

PROPERTY LINE ADJUSTMENT MAP OF SURVEY

Located in the southwest One-quarter of Section 5, the Northeast One-quarter of Section 8 and the Northwest One-quarter of Section 9, Township 38 South, Range 1 West of the Willamette Meridian, Jackson County, Oregon.

PREPARED FOR:

R P B CAPITAL PARTNERS, LLC.
C/O: Reginald Breeze
830 O' Hare PKY 100
Medford, OR 97504

LEGEND:

- Indicates a set 5/8-inch diameter by 24 inches long iron pin with a plastic cap marked "NEATHAMER SURVEYING".
- Indicates a brass cap as noted hereon.
- ⊙ Indicates a found 5/8-inch diameter iron pin with aluminum cap per SN 20212.
- Indicates a found 5/8-inch diameter iron pin per SN 20212.
- ▲ Indicates a found 5/8-inch diameter iron pin per SN 7643.
- Indicates a computed position, nothing found or set.
- VOL PG Indicates an instrument recorded by Volume and Page of the Deed Records of Jackson County, Oregon.
- INST Indicates an instrument recorded by number pursuant to the Official Records of Jackson County, Oregon.
- SF Indicates square feet.
- () Indicates record data per Survey Number 20212.
- (()) Indicates record data per Survey Number 7643.
- Indicates centerline of an existing fence line.

MATTERS OF RECORD:

PURSUANT TO A REPORT PREPARED BY A LOCAL FIRST AMERICAN TITLE OFFICE, ORDER NO. 7169-1937946, THE FOLLOWING EXCEPTIONS MAY APPLY TO TRACT 1 HEREOF:

THE PREMISES ARE WITHIN AND SUBJECT TO THE STATUTORY POWERS OF THE ROGUE VALLEY SEWER SERVICES

THE PREMISES ARE SITUATED IN THE CHARLOTTE ANN, AND SUBJECT TO THE LEVIES AND ASSESSMENTS THEREOF, WATER AND IRRIGATION RIGHTS, EASEMENTS FOR DITCHES AND CANALS AND REGULATIONS CONCERNING THE SAME.

RIGHT OF WAY OVER THE MOST NORTHERLY PORTION OF SAID LAND FOR AN EXISTING TRAVELED WAY, COMMONLY KNOWN AS WEST GLENWOOD ROAD.

A PERPETUAL EASEMENT AND RIGHT OF WAY FOR THE PURPOSE OF CONSTRUCTION, REPAIRING, MAINTAINING AND USING A SANITARY SEWER LINE, AND RIGHTS AND AGREEMENTS IN CONNECTION THEREWITH, GRANTED TO SOUTH BEAR CREEK SANITARY DISTRICT, A MUNICIPAL CORPORATION, RECORDED IN VOLUME 424, PAGE 31 AND AS SHOWN ON RECORDED PLAT AND DEDICATION.

RIGHT(S) OF WAY FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, AND FOR OTHER PURPOSES, GRANTED TO PACIFICORP, AN OREGON CORPORATION, OR ITS PREDECESSOR IN INTEREST, BY INSTRUMENTS RECORDED IN VOLUME 568, PAGE 226 AND VOLUME 445, PAGE 458.

EASEMENT FOR UNDERGROUND COMMUNICATIONS LINES AND ABOVE CABINETS, SUBJECT TO THE TERMS AND PROVISIONS THEREOF, GRANTED TO PACIFIC NORTHWEST BELL TELEPHONE COMPANY, BY DOCUMENTS 84-04463 AND 84-07130.

AN EASEMENT FOR INGRESS AND EGRESS FOR THE PURPOSE OF ACCESS TO INSTALL AND MAINTAIN AN IRRIGATION PIPELINE, INCLUDING THE TERMS AND PROVISIONS THEREOF AS DISCLOSED IN INSTRUMENT RECORDED AS DOCUMENT 02-56389 AND AS SHOWN ON RECORDED PLAT AND DEDICATION.

EASEMENT FOR ELECTRIC TRANSMISSION AND DISTRIBUTION LINES OF ONE OR MORE WIRES, AND ALL NECESSARY OR DESIRABLE APPURTENANCES, INCLUDING TELEPHONE AND TELEGRAPH WIRES, TOWERS, POLES, PROPS, GUYS AND OTHER SUPPORTS AND RELATED MATTERS RECORDED AS DOCUMENT 2004-061748 IN FAVOR OF PACIFIC POWER AND LIGHT COMPANY.

PURSUANT TO A REPORT PREPARED BY A LOCAL FIRST AMERICAN TITLE OFFICE, ORDER NO. 7169-1937946, THE FOLLOWING EXCEPTIONS MAY APPLY TO TRACT 2 HEREOF:

THE PREMISES ARE WITHIN AND SUBJECT TO THE STATUTORY POWERS OF THE ROGUE VALLEY SEWER SERVICES

THE PREMISES ARE SITUATED IN THE CHARLOTTE ANN, AND SUBJECT TO THE LEVIES AND ASSESSMENTS THEREOF, WATER AND IRRIGATION RIGHTS, EASEMENTS FOR DITCHES AND CANALS AND REGULATIONS CONCERNING THE SAME.

THE PREMISES ARE WITHIN AND SUBJECT TO THE STATUTORY POWERS OF THE BEAR CREEK VALLEY SANITARY AUTHORITY, ASSESSMENT ORDER NO. C-13-9T, RECORDED AS DOCUMENT NO. 9T-35074.

EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN, RECORDED IN VOLUME 349, PAGE 434 AND VOLUME 401, PAGE 282 IN FAVOR OF CALIFORNIA OREGON POWER COMPANY FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY.

A PERPETUAL EASEMENT AND RIGHT OF WAY TO CONSTRUCT, REPAIR, MAINTAIN AND USE SANITARY SEWER LINES, AND RIGHTS IN CONNECTION THEREWITH, GRANTED SOUTH BEAR CREEK SANITARY DISTRICT, A MUNICIPAL CORPORATION, INCLUDING THE TERMS AND PROVISIONS THEREOF, AS DISCLOSED IN INSTRUMENT RECORDED IN VOLUME 428, PAGE 266, DEED RECORDS, JACKSON COUNTY, OREGON.

A PERPETUAL EASEMENT AND RIGHT OF WAY TO CONSTRUCT, RECONSTRUCT, REPAIR, MAINTAIN AND USE WATER TRANSMISSION LINES, AND RIGHTS IN CONNECTION THEREWITH GRANTED THE CHARLOTTE ANN WATER DISTRICT, INCLUDING THE TERMS AND PROVISIONS THEREOF, AS DISCLOSED IN INSTRUMENT RECORDED IN VOLUME 438, PAGE 255, DEED RECORDS, JACKSON COUNTY, OREGON.

EASEMENT, INCLUDING THE TERMS AND PROVISIONS CONTAINED THEREIN, RECORDED IN VOLUME 461, PAGE 91 FOR ROADWAY PURPOSES.

EASEMENT, INCLUDING THE TERMS AND PROVISIONS CONTAINED THEREIN, RECORDED AS DOCUMENT 71-02481 IN FAVOR OF PACIFIC POWER AND LIGHT COMPANY FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY.

EASEMENT, INCLUDING THE TERMS AND PROVISIONS CONTAINED THEREIN, RECORDED AS DOCUMENT 71-08900 FOR RIGHT OF WAY FOR TRANSPORTING IRRIGATION WATER OVER AN EXISTING DITCH 2 FEET IN WIDTH.

AN INGRESS-EGRESS EASEMENT AND RIGHT OF WAY 60 FEET IN WIDTH FOR THE CONSTRUCTION, USE AND MAINTENANCE OF AN ACCESS ROAD RECORDED AS DOCUMENT 76-05391 AND AMENDED IN DOCUMENT 71-20146.

A NON-EXCLUSIVE EASEMENT AND RIGHT OF WAY, 60 FEET IN WIDTH, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN RECORDED AS DOCUMENT 71-11990.

EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN RECORDED AS DOCUMENT 71-11990 FOR THE ERECTION AND MAINTENANCE OF A SIGN.

EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN RECORDED AS DOCUMENTS 84-08088 AND 86-06122 FOR INGRESS, EGRESS AND UTILITIES.

EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN RECORDED AS DOCUMENTS 91-24924 AND 91-24925 FOR THE INSTALLATION AND MAINTENANCE OF WATER SERVICE, LINES AND MAINS.

EASEMENT FOR UNDERGROUND POWER FACILITIES PER DOCUMENT 2004-061748 AND IRRIGATION LINE EASEMENT PER DOCUMENT 2002-56389 AS SHOWN ON GLENWOOD BUSINESS PARK CONDOMINIUM, A FLEXIBLE CONDOMINIUM, ACCORDING TO THE OFFICIAL PLAT THEREOF.

APPROVALS:

JACKSON COUNTY DEVELOPMENT SERVICES FILE NUMBER SUB 2012-00053

Charles Bennett 10-15-12
APPROVAL SIGNATURE DATE SIGNED

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 2012-00053, TO PERFORM A BOUNDARY SURVEY, ESTABLISH MONUMENTS AT THE BOUNDARY CORNERS OF THE RESULTANT ADJUSTED TRACTS AND TO PROCESS AND FILE A MAP OF SURVEY IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

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 GPS METHODS, ALL FOUND MONUMENTS WERE TIED WITHIN CLOSED LOOP TRAVERSES OR VIA REDUNDANT TIES. RECORDS UTILIZED FOR THIS SURVEY: INSTRUMENTS NUMBERED 2004-048084, 2012-021040 AND 2012-028795 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, GLENWOOD BUSINESS PARK CONDOMINIUM RECORDED DECEMBER 29, 2008 IN VOLUME 34 OF PLATS AT PAGE 64 OF RECORDS OF JACKSON COUNTY, OREGON, (ALSO FILED AS SURVEY NUMBER 20212 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR), AND SURVEY NUMBER 7643 AS FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

UTILIZING THE FOUND MONUMENTS AND THE ESTABLISHED CENTERLINES AND EXTERIOR BOUNDARIES PER SURVEYS NUMBERED 7643 AND 20212, AND INSTRUMENTS NUMBERED 2012-032414 AND 2012-032415, ESTABLISHED THE ADJUSTED TRACT BOUNDARIES AS DEPICTED HEREOF. ESTABLISHED MONUMENTS AT COMPUTED TRACT CORNERS ON OCTOBER 3, 2012.

BASIS OF BEARINGS:

GEODETIC NORTH BASED ON THE WORLD GEODETIC SYSTEM OF 1984 (WGS84 DATUM), OBTAINED VIA GLOBAL POSITION SYSTEM (GPS), OBSERVATIONS. BASIS APPLIED AS DEPICTED HEREOF.

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PLOT DATE: October 15, 2012 **PROJECT NUMBER:** 12021

Sheet 1 of 1 © DC NR

