

NORTH BONNEVILLE SUBSTATION RECORD OF SURVEY

FOR
BONNEVILLE POWER ADMINISTRATION

IN THE B.B. BISHOP D.L.C. 39 AND
IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20
AND THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21,
T2N, R7E, W.M.; SKAMANIA COUNTY, WASHINGTON.

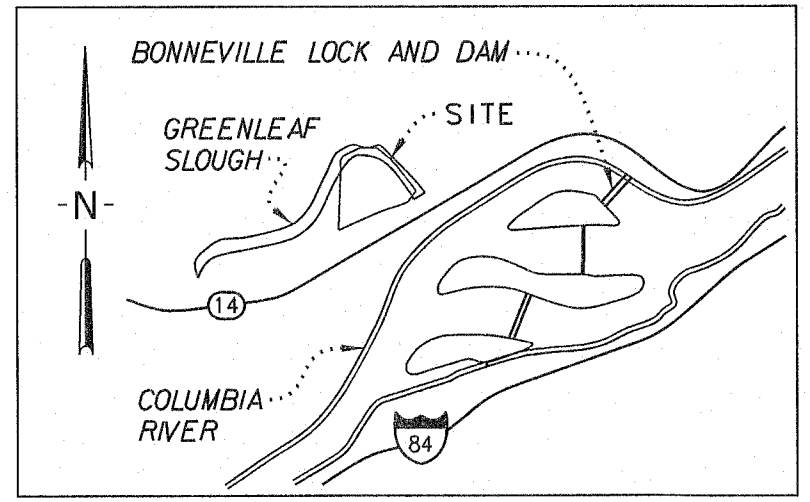
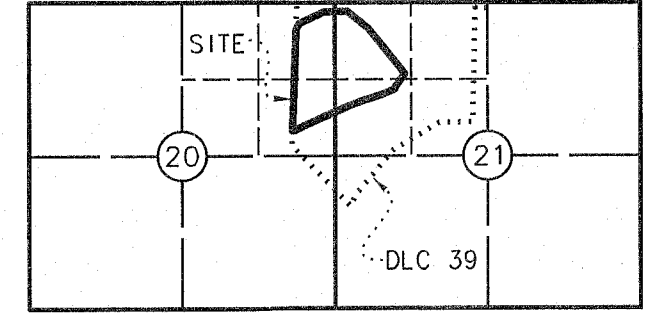
AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 2nd DAY OF October, 2019

AT 8:16 A.M. IN BOOK 1 OF SURVEYS AT PAGE 1

AT THE REQUEST OF MACKAY SPOSITO. A.F.N. 2019-01881

Nicholas Sposito
COUNTY AUDITOR - Deputy Auditor



VICINITY MAP - NOT TO SCALE
SKAMANIA COUNTY, WASHINGTON

LEGEND

- B.P.A. SUBSTATION BOUNDARY
- PLSS SECTION LINE
- RIGHT-OF-WAY
- B.P.A. CONSTRUCTION BASELINE
- WATER LINE - GREENLEAF SLOUGH
- PRIVATE BOUNDARY
- B.P.A. BONNEVILLE POWER ADMINISTRATION
- A.F.N. AUDITOR'S FILE NUMBER
- D.L.C. DONATION LAND CLAIM
- B.P.A. CONSTRUCTION BASELINE MONUMENT

TITLE REPORT

CLARK COUNTY TITLE, LIMITED LIABILITY CERTIFICATE
ORDER NO. CL13957, EFFECTIVE DATE JULY 31, 2019 WAS
REFERENCED IN PREPARING THIS RECORD OF SURVEY.

BASIS OF BEARINGS

BEARINGS AND COORDINATES SHOWN ARE GRID, BASED ON THE WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (4602), NAD83(2011)(EPOCH:2010.0), US SURVEY FOOT. DISTANCES SHOWN HEREON ARE GROUND DISTANCES, TO CONVERT DISTANCES SHOWN TO GRID, MULTIPLY BY 1.000047551.

DERIVED FROM OPUS POST PROCESSING USING THE FOLLOWING CORS STATIONS:

STATION DESIGNATION	LATITUDE	LONGITUDE
JIME - DN2111	45° 31' 23.21416"	122° 59' 25.84121"
P698 - DH4129	46° 10' 24.46124"	122° 09' 38.14195"
GWN5 - DJ6121	45° 46' 57.46313"	121° 19' 39.16549"

PROCEDURES

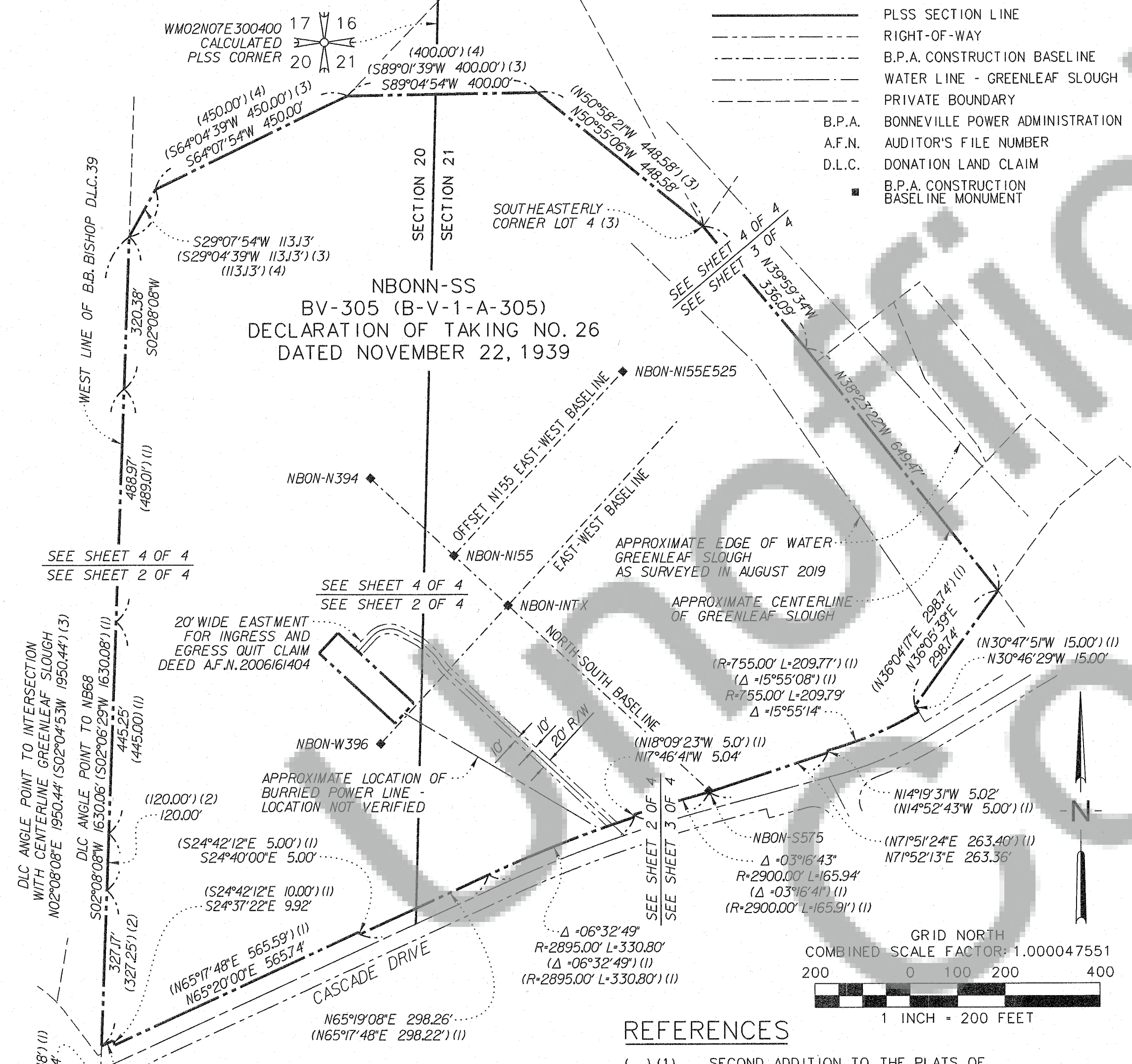
THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE METHODS USING A 3 SECOND TRIMBLE S6 ROBOTIC TOTAL STATION TOGETHER WITH TRIMBLE R8 AND R10 DUAL FREQUENCY RECEIVERS. AN INDEPENDENT OPUS STATIC PRIMARY CONTROL POINT (NBON-S575) WAS ESTABLISHED BY B.P.A. IN APRIL, 2014 AND USED TO CONTROL THIS SURVEY. SECONDARY 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 1.000047551 FROM NGS OPUS SOLUTION REPORT WAS UTILIZED FOR THIS PROJECT.

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO DEFINE THE BONNEVILLE POWER ADMINISTRATION'S (B.P.A.) SUBSTATION PARCEL NBON-SS BY-305 (B-V-1-A-305) AS DESCRIBED IN CIVIL CONDEMNATION AND DECLARATION OF TAKING NO. 26, DATED NOVEMBER 22, 1939, DISTRICT COURT OF THE UNITED STATES. THE SOUTHERLY PROPERTY LINE WAS ESTABLISHED ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF CASCADE DRIVE AND THE NORTHERLY LINE OF LOT S54 BY HOLDING FOUND EXISTING MONUMENTS AS PER THE "SECOND ADDITION TO THE PLATS OF RELOCATED NORTH BONNEVILLE", BOOK B, PAGE 74, RECORDS OF SKAMANIA COUNTY. THE SOUTHEAST CORNER OF THE PARCEL FALLS IN GREENLEAF SLOUGH, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID LOT S54. WHICH WAS CALCULATED BY HOLDING RECORD DATA FROM FOUND MONS ALONG THE NORTHERLY RIGHT-OF-WAY CASCADE DRIVE. FROM THIS POINT, THE EASTERLY PROPERTY LINE WAS ESTABLISHED ALONG THE APPROXIMATE CENTERLINE OF GREENLEAF SLOUGH TO THE SOUTHEASTERLY CORNER OF LOT 4, GREENLEAF COVE SHORT PLAT, A.F.N. 2007168025, RECORDS OF SAID COUNTY. FROM THIS POINT, THE NORTHERLY PROPERTY LINE WAS ESTABLISHED PER RECORD DATA FROM THE CIVIL TAKING LEGAL DESCRIPTION AND THE GREENLEAF COVE SHORT PLAT, TO A POINT ON THE WEST LINE OF THE B.B. BISHOP D.L.C. 39. THE WEST PROPERTY LINE WAS HELD ALONG THE WEST LINE OF SAID D.L.C., WHICH WAS ESTABLISHED BETWEEN THE FOUND MONUMENTS AT THE ANGLE POINT ON THE WEST LINE AND MONUMENT NUMBER NB68. A PARCEL OF LAND AND AN ACCESS EASEMENT WITHIN THE SUBSTATION PARCEL WERE CONVEYED TO THE PUBLIC UTILITY DISTRICT NO. 1 OF SKAMANIA COUNTY PER QUITCLAIM DEED RECORDED IN A.F.N. 2006161404, RECORDS OF SAID COUNTY.

LEGAL DESCRIPTION

NBON-SS - DECLARATION OF TAKING NO. 26 - DATED NOVEMBER 22, 1939
ALL THAT PORTION OF THE B.B. BISHOP D.L.C. 39 IN SECTIONS 20 AND 21, T. 2 N., R. 7 E. W.M., SKAMANIA COUNTY, WASHINGTON, LYING NORTH OF THE NORTHERLY RIGHT OF WAY LINE OF THE WASHINGTON STATE EVERGREEN HIGHWAY AND SOUTH AND WEST OF THE CENTER LINE OF THE GREEN LEAF SLOUGH. SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS THE INTERSECTION OF THE WEST LINE OF THE B.B. BISHOP D.L.C. 39 WITH THE NORTHERLY RIGHT OF WAY LINE OF THE PRESENT WASHINGTON STATE EVERGREEN HIGHWAY, SAID POINT BEING 230.48 FEET NORTH AND 4.06 FEET EAST OF THE ANGLE CORNER ON THE WEST LINE OF THE SAID B.B. BISHOP D.L.C. 39. SAID CORNER BEING MARKED BY A U.S.E.D. CONCRETE MONUMENT; THENCE ALONG THE NORTHERLY RIGHT OF WAY LINE OF THE WASHINGTON STATE EVERGREEN HIGHWAY AS FOLLOWS: N64°20'20"E A DISTANCE OF 894.43 FEET; THENCE ON A 2895.00 FT. RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS N69°11'20"E 489.52 FEET) A DISTANCE OF 490.11 FEET; THENCE N74°02'20"E A DISTANCE OF 458.40 FEET; THENCE N15°57'40"W A DISTANCE OF 20.00 FEET; THENCE N74°02'20"E A DISTANCE OF 400.00 FEET TO THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF THE SAID STATE OF WASHINGTON EVERGREEN HIGHWAY WITH THE CENTER LINE OF THE GREEN LEAF SLOUGH; THENCE DOWN THE CENTER LINE OF THE GREEN LEAF SLOUGH ALONG THE MEANDER LINE OF SAID CENTER LINE AS FOLLOWS: N39°43'50"W A DISTANCE OF 114.02 FEET; THENCE N52°01'W A DISTANCE OF 575.83 FEET; THENCE S87°59'W A DISTANCE OF 400 FEET; THENCE S63°02'W A DISTANCE OF 450.00 FEET; THENCE S28°02'W A DISTANCE OF 113.13 FEET TO THE INTERSECTION OF THE CENTER LINE OF THE SAID GREEN LEAF SLOUGH WITH THE WEST LINE OF THE B.B. BISHOP D.L.C. 39; THENCE S1°00'35"W ALONG THE WEST LINE OF THE SAID B.B. BISHOP D.L.C. 39 A DISTANCE OF 1718.53 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.



REFERENCES

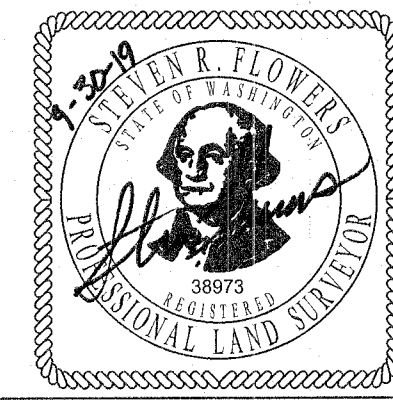
- () (1) SECOND ADDITION TO THE PLATS OF RELOCATED NORTH BONNEVILLE, BOOK B PAGE 74
- () (2) DEBBIE SULLIVAN SHORT PLAT BOOK T PAGE 98
- () (3) GREENLEAF COVE SHORT PLAT, A.F.N. 2007168025
- () (4) TAKING - CIVIL NUMBER 26, NOVEMBER 22, 1939
- () (5) SURVEY A.F.N. 2006161079
- () (6) FIRST ADDITION TO THE PLATS OF RELOCATED NORTH BONNEVILLE - LOTS R12-R13-R14, BOOK B PAGE 39
- () (7) J & M SHORT PLAT, A.F.N. 2006162121
- () (8) SURVEY A.F.N. 2013000672
- () (9) GENERAL SERVICES ADMINISTRATION LETTER DATED MAY 20, 1980, TRANSFER OF REAL PROPERTY TO THE CORP. OF ENGINEERS, DEPARTMENT OF THE ARMY, TRACT 1, PARCELS 4 OF 5 AND 5 OF 5, ON FILE IN THE BONNEVILLE POWER ADMINISTRATION RECORDS, CASE NUMBER 19920712.

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF BONNEVILLE POWER ADMINISTRATION IN AUGUST, 2019

Steven R. Flowers 9-30-2019
STEVEN R. FLOWERS, PLS
CERTIFICATE NO. 38973

ANGLE POINT ON THE WEST LINE OF THE B.B. BISHOP D.L.C. 39



SECTION 20 & 21, TOWNSHIP 2 NORTH, RANGE 7 EAST, W.M.

Mackay Sposito 1325 SE TECH CENTER DRIVE, SUITE 140
VANCOUVER, WA 98683
ENERGY PUBLIC WORKS LAND DEVELOPMENT VANCOUVER: (360) 695-3411
PORTLAND: (503) 289-6726
FAX (360) 695-0833
www.mackaysposito.com

CALC BY: SRF CHECKED BY: SRF DRAWN BY: AJS JOB NO.: 17247

SER NO. 340798-C FILE: North Bonneville SS ROS SHEET 1 OF 4

NORTH BONNEVILLE SUBSTATION RECORD OF SURVEY FOR BONNEVILLE POWER ADMINISTRATION IN THE B.B. BISHOP D.L.C. 39 AND IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20 AND THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, T2N, R7E, W.M.; SKAMANIA COUNTY, WASHINGTON.

SET MONUMENT TABLE

POINT	STATION ID	GRID NORTH	GRID EAST	DESCRIPTION
④	NBON-PC-02	117561.62	1266564.57	3-1/4" B.P.A. ALUMINUM CAP "NBON-PC-02 MSI 19 LS38973"

CONSTRUCTION BASELINE MONUMENT TABLE

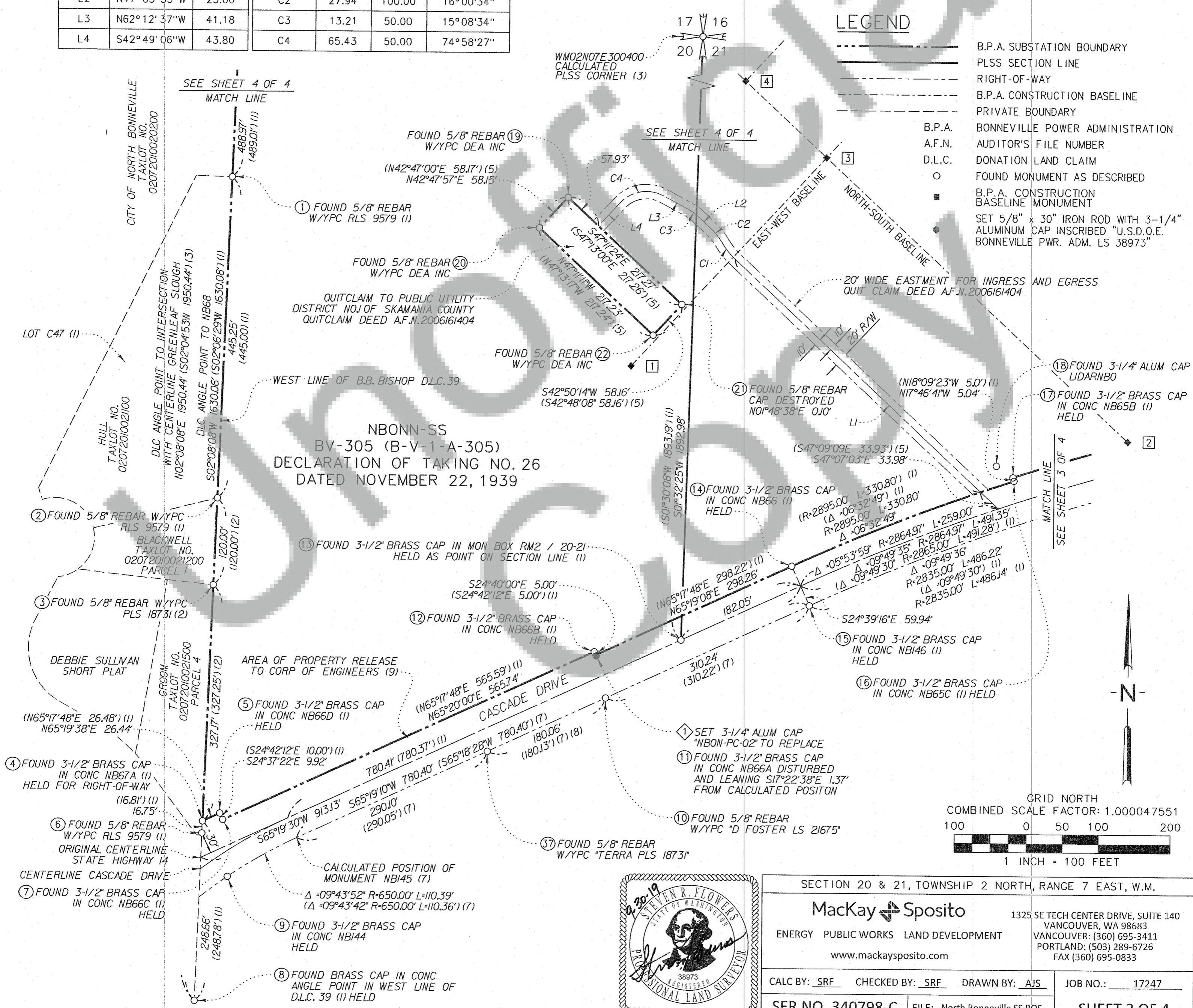
POINT	STATION ID	GRID NORTH	GRID EAST	DESCRIPTION
①	NBON-W396	117961.96	1266609.78	3-1/4" B.P.A. ALUMINUM CAP "NBON W396 MCN14"
②	NBON-S575	117861.83	1267300.75	3-1/4" B.P.A. ALUMINUM CAP "NBON S575 MCN14"
③	NBON-INTX	118252.53	1266878.85	3-1/4" B.P.A. ALUMINUM CAP "NBON INTX MCN14"
④	NBON-N155	118357.85	1266765.13	3-1/4" B.P.A. ALUMINUM CAP "NBON N155 MCN14"

20' WIDE ACCESS EASEMENT - LINE AND CURVE TABLE

LINE NO.	BEARING	DIST	CURVE NO.	LENGTH	RADIUS	DELTA
L1	N47°07'03"W	469.62	C1	28.03	100.00	16°03'44"
L2	N47°03'53"W	25.00	C2	27.94	100.00	16°00'34"
L3	N62°12'37"W	41.18	C3	13.21	50.00	15°08'34"
L4	S42°49'06"W	43.80	C4	65.43	50.00	74°58'27"

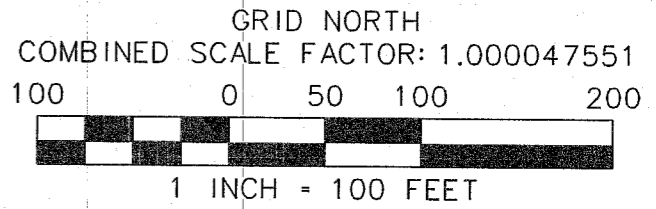
FOUND MONUMENT TABLE

STATION ID	GRID NORTH	GRID EAST	DESCRIPTION
①	118219.88	1266053.32	5/8" REBAR W/YPC "HAGEDORN RLS 9579"
②	117774.91	1266036.92	5/8" REBAR W/YPC "HAGEDORN RLS 9579"
③	117654.99	1266032.37	5/8" REBAR W/YPC "TERRA PLS 18731"
④	117328.05	1266020.22	3-1/2" BRASS CAP IN CONC "CORPS OF ENGINEERS - U.S. ARMY NB67A"
⑤	117339.06	1266044.20	3-1/2" BRASS CAP IN CONC "CORPS OF ENGINEERS - U.S. ARMY NB66D"
⑥	117311.29	1266019.54	5/8" REBAR W/YPC "HAGEDORN RLS 9579"
⑦	117330.04	1266048.34	3-1/2" BRASS CAP IN CONC "CORPS OF ENGINEERS - U.S. ARMY NB66C"
⑧	117079.53	1266010.91	3-1/2" BRASS CAP IN CONC "CORPS OF ENGINEERS D.L.C. CORNER"
⑨	117251.53	1266055.47	3-1/2" BRASS CAP IN CONC "CORPS OF ENGINEERS - U.S. ARMY NB144"
⑩	117502.14	1266578.68	5/8" REBAR W/YPC "D FOSTER LS 21675"
⑪	117560.31	1266564.98	3-1/2" BRASS CAP IN CONC "CORPS OF ENGINEERS NB66A" - DISTURBED
⑫	117566.16	1266562.48	3-1/2" BRASS CAP IN CONC "CORPS OF ENGINEERS - U.S. ARMY NB66B"
⑬	117582.92	1266682.66	3-1/2" BRASS CAP IN MON BOX "CORPS OF ENGINEERS - U.S. ARMY RM2 / 20-21"
⑭	117686.16	1266835.59	3-1/2" BRASS CAP IN CONC "CORPS OF ENGINEERS - U.S. ARMY NB66"
⑮	117631.68	1266860.60	3-1/2" BRASS CAP IN CONC "CORPS OF ENGINEERS - U.S. ARMY NB146"
⑯	117806.82	1267143.42	3-1/2" BRASS CAP IN CONC "CORPS OF ENGINEERS - U.S. ARMY NB65C"
⑰	117811.62	1267141.88	3-1/2" BRASS CAP IN CONC "CORPS OF ENGINEERS - U.S. ARMY NB65B"
⑱	117827.31	1267118.88	3-1/4" B.P.A. ALUM CAP "LIDARNBO OBE08"
⑲	118194.98	1266520.08	5/8" REBAR W/YPC "DEA INC"
⑳	118152.32	1266480.57	5/8" REBAR W/YPC "DEA INC"
㉑	118047.42	1266679.47	5/8" REBAR CAP - DESTROYED
㉒	118004.68	1266639.93	5/8" REBAR W/YPC "DEA INC"
㉓	117426.90	1266415.08	5/8" REBAR W/YPC "TERRA PLS 18731"



LEGEND

- B.P.A. SUBSTATION BOUNDARY
- PLS SECTION LINE
- RIGHT-OF-WAY
- B.P.A. CONSTRUCTION BASELINE
- PRIVATE BOUNDARY
- B.P.A. BONNEVILLE POWER ADMINISTRATION
- A.F.N. AUDITOR'S FILE NUMBER
- D.L.C. DONATION LAND CLAIM
- FOUND MONUMENT AS DESCRIBED
- B.P.A. CONSTRUCTION BASELINE MONUMENT
- SET 5/8" x 30" IRON ROD WITH 3-1/4" ALUMINUM CAP INSCRIBED "U.S.D.O.E. BONNEVILLE PWR. ADM. LS 38973"



SECTION 20 & 21, TOWNSHIP 2 NORTH, RANGE 7 EAST, W.M.

MacKay Sposito

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CALC BY: SRF CHECKED BY: SRF DRAWN BY: AJS JOB NO.: 17247

SER NO. 340798-C FILE: North Bonneville SS ROS SHEET 2 OF 4

NORTH BONNEVILLE SUBSTATION RECORD OF SURVEY

FOR
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T2N, R7E, W.M.; SKAMANIA COUNTY, WASHINGTON.

CONSTRUCTION BASELINE MONUMENT TABLE

POINT	STATION ID	GRID NORTH	GRID EAST	DESCRIPTION
2	NBON-S575	117861.83	1267300.75	3-1/4" B.P.A. ALUMINUM CAP "NBON S575 MCN14"
3	NBON-INTX	118252.53	1266878.85	3-1/4" B.P.A. ALUMINUM CAP "NBON INTX MCN14"
6	NBON-N155E525	118743.06	1267121.87	3-1/4" B.P.A. ALUMINUM CAP "NBON N155E525 MCN14"

FOUND MONUMENT TABLE

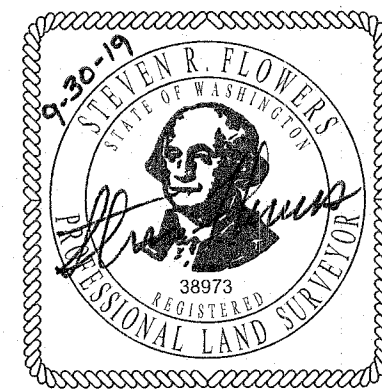
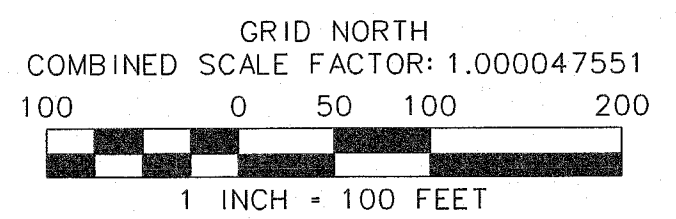
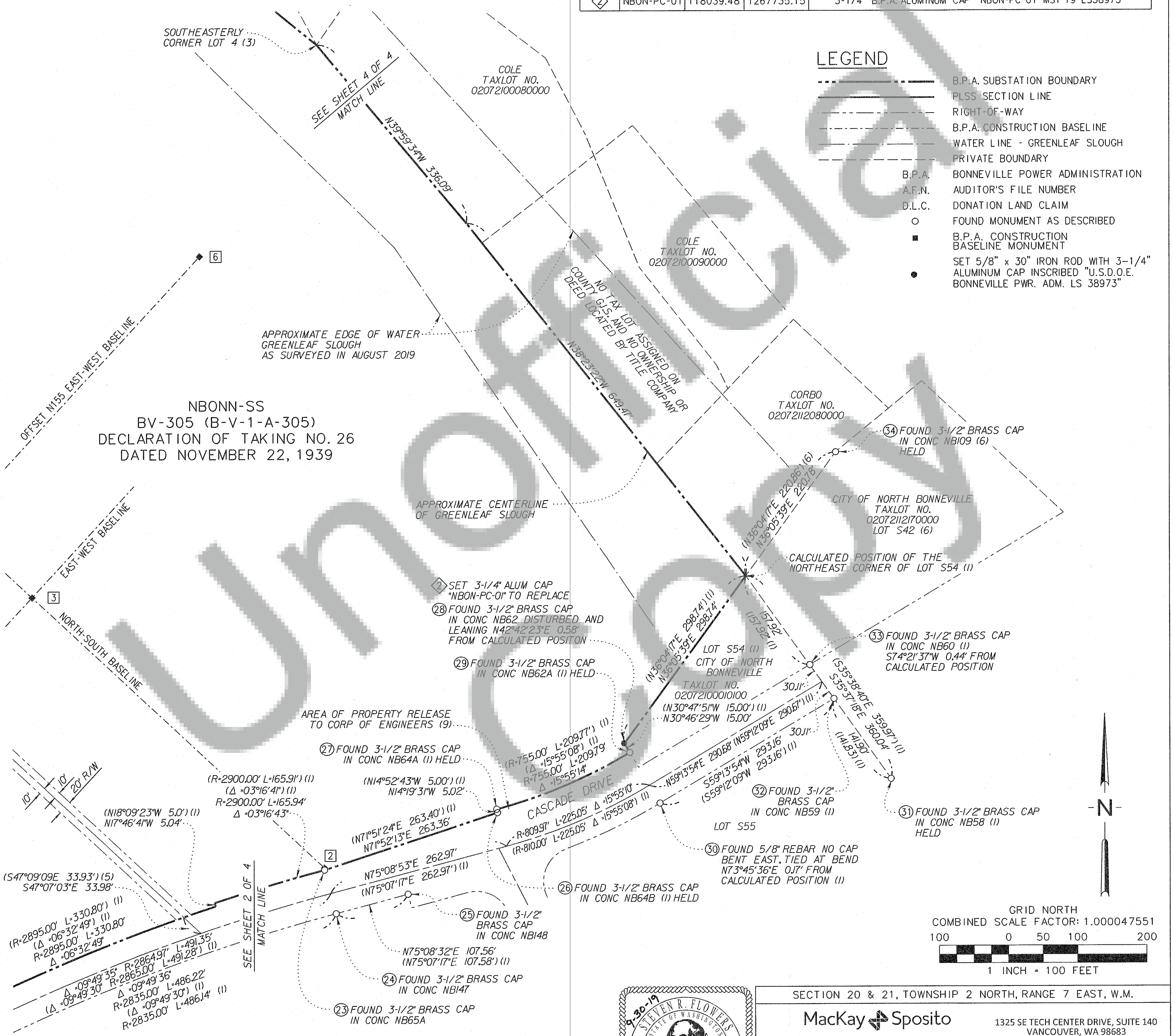
STATION ID	GRID NORTH	GRID EAST	DESCRIPTION
23	117858.71	1267300.99	3-1/2" BRASS CAP IN CONC "CORPS OF ENGINEERS - U.S. ARMY NB65A"
24	117795.93	1267317.63	3-1/2" BRASS CAP IN CONC "CORPS OF ENGINEERS - U.S. ARMY NB147"
25	117823.51	1267421.60	3-1/2" BRASS CAP IN CONC "CORPS OF ENGINEERS - U.S. ARMY NB148"
26	117940.67	1267551.29	3-1/2" BRASS CAP IN CONC "CORPS OF ENGINEERS - U.S. ARMY NB64B"
27	117945.53	1267550.05	3-1/2" BRASS CAP IN CONC "CORPS OF ENGINEERS - U.S. ARMY NB64A"
28	118039.91	1267734.75	3-1/2" BRASS CAP IN CONC "CORPS OF ENGINEERS NB62" - DISTURBED
29	118026.60	1267742.82	3-1/2" BRASS CAP IN CONC "CORPS OF ENGINEERS - U.S. ARMY NB62A"
30	117953.54	1267786.46	5/8" REBAR NO CAP - BENT
31	117988.21	1268120.86	3-1/2" BRASS CAP IN CONC "CORPS OF ENGINEERS - U.S. ARMY NB58"
32	118103.55	1268038.29	3-1/2" BRASS CAP IN CONC "CORPS OF ENGINEERS - U.S. ARMY NB59"
33	118152.63	1268003.55	3-1/2" BRASS CAP IN CONC "CORPS OF ENGINEERS - U.S. ARMY NB60"
34	118459.30	1268041.22	3-1/2" BRASS CAP IN CONC "CORPS OF ENGINEERS - U.S. ARMY NB109"

SET MONUMENT TABLE

POINT	STATION ID	GRID NORTH	GRID EAST	DESCRIPTION
2	NBON-PC-01	118039.48	1267735.15	3-1/4" B.P.A. ALUMINUM CAP "NBON-PC-01 MSI 19 LS38973"

LEGEND

- B.P.A. SUBSTATION BOUNDARY
- PLSS SECTION LINE
- RIGHT-OF-WAY
- B.P.A. CONSTRUCTION BASELINE
- WATER LINE - GREENLEAF SLOUGH
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- SET 5/8" x 30" IRON ROD WITH 3-1/4" ALUMINUM CAP INSCRIBED "U.S.D.O.E. BONNEVILLE PWR. ADM. LS 38973"



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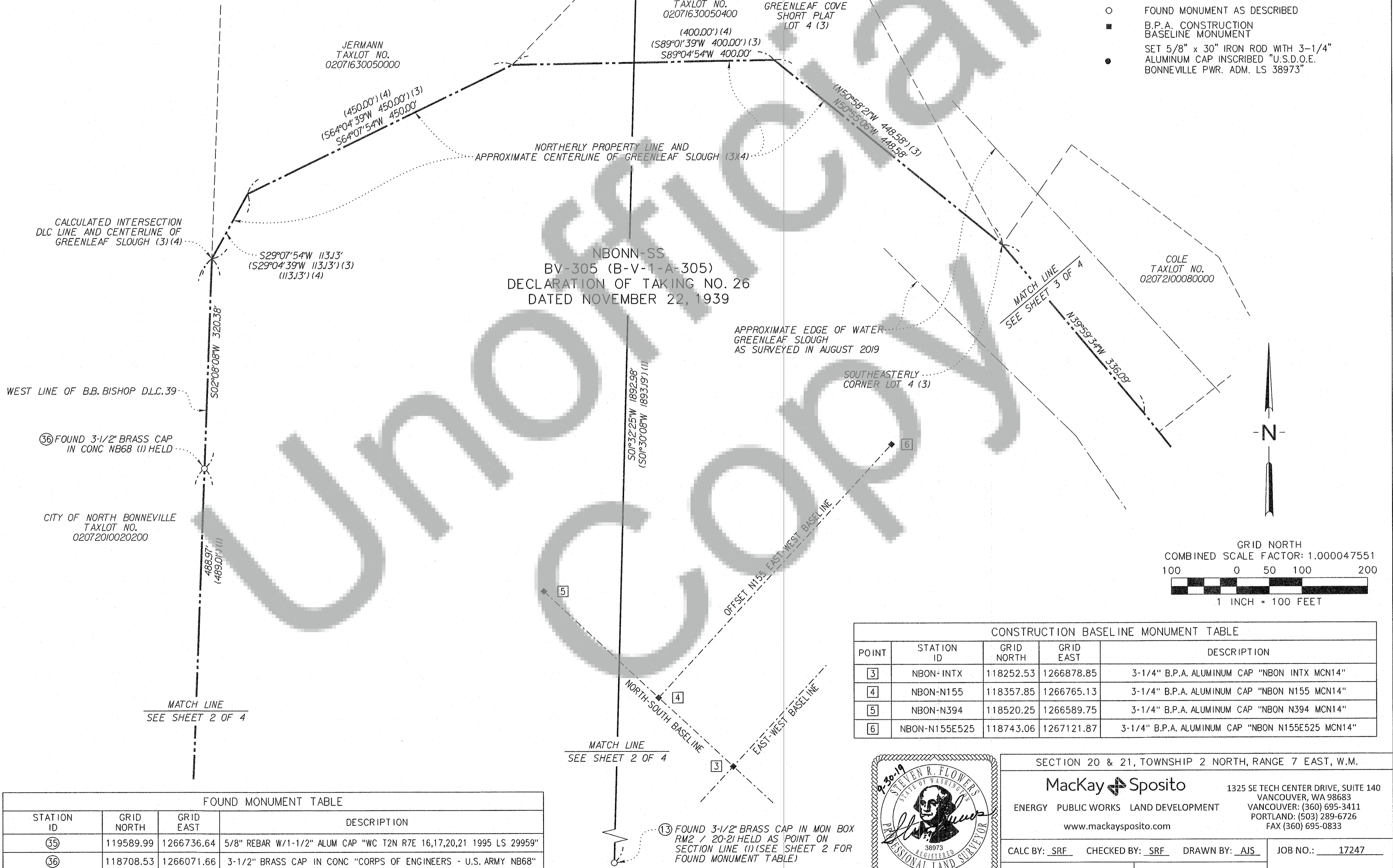
SER NO. 340798-C FILE: North Bonneville SS ROS SHEET 3 OF 4

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NBONN-SS
BV-305 (B-V-1-A-305)
DECLARATION OF TAKING NO. 26
DATED NOVEMBER 22, 1939

STATION ID	GRID NORTH	GRID EAST	DESCRIPTION
35	119589.99	1266736.64	5/8" REBAR W/1-1/2" ALUM CAP "WC T2N R7E 16,17,20,21 1995 LS 29959"
36	118708.53	1266071.66	3-1/2" BRASS CAP IN CONC "CORPS OF ENGINEERS - U.S. ARMY NB68"

POINT	STATION ID	GRID NORTH	GRID EAST	DESCRIPTION
3	NBON-INTX	118252.53	1266878.85	3-1/4" B.P.A. ALUMINUM CAP "NBON INTX MCN14"
4	NBON-N155	118357.85	1266765.13	3-1/4" B.P.A. ALUMINUM CAP "NBON N155 MCN14"
5	NBON-N394	118520.25	1266589.75	3-1/4" B.P.A. ALUMINUM CAP "NBON N394 MCN14"
6	NBON-N155E525	118743.06	1267121.87	3-1/4" B.P.A. ALUMINUM CAP "NBON N155E525 MCN14"



SECTION 20 & 21, TOWNSHIP 2 NORTH, RANGE 7 EAST, W.M.

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SER NO. 340798-C FILE: North Bonneville SS ROS SHEET 4 OF 4