



# Mason County PUD No. 1 Request for Proposals- Jorstad Substation Project

## OBJECTIVE

Mason County PUD No. 1, hereinafter referred to as the "District," is soliciting proposals from qualified, experienced electrical engineering firms to design the Jorstad Substation (12.47/7.2kV Distribution) and feeders (Project) in Lilliwaup, Washington. There will be two (12.47/7.2kV) feeders and a fiber optic line that run from the substation site, underground along a prescribed DNR easement, and then continue along an established Mason County Right-of-Way (ROW) to U.S. Highway 101. The line will be approximately 2.5 miles from the substation to Hwy 101. The District is soliciting proposals for an engineering services firm ("Engineer") to perform the design of the substation and feeders, develop the station materials packages, produce equipment specifications for bid packages for large substation equipment, evaluate and organize current permit statuses and identify additional permitting needs, and develop a ready-for-construction bid package for each phase of the Project as outlined in the Scope of Work (SOW) section of this document.

## SCOPE OF WORK

### High-Level Summary

The expectation for this Project is that the Engineer will develop all the plans, layout, and detail drawings, staking sheets, material and labor specifications, construction unit drawings, materials/equipment bid documents, construction bid documents with accurate engineer's estimates, and show that all design criteria meet or exceed the latest NESC, WAC and the District's standards. Due to the timing of grant funding, the District has broken this Project out into three future construction phases (with two sub phases in Phase One), each to be fully engineered and organized into separate construction projects, ready to be put out to bid when funding is secured:

**Phase One- Construction of Feeders** (depending on cost and grant budget, Phase 1.a construction may be bid separately from 1.b, or they may be bid as one complete construction project).

1.a- CIVIL- Installation of vaults and conduit

1.b- ELECTRIC- Installation of wire & fiberoptic cable and terminations

**Phase Two- Civil Station Construction-** All grading and civil work to the point of completing the foundations so the transformer can be set in place if received at an

earlier date. This phase includes stormwater pond, station driveway, installation of the ground grid, conduits and perimeter fencing. Phase Two deliverables should also include the specifications and bid materials for large substation equipment (i.e. transformer, circuit breaker, enclosure, etc.) as well as the above ground station materials package. *\*The transformer bid specs are the first deliverable for this phase, as grant funding is paying for the purchase of this equipment and has a deadline.*

**Phase Three- Above Ground Station Construction-** All remaining work to construct the substation, interconnect with Bonneville Power Administration's transmission line, testing, and commissioning of the station. (May be bid as its own separate project or bid with Phase Two, depending on funding.)

## Detailed Summary

### Substation Design Drawings

Including but not limited to:

- Review and finalization of provided functional one-line
- Relaying one-line
- General arrangement
- Profile drawings and section views
- Schematics and wiring diagrams
- Control enclosure design
- Relay panel layouts
- Foundations plan, section views, and details
- Oil Containment
- Site grading & drainage plan
- Structure section views and details
  - 115kV Pull-off
  - 115kV Bus supports
  - 12.47kV Switch supports
  - 12.47kV Feeder structure
- Conduit Plan
- Cable Schedule
- AC & DC Panels
- Lighting Plan
- Grounding plan and details
- Fence Plan and details (The District already has a preferred fencing spec for EOR review.)

### Substation studies and reports

Including, but not limited to:

- Grounding study and design report

- Relay settings development and report
  - Short circuit study
  - Transformer differential protection, primary and backup relays
  - Feeder protection
- Soil drilling & analysis
- Foundation design analysis
- SPCC Plan

### **Substation bill of materials**

Including but not limited to:

- Substation Structures
- Switches
  - Group operated, hookstick, bypass, single-pole, etc.
- Arresters
- Feeder breakers
- Site Preparation
- Fence
- Bus, bus connectors, bus supports
- Grounding
- Instrument transformers
- Junction boxes
- Vaults
- Conduit, cable
- Relay panels and related materials
  - BPA Meter Panel Specs per BPA
- Manufacturer and catalog numbers to be provided by District:
  - Feeder and Differential Relays

### **Feeder getaways and line design**

- Staking sheets
- Bill of materials
- Construction unit drawings
- Plan and requisite detail drawings
- Field stake underground facility locations
- Cable pulling calculations

### **Specifications for both the substation and feeders**

- Materials specifications
- Construction and labor specifications

All drawings provided shall be formatted as PDF, stamped and signed by a Washington State professional engineer, and in AutoCAD (.dwg).

## Civil Bid Package

Engineer to assemble relevant items into a civil bid package document, using the District's contract language. Including but not limited to:

- Plan, layout, and detail drawings.
- Staking sheets, construction (material and labor) specifications, construction unit and detail drawings.
- Boring instructions and details
- Materials package
  - To comply with Build America Buy America (BABA) if required, and wherever feasible
    - Initiate BABA waiver if required, where infeasible
- Development of Construction SOW/RFP w/ Engineer's estimate

## Electrical Bid Package

Engineer to assemble relevant items into an electrical bid package document, using the District's contract language. Including but not limited to:

- Plan, layout, and detail drawings.
- Cable pulling calculations.
- Staking sheets, construction (material and labor) specifications, construction unit and detail drawings.
- Boring instructions and details
- Materials package
  - To comply with Build America Buy America (BABA) if required, and wherever feasible
    - Initiate BABA waiver, if required, where infeasible
- Development of Construction SOW/RFP w/ Engineer's estimate

## Location

LILLIWAUP WA 98555 47.528003, -123.085419



## PERIOD OF PERFORMANCE

The period of performance for any contract resulting from this RFP is tentatively scheduled to begin on or about October 2025 and end on or about October 2026. There are multiple deadlines based on Project priorities that are dictated by grant funding that the District has secured to-date. The exit feeder design/bid package and the transformer specifications/bid package are the top two deliverables as of the date of this RFP, with both packages needing to be advertised in early 2026. Firms should propose a schedule to prioritize those two deliverables, along with a schedule for the timing of the other phases of the project to be fully engineered and ready to be put out to bid for construction.

## BIDDER QUALIFICATIONS AND EVALUATION CRITERIA

### Qualifications

Submittals shall include descriptions of a minimum of **five** (5) similar projects successfully completed in the past five years, focusing on the comprehensive design of substations from inception to completion. Additionally, supply at least **three** (3) references from utility companies or developers with whom you have collaborated on these comparable projects during the same timeframe.

### Evaluation Criteria

The District's management team will assess the proposals. They will review all information to ensure compliance with the RFP requirements and evaluate the qualifications of the individuals or firms submitting proposals. The District will make final decisions regarding the fulfillment of these requirements. Any false, incomplete, or unresponsive statements may lead to rejection of a proposal. All bids will be evaluated on the following criteria:

- Demonstration of experience
- Demonstration of capability
- Demonstration of understanding of the work
- Proximity to the PUD's service area and availability of onsite support (and corresponding logistics impact of onsite support to the PUD's Project budget- i.e., travel time, lodging, flights, etc. that can quickly exasperate budget.)
- References
- Timeline and availability

# SUBMITTAL REQUIREMENTS

All submissions in response to this RFP are required to conform to the specified format outlined herein.

Proposals can be emailed to the addresses below. All proposals are required to provide the following information in the order it is listed:

- Brief statement outlining the proposed schedule to deliver the engineering and construction bid documents, prioritizing Phase One and the substation transformer.
- Description of their qualifications to fulfill any possible contract, including location of offices, onsite support, and future project support during construction as the Engineer of Record (EOR).
- Identify who the Project Manager and/or EOR will be for the project. Describe how your billing structure typically works, including which team members will work on different aspects of the project, and provide a rate schedule for all applicable members, that includes fees associated with onsite services as well.
- Three (3) client references for projects of a similar nature, preferably distribution substations.
- Any other relevant information that may assist the District in evaluating this proposal should also be included.

Using the subject line "RFP-2025-JORSTAD", the bidders will send an electronic copy of the proposal and any related information to:

Jeremiah Waugh, PE  
Engineering Manager  
[jeremiahw@mason-pud1.org](mailto:jeremiahw@mason-pud1.org)

And cc:  
Kristin Masteller, General Manager  
[kristinm@mason-pud1.org](mailto:kristinm@mason-pud1.org)

**Proposals must be received no later than 4:00 p.m., on August 31, 2025.** If the files are too large to send electronically, you may have hard copies sent to the PUD to Jeremiah Waugh's attention with "RFP-2025-JORSTAD" listed on the envelope or package to Mason PUD 1, 21971 N. US Hwy 101, Shelton, WA 98584. All hard copy submittals must be received before 4:00 p.m. on August 31<sup>st</sup>. The PUD is not responsible for courier delays, please plan accordingly and submit early if you plan to mail or ship your submittal to the office.

*Questions regarding this RFP may be submitted to Jeremiah Waugh via email at [jeremiahw@mason-pud1.org](mailto:jeremiahw@mason-pud1.org) and cc'd to [kristinm@mason-pud1.org](mailto:kristinm@mason-pud1.org). Answers will be posted on the District's website [Bids - Mason County PUD](#) next to the RFP announcement so all firms receive the same information.*

# TERMS AND CONDITIONS

## District

The District reserves the right, at its sole discretion, to reject any or all submitted proposals. The District shall not be held responsible for any expenses incurred during the preparation and submission of any proposal. Furthermore, the District reserves the right to waive any informality in a submitted proposal.

The District possesses the exclusive power to assess the proposals and make the final decision regarding contractor selection.

Mason County PUD No. 1 is an equal opportunity employer; small business, minority and women owned firms are strongly encouraged to apply.

## Public Records Act

Your entire response to this RFP is a public record and will be disclosed consistent with the Public Records Act, Chapter 42.56 RCW.

## Confidential Documents

For the purposes of this RFP, do not include confidential or proprietary information unless specifically requested by the District. If the District requests confidential or proprietary information, **you must clearly print the words "Proprietary/Confidential" on the upper right-hand corner of each page containing the confidential or proprietary information.** The contractor agrees that materials that are not so marked may be inspected, copied, or both by the public at the District's discretion.

## Public Records Request

If a public records request seeks your proposal and the proposal contains pages clearly marked "Proprietary/Confidential," the District will take the following steps:

- We will notify you. We will identify the requestor and the date that the District will disclose the requested records.
- We will provide you the required five business days to seek an injunction to stop the District from disclosing the records.
- We will not evaluate or defend your claim of confidentiality. We will not withhold or redact your documents without a court order.

# ATTACHMENTS

Attachment A: Sample PUD 1 Professional Services Contract

Attachment B: Preliminary Functional One-line

Attachment C: DNR Easement (DRAFT)

Attachment D: Updated Survey (DRAFT)

Other preliminary work completed, but not included in the bid package (but to be provided to the final EOR):

- Cultural Resources Survey & DAHP
- Habitat Management Plan w/completed mitigation
- Stormwater Management Plan
- Construction SWPPP
- SEPA/DNS (SEPA2019-00047)
- Mason County Environmental Permit- MEP (MEP2019-00010)
- WA DNR Forest Practices Permit (closed out)





## CONSULTING SERVICES AGREEMENT

This Consulting Services Agreement (herein Agreement) is made between Mason County PUD No. 1, whose place of business is located at 21971 N. Highway 101, Shelton (Potlatch), Washington 98584, Attn: Kristin Masteller (hereinafter "PUD 1") and \_\_\_\_\_ (hereinafter "Consultant") for a Project.

### 1. SCOPE, COMPENSATION AND QUALITY OF CONSULTING SERVICES

1.1 Consultant will provide the services and be compensated for these services as described in proposal to Mason County PUD No. 1 dated \_\_\_\_\_

1.2 Consultant shall render its services in accordance with generally accepted professional practices.

1.3 Consultant shall comply with applicable laws, ordinances, codes, rules, regulations, permits and other published requirements in effect on the date this Agreement is signed.

1.4 All invoices sent by Consultant to PUD 1 shall be paid within thirty (30) days of receipt. If PUD 1 fails to pay any invoice within thirty (30) days and such failure continues ten (10) days after Consultant gives PUD 1 notice of such failure, Consultant shall have the right to terminate this Agreement immediately without liability to PUD 1. The right to terminate under the terms of this section shall be in addition to all other legal, equitable, or contractual remedies available to Consultant.

### 2. TERMS & CONDITIONS OF CONSULTING SERVICES AGREEMENT

2.1 Timing of Work. Consultant shall commence work on or before \_\_\_\_\_, 2019.

2.2 Relationship of Parties, No Third-Party Beneficiaries. Consultant is an independent contractor under this Agreement. This Agreement gives no rights or benefits to anyone not named as a party to this Agreement, and there are no third party beneficiaries to this Agreement.

3. Insurance of Consultant. Consultant shall maintain throughout the performance of this Agreement the following types and amounts of insurance:

3.3.1 Worker's Compensation and Employer's Liability Insurance as required by applicable state or federal law.

3.3.2 Comprehensive Vehicle Liability Insurance covering personal injury and property damage claims arising from the use of motor vehicles with combined single limits of \$1,000,000.



3.3.3 Commercial General Liability Insurance covering claims for personal injury and property damage with combined single limits of \$1,000,000.

3.3.4 Professional Liability (Errors and Omissions, on a claims-made basis) Insurance with limits of \$1,000,000.

Interpretation. Notwithstanding any other provision(s) in this Agreement, nothing shall be construed or enforced so as to void, negate or adversely affect any otherwise applicable insurance held by any party to this Agreement.

4. Mutual Indemnification. Consultant agrees to indemnify and hold harmless PUD 1 and its officials, employees and agents from and against any and all loss, cost, damage, or expense of any kind and nature (including, without limitation, court costs, expenses, and reasonable attorneys' fees) arising out of injury to persons or damage to property (including, without limitation, property of PUD 1 and its respective employees, agents, licensees, and representatives) in any manner caused by the negligent acts or omissions of Consultant in the performance of its work pursuant to or in connection with this Agreement to the extent of Consultant's proportionate negligence, if any.

PUD 1 agrees to indemnify and hold harmless Consultant and its employees from and against any and all loss, cost, damage, or expense of any kind and nature (including without limitation, court costs, expenses and reasonable attorneys' fees) arising out of injury to person(s) or damage to property (including, without limitation, property of Consultant, and its respective employees, agents, licensees and representatives) in any manner caused by the negligent acts or omissions of PUD 1, to the extent of PUD 1's proportionate negligence, if any.

5. Resolution of Disputes, Attorneys' Fees. The law of the State of Washington shall govern the interpretation of and the resolution of disputes under this Agreement. If any claim, at law or otherwise, is made by either party to this Agreement, the prevailing party shall be entitled to its costs and reasonable attorneys' fees. Venue for any such action shall be exclusively in Mason County, Washington.

6. Termination of Agreement. PUD 1 may terminate this Agreement upon thirty (30) days written notice to Consultant sent to the addresses listed herein. In the event PUD 1 terminates this Agreement, PUD 1 agrees to pay Consultant all services rendered through the termination date.

7. Assignment. The Consultant shall not let, assign or transfer this Agreement, or any interest in it or part of it, without the written consent of PUD 1.



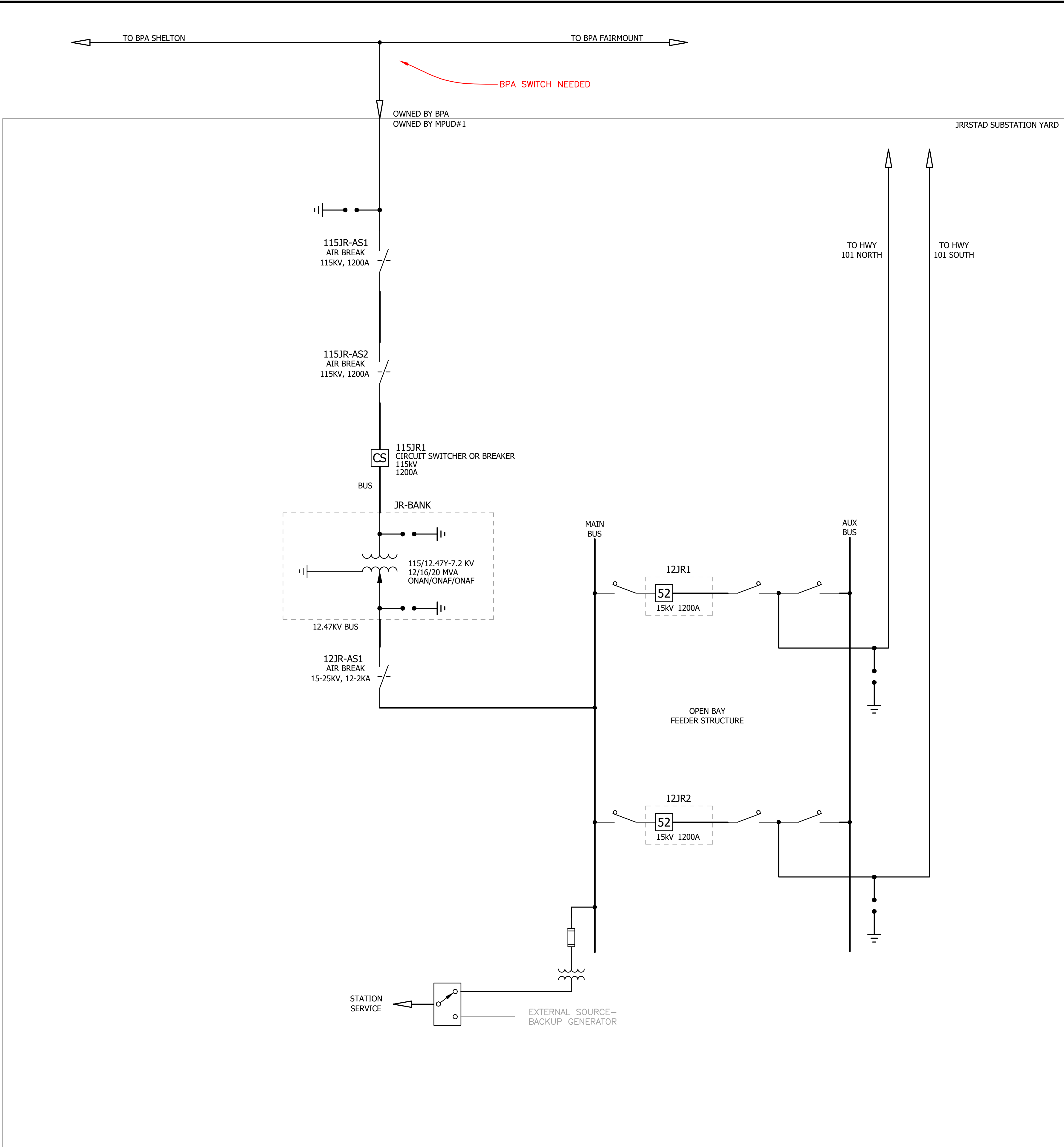
MASON PUD 1

CONSULTANT

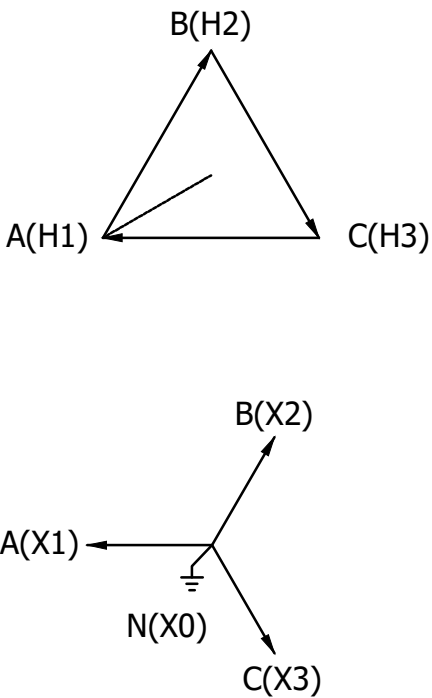
By \_\_\_\_\_  
Kristin Masteller, General Manager

By \_\_\_\_\_

SAMPLE



PHASOR DIAGRAM



SYMBOL LEGEND

	METER OR RELAY X = DEVICE IDENTIFIER SEE DEVICE LEGEND		ANSI/IEEE DEVICE # X = DEVICE IDENTIFIER SEE DEVICE LEGEND
	BREAKER		FUSE, SIZE/TYPE
	CIRCUIT SWITCHER		GROUP OPERATED SWITCH (GOS)
	SURGE ARRESTOR		GOS LOAD BREAK
	SINGLE-RATIO CT		GOS V-BREAK SWITCH
	MULTI-RATIO CT		HOOK OPERATED SWITCH
	SINGLE-RATIO VT		OH SERVICE XFMR
	POWER TRANSFORMER (LTC)		AUTO TRANSFER SWITCH (ATS)

JORSTAD SUBSTATION  
FUNCTIONAL ONELINE

MASON PUD #1  
N 21971 HWY 101  
SHELTON, WA 98584

0  
REVISION

E1  
/

THIS LINE IS 1" LONG  
AT THE CORRECT SCALE

REV	DATE	REVISION DESCRIPTION	DESIGNER	REVIEWER
A	3/25/25	PRELIMINARY	JW	MHK
B	06/17/25	PRELIMINARY	JW	MHK
C	7/17/25	FOR RFP	JW	MHK
TG			JW	

When recorded return to:  
Department of Natural Resources  
South Puget Sound Region  
Attn: Rights-of-Way Manager  
950 Farman Ave N.  
Enumclaw, WA 98022



WASHINGTON STATE DEPARTMENT OF  
**NATURAL RESOURCES**  
HILARY S. FRANZ | COMMISSIONER OF PUBLIC LANDS

**UTILITY EASEMENT**

Grantor(s): STATE OF WASHINGTON, DEPT. OF NATURAL RESOURCES

Grantee(s): MASON COUNTY PUD#1

Legal Description: E1/2 NE1/4, NE1/4 SE1/4 of Section 32, and

SW1/4 NE1/4, S1/2 NW1/4, NE1/4 SW1/4, NW1/4 SE1/4, E1/2 SE1/4 of Section 33

all in Township 24N, Range 3W, Mason County, WA W.M.

Assessor's Property Tax Parcel or Account Number: 324320060000, 324330060000

Cross Reference: 2162182

DNR Easement No. 50-101869

This Easement is between MASON COUNTY PUD#1, a Washington municipal corporation, herein called "Grantee" and the STATE OF WASHINGTON, acting by and through the Department of Natural Resources, herein called "State" dated as of December 16 2021 "Effective Date."

**Conveyance for Power Line and Fiber Optic Line.** State hereby grants and conveys to Grantee a non-exclusive, in gross easement over, upon and under a parcel of land, legally described and shown on that Record of Survey filed for record in the Mason County Auditor's Office on the 20th day of July, 2021 under Auditor File No. 2162182, (hereafter "Power Line Easement", "Fiber Optic Line Easement", "Power Line Easement Area" and "Fiber Optic Line Easement Area") by this reference made a part hereof, located approximately as shown on Exhibit "A". Transmission and distribution fiber optic lines are not authorized under this easement.

**Conveyance for Power Substation.** State hereby grants and conveys to Grantee a non-exclusive, in gross easement over, upon and under a parcel of land, legally described and shown on that Record of Survey filed for record in the Mason County Auditor's Office on the 20th day of July, 2021 under Auditor File No. 2162182, (hereafter "Power Substation Easement Area") by this reference made a part hereof, located approximately as shown on Exhibit "A".

**Conveyance for Road Access.** State hereby grants and conveys to Grantee a non-exclusive, in-gross easement over and along existing roads as shown approximately on Exhibit "A", and legally described on Exhibit "B" (hereafter "Access Road Easement," "Access Road Easement Area" and "Roads").

The Power Line Easement, Fiber Optic Line Easement, Power Substation Easement and Access Road Easement shall be collectively referred to as "Easement". The Power Line Easement Area, Fiber Optic Line Easement Area, Power Substation Easement Area and Access Road Easement Area shall be collectively referred to as "Easement Area".

**Consideration.** The consideration paid by the Grantee to State is as follows: EIGHTY-THREE THOUSAND FOUR HUNDRED AND NO DOLLARS (\$83,400.00).

**Conveyance of Timber.** State, for consideration of EIGHT THOUSAND FIVE HUNDRED FIFTY AND NO/100 DOLLARS (\$8,550.00), conveys to Grantee all marked timber growing within the Easement Area and authorizes the removal of such timber as necessary to operate within the confines of this agreement. Any timber conveyed under this Easement that is not removed from the Easement Area within five (5) years from the date of this Easement or the date of authorization by State, whichever is later, shall be deemed forfeited and become the property of State.

**Term.** The Easement shall expire on **June 30, 2056** unless terminated sooner as set forth hereafter.

**Purpose.** This Easement is granted for the purpose of and is limited to constructing, installing, operating, maintaining, repairing, replacing, and using:

- a. a single double circuit 12.5 KV overhead distribution power line;
- b. a single double circuit 12.5 KV buried distribution power line;
- c. a single 115 KV overhead power line;
- d. a single power substation;
- e. all necessary appurtenant facilities including fencing, junction boxes, transformers, guy wires, push braces, anchor poles and anchors;
- f. a single twelve (12) strand overhead fiber optic line for the sole use and operation of the Power Substation;
- g. a single twelve (12) strand buried fiber optic line for the sole use and operation of the Power Substation; and,
- h. all associated pull boxes, conduit risers, junction boxes and pedestals necessary for the use and operation of the fiber optic line.

The Schedule-40 PVC conduits and associated underground distribution lines shall be installed in a single open trench. The overhead distribution lines shall be placed on utility poles meeting industry standards; a minimum ground clearance of 16' shall be provided to ensure safe passage below the lines. The underground and overhead lines shall be collectively referred to as "Line". Authorized uses shall include the right to travel, maintain, repair, construct or reconstruct the Easement Area

subject to the restrictions set forth hereafter. The purpose of this Easement shall not be changed or modified without the consent of State which shall be at its sole discretion. Any unauthorized use of this Easement Area shall be considered a material breach of this Easement.

No additional lines, poles, or structures for Grantee's sole use will be constructed within the Easement Area without prior approval of State. No third parties will be allowed to use the Line or locate, construct or otherwise install subsurface, surface or above surface appurtenances, including power lines, communication lines, or communication dishes in the Easement Area without the approval of State, which shall be at the sole discretion of State.

**Assignment.** This Easement, or any of the rights granted herein, shall not be apportioned, assigned, or transferred in whole or in part without the prior written consent of State, which shall be at State's sole discretion. In approving a request to apportion, assign, or transfer an interest in this Easement, State shall be entitled to charge for administrative costs for approving the transfer and require additional compensation for any additional use or user. These rights will be in addition to and not a limitation upon State's discretionary authority under this subsection.

**Reservations.** State reserves all ownership of the Easement Area and profits thereon (including timber unless conveyed under this Easement) and the right of use for any purpose including but not limited to the right to remove profits within the Easement Area reserved by State; the right at all times to cross and recross the Easement Area at any place on grade or otherwise; and the right to use, maintain, patrol, reconstruct or repair the Easement Area so long as it does not unreasonably interfere with the rights granted herein. State may grant to third parties any and all rights reserved. Once Grantee clears timber conveyed under this Easement, if any, timber subsequently grown in such cleared areas shall belong to State.

**Permittees.** Grantee may permit its respective employees, agents, contractors, licensees, lessees, purchasers of timber or other profits and their agents, herein individually referred to as "Permittee" and collectively referred to as "Permittees", to exercise the rights granted herein. Acts or omissions of the Permittees operating under this Easement shall be deemed an act of the Grantee. Restrictions or requirements placed on the Grantee herein shall apply equally to the Permittees.

**Compliance with Laws.** Grantee shall, at its own expense, conform to all applicable laws, regulations, permits, or requirements of any public authority affecting the Easement Area and the use thereof. Upon request, Grantee shall supply State with copies of permits or orders.

**Export Restrictions.** Any export restricted timber originating from state land under this Easement shall not be exported until processed. Grantee shall comply with all applicable requirements of WAC 240-15-015 (relating to the prohibitions on export and substitution), WAC 240-15-025 (relating to reporting requirements), and WAC 240-15-030 (relating to enforcement). All export restricted timber from state lands shall be painted and branded in compliance with WAC 240-15-030(2). If Grantee knowingly violates any of the prohibitions in WAC 240-15-015, Grantee shall be barred from bidding on or purchasing export restricted timber as provided. Grantee shall comply with the Export Administration Act of 1979 (50 U.S.C. App. Subsection 2406(i)) which prohibits the export of unprocessed western cedar logs harvested from state lands.

**Compliance with Habitat Conservation Plan.** The Easement Area is located within an area that is subject to the State's Habitat Conservation Plan adopted in connection with Incidental Take Permit No. TE812521-1 as supplemented by Permit No. 1168 (collectively "ITP"). As long as the Habitat Conservation Plan remains in effect, Grantee and all Permittees acting under Grantee shall comply with the terms and conditions set forth in Exhibit "C" while operating on the Easement Area.

**Indemnity.** Grantee shall indemnify, defend with counsel acceptable to State, and hold harmless State, its employees, officers, and agents from any and all liability, damages, expenses, causes of action, suits, claims, costs, fees (including attorney's fees), penalties, or judgments, of any nature whatsoever, arising out of the use, occupation, or control of the Easement Area by Grantee, its contractors, subcontractors, invitees, agents, employees, licensees, or permittees, including but not limited to the use, storage, generation, processing, transportation, handling, disposal, release, or threatened release of any hazardous substance or materials. To the extent that RCW 4.24.115 applies, Grantee shall not be required to indemnify State from State's sole or concurrent negligence. This indemnification shall survive the expiration or termination of the Easement. Grantee waives its immunity under Title 51 RCW to the extent required to indemnify State.

**Insurance.** Before using any of said rights granted herein and at its own expense, the Grantee shall obtain and keep in force during the term of this Easement and require its contractors, subcontractors, or other permittees to obtain while operating on the Easement Area, the following liability insurance policies, insuring Grantee against liability arising out of its operations, including use of vehicles. Failure to buy and maintain the required insurance may result in the termination of the Easement at State's option. The limits of insurance, which may be increased by State, as deemed necessary, shall not be less than as follows:

- (a) Commercial General Liability (CGL) insurance with a limit of not less than \$1,000,000 per each occurrence. If such CGL insurance contains aggregate limits, the general aggregate limits shall be at least twice the "each occurrence" limit, and the products-completed operations aggregate limit shall be at least twice the "each occurrence" limit.
- (b) Employer's liability ("Stop Gap") insurance, and if necessary, commercial umbrella liability insurance with limits not less than \$1,000,000 each accident for bodily injury by accident or \$1,000,000 each employee for bodily injury by disease.
- (c) Business Auto Policy (BAP) insurance, and if necessary, commercial umbrella liability insurance with a limit of not less than \$1,000,000 per accident, with such insurance covering liability arising out of "Any Auto". Business auto coverage shall be written on ISO form CA 00 01, or substitute liability form providing equivalent coverage. If necessary, the policy shall be endorsed to provide contractual liability coverage and cover a "covered pollution cost or expense" as provided in the 1990 or later versions of CA 00 01. Grantee waives all rights against State for the recovery of damages to the extent they are covered by business auto liability or commercial umbrella liability insurance.



- (d) Grantee shall comply with all State of Washington workers' compensation statutes and regulations. Workers' compensation coverage shall be provided for all employees of Grantee and employees of any contractors, sub-contractors or permittees. Except as prohibited by law, Grantee(s) waives all rights of subrogation against State for recovery of damages to the extent they are covered by workers compensation, employer's liability, commercial general liability or commercial umbrella liability insurance.

All insurance must be purchased on an occurrence basis and should be issued by companies admitted to do business within the State of Washington and have a rating of A- or better in the most recently published edition of Best's Reports. Any exception shall be reviewed and approved in advance by the Risk Manager for the Department of Natural Resources. If an insurer is not admitted, all insurance policies and procedures for issuing the insurance policies must comply with Chapter 48.15 RCW and 284-15 WAC.

The State of Washington, Department of Natural Resources, its elected and appointed officials, agents and employees shall be named as an additional insured on all general liability, excess, and umbrella insurance policies.

Before using any said rights granted herein, Grantee shall furnish State with a certificate(s) of insurance, executed by a duly authorized representative of each insurer, showing compliance with the insurance requirements specified above. Certificate(s) must reference State's easement number.

State shall be provided written notice before cancellation or non-renewal of any insurance referred to herein, as prescribed in statute (Chapter 48.18 RCW or Chapter 48.15 RCW).

Grantee shall include all contractors, sub-contractors and permittees as insureds under all required insurance policies, or shall furnish separate certificates of insurance and endorsements for each. Contractors, sub-contractors and permittees must comply with all insurance requirements stated herein. Failure of contractors, sub-contractors and permittees to comply with insurance requirements does not limit Grantee's liability or responsibility.

All insurance provided in compliance with this Easement shall be primary as to any other insurance or self-insurance programs afforded to or maintained by State. Grantee waives all rights against State for recovery of damages to the extent these damages are covered by general liability or umbrella insurance maintained pursuant to this Easement.

By requiring insurance herein, State does not represent that coverage and limits will be adequate to protect Grantee, and such coverage and limits shall not limit Grantee's liability under the indemnities and reimbursements granted to State in this Easement.

If Grantee is self-insured, evidence of its status as a self-insured entity shall be provided to State. If requested by State, Grantee must describe its financial condition and the self-insured funding mechanism.

**Waste.** Grantee shall not cause or permit any filling activity to occur in or on the Easement Area, except as approved by State. Grantee shall not deposit refuse, garbage, or other waste matter or use, store, generate, process, transport, handle, release, or dispose of any hazardous substance, or other pollutants in or on the Easement Area except in accordance with all applicable laws.

The term hazardous substance means any substance or material as those terms are now or are hereafter defined or regulated under any federal, state, or local law including but not limited to the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA 42 USC 9601 *et seq.*) as administered by the US Environmental Protection Agency, or the Washington Model Toxic Control Act (MTCA RCW 70.105D) as administered by the State Dept. of Ecology.

Grantee shall immediately assume responsibility for a hazardous substance release (spill) caused by Grantee or its Permittees on or adjoining the Easement Area.

As responsible party, Grantee shall:

- Immediately notify all necessary emergency response agencies, as required under federal, state and local laws, regulations, or policies.
- Following emergency response agency notifications, notify State (Dept. of Natural Resources) of all spill releases and Grantee actions completed for spill reporting and actions planned or completed toward spill cleanup. State notification requirements are “same business day” notification for normal state workdays and “next available business day” notification for weekends and holidays.
- At Grantees sole expense, conduct all actions necessary to mitigate the spill release. Mitigation response actions may include, but are not necessarily limited to, initial release containment, follow-up site cleanup and monitoring actions, and continued contact and coordination with regulators and State, as defined under the aforementioned laws, regulations, policies and this agreement.
- Other than performing initial emergency response cleanup/containment actions; obtain approvals in advance of all site cleanup actions (e.g. site characterization investigations, feasibility studies, site cleanup and confirmation sampling, and groundwater monitoring) conducted on State lands, in coordination with regulatory agencies and State.
- Obtain and understand all necessary hazardous substance spill release notification and response mitigation requirements, in advance of conducting Grantee operations on State land.

**Survey Markers.** Grantee shall not destroy any land survey corner monuments and/or reference points (including but not limited to corner markers, witness objects, or line markers) without prior written approval from State, which shall not be unreasonably withheld. Monuments or reference points that must necessarily be disturbed or destroyed during road construction or maintenance activities must be adequately referenced and replaced, at the Grantee’s cost, under the direction of a State of Washington Professional Land Surveyor, in accordance with all applicable laws of the State

of Washington in force at the time of construction, including but not limited to RCW 58.24, and all Department of Natural Resources regulations pertaining to preservation of such monuments and reference points.

**Danger Tree Removal.** Individual trees located within the danger tree zones outside of the Easement Area and within the Easement Area which shall be dangerous to the operation and maintenance of the Line in the Easement Area, may be removed subject to the following:

1. Grantee shall mark the trees.
2. Grantee shall timber cruise the trees.
3. Grantee shall notify State in writing of their request to remove the danger trees and include the cruise and a map showing the location of the trees.
4. State will determine the fair market value of the trees it authorizes to be removed.
5. State will approve the removal of danger trees contingent upon payment in full by the Grantee prior to removal.

In the event of an emergency requiring immediate action to protect person or property, Grantee shall:

1. Fall and/or remove the necessary danger tree(s) without advance authorization from State.
2. Cruise the felled and/or removed tree(s).
3. Grantee shall notify State in writing of the tree(s) felled and/or removed and include a map of the location and a cruise within fourteen (14) days after felling.
4. State will determine the fair market value of the tree(s) felled and/or removed and bill the Grantee.
5. Grantee shall pay for the tree(s) within thirty (30) days of receipt of the billing notice.

**Operational Requirements.** Site-specific operational requirements are listed in Exhibit "D". Non-compliance with these requirements shall constitute a breach of this easement and may result in State suspending operations until the breach is remedied.

**Construction/Reconstruction.** Sixty (60) days prior to any construction or reconstruction by Grantee on the Easement Area, Grantee shall submit a written plan of construction to State outlining the construction or activity for State's approval, which shall not be unreasonably withheld. In the event of an emergency requiring immediate action to protect person or property, Grantee may take reasonable corrective action without prior notice to State. Grantee shall notify State within thirty (30) days of any corrective action taken and all construction or reconstruction shall comply with applicable state or local laws.

**Maintenance.** Maintenance is defined as work normally necessary to preserve and keep the road in its present condition or as hereafter improved. At a minimum, the road will be maintained to meet forest practice standards set forth in Chapter 222-24 WAC as now written or hereafter amended.

When a road is being used solely by Grantee, Grantee shall be solely responsible for maintaining that portion of the road so used to the standards existing at the time solo use is commenced until joint use begins. During periods Grantee, State and/or other parties with an easement or license from State use the road, or any portion thereof the cost of maintenance and resurfacing shall be allocated among such users on the basis of their respective use including that of their Permittees.

During periods of joint maintenance, the users shall meet at times to be set at the discretion of State and establish necessary maintenance provisions. Such provisions shall include, but not be limited to the following:

- a) The appointment of a maintainer, which may be one of the parties or any third party, to perform or contract the maintenance; and
- b) The extent of resurfacing necessary to keep the Road safe and to reduce environmental impacts; and
- c) A method of payment by which each party using the road or a portion thereof, shall pay its pro rata share of the cost of maintenance and resurfacing.

**Repairs.** Each party shall repair, or cause to be repaired at its sole cost, that damage to the road and improvements occasioned by it which is in excess of that which it would cause through normal and prudent usage. Should damage be caused by an unauthorized user, the cost of repair shall be treated as ordinary maintenance and handled as set forth above. Damage includes indirect damage to State roads caused by use of the Easement Area.

**Easement Closure Risk.** Grantee assumes all risk and costs associated with easement access due to road closures and blockages caused by any road closure event, including but not limited to environmental regulation, or natural disasters including, fire, flood, snow, slides, tree wind throw, or road wash out. State is not obligated to repair or unblock an existing road leading to the easement area or any part of the easement area described herein if State determines the road is no longer safe or viable for trust management purposes.

**Improvements.** Grantee shall construct no improvements without the prior written consent of State, which shall be at State's sole discretion. Unless the parties agree in writing to share the cost of improvements, improvements shall be at the sole expense of the improver.

**Weed Control/Pesticides.** Unless otherwise provided, Grantee shall control at its own cost, all noxious weeds on any portion of the Easement Area herein granted. Such weed control shall comply with county noxious weed control board rules and regulations established under the Uniform Noxious Weed Control Statute (Chapter 17.10 RCW). Grantee shall be responsible for, or shall immediately reimburse State any weed control cost incurred as a result of Grantee's failure to control weeds on the Easement Area. All ground methods of chemical weed control shall be approved in writing by State prior to beginning such activities. In the event State uses the Easement Area for the purpose of growing crops, State or its lessee shall assume responsibility for pest and weed control

within the Easement Area. State will give Grantee written notice of the dates State will assume and relinquish responsibility for pest and weed control. The aerial application of pesticides is not permitted.

**Notice.** Any notices or submittals required or permitted under this Easement may be delivered personally, sent by facsimile machine or mailed first class, certified return receipt requested, to the following addresses or to such other place as the parties hereafter direct. Notice will be deemed given upon delivery, confirmation of facsimile, or three (3) days after being mailed, whichever is applicable.

To State:  
Department of Natural Resources  
South Puget Sound Region  
950 Farman Avenue North  
Enumclaw, WA 98022  
(360) 825-1631

To Grantee:  
Mason County PUD#1  
21971 N Highway 101  
Shelton, WA 98584  
(360) 877-5249 Ext 202

**Recording.** Grantee shall record this Easement in the county in which the easement property is located, at Grantee's sole expense. Grantee shall provide State with a copy of the recorded easement. Grantee shall have thirty (30) days from the date of delivery of the final executed agreement to comply with the requirements of this section. If Grantee fails to record this Easement, State may record it and Grantee shall pay the costs of recording, including interest, upon State's demand.

**Forfeiture.** In the event that any portion of the Easement Area is not used by Grantee, or its assigns, for the purpose for which it was granted, within a period of five (5) years from the Effective Date of this Easement, the rights of Grantee within said portion(s) of the Easement Area shall revert to State, its successors or assigns; and said portion(s) of the Easement Area shall be freed from the Easement as fully and completely as if this Easement had not been granted; provided, however, an extension of time may be granted upon written request prior to the expiration date of said 5-year period and upon the terms and conditions as specified by State.

Such terms and conditions shall include, but not be limited to the right to modify the consideration due State plus additional charges for administrative costs and appreciation of land and valuable material.

**Abandonment.** If Grantee ceases to use the Easement Area for the purposes set forth herein for a period of five (5) successive years, this Easement shall be deemed abandoned and terminate without further action by State. Timber remaining on the Easement Area shall be deemed abandoned.

**Termination.** State shall have the right to terminate this Easement if Grantee fails to cure a material breach of this Easement within sixty (60) days of notice of default (Cure Period). If a breach is not reasonably capable of being cured within the Cure Period for reasons other than lack of or failure to expend funds, Grantee shall commence to cure the default within the Cure Period and diligently

pursue such action necessary to complete the Cure. In addition to the right of termination, State shall have any other remedy available in law or equity. Any Grantee obligations not fully performed upon termination shall continue until fully performed. Designation of certain breaches as material throughout this Easement shall not preclude other breaches from being declared material.

**Removal of Improvements and Equipment.** All improvements, buildings, fixtures and other property erected or permanently affixed upon State lands by Grantee during the term of said Easement, which remain upon said land sixty (60) days from the termination or abandonment of said Easement, shall become the property of State and be considered a part of the land upon which they are located; provided, however, that any time within sixty (60) days, or a mutually agreed upon length of time, after the termination or abandonment of said Easement, Grantee shall be entitled to remove such of said improvements as can be removed without damage to said lands; or, State may require Grantee to remove all improvements, buildings, fixtures and other structures fixed upon State lands by Grantee, at Grantee's cost. All tools, equipment and other property not permanently affixed upon the land by Grantee during the term of said Easement shall remain the property of Grantee, but shall be removed within sixty (60) days after the expiration of this Easement.

**Relocation.** State reserves to itself, its successors and assigns, the right to require Grantee to realign or relocate the Line at no cost to State if the location provided for by this Easement interferes with the use and development of the Easement Area. Any new location for the buried Line resulting from such realignment or relocation shall be covered by the terms and conditions of this Easement and this Easement shall be construed as being modified to reflect any such realignment or relocation. Upon failure, neglect or refusal by Grantee to do and perform any realignment or relocation as hereby required, State may undertake and perform such realignment or relocation, the cost to be repaid by Grantee, together with attorney's fees, costs and interest should it be necessary to bring an action to recover such realignment or relocation costs. Grantee shall provide as-built drawings after fiber line has been relocated.

**Advance by State.** If State advances or pays any cost or expense for or on behalf of Grantee, Grantee shall reimburse State the amount paid and shall pay interest on such amount at the rate of one percent (1%) per month until paid.

**Construction.** The terms of this Easement shall be given their ordinary meaning unless defined herein and shall not be presumptively construed against the drafter.

**Effective Date.** The Effective Date of this Easement shall be the date on which the last party executes this Easement. The Effective Date will be inserted on the first page of the Easement when such date is determined.

**Exhibits.** All exhibits referenced in this Easement are incorporated as part of the Easement.

**Headings.** The headings in this Easement are for convenience only and are not intended to, and shall not be construed to, limit, enlarge, or affect the scope or intent of this Easement nor the meaning of any of its provisions.

**Modification.** Any modification of the Easement must be in writing and signed by the parties. State shall not be bound by any oral representations or statements.

**Non-waiver.** The waiver by State of any breach or the failure of State to require strict compliance with any term herein shall not be deemed a waiver of any subsequent breach.

**Severability.** If any provision of this Easement shall be held invalid, it shall not affect the validity of any other provision herein.

IN WITNESS WHEREOF, the parties hereto have executed this instrument, in duplicate, as of the day and year first above written.

MASON COUNTY PUD # 1

Dated: October 19, 2021.



KRISTIN MASTELLER  
General Manager – Chief Administrative Officer  
21971 N Highway 101  
Shelton, WA 98584  
(360) 877-5249 Ext 202

STATE OF WASHINGTON  
DEPARTMENT OF NATURAL RESOURCES

Dated: Dec 6, 2021.



ANGUS W. BRODIE  
Deputy Supervisor for State Uplands  
P.O. Box 7000  
1111 Washington Street SE  
Olympia, WA 98504-7000  
(360) 902-1600



Approved as to form  
January 21, 2003  
By Mike Rollinger  
Assistant Attorney General  
for the State of Washington



## REPRESENTATIVE ACKNOWLEDGEMENT

State of Washington

County of Mason

I certify that I know or have satisfactory evidence that KRISTIN MASTELLER is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the General Manager of Mason County PUD # 1 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: October 19, 2021

(Seal or stamp)



Shiene Saeger  
(Signature)

Shiene Saeger  
(Print Name)

Notary Public in and for the State of Washington,  
residing at Mason

My appointment expires October 16, 2023

## STATE ACKNOWLEDGEMENT

State of Washington

County of Thurston

I certify that I know or have satisfactory evidence that ANGUS W. BRODIE is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Deputy Supervisor for State Uplands of the Department of Natural Resources of the State of Washington to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 12/16/2021

(Seal or stamp)



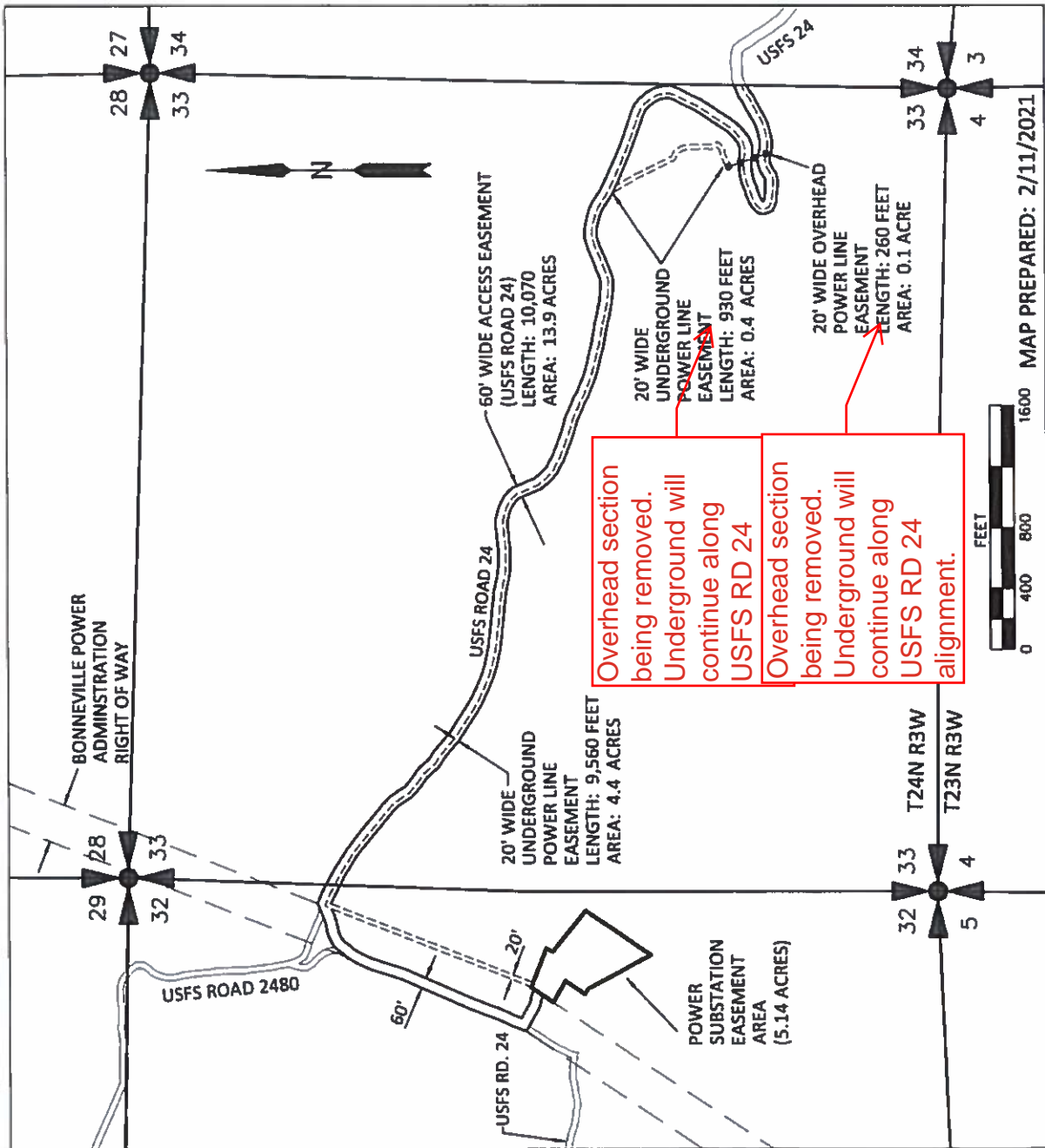
Tami K. Kellogg  
(Signature)

Tami K. Kellogg  
(Print Name)

Notary Public in and for the State of Washington,  
residing at McClary

My appointment expires 11/28/2024

**EXHIBIT A**  
- EXHIBIT MAP -



**EXHIBIT B**  
**- BURDENED PARCEL -**

- E1/2 NE1/4, NE1/4 SE1/4 of Section 32, and
  - SW1/4 NE1/4, S1/2 NW1/4, NE1/4 SW1/4, NW1/4 SE1/4, E1/2 SE1/4 of Section 33
- all in Township 24 North, Range 3 West, W.M., Mason County.

**EXHIBIT C**  
**- HCP REQUIREMENTS -**

- 1) Grantee shall immediately notify State of the following:
  - a) That Grantee has discovered locations of any species listed by the U.S. Fish and Wildlife Service as threatened or endangered species (listed species) under the Endangered Species Act as such list may be updated from time to time; and
  - b) That Grantee has located any live, dead, injured, or sick specimens of any listed species.
- 2) Notification required in subsection 1) must in all circumstances occur as soon as practicable but in any event within 24 hours.
- 3) Grantee may be required to take certain actions to help State safeguard the well-being of any live, injured or sick specimen of any listed species until the proper disposition of such specimen can be determined by State.
- 4) Any application for a Forest Practices Permit submitted by Grantee for activities on the State Easement Area must identify that the State Easement Area is covered by the HCP.

**EXHIBIT D**  
**- OPERATIONAL REQUIREMENTS -**

- 1) Grantee agrees that no construction will commence until all documents have been signed by all parties and that neither construction nor reconstruction will commence until the written Plan of construction has been approved by State.
- 2) Grantee shall notify State when construction begins and when construction has been completed.
- 3) Grantee is responsible for obtaining all necessary permits that relate to the Grantee's activities. Grantee is responsible for all permits, amendments, renewals, and associated expenses.
- 4) Should Grantee not place, or install the Line according to the specifications designated by State and the approved plat listed in the Conveyance, Grantee shall be responsible for and hold State harmless from any and all damage to the Line.
- 5) Grantee shall so place, protect, and/or bury the Line as to allow the unobstructed movement of any equipment or materials across the surface of the Easement Area and shall install the Line at such depth as to not interfere with the normal and usual use of the land.
- 6) State reserves the right to inspect the "open trench" during construction to ensure compliance with the installation specifications.
- 7) Grantee shall ensure that the installed line has a minimum of 36 inches of fill between the top of the line and the top of the subgrade surface.
- 8) Warning tape shall be placed above the line to minimize accidental disruption in service while performing road maintenance.
- 9) The line shall be installed at least six (06) inches below existing culverts within the Easement Area.
- 10) All fill material placed in the open trench shall be compacted in lifts no greater than twelve (12) inches. The fill material type and compaction methods shall be approved in writing by State.
- 11) The open trench shall be capped using a material and methodology as approved in writing by State.

**EXHIBIT D**  
**- OPERATIONAL REQUIREMENTS CONTINUED -**

- 12) Any culvert removed or damaged during installation or maintenance of the Line or vaults/pedestals shall be replaced with a new corrugated plastic pipe having the same diameter and length dimensions as the one removed. In addition, these pipes will meet the AASHTO M-294 standard specifications.
- 13) The overhead Line shall be installed a minimum of 16 feet above all existing and future road surfaces within the Easement Area to allow for unobstructed ingress and egress from the burdened and adjacent parcels.
- 14) During the course of construction or maintenance, Grantee shall minimize soil erosion and damage to soil. Grantee shall not operate equipment when the ground conditions are such that excessive soil damage will occur.
- 15) All soil surfaces on the Easement Area, which are devoid of natural cover as a result of the operations hereunder, shall be re-seeded at a rate of 50 pounds per acre with a non-invasive, pasture mix (35% Perennial Ryegrass, 52% Tall Fescue, 13% New Zealand White Clover) and covered with straw.
- 16) Upon completion of construction of facilities authorized herein, Grantee shall restore all lands of the State impacted by Grantee's activities thereon to prior or better condition in a workmanlike manner.
- 17) No equipment shall be permitted within 30 feet of any natural water (as defined by WAC 222-16-030) or wetland (as defined by WAC 222-16-035) without written authorization.
- 18) No equipment shall be permitted on slopes exceeding 25% without written authorization.
- 19) No timber shall be cut, felled or yarded across or into any stream, lake, wetland or pond.
- 20) When trimming trees within or adjacent to the Easement Area, the Grantee shall:
  - a. cut all limbs to within 1 inch of the branch collar when more than 50% of the live branch is removed;
  - b. avoid scaring or damaging the cambium layer of all live trees;
  - c. remove no more than 33% of the trees live crown;
  - d. avoid removing the trees terminal leader. Should the Grantee desire to remove the terminal leader, the tree will be felled and removed according to the terms of the Danger Tree Removal Clause;
  - e. remove from the Easement Area all cut and harvested materials including tree limbs, tree boles, tree tops, and to the extent possible, leaves and needles.

**EXHIBIT D**  
**- OPERATIONAL REQUIREMENTS CONTINUED -**

- 21) When trimming trees within or adjacent to the Easement Area, the Grantee may:
  - a. chip all cut and harvested materials with written authorization from the State;
  - b. spread chipped materials over the Easement Area with the final disbursement being approved by the State;
  - c. not leave chipped materials in piles.
- 22) Grantee and its Permittees will observe a maximum speed of 25 miles per hour on the Easement Area.
- 23) Grantee shall have a spill kit on site and accessible at all times to adequately control and contain any potential spill resulting from Grantee's activities.
- 24) Grantee shall provide a written plan to limit and control invasive species to and from the Easement Area. Grantee shall wash all vehicles, trailers, and equipment, including the undercarriage, before entering the Easement Area.
- 25) Authorized construction, reconstruction and maintenance activities may occur within close proximity to buried utilities; it is the Grantee's responsibility to identify any utility affecting the "work area". Grantee is responsible for all notification, including "call before you dig", and liabilities associated with the utilities and their right-of-way.
- 26) The Grantee shall abide by all industrial precaution level regulations listed in WAC 332-24-301 unless a written waiver has been obtained.
- 27) In addition to compliance with those laws of the State of Washington pertaining to forest protection, Grantee shall have the following firefighting equipment on site during construction activities within the closed season: 1) a Pump Truck or Pump Trailer as defined by WAC 332-24-005(26); 2) a Fire Tool Box as defined by WAC 332-24-005(14); 3) other firefighting equipment as required by the Grantee.
- 28) A one (1) hour fire watch, as defined by WAC 332-24-005(14), is required following the completion of all daily construction activities that occur within the closed season.



**EXHIBIT D**  
**- OPERATIONAL REQUIREMENTS CONTINUED -**

- 29) All passenger vehicles operating within the Easement Area must comply with the Spark Emitting Equipment Requirements as outlined in WAC 332-24-405(3).
- 30) The Grantee shall be responsible for satisfying the requirements of the laws of the State of Washington pertaining to Forest Protection and, in addition thereto, the Grantee shall during the closed season of April 15 through October 15 contact Grantor who shall determine any extra requirements pertaining to burning procedure, blasting, watchman, extra patrol, pumpers, tankers, fire hoses, fire tools, etc., which are deemed necessary for prevention and suppression of fire which may result from the Grantee's operations.

# SURVEY

FOR A WASHINGTON DEPARTMENT OF  
NATURAL RESOURCES EASEMENT  
LOCATED IN A PORTION OF THE  
NE 1/4 AND SE 1/4 OF SECTION 32  
AND IN THE NE 1/4, SE 1/4, SW 1/4  
AND NW 1/4 OF SECTION 33,  
TOWNSHIP 24 NORTH, RANGE 3 WEST,  
WILLAMETTE MERIDIAN,  
MASON COUNTY, WASHINGTON

## LEGEND: (CONT)

N	INDICATES NORTHING
E	INDICATES EASTING
PID	INDICATES POINT ID
RTK	INDICATES REAL TIME KINEMATIC
BPA	INDICATES BONNEVILLE POWER ADMINISTRATION
ELEV	INDICATES ELEVATION
USFS	INDICATES UNITED STATES FOREST SERVICE
UG	INDICATES UNDERGROUND

## LEGEND:

●	INDICATES MONUMENT FOUND AS NOTED
○	INDICATES CALCULATED POSITION
△	INDICATES GEODETIC CONTROL POINT AS NOTED
(S#)	INDICATES RECORD DISTANCE PER SURVEY REFERENCE NUMBER #
(SP#)	INDICATES RECORD DISTANCE PER SHORT PLAT REFERENCE NUMBER #
DNR	INDICATES WASHINGTON DEPARTMENT OF NATURAL RESOURCES
AFN	INDICATES AUDITORS FILE NUMBER
LCR	INDICATES LAND CORNER RECORD
WSDOT	INDICATES WASHINGTON DEPARTMENT OF TRANSPORTATION
OPUS	INDICATES ONLINE POSITIONING USER SERVICE
WSRN	INDICATES WASHINGTON STATE REFERENCE NETWORK

## SHEET INDEX

**SHEET-1**  
SECTION SUBDIVISION, SURVEY REFERENCES, DEED REFERENCES,  
CERTIFICATES, LEGEND, NORTH ARROW, SCALE, BASIS OF BEARING  
AND NARRATIVE.

**SHEETS-2&3**  
SITE DETAIL, LEGEND, NORTH ARROW, SCALE, BASIS OF BEARING  
AND AREA CALCULATIONS.

**SHEETS-4 TO 8**  
SUBSTATION AND ROAD DETAIL, LEGEND, NORTH ARROW,  
SCALE AND BASIS OF BEARING.

**SHEETS-9&10**  
LEGAL DESCRIPTIONS

## BONNEVILLE POWER ADMINISTRATION REFERENCES

- 1) SHELTON-FAIRMOUNT NO 3  
144225 DTM-D, 03-24-67
- 2) SHELTON-FAIRMOUNT NO 4  
151945 DTM-D, 06-24-70

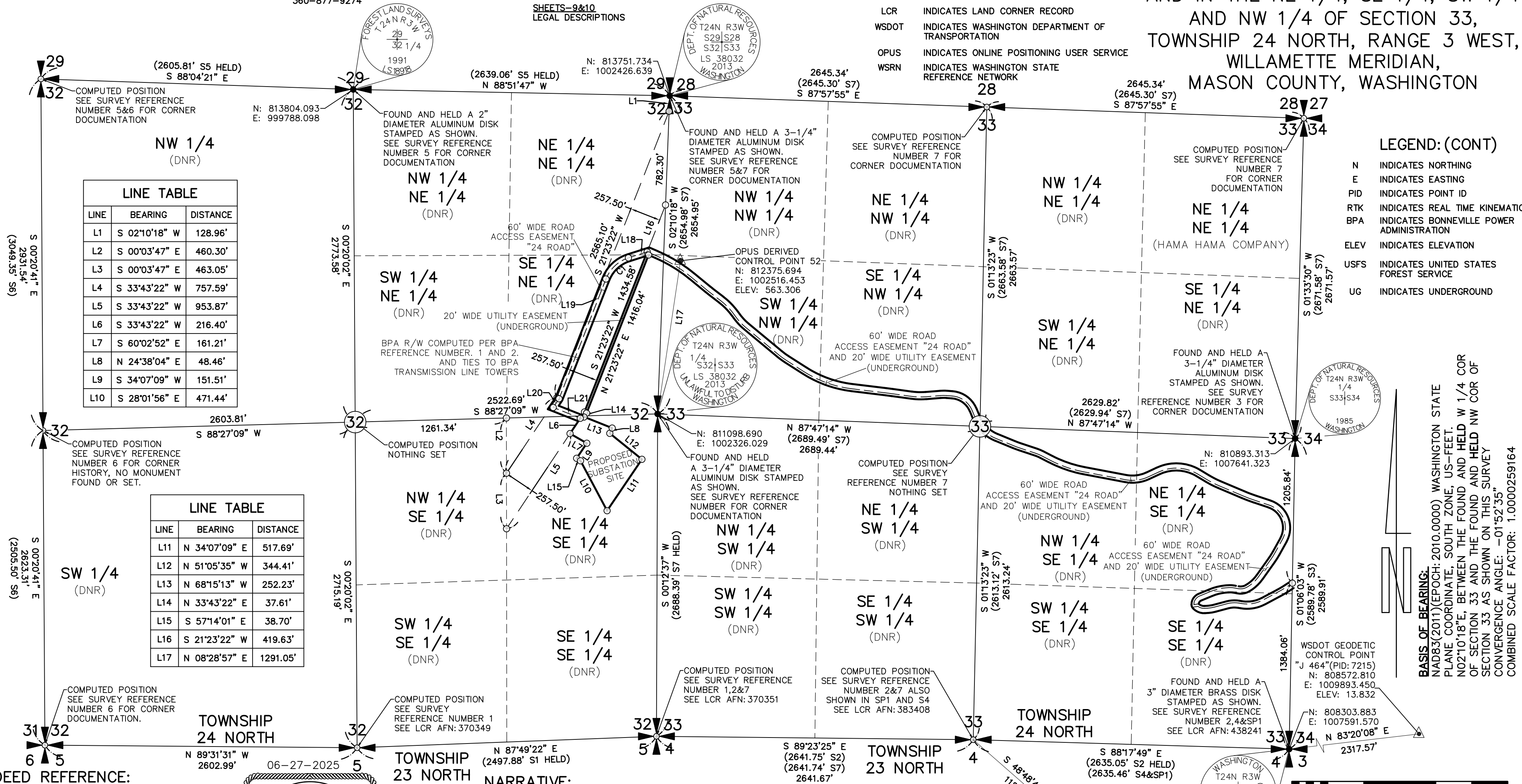
**APPLICANT**  
MASON COUNTY PUBLIC UTILITY DISTRICT NO. 1  
KRISTIN MASTELLER, GENERAL MANAGER  
21971 HIGHWAY 101  
SHELTON, WA 98584  
360-877-9274

## SURVEY REFERENCES:

- 1) HEMENWAY SURVEY, DNR FM 358
- 2) HEMENWAY SURVEY, DNR FM 376
- 3) KINNAMAN SURVEY, VOLUME 11 PAGE 199, DNR FM 534
- 4) HOLMAN SURVEY, VOLUME 13, PAGE 237
- 5) NORRIS SURVEY, VOLUME 15, PAGE 197
- 6) PEDERSON SURVEY, VOLUME 38, PAGE 63 (AFN:1978637)
- 7) PEDERSON SURVEY, VOLUME 40, PAGE 51 (AFN:2017207)

## SHORT PLAT REFERENCES:

- 1) FERGUSON SHORT PLAT, VOLUME 3, PAGE 33 (AFN:645728)



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 02°10'18" W	128.96'
L2	S 00°03'47" E	460.30'
L3	S 00°03'47" E	463.05'
L4	S 33°43'22" W	757.59'
L5	S 33°43'22" W	953.87'
L6	S 33°43'22" W	216.40'
L7	S 60°02'52" E	161.21'
L8	N 24°38'04" E	48.46'
L9	S 34°07'09" W	151.51'
L10	S 28°01'56" E	471.44'

LINE TABLE		
LINE	BEARING	DISTANCE
L11	N 34°07'09" E	517.69'
L12	N 51°05'35" W	344.41'
L13	N 68°15'13" W	252.23'
L14	N 33°43'22" E	37.61'
L15	S 57°14'01" E	38.70'
L16	S 21°23'22" W	419.63'
L17	N 08°28'57" E	1291.05'

LINE TABLE		
LINE	BEARING	DISTANCE
L18	S 72°09'56" W	164.20'
L19	S 21°23'22" W	1072.68'
L20	S 33°43'22" W	87.16'
L21	N 68°26'58" W	242.96'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C1	300.00'	50°46'34"	265.86'	S 46°46'39" W	257.25'

## DEED REFERENCE:

**SECTION 33**  
WASHINGTON DEPARTMENT OF NATURAL RESOURCES  
PARCEL NUMBER 324330060000  
ALL OF SECTION 33, EXCEPT THE NE 1/4, NE 1/4

**SECTION 32**  
WASHINGTON DEPARTMENT OF NATURAL RESOURCES  
PARCEL NUMBER 324320060000  
ALL OF SECTION 32

## AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2025  
AT \_\_\_\_\_ O'CLOCK AM/PM, IN VOLUME \_\_\_\_\_ OF  
SURVEYS, AT PAGE \_\_\_\_\_  
AT THE REQUEST OF MINISTER AND GLAESER SURVEYING INC.

DEPUTY/COUNTY AUDITOR

AUDITORS FILE NUMBER

MINISTER AND GLAESER SURVEYING, INC. MAKES NO WARRANTIES AS TO MATTERS OF  
UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUISITION, ESTOPPEL, ETC.  
A FIELD TRAVERSE WAS PERFORMED USING A THREE SECOND TOTAL STATION. THE  
FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN  
WAC 332-130-090. ALL CORNERS NOTED AS FOUND WERE VISITED ON 12-07-18.

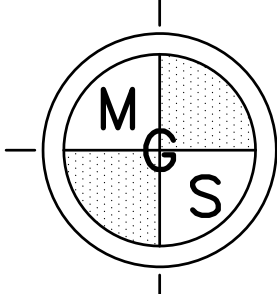
## NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PREPARE  
A WASHINGTON DEPARTMENT OF NATURAL  
RESOURCES EASEMENT SURVEY FOR THE PROPOSED  
MASON COUNTY PUBLIC UTILITY DISTRICT NUMBER  
#1, SUBSTATION AND DISTRIBUTION LINE. CONTROL  
WAS ESTABLISHED USING A COMBINATION OF THE  
WSRN, OPUS DERIVED CONTROL AND WSDOT  
GEODETIC CONTROL USING A TRIMBLE R10 RTK  
ROVER AND A TRIMBLE R83 BASE. ALL MONUMENT  
TIES, TRAVERSES, ROAD TIES, BPA TOWER TIES AND  
OTHER FEATURE TIES WERE DONE WITH A TRIMBLE  
S7 ROBOTIC TOTAL STATION

## 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 MASON COUNTY PUD, IN NOVEMBER 2018.

DANIEL ADOLPH RENTON, PROFESSIONAL LAND SURVEYOR, LS# 37535



**MINISTER-GLAESER  
SURVEYING INC.**  
2200 E. EVERGREEN BLVD.  
VANCOUVER, WA 98661  
(360) 694-3313

SCALE: 1"=600'  
JOB NO. 18-440  
DATE: 06-27-2025  
CALC BY: DLS  
DRAWN BY: DAR  
CHECKED BY: DLS  
SHEET 1 OF 10

EASEMENT AREA AND CENTERLINE LENGTHS WITHIN  
QUARTER-QUARTER SECTIONS

SECTION 32  
NE-NE QUARTER=0.24 ACRES AND 171.70 FEET  
SE-NE QUARTER=3.09 ACRES AND 3233.54 FEET  
NE-SE QUARTER=5.21 ACRES, NO LENGTH, SUBSTATION AREA

SECTION 33  
SW-NW QUARTER=2.28 ACRES AND 1659.41 FEET  
SE-NW QUARTER=2.02 ACRES AND 1480.95 FEET  
NE-SW QUARTER=368 SQUARE FEET, NONE  
SW-NE QUARTER=0.04 ACRES AND 2.01 FEET  
NW-SE QUARTER=1.90 ACRES AND 1402.39 FEET  
NE-SE QUARTER=3.37 ACRES AND 2502.46 FEET  
SE-SE QUARTER=1.38 ACRES AND 966.45 FEET  
NW-NW QUARTER=73.57 SQUARE FEET, NONE

TOTAL AREA=19.54 ACRES

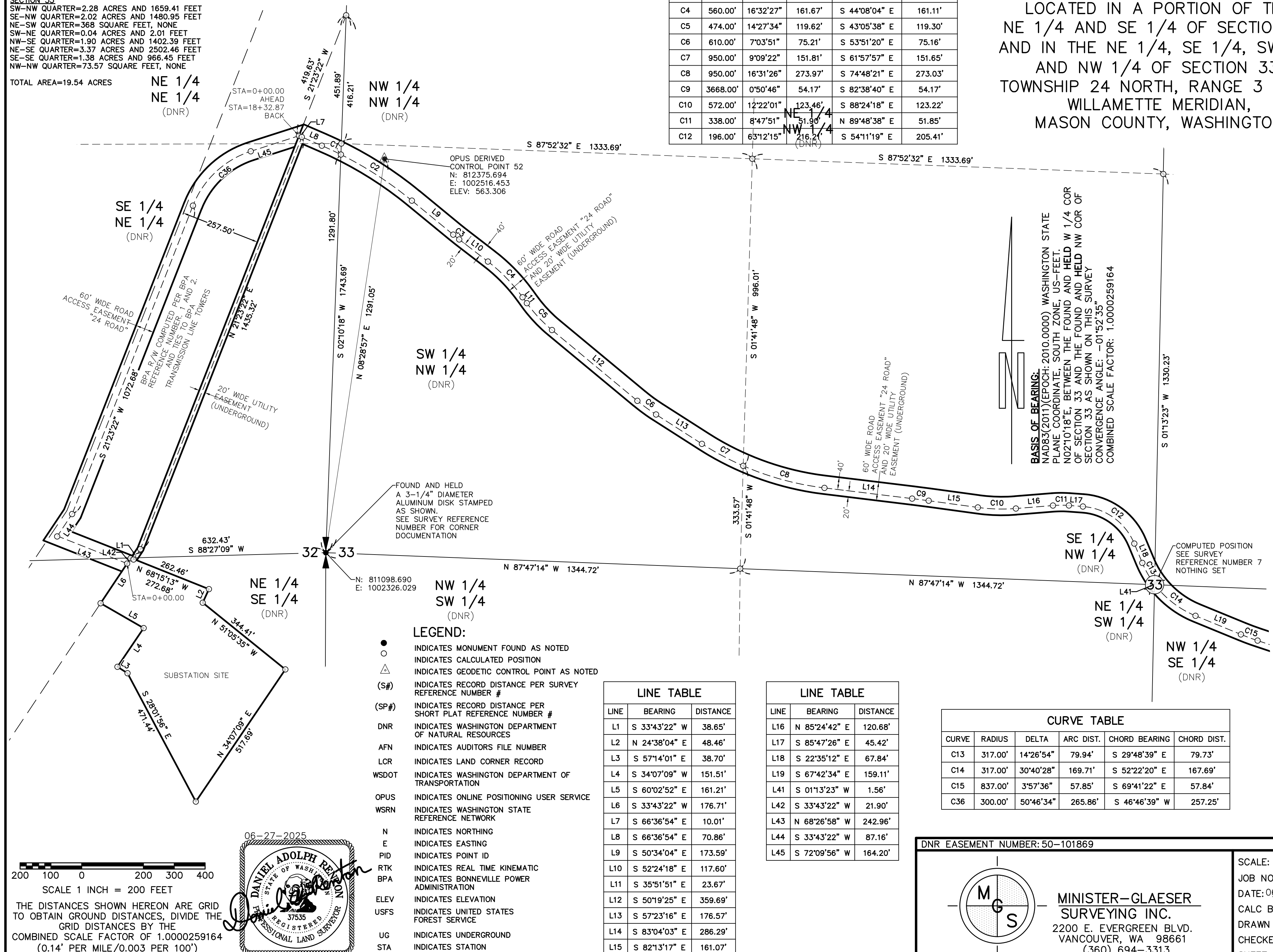
EASEMENT AREA AND CENTERLINE LENGTHS

- 1) SUBSTATION SITE=5.14 ACRES
- 2) 60-FOOT WIDE ACCESS EASEMENT (24 ROAD)=13.71 ACRES AND 9954.64 FEET
- 3) 20-FOOT WIDE UNDERGROUND POWERLINE EASEMENT=4.39 ACRES AND 9545.09 FEET

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C1	1225.00'	3°11'01"	68.07'	S 65°01'23" E	68.06'
C2	1225.00'	12°51'49"	275.03'	S 56°59'58" E	274.45'
C3	778.00'	1°50'14"	24.95'	S 51°29'11" E	24.95'
C4	560.00'	16°32'27"	161.67'	S 44°08'04" E	161.11'
C5	474.00'	14°27'34"	119.62'	S 43°05'38" E	119.30'
C6	610.00'	7°03'51"	75.21'	S 53°51'20" E	75.16'
C7	950.00'	9°09'22"	151.81'	S 61°57'57" E	151.65'
C8	950.00'	16°31'26"	273.97'	S 74°48'21" E	273.03'
C9	3668.00'	0°50'46"	54.17'	S 82°38'40" E	54.17'
C10	572.00'	12°22'01"	123.46'	S 88°24'18" E	123.22'
C11	338.00'	8°47'51"	51.90'	N 89°48'38" E	51.85'
C12	196.00'	63°12'15"	216.24'	S 54°11'19" E	205.41'

# SURVEY

FOR A WASHINGTON DEPARTMENT OF  
NATURAL RESOURCES EASEMENT  
LOCATED IN A PORTION OF THE  
NE 1/4 AND SE 1/4 OF SECTION 32  
AND IN THE NE 1/4, SE 1/4, SW 1/4  
AND NW 1/4 OF SECTION 33,  
TOWNSHIP 24 NORTH, RANGE 3 WEST,  
WILLAMETTE MERIDIAN,  
MASON COUNTY, WASHINGTON



BASIS OF BEARING:  
NAD83(2011)(EPOCH: 2010.0000) WASHINGTON STATE  
PLANE COORDINATE SOUTH ZONE, US-FEET,  
N02°10'18"E, BETWEEN THE FOUND AND HELD W 1/4 COR  
OF SECTION 33 AND THE FOUND AND HELD NW COR OF  
SECTION 33 AS SHOWN ON THIS SURVEY  
CONVERGENCE ANGLE: -01°52'35"  
COMBINED SCALE FACTOR: 1.0000259164

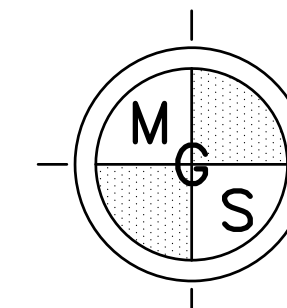
- LEGEND:
- INDICATES MONUMENT FOUND AS NOTED
  - INDICATES CALCULATED POSITION
  - △ INDICATES GEODETIC CONTROL POINT AS NOTED
  - (S#) INDICATES RECORD DISTANCE PER SURVEY REFERENCE NUMBER #
  - (SP#) INDICATES RECORD DISTANCE PER SHORT PLAT REFERENCE NUMBER #
  - DNR INDICATES WASHINGTON DEPARTMENT OF NATURAL RESOURCES
  - AFN INDICATES AUDITORS FILE NUMBER
  - LCR INDICATES LAND CORNER RECORD
  - WSDOT INDICATES WASHINGTON DEPARTMENT OF TRANSPORTATION
  - OPUS INDICATES ONLINE POSITIONING USER SERVICE
  - WSRN INDICATES WASHINGTON STATE REFERENCE NETWORK
  - N INDICATES NORTHING
  - E INDICATES EASTING
  - PID INDICATES POINT ID
  - RTK INDICATES REAL TIME KINEMATIC
  - BPA INDICATES BONNEVILLE POWER ADMINISTRATION
  - ELEV INDICATES ELEVATION
  - USFS INDICATES UNITED STATES FOREST SERVICE
  - UG INDICATES UNDERGROUND
  - STA INDICATES STATION

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 33°43'22" W	38.65'
L2	N 24°38'04" E	48.46'
L3	S 57°14'01" E	38.70'
L4	S 34°07'09" W	151.51'
L5	S 60°02'52" E	161.21'
L6	S 33°43'22" W	176.71'
L7	S 66°36'54" E	10.01'
L8	S 66°36'54" E	70.86'
L9	S 50°34'04" E	173.59'
L10	S 52°24'18" E	117.60'
L11	S 35°51'51" E	23.67'
L12	S 50°19'25" E	359.69'
L13	S 57°23'16" E	176.57'
L14	S 83°04'03" E	286.29'
L15	S 82°13'17" E	161.07'

LINE TABLE		
LINE	BEARING	DISTANCE
L16	N 85°24'42" E	120.68'
L17	S 85°47'26" E	45.42'
L18	S 22°35'12" E	67.84'
L19	S 67°42'34" E	159.11'
L41	S 01°13'23" W	1.56'
L42	S 33°43'22" W	21.90'
L43	N 68°26'58" W	242.96'
L44	S 33°43'22" W	87.16'
L45	S 72°09'56" W	164.20'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C13	317.00'	14°26'54"	79.94'	S 29°48'39" E	79.73'
C14	317.00'	30°40'28"	169.71'	S 52°22'20" E	167.69'
C15	837.00'	3°57'36"	57.85'	S 69°41'22" E	57.84'
C36	300.00'	50°46'34"	265.86'	S 46°46'39" W	257.25'

DNR EASEMENT NUMBER: 50-101869



MINISTER-GLAESER  
SURVEYING INC.  
2200 E. EVERGREEN BLVD.  
VANCOUVER, WA 98661  
(360) 694-3313

SCALE: 1"=200'  
JOB NO. 18-440  
DATE: 06-27-2025  
CALC BY: DLS  
DRAWN BY: DAR  
CHECKED BY: DLS  
SHEET 2 OF 10

# SURVEY

FOR A WASHINGTON DEPARTMENT OF  
NATURAL RESOURCES EASEMENT  
LOCATED IN A PORTION OF THE  
NE 1/4 AND SE 1/4 OF SECTION 32  
AND IN THE NE 1/4, SE 1/4, SW 1/4  
AND NW 1/4 OF SECTION 33,  
TOWNSHIP 24 NORTH, RANGE 3 WEST,  
WILLAMETTE MERIDIAN,  
MASON COUNTY, WASHINGTON

CURVE TABLE

CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C13	317.00'	14°26'54"	79.94'	S 29°48'39" E	79.73'
C14	317.00'	30°40'28"	169.71'	S 52°22'20" E	167.69'
C15	837.00'	3°57'36"	57.85'	S 69°41'22" E	57.84'
C16	316.00'	9°06'19"	50.22'	S 67°07'00" E	50.16'
C17	1023.00'	16°43'51"	298.72'	S 70°55'46" E	297.66'
C18	312.00'	17°01'08"	92.68'	S 87°48'16" E	92.34'
C19	312.00'	18°37'45"	101.44'	N 74°22'18" E	101.00'
C20	347.00'	55°58'14"	338.97'	S 86°57'28" E	325.66'
C21	795.00'	8°07'20"	112.70'	S 63°02'01" E	112.61'
C22	1356.00'	4°23'55"	104.10'	S 69°17'39" E	104.08'
C23	199.00'	100°23'02"	348.65'	S 21°18'06" E	305.74'
C24	617.00'	6°31'15"	70.22'	S 32°09'03" W	70.18'
C25	307.00'	24°36'59"	131.90'	S 47°43'10" W	130.89'
C26	107.00'	40°02'51"	74.79'	S 80°03'05" W	73.28'
C27	171.00'	12°22'03"	36.91'	N 86°06'30" W	36.84'
C28	448.00'	20°07'13"	157.32'	S 77°38'51" W	156.52'
C29	75.00'	68°46'22"	90.02'	S 33°12'04" W	84.72'
C30	45.00'	25°56'52"	20.38'	S 16°35'08" E	20.21'
C31	84.00'	40°19'21"	59.12'	S 73°32'51" E	57.90'
C32	307.00'	11°18'17"	60.57'	N 80°38'20" E	60.47'
C33	232.00'	24°40'07"	99.89'	S 87°19'15" W	99.12'
C34	280.00'	37°44'41"	184.46'	N 80°46'58" E	181.14'
C35	930.00'	5°15'20"	85.31'	N 59°16'57" E	85.28'

## EASEMENT AREA AND CENTERLINE LENGTHS WITHIN QUARTER-QUARTER SECTIONS

SECTION 32  
NE-NE QUARTER=0.24 ACRES AND 171.70 FEET  
SE-NE QUARTER=3.09 ACRES AND 3233.54 FEET  
NE-SE QUARTER=5.21 ACRES, NO LENGTH, SUBSTATION AREA

SECTION 33  
SW-NW QUARTER=2.28 ACRES AND 1659.41 FEET  
SE-NW QUARTER=2.02 ACRES AND 1480.95 FEET  
NE-SW QUARTER=368 SQUARE FEET, NONE  
SW-NE QUARTER=0.04 ACRES AND 2.01 FEET  
NW-SE QUARTER=1.90 ACRES AND 1402.39 FEET  
NE-SE QUARTER=3.37 ACRES AND 2502.46 FEET  
SE-SE QUARTER=1.38 ACRES AND 966.45 FEET  
NW-NW QUARTER=73.57 SQUARE FEET, NONE

TOTAL AREA=19.54 ACRES

## EASEMENT AREA AND CENTERLINE LENGTHS

- 1) SUBSTATION SITE=5.14 ACRES
- 2) 60-FOOT WIDE ACCESS EASEMENT (24 ROAD)=13.71 ACRES AND 9954.64 FEET
- 3) 20-FOOT WIDE UNDERGROUND POWERLINE EASEMENT=4.39 ACRES AND 9545.09 FEET

## LEGEND:

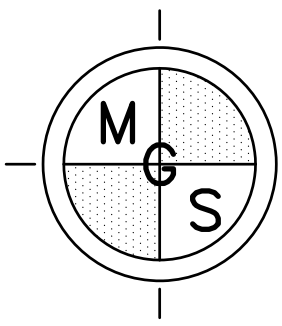
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BASIS OF BEARING:  
NAD83(2011)(EPOCH: 2010.0000) WASHINGTON STATE  
PLANE COORDINATE, SOUTH ZONE, US-Feet.  
N02°10'18"E BETWEEN THE FOUND AND HELD W 1/4 COR  
OF SECTION 33 AND THE FOUND AND HELD NW COR OF  
SECTION 33 AS SHOWN ON THIS SURVEY  
CONVERGENCE ANGLE: -01°52'35"  
COMBINED SCALE FACTOR: 1.0000259164



200 100 0 200 300 400  
SCALE 1 INCH = 200 FEET  
THE DISTANCES SHOWN HEREON ARE GRID  
TO OBTAIN GROUND DISTANCES, DIVIDE THE  
GRID DISTANCES BY THE  
COMBINED SCALE FACTOR OF 1.0000259164  
(0.14' PER MILE/0.003 PER 100')

DNR EASEMENT NUMBER: 50-101869



MINISTER-GLAESER  
SURVEYING INC.  
2200 E. EVERGREEN BLVD.  
VANCOUVER, WA 98661  
(360) 694-3313

SCALE: 1"=200'  
JOB NO. 18-440  
DATE: 06-27-25  
CALC BY: DLS  
DRAWN BY: DAR  
CHECKED BY: DLS  
SHEET 3 OF 10



# SURVEY

FOR A WASHINGTON DEPARTMENT OF  
NATURAL RESOURCES EASEMENT  
LOCATED IN A PORTION OF THE  
NE 1/4 AND SE 1/4 OF SECTION 32  
AND IN THE NE 1/4, SE 1/4, SW 1/4  
AND NW 1/4 OF SECTION 33,  
TOWNSHIP 24 NORTH, RANGE 3 WEST,  
WILLAMETTE MERIDIAN,  
MASON COUNTY, WASHINGTON

## EASEMENT AREA AND CENTERLINE LENGTHS WITHIN QUARTER-QUARTER SECTIONS

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NW-NW QUARTER=73.57 SQUARE FEET, NONE

TOTAL AREA=19.54 ACRES

## EASEMENT AREA AND CENTERLINE LENGTHS

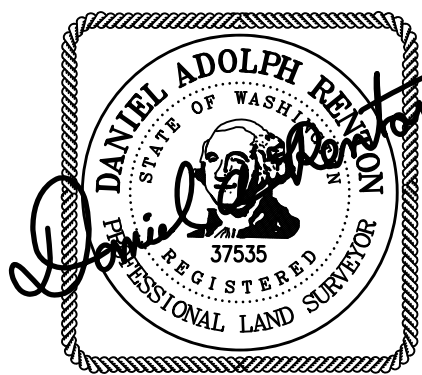
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### LEGEND:

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BASIS OF BEARING:  
NAD83(2011)(EPOCH: 2010.0000) WASHINGTON STATE  
PLANE COORDINATE, SOUTH ZONE, US-Feet.  
N02°10'18"E, BETWEEN THE FOUND AND HELD W 1/4 COR  
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SECTION 33 AS SHOWN ON THIS SURVEY  
CONVERGENCE ANGLE: -01°52'35"  
COMBINED SCALE FACTOR: 1.0000259164

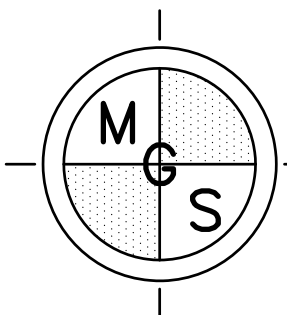
06-27-2025



100 50 0 100 150 200  
SCALE 1 INCH = 100 FEET

THE DISTANCES SHOWN HEREON ARE GRID  
TO OBTAIN GROUND DISTANCES, DIVIDE THE  
GRID DISTANCES BY THE  
COMBINED SCALE FACTOR OF 1.0000259164  
(0.14' PER MILE/0.003 PER 100')

DNR EASEMENT NUMBER: 50-101869



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SURVEYING INC.  
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(360) 694-3313

SCALE: 1"=100'  
JOB NO. 18-440  
DATE: 06-27-2025  
CALC BY: DLS  
DRAWN BY: DAR  
CHECKED BY: DLS  
SHEET 4 OF 10

# SURVEY

FOR A WASHINGTON DEPARTMENT OF  
NATURAL RESOURCES EASEMENT  
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MASON COUNTY, WASHINGTON

## EASEMENT AREA AND CENTERLINE LENGTHS WITHIN QUARTER-QUARTER SECTIONS

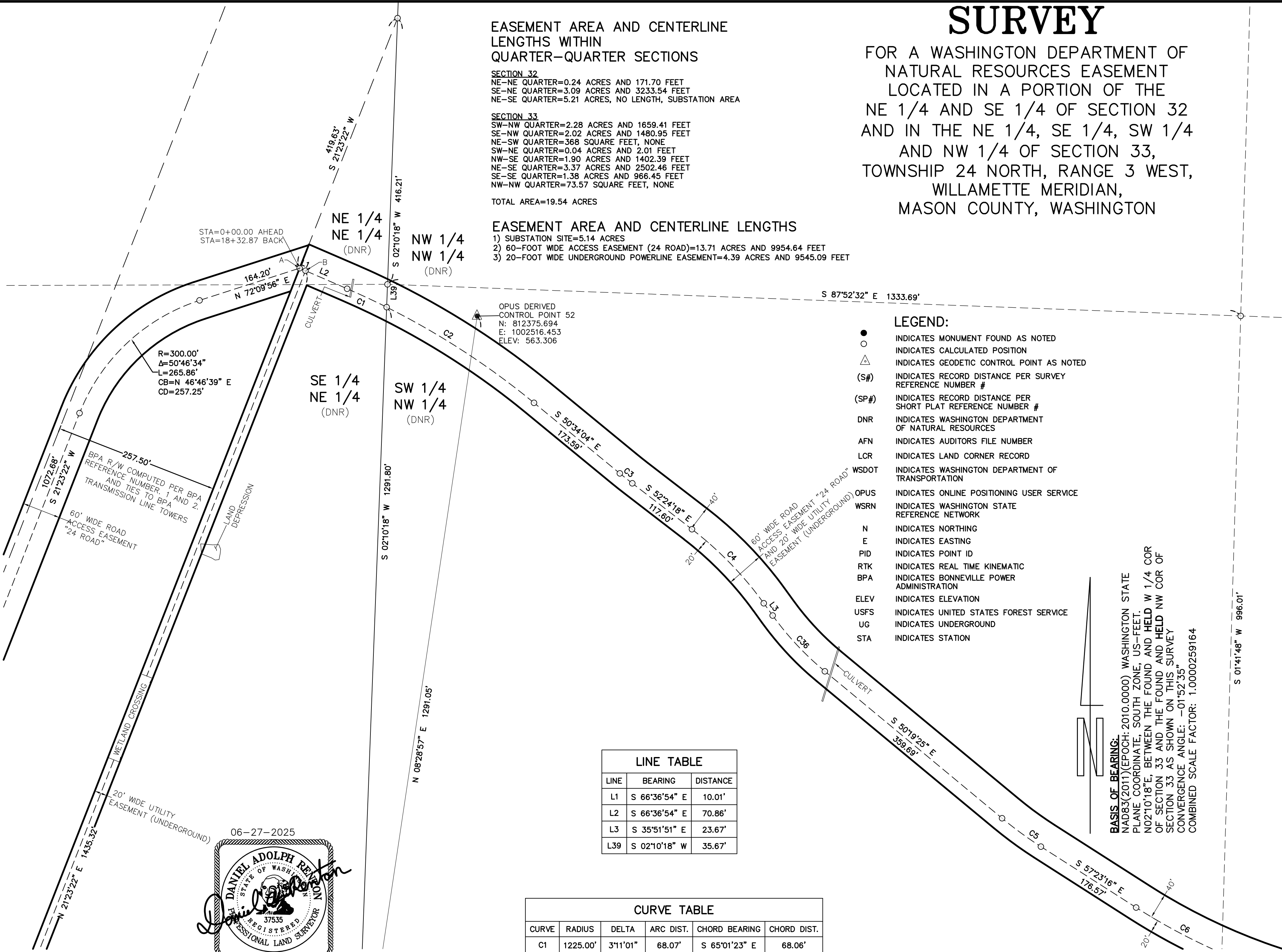
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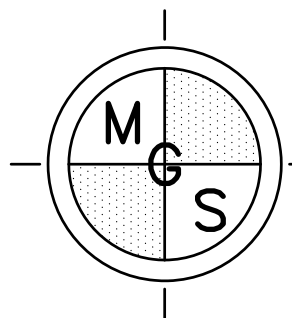
TOTAL AREA=19.54 ACRES

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DNR EASEMENT NUMBER: 50-101869



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SHEET 5 OF 10

SURVEY

FOR A WASHINGTON DEPARTMENT OF  
NATURAL RESOURCES EASEMENT  
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CURVE TABLE					
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C9	572.00'	12°22'01"	123.46'	S 88°24'18" E	123.22'
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LINE TABLE		
LINE	BEARING	DISTANCE
L4	S 85°47'26" E	45.42'
L5	S 22°35'12" E	67.84'
L38	S 01°13'23" W	1.56'

EASEMENT AREA AND CENTERLINE  
LENGTHS WITHIN  
QUARTER-QUARTER SECTIONS

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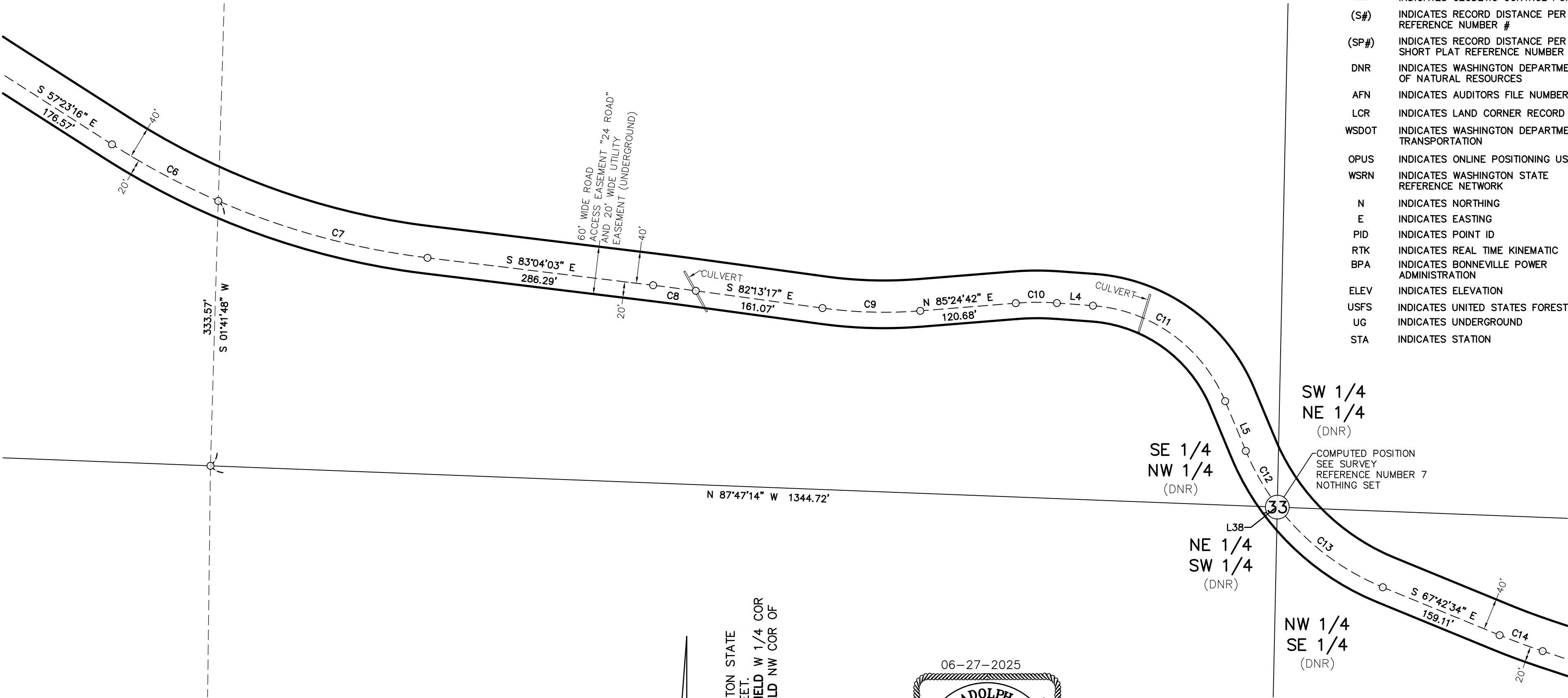
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EASEMENT AREA AND CENTERLINE LENGTHS

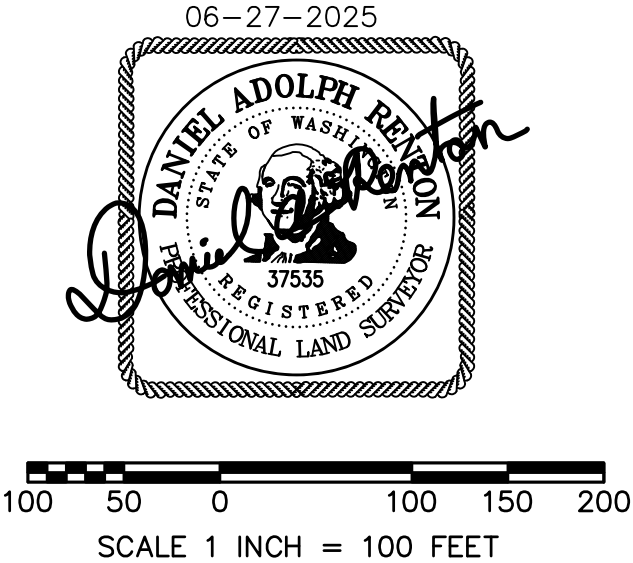
- 1) SUBSTATION SITE=5.14 ACRES  
2) 60-FOOT WIDE ACCESS EASEMENT (24 ROAD)=13.71 ACRES AND 9954.64 FEET  
3) 20-FOOT WIDE UNDERGROUND POWERLINE EASEMENT=4.39 ACRES AND 9545.09 FEET

LEGEND:

- INDICATES MONUMENT FOUND AS NOTED
- INDICATES CALCULATED POSITION
- △ INDICATES GEODETIC CONTROL POINT AS NOTED
- (S#) INDICATES RECORD DISTANCE PER SURVEY REFERENCE NUMBER #
- (SP#) INDICATES RECORD DISTANCE PER SHORT PLAT REFERENCE NUMBER #
- DNR INDICATES WASHINGTON DEPARTMENT OF NATURAL RESOURCES
- AFN INDICATES AUDITORS FILE NUMBER
- LCR INDICATES LAND CORNER RECORD
- WSDOT INDICATES WASHINGTON DEPARTMENT OF TRANSPORTATION
- OPUS INDICATES ONLINE POSITIONING USER SERVICE
- WSRN INDICATES WASHINGTON STATE REFERENCE NETWORK
- N INDICATES NORTHING
- E INDICATES EASTING
- PID INDICATES POINT ID
- RTK INDICATES REAL TIME KINEMATIC
- BPA INDICATES BONNEVILLE POWER ADMINISTRATION
- ELEV INDICATES ELEVATION
- USFS INDICATES UNITED STATES FOREST SERVICE
- UG INDICATES UNDERGROUND
- STA INDICATES STATION

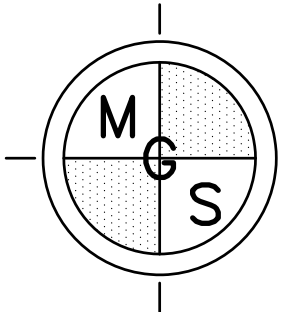


BASIS OF BEARING:  
NAD83(2011)(EPOCH: 2010.0000) WASHINGTON STATE  
PLANE COORDINATE, SOUTH ZONE, US-Feet.  
N021°18'E, BETWEEN THE FOUND AND HELD W 1/4 COR  
OF SECTION 33 AND THE FOUND AND HELD NW COR OF  
SECTION 33 AS SHOWN ON THIS SURVEY  
CONVERGENCE ANGLE: -01°52'35"  
COMBINED SCALE FACTOR: 1.0000259164



THE DISTANCES SHOWN HEREON ARE GRID  
TO OBTAIN GROUND DISTANCES, DIVIDE THE  
GRID DISTANCES BY THE  
COMBINED SCALE FACTOR OF 1.0000259164  
(0.14' PER MILE/0.003 PER 100')

DNR EASEMENT NUMBER: 50-101869

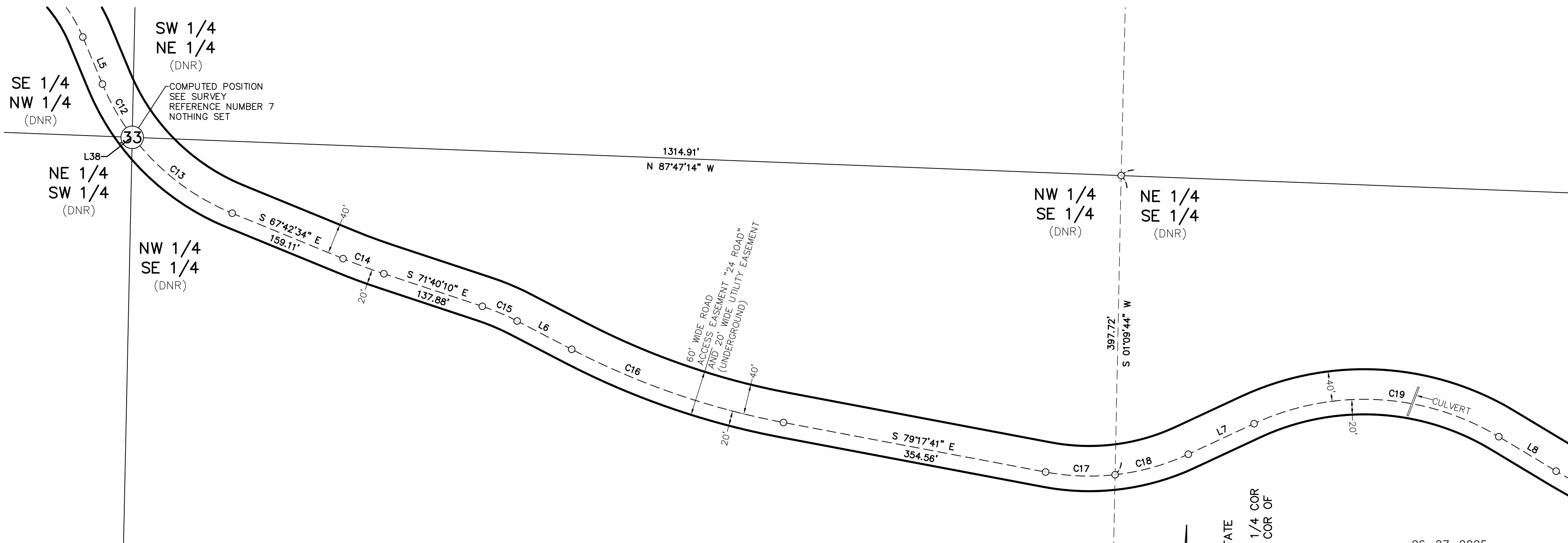


MINISTER-GLAESER  
SURVEYING INC.  
2200 E. EVERGREEN BLVD.  
VANCOUVER, WA 98661  
(360) 694-3313

SCALE: 1"=100'  
JOB NO. 18-440  
DATE: 06-27-2025  
CALC BY: DLS  
DRAWN BY: DAR  
CHECKED BY: DLS  
SHEET 6 OF 10

# SURVEY

FOR A WASHINGTON DEPARTMENT OF  
NATURAL RESOURCES EASEMENT  
LOCATED IN A PORTION OF THE  
NE 1/4 AND SE 1/4 OF SECTION 32  
AND IN THE NE 1/4, SE 1/4, SW 1/4  
AND NW 1/4 OF SECTION 33,  
TOWNSHIP 24 NORTH, RANGE 3 WEST,  
WILLAMETTE MERIDIAN,  
MASON COUNTY, WASHINGTON



## LEGEND:

- INDICATES MONUMENT FOUND AS NOTED
- INDICATES CALCULATED POSITION
- △ INDICATES GEODETIC CONTROL POINT AS NOTED
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## EASEMENT AREA AND CENTERLINE LENGTHS WITHIN QUARTER-QUARTER SECTIONS

SECTION 32  
NE-NE QUARTER=0.24 ACRES AND 171.70 FEET  
SE-NE QUARTER=3.09 ACRES AND 3233.54 FEET  
NE-SE QUARTER=5.21 ACRES, NO LENGTH, SUBSTATION AREA

SECTION 33  
SW-NW QUARTER=2.28 ACRES AND 1659.41 FEET  
SE-NW QUARTER=2.02 ACRES AND 1480.95 FEET  
NE-SW QUARTER=368 SQUARE FEET, NONE  
SW-NE QUARTER=0.04 ACRES AND 2.01 FEET  
NW-SE QUARTER=1.90 ACRES AND 1402.39 FEET  
NE-SE QUARTER=3.37 ACRES AND 2502.46 FEET  
SE-SE QUARTER=1.38 ACRES AND 966.45 FEET  
NW-NW QUARTER=73.57 SQUARE FEET, NONE

TOTAL AREA=19.54 ACRES

## EASEMENT AREA AND CENTERLINE LENGTHS

- SUBSTATION SITE=5.14 ACRES
- 60-FOOT WIDE ACCESS EASEMENT (24 ROAD)=13.71 ACRES AND 9954.64 FEET
- 20-FOOT WIDE UNDERGROUND POWERLINE EASEMENT=4.39 ACRES AND 9545.09 FEET

## CURVE TABLE

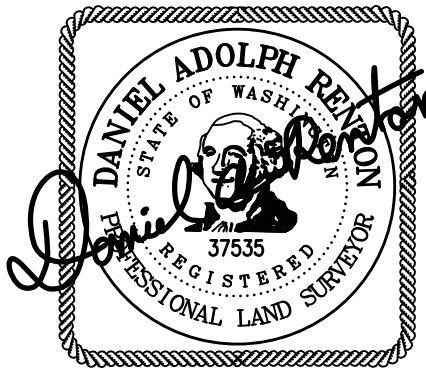
CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C12	317.00'	14°26'54"	79.94'	S 29°48'39" E	79.73'
C13	317.00'	30°40'28"	169.71'	S 52°22'20" E	167.69'
C14	837.00'	3°57'36"	57.85'	S 69°41'22" E	57.84'
C15	316.00'	9°06'19"	50.22'	S 67°07'00" E	50.16'
C16	1023.00'	16°43'51"	298.72'	S 70°55'46" E	297.66'
C17	312.00'	17°01'08"	92.68'	S 87°48'16" E	92.34'
C18	312.00'	18°37'45"	101.44'	N 74°22'18" E	101.00'
C19	347.00'	55°58'14"	338.97'	S 86°57'28" E	325.66'

## LINE TABLE

LINE	BEARING	DISTANCE
L5	S 22°35'12" E	67.84'
L6	S 62°33'51" E	81.67'
L7	N 65°03'25" E	96.39'
L8	S 58°58'21" E	88.90'
L38	S 01°13'23" W	1.56'

BASIS OF BEARING:  
NAD83(2011)(EPOCH: 2010.0000) WASHINGTON STATE  
PLANE COORDINATE, SOUTH ZONE, US-Feet.  
N02°10'18"E: BETWEEN THE FOUND AND HELD W 1/4 COR  
OF SECTION 33 AND THE FOUND AND HELD NW COR OF  
SECTION 33 AS SHOWN ON THIS SURVEY  
CONVERGENCE ANGLE: -01°52'35"  
COMBINED SCALE FACTOR: 1.0000259164

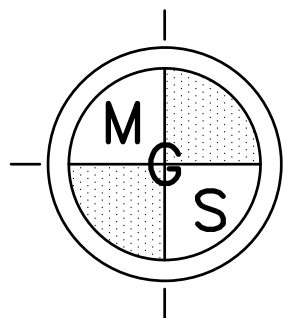
06-27-2025



100 50 0 100 150 200  
SCALE 1 INCH = 100 FEET

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(0.14' PER MILE/0.003 PER 100')

DNR EASEMENT NUMBER: 50-101869



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JOB NO. 18-440  
DATE: 06-27-2025  
CALC BY: DLS  
DRAWN BY: DAR  
CHECKED BY: DLS  
SHEET 7 OF 10



SURVEY

FOR A WASHINGTON DEPARTMENT OF  
NATURAL RESOURCES EASEMENT  
LOCATED IN A PORTION OF THE  
NE 1/4 AND SE 1/4 OF SECTION 32  
AND IN THE NE 1/4, SE 1/4, SW 1/4  
AND NW 1/4 OF SECTION 33,  
TOWNSHIP 24 NORTH, RANGE 3 WEST,  
WILLAMETTE MERIDIAN,  
MASON COUNTY, WASHINGTON

EASEMENT AREA AND CENTERLINE  
LENGTHS WITHIN  
QUARTER-QUARTER SECTIONS

SECTION 32  
NE-NE QUARTER=0.24 ACRES AND 171.70 FEET  
SE-NE QUARTER=3.09 ACRES AND 3233.54 FEET  
NE-SE QUARTER=5.21 ACRES, NO LENGTH, SUBSTATION AREA

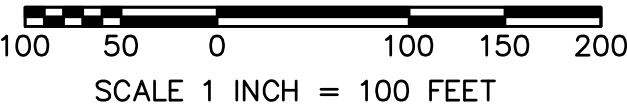
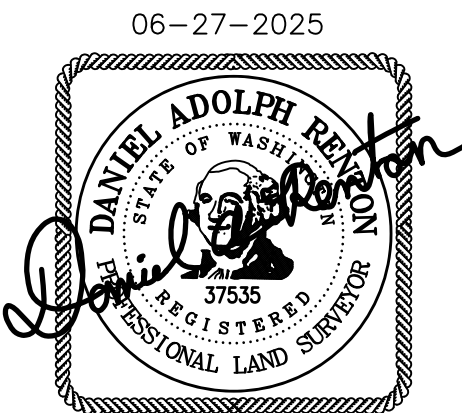
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SE-NW QUARTER=2.02 ACRES AND 1480.95 FEET  
NE-SW QUARTER=368 SQUARE FEET, NONE  
SW-NE QUARTER=0.04 ACRES AND 2.01 FEET  
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NE-SE QUARTER=3.37 ACRES AND 2502.46 FEET  
SE-SE QUARTER=1.38 ACRES AND 966.45 FEET  
NW-NW QUARTER=73.57 SQUARE FEET, NONE

TOTAL AREA=19.54 ACRES

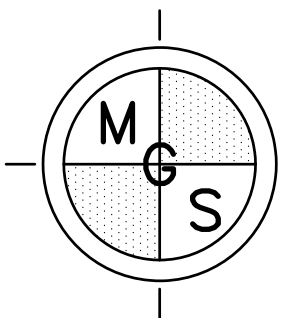
EASEMENT AREA AND CENTERLINE LENGTHS

- 1) SUBSTATION SITE=5.14 ACRES
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BASIS OF BEARING:  
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SHEET 8 OF 10

DNR EASEMENT NUMBER: 50-101869

LINE TABLE		
LINE	BEARING	DISTANCE
L7	N 65°03'25" E	96.39'
L8	S 58°58'21" E	88.90'
L9	S 71°29'36" E	128.67'
L10	N 79°55'29" W	37.44'
L11	S 87°42'28" W	8.17'
L12	S 67°35'15" W	96.84'
L13	N 81°36'30" E	40.70'
L14	N 81°36'30" E	20.12'
L15	N 81°36'30" E	48.97'
L16	N 86°17'29" E	25.14'
L17	N 74°59'12" E	106.39'
L18	S 80°20'41" E	20.91'
L19	N 56°39'17" E	56.01'

LEGEND:

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CURVE TABLE					
CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C17	312.00'	17°01'08"	92.68'	S 87°48'16" E	92.34'
C18	312.00'	18°37'45"	101.44'	N 74°22'18" E	101.00'
C19	347.00'	55°58'14"	338.97'	S 86°57'28" E	325.66'
C20	795.00'	8°07'20"	112.70'	S 63°02'01" E	112.61'
C21	1356.00'	4°23'55"	104.10'	S 69°17'39" E	104.08'
C22	199.00'	100°23'02"	348.65'	S 21°18'06" E	305.74'
C23	617.00'	6°31'15"	70.22'	S 32°09'03" W	70.18'
C24	307.00'	24°36'59"	131.90'	S 47°43'10" W	130.89'
C25	107.00'	40°02'51"	74.79'	S 80°03'05" W	73.28'
C26	171.00'	12°22'03"	36.91'	N 86°06'30" W	36.84'
C27	448.00'	20°07'13"	157.32'	S 77°38'51" W	156.52'
C28	75.00'	68°46'22"	90.02'	S 33°12'04" W	84.72'
C29	84.00'	40°19'21"	59.12'	S 73°32'51" E	57.90'
C30	307.00'	11°18'17"	60.57'	N 80°38'20" E	60.47'
C31	232.00'	24°40'07"	99.89'	S 87°19'15" W	99.12'
C32	280.00'	37°44'41"	184.46'	N 80°46'58" E	181.14'
C33	930.00'	5°15'20"	85.31'	N 59°16'57" E	85.28'
C34	45.00'	25°56'55"	20.38'	S 16°35'07" E	20.21'

DWG FILE: 1844053.DWG

60 FOOT WIDE ROAD ACCESS ("24 ROAD") AND 20 FOOT WIDE UTILITY EASEMENT CENTERLINE DESCRIPTION

AN EASEMENT OVER A 60.00–FOOT STRIP OF LAND (40–FEET LEFT OF CENTERLINE AND 20 FEET RIGHT OF CENTERLINE) LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 24 NORTH, RANGE 3 WEST, WILLAMETTE MERIDIAN, MASON COUNTY, WASHINGTON, THE CENTERLINE DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 32;

THENCE SOUTH 02°10'18" WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID NORTHEAST QUARTER, FOR A DISTANCE OF 911.26 FEET TO THE EAST RIGHT OF WAY LINE OF THE BONNEVILLE POWER ADMINISTRATION, SHELTON–FAIRMOUNT NO. 4 TRANSMISSION LINE;

THENCE LEAVING SAID EAST LINE, SOUTH 21°23' 22" WEST, ALONG SAID EAST RIGHT OF WAY LINE, FOR A DISTANCE OF 419.63 FEET TO A POINT HEREFTER REFERRED TO AS POINT "A" AND THE BEGINNING OF SAID CENTERLINE DESCRIPTION;

THENCE ALONG SAID CENTERLINE THE FOLLOWING COURSES AND DISTANCES;

THENCE SOUTH 66°36'54" EAST, FOR A DISTANCE OF 10.01 FEET TO A POINT HEREFTER REFERRED TO AS POINT "B"

THENCE SOUTH 66°36'54" EAST, FOR A DISTANCE OF 70.86 FEET;

THENCE ALONG THE ARC OF A TANGENT 1225.00–FOOT RADIUS CURVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS SOUTH 65°01'23" EAST, FOR A CHORD DISTANCE OF 68.06 FEET THROUGH A CENTRAL ANGLE OF 03°11'01", FOR AN ARC DISTANCE OF 68.07 FEET;

THENCE ALONG A COMPOUND 1225.00–FOOT RADIUS CURVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS SOUTH 56°59'58" EAST, FOR A CHORD DISTANCE OF 274.45 FEET THROUGH A CENTRAL ANGLE OF 12°51'49", FOR AN ARC DISTANCE OF 275.03 FEET;

THENCE SOUTH 50°34'04" EAST, FOR A DISTANCE OF 173.59 FEET;

THENCE ALONG THE ARC OF A TANGENT 778.00–FOOT RADIUS CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS SOUTH 51°29'11" EAST, FOR A CHORD DISTANCE OF 24.95 FEET THROUGH A CENTRAL ANGLE OF 01°50'14", FOR AN ARC DISTANCE OF 24.95 FEET;

THENCE SOUTH 52°24'18" EAST, FOR A DISTANCE OF 117.60 FEET;

THENCE ALONG THE ARC OF A TANGENT 560.00–FOOT RADIUS CURVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS SOUTH 44°08'04" EAST, FOR A CHORD DISTANCE OF 161.11 FEET THROUGH A CENTRAL ANGLE OF 16°32'27", FOR AN ARC DISTANCE OF 161.67 FEET;

THENCE SOUTH 35°51'51" EAST, FOR A DISTANCE OF 23.67 FEET;

THENCE ALONG THE ARC OF A TANGENT 474.00–FOOT RADIUS CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS SOUTH 43°05'38" EAST, FOR A CHORD DISTANCE OF 119.30 FEET THROUGH A CENTRAL ANGLE OF 14°27'34", FOR AN ARC DISTANCE OF 119.62 FEET;

THENCE SOUTH 50°19'25" EAST, FOR A DISTANCE OF 359.69 FEET;

THENCE ALONG THE ARC OF A TANGENT 610.00–FOOT RADIUS CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS SOUTH 53°51'20" EAST, FOR A CHORD DISTANCE OF 75.16 FEET THROUGH A CENTRAL ANGLE OF 07°03'51", FOR AN ARC DISTANCE OF 75.21 FEET;

THENCE SOUTH 57°23'16" EAST, FOR A DISTANCE OF 176.57 FEET;

THENCE ALONG THE ARC OF A TANGENT 950.00–FOOT RADIUS CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS SOUTH 61°57'57" EAST, FOR A CHORD DISTANCE OF 151.65 FEET THROUGH A CENTRAL ANGLE OF 09°09'22", FOR AN ARC DISTANCE OF 151.81 FEET;

THENCE ALONG A COMPOUND 950.00–FOOT RADIUS CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS SOUTH 74°48'21" EAST, FOR A CHORD DISTANCE OF 273.03 FEET THROUGH A CENTRAL ANGLE OF 16°31'26", FOR AN ARC DISTANCE OF 273.97 FEET;

THENCE SOUTH 83°04'03" EAST, FOR A DISTANCE OF 286.29 FEET;

THENCE ALONG THE ARC OF A TANGENT 3668.00–FOOT RADIUS CURVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS SOUTH 82°38'40" EAST, FOR A CHORD DISTANCE OF 54.17 FEET THROUGH A CENTRAL ANGLE OF 00°50'46", FOR AN ARC DISTANCE OF 54.17 FEET;

THENCE SOUTH 82°13'17" EAST, FOR A DISTANCE OF 161.07 FEET;

THENCE ALONG THE ARC OF A TANGENT 572.00–FOOT RADIUS CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS SOUTH 88°24'18" EAST, FOR A CHORD DISTANCE OF 123.22 FEET THROUGH A CENTRAL ANGLE OF 12°22'01", FOR AN ARC DISTANCE OF 123.46 FEET;

THENCE NORTH 85°24'42" EAST, FOR A DISTANCE OF 120.68 FEET;

THENCE ALONG THE ARC OF A TANGENT 338.00–FOOT RADIUS CURVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS NORTH 89°48'38" EAST, FOR A CHORD DISTANCE OF 51.85 FEET THROUGH A CENTRAL ANGLE OF 08°47'51", FOR AN ARC DISTANCE OF 51.90 FEET;

THENCE SOUTH 85°47'26" EAST, FOR A DISTANCE OF 45.42 FEET;

THENCE ALONG THE ARC OF A TANGENT 196.00–FOOT RADIUS CURVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS SOUTH 54°11'19" EAST, FOR A CHORD DISTANCE OF 205.41 FEET THROUGH A CENTRAL ANGLE OF 63°12'15", FOR AN ARC DISTANCE OF 216.21 FEET;

THENCE SOUTH 22°35'12" EAST, FOR A DISTANCE OF 67.84 FEET;

THENCE ALONG THE ARC OF A TANGENT 317.00–FOOT RADIUS CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS SOUTH 29°48'39" EAST, FOR A CHORD DISTANCE OF 79.73 FEET THROUGH A CENTRAL ANGLE OF 14°26'54", FOR AN ARC DISTANCE OF 79.94 FEET;

THENCE ALONG A COMPOUND 317.00–FOOT RADIUS CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS SOUTH 52°22'20" EAST, FOR A CHORD DISTANCE OF 167.69 FEET THROUGH A CENTRAL ANGLE OF 30°40'28", FOR AN ARC DISTANCE OF 169.71 FEET;

THENCE SOUTH 67°42'34" EAST, FOR A DISTANCE OF 159.11 FEET;

60 FOOT WIDE ROAD ACCESS ("24 ROAD") AND 20 FOOT WIDE UTILITY EASEMENT CENTERLINE DESCRIPTION (CONTINUED)

THENCE ALONG THE ARC OF A TANGENT 837.00–FOOT RADIUS CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS SOUTH 69°41'22" EAST, FOR A CHORD DISTANCE OF 57.84 FEET THROUGH A CENTRAL ANGLE OF 03°57'36", FOR AN ARC DISTANCE OF 57.85 FEET;

THENCE SOUTH 71°40'10" EAST, FOR A DISTANCE OF 137.88 FEET;

THENCE ALONG THE ARC OF A TANGENT 316.00–FOOT RADIUS CURVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS SOUTH 67°07'00" EAST, FOR A CHORD DISTANCE OF 50.16 FEET THROUGH A CENTRAL ANGLE OF 09°06'19", FOR AN ARC DISTANCE OF 50.22 FEET;

THENCE SOUTH 62°33'51" EAST, FOR A DISTANCE OF 81.67 FEET;

THENCE ALONG THE ARC OF A TANGENT 1023.00–FOOT RADIUS CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS SOUTH 70°55'46" EAST, FOR A CHORD DISTANCE OF 297.66 FEET THROUGH A CENTRAL ANGLE OF 16°43'51", FOR AN ARC DISTANCE OF 298.72 FEET;

THENCE SOUTH 79°17'41" EAST, FOR A DISTANCE OF 354.56 FEET;

THENCE ALONG THE ARC OF A TANGENT 312.00–FOOT RADIUS CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS SOUTH 87°48'16" EAST, FOR A CHORD DISTANCE OF 92.34 FEET THROUGH A CENTRAL ANGLE OF 17°01'08", FOR AN ARC DISTANCE OF 92.68 FEET;

THENCE ALONG A COMPOUND 312.00–FOOT RADIUS CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS NORTH 74°22'18" EAST, FOR A CHORD DISTANCE OF 101.00 FEET THROUGH A CENTRAL ANGLE OF 18°37'45", FOR AN ARC DISTANCE OF 101.44 FEET;

THENCE NORTH 65°03'25" EAST, FOR A DISTANCE OF 96.39 FEET;

THENCE ALONG THE ARC OF A TANGENT 347.00–FOOT RADIUS CURVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS SOUTH 86°57'28" EAST, FOR A CHORD DISTANCE OF 325.66 FEET THROUGH A CENTRAL ANGLE OF 55°58'14", FOR AN ARC DISTANCE OF 338.97 FEET;

THENCE SOUTH 58°58'21" EAST, FOR A DISTANCE OF 88.90 FEET;

THENCE ALONG THE ARC OF A TANGENT 795.00–FOOT RADIUS CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS SOUTH 63°02'01" EAST, FOR A CHORD DISTANCE OF 112.61 FEET THROUGH A CENTRAL ANGLE OF 08°07'20", FOR AN ARC DISTANCE OF 112.70 FEET;

THENCE SOUTH 67°05'41" EAST, FOR A DISTANCE OF 13.39 FEET TO A POINT HEREFTER REFERRED AS POINT "C";

THENCE SOUTH 67°05'41" EAST, FOR A DISTANCE OF 203.29 FEET;

THENCE ALONG THE ARC OF A TANGENT 1356.00–FOOT RADIUS CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS SOUTH 69°17'39" EAST, FOR A CHORD DISTANCE OF 104.08 FEET THROUGH A CENTRAL ANGLE OF 04°23'55", FOR AN ARC DISTANCE OF 104.10 FEET;

THENCE SOUTH 71°29'36" EAST, FOR A DISTANCE OF 128.67 FEET;

THENCE ALONG THE ARC OF A TANGENT 199.00–FOOT RADIUS CURVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS SOUTH 21°18'06" EAST, FOR A CHORD DISTANCE OF 305.74 FEET THROUGH A CENTRAL ANGLE OF 100°23'02", FOR AN ARC DISTANCE OF 348.65 FEET;

THENCE SOUTH 28°53'25" WEST, FOR A DISTANCE OF 123.53 FEET;

THENCE ALONG THE ARC OF A TANGENT 617.00–FOOT RADIUS CURVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS SOUTH 32°09'03" WEST, FOR A CHORD DISTANCE OF 70.18 FEET THROUGH A CENTRAL ANGLE OF 06°31'15", FOR AN ARC DISTANCE OF 70.22 FEET;

THENCE SOUTH 35°24'40" WEST, FOR A DISTANCE OF 176.11 FEET;

THENCE ALONG THE ARC OF A TANGENT 307.00–FOOT RADIUS CURVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS SOUTH 47°43'10" WEST, FOR A CHORD DISTANCE OF 130.89 FEET THROUGH A CENTRAL ANGLE OF 24°36'59", FOR AN ARC DISTANCE OF 131.90 FEET;

THENCE ALONG A COMPOUND 107.00–FOOT RADIUS CURVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS SOUTH 80°03'05" WEST, FOR A CHORD DISTANCE OF 73.28 FEET THROUGH A CENTRAL ANGLE OF 40°02'51", FOR AN ARC DISTANCE OF 74.79 FEET;

THENCE NORTH 79°55'29" WEST, FOR A DISTANCE OF 37.44 FEET;

THENCE ALONG THE ARC OF A TANGENT 171.00–FOOT RADIUS CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS NORTH 86°06'30" WEST, FOR A CHORD DISTANCE OF 36.84 FEET THROUGH A CENTRAL ANGLE OF 12°22'03", FOR AN ARC DISTANCE OF 36.91 FEET;

THENCE SOUTH 87°42'28" WEST, FOR A DISTANCE OF 8.17 FEET;

THENCE ALONG THE ARC OF A TANGENT 448.00–FOOT RADIUS CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS SOUTH 77°38'51" WEST, FOR A CHORD DISTANCE OF 156.52 FEET THROUGH A CENTRAL ANGLE OF 20°07'13", FOR AN ARC DISTANCE OF 157.32 FEET;

THENCE SOUTH 67°35'15" WEST, FOR A DISTANCE OF 96.84 FEET;

THENCE ALONG THE ARC OF A TANGENT 75.00–FOOT RADIUS CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS SOUTH 33°12'04" WEST, FOR A CHORD DISTANCE OF 84.72 FEET THROUGH A CENTRAL ANGLE OF 68°46'22", FOR AN ARC DISTANCE OF 90.02 FEET;

THENCE SOUTH 81°36'30" WEST, FOR A DISTANCE OF 20.12 FEET;

THENCE ALONG THE ARC OF A NON–TANGENT 45.00–FOOT RADIUS CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS SOUTH 16°35'07" EAST, FOR A CHORD DISTANCE OF 20.21 FEET THROUGH A CENTRAL ANGLE OF 25°56'55", FOR AN ARC DISTANCE OF 20.38 FEET;

THENCE NORTH 81°36'30" EAST, FOR A DISTANCE OF 48.97 FEET;

THENCE ALONG THE ARC OF A NON–TANGENT 84.00–FOOT RADIUS CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS SOUTH 73°32'51" EAST, FOR A CHORD DISTANCE OF 57.90 FEET THROUGH A CENTRAL ANGLE OF 40°19'21", FOR AN ARC DISTANCE OF 59.12 FEET;

THENCE NORTH 86°17'29" EAST, FOR A DISTANCE OF 25.14 FEET;

THENCE ALONG THE ARC OF A NON–TANGENT 307.00–FOOT RADIUS CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS NORTH 80°38'20" EAST, FOR A CHORD DISTANCE OF 60.47 FEET THROUGH A CENTRAL ANGLE OF 11°18'17", FOR AN ARC DISTANCE OF 60.57 FEET;

SURVEY

FOR A WASHINGTON DEPARTMENT OF NATURAL RESOURCES EASEMENT LOCATED IN A PORTION OF THE NE 1/4 AND SE 1/4 OF SECTION 32 AND IN THE NE 1/4, SE 1/4, SW 1/4 AND NW 1/4 OF SECTION 33, TOWNSHIP 24 NORTH, RANGE 3 WEST, WILLAMETTE MERIDIAN, MASON COUNTY, WASHINGTON

60 FOOT WIDE ROAD ACCESS ("24 ROAD") AND 20 FOOT SIDE UTILITY EASEMENT CENTERLINE DESCRIPTION (CONTINUED)

THENCE NORTH 74°59'12" EAST, FOR A DISTANCE OF 106.39 FEET;

THENCE ALONG THE ARC OF A TANGENT 232.00–FOOT RADIUS CURVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS NORTH 87°19'15" EAST, FOR A CHORD DISTANCE OF 99.12 FEET THROUGH A CENTRAL ANGLE OF 24°40'07", FOR AN ARC DISTANCE OF 99.89 FEET;

THENCE SOUTH 80°20'41" EAST, FOR A DISTANCE OF 20.91 FEET;

THENCE ALONG THE ARC OF A TANGENT 280.00–FOOT RADIUS CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS NORTH 80°46'58" EAST, FOR A CHORD DISTANCE OF 181.14 FEET THROUGH A CENTRAL ANGLE OF 37°44'41", FOR AN ARC DISTANCE OF 184.46 FEET;

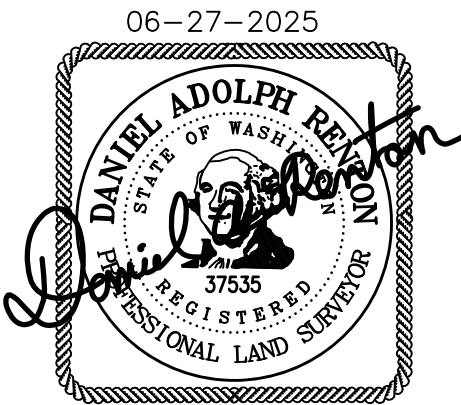
THENCE NORTH 61°54'37" EAST, FOR A DISTANCE OF 141.90 FEET;

THENCE ALONG THE ARC OF A TANGENT 930.00–FOOT RADIUS CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS NORTH 59°16'57" EAST, FOR A CHORD DISTANCE OF 85.28 FEET THROUGH A CENTRAL ANGLE OF 05°15'20", FOR AN ARC DISTANCE OF 85.31 FEET;

THENCE NORTH 56°39'17" EAST, FOR A DISTANCE OF 56.01 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 33 THAT BEARS NORTH 01°06'03" EAST, FOR A DISTANCE OF 64.86 FEET FROM THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER, SAID POINT BEING TERMINUS OF SAID CENTERLINE DESCRIPTION.

THE SIDE LINES OF SAID EASEMENT SHOULD BE SHORTENED OR LENGTHENED AT THE BEGINNING TO INTERSECT THE EAST RIGHT OF WAY LINE OF SAID BONNEVILLE POWER ADMINISTRATION, SHELTON–FAIRMOUNT NO. 4 TRANSMISSION LINE AND SHOULD BE SHORTENED OR LENGTHENED AT THE TERMINUS TO INTERSECT THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER;

BASIS OF BEARING: NAD83\_2011(EPOCH:2010.0000), WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, US–FEET



DNR EASEMENT NUMBER: 50–101869	
	SCALE: <u>N/A</u>
	JOB NO. <u>18–440</u>
	DATE: <u>06–27–2025</u>
	CALC BY: <u>DLS</u>
	DRAWN BY: <u>DAR</u>
MINISTER–GLAESER SURVEYING INC. 2200 E. EVERGREEN BLVD. VANCOUVER, WA 98661 (360) 694–3313	CHECKED BY: <u>DLS</u>
SHEET <u>9</u> OF <u>10</u>	

SUBSTATION SITE PARCEL DESCRIPTION

A PARCEL OF LAND LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, SECTION 32, TOWNSHIP 24 NORTH, RANGE 3 WEST, WILLAMETTE MERIDIAN, MASON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 32;

THENCE SOUTH 88°27'09" WEST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER, FOR A DISTANCE OF 632.43 FEET TO THE EAST RIGHT OF WAY LINE OF THE BONNEVILLE POWER ADMINISTRATION, SHELTON-FAIRMOUNT NO. 4 TRANSMISSION LINE, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING;

THENCE SOUTH 33°43'22" WEST, ALONG SAID EAST RIGHT OF WAY LINE, FOR A DISTANCE OF 176.71 FEET;

THENCE LEAVING SAID EAST RIGHT OF WAY LINE, SOUTH 60°02'52" EAST, FOR A DISTANCE OF 161.21 FEET;

THENCE SOUTH 34°07'09" WEST, FOR A DISTANCE OF 151.51 FEET;

THENCE SOUTH 57°14'01" EAST, FOR A DISTANCE OF 38.70 FEET;

THENCE SOUTH 28°01'56" EAST, FOR A DISTANCE OF 471.44 FEET;

THENCE NORTH 34°07'09" EAST, FOR A DISTANCE OF 517.69 FEET;

THENCE NORTH 51°05'35" WEST, FOR A DISTANCE OF 344.41 FEET;

THENCE NORTH 24°38'04" EAST, FOR A DISTANCE OF 48.46 FEET;

THENCE NORTH 68°15'13" WEST, FOR A DISTANCE OF 262.46 FEET TO POINT "C";

THENCE NORTH 68°15'13" WEST, FOR A DISTANCE OF 10.22 FEET TO THE TRUE POINT OF BEGINNING;

BASIS OF BEARING: NAD83\_2011(EPOCH:2010.0000), WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, US-FEET

60-FOOT WIDE ROAD ACCESS EASEMENT TO "24 ROAD" FROM SUBSTATION SITE (STATION 0+00) ALONG WEST RIGHT OF WAY LINE OF BONNEVILLE POWER ADMINISTRATION, SHELTON-FAIRMOUNT NO. 4 TRANSMISSION LINE (STATION 18+32.87) CENTERLINE DESCRIPTION

AN EASEMENT OVER A 60.00-FOOT STRIP OF LAND (30 FEET EACH SIDE OF CENTERLINE) LOCATED IN A PORTION OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 24 NORTH, RANGE 3 WEST, WILLAMETTE MERIDIAN, MASON COUNTY, WASHINGTON, THE CENTERLINE DESCRIBED AS FOLLOWS;

COMMENCING AT SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 32;

THENCE SOUTH 88°27' 09" WEST, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, FOR A DISTANCE OF 632.43 FEET TO THE EAST RIGHT OF WAY LINE OF THE BONNEVILLE POWER ADMINISTRATION, SHELTON-FAIRMOUNT NO. 4 TRANSMISSION LINE;

THENCE SOUTH 33°43' 22" WEST, LEAVING SAID SOUTH LINE AND ALONG SAID EAST RIGHT OF WAY LINE, FOR A DISTANCE OF 21.90 FEET TO THE TRUE POINT OF BEGINNING AND STATION 0+00 OF SAID CENTERLINE DESCRIPTION;

THENCE NORTH 68°26'58" WEST, FOR A DISTANCE OF 242.96 FEET;

THENCE NORTH 33°43'22" EAST, PARALLEL WITH SAID EAST RIGHT OF WAY LINE, FOR A DISTANCE OF 87.16 FEET;

THENCE NORTH 21°23'22" EAST, PARALLEL WITH SAID EAST RIGHT OF WAY LINE, FOR A DISTANCE OF 1072.68 FEET TO THE BEGINNING OF A TANGENT 300.00 FOOT RADIUS CURVE TO THE RIGHT;

THENCE ALONG THE ARC OF A TANGENT 300.00 FOOT RADIUS CURVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS NORTH 46°46'39" EAST, FOR A CHORD DISTANCE OF 257.25 FEET, THROUGH A CENTRAL ANGLE OF 50°46'34", FOR AN ARC DISTANCE OF 265.86 FEET;

THENCE NORTH 72°09'56" EAST, FOR A DISTANCE OF 164.20 FEET TO STATION 18+32.87 BACK AND POINT "A" AS MENTIONED IN THE "60 FOOT WIDE ROAD ACCESS ("24 ROAD") AND 20 FOOT WIDE UTILITY EASEMENT CENTERLINE DESCRIPTION" ON SHEET 9 OF 10, SAID POINT BEING THE TERMINUS OF SAID CENTERLINE DESCRIPTION;

THE SIDE LINES OF SAID EASEMENT SHOULD BE SHORTENED OR LENGTHENED AT THE BEGINNING TO INTERSECT SAID EAST RIGHT OF WAY LINE AND SHOULD BE SHORTENED OR LENGTHENED AT THE TERMINUS TO INTERSECT SAID EAST RIGHT OF WAY LINE

BASIS OF BEARING: NAD83\_2011(EPOCH:2010.0000), WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, US-FEET

20-FOOT WIDE UTILITY EASEMENT FROM SUBSTATION SITE TO "24 ROAD" DESCRIPTION

AN EASEMENT OVER A 20.00-FOOT STRIP OF LAND LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 24 NORTH, RANGE 3 WEST, WILLAMETTE MERIDIAN, MASON COUNTY, WASHINGTON, THE CENTERLINE DESCRIBED AS FOLLOWS;

BEGINNING AT POINT "B" AS MENTIONED IN THE "UNITED STATES FOREST SERVICE ROAD 24 CENTERLINE DESCRIPTION" ON SHEET 9 OF 10;

THENCE SOUTH 21°23'22" WEST, PARALLEL WITH THE EAST RIGHT OF WAY LINE OF THE BONNEVILLE POWER ADMINISTRATION, SHELTON-FAIRMOUNT NO. 4 TRANSMISSION LINE FOR A DISTANCE OF 1435.32 FEET;

THENCE SOUTH 33°43'22" WEST, PARALLEL WITH THE EAST RIGHT OF WAY LINE OF THE BONNEVILLE POWER ADMINISTRATION, SHELTON-FAIRMOUNT NO. 4 TRANSMISSION LINE FOR A DISTANCE OF 38.65 FEET TO POINT "C" AS MENTIONED IN THE "SUBSTATION DESCRIPTION" ON SHEET 10 OF 10, SAID POINT "C" BEING THE TERMINUS OF SAID CENTERLINE DESCRIPTION

THE SIDE LINES OF SAID EASEMENT SHOULD BE SHORTENED OR LENGTHENED AT THE BEGINNING TO INTERSECT THE NORTH AND SOUTH RIGHT OF WAY LINES OF THE 60.00-FOOT WIDE "UNITED STATES FOREST SERVICE ROAD 24" AND SHOULD BE SHORTENED OR LENGTHENED AT THE TERMINUS TO INTERSECT THE NORTH LINE OF THE SUBSTATION PARCEL;

BASIS OF BEARING: NAD83\_2011(EPOCH:2010.0000), WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, US-FEET

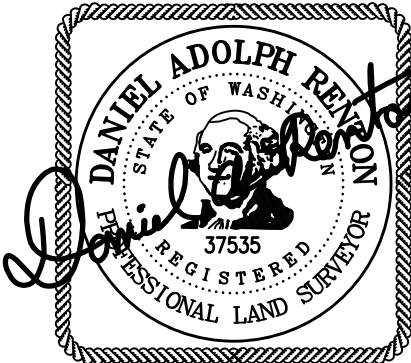
SURVEY

FOR A WASHINGTON DEPARTMENT OF NATURAL RESOURCES EASEMENT LOCATED IN A PORTION OF THE NE 1/4 AND SE 1/4 OF SECTION 32 AND IN THE NE 1/4, SE 1/4, SW 1/4 AND NW 1/4 OF SECTION 33, TOWNSHIP 24 NORTH, RANGE 3 WEST, WILLAMETTE MERIDIAN, MASON COUNTY, WASHINGTON

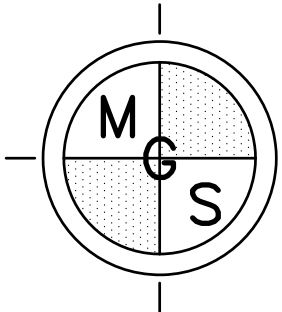
EXISTING DNR ENCUMBRANCES

DNR 50-032616 (FOR THE WEST 57.5 FEET OF SHOWN BPA TRANSMISSION RIGHT OF WAY)  
DNR 50-001441 (FOR THE EAST 200 FEET OF SHOWN BPA TRANSMISSION RIGHT OF WAY)  
DNR 50-025183 (20-FOOT WIDTH OF "24 ROAD" TO BPA IN SECTION 33)  
DNR 50-004729 (PORTION OF 24 ROAD IN THE NE 1/4 OF SECTION 32 TO USFS)  
DNR 50-002227 (VARYING WIDTH FOR PORTIONS OF 24 ROAD TO USFS IN SECTION 33)  
DNR 50-002318 (PORTION OF 24 ROAD (60-FOOT WIDTH) IN THE SW1/4 OF THE NW1/4 OF SECTION 33 TO USFS)

06-27-2025



DNR EASEMENT NUMBER: 50-101869



MINISTER-GLAESER  
SURVEYING INC.  
2200 E. EVERGREEN BLVD.  
VANCOUVER, WA 98661  
(360) 694-3313

SCALE: N/A  
JOB NO. 18-440  
DATE: 06-27-2025  
CALC BY: DLS  
DRAWN BY: DAR  
CHECKED BY: DLS  
SHEET 10 OF 10