

**BOUNDARY SURVEY OF THE PENDLETON SUBSTATION FOR BONNEVILLE POWER ADMINISTRATION, LOCATED IN LOTS 1-4 AND 11-13, BLOCK 1 OF THE PLAT OF LASSEN SUBDIVISION, LOCATED IN THE E¹/₂ SW¹/₄ OF SECTION 1, T.2N., R.32E., W.M., UMATILLA COUNTY, OREGON
W.O. 10-4012**

SURVEY FOR
BONNEVILLE POWER ADMINISTRATION
DUSTIN O'NEAL
P.O. BOX 61409
VANCOUVER, WA 98666-1409
(360) 619-6988

SURVEY BY
ARMSTRONG SURVEYING & ENGINEERING, INC.
267 NE SECOND ST. STE. 100
PRINEVILLE, OR 97754
(541) 447-7791

LEGEND

- SET 5/8" x 30" LONG IRON ROD WITH YELLOW PLASTIC CAP MARKED "ARMSTRONG S&E".
- FOUND 5/8" IRON ROD, ORIGIN UNKNOWN, PROBABLY SET DURING COUNTY SURVEY #R-2-A BY RALPH P. THOMPSON, LS 506, DATED MAY 15, 1964. NOT HELD FOR THIS SURVEY.
- FOUND 5/8" IRON ROD AS PER COUNTY SURVEY #N-42-A BY DONALD L. STAEBLER, PE 5408, DATED JULY 30, 1975.
- ⊗ FOUND 5/8" IRON ROD AS PER COUNTY SURVEY 06-439-C BY DONALD L. STAEBLER, PE 5408, DATED APRIL 9, 1975.
- ⊙ FOUND RAILROAD SPIKE AS PER COUNTY SURVEY NO. 85-45-B BY WAYNE O. HARRIS AND ASSOCIATES IN 1972.
- FOUND 5/8" IRON REBAR BY PLS 933, NOTED ON COUNTY SURVEY NO. 85-059-B.
- FOUND 5/8" IRON ROD WITH RED PLASTIC CAP MARKED "OR PLS 1106 WA PLS 17372 AS PER PARTITION PLAT NO. 2007-05, COUNTY SURVEY 07-26-B BY WILLIAM R. WELLS, LS 1106, RECORDED MAY 2007.
- FOUND RAILROAD SPIKE AS PER PARTITION PLAT NO. 2007-05, COUNTY SURVEY 07-26-B BY WILLIAM R. WELLS, LS 1106, RECORDED MAY, 2007.
- FOUND 5/8" IRON ROD WITH ALUMINUM CAP STAMPED "O.S.H.D." AS PER COUNTY SURVEY 87-57-C BY KEN W. EDDY, LS 2129, DATED AUGUST, 1987.
- FOUND 3" BRASS CAP IN SIDEWALK AS PER COUNTY SURVEY NO. 87-57-C BY KEN W. EDDY, LS 2129, DATED AUGUST, 1987.
- FOUND DRILL HOLE IN SIDEWALK AS PER COUNTY SURVEY NO. 87-57-C BY KEN W. EDDY, LS 2129, DATED AUGUST, 1987.
- D) RECORD AS PER DEEDS BOOK 321 AT PAGE 130, RECORDS AS PER UMATILLA COUNTY.
- 1) RECORD AS PER THE PLAT OF LASSEN SUBDIVISION BY AUBREY E. PERRY, DATED MARCH 8, 1920.
- 2) RECORD AS PER COUNTY SURVEY 06-422-B BY MILLER, DATED JANUARY 4, 1941.
- 3) RECORD AS PER COUNTY SURVEY R-2A BY RALPH P. THOMPSON, LS 506, DATED MAY 15, 1964.
- 4) RECORD AS PER COUNTY SURVEY N-42-A BY DONALD L. STAEBLER, PE 5408, DATED JULY 30, 1975.
- 5) RECORD AS PER COUNTY SURVEY I-27-A BY DAVID H. KRUMBEIN, LS 933, DATED MARCH 11, 1974.
- 6) RECORD AS PER COUNTY SURVEY J-129-C BY DONALD L. STAEBLER, PE 5408, DATED APRIL, 1975.
- 7) RECORD AS PER COUNTY SURVEY 85-45-B BY DAVID H. KRUMBEIN, LS 933, DATED MARCH, 1985.
- 8) RECORD AS PER COUNTY SURVEY 85-59-B BY WILLIAM R. WELLS, LS 1106, DATED JUNE 7, 1985.
- 9) RECORD AS PER COUNTY SURVEY 87-57-C BY KEN W. EDDY, LS 2129, DATED AUGUST, 1987.
- 10) RECORD AS PER PARTITION PLAT NO. 2007-05, COUNTY SURVEY 07-26-B BY WILLIAM R. WELLS, LS 1106, DATED MARCH, 2007.
- 11) RECORD AS PER COUNTY SURVEY 06-439-C BY DONALD L. STAEBLER, PE 5408, DATED APRIL, 1975.
- SFNF SEARCHED FOR NOT FOUND
- COMPUTED POINT - NOT SET
- EXISTING FENCE LOCATION

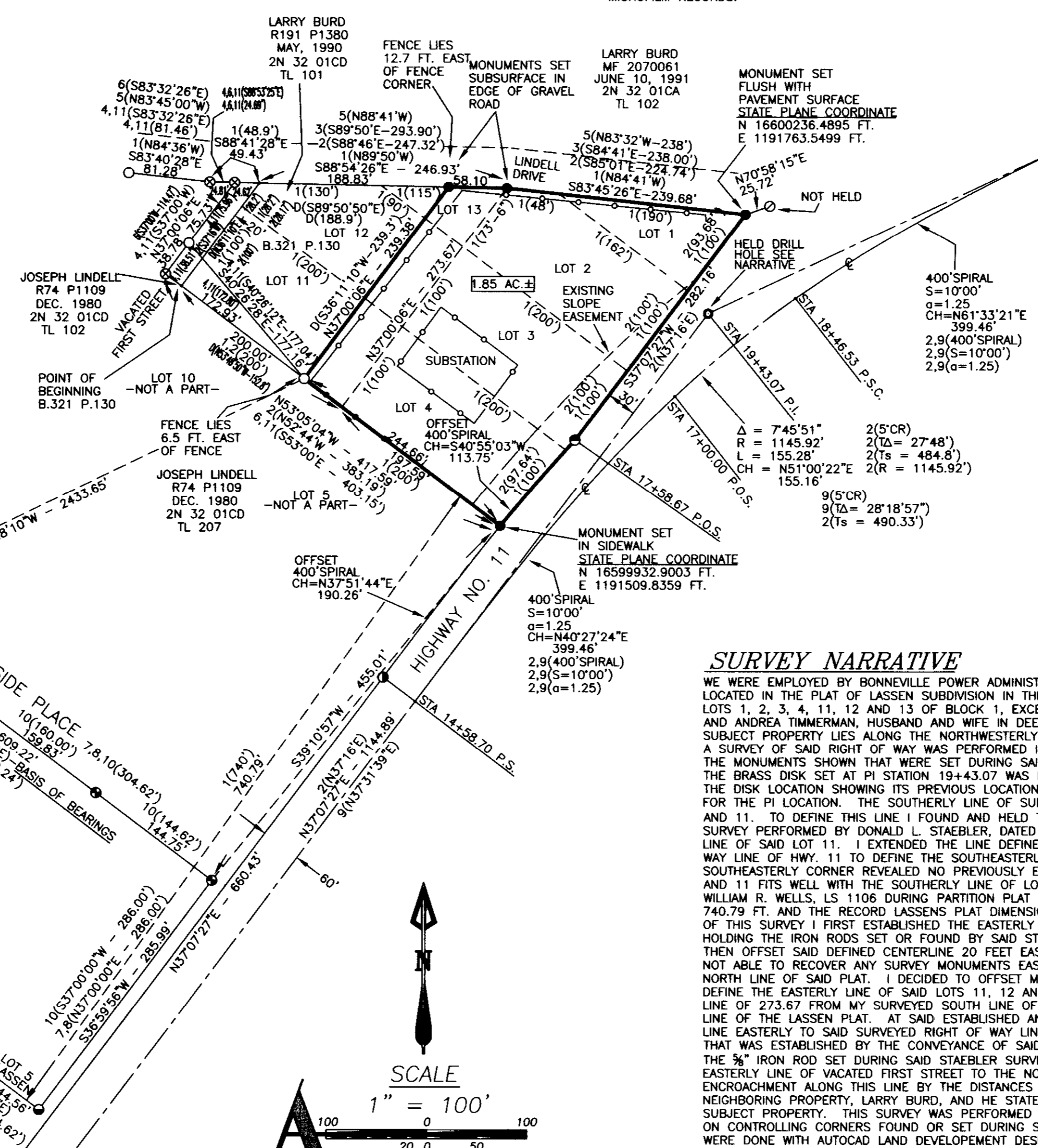
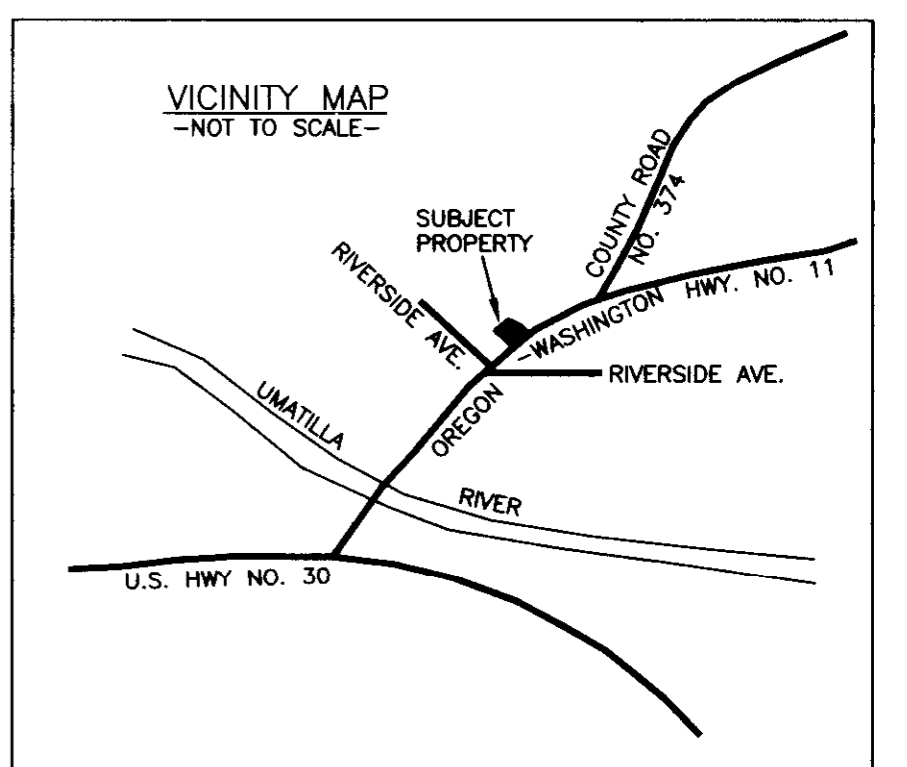
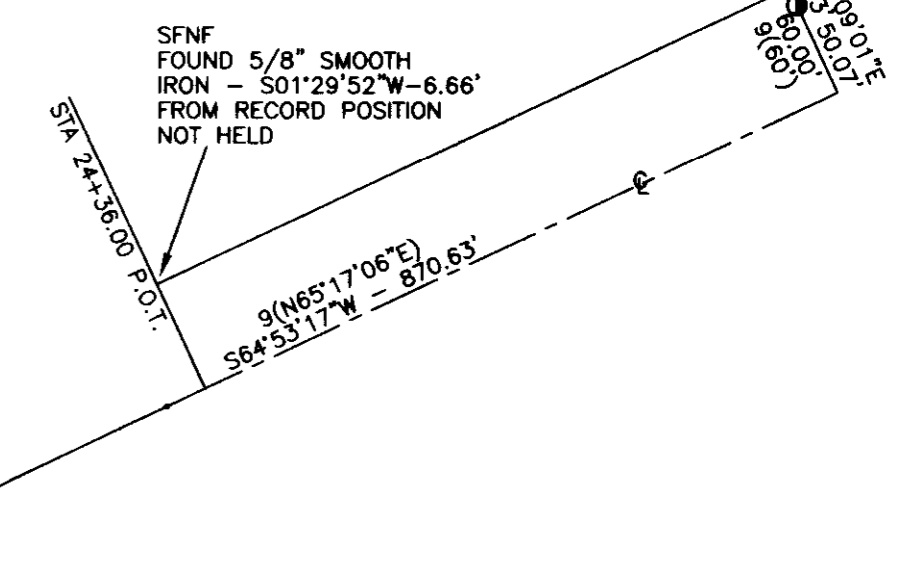
STATE PLANE COORDINATES

STATE PLANE COORDINATES SHOWN ARE OREGON NORTH ZONE AND ARE DERIVED FROM A GPS STATIC OBSERVATION SUBMITTED TO NGS FOR AN OPUS SOLUTION. COORDINATES SHOWN ARE IN INTERNATIONAL FEET.

PARCEL LEGAL DESCRIPTION

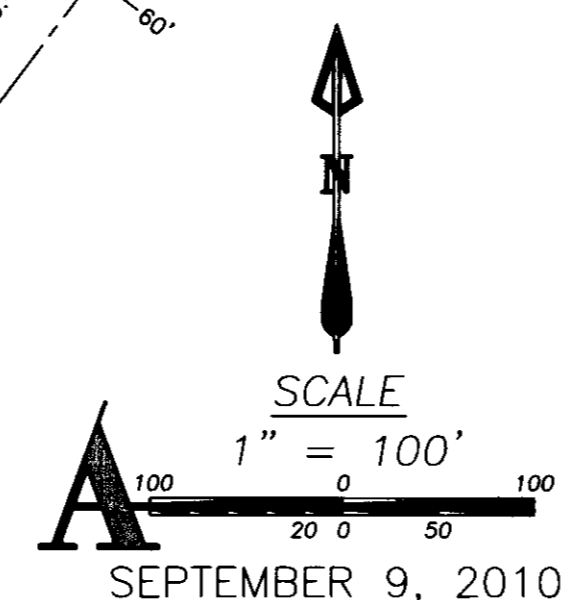
ALL OF LOTS 1, 2, 3, 4, 11, 12 AND 13 OF BLOCK 1 IN LASSEN'S SUBDIVISION, ACCORDING TO THE RECORDED PLAT THEREOF IN SECTION 1, TOWNSHIP 2 NORTH, RANGE 32 EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON, EXCEPT THAT PORTION THEREOF WHICH LIES WITHIN THE 80 FOOT RIGHT-OF-WAY OF THE OREGON STATE HIGHWAY NO. 8 AND EXCEPT THAT PORTION THEREOF WHICH LIES WITHIN WALLA WALLA AVENUE, ACCORDING TO THE RECORDED PLAT OF MARSTON PARK.

EXCEPTING THEREFROM THAT PORTION CONVEYED IN DEED RECORDED MAY 18, 1972 IN BOOK 321, PAGE 130, UMATILLA COUNTY MICROFILM RECORDS.



SURVEY NARRATIVE

WE WERE EMPLOYED BY BONNEVILLE POWER ADMINISTRATION TO COMPLETE A BOUNDARY SURVEY OF THEIR PROPERTY LOCATED IN THE PLAT OF LASSEN SUBDIVISION IN THE CITY OF PENDLETON. SUBJECT PROPERTY IS DESCRIBED AS LOTS 1, 2, 3, 4, 11, 12 AND 13 OF BLOCK 1, EXCEPTING A PARCEL OF LAND CONVEYED TO LYNNE E. TIMMERMAN AND ANDREA TIMMERMAN, HUSBAND AND WIFE IN DEEDS BOOK 321 AT PAGE 130. THE SOUTHEASTERLY LINE OF SUBJECT PROPERTY LIES ALONG THE NORTHWESTERLY RIGHT OF WAY LINE OF THE OREGON - WASHINGTON HWY 11. A SURVEY OF SAID RIGHT OF WAY WAS PERFORMED IN SURVEY NO. 87-57-C BY KEN EDDY. I FOUND AND HELD THE MONUMENTS SHOWN THAT WERE SET DURING SAID SURVEY TO DEFINE SAID RIGHT OF WAY FOR THIS SURVEY. THE BRASS DISK SET AT PI STATION 19+43.07 WAS NOT FOUND BUT I FOUND THE DRILL HOLE AND THE OUTLINE OF THE DISK LOCATION SHOWING ITS PREVIOUS LOCATION IN THE SIDEWALK AND I HELD THE CENTER OF THE DRILLHOLE FOR THE PI LOCATION. THE SOUTHERLY LINE OF SUBJECT PROPERTY LIES ALONG THE SOUTH LINE OF SAID LOTS 4 AND 11. TO DEFINE THIS LINE I FOUND AND HELD THE FOUND 5/8" IRON RODS THAT WERE FOUND OR SET DURING A SURVEY PERFORMED BY DONALD L. STAEBLER, DATED JULY 30, 1975. THESE RODS WERE SET ALONG THE SOUTH LINE OF SAID LOT 11. I EXTENDED THE LINE DEFINED BY THESE FOUND RODS EASTERLY TO THE SURVEYED RIGHT OF WAY LINE OF HWY. 11 TO DEFINE THE SOUTHEASTERLY CORNER OF SUBJECT PROPERTY. SEARCH AT SAID SOUTHEASTERLY CORNER REVEALED NO PREVIOUSLY ESTABLISHED CORNER LOCATION. THIS SOUTH LINE OF SAID LOT 4 AND 11 FITS WELL WITH THE SOUTHERLY LINE OF LOT 5, BLOCK 2 OF LASSEN SUBDIVISION THAT WAS SURVEYED BY WILLIAM R. WELLS, LS 1106 DURING PARTITION PLAT NO. 2007-05. THIS DISTANCE BETWEEN THESE LINES MEASURES 740.79 FT. AND THE RECORD LASSENS PLAT DIMENSION WOULD MEASURE 740 FT.. TO DEFINE THE NORTHERLY LINE OF THIS SURVEY I FIRST ESTABLISHED THE EASTERLY RIGHT OF WAY LINE OF VACATED FIRST STREET. I DID THIS BY HOLDING THE IRON RODS SET OR FOUND BY SAID STAEBLER SURVEY AT THE CENTERLINE OF SAID FIRST STREET. I THEN OFFSET SAID DEFINED CENTERLINE 20 FEET EASTERLY TO DEFINE SAID FIRST STREET RIGHT OF WAY LINE. I WAS NOT ABLE TO RECOVER ANY SURVEY MONUMENTS EAST OF SAID STAEBLER SURVEY THAT I COULD USE TO DEFINE THE NORTH LINE OF SAID PLAT. I DECIDED TO OFFSET MY FIRST STREET RIGHT OF WAY LINE 200 FEET EASTERLY TO DEFINE THE EASTERLY LINE OF SAID LOTS 11, 12 AND 13. I THEN HELD THE RECORD PLAT DIMENSION ALONG THIS LINE OF 273.67 FROM MY SURVEYED SOUTH LINE OF LOTS 4 AND 11 TO DEFINE THE ANGLE POINT ALONG THE NORTH LINE OF THE LASSEN PLAT. AT SAID ESTABLISHED ANGLE POINT I HELD THE RECORD PLAT ANGLE AND EXTENDED THE LINE EASTERLY TO SAID SURVEYED RIGHT OF WAY LINE OF HWY. 11. THE WESTERLY LINE OF SUBJECT PROPERTY THAT WAS ESTABLISHED BY THE CONVEYANCE OF SAID DEEDS BOOK 321 AT PAGE 130 WAS SURVEYED BY HOLDING THE 5/8" IRON ROD SET DURING SAID STAEBLER SURVEY AND RUNNING NORTHERLY ALONG A LINE PARALLEL WITH EASTERLY LINE OF VACATED FIRST STREET TO THE NORTH LINE OF THE LASSEN PLAT. THERE IS A FENCE ENCROACHMENT ALONG THIS LINE BY THE DISTANCES SHOWN. I TALKED TO THE CURRENT OWNER OF THE NEIGHBORING PROPERTY, LARRY BURD, AND HE STATED THAT HE WAS AWARE THAT THE FENCE ENCROACHED ON TO SUBJECT PROPERTY. THIS SURVEY WAS PERFORMED USING A TRIMBLE 5700 GPS SYSTEM IN RTK MODE CALIBRATING ON CONTROLLING CORNERS FOUND OR SET DURING SAID PARTITION PLAT NO. 2007-05. DRAFTING AND COMPUTATIONS WERE DONE WITH AUTOCAD LAND DEVELOPMENT DESKTOP R2009 AND TRAVERSE PC. THE TITLE REPORT USED FOR THIS SURVEY WAS PROVIDED BY AMERITITLE - NO. 0066332.



SEPTEMBER 9, 2010

SURVEYOR'S CERTIFICATE

I, TODD R. CATTERSON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, CERTIFY TO BONNEVILLE POWER ADMINISTRATION THAT AS A RESULT OF A SURVEY MADE ON THE GROUND TO THE NORMAL STANDARD OF CARE OF PROFESSIONAL LAND SURVEYORS PRACTICING IN OREGON, I HAVE FOUND OR SET THE MONUMENTS AS SHOWN HEREON AND HAVE PREPARED THIS MAP AND NARRATIVE TO REPRESENT SAID SURVEY.

REGISTERED PROFESSIONAL LAND SURVEYOR
Todd R. Catterson
17110 OREGON
JAN. 15, 2002
TODD R. CATTERSON
63270
RENEWS 12/31/14

ARMSTRONG
surveying & engineering, inc.
established 1977

SHEET 1 OF 1
DRG. NO. 10-4012.DWG
RECEIVED BY
Jmatilla County Surveyor
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