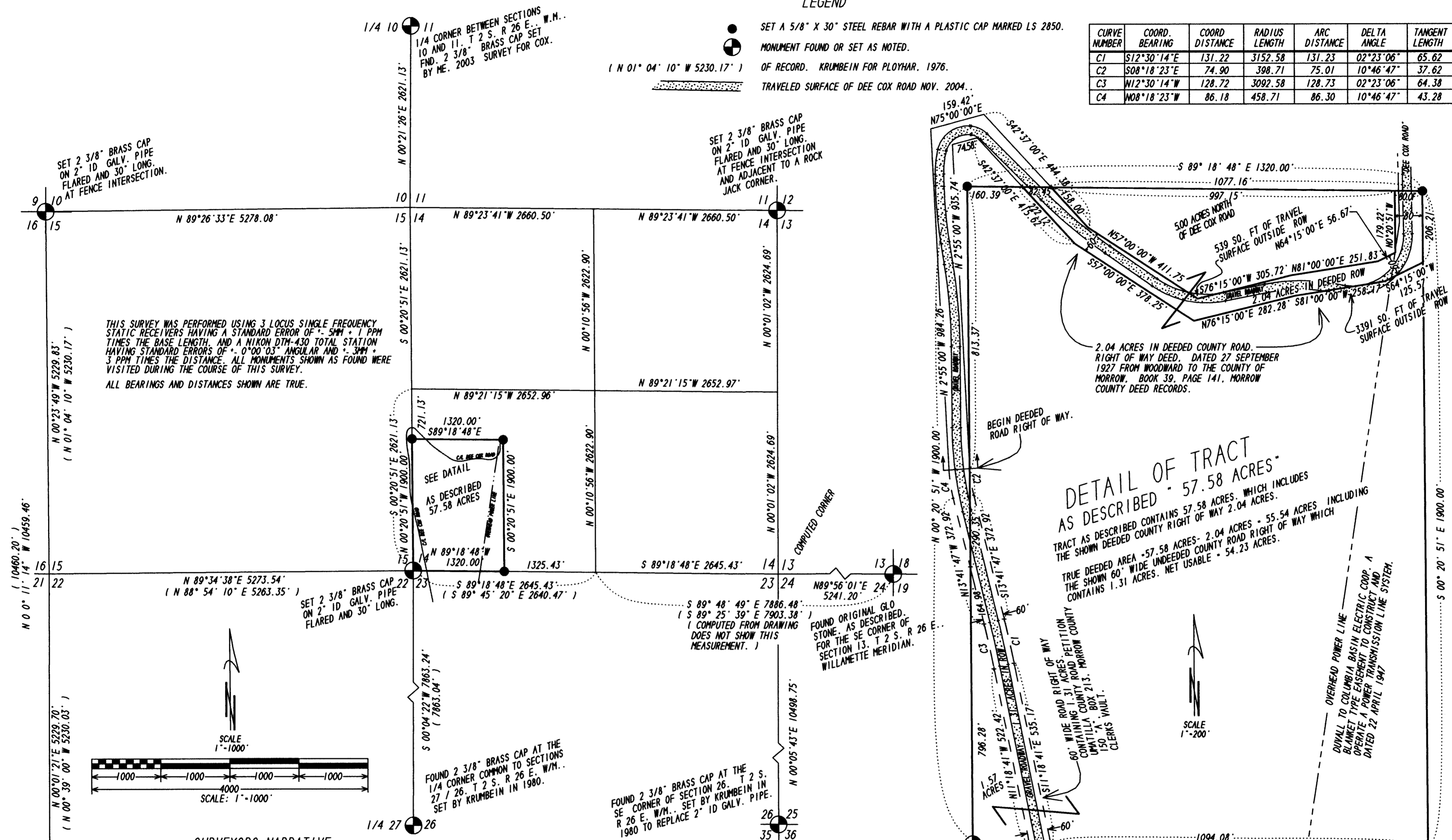


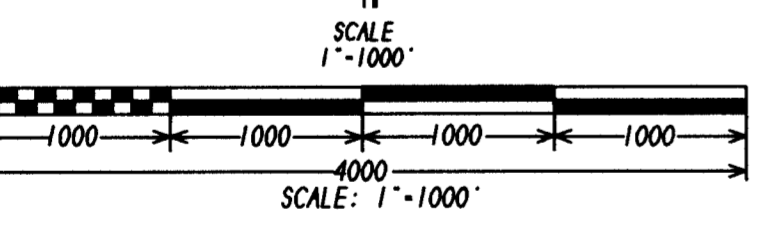
LEGEND

- SET A 5/8" X 30" STEEL REBAR WITH A PLASTIC CAP MARKED LS 2850.
- ⊕ MONUMENT FOUND OR SET AS NOTED.
- OF RECORD. KRUMBEIN FOR PLOYHAR, 1976.
- TRAVELED SURFACE OF DEE COX ROAD NOV. 2004.

CURVE NUMBER	COORD. BEARING	COORD. DISTANCE	RADIUS LENGTH	ARC DISTANCE	DELTA ANGLE	TANGENT LENGTH
C1	S12°30'14"E	131.22	3152.58	131.23	02°23'06"	65.62
C2	S08°18'23"E	74.90	398.71	75.01	10°46'47"	37.62
C3	W12°30'14"W	128.72	3092.58	128.73	02°23'06"	64.38
C4	W08°18'23"W	86.18	458.71	86.30	10°46'47"	43.28



THIS SURVEY WAS PERFORMED USING 3 LOCUS SINGLE FREQUENCY STATIC RECEIVERS HAVING A STANDARD ERROR OF ± 5MM + 1 PPM TIMES THE BASE LENGTH, AND A NIKON DTM-430 TOTAL STATION HAVING STANDARD ERRORS OF ± 0.0003" ANGULAR AND ± 3MM + 3 PPM TIMES THE DISTANCE. ALL MONUMENTS SHOWN AS FOUND WERE VISITED DURING THE COURSE OF THIS SURVEY. ALL BEARINGS AND DISTANCES SHOWN ARE TRUE.



SURVEYORS NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO LOCATE AND MONUMENT THE CORNERS OF THE TRACT OF LAND AS DESCRIBED IN THE WARRANTY DEED, GREEN TO NEWELL, RECORDED AS DOCUMENT NUMBER 2004-11526, MORROW COUNTY, OREGON, DEED RECORDS.

DESCRIPTION FROM SAID DEED.
 BEGINNING AT THE SOUTHWEST CORNER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 26 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF MORROW, STATE OF OREGON:

- THENCE NORTH 1,900 FEET;
- THENCE EAST 1,320 FEET;
- THENCE SOUTH 1,900 FEET;
- THENCE WEST 1,900 FEET TO THE POINT OF BEGINNING.

THIS DESCRIPTION DOES NOT MENTION ANY EASEMENTS OR RIGHTS OF WAY FOR ROADS OR UTILITIES.
 THERE IS AN EXISTING COLUMBIA BASIN ELECTRIC COOP LINE WHICH CROSSES NORTH-SOUTH.

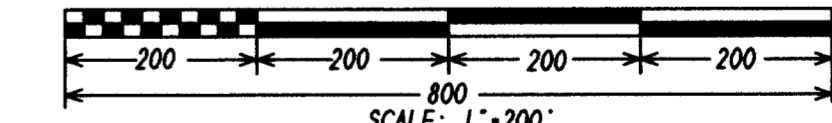
DEE COX ROAD, MORROW COUNTY ROAD NUMBER 723, SOME OF WHICH WAS CREATED BY PETITION NUMBER 150 "a" UMATILLA COUNTY, DATED 2 APRIL 1883 AND A PORTION CREATED BY A RIGHT OF WAY DEED, WOODWARD TO MORROW COUNTY, DATED 27 SEPTEMBER 1927, RECORDED AS DOCUMENT NUMBER 45329, MORROW COUNTY DEED RECORDS CROSS AND ENCUMBER THIS TRACT AS IT IS DESCRIBED. THESE EASEMENTS, RIGHT OF WAYS AND DEEDED ROAD SECTION ARE SHOWN ON THIS SURVEY.

THE SHOWN SECTION OF THE ROAD RIGHT OF WAY CREATED BY PETITION WAS LOCATED BY TIES TO THE EXISTING ROAD CENTERLINE.
 THE SHOWN DEEDED SECTION IS FROM A BEST FIT EVALUATION FROM THE DEED DESCRIPTION. I ADDED A CALL BETWEEN THE POINT OF BEGINNING WHICH LIES SOUTH 1,500 FEET OF THE 1/4 CORNER BETWEEN SECTIONS 14 AND 15, THAT ADDED CALL OF S 87° 05' W 30.00 FEET TO THE CENTERLINE AND THEN FOLLOWED THE DEED CALLS AS DESCRIBED RESULTED IN A REASONABLE FIT BETWEEN THE DESCRIBED CENTERLINE AND THE EXISTING ROADWAY. I HAVE CONFIDENCE THAT THIS ONE CALL WAS LEFT OUT OF THE CENTERLINE DESCRIPTION. I ALSO SHIFTED THE POINT OF BEGINNING SOUTH ALONG THE SECTION LINE 34.50 FEET TO A POINT WHERE I ADDED DEED CALL RESULTED IN A POINT AT THE CENTERLINE OF THE EXISTING ROADWAY.

OVER THE YEARS ROAD IMPROVEMENTS HAVE RESULTED IN SOME OF THOSE ROAD IMPROVEMENTS BEING OUTSIDE OF THE DESCRIBED RIGHT OF WAY DEED AS SHOWN. I RECOMMEND THAT THE PRESENT OWNER AND MORROW COUNTY GET TOGETHER AND REACH AN AGREEMENT TO CORRECT THIS PROBLEM.

DETAIL OF TRACT AS DESCRIBED - 57.58 ACRES -
 TRACT AS DESCRIBED CONTAINS 57.58 ACRES, WHICH INCLUDES THE SHOWN DEEDED COUNTY RIGHT OF WAY 2.04 ACRES.
 TRUE DEEDED AREA - 57.58 ACRES - 2.04 ACRES = 55.54 ACRES
 THE SHOWN 60' WIDE UNDEEDED COUNTY ROAD RIGHT OF WAY WHICH CONTAINS 1.31 ACRES. NET USABLE - 54.23 ACRES.

60' WIDE ROAD RIGHT OF WAY
 CONTAINING 1.31 ACRES PETITION UMATILLA COUNTY ROAD NUMBER 150 "A" BOX 213, MORROW COUNTY CLERKS VAULT.
 OVERHEAD POWER LINE
 DUAL TO COLUMBIA BASIN ELECTRIC COOP. A BLANKET TYPE EASEMENT TO CONSTRUCT AND OPERATE A POWER TRANSMISSION LINE SYSTEM. DATED 22 APRIL 1947



REGISTERED PROFESSIONAL LAND SURVEYOR

Judson L. Coppock
 OREGON
 JANUARY 20 1988
 JUDSON L. COPPOCK
 2850

RENEWAL DATE: DEC. 31 2005

RECEIVED BY
 Morrow County Surveyor
 Date 25 Feb 2005
 Rec'd By DAK
 No. 1421 "C"

BOUNDARY SURVEY FOR:
 GENTRY HOMES
 HEPPNER, OREGON. 97836
 COPPOCK SURVEYING 541-676-8750
 PO Box 495 FAX 676-8753
 HEPPNER, OR 97838 14 FEBRUARY 2005

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