

RECORD OF SURVEY

TAHKENITCH SUBSTATION

LYING WITHIN

THE SW 1/4 SECTION 13, T21S., R.12W., W.M.

THE NW 1/4 SECTION 24, T21S., R.12W., W.M.

DOUGLAS COUNTY, OREGON

FILED

Date: 9-3-2019 By: [Signature]
This survey consists of:
Map: M176-4 A-F
Narrative:
Corner Rpt:

DOUGLAS COUNTY SURVEYOR

MAP FILE M176-4C

CADASTRAL CORNER NARRATIVE - CONT.

THE REMNANTS OF THE FENCE LINE AND THE BPA SECTION CORNER TRAVERSE BEING IN HARMONY IS CONSIDERED GOOD EVIDENCE. THE FENCE LINE WAS USED TO CALCULATE THE ACREAGE OF TAHK-SS-P2. HOWEVER, THIS EVIDENCE WAS NOT HELD TO RETRACE THE POSITION OF THE SECTION CORNER AS NO RECORDS OF THE FOREST SERVICE SURVEY WERE FOUND, AND BPA ALSO DID NOT HOLD THE EVIDENCE THEY FOUND IN 1948.

THE BLM MASTER USE PLAT INDEX SHOWS THE UNITED STATES HAD OWNERSHIP OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 14 THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 13 ON MAY 10, 1955, WHEN ORDER NUMBER ORAA 035806FD EXECUTED A FOREST TRANSFER DEED FROM THE US GOVERNMENT. THIS DOES PROVIDE A REASON FOR THE FOREST SERVICE MARKINGS AND SIGN POST TO BE WITNESSED BY BPA IN 1947. RECORDS OF THE FOREST SERVICE SURVEY WERE NOT FOUND, EVEN AFTER THE FOREST SERVICE CONDUCTED RESEARCH ON OUR BEHALF.

A NOTE, DATE UNKNOWN, PROVIDED BY THE FOREST SERVICE COMMENTS "EXACT BOUNDARIES OF SAID PREMISES CANNOT BE DETERMINED" INCLUDING THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST OF SECTION 14. THOUGH THE FOREST SERVICE DID MARK TREES AND SET POSTS AND SIGNS AT CORNERS ALONG THE LINE BETWEEN SECTION 13 AND SECTION 14 AS EVIDENCED BY THE BPA NOTESHEETS.

WE FIND THE BRASS CAP SET BY HINTZ AND CALLED IT WM21S12W600400.

WM21S12W600420 (SOUTH ONE-SIXTEENTH CORNER SECTIONS 13 AND 14)

IN 1957, THE RIGHT OF WAY AGREEMENT TO COOS BAY PULP CORPORATION, RECORDED JUNE 3, 1957, IN BOOK 268, PAGE 273, BEGINS AT AN IRON PIPE AT THE NORTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER. THIS IS THE EARLIEST RECORD FOUND NOTING THIS IRON PIPE, AND THE SURVEY OF THE RIGHT-OF-WAY DEDICATION MAY BE THE ORIGIN OF THIS IRON PIPE.

IN 1962, BPA RECOVERED THE IRON PIPE PER THE 1957 DEED AND CALLED IT A 3/4 INCH IRON PIPE. THIS IRON PIPE IS IDENTIFIED BEING USED FOR ACQUISITION ON THE BPA CADASTRAL HARDSHELL MAP AND THE BPA SUBSTATION DRAWING. THIS IRON PIPE WAS THEN ADDED TO ALL OF THE BPA TRANSMISSION LINE DRAWINGS IN THE VICINITY.

IN 1981, RICHARD HINTZ MONUMENTED THIS CORNER WITH A 1-1/2 INCH IRON PIPE WITH BRASS CAP, BASED ON HIS BREAKDOWN OF SECTION 13 PER M114-22, FILED IN 1991.

IN 1997 BPA RECOVERED THE IRON PIPE PER THE 1957 DEED, AND SECURED A BPA ALUMINUM CAP TO THE TOP.

WE FIND AN UNDISTURBED ONE INCH OUTSIDE DIAMETER IRON PIPE WITH A BPA ALUMINUM CAP SEATED SECURELY ON TOP, DOWN 3.0 FEET, AND CALLED IT TAHK-PC01.

WE ALSO FIND THE BRASS CAP SET BY HINTZ AND CALLED IT WM21S12W600420.

REFERENCES

- R1. U.S. DISTRICT COURT FOR THE DISTRICT OF OREGON CASE CIVIL NO. 62-384, SEPTEMBER 27, 1962 (TAHK-SS-P1)
R2. U.S. DISTRICT COURT FOR THE DISTRICT OF OREGON CASE CIVIL NO. 62-424, OCTOBER 30, 1962 (TAHK-SS-P2)
R3. QUILCLAIM DEED TO DOUGLAS ELECTRIC COOPERATIVE, INC., RECORDED MARCH 11, 1965, IN BOOK 345, PAGE 115, OF DOUGLAS COUNTY BOOK OF RECORDS, WITH INSTRUMENT NO. 65-2806
R4. BPA DRAWING NO. 123437 (TAHKENITCH SUBSTATION), ORIGINAL DATE JULY 11, 1962, REVISION DATE MAY 10, 2006
R5. BPA DRAWING NO. 103873 (ALVEY-TAHKENITCH NO.1), ORIGINAL DATE MAY 5, 1962, REVISION DATE JUNE 4, 2012
R6. RIGHT OF WAY AGREEMENT TO COOS BAY PULP CORPORATION, RECORDED JUNE 3, 1957, IN BOOK 268, PAGE 279, OF DOUGLAS COUNTY BOOK OF RECORDS, WITH INSTRUMENT NO. 243990
R7. CIRCUIT COURT OF THE STATE OF OREGON FOR THE COUNTY OF DOUGLAS, NO. 1237, WILLAMETTE PACIFIC RAILROAD CO. VS. HENRY WADE, ORDER FILED JUNE 26, 1916
R8. GARDINER MILL COMPANY TO WILLAMETTE PACIFIC RAILROAD CO., RECORDED JANUARY 28, 1913, IN BOOK 71, PAGE 591, OF DOUGLAS COUNTY BOOK OF RECORDS
R9. J.W. WROE TO WILLAMETTE PACIFIC RAILROAD CO., RECORDED JANUARY 11, 1912, IN BOOK 70, PAGE 128, OF DOUGLAS COUNTY BOOK OF RECORDS
R10. RIGHT OF WAY AND TRACK MAP, COOS BAY BRANCH - EUGENE TO MYRTLE POINT, SOUTHERN PACIFIC COMPANY, FROM STATION "A" 2252+64.9 - "D" 2252+61.8 TO STATION "D" 2460+00.0. (RV2S24A)
R11. DOUGLAS COUNTY SURVEY RECORD M114-22, FILED DECEMBER 1991, SURVEYED 1981
R12. OIL, GAS AND MINERAL LEASE TO STANDARD OIL COMPANY OF CALIFORNIA, RECORDED JUNE 26, 1961 IN BOOK 305, PAGE 63, OF DOUGLAS COUNTY BOOK OF RECORDS
R13. BPA CADASTRAL HARDSHELL MAP TITLED "TAHKENITCH SUB STA", DATED JUNE 28, 1962 (TAHKENITCH SUBSTATION_003)
R14. BPA TAHKENITCH SUBSTATION COMPUTATION OF GROUND BASELINE COORDINATES, DATED JANUARY 26, 2017
R15. BPA WENDSON-TAHKENITCH NO.2 STEEL TOWER SITE DATA SHEET, DATED NOVEMBER, 1971.

WM21S12W600440 (WEST ONE-QUARTER CORNER SECTION 13)

IN 1857, THE GLO SURVEYOR, H. GORDON, SET A POST AT THE ONE-QUARTER CORNER WITH TWO BEARING TREES, A 12 INCH ALDER AND AN 8 INCH CEDAR.

IN 1947, BPA TIED A 12 INCH FIR BLAZED ON FOUR SIDES.

IN 1980, RICHARD HINTZ SET A 1-1/2 INCH IRON PIPE WITH BRASS CAP AT THIS CORNER DURING HIS SURVEY FOR CHAMPION INTERNATIONAL CORP. AND INTERNATIONAL PAPER CO. PER M79-30. IN 1981, HINTZ RESET THE PIPE, THEN IN 1991, HE FILED M114-22, A SURVEY FOR INTERNATIONAL PAPER CO. STATING HE RESET THE PIPE AND CAP PER M79-30 AS IT WAS INCORRECTLY SET DURING THE 1980 SURVEY.

WE DID NOT ATTEMPT TO RECOVER THIS CORNER AS PART OF OUR SURVEY.

WM21S12W600500 (NW CORNER SECTION 13)

IN 1857, THE GLO, H. GORDON, SURVEYOR, SET A POST AT THE ONE-QUARTER CORNER WITH TWO BEARING TREES, A 12 INCH ALDER AND AN 8 INCH CEDAR.

IN 1947, BPA TIED A 12 INCH FIR BLAZED ON FOUR SIDES.

IN 1980, RICHARD HINTZ SET A 1-1/2 INCH IRON PIPE WITH BRASS CAP AT THIS CORNER DURING HIS SURVEY FOR CHAMPION INTERNATIONAL CORP. AND INTERNATIONAL PAPER CO. PER M79-30.

WE DID NOT ATTEMPT TO RECOVER THIS CORNER AS PART OF OUR SURVEY.

TAHK-SS-P1 LEGAL DESCRIPTION PER REFERENCE R1:

THE FEE SIMPLE TITLE TO THAT PORTION OF THE SW 1/4 SW 1/4 OF SECTION 13, TOWNSHIP 21 SOUTH, RANGE 12 WEST OF THE WILLAMETTE MERIDIAN, IN DOUGLAS COUNTY, OREGON, WHICH LIES WITHIN A TRACT OF LAND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SW 1/4 SW 1/4 OF SAID SECTION 13; RUNNING THENCE 527.1 FEET S. 86°51'20" E.; THENCE 554.8 FEET S. 48°25'50" E.; THENCE 909.5 FEET S. 39°39'10" W.; THENCE 210.5 FEET S. 29°20'40" E.; THENCE 210.3 FEET S. 23°38'20" W. TO A POINT IN THE NORTHEASTERLY BOUNDARY OF THE 150-FOOT RIGHT-OF-WAY FOR THE SOUTHERN PACIFIC COMPANY'S RAILROAD; THENCE NORTHWESTERLY ALONG SAID BOUNDARY TO THE POINT OF INTERSECTION OF SAID RAILROAD RIGHT-OF-WAY BOUNDARY AND THE WEST LINE OF SAID SW 1/4 SW 1/4 OF SAID SECTION 13; THENCE NORTH ALONG SAID WEST LINE OF SAID SW 1/4 SW 1/4 TO THE POINT OF BEGINNING, CONTAINING 17.06 ACRES OF LAND, MORE OR LESS;

SUBJECT TO RIGHT-OF-WAY GRANTED TO COOS BAY PULP CORPORATION AS RECORDED IN VOLUME 268, RECORDERS NUMBER 234990, DEED RECORDS OF DOUGLAS COUNTY, OREGON, AND SUBJECT TO THE SUBSURFACE MINERAL RIGHTS IN THAT GRANT TO STANDARD OIL COMPANY OF CALIFORNIA AS RECORDED ON VOLUME 305, RECORDER'S NO. 294115, DEED RECORDS OF DOUGLAS COUNTY, OREGON.

TAHK-SS-P2 LEGAL DESCRIPTION PER REFERENCE R2:

THE FEE SIMPLE TITLE TO THAT PORTION OF LOT 9 OF SECTION 24, TOWNSHIP 21 SOUTH, RANGE 12 WEST OF THE WILLAMETTE MERIDIAN, IN DOUGLAS COUNTY, OREGON, WHICH LIES WITHIN A TRACT OF LAND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SW 1/4 SW 1/4 OF SECTION 13 OF SAID TOWNSHIP AND RANGE; AND RUNNING THENCE 527.1 FEET S. 86°51'20" E.; THENCE 554.8 FEET S. 48°25'50" E.; THENCE 909.5 FEET S. 39°39'10" W.; THENCE 210.5 FEET S. 29°20'40" E.; THENCE 210.3 FEET S. 23°38'20" W. TO A POINT IN THE NORTHEASTERLY BOUNDARY OF THE 150-FOOT RIGHT-OF-WAY FOR THE SOUTHERN PACIFIC COMPANY'S RAILROAD; THENCE NORTHWESTERLY ALONG SAID BOUNDARY TO THE POINT OF INTERSECTION OF SAID RAILROAD RIGHT-OF-WAY BOUNDARY AND THE WEST LINE OF SAID SW 1/4 SW 1/4 OF SAID SECTION 13; THENCE NORTH ALONG SAID WEST LINE OF SAID SW 1/4 SW 1/4 TO THE POINT OF BEGINNING, CONTAINING 0.22 ACRES OF LAND, MORE OR LESS;

SUBJECT ONLY TO THE SUBSURFACE MINERAL RIGHTS IN THAT GRANT TO STANDARD OIL COMPANY OF CALIFORNIA AS RECORDED IN VOLUME 305, RECORDERS NO 294260, DEED RECORDS OF DOUGLAS COUNTY, OREGON.

ADDITIONAL REFERENCES

DOUGLAS COUNTY SURVEYS:

CS51/267-2, CS54/110-1, CS58/254-6, CS58/267-5, CS63/154-6, M79-30, M84-24 A, M87-11, M92-35, M105-64, M118-62

DOUGLAS COUNTY RECORDS:

BOOK 75, PAGE 173, RECORDED JULY 16, 1915
BOOK 172, PAGE 59, RECORDED SEPTEMBER 29, 1949
BOOK 182, PAGE 352, RECORDED AUGUST 8, 1950
BOOK 289, PAGE 421, RECORDED DECEMBER 1, 1959, WITH INSTRUMENT NO. 270162
BOOK 526, PAGE 26, RECORDED JULY 26, 1973, WITH INSTRUMENT NO. 73-10865
CIRCUIT COURT CASE NO. 33214 (BOOK 443, PAGE 850, WITH INSTRUMENT NO. 70-3921)
CIRCUIT COURT CASE NO. E82-0230 (BOOK 872, PAGE 865, WITH INSTRUMENT NO. 84-1969)
BOOK 1126, PAGE 526, RECORDED JANUARY 31, 1991, WITH INSTRUMENT NO. 91-01818
BOOK 1332, PAGE 767, RECORDED JANUARY 3, 1995 WITH INSTRUMENT NO. 95-00007
BOOK 1766, PAGE 993, RECORDED MAY 31, 2001, WITH INSTRUMENT NO. 2001-012230
INSTRUMENT NO. 2009-005321, RECORDED MARCH 13, 2009
INSTRUMENT NO. 2013-011265, RECORDED JUNE 28, 2013

BPA DRAWINGS:

BPA SERIAL NO. 116381
BPA SERIAL NO. 116386
BPA SERIAL NO. 337764
BPA SERIAL NO. 382298
BPA SERIAL NO. 91233

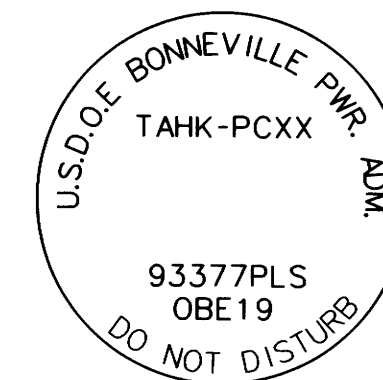
BPA NOTE SHEET REFERENCES:

WM21S12W600400, DATED 1947 AND 1948
WM21S12W600440, DATED 1947
WM21S12W600500, DATED 1947

NOTES

- 1. WESTERN TITLE AND ESCROW COMPANY, ORDER NUMBER WT0170665, DATED APRIL 5, 2019 WAS USED IN PREPARING THIS SURVEY.
2. SITE STREET ADDRESS: 345 OLD LOWER SMITH RIVER ROAD REEDSPORT, OR 97467
3. THIS SURVEY DEPICTS FEE (BPA) OWNED PROPERTY ONLY. BPA MAY HAVE ADDITIONAL RIGHTS THAT ARE NOT SHOWN.

SET MONUMENT TYPICAL



*XX DENOTES MONUMENT NUMBER

REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature]
OREGON JANUARY 8, 2019
REED CARLSON BEAUDUY
93377PLS

RENEWAL: DEC. 31, 2021
SIGNED: 4/6-26, 2019

FILE NAME: WO_356103-68_ROS.dgn

OBEC CONSULTING ENGINEERS A DOWL LLC Company
CORPORATE OFFICE: 920 COUNTRY CLUB ROAD, SUITE 100B EUGENE, OREGON 97401-6089
REGIONAL OFFICES: LAKE OSWEGO, SALEM; MEDFORD, OREGON; VANCOUVER, WASHINGTON
BONNEVILLE POWER ADMINISTRATION
TAHKENITCH SUBSTATION RECORD OF SURVEY DOUGLAS COUNTY, OREGON
DESIGNED: R. BEAUDUY PROJ. NO. 684-004.61
DRAWN: A. DOUGHAN CHK'D: N. WARDELL SER. NO. 336869-C

AUGUST, 2019 NO SCALE SHEET 3 OF 6

MAP FILE M176-4C