

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF THE CITY OF BOARDMAN TO IDENTIFY A PARCEL PROPOSED TO BE ACQUIRED FROM THE STATE OF OREGON. IN ORDER TO PREVENT VIOLATING EXISTING LEASE AGREEMENTS, I HAVE HELD THE SOUTH LINE OF THE PARCEL TO BE ACQUIRED AS 50 FT. NORTH OF, AND ROUGHLY PARALLEL TO, THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 27. MONUMENTS SHOWN HEREIN WERE VISITED IN FEBRUARY OF 1999.

THIS SURVEY WAS PERFORMED AS A REAL TIME KINEMATIC SURVEY USING TRIMBLE MODEL 4400 G.P.S. RECEIVERS. ADDITIONAL TOPOGRAPHIC TIES, AND PROPERTY CORNERS WERE SET, USING A SOKKIA AUTOMATIC TOTAL STATION HAVING STANDARD ERRORS OF 3 MILLIMETERS ± 2 PARTS PER MILLION AND 0'00'02".

LEGEND

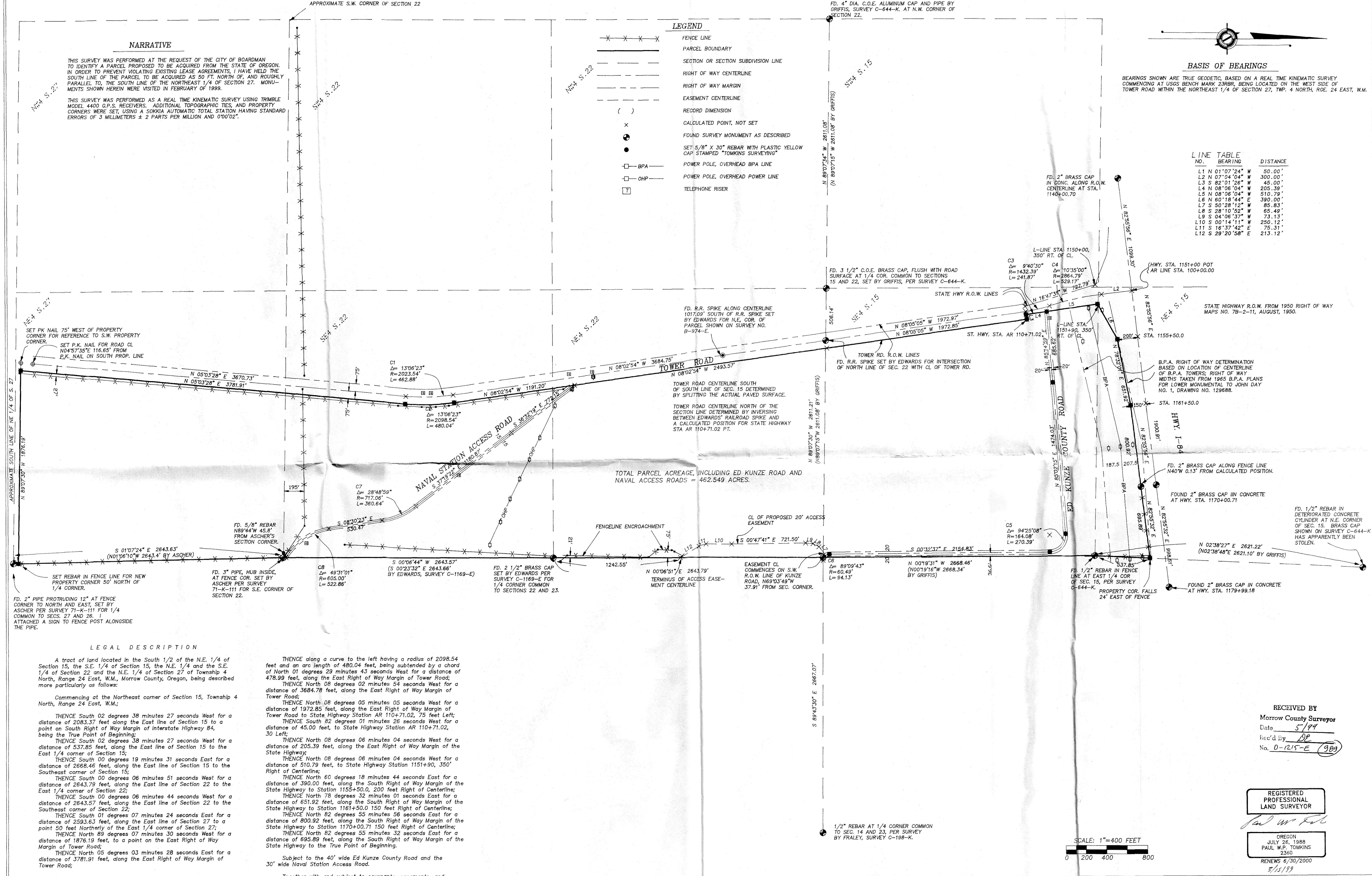
- X X X X --- FENCE LINE
- --- PARCEL BOUNDARY
- --- SECTION OR SECTION SUBDIVISION LINE
- --- RIGHT OF WAY CENTERLINE
- --- RIGHT OF WAY MARGIN
- --- EASEMENT CENTERLINE
- () RECORD DIMENSION
- x CALCULATED POINT, NOT SET
- FOUND SURVEY MONUMENT AS DESCRIBED
- BPA POWER POLE, OVERHEAD BPA LINE
- OHP POWER POLE, OVERHEAD POWER LINE
- Ⓣ TELEPHONE RISER

BASIS OF BEARINGS

BEARINGS SHOWN ARE TRUE GEODETIC, BASED ON A REAL TIME KINEMATIC SURVEY COMMENCING AT USGS BENCH MARK 23BRB, BEING LOCATED ON THE WEST SIDE OF TOWER ROAD WITHIN THE NORTHEAST 1/4 OF SECTION 27, TWP. 4 NORTH, RGE. 24 EAST, W.M.

LINE TABLE

NO.	BEARING	DISTANCE
L1	N 01°07'24" W	50.00'
L2	N 07°04'04" W	300.00'
L3	S 82°01'28" W	45.00'
L4	N 08°06'04" W	205.39'
L5	N 08°06'04" W	510.79'
L6	N 60°18'44" E	390.00'
L7	S 50°28'12" W	85.83'
L8	S 28°10'52" W	65.49'
L9	S 04°06'37" W	73.13'
L10	S 00°14'11" W	250.12'
L11	S 18°37'42" E	75.31'
L12	S 29°20'58" E	213.12'



SET PK NAIL 75' WEST OF PROPERTY CORNER FOR REFERENCE TO S.W. PROPERTY CORNER.
SET P.K. NAIL FOR ROAD CL N04°57'35" E 116.65' FROM P.K. NAIL ON SOUTH PROP. LINE

FD. 2" PIPE PROTRUDING 12" AT FENCE CORNER TO NORTH AND EAST, SET BY ASCHER PER SURVEY 71-K-111 FOR 1/4 COMMON TO SECS. 27 AND 28. ATTACHED A SIGN TO FENCE POST ALONGSIDE THE PIPE.

TOTAL PARCEL ACREAGE, INCLUDING ED KUNZE ROAD AND NAVAL ACCESS ROADS = 462.549 ACRES.

B.P.A. RIGHT OF WAY DETERMINATION BASED ON LOCATION OF CENTERLINE OF B.P.A. TOWERS; RIGHT OF WAY WIDTHS TAKEN FROM 1965 B.P.A. PLANS FOR LOWER MONUMENTAL TO JOHN DAY NO. 1, DRAWING NO. 129688.

LEGAL DESCRIPTION

A tract of land located in the South 1/2 of the N.E. 1/4 of Section 15, the S.E. 1/4 of Section 15, the N.E. 1/4 and the S.E. 1/4 of Section 22 and the N.E. 1/4 of Section 27 of Township 4 North, Range 24 East, W.M., Morrow County, Oregon, being described more particularly as follows:

Commencing at the Northeast corner of Section 15, Township 4 North, Range 24 East, W.M.;

THENCE South 02 degrees 38 minutes 27 seconds West for a distance of 2083.37 feet along the East line of Section 15 to a point on South Right of Way Margin of Interstate Highway 84, being the True Point of Beginning;

THENCE South 02 degrees 38 minutes 27 seconds West for a distance of 537.85 feet, along the East line of Section 15 to the East 1/4 corner of Section 15;

THENCE South 00 degrees 19 minutes 31 seconds East for a distance of 2668.46 feet, along the East line of Section 15 to the Southeast corner of Section 15;

THENCE South 00 degrees 06 minutes 51 seconds West for a distance of 2643.79 feet, along the East line of Section 22 to the East 1/4 corner of Section 22;

THENCE South 00 degrees 06 minutes 44 seconds West for a distance of 2643.57 feet, along the East line of Section 22 to the Southeast corner of Section 22;

THENCE South 01 degrees 07 minutes 24 seconds East for a distance of 2593.63 feet, along the East line of Section 27 to a point 50 feet Northerly of the East 1/4 corner of Section 27;

THENCE North 89 degrees 07 minutes 30 seconds West for a distance of 1876.19 feet, to a point on the East Right of Way Margin of Tower Road;

THENCE North 05 degrees 03 minutes 28 seconds East for a distance of 3781.91 feet, along the East Right of Way Margin of Tower Road;

THENCE along a curve to the left having a radius of 2098.54 feet and an arc length of 480.04 feet, being subtended by a chord of North 01 degrees 29 minutes 43 seconds West for a distance of 478.99 feet, along the East Right of Way Margin of Tower Road;

THENCE North 08 degrees 02 minutes 54 seconds West for a distance of 3684.78 feet, along the East Right of Way Margin of Tower Road;

THENCE North 08 degrees 05 minutes 05 seconds West for a distance of 1972.85 feet, along the East Right of Way Margin of Tower Road to State Highway Station AR 110+71.02, 75 feet Left;

THENCE South 82 degrees 01 minutes 26 seconds West for a distance of 45.00 feet, to State Highway Station AR 110+71.02, 30 feet Left;

THENCE North 08 degrees 06 minutes 04 seconds West for a distance of 205.39 feet, along the East Right of Way Margin of the State Highway;

THENCE North 08 degrees 06 minutes 04 seconds West for a distance of 510.79 feet, to State Highway Station 1151+90, 350' Right of Centerline;

THENCE North 60 degrees 18 minutes 44 seconds East for a distance of 390.00 feet, along the South Right of Way Margin of the State Highway to Station 1155+50.0, 200 feet Right of Centerline;

THENCE North 78 degrees 32 minutes 01 seconds East for a distance of 851.92 feet, along the South Right of Way Margin of the State Highway to Station 1161+50.0, 150 feet Right of Centerline;

THENCE North 82 degrees 55 minutes 56 seconds East for a distance of 800.92 feet, along the South Right of Way Margin of the State Highway to Station 1170+00.71 150 feet Right of Centerline;

THENCE North 82 degrees 55 minutes 32 seconds East for a distance of 695.89 feet, along the South Right of Way Margin of the State Highway to the True Point of Beginning.

Subject to the 40' wide Ed Kunze County Road and the 30' wide Naval Station Access Road.

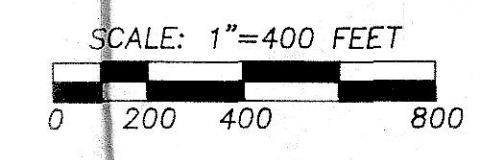
Together with and subject to covenants, easements, and restrictions of record.

Said property contains 462.55 acres more or less.

RECEIVED BY
Morrow County Surveyor
Date: 5/99
Rec'd By: [Signature]
No. 0-1215-E (989)

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JULY 26, 1988
PAUL W.P. TOMKINS
2360
RENEWS 6/30/2000
5/15/99



A SURVEY OF LANDS LOCATED IN THE SOUTH 1/2 OF THE N.E. 1/4 OF SEC. 15, THE S.E. 1/4 OF SEC. 15, THE N.E. 1/4 AND THE S.E. 1/4 OF SEC. 22 AND THE N.E. 1/4 OF SEC. 27 OF TWP. 4N, RGE. 24E, W.M., MORROW COUNTY, OREGON	SCALE 1" = 400' DATE FEB., 1999	TOMKINS LAND SURVEYING, INC. 115 WEST HERMISTON AV. HERMISTON, OR. (541)564-4448 FOR: CITY OF BOARDMAN P.O. BOX 229 BOARDMAN, OR (541) 481-9252	DRAWING NUMBER TOWERRD.DWG SHEET OF
--	--	---	---