# RECORD OF SURVEY

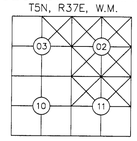
FOR PROPERTY LOCATED IN THE NE, SE, SW, NW QUARTERS OF SECTION 2, THE NORTH HALF OF SECTION 11, AND THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 37 EAST, WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.

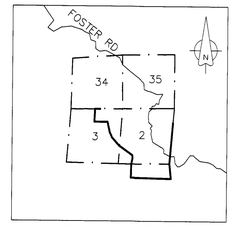
0 500 1000

## BASIS OF BEARINGS

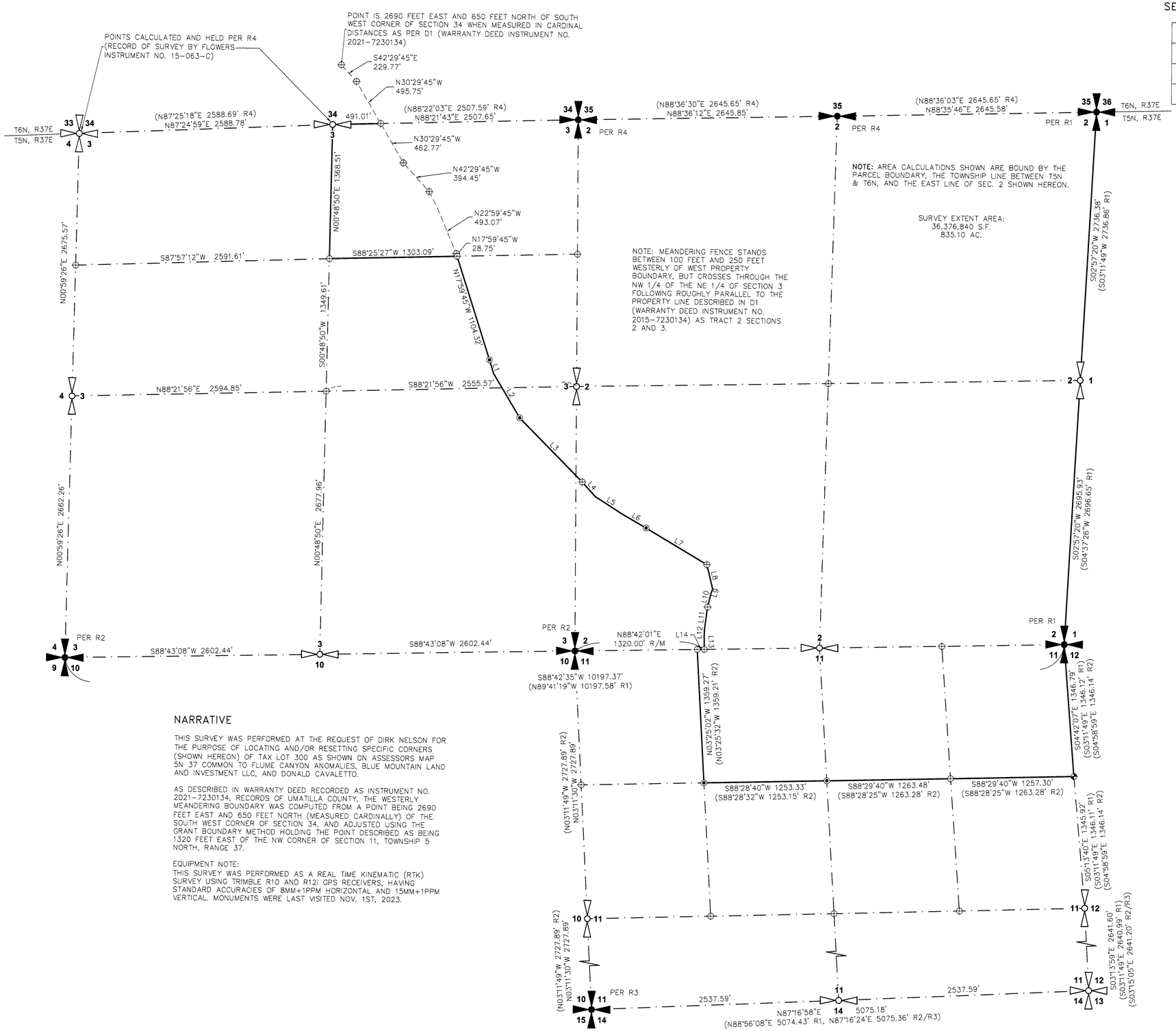
S02°57'20"W BETWEEN THE 2.5" BRONZE CAP AT THE NORTHEAST CORNER OF SECTION 2 AND THE 2.5 BRONZE CAP SOUTHEAST CORNER OF SECTION 2, BASED ON THE OREGON STATE PLANE COORDINATE SYSTEM (NORTH ZONE). DISTANCES SHOWN ARE GROUND DISTANCES; TO CONVERT TO GRID DISTANCES, USE A SCALE FACTOR OF 0.99980679799287.

SECTION DIAGRAM
T5N, R37E, W.M.




VICINITY MAP–NOT TO SCALE




## REFERENCE DOCUMENTS

D1) WARRANTY DEED FROM DIRK NELSON TO FLUME CANYON ANOMALIES, LLC. (2021), INSTRUMENT NO. 2021-7230134.

R1) SURVEY BY TOMKINS (1992), INSTRUMENT NO. 92-106-C
R2) SURVEY BY TOMKINS (1995), INSTRUMENT NO. 95-076-C
R3) BOUNDARY LINE ADJUSTMENT SURVEY BY TOMKINS (1996), INSTRUMENT NO. 96-001-B
R4) RECORD OF SURVEY BY FLOWERS (2015), INSTRUMENT NO. 15-063-C
THE ABOVE REFERENCES ARE IN THE RECORDS OF UMATILLA COUNTY, OREGON.

## LEGEND

- PARCEL BOUNDARY
- SECTION LINE
- DEED LINE (ADJUSTED BY GRANT BOUNDARY METHOD)
- FOUND MONUMENT AS NOTED
- SET 5/8"X30" REBAR WITH A YELLOW PLASTIC CAP STAMPED "PBS FLOWERS OR 02820"
- CALCULATED POSITION
- (XXXX' RX) MEASURE PER RECORD DOCUMENT
- (R/M) RECORD AND MEASURED DIMENSION
- FOUND 2.5" BRASS CAP MONUMENT AT SECTION CORNER
- FOUND 2.5" BRASS CAP MONUMENT AT 1/4 CORNER
- CALCULATED POSITION OF CORNER

LINE TABLE:

| LINE | BEARING (PER D1) | DISTANCE (PER D1) |
|---|---|---|
| L1 | N17°29'45"W (N17°30'W) | 145.95' (148') |
| L2 | N30°59'45"W (N31°W) | 523.64' (531') |
| L3 | N44°59'45"W (N45°W) | 913.16' (926') |
| L4 | N42°29'45"W (N42°30'W) | 200.19' (203') |
| L5 | N57°29'45"W (N07°30'W) | 323.45' (328') |
| L6 | N60°29'45"W (N60°30'W) | 284.99' (289') |
| L7 | N59°29'45"W (N59°30'W) | 724.81' (735') |
| L8 | N13°59'45"W (N14°W) | 253.44' (257') |
| L9 | N20°00'15"E (N20°E) | 50.29' (51') |
| L10 | N14°00'15"E (N14°E) | 142.00' (144') |
| L11 | N07°00'15"E (N07°E) | 226.81' (230') |
| L12 | N03°00'15"E (N03°E) | 70.02' (71') |
| L13 | N00°59'45"W (N01°W) | 135.10' (135') |
| L14 | N88°42'01"E | 71.88' |

## NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF DIRK NELSON FOR THE PURPOSE OF LOCATING AND/OR RESETTING SPECIFIC CORNERS (SHOWN HEREON) OF TAX LOT 300 AS SHOWN ON ASSESSORS MAP 5N 37 COMMON TO FLUME CANYON ANOMALIES, BLUE MOUNTAIN LAND AND INVESTMENT LLC, AND DONALD CAVALETTO.

AS DESCRIBED IN WARRANTY DEED RECORDED AS INSTRUMENT NO. 2021-7230134, RECORDS OF UMATILLA COUNTY, THE WESTERLY MEANDERING BOUNDARY WAS COMPUTED FROM A POINT BEING 2690 FEET EAST AND 650 FEET NORTH (MEASURED CARDINALLY) OF THE SOUTH WEST CORNER OF SECTION 34, AND ADJUSTED USING THE GRANT BOUNDARY METHOD HOLDING THE POINT DESCRIBED AS BEING 1320 FEET EAST OF THE NW CORNER OF SECTION 11, TOWNSHIP 5 NORTH, RANGE 37.

EQUIPMENT NOTE:
THIS SURVEY WAS PERFORMED AS A REAL TIME KINEMATIC (RTK) SURVEY USING TRIMBLE R10 AND R12I GPS RECEIVERS, HAVING STANDARD ACCURACIES OF 8MM+1PPM HORIZONTAL AND 15MM+1PPM VERTICAL. MONUMENTS WERE LAST VISITED NOV. 1ST, 2023.

RECEIVED BY
Umatilla County Surveyor
Date: 4/29/25
Rec'd By: CT
NO.: 25-040-C

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JUNE 30, 1997
GREG E. FLOWERS
02820LS
RENEWS 12/31/2025
4/29/2025

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

| | | |
|---|---|---|
| CLIENT: FLUME CANYON ANOMALIES | | PROJECT NO.: 68171.000 |
| SURVEYOR: GREG E. FLOWERS | | DATE: 04/24/2025 |
| CALC BY: GEF | DRAWN BY: RKD/MMP | SCALE: 1" = 500' |
| SECTION: 2, 3 & 11 | TOWNSHIP: 5 NORTH | RANGE: 37 EAST |
| CITY: MILTON-FREEWATER | COUNTY: UMATILLA | SHEET 1 OF 1 |