

1941

SURVEY NARRATIVE

THIS SURVEY HAS BEEN PREPARED AT THE REQUEST OF RUSSEL ELLSWORTH. THE PURPOSE IS TO MARK THE BOUNDARIES OF THAT TRACT OF LAND CONVEYED BY STATUTORY WARRANTY DEED FILED UNDER INSTRUMENT NUMBER 2020-47350, RECORDED OCTOBER 9, 2020, MORROW COUNTY CLERK RECORDS. THE PROPERTY IS DESCRIBED AS LOT 5, BLOCK 18, LEXINGTON.

THE ORIGINAL TOWN OF LEXINGTON WAS SURVEYED MARCH 18, 1885 BY JULIUS KEITHLY AND PLAT RECORDED ON JUNE 19, 1885. THE PLAT OR PLAT SPECIFICATIONS FAIL TO MENTION WHAT WAS SET AT THE LOT AND BLOCK CORNERS OF THIS DIVISION. THE ONLY LOCATION CLEARLY MARKED WAS A POINT SOUTH 39° EAST, 36 LINKS FROM THE NORTHEAST CORNER OF LOT 5, BLOCK 18. THIS POINT WAS MONUMENTED WITH A STONE MARKED "T" AND "+". A SEARCH WAS MADE FOR THIS STONE, NOTHING WAS FOUND. THE SEARCH LOCATION FALLS NEAR A CITY WATER VALVE AND AFTER DIGGING IT BECAME APPARENT THAT ANYTHING SET HERE WAS LIKELY DESTROYED. I FOUND AND ACCEPTED THE RED PLASTIC CAP PER FOLDER 1742 AT THE NORTHEAST CORNER OF BLOCK 18 AS THE INITIAL POINT FOR THE TOWN OF LEXINGTON. THE 3/8" RUSTED PIN AS CALLED FOR IN BOTH FOLDER 1397 AND 1742 WAS FOUND BENT AND IMMEDIATELY ADJACENT TO THE REESTABLISHED CAP. I THEN MADE MEASUREMENT TO OTHER CORNERS SET WITHIN THE VICINITY OF BLOCK 18 AS SHOWN. FOLDER 1742 SET CORNERS ALONG THE SOUTHERLY RIGHT-OF-WAY OF "A" STREET AND FOLDER 1397 SET CORNERS ALONG THE SOUTHWESTERLY RIGHT-OF-WAY OF ARCADE STREET IN BLOCK 19. I THEN MEASURED THE LOCATION OF CENTERLINE MONUMENTS PER FOLDER 610 AT THE INTERSECTION OF "C" AND ARCADE & "C" AND MAIN. I THEN USED THESE MEASUREMENTS TO CALCULATE RESOLUTIONS AS SHOWN IN FOLDER 1397, 1742, AND 1766. I THEN MADE COMPARISON OF THESE RESOLUTIONS WITH SOME OF THE OLDEST VERIFIED USE LINES AVAILABLE THAT ARE CONSTRUCTED ON OR NEAR TOWN LOT LINES. THIS CONSISTED OF THE FOLLOWING BUILDING STRUCTURES: 1) OLD CHURCH AT SOUTHEAST QUADRANT OF "B" AND ARCADE - BUILT IN 1899 PER THE CITY OF LEXINGTON; THIS COINCIDES WITH THE 1899 DEED FROM MCALISTER TO THE METHODIST EPISCOPAL CHURCH RECORDED IN BOOK J, PAGE 531. A PORTION OF THIS CHURCH HAS A STACKED STONE FOUNDATION, AN INDICATION OF ITS OLD AGE. IT WAS SAID TO HAVE BEEN SWEEPED OFF ITS FOUNDATION IN THE 1903 FLOOD BUT REPLACED IN ITS ORIGINAL LOCATION. THE CHURCH HAS AN ATTACHED HOME THAT WAS BUILT IN 1905. IT WAS CALLED OUT IN FOLDER 279 AS BEING VERY CLOSE TO LOT LINES. 2) THE FORMER MERCHANT STORE (HOLLY REBEKAH LODGE) AT SOUTHWEST QUADRANT OF "C" AND MAIN - SHOWN IN PHOTOGRAPHS AT LEXINGTON CITY HALL DATED 1905. THE CONSTRUCTION DATE IS UNKNOWN BUT ITS BELIEVED TO BE ONE OF THE OLDEST BUILDINGS IN TOWN. 3) THE COMMERCIAL BUILDING/HOME LOCATED ON LOT 3 OF BLOCK 15 - CONSTRUCTED IN 1900. 4) MORROW COUNTY GRAIN GROWERS BUILDING LOCATED AT THE NORTHEAST QUADRANT OF "C" AND EAST STREETS - BUILT IN 1920. 5) THE AUTO BODY SHOP LOCATED AT THE NORTHWEST QUADRANT OF "C" AND EAST STREETS - BUILT IN 1947. 6) FORMER RESTAURANT LOCATED AT THE NORTHWEST QUADRANT OF "C" AND MAIN STREETS - BUILT IN 1940. 7) OLD HOME FORMERLY LOCATED ON THE LOT SUBJECT TO THIS SURVEY - SHOWN IN EARLY 1900 PHOTOGRAPHS AT CITY HALL, BUILD DATE UNKNOWN.

MANY SURVEYS INDICATE AN EXCESS IN DISTANCE WHEN COMPARING MEASUREMENT TO THE ORIGINAL TOWN PLAT NORTH OF C STREET. FOLDER 1766 INDICATES THE ENTIRETY OF TOWN ERROR EXISTS BETWEEN A AND B STREETS. WHEN COMPARING TOWN RESOLUTION AS SHOWN IN FOLDER 1766 WITH THE LONG TIME BUILDING LOCATIONS, I FIND "C" STREET WOULD ENCR OACH UPON ALL STRUCTURES ALONG THE NORTHWESTERLY RIGHT-OF-WAY OF "C" STREET BY APPROXIMATELY 4.5 FEET. LIKEWISE, THE FORMER MERCHANT STORE AND COMMERCIAL/HOME BUILDING WOULD BE ABOUT 4.5' EAST OF THE LOT LINE LOCATIONS. IN ADDITION, THE SOUTH SIDE OF THE 1899 CHURCH WOULD ENCR OACH ON THE NEIGHBORING SOUTHERLY LOT BY AROUND 2 FEET. THE APPROXIMATE LOCATION OF TOWN RESOLUTION PER FOLDER 1766 IS SHOWN ON THIS MAP WITH FINE DASHED LINES AS INDICATED IN THE LEGEND BUT WAS NOT HELD IN THIS SURVEY.

I HELD THE CENTERLINE MONUMENTS AT C/MAIN AND C/ARCADE PER FOLDER 610 AND THE AFOREMENTIONED ACCEPTED INITIAL POINT OF LEXINGTON PER FOLDER 1742. THE CENTERLINE OF MAIN WAS ESTABLISHED BY DISTANCE-DISTANCE INTERSECTION BETWEEN MONUMENTS "A" AND "E" AS SHOWN IN FOLDER 1742. I THEN HELD MONUMENT "B" AND PROJECTED THAT BEARING SOUTHEASTERLY TO DETERMINE ARCADE STREET ALIGNMENT. THE RESULTING NORTHEASTERLY RIGHT-OF-WAY MATCHED THE CHURCH FOUNDATION WITHIN 0.5 FEET. THE EAST BOUNDARY OF BLOCK 18 WAS DETERMINED BY HOLDING THE BEARING BETWEEN MONUMENT "E" AND "D". THE RESULT COINCIDES WELL WITH THE MEASURED BEARING ALONG C STREET. MONUMENT "D" WAS HELD FOR NORTH RIGHT-OF-WAY OF "A" STREET ONLY. I THEN APPLIED PLAT RECORD DISTANCE TO THE LENGTH OF BLOCK 15 AS THIS SOLUTION FIT WITH THE FOUNDATION LOCATION OF THE OLD CHURCH BUILDING ALONG "B" STREET WITHIN 0.1'. I THEN PROPORTIONED OUT EXCESS DISTANCE FOUND IN THE LENGTH OF BLOCK 18 AS SHOWN. EXCESS DISTANCE NORTHEAST-SOUTHWEST WAS ALSO PROPORTIONED AS SHOWN.

REGARDLESS OF WHAT SUBSEQUENT PLATTING DATA SHOWS, THE TOWN OF LEXINGTON IS THE SENIOR PLAT IN THIS AREA. THIS SURVEY HOLDS THE PHYSICAL LOCATION OF OLD BUILDING FOUNDATIONS AS THE BEST AVAILABLE EVIDENCE OF ORIGINAL LOT/BLOCK CORNERS FOR THE TOWN OF LEXINGTON. THIS METHOD IS CONSISTENT WITH METHODS USED IN THE MAJORITY OF SURVEYS COMPLETED IN LEXINGTON, INCLUDING PREVIOUSLY ESTABLISHED CONTROLLING CORNERS AS HELD IN THIS SURVEY. AN EXCESS IN DISTANCE OF 4.8 FEET EXISTS BETWEEN "A" AND "B" STREETS AS SHOWN. REMAINING EXCESS NORTHWEST OF "C" STREET WAS NOT ANALYZED DURING THE COARSE OF THIS SURVEY.

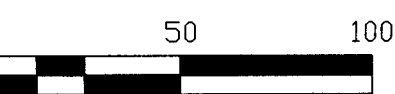
THIS SURVEY WAS PERFORMED USING TWO TOPCON HIPER LITE+ GNSS UNITS OPERATED IN RTK MODE. THE BASIS OF BEARINGS IS FOLDER 606 (R2) ALONG THE CENTERLINE OF "C" STREET AS ESTABLISHED BY MEASURE BETWEEN FOUND MONUMENTS "A" AND "B", AS SHOWN. DISTANCES ARE GROUND, UNITS ARE INTERNATIONAL FEET.

RECORDS OF REFERENCE

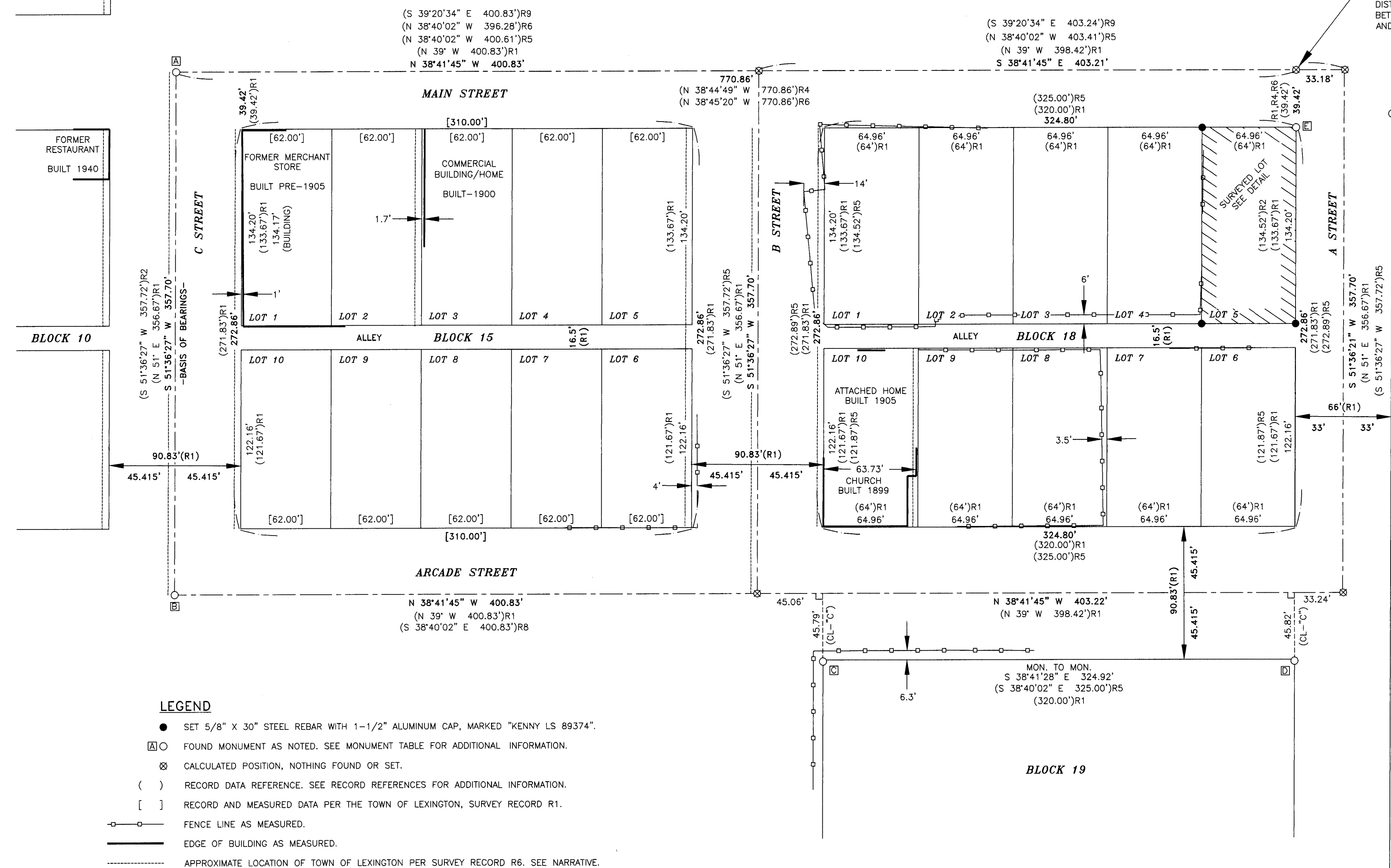
R1: PLAT OF THE TOWN OF LEXINGTON, BOOK 1, PAGE 13.
R2: FOLDER 606.
R3: FOLDER 610.
R4: FOLDER 1742 (PARTITION PLAT 2015-5).
R5: FOLDER 1397.
R6: FOLDER 1766.
R7: FOLDER 313.
R8: FOLDER 279.
R9: FOLDER 1936.

MONUMENT TABLE

- A) FOUND AND HELD 3" BRASS CAP IN MONUMENT BOX PER SURVEY RECORD R3.
B) FOUND AND HELD 1-1/2" ALUMINUM CAP PER SURVEY RECORDS R3 AND R7.
C) FOUND 1-1/4" YELLOW PLASTIC CAP MARKED, "LS 2850" PER SURVEY RECORD R5. NOT HELD.
D) FOUND 1-1/4" YELLOW PLASTIC CAP MARKED, "LS 2850" PER SURVEY RECORD R5. HELD FOR NORTH RIGHT-OF-WAY OF "A" STREET ONLY. SEE NARRATIVE.
E) FOUND AND HELD 1-1/4" RED PLASTIC CAP MARKED, "ORPLS 1106 WAPLS 17372" PER SURVEY RECORD R4. THE 3/8" RUSTED PIN IS BENT AND IMMEDIATELY ABUTTING THE NORTH SIDE OF THE HELD CAP.
F) FOUND 1-1/4" RED PLASTIC CAP MARKED, "ORPLS 1106 WAPLS 17372" PER SURVEY RECORD R4. THESE CAPS ARE WITHIN 0.09' OF THE SOUTHERLY RIGHT-OF-WAY LINE OF "A" STREET AS SHOWN.



0 50 100

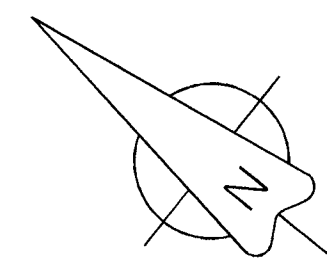


LEGEND

- SET 5/8" X 30" STEEL REBAR WITH 1-1/2" ALUMINUM CAP, MARKED "KENNY LS 89374".
- FOUND MONUMENT AS NOTED. SEE MONUMENT TABLE FOR ADDITIONAL INFORMATION.
- ⊗ CALCULATED POSITION, NOTHING FOUND OR SET.
- () RECORD DATA REFERENCE. SEE RECORD REFERENCES FOR ADDITIONAL INFORMATION.
- [] RECORD AND MEASURED DATA PER THE TOWN OF LEXINGTON, SURVEY RECORD R1.
- FENCE LINE AS MEASURED.
- EDGE OF BUILDING AS MEASURED.
- APPROXIMATE LOCATION OF TOWN OF LEXINGTON PER SURVEY RECORD R6. SEE NARRATIVE.

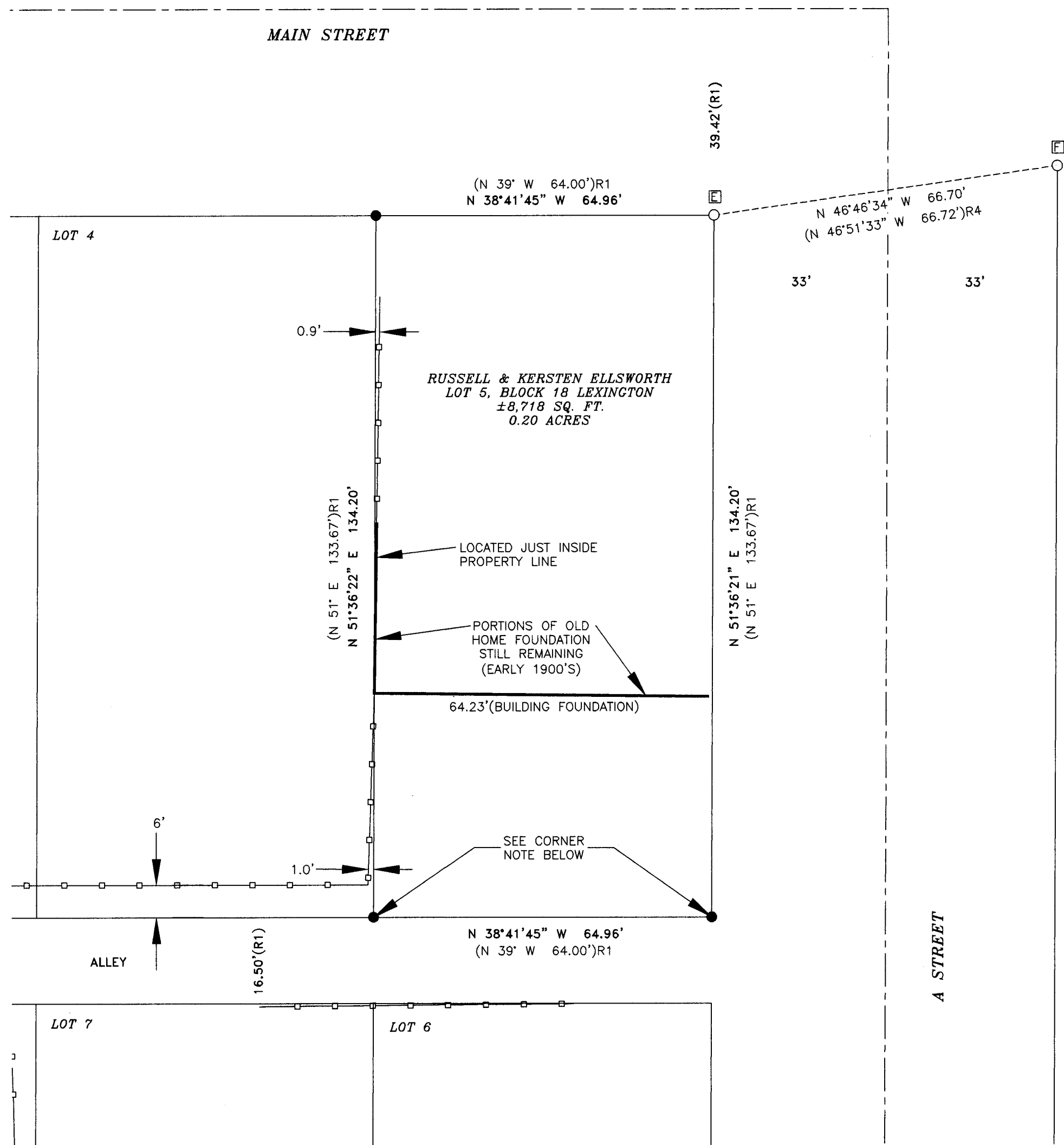
RECORD OF SURVEY

LOT 5, BLOCK 18, TOWN OF LEXINGTON
LOCATED IN THE SE 1/4 OF SECTION 27, TOWNSHIP 1 SOUTH,
RANGE 27 EAST, TOWN OF LEXINGTON, MORROW COUNTY, OR



0 20 40

DETAIL



CORNER NOTE

A COMPUTATIONAL ERROR WAS DISCOVERED WHEN COMPARING THE COORDINATES OF THESE SET MONUMENTS WITH THE BOUNDARY RESOLUTION AS SHOWN ON THIS MAP. THIS ERROR WAS DISCOVERED DURING THE FINAL DRAFTING STAGES. THE MONUMENTS SET WERE FOUND TO BE 0.2' TOO FAR SOUTHWESTERLY, A RESULT OF COMPUTING FROM ERRONEOUS LINE WORK. I RESET THE BOUNDARY CORNERS AT THEIR TRUE LOCATION AS IS CONSISTENT WITH THE RESOLUTION SHOWN ON THIS SURVEY. FOR THE ERRONEOUS MONUMENTS, I CUT OFF THE ALUMINUM CAP, LOWERED, AND LEFT THE 5/8" REBAR IN PLACE.

ODOT WAS FINISHING UP A RIGHT-OF-WAY SURVEY AT THE SAME TIME THIS SURVEY WAS ONGOING. SHORTLY AFTER I INITIALLY SET MONUMENTS, ODOT MEASURED THE LOCATION OF THE ERRONEOUS SOUTHEAST LOT CORNER LOCATION; NOTED AS POINT 1202 ON THAT SURVEY, RECORDED UNDER FOLDER 1936. IT SHOULD BE NOTED THAT THE CORNER MEASURED BY ODOT IS LOCATED ON THE NORTHERLY RIGHT-OF-WAY LINE OF A STREET, THE ERROR IS ISOLATED NE-SW AND IN THE LENGTH OF LOT 5 ONLY.

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Morrow County Surveyor

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REGISTERED
PROFESSIONAL
LAND SURVEYOR

Matt Kenny

OREGON
JAN 12, 2016
MATTHEW PATRICK KENNY
89374PLS
RENEW: 6-30-21

KENNY LAND SURVEYING

KENNY LAND SURVEYING

P.O. BOX 447, HEPPIER, OR 97836 || 541-379-0242 || KENNYMATT@LIVE.COM

LOCATED IN THE SE 1/4 OF SECTION 27, TOWNSHIP 1 SOUTH,
RANGE 27 EAST, W.M. TOWN OF LEXINGTON, MORROW COUNTY, OR.

CLIENT:

RUSSELL ELLSWORTH

PROJECT: 21-OR-06_ELLSWORTH DR: MPK CH: MPK DATE: APRIL, 2021 SHEET 1 OF 1