

City of Medford Approvals:

Re: COM File No's. PLA-13-120

Janece E. Huber 3/10/14
 City Planning Director Date
[Signature] 3/10/14
 City Surveyor Date

FOR:
 Lithia Real Estate, Inc.
 ATTN: Mark DeBoer
 150 North Bartlett Street
 Medford, OR 97501

SURVEYOR:
 Richard L. Bath, LS 1069
 Director of Surveying
 P.O. Box 1625
 Medford, OR 97501
 Ph. 541-772-6880

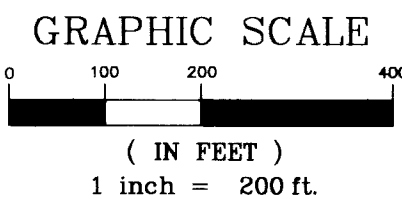
**MAP OF SURVEY
 FOR
 PROPERTY LINE ADJUSTMENT
 &
 CONSOLIDATION
 LOCATED IN
 S.E. 1/4 SECTION 6 & N.E. 1/4 SECTION 7,
 T37S, R1W, W.M.
 CITY OF MEDFORD
 JACKSON COUNTY, OREGON
 JANUARY 2014**

NARRATIVE:

PURPOSE: Based on the conditions of approval from City of Medford File No. PLA -13-120 and survey control established by this office for OREGON AUTOMALL, PHASE I (CS 19984), completed the Property Line Adjustment and deed documents as shown on this map. The purpose of adjusting TL 2800 was to add an additional 3.00 acres from TL 3902 to TL 2800. In the process of applying for the adjustment with the City of Medford it was determined that the dedication of Lear Way through the subject property did not legally create two tax lots (TL 3901 & TL 3902), therefore this application needed to consider the "Olson" property as one unit of land and describe the remaining 52.2 acres accordingly.

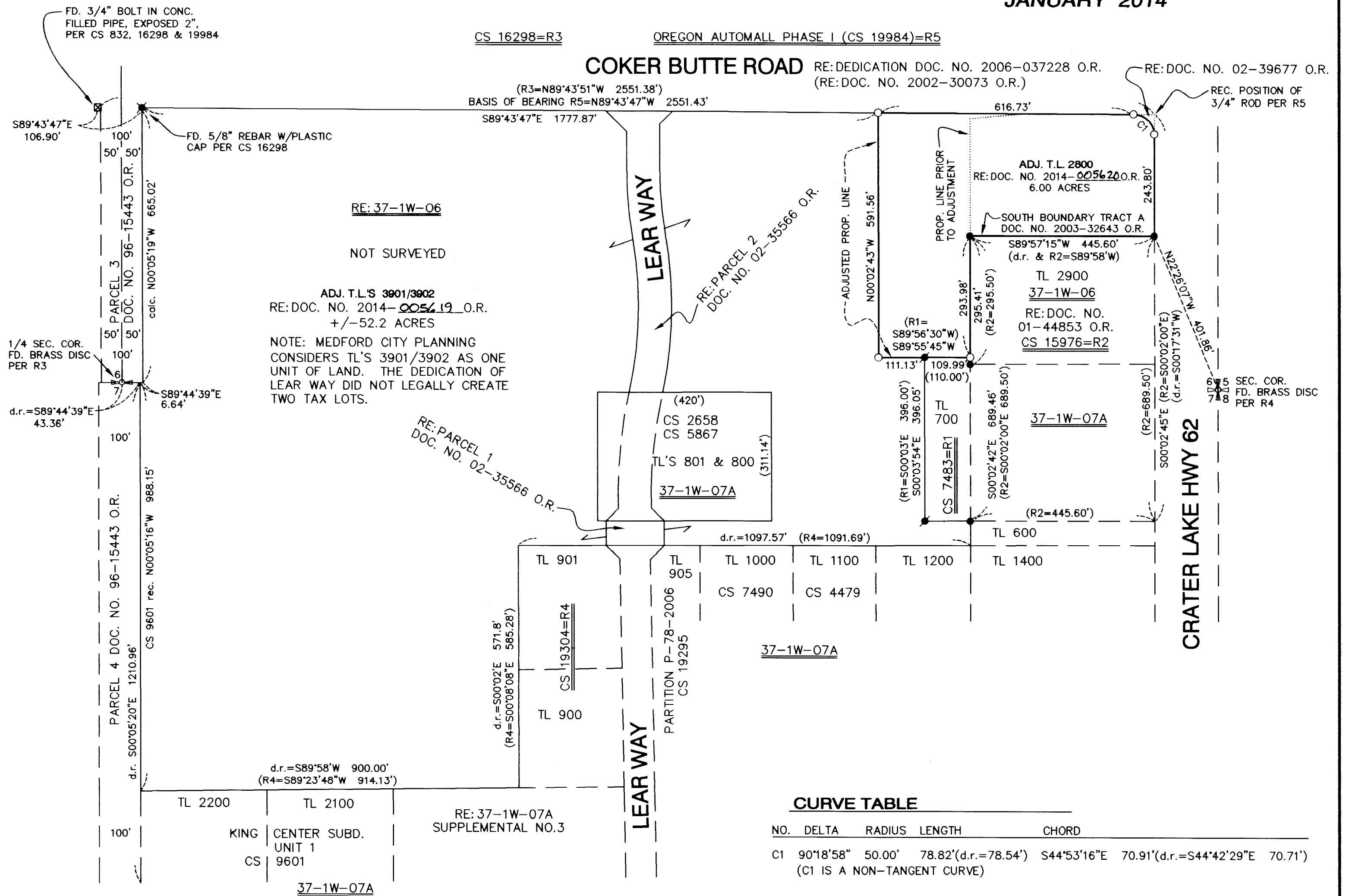
PROCEDURE: With our survey control previously established for OREGON AUTOMALL, PHASE I, additional survey monuments were located and tied in per CS 7483 and CS 15976 as shown hereon. The boundary of the additional 3.00 acres was calculated and the adjusted boundary was monumented accordingly. The remaining 52.2 acres was not surveyed, but I have shown some mathematical differences between deed record calls and surveyed distances as referenced on CS 19295 and CS 19304. No attempt was made to resolve these differences. Also not surveyed is the described location of Lear Way per Document No. 02-35566 O.R.. There were certain City of Medford monuments found in the subject area that are not of record and further surveying will need to be completed to resolve any issues between the described right of way locations relative to found survey monuments.

BASIS OF BEARING: South boundary of Coker Butte Road established for OREGON AUTOMALL, PHASE I (CS 19984)



LEGEND

- = SET 5/8" x 24" REBAR W/ ORANGE PLASTIC CAP STAMPED "HARDEY ENG. & ASSOC."
- = FOUND 3/4" REBAR PER R1
- = FOUND 5/8" REBAR W/PLASTIC CAP PER R2
- ⊗ = FOUND AS NOTED
- R1 = CS 7483
- R2 = CS 15976
- R3 = CS 16298
- R4 = CS 19304
- R5 = CS 19984
- CS = SURVEY NO. FILED WITH THE JACKSON COUNTY SURVEYORS OFFICE
- d.r. = DEED RECORD MEASUREMENT
- O.R. = OFFICIAL RECORDS



CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD
C1	90°18'58"	50.00'	78.82'(d.r.=78.54')	S44°53'16"E 70.91'(d.r.=S44°42'29"E 70.71')

(C1 IS A NON-TANGENT CURVE)

**** RECEIVED ****
 DATE 3-17-14 BY *dm*
 This survey consists of:
 1 sheet(s) Map
 0 page(s) Narrative
 JACKSON COUNTY
 SURVEYOR

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
Richard L. Bath
 OREGON
 JULY 30, 1976
 RICHARD L. BATH
 No. 1069
 RENEWS 12/31/15

Hardey Engineering & Associates, Inc.
HEA
 ENGINEERING INTEGRITY
 P.O. BOX 1625
 MEDFORD, OREGON 97501-0663
 VOICE: 541-772-6880
 FAX: 541-772-9573
 EMAIL: info@hea-inc.com