

RECORD OF SURVEY

LOCATED IN
NW1/4, SECTION 15, T.26S., R.6W., W.M.
DOUGLAS COUNTY, OREGON

NARRATIVE:

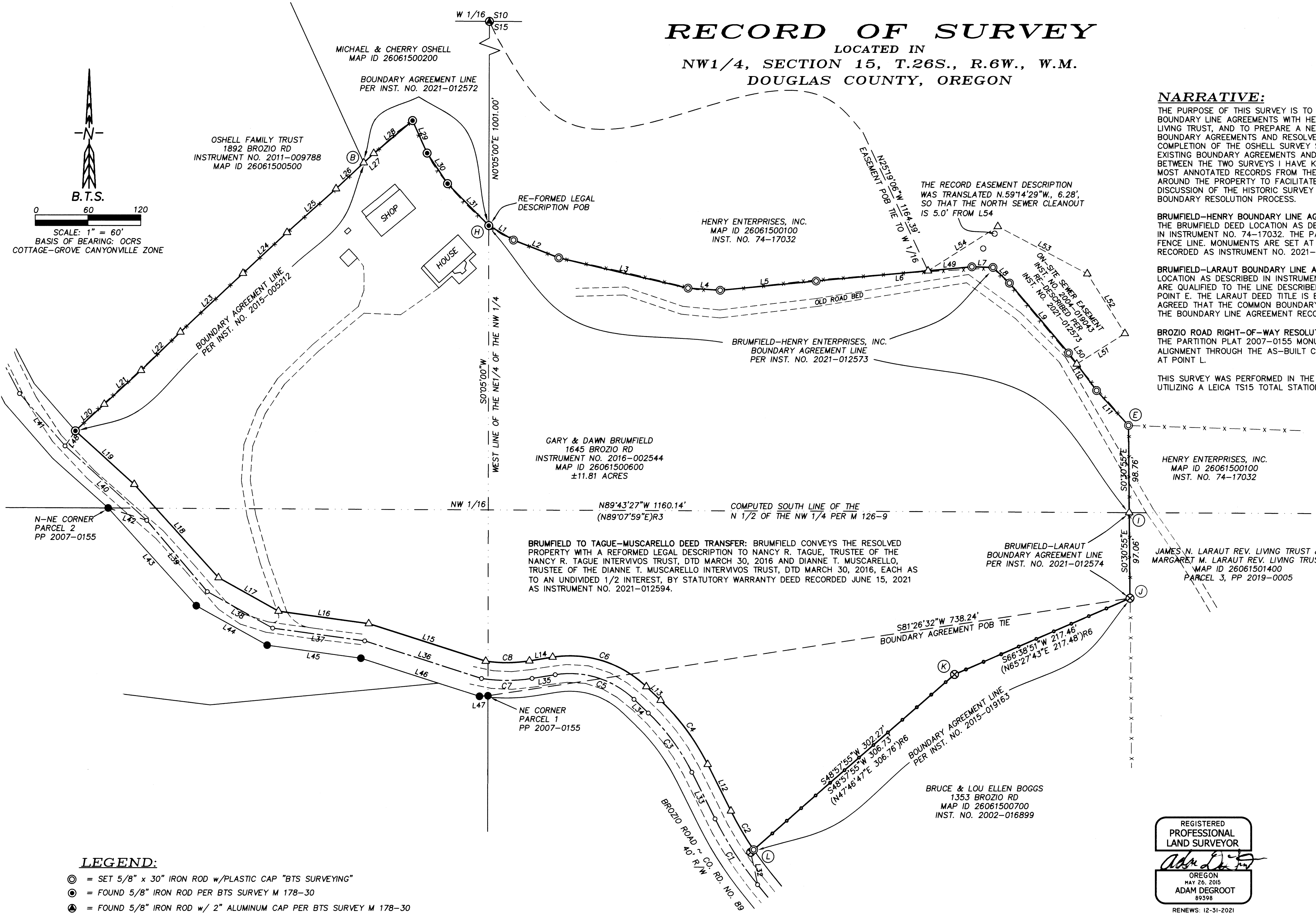
THE PURPOSE OF THIS SURVEY IS TO RESOLVE AND MAP THE BOUNDARY OF THE BRUMFIELD PROPERTY, TO PREPARE AND MONUMENT BOUNDARY LINE AGREEMENTS WITH HENRY ENTERPRISES, INC AND THE JAMES N. LARAUT REV. LIVING TRUST & THE MARGARET M. LARAUT REV. LIVING TRUST, AND TO PREPARE A NEW REFORMED METES-AND-BOUNDS LEGAL DESCRIPTION WHICH INCORPORATES THE FIVE RECORDED BOUNDARY AGREEMENTS AND RESOLVES THE AS-BUILT RIGHT-OF-WAY LINE THROUGH THE PROPERTY. THIS SURVEY IS AN EXTENSION AND COMPLETION OF THE OSHELL SURVEY SEQUENTIALLY FILED AS M 178-30, AND WAS DRAFTED TO SIMPLIFY THE INTERPRETATION OF THE EXISTING BOUNDARY AGREEMENTS AND MORE EASILY COMPUTE AND PREPARE THE REFORMED LEGAL DESCRIPTION. FOR EASE OF COMPARISON BETWEEN THE TWO SURVEYS I HAVE KEPT THE LETTERED BOUNDARY NOTES AND THE RECORDED SURVEY NUMBERS THE SAME, AND REMOVED MOST ANNOTATED RECORDS FROM THE LINES. ALSO THE ANNOTATED LINE AND CURVE TABLES BEGIN AT POINT H, AND PROCEED CLOCKWISE AROUND THE PROPERTY TO FACILITATE READING THE REFORMED LEGAL DESCRIPTION. PLEASE REFER TO M.178-30 FOR A FULL NARRATIVE DISCUSSION OF THE HISTORIC SURVEY ISSUES, THE LOCATION OF THE ORIGINAL BRUMFIELD AND HENRY DEED LINES, AND THE OVERALL BOUNDARY RESOLUTION PROCESS.

BRUMFIELD-HENRY BOUNDARY LINE AGREEMENT: AS DESCRIBED AT LENGTH IN M 178-30, THERE IS A ±86 FOOT OVERLAP IN TITLE BETWEEN THE BRUMFIELD DEED LOCATION AS DESCRIBED IN INSTRUMENT NO. 2016-002544, AND THE HENRY ENTERPRISES DEED LOCATION AS DESCRIBED IN INSTRUMENT NO. 74-17032. THE PARTIES HAVE AGREED TO RESOLVE THE OVERLAP BY HOLDING THE LOCATION OF THE LONGSTANDING FENCE LINE. MONUMENTS ARE SET AT THE FENCE ANGLE POINTS AND THIS FENCE LINE IS DESCRIBED IN THE BOUNDARY LINE AGREEMENT RECORDED AS INSTRUMENT NO. 2021-012573.

BRUMFIELD-LARAUT BOUNDARY LINE AGREEMENT: IT IS MY OPINION THAT THERE IS NO TRUE OVERLAP IN TITLE BETWEEN THE BRUMFIELD DEED LOCATION AS DESCRIBED IN INSTRUMENT NO. 2016-002544, AND THE LARAUT DEED AS DESCRIBED IN INSTRUMENT NO. 1999-001510, AS BOTH ARE QUALIFIED TO THE LINE DESCRIBED IN DOCUMENT NO. 68-6691, WHICH MAKES REFERENCE TO THE HENRY-LARAUT FENCE CORNER AT POINT E. THE LARAUT DEED TITLE IS BOUNDED ON NORTH BY THE PLSS SECTION SUBDIVISION LINE. FOR CLARIFICATION THE PARTIES HAVE AGREED THAT THE COMMON BOUNDARY IS THE LOCATION OF THE LONGSTANDING FENCE LINE BETWEEN POINTS I AND J, WHICH IS DESCRIBED IN THE BOUNDARY LINE AGREEMENT RECORDED AS INSTRUMENT NO. 2021-012574.

BROZIO ROAD RIGHT-OF-WAY RESOLUTION: THE NORTHERLY PORTION OF THE 40' WIDE BROZIO ROAD RIGHT-OF-WAY IS RESOLVED BY HOLDING THE PARTITION PLAT 2007-0155 MONUMENTS. THE SOUTHERLY PORTION OF RIGHT-OF-WAY IS RESOLVED BY COMPUTING A BEST-FIT TANGENT ALIGNMENT THROUGH THE AS-BUILT CENTERLINE OF THE ±18-20 FOOT WIDE ASPHALT ROAD. I SET A NEW MONUMENT ON THE RESOLVED R/W AT POINT L.

THIS SURVEY WAS PERFORMED IN THE FIELD BY ADAM DEGROOT, WYATT KEADY, AND ISAAC JACOBSEN FROM 4/28/2021 TO 5/24/2021 UTILIZING A LEICA TS15 TOTAL STATION, WITH COMPUTATIONS AND DRAFTING BY ADAM DEGROOT.



NO.	DELTA	RADIUS	ARC	BEARING	CHORD
C1	12°38'39"	403.69	89.09	N32°56'03"W	88.91
C2	7°37'47"	383.69	51.09	N30°25'37"W	51.06
C3	19°37'59"	244.97	83.94	N36°25'43"W	83.53
C4	19°37'59"	264.97	90.80	N36°25'43"W	90.35
C5	52°47'25"	105.68	97.37	N72°38'26"W	93.97
C6	52°47'25"	125.68	115.80	N72°38'26"W	111.75
C7	17°54'17"	184.58	57.68	S89°55'00"W	57.45
C8	17°22'48"	164.58	49.92	S89°39'16"W	49.73

NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE
L1	S59°42'34"E	32.60	L28	N49°38'56"E	57.54
L2	S68°42'54"E	55.27	L29	S24°19'14"E	40.45
L3	S76°48'43"E	151.02	L30	S33°57'43"E	41.72
L4	S86°07'16"E	36.61	L31	S44°38'42"E	66.76
L5	N84°34'53"E	109.62	L32	S12°15'49"E	37.48
L6	N84°48'40"E	177.59	L33	N26°36'44"W	59.01
L7	S88°20'25"E	24.10	L34	N46°14'43"W	22.50
L8	S46°33'20"E	25.80	L35	S80°57'52"W	26.71
L9	S40°19'39"E	103.80	L36	N72°15'34"W	139.25
L10	S36°49'14"E	53.26	L37	N82°07'29"W	105.32
L11	S42°35'31"E	53.74	L38	N60°53'07"W	84.85
L12	N26°36'44"W	59.01	L39	N40°26'01"W	105.97
L13	N46°14'43"W	22.50	L40	N47°43'52"W	125.50
L14	S80°57'52"W	26.71	L41	N41°08'52"W	78.80
L15	N72°15'34"W	139.38	L42	N72°11'29"W	46.21
L16	N82°07'29"W	103.30	L43	S42°08'05"E	149.23
L17	N60°53'07"W	77.79	L44	S60°53'07"E	91.90
L18	N42°08'05"W	142.62	L45	S82°07'29"E	107.35
L19	N47°51'51"W	90.21	L46	S72°15'34"E	141.35
L20	N47°16'36"E	44.62	L47	N86°05'21"E	9.64
L21	N47°30'52"E	56.67	L48	S34°15'47"W	20.67
L22	N45°48'01"E	62.33	L49	N84°48'40"E	49.99
L23	N46°51'29"E	97.26	L50	N36°49'14"W	15.60
L24	N47°10'27"E	68.04	L51	N57°42'00"E	64.79 (N57°42'00"E 55.00')R8
L25	N48°13'12"E	74.48	L52	N32°18'00"W	80.00 (N32°18'00"W 80.00')R8
L26	N46°51'34"E	42.99	L53	N62°18'00"W	115.00 (N62°18'00"W 115.00')R8
L27	N46°51'34"E	15.41	L54	S57°42'00"W	93.86 (S57°42'00"W 122.33')R8

REGISTERED
PROFESSIONAL
LAND SURVEYOR
[Signature]
OREGON
MAY 26, 2015
ADAM DEGROOT
89598
RENEWS: 12-31-2021

BOUNDARY NOTES:

- B. INTERSECTION OF OSHELL DEED INST. NO. 2011-009788 AND BOUNDARY AGREEMENT INSTRUMENT NO. 2015-005212. THE LIMIT OF THE OSHELL FAMILY TRUST TITLE. TERMINAL POINT OF OSHELL-BRUMFIELD BOUNDARY AGREEMENT INSTRUMENT NO. 2021-012572.
- E. 12" ANCIENT CEDAR CORNER POST HENRY-LARAUT COMMON CORNER CALLED IN BRUMFIELD DEED INSTRUMENT NO. 2016-002544 - SET A 5/8" IRON ROD ON THE WEST FACE OF POST.
- H. POINT-OF-BEGINNING (POB) OF OSHELL-BRUMFIELD BOUNDARY AGREEMENT INSTRUMENT NO. 2021-012572 AND BRUMFIELD-HENRY BOUNDARY AGREEMENT INSTRUMENT NO. 2021-012573.
- I. HENRY-LARAUT TITLE CORNER AND TERMINAL POINT OF THE BRUMFIELD-HENRY AND BRUMFIELD-LARAUT BOUNDARY AGREEMENTS
- J. POINT-OF-BEGINNING (POB) OF BRUMFIELD-LARAUT BOUNDARY AGREEMENT INSTRUMENT NO. 2021-012574, AND THE TERMINAL POINT OF THE LATALL-BOGGS BOUNDARY AGREEMENT INSTRUMENT NO. 2015-019163.
- K. FOUND THE 5/8" IRON ROD ERRANTLY SET PER M 170-36, S.74°44'40"E., 2.96 FEET FROM THE COMPUTED POSITION. I REMOVE AND RESET THE EXISTING IRON ROD.
- L. I DO NOT ACCEPT THE M 170-36 MONUMENT AS CONTROLLING THE RIGHT-OF-WAY, BUT SET A NEW MONUMENT AT 20 FEET FROM THE RESOLVED AS-BUILT CENTERLINE OF BROZIO ROAD.

LEGEND:

- ⊙ = SET 5/8" x 30" IRON ROD w/ PLASTIC CAP "BTS SURVEYING"
- ⊙ = FOUND 5/8" IRON ROD PER BTS SURVEY M 178-30
- ⊙ = FOUND 5/8" IRON ROD w/ 2" ALUMINUM CAP PER BTS SURVEY M 178-30
- ⊙ = FOUND 5/8" IRON ROD PER M 170-36 - F. NEIL HIBBS ~ 2016
- = FOUND 5/8" IRON ROD PER M 126-9 OR LAND PARTITION 2007-0155 A & B - DAVID EDWARDS ~ 2007
- = COMPUTED CENTERLINE POINT
- △ = COMPUTED POINT ~ NOT SET
- = SURVEYED AND RESOLVED BOUNDARY LINE
- = BOUNDARY BLAZED & POSTED WITH 5.5" STEEL POSTS
- - - = RESOLVED AS-BUILT CENTERLINE BROZIO ROAD
- - - = COMPUTED PLSS SUBDIVISION LINE
- - - = COMPUTED SURVEY TIE LINE
- x - x - = EXISTING FENCE LINE
- POB = POINT OF BEGINNING

RECORDS:

- ()R3 = RECORD PER SURVEY M 126-9 - DAVID EDWARDS ~ 1996
- ()R6 = RECORD PER INSTRUMENT NO. 2015-019163 ~ LATALL-BOGGS BOUNDARY AGREEMENT & SURVEY M 170-36 - F. NEIL HIBBS ~ 2016
- ()R8 = RECORD PER INSTRUMENT NO. 2004-019043 ~ HENRY ENTERPRISES TO LATALL SEWER EASEMENT

BTS SURVEYING, INC.
348 SE JACKSON ST., ROSEBURG, OR 97470
(541) 673-0966 adam@btssurveying.com

SCALE: 1" = 60'	FOR: GARY & DAWN BRUMFIELD 1645 BROZIO ROAD ROSEBURG, OR 97471	JOB #: 21-061 FILE: BRUMFIELD_SURVEY.DWG SHEET 1 OF 1
DATE: JUNE 16, 2021		