, 0.4 BELOW GRADE, INSCRIBED U.S.D.O.E. BONNEVILLE PWR, ADM., DESIGNATION LIDARHOR1 OBE13, YELLOW CARSONITE POST PLACED ALONG SIDE	
102	738733.34	7940274.52	FOUND 3.25" ALUMINUM CAP, 0.4 BELOW GRADE, INSCRIBED U.S.D.O.E. BONNEVILLE PWR, ADM., DESIGNATION HORVA, YELLOW CARSONITE POST PLACED ALONG SIDE	D.E.A. 2012
251	737794.67	7939168.97	FOUND WAGON SKEIN FOR THE CENTER-EAST 1/16 CORNER, FLUSH WITH GRADE,	L.C.R. 1189
255	738547.86	7940476.14	FOUND 3.5" BRASS CAP, 0.8 BELOW GRADE, INSCRIBED BONNEVILLE POWER ADMINISTRATION, HELD FOR SOUTH LINE ONLY, YELLOW CARSONITE POST PLACED ALONG SIDE	B.P.A. 1939
256	737775.02	7940492.46	FOUND 2" ALUMINUM CAP SET BY HOOD RIVER COUNTY, EAST 1/4 CORNER SECTION 2	L.C.R. 669
257	738896.49	7939982.87	FOUND 3.5" BRASS CAP, 0.6 BELOW GRADE, INSCRIBED BONNEVILLE POWER ADMINISTRATION, HELD FOR NORTHWEST CORNER, YELLOW CARSONITE POST PLACED ALONG SIDE	B.P.A. 1939
258	738556.80	7939976.79	FOUND 3.5" BRASS CAP, 0.5 BELOW GRADE, INSCRIBED BONNEVILLE POWER ADMINISTRATION, HELD FOR SOUTHWEST CORNER, YELLOW CARSONITE POST PLACED ALONG SIDE	B.P.A. 1939
350	738924.15	7940148.66	FOUND 2" IRON PIPE, S 22°49'21" E - 0.25', ACCEPTED AS PROPERTY CORNER, SEE CS NO. 87078	ORIGIN UNKNOWN
351	738551.77	7939960.41	FOUND KLEIN & ASSOCIATES SURVEYING 5/8" REBAR WITH YELLOW PLASTIC CAP, 0.2 BELOW GRADE, INSCRIBED OR 932 WA 22098	CS. NO. 94066
352	738936.67	7940013.53	FOUND TERRA SURVEYING 5/8" REBAR WITH RED PLASTIC CAP, FLUSH, INSCRIBED 1815	CS. NO. 91025
500	738872.90	7940189.92	3-1/4" B.P.A. ALUMINUM CAP IN CONCRETE, STATION ID HORV-N179, INSCRIBED HORI BL N179 OBE15, COORDINATES PROVIDED BY B.P.A.	B.P.A.
501	738692.07	7940286.57	3-1/4" B.P.A. ALUMINUM CAP IN CONCRETE, STATION ID HORV-E100, INSCRIBED HORI BL E100 OBE15, COORDINATES PROVIDED BY B.P.A.	B.P.A.
502	738697.32	7940006.61	3-1/4" B.P.A. ALUMINUM CAP IN CONCRETE, STATION ID HORV-W180, INSCRIBED HORI BL W180 OBE15, COORDINATES PROVIDED BY B.P.A.	B.P.A.
503	738693.95	7940186.59	3-1/4" B.P.A. ALUMINUM CAP IN CONCRETE, STATION ID HORV-INTX, INSCRIBED HORI BL INTX OBE15, COORDINATES PROVIDED BY B.P.A.	B.P.A.
504	738563.99	7940184.16	3-1/4" B.P.A. ALUMINUM CAP IN CONCRETE, STATION ID HORV-S130, INSCRIBED HORI BL S130 OBE15, COORDINATES PROVIDED BY B.P.A.	B.P.A.
505	738689.25	7940436.52	3-1/4" B.P.A. ALUMINUM CAP IN CONCRETE, STATION ID HORV-E250, INSCRIBED HORI BL E250 OBE15, COORDINATES PROVIDED BY B.P.A.	B.P.A.
600	738889.78	7940482.19	SET 3-1/4" B.P.A. ALUMINUM CAP ON 5/8" REBAR, FLASH WITH ASPHALT, INSCRIBED HORV-PC01 OR 59002 LS,	

### LEGAL DESCRIPTION:

AS SHOWN IN FINAL JUDGEMENT IN CONDEMNATION, FILED 3/9/1940, BOOK 28, PAGE 39

2N 10E 2A, TAX LOT 2200

BEGINNING AT SURVEY STATION L5 885+08.02, A POINT ON THE EAST LINE OF THE PROPOSED HOOD RIVER SUBSTATION SITE, SAID POINT LYING NORTH THE DISTANCE OF 816.30 FEET AND WEST A DISTANCE OF 23.04 FEET FROM A 2-INCH IRON PIPE MARKING THE ONE-QUARTER SECTION CORNER COMMON TO SECTIONS 1 AND 2, T. 2N., R. 10 E., W.M.; THENCE S 0°29'20" W, A DISTANCE OF 44.76 FEET; THENCE N 89°28'30" W, A DISTANCE OF 500.00 FEET; THENCE N 0°29'20" E, A DISTANCE OF 140.95 FEET TO SURVEY STATION L5 890+33.94, A POINT ON THE WEST LINE OF THE PROPOSED HOOD RIVER SUBSTATION SITE, SAID POINT LYING NORTH A DISTANCE OF 917.11 FEET AND WEST A DISTANCE OF 522.17 FEET FROM A 2-INCH IRON PIPE MARKING THE ONE-QUARTER SECTION CORNER COMMON TO SECTIONS 1 AND 2, T. 2N., R. 10E., W.M.; THENCE CONTINUING N 0°29'20" E, A DISTANCE OF 198.65 FEET; THENCE S 89°45'00" E, A DISTANCE OF 500.00 FEET; THENCE S 0°29'20" W, A DISTANCE OF 297.24 FEET TO SURVEY STATION L5 885+08.02, THE POINT OF BEGINNING, ALL IN HOOD RIVER COUNTY, OREGON, AND ESTIMATED TO CONTAIN 4.14 ACRES, MORE OR LESS;

### NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO DELINEATE THE PROPERTY LINES OF THE UNITED STATES OF AMERICA, "BONNEVILLE POWER ADMINISTRATION" (BPA) HOOD RIVER SUBSTATION AND TO MONUMENT THE EXTERIOR BOUNDARY AS SHOWN HEREIN, WHICH WAS OBTAINED BY THE UNITED STATES OF AMERICA, BPA IN 1940 BY MEANS OF CONDEMNATION. THE PROPERTY IS DESCRIBED IN FINAL JUDGEMENT IN CONDEMNATION, FILED 3/9/1940, BOOK 28 AT PAGE 39.

A RECORD SEARCH WAS PERFORMED ON THE SUBJECT TRACT, ALONG WITH THE ADJACENT PROPERTIES, WHICH CONCLUDED THAT SEVERAL SURVEYS HAD BEEN PERFORMED IN THE AREA. IT WAS ALSO CONCLUDED BASED ON PAST SURVEYS THAT BPA MONUMENTS DENOTING THE EXTERIOR BOUNDARY WERE RECOVERED AND HELD FOR PROPERTY LINES OF SURROUNDING PARCELS.

DURING THE COURSE OF THIS SURVEY SAID BPA MONUMENTS WERE RECOVERED AT THE SOUTHEAST, SOUTHWEST AND NORTHWEST CORNERS OF SAID TRACT. SAID MEASURED DISTANCES AGREED CLOSELY WITH THE FINAL JUDGEMENT IN CONDEMNATION AND WERE HELD TO ESTABLISH THE SOUTH AND WEST LINES OF SAID SUBJECT TRACT. THE EAST LINE WAS ESTABLISHED BY HOLDING A 30.00 FOOT OFFSET WEST OF THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 2. BY APPLYING SAID 30.00 FOOT OFFSET AND GIVING FULL MEASURES FOR ROAD PURPOSES, IT MAKES THE NORTH AND SOUTH LINE OF THE SUBJECT TRACT SHORTER THAN WHAT WAS DESCRIBED AS 500.00 FEET IN THE FINAL JUDGEMENT IN CONDEMNATION BY ABOUT 0.6 OF A FOOT. THE NORTH LINE WAS ESTABLISHED BY HOLDING THE FINAL JUDGEMENT IN CONDEMNATION DISTANCE OF 342.00 FEET NORTH ALONG THE EAST LINE FROM THE RECOVERED BPA MONUMENT LOCATED AT THE SOUTHEAST CORNER.

### PROCURES:

FIELDWORK PERFORMED APRIL, 2016 REAL-TIME KINEMATIC OBSERVATION (COLLECTED USING TRIMBLE R8 RECEIVERS) AND TRAVERSE DATA (COLLECTED USING A TRIMBLE S6 TOTAL STATION) WERE ADJUSTED USING THE COMPASS METHOD IN TRIMBLE ACCESS FIELD SOFTWARE; THE RESULTING RELATIVE ACCURACY IS IN CONFORMANCE WITH THE PRINCIPALS OF O.R.S. 92.050. MONUMENTS WERE SET FROM CONTROL AS ESTABLISHED ABOVE USING REAL-TIME KINEMATIC OBSERVATION. DATA REDUCED TO GROUND MEASUREMENTS, SEE HORIZONTAL CONTROL " ON THIS SHEET FOR COMBINED FACTOR AND COORDINATES SYSTEM DETAILS.

### REFERENCED SURVEYS:

- R1 SURVEY PERFORMED FOR CINDY JONES BY KLEIN & ASSOCIATES, FILED 7/6/1994, COUNTY SURVEY NO. 94066
- R2 SURVEY PERFORMED FOR JACK SHEPPARD BY TERRA SURVEYING, FILED 2/25/2000, COUNTY SURVEY NO. 2000-008
- R3 MINOR PARTITION PLAT, PERFORMED FOR EDWARD S. ALLEN BY TERRA SURVEYING, FILED 12/4/1987, COUNTY SURVEY NO. 87078
- R4 MINOR PARTITION PLAT-9105, PERFORMED FOR EDWARD S. ALLEN BY TERRA SURVEYING, FILED 5/3/1991, COUNTY SURVEY NO. 91025
- R5 SURVEY PERFORMED FOR W.F. WITHAM, BY C.M. HURLBURT, DATED 9/29/1925, COUNTY SURVEY NO. 0333
- R6 SURVEY PERFORMED FOR CAPT. CHAS P. McCANN, COUNTY SURVEY NO. 0320
- R7 SURVEY FOR CHAS M. SHEPPARD, BY HUBSON DATED NOV. 7, 1950 COUNTY SURVEY NO. 0327
- R8 TOPOGRAPHIC MAP OF HOOD RIVER SUBSTATION SITE, DATED 2/23/1939

### REFERENCE DEEDS:

WARRANTY DEED, RECORDED 3/19/2016, INSTRUMENT NO. 20041098 GRANTOR, RANDALL S. JOHNSON; GRANTEE, FELIPE & KARALYN CASTANEDA

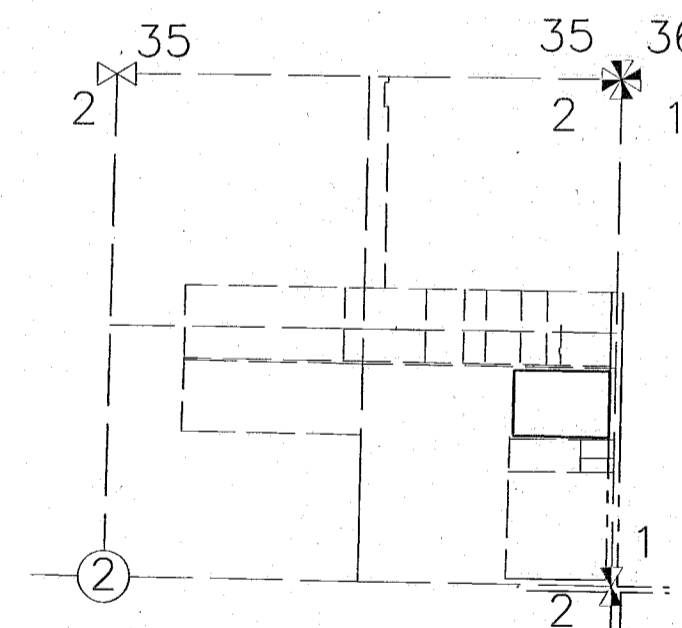
BARGAIN & SALE DEED, RESERVING ROADWAY, PUBLIC UTILITIES & SEWER RECORDED 12/14/1993, INSTRUMENT 934344, GRANTOR, GENE L. JONES, GRANTEE, CYNTHIA L. JONES

STATUTORY WARRANTY DEED, RECORDED 11/23/1993, INSTRUMENT NO. 934092, GRANTOR, JOHN E. SHEPPARD, AS TRUSTOR AND JOHN E. SHEPPARD & CHARLES M. SHEPPARD JR. AS TRUSTEES, GRANTEE, JOHN E. AND JANE E. SHEPPARD

FINAL JUDGEMENT IN CONDEMNATION, FILED 3/9/1940, BOOK 28, PAGE 39

BARGAIN AND SALE DEED, RECORDED 2/26/2007, INSTRUMENT 2007-00858 GRANTOR, GENE L. JONES, GRANTEE, GENE L. AND JUDY A. JONES

CONTRACT FOR THE SALE OF REAL PROPERTY, RECORDED 2/19/2004, INSTRUMENT 20040637, SELLER, WAYNE DEHART AND SHARON DEHART, PURCHASER, FELIPE AND KARALYN CASTANEDA



### SECTION DIAGRAM

NOT TO SCALE:

### OWNER:

BONNEVILLE POWER ADMINISTRATION  
UNITED STATES DEPT. OF ENERGY (D.O.E.)  
SITE ADDRESS, 1060 TUCKER ROAD

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*James M. Klein*  
OREGON  
JULY 12, 2005  
JAMES M. KLEIN  
59002

Expires 6-30-2017



**Klein & Associates, Inc.**

ENGINEERING • SURVEYING • PLANNING  
1411 13th Street • Hood River, OR 97031  
TEL: 541-388-3322 • FAX: 541-388-2515

SHEET 1 OF 2  
WILLAMETTE MERIDIAN  
HOOD RIVER COUNTY, OREGON

1/4 SEC. T. R.

2A 2N. 10E.

2N 10E 2A TAX LOT 2200

SURVEY PERFORMED FOR:  
BONNEVILLE POWER ADMINISTRATION  
DATE OF MONUMENT: APRIL 4, 2016  
PROJECT: 16-03-05 DRAFT: GJD  
FILE: 160305.DWG LAYOUT TAB: OR SURVEY

KLEIN & ASSOCIATES, MAKES NO WARRANTY AS TO MATTERS OF UNWRITTEN TITLE, ADVERSE POSSESSION, ESTOPPEL, ACQUIESCENCE.

CS# 2016 043

# RECORD OF SURVEY

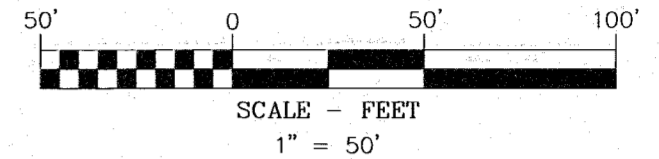
**HOOD RIVER SUBSTATION**  
 LOCATED IN THE SE 1/4 OF THE NE 1/4,  
 OF SECTION 2., T. 2N., R. 10E., W.M.  
 HOOD RIVER COUNTY, STATE OF OREGON  
 2N 10E 2A TAX LOT 2200

HOOD RIVER COUNTY  
 SURVEYOR'S OFFICE

SURVEY NO. 2016043

FILED 7/11/16

BY BC



### BASIS OF BEARING:

THE BASIS OF BEARING FOR THIS SURVEY IS GRID BEARINGS WITH SOUTH 85°08'44" EAST BETWEEN B.P.A. CONTROL MONUMENT NO. 100 AND 101.

### LEGEND

- ⊙ SET 3-1/4" ALUMINUM CAP, STAMPED HORV-PC01 LS 59002, IN ASPHALT
- ⊙ FOUND B.P.A. SURVEY CONTROL MONUMENTS SEE MONUMENT INFORMATION PAGE 1 OF 2
- FOUND PROPERTY MONUMENT OF RECORD SEE MONUMENT INFORMATION PAGE 1 OF 2
- COMPUTED ANGLE POINT, NOT MONUMENTED
- ⊕ FOUND QUARTER CORNER, AS NOTED
- ⊗ COMPUTED SECTION CORNER, AS NOTED
- RM REFERENCE MONUMENT
- CS NO. COUNTY SURVEY NO.
- R1 RECORD DATA PER REFERENCE SURVEY NO.
- INST. INSTRUMENT NO.
- (100.00') DEED DISTANCE
- L.C.R. LAND CORNER RECORD
- (100) MONUMENT NUMBER - SEE MONUMENT INFORMATION SHEET 1 OF 2
- B.P.A. BONNEVILLE POWER ADMINISTRATION
- ⊙ POWER POLE
- EDGE OF RIGHT OF WAY
- x FENCE LINE, AS NOTED
- AP AERIAL POWER LINE
- - - EDGE OF ASPHALT

### NOTE

A DEED OVERLAP WAS DISCOVERED BETWEEN THE SOUTH LINE OF THE SUBJECT TRACT AND THE NORTH LINE OF TAX LOTS 2300 AND 2302. SAID DISCREPANCIES BETWEEN A TRACT OF LAND CONVEYED TO L.M. STRUCK IN WASCOCO COUNTY DEED BOOK 35 AT PAGE 226 FROM 1903 AND THAT CERTAIN TRACT CONVEYED IN HOOD RIVER COUNTY DEED BOOK 27 PAGE 39. TWO SURVEYS PERFORMED IN THE AREA, ONE PERFORMED BY P.M. MORSE FOR CAPT. CHAS. P. MCCANN DENOTES THE DISTANCE OF 762.3 FEET, ALONG THE EAST LINE OF STRUCK LAND, SEE COUNTY SURVEY NO. 0320. THE OTHER SURVEY WAS PERFORMED BY C.M. HURLBURT FOR W.F. WITHAM DATED SEPT. 29, 1925 DENOTES THE DISTANCE OF 767.25 FEET, SEE COUNTY SURVEY NO. 0333. THE SUBSEQUENT DEEDS WITHIN THE EASTERLY PORTION OF THE ORIGINAL STRUCK TRACT AGREE WITH THE DEED DISTANCE AS PER COUNTY SURVEY NO. 0333. NO ATTEMPT WAS MADE TO RESOLVE SAID OVERLAP/OWNERSHIP ISSUE.

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

*James M. Klein*  
 OREGON  
 JULY 12, 2005  
 JAMES M. KLEIN  
 59002

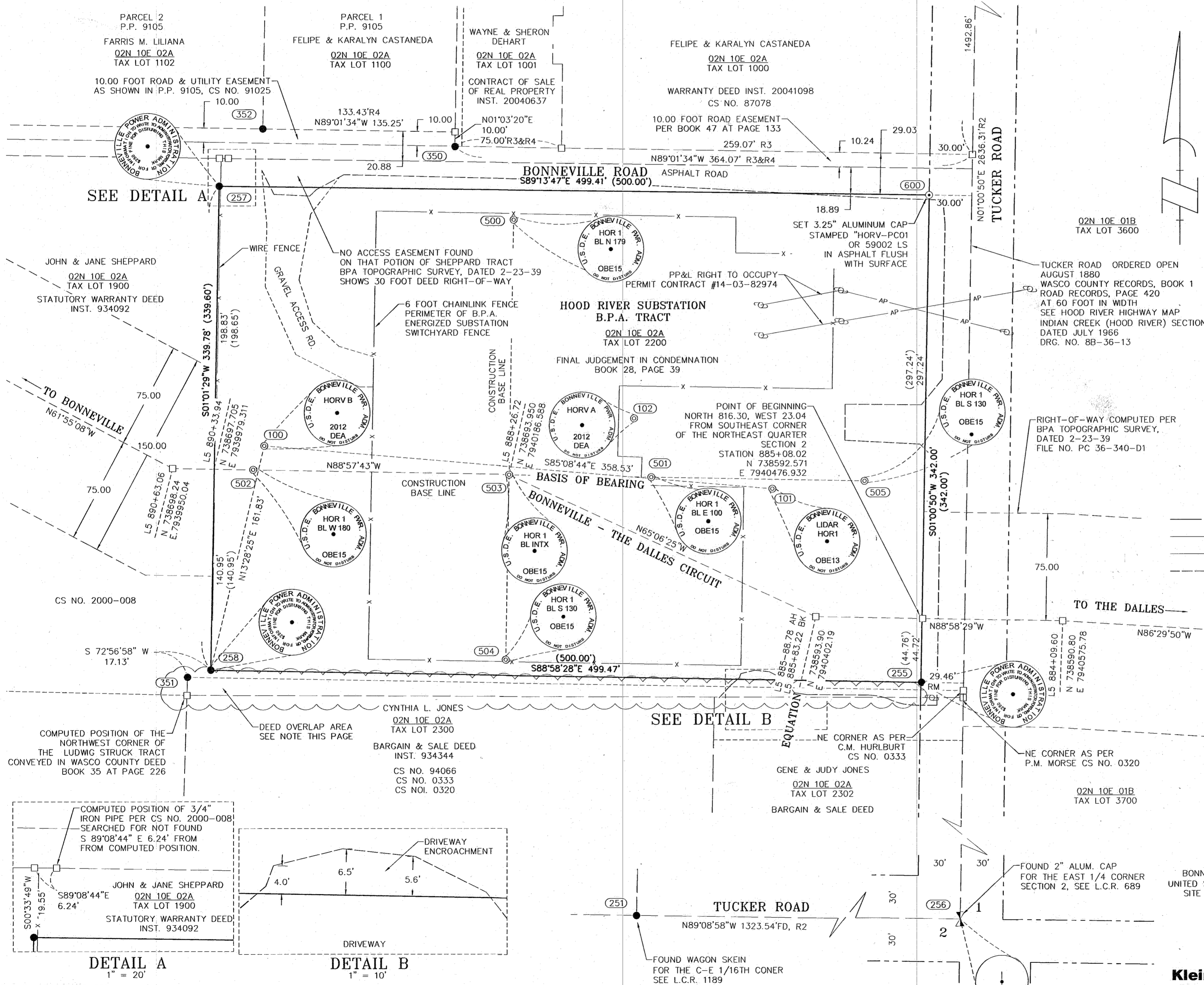
Expires 6-30-2017

SHEET 2 OF 2  
 WILLAMETTE MERIDIAN  
 HOOD RIVER COUNTY, OREGON

1/4	SEC	T.	R.
2A	2N.	10E.	

**OWNER**  
 BONNEVILLE POWER ADMINISTRATION  
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SEE DETAIL A

SEE DETAIL B

**DETAIL A**  
 1" = 20'

**DETAIL B**  
 1" = 10'

SURVEY PERFORMED FOR:  
 BONNEVILLE POWER ADMINISTRATION  
 DATE OF MONUMENT: APRIL 4, 2016  
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 FILE: 160305.DWG LAYOUT TAB: OR SURVEY

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