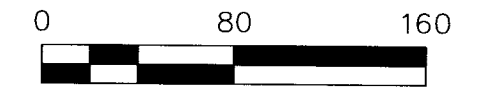
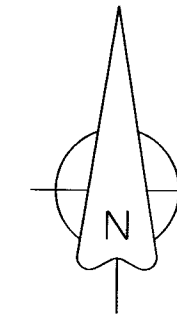


RECORD OF SURVEY
FOR PROPERTY LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 36 EAST, WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON



BASIS OF BEARINGS

OREGON NORTH STATE PLANE GRID BEARINGS TO CONVERT TO BEARINGS SHOWN ON COUNTY SURVEY 11-127-C, ROTATE CLOCKWISE ABOUT THE NORTH QUARTER CORNER OF SECTION 23 01°34'13". DISTANCES SHOWN ARE GROUND DISTANCES. TO CONVERT TO GRID DISTANCES, MULTIPLY BY A COMBINED SCALE FACTOR OF 0.9999085031.

LEGEND

- PROPERTY LINE
- AS TRAVELED ROAD CENTERLINE
- ROAD RIGHT OF WAY LINE
- SECTION LINE
- TAX LOT LINE
- FENCE LINE
- GRAVEL ROAD
- BUILDING FOOTPRINT
- VEGETATION LINE
- TREE
- MONUMENT FOUND AS NOTED
- CALCULATED POINT, NOTHING FOUND OR SET
- SET 5/8" X 30" IRON REBAR WITH YELLOW PLASTIC CAP STAMPED "WA 19619 / OR 02820"
- (XXX)RX RECORD MEASUREMENT PER RECORD DOCUMENT
- LCR LAND CORNER RECORD

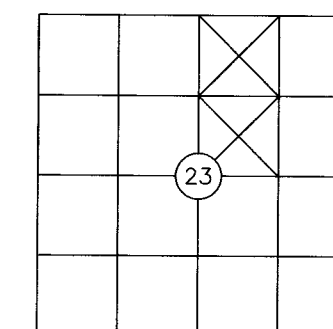
NOTE

SEE SHEET TWO OF TWO FOR SECTION AND MONUMENT DETAIL

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	13°55'20"	1230.00'	298.88'	298.14'	S84°03'01"E

LINE	BEARING	DISTANCE
L1	N88°59'19"E	86.98'
L2	S77°05'21"E	114.56'

SECTION DIAGRAM
T5N, R36E, W.M.



RECEIVED BY
Umatilla County Surveyor
Date: 9/11/24
Rec'd By: CT
No.: 24-082-B

REGISTERED PROFESSIONAL LAND SURVEYOR

Greg E. Flowers

OREGON
JUNE 30, 1997
GREG E. FLOWERS
02820LS

RENEWS 12/31/2025
9/4/2024

REFERENCE DOCUMENTS

- R1) BARGAIN AND SALE DEED FILED ON JUNE 27, 2022, AS INSTRUMENT NO. 2022-7450148, RECORDS OF UMATILLA COUNTY, OREGON
- R2) SURVEY FOR ANDERSON BY HADDOCK FILED IN NOVEMBER, 2011 AS COUNTY SURVEY NO. 11-127-C, RECORDS OF UMATILLA COUNTY, OREGON
- R3) SURVEY FOR GALBREATH BY KRUMBEIN FILED IN OCTOBER, 1985 AS COUNTY SURVEY NO. 85-148-B, RECORDS OF UMATILLA COUNTY, OREGON
- R4) OREGON CORNER RESTORATION FORM BY HADDOCK FILED ON JUNE 5, 2012 AS INSTRUMENT NO. 12-088-C, RECORDS OF UMATILLA COUNTY, OREGON
- R5) SURVEY FOR THE UMATILLA COUNTY SURVEYOR BY HADDOCK FILED ON JUNE 5, 2012 AS COUNTY SURVEY NO. 12-088-C

PBS Engineering and Environmental Inc.
5 N Colville St, Ste 200
Walla Walla, WA 99362
509.956.3026
pbsusa.com

CLIENT: RAMSEY	PROJECT NO.: 68281
SURVEYOR: GREG E. FLOWERS	DATE: 09/04/2024
CALC BY: AA	DRAWN BY: AA
SCALE: 1" = 80'	
SECTION: 23	TOWNSHIP: 5 NORTH
RANGE: 36 EAST	
CITY: N/A	COUNTY: UMATILLA
SHEET 1 OF 1	

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF LARRY RAMSEY FOR THE PURPOSE OF LOCATING AND MARKING THE BOUNDARIES OF THAT PARCEL OF LAND LOCATED AT 56138 N FORK WALLA WALLA RIVER ROAD, DESCRIBED IN DEED RECORDED AS INSTRUMENT NO. 2022-7450148, RECORDS OF UMATILLA COUNTY, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 36, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON; THENCE NORTHERLY ALONG THE WEST LINE OF THE SAID NORTHEAST QUARTER TO A POINT 1,100 FEET SOUTHERLY FROM THE POINT OF INTERSECTION OF THE WEST LINE OF THE SAID NORTHEAST QUARTER WITH THE SOUTHERLY LINE OF COUNTY ROAD NO. 440 AND THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE NORTHERLY ALONG THE SAID WEST LINE 1,100 FEET TO A POINT ON THE SOUTHERLY LINE OF THE SAID COUNTY ROAD; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID COUNTY ROAD TO THE POINT OF INTERSECTION OF THE SAID SOUTHERLY LINE WITH A LINE PARALLEL WITH AND 492.5 FEET EASTERLY, WHEN MEASURED AT RIGHT ANGLES TO THE WEST LINE OF THE SAID NORTHEAST QUARTER; THENCE SOUTHERLY; PARALLEL TO THE SAID WEST LINE 963 FEET; THENCE WESTERLY IN A STRAIGHT LINE TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE COUNTY ROAD RIGHT-OF-WAY.

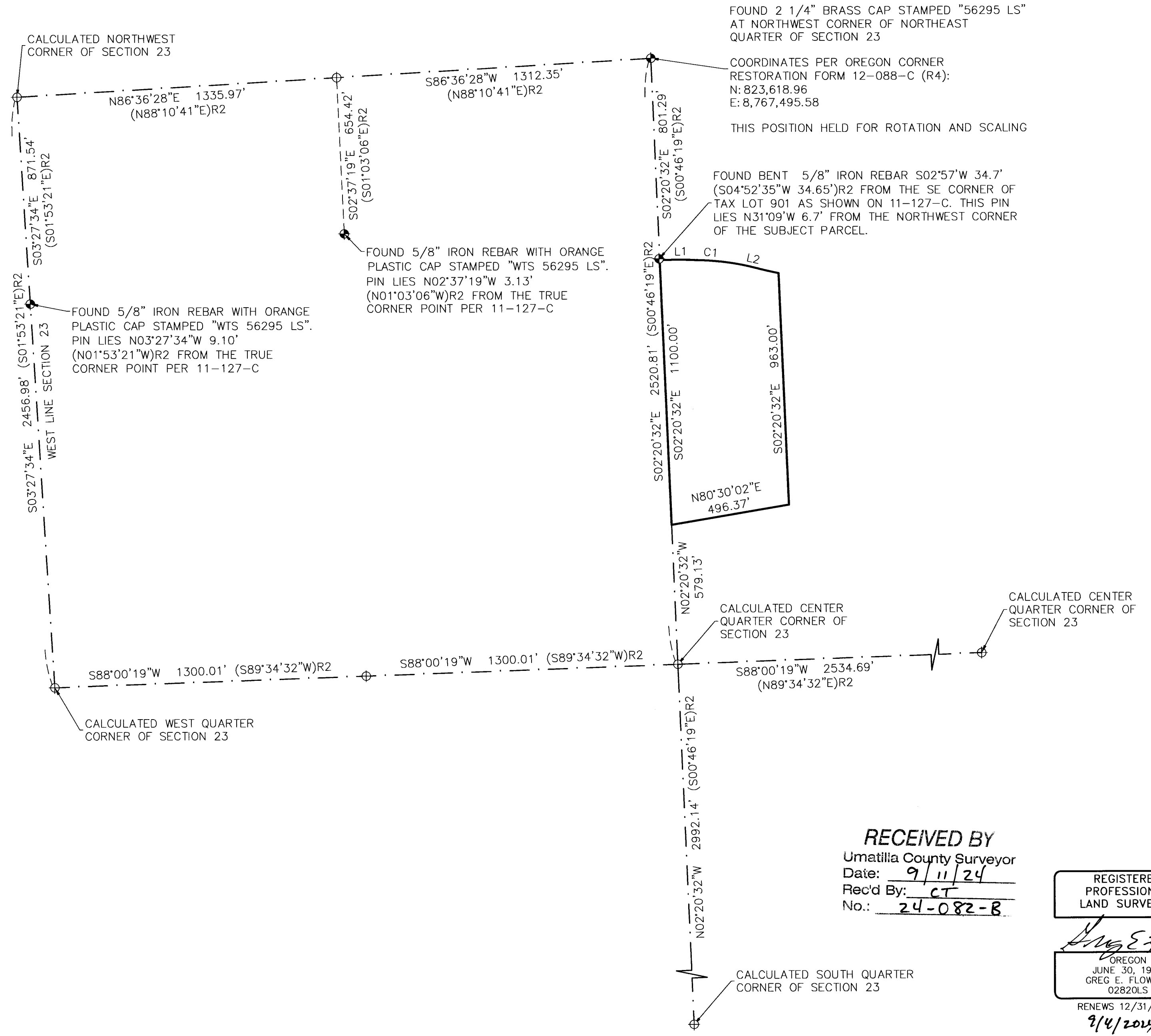
I HAVE BASED THIS SURVEY ON THE SUBDIVISION OF SECTION 23, T5N, R36E, W.M. AS SHOWN ON THE SURVEY BY STEPHEN HADDOCK RECORDED AS SURVEY NO. 11-127-C. WE FOUND THE 2 1/4" BRASS CAP MARKING THE NORTH QUARTER CORNER OF SECTION 23 AS SHOWN ON SAID SURVEY BY HADDOCK AND REMONUMENTED BY HADDOCK IN 2012 AS SHOWN ON SURVEY 12-088-C AND DESCRIBED ON OREGON CORNER RESTORATION FORM FILED AS CORNER RECORD 12-088-C. IN ADDITION TO THE NORTH QUARTER CORNER WE ALSO FOUND THE 5/8" IRON REBARS ALONG THE MARGINS OF N FORK WALLA WALLA RIVER ROAD AS SHOWN ON SAID SURVEY 11-127-C TO HAVE THE SAME RELATIONSHIP TO THE FOUND NORTH QUARTER CORNER AS NOTED ON SAID SURVEY 11-127-C. HOLDING THESE FOUR FOUND MONUMENTS, I PROCEEDED TO COMPUTE THE POSITIONS OF THE EAST, WEST, AND SOUTH QUARTER CORNERS OF SAID SECTION 23 AS WELL AS THE CENTER QUARTER CORNER THEREOF WHICH IS THE POINT OF COMMENCEMENT FOR THE RAMSEY PROPERTY. I HELD THE AS TRAVELED CENTER OF THE N FORK WALLA WALLA RIVER ROAD AS THE BEST EVIDENCE OF ITS LOCATION AND HELD THE NORTHERLY MARGIN OF THE RAMSEY PARCEL AS BEING A LINE 20 FEET SOUTHERLY AND PARALLEL THEREFROM AS NOTED IN THE UMATILLA COUNTY ROAD RECORDS.

ALONG THE EAST LINE OF THE RAMSEY PROPERTY I FOUND A HOG WIRE FENCE TO BE 2.5 TO 5.3 FEET WESTERLY OF THE DESCRIBED DEED LINE AND A 5'X5' BUILDING TO STRADDLE THE LINE APPROXIMATELY 203 FEET SOUTH OF THE NORTHEAST CORNER.

ALONG THE WESTERLY LINE I FOUND TREES NEAR THE NORTHWEST CORNER VERY NEAR TO THE LINE AND ARBORVITAE APPROXIMATELY 2.5 FEET WESTERLY OF THE LINE. THE EASTERLY WALL OF A BUILDING LIES 5.3 FEET EASTERLY OF THE LINE APPROXIMATELY 228 FEET SOUTH OF THE NORTHWEST CORNER. AN ACCESS ROAD RUNS SLIGHTLY EASTERLY AND PARALLEL WITH THE WEST LINE AND A BARBED WIRE FENCE WITH A GATED ACCESS 10 TO 11 FEET WESTERLY OF THE WEST LINE AND RUNS FROM THE FOUND BUILDING SOUTHERLY 114 FEET MORE OR LESS.

THIS SURVEY WAS PERFORMED AS A RADIAL REAL TIME KINEMATIC (RTK) SURVEY USING TRIMBLE R10 AND R12i GNSS RECEIVERS HAVING STANDARD ACCURACIES OF

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