SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH

COMPUTED POSITION OF CENTERLINE MONUMENT AT INTERSECTION OF RIVERSIDE AVENUE & EARHART

STREET. COMPUTED BY TIED

REFERENCE POINTS PER SN 14947

RADIUS

20.00'

DELTA

95*32'00"

C2 98°38'50" 20.00'

CURVE TABLE

ARC | CH. BEARING | CHORD

33.35' 521°24'00"M 29.62'

34.43' N22°57'25"E 30.34'

Jackson County Assessor's Map No: 37 IW 30DC, Tax Lot 4200 & 37 IW 30DB, Tax Lot 8800 & 8902

MAP OF SURVEY PROPERTY LINE ADJUSTMENT

Located in the Northwest One-Quarter, of the Southeast One-Quarter of Section 30, Township 37 South, Range I West of the Willamette Meridian in the City of Medford, Jackson County Oregon.

PREPARED FOR:

RIVERSIDE PLAZA, LLC c/o: John Hamilin PO Box 43 Medford, OR 97501

NOTES:

City of Medford PLA number: PLA-07-198

Pursuant to a Public Records Report, as prepared by LandAmerica Lawyers Title, the subject properties herein may be subject to the following matters of

TRACT 1:

(A) The rights of the public in and to that portion of the herein described property lying within the limits of public roads, streets or highways; (B) Easement per Vol. 168, Pg. 158, Vol. 334, Pg. 105, Vol. 374, Pg. 379, and Vol. 484, Pg. 302 for transmission and distribution of electricity, exact location not given;

(C) Easements created by instruments, including the terms and provisions thereof, in Jackson County Deed Book 302, Pg. 291, Deed Book 335, Pg. 441, and Deed Book 495, Pg. 145, in favor of City of Medford, for sewer and water lines;

(D) Building Site Improvement Agreement per Inst. 97-19344; (E) Public Utility Easement per Inst. 97-22015.

TRACT 2:

A) The rights of the public in and to that portion of the herein described property lying within the limits of public roads, streets or highways;
(B) Easement per Vol. 168, Pg. 158, Vol. 334, Pg. 105, Vol. 374, Pg. 379, and Vol. 484, Pg. 302 for transmission and distribution of electricity, exact location not given; (C) Easements created by instruments, including the terms and provisions thereof, in Jackson County Deed Book 302, Pg. 291, Deed Book 335, Pg. 441, and Deed Book 495, Pg. 145, in favor of City of Medford, for sewer and water lines; (D) Easement per Vol. 492, Pg. 321 and Vol. 492, Pg. 323 in favor of City of Medford for sanitary sewer; (E) Restrictive Covenants per Inst. 85-12841; (F) Document by and between Department of Environmental Quality and (F) Document by and between Department of Environmental Quality and John W. Hamlin per Inst. 90-02982; (G) Building Site Improvement Agreement per Inst. 2005-24602.

LEGEND:

- ❸ Indicates a set 5/8 inch diameter iron pin, 30 inches in length, with an orange plastic cap marked "NEATHAMER SURVEYING"."
- Indicates a found 2 inch diameter iron pipe, unless otherwise noted.
- ▲ Indicates a found 5/8 inch diameter iron pin, per SN 15630.
- Indicates a found 5/8 inch diameter iron pin marked "HOFFBUHR LS 1640", origin unknown.
- Indicates a found chiseled X in concrete.
- Indicates a computed position, no monument found or set.
- () Indicates record data per Inst. No. 99-63618.
- (()) Indicates record data per SN 12374.
- [] Indicates record data per SN 2478.
- [] Indicates record data per SN 15630.
- 5N Indicates a survey filed number in the office of the Jackson County Surveyor.
- INST. NO. Indicates an instrument number pursuant to the Official Records of Jackson County, Oregon.
- Indicates an instrument recorded by Volume and Page of the Records of Jackson County, Oregon.
- PUE Indicates an existing Public Utility Easement.

Indicates an existing fence line.

POINTS PER SN 14947

REGISTERED

PROFESSIONAL

LAND SURVEYOR

Robert V. Neathame

OREGON

ROBERT V. NEATHAMER 2675

Renewal Date 12/31/08

JULY 19, 1984

** RECEIVED **

DATE 9-27-07 BY 100

This survey consists of:

JACKSON COUNTY

SURVEYOR

sheet(s) Map

_page(s) Narrative

COMPUTED POSITION OF CENTERLINE-MONUMENT AT INTERSECTION OF RIVERSIDE AVENUE & BOYD STREET COMPUTED BY TIED REFERENCE BASIS OF BEARINGS:

The centerline of Riverside Avenue per Survey Number 554, as filed in the office of the Jackson County Surveyor.

PREPARED BY: Neathamer Surveying, Inc. 3132 State St., Suite 110 PO Box 1584 Medford, Oregon 97501 Phone (541) 732-2869 FAX (541) 732-1382

PLOT DATE: September 28, 2007 PROJECT NUMBER: 06105

Sheet 1 of 1

209.250, OREGON REVISED STATUTES INST. NO. 03-69803 INST. NO PURPOSE: Perform a boundary survey of existing tracts of land, to prepare and process a Property Line Adjustment Application with the City of Medford Planning Department, and upon 526°22'00"E 336.39' N26.22W 91-04799 their decision, monument adjusted boundaries and file a Map of Survey in the office of the 289.27' (289.22') Jackson County Surveyor. (47.02)PROCEDURE: Utilizing a Trimble S-6 robot instrument, and Trimble TSC2 data collector with Trimble Survey Controller Software, all found monuments were tied via closed traverses or ORIGINAL LINE by redundant ties. Records utilized were: Instruments Numbered 97-22016, 99-63616 and 99-63618 of the Official Records of Jackson County, Oregon; Surveys Numbered 554, 2478, 12374, 14947 and 15630, as filed in the office of the Jackson County Surveyor. TO BE REMOVED FOUND 5/8 INCH DIAMETER PIN-WITH A RED PLASTIC CAP Utilizing found reference points per Survey Number 14947 at the intersections of Riverside MARKED: "D.A. EDWARDS RPLS 2339" Avenue with Earhart Street and Boyd Street, established the centerline and easterly rightof-way of Riverside Avenue. Utilizina record angles and a found monuments per Survey +EXISTING 5' WIDE SANITARY SEWER EASEMENT PER VOL. 492, PG. 321 & PG. 323-Number 15630, established the centerline and southerly right-of-way of Earhart Street. Utilizing the determined rights-of-ways in conjunction with said instruments Numbered 99-63616 and 99-63618, along with found monuments per Surveys Numbered 554 and 15630, established the easterly and southerly boundaries of the original tracts as depicted hereon. Computed the adjusted property lines and set monuments for the boundaries, as depicted hereon. Sald monuments established on September 18, 2007. N26°17'51"W 292.87' (N26°22W 292.85') [N26°22W 292.85'] 1.00'-INST. NO 03-69803 ORIGINAL LINES -TO BE REMOVED (SN 15630) ADJUST STEEL FRAME & METAL SIDED STRUCTURE (STORAGE UNITS) 526°22'00"E 304.27 [[526*22"E 304.34']] 0.81 N26°22'00"W 3.39 47.12' TRACT 2 50.51 30.00' ORIGINAL 152,225 SF ADJUSTED 141,381 SF 526°22'00"E 351.39" FOUND 5/8 INCH DIAMETER PIN WITH A YELLOW PLASTIC CAP MARKED "SPRINGER LS1102" INST. NO.: 2007-043793 METAL FRAMED BUILDING ON CONCRETE SLAB FOUNDATION PEAK HEIGHT=28.2' TRACT 1 ORIGINAL 64,464 SF ADJUSTED 75,308 SF INST. NO: 2007-043792 WOOD FRAMED BUILDING ON RAISED CONCRETE FOUNDATION 2' EAVE ON SOUTHEAST SIDE INST. NO 07-02131 OF BUILDING PEAK HEIGHT=18.5' 30.00 (SN 554) ADJUSTED LINES SOUTHWEST CORNER-VOL. 487, PG. 415 FOUND MONUMENT SOUTHWEST CORNER VOL. 268, PG. 627 EXISTING 15' PUE 289.24' BEARS NO1"23'04"W 0.14' 346.52' ((346.50')) 50.51'*(50.50')* FROM COMPUTED POSITION SEE DETAIL 'A' NT2°17'00"E 30.35 SOUTH RIVERSIDE AVENUE (NT2*17'00"E 30.25") CENTERLINE 693.10' (693.0') BASIS OF BEARINGS (SN 554): N26°22'00"W 1386.62' ((N26*22'W 1386.64'))

SCALE I" = 50'

Drawing N: WSI Projects\Hamlin, John\O6IO5 Riverside Plaza\PLA application\PLA-MOS O6IO5.pro

DETAIL 'A

TRACT 2

50.51

TRACT 1

289.24

N69°10'00"E-

2.01

19785