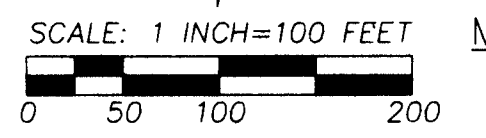
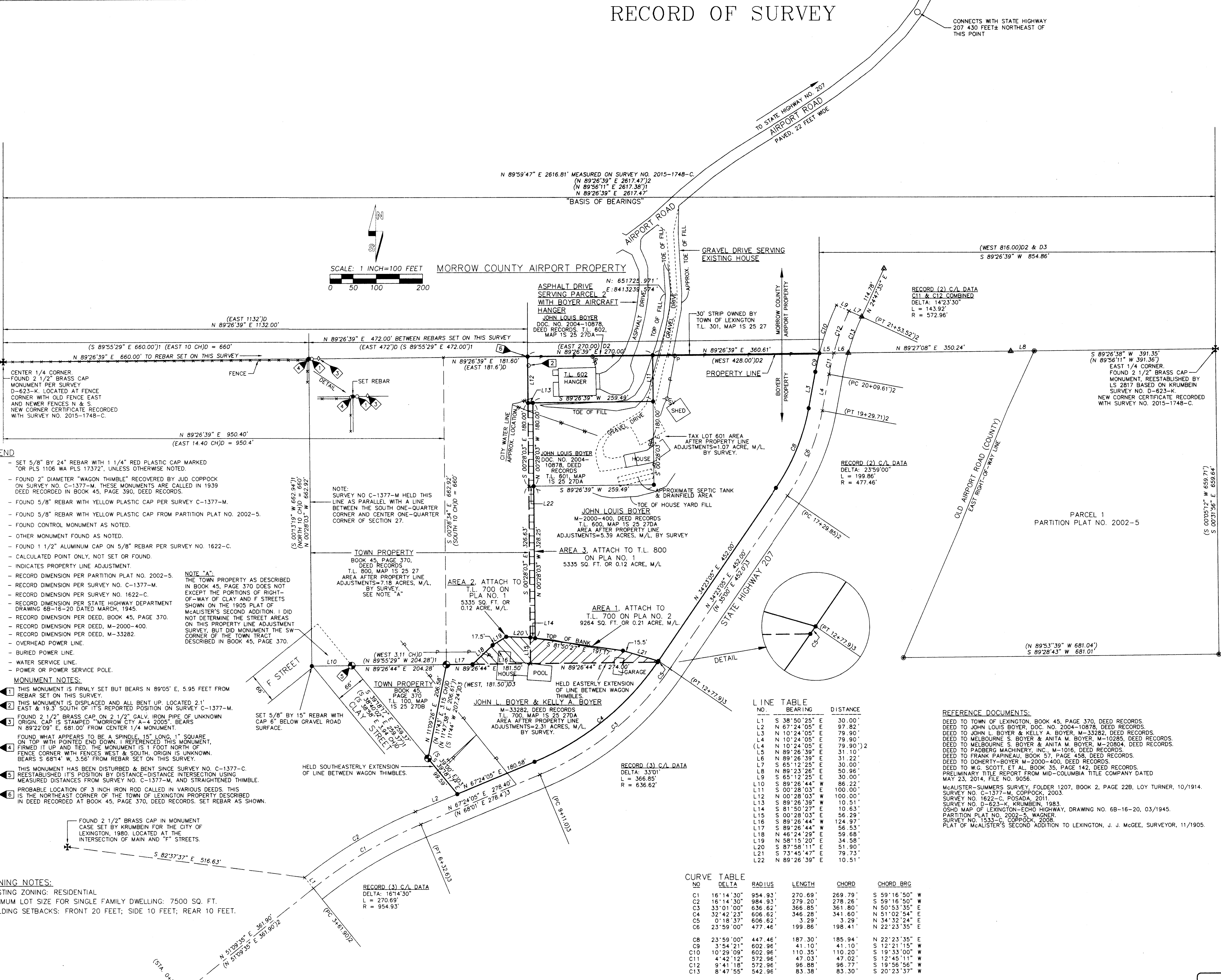


RECORD OF SURVEY

1934



- LEGEND
- SET 5/8" BY 24" REBAR WITH 1/4" RED PLASTIC CAP MARKED OR PLS 1106 WA PLS 17372, UNLESS OTHERWISE NOTED.
- FOUND 2" DIAMETER "WAGON THIMBLE" RECOVERED BY JUD COPPOCK ON SURVEY NO. C-1377-M. THESE MONUMENTS ARE CALLED IN 1939 DEED RECORDED IN BOOK 45, PAGE 370, DEED RECORDS.

- MONUMENT NOTES:
1 THIS MONUMENT IS FIRMLY SET BUT BEARS N 89'05" E, 5.95 FEET FROM REBAR SET ON THIS SURVEY.
2 THIS MONUMENT IS DISPLACED AND ALL BENT UP. LOCATED 2.1' EAST & 19.3' SOUTH OF ITS REPORTED POSITION ON SURVEY C-1377-M.

ZONING NOTES:
EXISTING ZONING: RESIDENTIAL
MINIMUM LOT SIZE FOR SINGLE FAMILY DWELLING: 7500 SQ. FT.
BUILDING SETBACKS: FRONT 20 FEET; SIDE 10 FEET; REAR 10 FEET.

LINE TABLE with columns: NO, BEARING, DISTANCE. Lists bearings and distances for lines L1 through L22.

CURVE TABLE with columns: NO, DELTA, RADIUS, LENGTH, CHORD, CHORD BRG. Lists curve data for C1 through C13.

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 15 25 27 DA ARE TO BE PARTITIONED INTO THREE PARCELS IN A SEPARATE PARTITION SURVEY.

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 QUARTER OF A FOOT, AND OMIT CRITICAL "BOUNDS" CALLS CONTAINED IN EARLIER DEED VERSIONS. THE EAST TREAT 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.

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: MPK
No: 202-1934 D
Folder No: 1934

REGISTERED PROFESSIONAL LAND SURVEYOR
WILLIAM R. WELLS
OREGON
JULY 22, 1977
WILLIAM R. WELLS
1106
RENEWS 6/30/22

WELLS SURVEYING
200 SE HAILEY SUITE 108
P.O. BOX 1696
PENDLETON, OREGON
PHONE: (541) 276-6362
DATE: 05/14 DR. BY: WRW
CK. BY: WRW NO: 14-1426

PROJECT:
RECORD OF SURVEY FOR PROPERTY LINE ADJUSTMENTS FOR:
JOHN L. BOYER
LOCATED IN THE SE 1/4 OF SECTION 27, T1S., R25E., W.M., CITY OF LEXINGTON, MORROW COUNTY, OREGON

1934