

\*\*\* SURVEYORS CERTIFICATE \*\*\*

I, RICHARD L. BATH, DO HEREBY CERTIFY THAT I AM A DULY REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, LICENSE NO. 1069, AND I FURTHER DO HEREBY DECLARE THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION, AND THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE TRACT OF LAND SHOWN HEREON, AND THAT SAID PLAT AND SURVEY CONFORM WITH THE ORDINANCES OF THE COUNTY OF JACKSON AND THE STATUTES OF THE STATE OF OREGON, AND THAT THE FOLLOWING IS AN ACCURATE SURVEY AND TITLE DESCRIPTION OF THE SUBJECT PROPERTY'S EXTERIOR BOUNDARY:

Commencing at a brass disc marking the Northwest corner of Donation Land Claim No. 48 in Township 38 South, Range 1 East in Jackson County, Oregon, thence South 88°57'59" East (deed record South 89°45' East), along the north boundary of said Donation Land Claim, 238.96 feet to set 5/8 inch rebar with orange plastic cap marked "HARDEY ENG & ASSOC" for the Initial Point of Beginning; thence continue South 88°57'59" East (deed record South 89°45' East), along said Donation Land Claim line, 795.53 feet to a found 1/2 inch iron rod (record 3/8 inch iron pin per CS 3682 & CS 10313 as filed in the Office of the Jackson County Surveyor); thence continue South 88°57'59" East 0.14 feet to the described southwestern right of way line of Lowe Road within Interstate Highway No. 5 right of way as described in Parcel 1 of Volume 505, Pages 54 and 57 of the Deed Records of Jackson County, Oregon; thence South 38°19'45" East (record South 39°51'50" East), along said highway right of way, 77.62 feet to a set 5/8 inch rebar with orange plastic cap marked "HARDEY ENG & ASSOC" marking the northeast corner of Parcel 1 of deed recorded as No. 99-39645 of the Official Records of Jackson County, Oregon; thence North 88°57'59" West (deed record South 89°30'40" West) 258.71 feet to a set 5/8 inch rebar with orange plastic cap marked "HARDEY ENG & ASSOC" marking the northwest corner thereof; thence South 38°19'45" East (deed record South 39°51'50" East) 364.14 feet to a set 5/8 inch rebar with orange plastic cap marked "HARDEY ENG & ASSOC" marking the most southern corner thereof; thence North 51°40'15" East (deed record North 50°08'10" East 200.00 feet) 200.02 feet to a set 5/8 inch rebar with orange plastic cap marked "HARDEY ENG & ASSOC" situated on aforesaid highway right of way, marking the most eastern corner thereof; thence South 38°19'45" East (record South 39°51'50" East 38.57 feet), along said highway right of way, 38.55 feet to a set 5/8 inch rebar with orange plastic cap marked "HARDEY ENG & ASSOC" marking an angle point in said southwestern right of way line at a point 530.00 feet southwesterly of and radial to Engineer's centerline station 1313+00 being a point of non-tangent; thence continue along said southwestern right of way line 204.89 feet along the arc of an 11,989.16 foot radius curve to the left (the long chord to which bears South 59°01'26" East 204.89 feet) to a found 5/8 inch rebar with orange plastic cap marked "OBEC LS 65452" at a point of intersection with the line described in Parcel 1 in deed recorded as No. 2010-017603 of said Official Records; thence South 09°57'55" East, along said described line, 88.83 feet to a found 5/8 inch rebar with orange plastic cap marked "OBEC LS 65452" at a point 597.73 feet southwesterly of and radial to Engineer's centerline station 1315+50.63; thence South 01°01'10" East, along said described line, 149.51 feet to a set 5/8 inch rebar with orange plastic cap marked "HARDEY ENG & ASSOC" situated on the north boundary of the tract described in deed recorded as No. 03-50571 of said Official Records; thence North 87°03'37" West (deed record North 89°10' West and CS 3682 = North 88°36'40" West), along said north boundary line, 125.54 feet to a set 5/8 inch rebar with orange plastic cap marked "HARDEY ENG & ASSOC" marking the northwest corner thereof; thence South 03°06'03" West (deed record South 00°50'00" West 186.93 feet and CS 3682 = South 01°33'00" West 187.05 feet) 187.05 feet to a set 5/8 inch rebar with orange plastic cap marked "HARDEY ENG & ASSOC" marking the southwest corner thereof; thence South 87°03'37" East (deed record South 89°10' East and CS 3682 = South 88°36'40" East), along the south boundary of said described tract, 139.47 feet to intersect the west boundary of the tract described in Document Nos. 00-38227 and 00-38696 of said Official Records; thence South 01°34'26" West (deed record South 00°03'00" West), along said west boundary, 3.03 feet to a found 5/8 inch rebar with yellow plastic cap marked "JACKSON CO. RDS & PKS SVC"; thence continue South 01°34'26" West (deed record South 00°03'00" West 439.63 feet), along said west boundary, 439.65 feet to a found 5/8 inch rebar with yellow plastic cap marked "JACKSON CO. RDS & PKS SVC"; thence continue along said west boundary South 21°26'05" West 62.78 feet to an angle point therein; thence South 01°34'26" West (deed record South 00°03'00" West), along said west boundary, 21.76 feet to intersect the southern boundary of the tract described in deed recorded as No. 2010-004950 of said Official Records; thence along said southern and southwestern boundary of said described tract, being along the centerline of the Talent Irrigation District's Canal the following courses as shown on said Survey CS 3682: South 79°19'04" West (survey record South 77°46'56" West) 62.30 feet; thence North 62°10'43" West (survey record North 63°43'30" West) 69.96 feet; thence North 42°34'27" West (survey record North 44°07'14" West) 113.31 feet; thence North 58°31'38" West (survey record North 60°04'25" West) 368.24 feet; thence North 51°35'43" West (survey record North 53°08'30" West) 322.50 feet; thence North 19°40'31" West (survey record North 21°13'18" West) 58.73 feet; thence North 05°38'41" West (survey record North 07°11'28" West) 211.78 feet; thence North 07°03'56" West (survey record North 08°36'43" West) 72.32 feet; thence North 05°43'23" West (survey record North 07°16'10" West) 87.58 feet; thence North 29°16'55" West (survey record North 30°49'42" West) 71.94 feet; thence North 44°56'43" West (survey record North 46°29'30" West) 112.06 feet; thence North 58°56'13" West (record North 60°29'00" West) 127.67 feet; thence North 44°27'33" West (survey record North 46°00'20" West) 89.56 feet; thence North 33°33'29" West (survey record North 35°06'16" West) 82.25 feet; thence North 12°34'13" West (survey record North 14°07'00" West) 54.09 feet to a point that bears North 88°57'59" West 15.00 feet from the Initial Point of Beginning; thence leaving said canal centerline, South 88°57'59" East 15.00 feet to the Initial Point of Beginning.

Richard L. Bath  
SURVEYOR

PARTITION PLAT NO. P-042013

LOCATED IN  
DONATION LAND CLAIM NO. 48 IN THE NORTHEAST QUARTER OF SECTION 31,  
T.38S., R.1E., W.M.  
JACKSON COUNTY, OREGON  
Re: J.C.D.S. FILE No. SUB2012-00043\_MP

SURVEY FOR  
NORTH ASHLAND INTERCHANGE PROPERTIES, LLC  
830 O'HARE PKY 100  
MEDFORD, OR 97504

HANNA LIMITED PARTNERSHIP  
ATTN: LEROY HANNA  
178 SONGBIRD COURT  
ROSEBURG, OR 97470

FEBRUARY 2013

SURVEYOR:

Hardey Engineering & Assoc., Inc.  
By: Richard L. Bath, L.S. 1069  
P.O. Box 1625  
Medford, OR 97501-0124  
Ph. 541-772-6880

APPROVALS:

EXAMINED AND APPROVED by the Jackson County Development Services  
this 1<sup>st</sup> day of MARCH, 2013.

JCDS File No: SUB2012-00043\_MP

File No: ZON2012-00043

K. H. Hanna  
COUNTY PLANNER

Examined and approved this 1<sup>st</sup> day of March, 2013.

Scott J. ...  
JACKSON COUNTY SURVEYOR

ASSESSOR / TAX COLLECTOR:

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of MARCH 1, 2013.

William Johnson, Deputy Assessor  
Bethany D. ... Deputy Tax Collector

3-1-2013  
Date  
3-1-13  
Date

RECORDER'S CERTIFICATE:

Filed for record this 1<sup>st</sup> day of MARCH, 2013 at 2:49 O'Clock, P.M.  
and recorded as PARTITION PLAT NO. P-04-2013 in "RECORD OF PARTITION PLATS"  
in Jackson County, Oregon. INDEX VOLUME 24 PAGE 04

Christine D. Walker  
County Clerk

Sandra S. Morgan  
Deputy

Filed in the office of Jackson County Surveyor as Survey No. 21221

\*\*\* DECLARATION \*\*\*

KNOW ALL MEN BY THESE PRESENTS that NORTH ASHLAND INTERCHANGE PROPERTIES, LLC, an Oregon limited liability company, is the owner in fee simple of the land represented on this Partition Plat and more particularly described in the Surveyor's Certificate, and have caused the same to be partitioned and platted into two parcels as shown hereon, and the number of each parcel and the course and length of all boundaries are plainly set forth on sheet 2 of this partition plat.

NORTH ASHLAND INTERCHANGE PROPERTIES, LLC

Reginald P. Breeze  
By: Reginald P. Breeze,  
Its: Manager

STATE OF OREGON, County of Jackson  
Dated: March 1, 2013

Personally appeared before me the above named Reginald P. Breeze, Manager of North Ashland Interchange Properties, LLC, an Oregon limited liability company, who acknowledged the foregoing instruments to be their voluntary act and deed. Before me:



Shala C D Helm  
Notary Public for Oregon  
My Commission expires 12/29/15

NARRATIVE:

PURPOSE: To partition the subject property described in deed recorded as Doc. No. 2010-004950 O.R. into two parcels as tentatively approved by planning action File No. SUB 2012-00043.

PROCEDURE: Using CS 3682, 20245, and 21133 as a basis for control, completed a closed traverse acquiring survey data necessary to complete the analysis and boundary resolution for the subject property.

SOUTH VALLEY VIEW ROAD: Used survey data from CS 17227 and 20245 along with Document Nos. 00-38227 & 00-38696 O.R. to determine the east boundary of Parcel No. 2. The monuments along the west right of way line were held as shown.

C/L TALENT IRRIGATION'S DISTRICT CANAL: Used CS 3682 as a basis for the mathematical canal location based on found monumentation along said canal.

NORTH BOUNDARY: Held the NW cor DLC 48 and the found 1/2" rebar on the right of way line of Lowe Road as the north boundary of the subject property.

NE'ly BOUNDARY: Used CS 20245 and 21133 as a basis for all 1-5 right of way locations and stationing.

TAX LOT 101: CS 3682 referenced found monuments that were set per CS 3150. Three of those monuments were found during a survey by this office in 1995 but have since been destroyed by construction. Based on their previous perpetuated locations, the boundary corners around TL 101 were set as shown on this plat.

BASIS OF BEARINGS: CS 20245 per survey ties to CP17 and CP20 as shown hereon.

Hardey Engineering & Associates, Inc.



P.O. BOX 1625  
MEDFORD, OREGON 97501-0063  
VOICE: 541-772-6880  
FAX: 541-772-9573  
EMAIL: info@hea-inc.com

REGISTERED PROFESSIONAL LAND SURVEYOR

Richard L. Bath  
OREGON  
JULY 30, 1976  
RICHARD L. BATH  
No. 1069

RENEWS 12/31/13

I HEREBY CERTIFY THIS PLAT TO BE AN EXACT COPY OF THE ORIGINAL PLAT

Richard L. Bath  
RICHARD L. BATH P.L.S. 1069

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PARTITION PLAT NO. P-042013

LOCATED IN DONATION LAND CLAIM NO. 48 IN THE NORTHEAST QUARTER OF SECTION 31, T.38S., R.1E., W.M. JACKSON COUNTY, OREGON Re: J.C.D.S. FILE No. SUB2012-00043\_MP

SURVEY FOR NORTH ASHLAND INTERCHANGE PROPERTIES, LLC 830 O'HARE PKY 100 MEDFORD, OR 97504 HANNA LIMITED PARTNERSHIP ATTN: LEROY HANNA 178 SONGBIRD COURT ROSEBURG, OR 97470 FEBRUARY 2013

EASEMENTS OF RECORD per First American Title Public Record Report No. 7169-1906473, June 27, 2012

- 1. Power lines per V. 149 P. 395, & V. 266 P. 182 are easements over pole lines or structures and are not specifically locatable.
2. TID Lateral per V. 54 P. 374 and later described in 485 P. 348 to U.S.A. provides for a 25' easement east of C/L of canal & plotted hereon.
3. Ingress & Egress easement per 68-03288 is plotted hereon (north of T.L. 102).
4. BCVSA/RVSS easement, 15' wide, per 84-14536 is plotted hereon.
5. Easements for landscaping, sanitary sewer, utilities, access, and water/well per 95-26228, 229, 230, 231, & 232 are plotted hereon (except for landscaping, per Doc. No. 95-26228 which is general in nature and not locatable).
6. Pacific Power easement per 96-07039 is not specifically locatable, but lies within Parcel No. 1 for the benefit of the Burger King facilities.

LINE TABLE

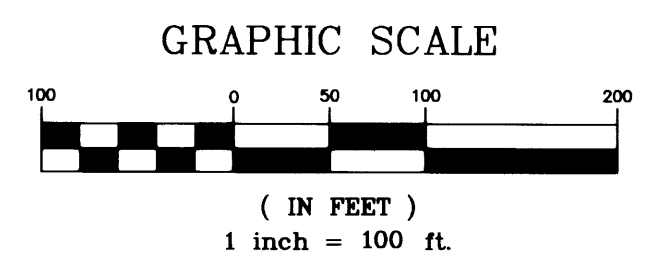
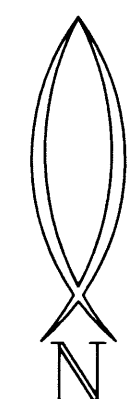
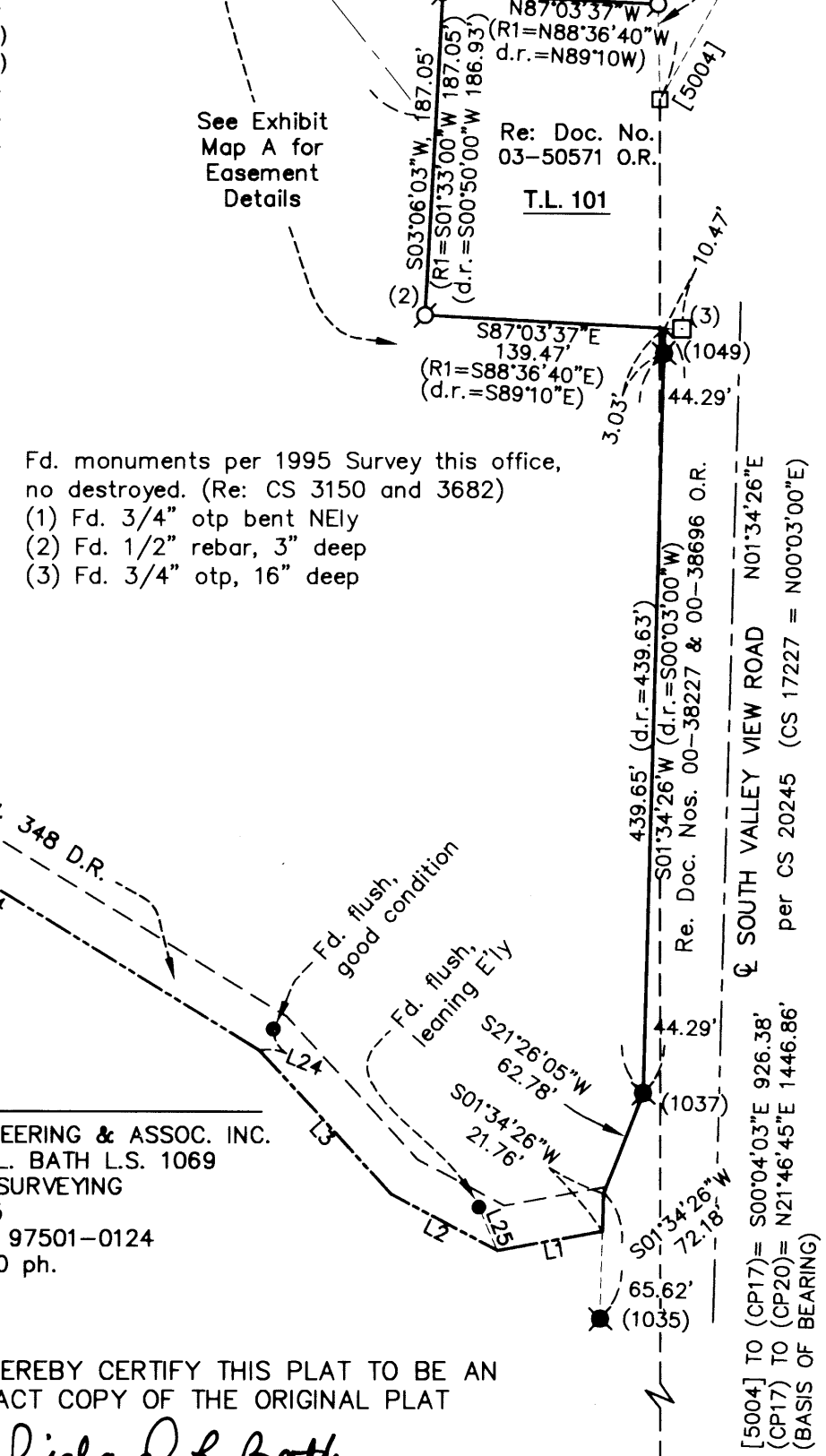
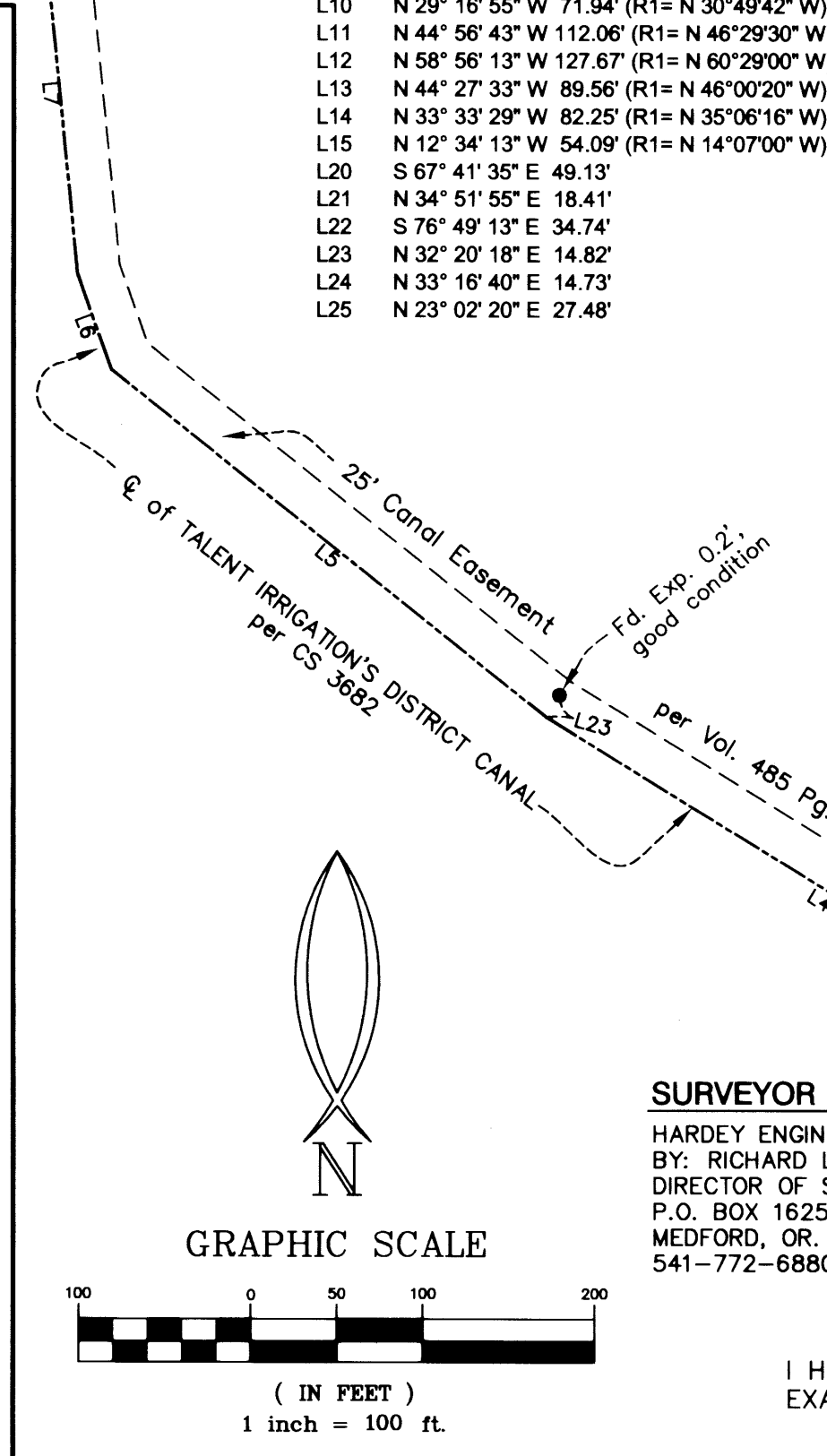
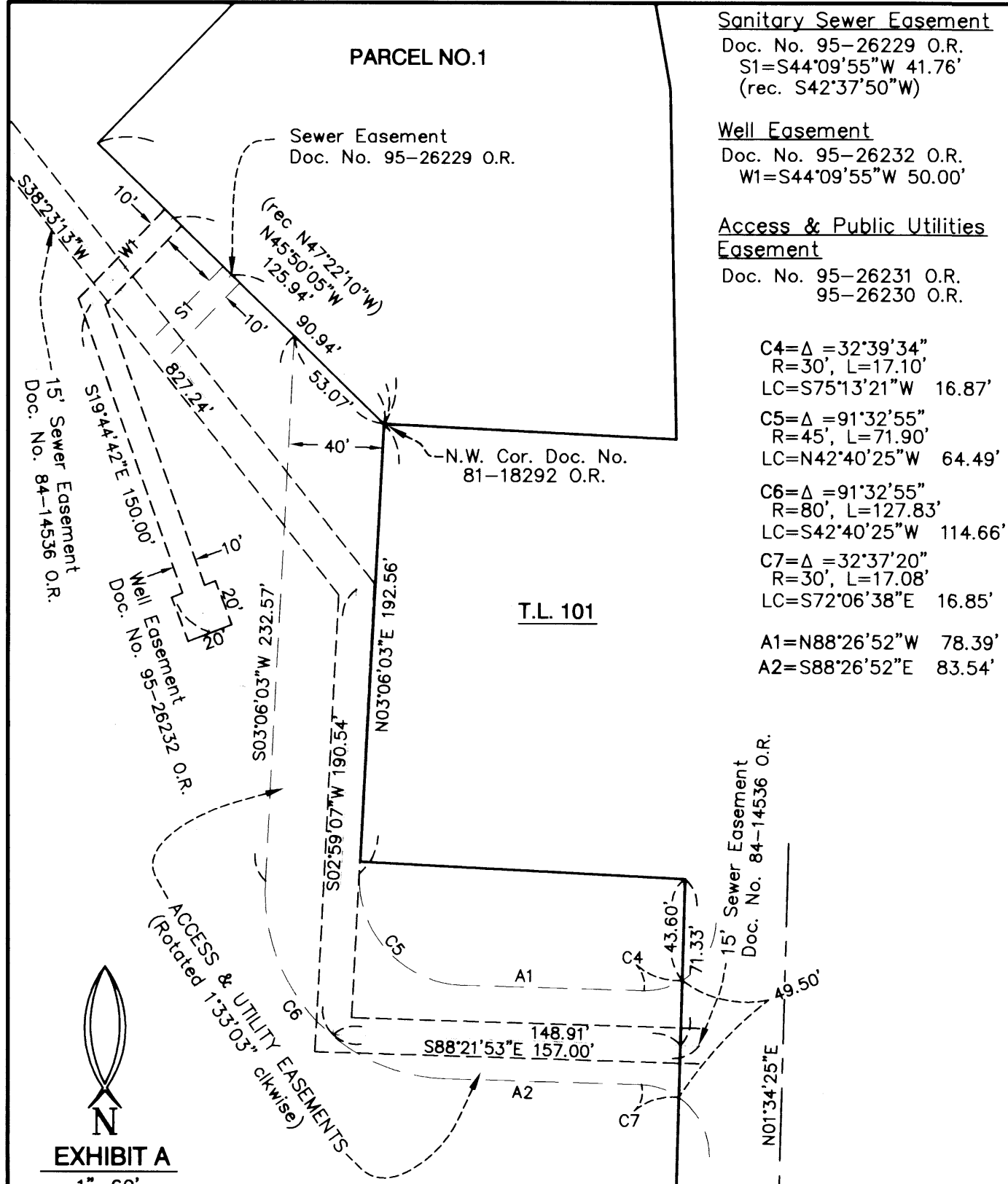
Table with 2 columns: Line ID (L1-L25) and Description (Bearing and Distance). Includes bearings like S 79° 19' 04" W and distances like 62.30'.

CURVE TABLE

Table with 2 columns: Curve ID (C1-C3) and Description (Delta, Radius, Length, Chord). Includes bearings like C1 = Δ = 00°58'45" and R = 11,989.16'.

LEGEND

- = SET 5/8" x 24" REBAR & ORANGE PLASTIC CAP STAMPED "HARDEY ENG. & ASSOC."
⊙ = SET 5/8" x 30" REBAR & ORANGE PLASTIC CAP STAMPED "HARDEY ENG. & ASSOC."
● = FD. 5/8" REBAR PER CS 3682 (UNLESS OTHERWISE NOTED)
⦿ = FD. 5/8" REBAR FLUSH, W/ OPC STAMPED "OBEC LS 65452" PER CS 21133
⦿ = FD. 5/8" x 24" REBAR W/ YPC STAMPED "JACKSON CO. RDS & PARKS SVC" PER CS 17227
□ = CALCULATED POSITION
(XXXX) = NO. OF MONUMENT FD. PER CS 20245
[XXXX] = NO. OF MONUMENT FD. PER CS 21133
CS = FILED SURVEY NO. IN JACKSON COUNTY SURVEYORS OFFICE
OTP = OPEN TOPPED PIPE
OPC = ORANGE PLASTIC CAP
D.R. = DEED RECORDS OF JACKSON COUNTY OREGON
O.R. = OFFICIAL RECORDS OF JACKSON COUNTY OREGON
d.r. = DEED RECORD MEASUREMENT
rec = RECORD MEASUREMENT
R1 = RECORD MEASUREMENT CS 3682
R2 = RECORD MEASUREMENT CS 10313



SURVEYOR HARDEY ENGINEERING & ASSOC. INC. BY: RICHARD L. BATH L.S. 1069 DIRECTOR OF SURVEYING P.O. BOX 1625 MEDFORD, OR. 97501-0124 541-772-6880 ph.

I HEREBY CERTIFY THIS PLAT TO BE AN EXACT COPY OF THE ORIGINAL PLAT

Richard L. Bath RICHARD L. BATH P.L.S. 1069

RECEIVED DATE 3/1/13 BY JF This survey consists of: 2 sheet(s) Map page(s) Narrative

REGISTERED PROFESSIONAL LAND SURVEYOR Richard L. Bath OREGON JULY 30, 1976 RICHARD L. BATH No. 1069 RENEWS 12/31/13

Hardey Engineering & Associates, Inc. logo and contact information: P.O. BOX 1625 MEDFORD, OREGON 97501-0063 VOICE: 541-772-6880 FAX: 541-772-9573 EMAIL: info@hea-inc.com

FD. MAGNAIL & WASHER STAMPED "OBEC CONTROL" PER CS 20245