

RECORD OF SURVEY FOR:
 CAPITAL AGRICULTURAL PROPERTY SERVICES, INC.
 7108 N. FRESNO STREET
 FRESNO, CA 93720
 209-437-0190

SURVEYED BY:

COPPOCK SURVEYING
 PO BOX 340
 HERMISTON, OR 97838
 541-567-6974
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11/09/98
 0998024

PRUDENTIAL LIFE INSURANCE CO. PARCEL AS
 LOCATED SOUTH OF THE WEST EXTENSION IRRIGATION CANAL RIGHT-OF-WAY
 AND BEING IN THE SE 1/4 OF SECTION 36, T 5 N, R 26 E, W.M. AND
 SECTION 31, T 5 N, R 27 E, W.M. MORROW COUNTY, OREGON.

SURVEYOR'S NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO LOCATE AND MONUMENT THE BOUNDARY OF THAT TRACT OF LAND DESCRIBED AS:

THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 5 NORTH, RANGE 26 EAST, WILLAMETTE MERIDIAN, MORROW COUNTY OREGON, LYING SOUTH OF THE WEST EXTENSION IRRIGATION CANAL.

AND THAT PART OF SECTION 31, TOWNSHIP 5 NORTH, RANGE 27 EAST, WILLAMETTE MERIDIAN, MORROW COUNTY, OREGON, LYING SOUTH OF THE WEST EXTENSION IRRIGATION CANAL.

A CLOSED LOOP CONTROL TRAVERSE WAS RUN AROUND THIS PROPERTY TO ESTABLISH CONTROL. FROM THIS, RADIAL SIDESHOTS WERE TAKEN TO THE TOP SOUTHERLY SIDE OF THE CONCRETE LINER OF THE WEST EXTENSION IRRIGATION CANAL AND THE TRUE CENTERLINE OF THE CANAL WAS COMPUTED FROM THIS DATA (TOP OF LINER TO TOP OF LINER = 21.5'). FROM THE CENTERLINE DATA THE SOUTHERLY RIGHT-OF-WAY LINE WAS COMPUTED AND WHICH IS ALSO THE NORTHERLY PROPERTY LINE OF THIS PROPERTY ACROSS SECTION 36, T 5 N, R 26 E, AND SECTION 31, T 5 N, R 27 E, W.M.

THE FIRST STANDARD PARALLEL, WHICH IS ALONG THE SOUTH LINE OF THIS PROPERTY WAS ORIGINALLY RUN BY MAXON AND HURD IN 1860 AND PART OF THAT LINE RERAN BY WALDOW IN 1874. NONE OF THESE MONUMENTS REMAIN. WHAT WAS FOUND WERE 1915 GLO AND 1941 BLM MONUMENTS ALONG WITH SOME 1975 USACE ALUMINUM MONUMENTS WHICH DO NOT APPEAR TO FIT ANY OF THE OLDER MONUMENTS. THEREFORE THESE ALUMINUM MONUMENTS WERE NOT USED.

FOR THE SOUTHEAST CORNER OF SECTION 31, T 5 N, R 27 E, W.M., I USED THE RECORD ANGLES AND PROPORTIONATE DISTANCES FROM THE 1941 BLM RETRACEMENTS BETWEEN THEIR FOUND MONUMENT AT THE SOUTHWEST OF SECTION 31, T 5 N, R 27 E, W.M. AND THEIR 1941 MONUMENT WHICH I FOUND AT THE SOUTHEAST OF SECTION 32, T 5 N, R 27 E, W.M. TO SET A NEW MONUMENT AT THE SOUTHEAST CORNER OF SECTION 31, T 5 N, R 27 E, W.M.

FROM THE CLOSED LOOP TRAVERSE, A POINT TO POINT TRAVERSE WAS RUN TO THE FOUND MONUMENTS SHOWN. THIS DATA WAS CHECKED AGAINST STAEBLER'S 1972 SURVEY FOR STONE HEREFORD RANCH, WHERE THE SAME MONUMENTS THAT WERE USED BY STAEBLER AND TIED BY ME WERE COMPARED THEY CHECKED VERY CLOSE. WITH THIS CLOSE COMPARISON I USED STAEBLER'S RECORD TO COMPUTE THE LOCATION OF THE NORTHEAST CORNER OF SECTION 32, T 5 N, R 27 E, W.M., WHICH STAEBLER RESET IN 1972. WITH THIS COMPUTED LOCATION AND USING THE POSITIONS OF THE OTHER FOUND OR SET CORNERS SHOWN ON THIS RECORD OF SURVEY PLAT, I DOUBLE PROPORTIONED THE POSITION OF THE NORTHEAST CORNER OF SECTION 31, T 5 N, R 27 E, W.M., AND SET A BRASS CAP AT THIS COMPUTED LOCATION. A REVIEW OF THE COUNTY SURVEY RECORDS WILL REVEAL THAT EDWARDS ALSO PROPORTIONED THIS CORNER IN FOR A 1980 SURVEY FOR SMITH AND REED. IT DIFFERS FROM MY LOCATION BECAUSE HE DID NOT TAKE INTO ACCOUNT THE VARIOUS DEPENDENT RESURVEYS DONE AFTER THE ORIGINAL 1860 GLO SURVEY.

I MADE FIELD TIES TO THE EXISTING DEPOT ROAD (MORROW COUNTY ROAD) AND COMPARED THOSE TIES WITH THE DEED FROM NORTHERN PACIFIC RAILROAD CO. TO MORROW COUNTY AS RECORDED IN BOOK 55, PAGE 578, MORROW COUNTY DEED RECORDS, AND FOUND THAT ALTHOUGH MOST OF THE ROADWAY WAS ON THE DESCRIBED RIGHT-OF-WAY IT WAS NOT CENTERED, WHICH WOULD NOT BE A PROBLEM, BUT THROUGH THE CURVE ON THE SOUTH END, ABOUT HALF OF THE EXISTING ROADWAY WAS OUTSIDE OF THE DESCRIBED RIGHT-OF-WAY AND THE DESCRIPTION DID NOT MATCH THE EXISTING AND CONTINUING ROADWAY TO THE SOUTH WHICH IS WITHIN THE UMATILLA ORDINANCE DEPOT, CONCLUDING THAT THE EXISTING ROADWAY WAS A BETTER INDICATION OF WHAT WAS INTENDED THAN WHAT WAS WRITTEN ON THE RECORDED DEED WHICH CONTAINS SEVERAL MORE OR LESS STATEMENTS AND THAT MONUMENTING THE ROADWAY AS IT EXISTS WOULD CREATE NO HARDSHIP, LOSS OR GAIN OF LAND AND WOULD BE CONDUCTIVE TO ITS HARMONIOUS AND CONTINUED USE AS IT EXISTS. I MONUMENTED THE 60 FOOT ROADWAY RIGHT-OF-WAY AS SHOWN.

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Judson L. Coppock
 OREGON
 JANUARY 20, 1998
 JUDSON L. COPPOCK
 2850

RENEWAL DATE: DEC. 31/99

- SET 5/8" X 30" REBAR WITH PLASTIC CAP STAMPED LS 2850 UNLESS NOTED OTHERWISE.
 - ⊙ SET 2 3/8" BRASS CAP ON A 1" ID X 30" GALV. PIPE.
 - ⊙ FOUND MONUMENTS AS NOTED.
- OF RECORD
 (000 E) EDWARDS FOR SCHNELL 1993
 (000 E.1) EDWARDS FOR SMITH 1980

Curve Table

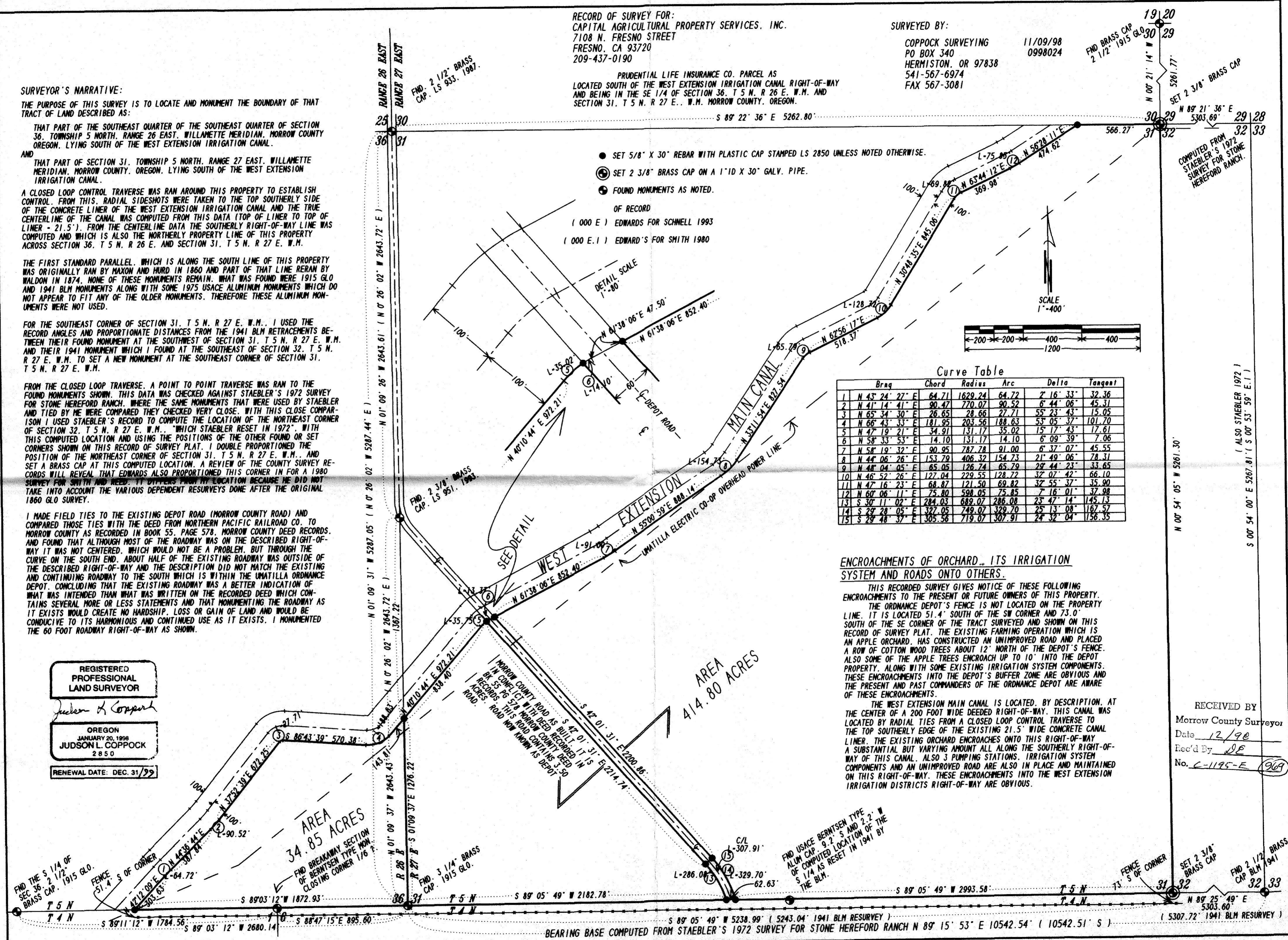
Brng	Chord	Radius	Arc	Delta	Tangent
1 N 43° 24' 27" E	64.71	1629.24	64.72	2° 16' 33"	32.36
2 N 41° 14' 41" E	90.47	770.07	90.52	6° 44' 06"	45.31
3 N 65° 34' 30" E	26.65	28.66	27.71	55° 23' 43"	15.05
4 N 66° 43' 33" E	181.95	203.56	188.63	53° 05' 37"	101.70
5 N 47° 19' 21" E	34.91	131.17	35.02	15° 17' 43"	17.61
6 N 58° 33' 53" E	14.10	131.17	14.10	6° 09' 39"	7.06
7 N 58° 19' 32" E	90.95	787.78	91.00	6° 37' 02"	45.55
8 N 44° 06' 26" E	153.79	406.32	154.73	21° 49' 06"	78.31
9 N 48° 04' 05" E	85.05	126.74	85.79	29° 44' 23"	33.65
10 N 46° 52' 26" E	127.04	229.55	128.72	32° 07' 42"	66.10
11 N 47° 16' 23" E	68.87	121.50	69.82	32° 55' 37"	35.90
12 N 60° 06' 11" E	75.80	598.05	75.85	7° 16' 01"	37.98
13 S 30° 11' 02" E	284.03	689.02	286.08	23° 47' 14"	145.13
14 S 29° 28' 05" E	327.05	749.07	329.20	25° 13' 08"	167.57
15 S 29° 48' 37" E	305.56	719.07	307.91	24° 32' 04"	156.35

ENCROACHMENTS OF ORCHARD, ITS IRRIGATION SYSTEM AND ROADS ONTO OTHERS.

THIS RECORDED SURVEY GIVES NOTICE OF THESE FOLLOWING ENCROACHMENTS TO THE PRESENT OR FUTURE OWNERS OF THIS PROPERTY. THE ORDINANCE DEPOT'S FENCE IS NOT LOCATED ON THE PROPERTY LINE. IT IS LOCATED 51.4' SOUTH OF THE SW CORNER AND 73.0' SOUTH OF THE SE CORNER OF THE TRACT SURVEYED AND SHOWN ON THIS RECORD OF SURVEY PLAT. THE EXISTING FARMING OPERATION WHICH IS AN APPLE ORCHARD, HAS CONSTRUCTED AN UNIMPROVED ROAD AND PLACED A ROW OF COTTON WOOD TREES ABOUT 12' NORTH OF THE DEPOT'S FENCE. ALSO SOME OF THE APPLE TREES ENCRUCH UP TO 10' INTO THE DEPOT PROPERTY, ALONG WITH SOME EXISTING IRRIGATION SYSTEM COMPONENTS. THESE ENCROACHMENTS INTO THE DEPOT'S BUFFER ZONE ARE OBVIOUS AND THE PRESENT AND PAST COMMANDERS OF THE ORDINANCE DEPOT ARE AWARE OF THESE ENCROACHMENTS.

THE WEST EXTENSION MAIN CANAL IS LOCATED, BY DESCRIPTION, AT THE CENTER OF A 200 FOOT WIDE DEEDED RIGHT-OF-WAY. THIS CANAL WAS LOCATED BY RADIAL TIES FROM A CLOSED LOOP CONTROL TRAVERSE TO THE TOP SOUTHERLY TIE OF THE EXISTING 21.5' WIDE CONCRETE CANAL LINER. THE EXISTING ORCHARD ENCRUCHES ONTO THIS RIGHT-OF-WAY A SUBSTANTIAL BUT VARYING AMOUNT ALL ALONG THE SOUTHERLY RIGHT-OF-WAY OF THIS CANAL. ALSO 3 PUMPING STATIONS, IRRIGATION SYSTEM COMPONENTS AND AN UNIMPROVED ROAD ARE ALSO IN PLACE AND MAINTAINED ON THIS RIGHT-OF-WAY. THESE ENCROACHMENTS INTO THE WEST EXTENSION IRRIGATION DISTRICTS RIGHT-OF-WAY ARE OBVIOUS.

RECEIVED BY
 Morrow County Surveyor
 Date 12/98
 Rec'd By JE
 No. C-1195-E (969)



BEARING BASE COMPUTED FROM STAEBLER'S 1972 SURVEY FOR STONE HEREFORD RANCH N 89° 15' 53" E 10542.54' (10542.51' S)