

SURVEY FOR: JOHN A. DINUCCI, DESCRIBED IN THE WARRANTY DEED RECORDED AS DOCUMENT NUMBER M-2002-4090 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.

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..

THE PURPOSE OF THIS SURVEY WAS TO SURVEY THAT TRACT OF LAND DESCRIBED ON THE WARRANTY DEED FROM CARROLL TO DINUCCI, DATED 23 APRIL 2002 AND RECORDED AS DOCUMENT NUMBER M-2002-4090 IN THE MORROW COUNTY DEED RECORDS ON 30 APRIL 2002.

DESCRIPTION FROM SAID DOCUMENT READS AS FOLLOWS: A PARCEL OF LAND SITUATED IN SECTION 2, TOWNSHIP 4 SOUTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN; BEGINNING AT A POINT WHICH LIES 957.00 FEET EAST OF THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 2; THENCE NORTH 580.00; THENCE EAST 40.00 FEET; THENCE SOUTH 71.00 FEET; THENCE EAST 428.00 FEET; THENCE SOUTH 509.00 FEET; THENCE WEST 488.00 FEET TO THE POINT OF BEGINNING. EXCEPTING THEREFROM THAT PORTION OF LAND DESCRIBED IN DOCUMENT RECORDED JANUARY 13, 1992, AS MICROFILM NO. M-37844, MORROW COUNTY MICROFILM RECORDS, BEING THE WEST 40 FEET OF THE ABOVE DESCRIBED PROPERTY.

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 LANDS IN THIS AREA. TO SET THE SOUTHEAST CORNER IN A MANNER CONSISTENT WITH THE PREVIOUS SURVEY AND IT'S REMAINING EVIDENCE I RAN A LINE SOUTHERLY FROM THE FOUND NORTHEAST CORNER OF THE DINUCCI TRACT PARALLEL WITH THE WEST LINE OF THE DINUCCI TRACT TO AN INTERSECTION WITH A LINE RUNNING EASTERLY FROM THE FOUND SOUTHWEST CORNER OF THE DINUCCI TRACT USING THE MEASURED BEARING ALONG SOUTHERLY LINE OF THE LUEBBERS TRACT WHICH RESULTED IN A REASONABLE AGREEMENT WITH OCCUPATION LINES.

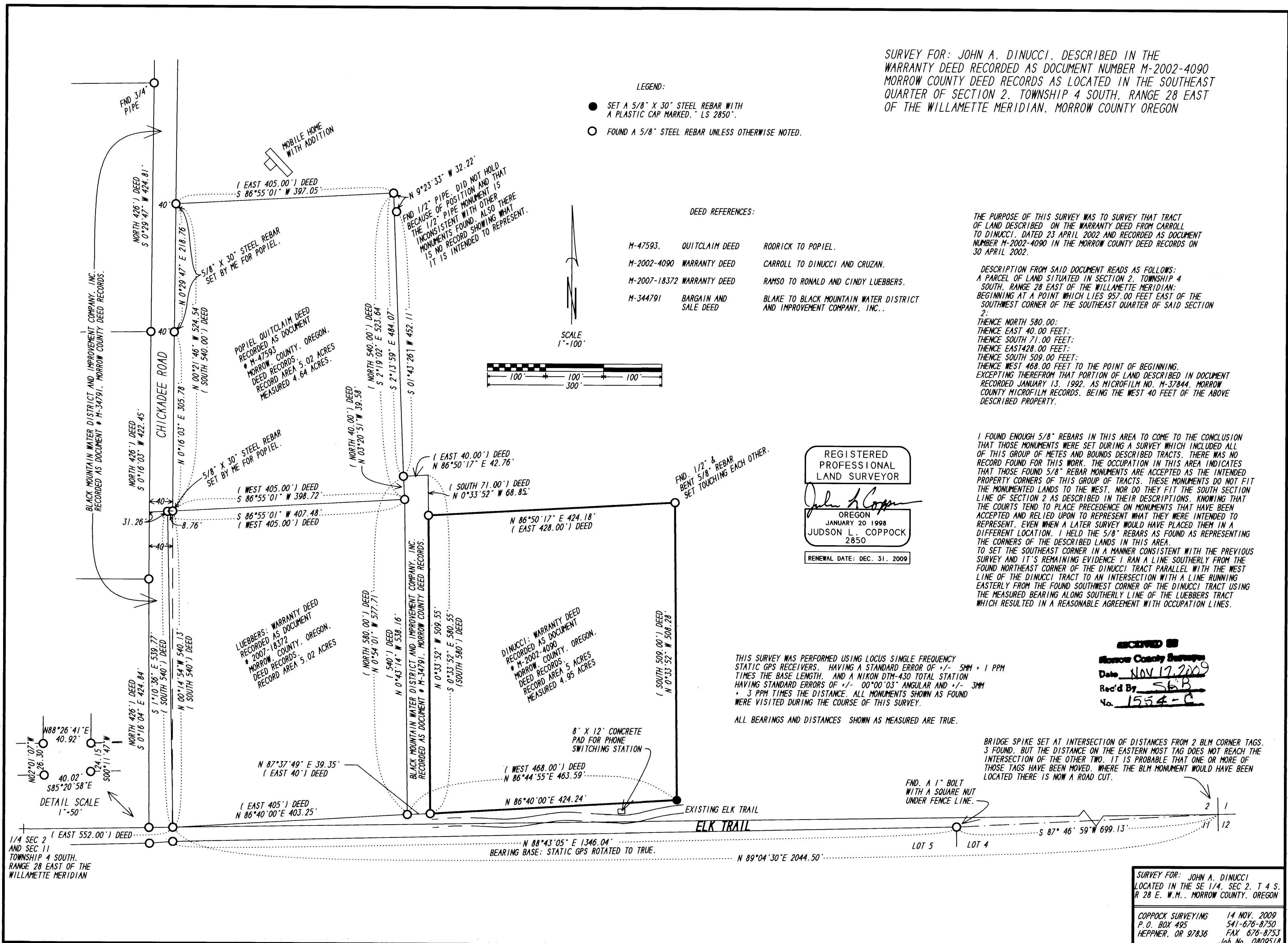
REGISTERED PROFESSIONAL LAND SURVEYOR
John A. Coppock
 OREGON
 JANUARY 20 1998
 JUDSON L. COPPOCK
 2850
 RENEWAL DATE: DEC. 31, 2009

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.

BRIDGE SPIKE SET AT INTERSECTION OF DISTANCES FROM 2 BLM CORNER TAGS, 3 FOUND, BUT THE DISTANCE ON THE EASTERN MOST TAG DOES NOT REACH THE INTERSECTION OF THE OTHER TWO. IT IS PROBABLE THAT ONE OR MORE OF THOSE TAGS HAVE BEEN MOVED. WHERE THE BLM MONUMENT WOULD HAVE BEEN LOCATED THERE IS NOW A ROAD CUT.

RECORDED IN
 Morrow County Surveys
 Date NOV 17 2009
 Rec'd By SB
 No. 1554-C



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

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

COPPOCK SURVEYING 14 NOV. 2009
 P. O. BOX 495 541-676-8750
 HEPPNER, OR 97836 FAX 676-8753
 Job No. 0809518