REPLACED DISTURBED

PIN (SET PER SN 11797),

AT VERTICAL POINT IN -GROUND

## MAP OF SURVEY

A PROPERTY LINE ADJUSTMENT of Parcels 2 and 3. Partition Plat No. P-10-93, being located in the Northeast One-quarter of Section 23 and the Northwest One-quarter of Section 24, Township 36 South, Range 2 West of the Willamette Meridian, Jackson County, Oregon.

## MATTERS OF RECORD:

PURSUANT TO A REPORT PREPARED BY A LOCAL TICOR TITLE OFFICE, ORDER NO. 470311010937-TITTJAST, WITH AN EFFECTIVE DATE OF JANUARY 31, 2011), THE FOLLOWING EXCEPTIONS MAY APPLY TO THE SUBJECT TRACTS OF LAND HEREON:

The effect of being within the boundaries of the White City Urban Renewal Plan per County Ordinance No. 91-15, recorded in Instrument Number 92-12658 of the Official Records of Jackson County, Oregon.

Regulations, including levies, liens, assessments, rights of way and easements of Roque River Valley Irrigation

Easement granted to Pacific Power & Light Company, their heirs and assigns, per Volume 576 at Page 355A of the Deed Records of Jackson County, Oregon.

10-foot Public Utility Easement created on the plat recorded September 28, 1989, in Volume 3 at Page 25 of "MAJOR LAND PARTITIONS", in Jackson County, Oregon (also filed as Survey Number 11737 in the office of the Jackson County Surveyor). DEPICTED HEREON.

20-foot wide waterline easement, subject to the terms and provisions thereof, reserved in instrument Number 93-04095 of the Official Records of Jackson County, Oregon. DEPICTED HEREON.

10-foot wide easement for the installation and maintenance of water lines, subject to the terms and provisions thereof, per Instrument Number 93-17117 of the Official Records of Jackson County, Oregon. DEPICTED HEREON.

10-foot wide easement for the installation and maintenance of water mains, subject to the terms and provisions thereof, per Instrument Number 93-20866 of the Official Records of Jackson County, Oregon. DEPICTED HEREON.

Grant of Conservation Easement, including the terms and provisions thereof, per instrument Number 94-02357.

## LEGEND:

- Indicates a set 5/8-inch diameter Iron pin, 24 inches in length, with an orange plastic cap marked "NEATHAMER SURVEYING".
- Indicates a found 5/8-inch diameter iron pin with plastic cap marked "Medford City Surveyor" per SN 11737, or as noted.
- Indicates a found 5/8-inch diameter iron pin with plastic cap marked "FARBER PLS 2189", per SN 13338.
- Indicates a found 5/8-inch diameter iron pin with plastic cap marked "FARBER PLS 2189", per SN 13761.
- Indicates a found monument as noted hereon.
- Indicates a computed position, nothing found or set.
- Indicates record information per SN 11737
- Indicates record information per SN 13338. Indicates record information per SN 13761.
- V353 P94 Indicates an instrument recorded by Volume and Page in the Deed Records of Jackson County, Oregon,
  - Indicates an instrument recorded by number pursuant to the Official Records of Jackson County, Oregon.
  - Indicates a survey filed by number in the office of the Jackson County Sürveyor."
  - Indicates the distance and which side from the boundary line that centerline of a fence line is located.

PREPARED BY:

Neathamer Surveying, Inc. 3126 State St, Suite 203 P.O. Box 1584 Medford, Oregon 97501 Phone (541) 732-2869 FAX (541) 732-1382

PROJECT NUMBER: 10003-J PLOT DATE: February 14, 2012

Sheet I of I

PREPARED FOR: MEDFORD WATER COMMISSION C/O: Eric Johnson Lausmann Annex 200 South by Street Room 177 Medford, Oregon 97501

CONSERVATION EASEMENT
PER INST 94-02357
(HATCHED AREA) 4 665. 0129 W (TO BE REMOVED) LINE PARTITION PLAT LOCATION OF PIN DEPICTED IS AT VERTICAL POINT IN PARCEL 3 GROUND (TOP OF PIN IS BENT WESTERLY) p-10-1993 1385.00 D. DAMAGED PIN PER SN 11737 BEARS 538\*31'24"W

PLAT NO.

2165.061

FENCE AVERAGES WITHIN 1.0' OF BOUNDARY

[NOI \*2157"E 1251.10"]

581°2259"W 58156"

((581°2157"M 581.11"))

**%** (SN 15455)

584°31'29"W SECTION LINE O.18' FROM COMPUTED ADJUSTED PROPERTY LINE CORNER (REMOVED) WATERLINE EASEMENT

20.00 AC (SN 13338) D. 5/8 DIAMETER PIN WITH AN ILLEGIBLE YELLOW PLASTIC TRACT 2

FD. 2-1/2" BRASS CAP MARKING CORNER COMMON TO-

ESTABLISHMENT NOTES DATED JUNE 4, 1940

PARCEL 2

TRACK

p-53-1997

FD. PIN PER SN 13761 BEARS

NO5°32'14"W, O.10' FROM

COMPUTED CORNER

NOI 22 59 E 1251.09

(V353 P94)

brei Mo.

[N79°45'38"E

SECTIONS 13, 14, 23 & 24 PER JACKSON COUNTY RE-

INDUSTRIAL

10' PUBLIC UTILITIES EASEMENT PER INST NO 93-04095

LINE TABLE BEARING DISTANCE N23°43'42"W 235.491 235.65 N23°45'06"W N79°47'09"E 82.28

CHORD BEARING CHORD ARC DELTA RADIUS CURVE 131.25 584°26'32"W 131.231 1960.00 03\*50'13" 1960.00 131.26 ((CI)) 3°50'13" 1960.00 864.02 N80°56'15"W 861.92 25\*2413" C2 N54°08'42"W 954.36 964.05 C3 28 10 54 1960.00 558.48 N31°53'28"W 556.59 16-19'33" 1960.00 2000.00 3061.26 567°34'39"E 2771.06 87°41'55" *(C5)* AT\*4155" 2000.00' 3061.25

process and file a Map of Survey in the office of the Jackson County Surveyor.

# **CURVE TABLE**

PARCEL 1 PARTITION PLAT NO. PARCEL 1 PARTITION 15455) P-53-1997 (SN 15455)

N79°47'09"E 2165.08"

CENTERLINE OF 10' WIDE WATERLINE EASEMENT PER INST NO 93-17117

REPLACED DISTURBED PIN

(SET PER SN 11797), AT

VERTICAL POINT IN GROUND

N79 45 38 E)

TRACT 1

35.48 AC

INST 2012-003513

CENTRAL OREGON & PACIFIC

-20' WATERLINE EASEMENT PER INST NO 93-04095

DEL TA: 57.25'20.

ARC= 1964.32' CHORD= N68.4555"W 1883.14' FD. 2-1/2" BRASS CAP MARKING -1/4 CORNER COMMON TO SECTIONS 29 4 24 PER JACKSON COUNTY RE-ESTABLISHMENT NOTES, DATED MAY 17, 1988

21.63 AC

INST 2012-003514

FD. PIN PER SN 19761-IS ALONG RAW 0.16" EASTERLY FROM FROM COMPUTED CORNER

APPROVALS:

IACKSON COUNTY DEVELOPMENT SERVICES I NUMBER SUB 2011-00073 2/16/12

Charks Bennell APPROVAL SIGNATURE

PARCEL :

PARTITION PLAT

(SN 11737)

# BASIS OF BEARINGS:

D. PIN PER SN 11797 BEARS NSI\*55'44"W

0.22' FROM

Geodetic North referenced to NAD83 (91) (the North American Datum of 1983 on the realization of 1991), obtained via Global Positioning System (GPS) observations. Basis applied to the line common to Sections 23 and 24.

•• RECEIVED •• DATE 2-12 BY 6 This survey consists of: \_sheet(s) Map \_page(s) Narrative JACKSON COUNTY SURVEYOR

REGISTERED **PROFESSIONAL** LAND SURVEYOR

Carl E. Mertraneu OREGON

JULY 9, 2001 CAEL E. NEATHAMER 56545

Renewal Date 12/31/12

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

PURPOSE: Pursuant to Clients Instructions and the Notice of Staff Decision by the Jackson County Development Services; File Number

SUB 2011-00073, to perform a boundary survey, establish monuments at the boundary corners of the resultant adjusted tracts and to

PROCEDURE: Utilizing Trimble 5700 GPS equipment, a Trimble S6 Robotic Total Station, Trimble TSC2 Data Collectors with Trimble

Survey Controller software and Real-time Kinematic GP5 methods, all found monuments were tied within closed loop traverses or via redundant ties. Records utilized for this survey: Volume 353 at Page 94 of the Deed Records of Jackson County, Oregon; Instruments Numbered 2012-003513 and 2012-003514 of the Official Records of Jackson County, Oregon; a plat recorded September 28, 1989, in Volume 3 at Page 25 of "MAJOR LAND PARTITIONS", in Jackson County, Oregon (also filed as Survey Number 11737 in the office of the Jackson County Oregon as Partitions in the office of the Jackson County Oregon (also filed as Survey Number 13333) in the office of the Jackson County Oregon (also filed as Survey Number 13333) in the office of the Jackson County Oregon (also filed as Survey Number 13333) in the office of the Jackson

the Records of Jackson County, Oregon, Index Volume 4 at Page 10 (also filed as Survey Number 13338 in the office of the Jackson County Surveyor); and Survey Number 13761 as filed in the office of the Jackson County Surveyor.

Utilizing the located centerline of existing railroad tracks and said Volume 353 at Page 94, established the railroad right-of-way.

Utilizing found monuments and record partition plats (Surveys Numbered 11737 and 13338), established the centerline and right-of-way

Number 13761, established the location of an easement per instrument Number 94-02357 of the Official Records of Jackson County,

of West Antelope Road, and the exterior boundaries of Parcels 2 and 3 of Partition Plat. Utilizing found monuments and Survey

Utilizing said established rights-of-way, boundaries and said instruments Numbered 2012-003513 and 2012-003514, established

the adjusted tract boundaries as depicted hereon. Established monuments at computed tract corners on December 27, 2011.

Jackson County Assessor's Map No.: 36 2W 23, Tax Lots 104 € 106, and 36 2W 24 Tax Lots 300 € 307

Drawing N. W.S.I. Projects Mediard Mater Commission VIOOO3 General Services Contract VIOOO3-J. Pacific Crest Transformer prop VOOO3\_LMO5\_PLA.pro

21023