

LEGEND

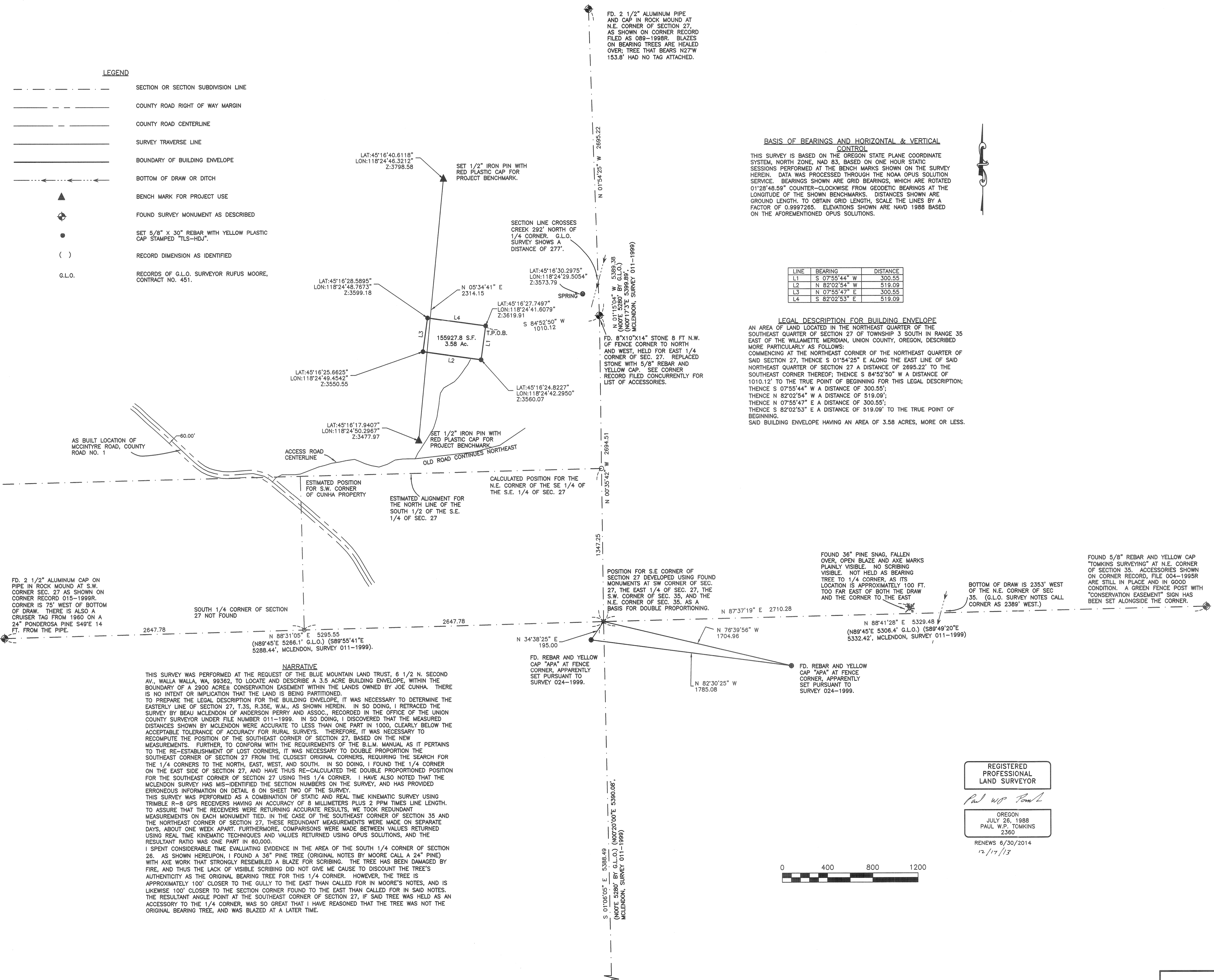
- SECTION OR SECTION SUBDIVISION LINE
- COUNTY ROAD RIGHT OF WAY MARGIN
- COUNTY ROAD CENTERLINE
- SURVEY TRAVERSE LINE
- BOUNDARY OF BUILDING ENVELOPE
- BOTTOM OF DRAW OR DITCH
- ▲ BENCH MARK FOR PROJECT USE
- ◆ FOUND SURVEY MONUMENT AS DESCRIBED
- SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP STAMPED "TJS-HDU"
- () RECORD DIMENSION AS IDENTIFIED
- G.L.O. RECORDS OF G.L.O. SURVEYOR RUFUS MOORE, CONTRACT NO. 451.

FD. 2 1/2" ALUMINUM PIPE AND CAP IN ROCK MOUND AT N.E. CORNER OF SECTION 27, AS SHOWN ON CORNER RECORD FILED AS 089-1998R. BLAZES ON BEARING TREES ARE HEALED OVER; TREE THAT BEARS N27W 153.8' HAD NO TAG ATTACHED.

BASIS OF BEARINGS AND HORIZONTAL & VERTICAL CONTROL
 THIS SURVEY IS BASED ON THE OREGON STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83, BASED ON ONE HOUR STATIC SESSIONS PERFORMED AT THE BENCH MARKS SHOWN ON THE SURVEY HEREIN. DATA WAS PROCESSED THROUGH THE NOAA OPUS SOLUTION SERVICE. BEARINGS SHOWN ARE GRID BEARINGS, WHICH ARE ROTATED 01°28'48.59" COUNTER-CLOCKWISE FROM GEODETIC BEARINGS AT THE LONGITUDE OF THE SHOWN BENCHMARKS. DISTANCES SHOWN ARE GROUND LENGTH. TO OBTAIN GRID LENGTH, SCALE THE LINES BY A FACTOR OF 0.9997265. ELEVATIONS SHOWN ARE NAVD 1988 BASED ON THE AFOREMENTIONED OPUS SOLUTIONS.

LINE	BEARING	DISTANCE
L1	S 07°55'44" W	300.55
L2	N 82°02'54" W	519.09
L3	N 07°55'47" E	300.55
L4	S 82°02'53" E	519.09

LEGAL DESCRIPTION FOR BUILDING ENVELOPE
 AN AREA OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27 OF TOWNSHIP 3 SOUTH IN RANGE 35 EAST OF THE WILLAMETTE MERIDIAN, UNION COUNTY, OREGON, DESCRIBED MORE PARTICULARLY AS FOLLOWS:
 COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 27, THENCE S 01°54'25" E ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 27 A DISTANCE OF 2695.22 TO THE SOUTHWEST CORNER THEREOF; THENCE S 84°52'50" W A DISTANCE OF 1010.12 TO THE TRUE POINT OF BEGINNING FOR THIS LEGAL DESCRIPTION; THENCE S 07°55'44" W A DISTANCE OF 300.55'; THENCE N 82°02'54" W A DISTANCE OF 519.09'; THENCE N 07°55'47" E A DISTANCE OF 300.55'; THENCE S 82°02'53" E A DISTANCE OF 519.09' TO THE TRUE POINT OF BEGINNING SAID BUILDING ENVELOPE HAVING AN AREA OF 3.58 ACRES, MORE OR LESS.

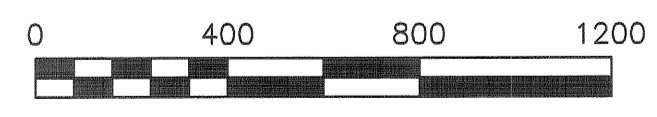


NARRATIVE
 THIS SURVEY WAS PERFORMED AT THE REQUEST OF THE BLUE MOUNTAIN LAND TRUST, 6 1/2 N. SECOND AV., WALLA WALLA, WA, 99362, TO LOCATE AND DESCRIBE A 3.5 ACRE BUILDING ENVELOPE, WITHIN THE BOUNDARY OF A 2900 ACRE+ CONSERVATION EASEMENT WITHIN THE LANDS OWNED BY JOE CUNHA. THERE IS NO INTENT OR IMPLICATION THAT THE LAND IS BEING PARTITIONED.
 TO PREPARE THE LEGAL DESCRIPTION FOR THE BUILDING ENVELOPE, IT WAS NECESSARY TO DETERMINE THE EASTERLY LINE OF SECTION 27, T.3S, R.35E, W.M., AS SHOWN HEREIN. IN SO DOING, I RETRACED THE SURVEY BY BEAU MCLENDON OF ANDERSON PERRY AND ASSOC., RECORDED IN THE OFFICE OF THE UNION COUNTY SURVEYOR UNDER FILE NUMBER 011-1999. IN SO DOING, I DISCOVERED THAT THE MEASURED DISTANCES SHOWN BY MCLENDON WERE ACCURATE TO LESS THAN ONE PART IN 1000, CLEARLY BELOW THE ACCEPTABLE TOLERANCE OF ACCURACY FOR RURAL SURVEYS. THEREFORE, IT WAS NECESSARY TO RECOMPUTE THE POSITION OF THE SOUTHWEST CORNER OF SECTION 27, BASED ON THE NEW MEASUREMENTS. FURTHER, TO CONFORM WITH THE REQUIREMENTS OF THE B.L.M. MANUAL AS IT PERTAINS TO THE RE-ESTABLISHMENT OF LOST CORNERS, IT WAS NECESSARY TO DOUBLE PROPORTION THE SOUTHWEST CORNER OF SECTION 27 FROM THE CLOSEST ORIGINAL CORNERS, REQUIRING THE SEARCH FOR THE 1/4 CORNERS TO THE NORTH, EAST, WEST, AND SOUTH. IN SO DOING, I FOUND THE 1/4 CORNER ON THE EAST SIDE OF SECTION 27, AND HAVE THUS RE-CALCULATED THE DOUBLE PROPORTIONED POSITION FOR THE SOUTHWEST CORNER OF SECTION 27 USING THIS 1/4 CORNER. I HAVE ALSO NOTED THAT THE MCLENDON SURVEY HAS MIS-IDENTIFIED THE SECTION NUMBERS ON THE SURVEY, AND HAS PROVIDED ERRONEOUS INFORMATION ON DETAIL 6 ON SHEET TWO OF THE SURVEY.
 THIS SURVEY WAS PERFORMED AS A COMBINATION OF STATIC AND REAL TIME KINEMATIC SURVEY USING TRIMBLE R-8 GPS RECEIVERS HAVING AN ACCURACY OF 8 MILLIMETERS PLUS 2 PPM TIMES LINE LENGTH. TO ASSURE THAT THE RECEIVERS WERE RETURNING ACCURATE RESULTS, WE TOOK REDUNDANT MEASUREMENTS ON EACH MONUMENT TIED. IN THE CASE OF THE SOUTHWEST CORNER OF SECTION 35 AND THE NORTHEAST CORNER OF SECTION 27, THESE REDUNDANT MEASUREMENTS WERE MADE ON SEPARATE DAYS, ABOUT ONE WEEK APART. FURTHERMORE, COMPARISONS WERE MADE BETWEEN VALUES RETURNED USING REAL TIME KINEMATIC TECHNIQUES AND VALUES RETURNED USING OPUS SOLUTIONS, AND THE RESULTANT RATIO WAS ONE PART IN 60,000.
 I SPENT CONSIDERABLE TIME EVALUATING EVIDENCE IN THE AREA OF THE SOUTH 1/4 CORNER OF SECTION 26. AS SHOWN HEREUPON, I FOUND A 36" PINE TREE (ORIGINAL NOTES BY MOORE CALL A 24" PINE) WITH AXE WORK THAT STRONGLY RESEMBLED A BLAZE FOR SCRIBING. THE TREE HAD BEEN DAMAGED BY FIRE, AND THUS THE LACK OF VISIBLE SCRIBING DID NOT GIVE ME CAUSE TO DISCOUNT THE TREE'S AUTHENTICITY AS THE ORIGINAL BEARING TREE FOR THIS 1/4 CORNER. HOWEVER, THE TREE IS APPROXIMATELY 100' CLOSER TO THE GULLY TO THE EAST THAN CALLED FOR IN MOORE'S NOTES, AND IS LIKEWISE 100' CLOSER TO THE SECTION CORNER FOUND TO THE EAST THAN CALLED FOR IN SAID NOTES. THE RESULTANT ANGLE POINT AT THE SOUTHWEST CORNER OF SECTION 27, IF SAID TREE WAS HELD AS AN ACCESSORY TO THE 1/4 CORNER, WAS SO GREAT THAT I HAVE REASONED THAT THE TREE WAS NOT THE ORIGINAL BEARING TREE, AND WAS BLAZED AT A LATER TIME.

RE-ESTABLISHED SW CORNER OF SECTION 35 BY TYING UNDISTURBED REBARS AND YELLOW CAPS AT SW, NW, AND NE QUADRANTS OF THE INTERSECTION OF MCINTYRE ROAD WITH THE UKIAH-HILLGARD HIGHWAY, AND APPLYING ARC-ARC INTERSECTION METHODS USING DIMENSIONS SHOWN ON SURVEY 011-1999.

REGISTERED PROFESSIONAL LAND SURVEYOR

PAUL W.P. TOMKINS
 OREGON
 JULY 26, 1988
 PAUL W.P. TOMKINS
 2360
 RENEWS 6/30/2014
 12/17/13



UNION COUNTY SURVEYOR
 Date Received 12/24/13
 Date Filed 12/24/13
 By P.W.P. Tomkins
 File No. 059-2013

a division of HDJ Design Group		CLIENT: BLUE MT LAND TRUST	PROJECT NO.: 3584-00
TOMKINS LAND SURVEYING engineers landscape architects planners surveyors		SURVEYOR: PWP TOMKINS	DATE: 12-11-2013
115 W. Main Street - Walla Walla, WA 99362	509/520-2203	CALC BY: PWPT	DRAWN BY: PWPT
509/547-5119 Pasco	Internet: www.hdjdg.com	SECTION: 27	TOWNSHIP: 3S
		CITY: N/A	COUNTY: UNION
		SCALE: 1"=400'	RANGE: 3SE
			SHEET 1 OF 1