

SURVEY FOR: HENRY F. POPIEL, DESCRIBED IN THE QUITCLAIM DEED RECORDED AS DOCUMENT NUMBER M-47593 MORROW COUNTY DEED RECORDS AS LOCATED IN THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, MORROW COUNTY OREGON

LEGEND:

- SET A 5/8" X 30" STEEL REBAR WITH A PLASTIC CAP MARKED "LS 2850".
- FOUND A 5/8" STEEL REBAR UNLESS OTHERWISE NOTED.

THE PURPOSE OF THIS SURVEY WAS TO SURVEY THAT TRACT OF LAND DESCRIBED ON THE QUITCLAIM DEED FROM RODRICK TO POPIEL, DATED 20 MARCH 1996 AND RECORDED AS DOCUMENT NUMBER M-47593 IN THE MORROW COUNTY DEED RECORDS.

DESCRIPTION FROM SAID DOCUMENT READS AS FOLLOWS:
 BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN;
 THENCE EAST 552.00 FEET TO A POINT;
 THENCE NORTH 540.00 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;
 THENCE EAST 405.00 FEET TO A POINT;
 THENCE NORTH 540.00 FEET TO A POINT;
 THENCE WEST 405.00 FEET TO A POINT;
 THENCE SOUTH 540.00 FEET TO A POINT OF BEGINNING OF THIS DESCRIPTION;
 CONTAINING 5.0 ACRES MORE OR LESS.

DEED REFERENCES:

M-47593.	QUITCLAIM DEED	RODRICK TO POPIEL.
M-2002-4090	WARRANTY DEED	CARROLL TO DINUCCI AND CRUZAN.
M-2007-18372	WARRANTY DEED	RAMSO TO RONALD AND CINDY LUEBBERS.
M-344791	BARGAIN AND SALE DEED	BLAKE TO BLACK MOUNTAIN WATER DISTRICT AND IMPROVEMENT COMPANY, INC..

I FOUND ENOUGH 5/8" REBARS IN THIS AREA TO COME TO THE CONCLUSION THAT THOSE MONUMENTS WERE SET DURING A SURVEY WHICH INCLUDED ALL OF THIS GROUP OF METES AND BOUNDS DESCRIBED TRACTS. THERE WAS NO RECORD FOUND FOR THIS WORK. THE OCCUPATION IN THIS AREA INDICATES THAT THOSE FOUND 5/8" REBAR MONUMENTS ARE ACCEPTED AS THE INTENDED PROPERTY CORNERS OF THIS GROUP OF TRACTS. THESE MONUMENTS DO NOT FIT THE MONUMENTED LANDS TO THE WEST, NOR DO THEY FIT THE SOUTH SECTION LINE OF SECTION 2 AS DESCRIBED IN THEIR DESCRIPTIONS. KNOWING THAT THE COURTS TEND TO PLACE PRECEDENCE ON MONUMENTS THAT HAVE BEEN ACCEPTED AND RELIED UPON TO REPRESENT WHAT THEY WERE INTENDED TO REPRESENT, EVEN WHEN A LATER SURVEY WOULD HAVE PLACED THEM IN A DIFFERENT LOCATION, I HELD THE 5/8" REBARS AS FOUND AS REPRESENTING THE CORNERS OF THE DESCRIBED LAND IN THIS AREA. BEING THAT THE "BLACK MOUNTAIN WATER DISTRICT AND IMPROVEMENT COMPANY, INC." IS A QUASI PUBLIC BODY SUPPLYING WATER AND MAINTAINING THE ROADS AND THAT IT IS UNCOMMON FOR CLAIMS AGAINST PUBLIC LANDS IMPLIES THAT PRIVATE LANDS YIELD TO THE PUBLIC. BASED ON THAT I SET THE SOUTHWEST CORNER ON A LINE FROM THE FOUND SOUTHEAST CORNER, TOWARDS THE FOUND 5/8" REBAR NEAR THE SOUTHWEST CORNER OF THE POPIEL TRACT WHICH I HELD FOR LINE, TO IT'S INTERSECTION WITH THE EAST LINE OF THE WATER DISTRICTS LAND, KNOWN AS "CHICKADEE ROAD". I ALSO SET A MONUMENT AT THE ANGLE POINT IN THE EAST LINE OF THE WATER DISTRICTS LANDS CAUSED BY THE ANGLE POINT CREATED BY FOUND MONUMENTS ALONG THE WEST LINE OF THIS WATER DISTRICT LAND. TO SET THE NORTHWEST CORNER IN A MANNER CONSISTENT WITH THE PREVIOUS SURVEY AND IT'S REMAINING EVIDENCE AND ALSO RESPECTING THE WATER DISTRICTS RIGHTS I RAN A LINE FROM THE FOUND NORTHEAST CORNER PARALLEL WITH THE SOUTH LINE OF THE POPIEL TRACT IT'S INTERSECTION WITH THE EAST LINE OF THE WATER DISTRICTS LAND.

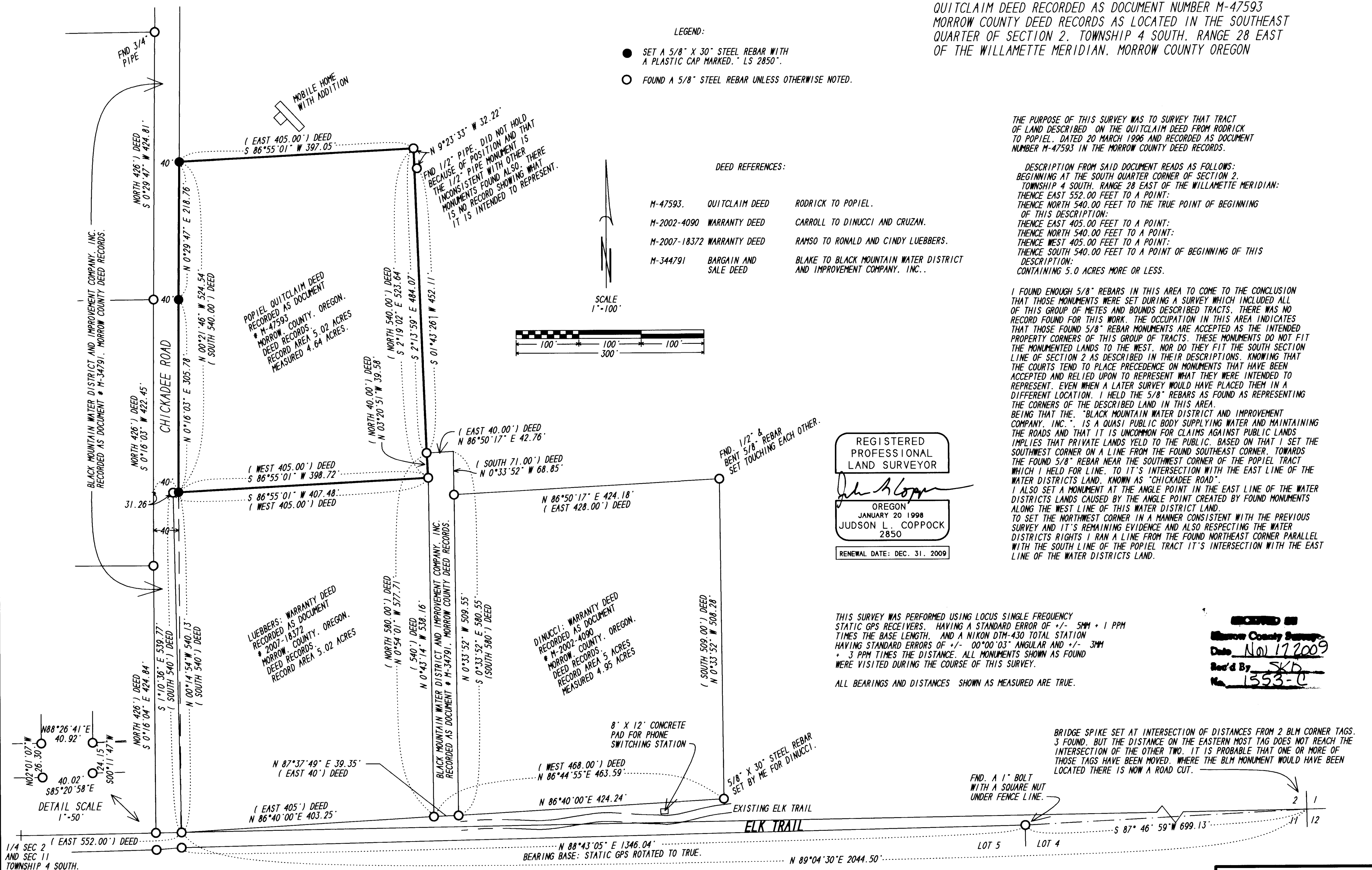
REGISTERED PROFESSIONAL LAND SURVEYOR

John A. Copcock
 OREGON
 JANUARY 20 1998
 JUDSON L. COPPOCK
 2850
 RENEWAL DATE: DEC. 31, 2009

THIS SURVEY WAS PERFORMED USING LOCUS SINGLE FREQUENCY STATIC GPS RECEIVERS, HAVING A STANDARD ERROR OF +/- 5MM + 1 PPM TIMES THE BASE LENGTH, AND A NIKON DTM-430 TOTAL STATION HAVING STANDARD ERRORS OF +/- 00"00"03" 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 AS MEASURED ARE TRUE.

RECORDED IN
 Morrow County Survey
 Date: Nov 17 2009
 Rec'd By: SKD
 No. 1553-C



1/4 SEC 2 AND SEC 11 TOWNSHIP 4 SOUTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN

SURVEY FOR: HENRY F. POPIEL LOCATED IN THE SE 1/4, SEC 2, T 4 S, R 28 E, W.M., MORROW COUNTY, OREGON

COPPOCK SURVEYING 14 NOV. 2009
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