

NARRATIVE

THIS SURVEY WAS MADE AT THE REQUEST OF JOHN BOYER. THE SURVEY IDENTIFIES THE BOUNDARIES OF SEVERAL TRACTS OF LAND OWNED BY JOHN BOYER INDIVIDUALLY AND BY JOHN AND KELLY BOYER, HUSBAND AND WIFE. TWO PROPERTY LINE ADJUSTMENTS ARE TO BE COMPLETED TO CLEAN UP. OVERLAPS OF THE JOHN AND KELLY BOYER HOUSE TRACT ONTO TRACTS OWNED BY THE TOWN OF LEXINGTON AND JOHN BOYER, AS AN INDIVIDUAL. AFTER THE PROPERTY LINE ADJUSTMENTS ARE COMPLETED, THE TRACTS IDENTIFIED AS TAX LOTS 600, AND 601, MAP 1S 25 27 DA ARE TO BE PARTITIONED INTO THREE PARCELS IN A SEPARATE PARTITION SURVEY.

THE BOYER PROPERTIES ARE GENERALLY LOCATED BETWEEN THE TOWN OF LEXINGTON PROPERTY ON THE WEST AND STATE HIGHWAY NO. 207 ON THE EAST. THE NORTH LINE OF THE BOYER PROPERTY IS THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 27 AND THE SOUTHWESTERLY LINE IS CLAY

TO LOCATE THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 27, I HELD A LINE BETWEEN THE EXISTING BRASS CAP MONUMENTS AT THE CENTER ONE-QUARTER AND EAST ONE QUARTER CORNERS OF SECTION 27 AS SHOWN. I RE-ESTABLISHED THE NORTHWEST CORNER OF THE OVERALL BOYER PROPERTY, WHICH IS THE NORTHEAST CORNER OF THE TOWN OF LEXINGTON PROPERTY ON THE EAST-WEST CENTERLINE OF SECTION 27 AT THE RECORD DISTANCE OF 1132.00 FEET EAST FROM THE CENTER ONE-QUARTER, AS WAS DONE ON COPPOCK SURVEY NO. C-1377-M. THE BOYER DEEDS CALL FOR THIS POINT TO BE A 3 INCH IRON ROD, BUT THE ROD WAS NOT FOUND. BOYER'S DEED CALLS COME WEST FROM THE EAST ONE-QUARTER CORNER OF SECTION 27. THERE HAS BEEN A LOT OF EXCAVATION AND FILLING IN THIS AREA OVER THE YEARS.

TO DETERMINE THE COMMON LINE BETWEEN THE TOWN OF LEXINGTON PROPERTY ON THE WEST AND BOYER PROPERTY ON THE EAST, I CONSULTED THE TOWN OF LEXINGTON DEED RECORDED AT BOOK 45, PAGE 370 AND THE COPPOCK SURVEY NO. C-1377-M. ON ONE OF THE TOWN TRACTS DESCRIBED, THE DEED CALLS THREE CAST IRON WAGON THIMBLES WHICH WERE RECOVERED BY COPPOCK IN SURVEY NO. C-1377-M. BASED ON STUDY OF THE DEEDS, I HELD THE TWO NORTHERLY WAGON THIMBLES AND THE EASTERLY EXTENSION OF THE LINE BETWEEN THEM TO DETERMINE THE EAST-WEST PART OF THE COMMON LINE BETWEEN THE TOWN OF LEXINGTON AND BOYER PROPERTY. I ESTABLISHED THE SOUTHEAST CORNER OF THE TOWN OF LEXINGTON PROPERTY AT A DISTANCE OF 181.50 FEET FROM THE NORTHEAST WAGON THIMBLE, PER DEED CALLS. I HELD THE LINE BETWEEN THE TWO MOST EASTERLY WAGON THIMBLE MONUMENTS AS THE LINE BETWEEN THE TOWN OF LEXINGTON AND BOYER PROPERTY. I HELD THE LINE BETWEEN THE WESTERLY TWO WAGON THIMBLES (ALONG CLAY STREET), AND THE SOUTHEASTERLY EXTENSION OF THE LINE BETWEEN THEM TO DETERMINE THE SOUTHWESTERLY LINE OF BOYER TO STATE HIGHWAY NO. 207. I SEARCHED FOR, BUT DID NOT RECOVER THE REBAR MONUMENT ESTABLISHED NEAR THE NORTHEAST CORNER OF THE BOYER HOUSE ON SURVEY NO. C-1377-M.

THE EAST LINE OF THE BOYER PROPERTY IS THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 207. I CALCULATED THE RIGHT-OF-WAY OF STATE HIGHWAY NO. 207 WITH REFERENCE TO MONUMENT TIES TO SURVEY NO. 1622-C AND STATE HIGHWAY DRAWING NO. 6B-16-20.

EXISTING DEED DESCRIPTIONS FOR THE VARIOUS BOYER PROPERTIES ARE POORLY WRITTEN, AND SOME HAVE BEEN REWRITTEN FOR UNKNOWN REASONS OVER THE YEARS. THE LATEST VERSIONS OF SOME DEED DESCRIPTIONS OMIT CRITICAL DEED CALLS, CONVERT "MORE OR LESS" CALLS TO ABSOLUTE DISTANCES TO THE NEAREST ONE-HUNDRETH OF A FOOT, AND OMIT CRITICAL "BOUNDS" CALLS CONTAINED IN EARLIER DEED VERSIONS. THE FACT THAT THE TOWN OF LEXINGTON DEED DESCRIPTIONS COMMENCE AT THE CENTER ONE-QUARTER OF SECTION 27 AND THE BOYER DESCRIPTIONS COMMENCE AT THE EAST ONE-QUARTER CORNER OF SECTION 27 FURTHER COMPLICATES THE SITUATION BECAUSE BOTH CORNERS WERE RE-ESTABLISHED YEARS AFTER THE ORIGINAL DEED DESCRIPTIONS WERE RECORDED. THE WAGON THIMBLES CALLED IN THE 1939 TOWN OF LEXINGTON DEED WERE CRITICAL IN PUTTING TOGETHER THE PUZZLE.

AS STATED EARLIER, THE 3 INCH IRON ROD ON THE NORTH LINE OF THE SOUTHEAST QUARTER, CALLED ON SOME VERSIONS OF BOYER DEEDS WAS NOT RECOVERED. THE RE-ESTABLISHED LOCATION OF THE 3 INCH IRON ROD, (THE NORTHEAST CORNER OF THE TOWN OF LEXINGTON PROPERTY), FITS EXISTING STRUCTURE IMPROVEMENTS, BUT THERE IS NO NORTH-SOUTH FENCE LINE BETWEEN THE TOWN AND BOYER OWNERSHIP. THE DISTANCE CALLS COMING WEST FROM THE EAST ONE-QUARTER CORNER OF SECTION 27 DON'T FIT THE CALCULATED POSITION FOR THE 3 INCH IRON ROD BY OVER 29 FEET. THE RECORD DEED DISTANCE OF 816 FEET, MORE OR LESS, FROM THE EAST ONE-QUARTER OF SECTION 27 TO THE WEST RIGHT-OF-WAY LINE OF HIGHWAY 207 MEASURES 854.86 FEET.

THIS SURVEY WAS MADE BY A TWO PERSON CREW WITH A TRIMBLE GEODETIC GPS RECEIVERS OPERATED IN REAL TIME KINEMATIC MODE. MONUMENT TIES AND NEW MONUMENTS SET WERE VERIFIED BY REDUNDANT OBSERVATIONS.

> RECEIVED BY Morrow County Surveyor Date: 5-10-2021 Rec'd By: MP/ No.: 2021-1934 D Folder No.: 1934

LAST UPDATED 04-02-21

WELLS SURVEYING 200 SE HAILEY SUITE 108

P.O. BOX 1696 PENDLETON, OREGON PHONE: (541) 276-6362 DATE: 05/14 DR. BY: WRW

PROJECT: RECORD OF SURVEY FOR PROPERTY LINE ADJUSTMENTS FOR: JOHN L. BOYER

JULY 22, 1977 WILLIAM R. WELLS 1106

CK. BY: WRW NO: 14-1426 LOCATED IN THE SE 1/4 OF SECTION 27, T1S., R25E., W.M., CITY OF LEXINGTON, MORROW COUNTY, OREGON