21477

Map of Survey

Located in the NW 1/4 & SW 1/4 of Section 32, T37S R1W, W.M.

Jackson County, Oregon

POINT	NORTHING	EASTING	DESCRIPTION
113	203965.28	293634.94	Fd. 5/8" Rebar w/ YPC MKD: Hardey LS 1990, leans to NW S/N 13449
114	204013.35	293572.92	Fd. 2" Aluminum Cap MKD: LS 1990, 5" deep in monument case S/N 13449
116	203917.58	293602.92	Fd. RPC MKD: D. Huck LS 2023, flush in pavement S/N 21419
1101	203687.69	293722.17	Computed Lot 17 corner per S/N 21255, momument severely bent
1102	203664.16	293767.31	Compute Lot 17 corner per S/N 21255, monument has been destroyed
1114	203733.44	294219.17	Computed point on the Center Line of Belknap Rd. S/N 13449 S/N 21255
128	204004.36	294286.14	Fd. Tack and Washer MKD: LS 1990 S/N 13449
129	204088.11	294309.93	Fd. 5/8" Rebar w/ 2" Aluminum Cap MKD: ODOT Reset S/N 21255
131	204142.31	294319.43	Fd. 5/8" Rebar w/ punch through YPC S/N 13449
135	203931.02	293645.87	Fd. 5/8" Rebar w/ S/N 13449; NW corner of Lot 17
115	203951.93	293592.17	Fd. RPC MKD: D. Huck LS 2023, flush in pavement S/N 21419
100	203739.02	294236.79	Fd. 5/8" Rebar w/ YPC MKD: Hardey LS 1990 S/N 13449
101	203811.38	294236.99	Fd. 5/8" Rebar w/ YPC MKD: Hardey LS 1990 S/N 13449

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	30°10'14" (30°10'16")	705.39' (215 M)	371.44' (113.22 M)	S 47°19'52" W	367.16'
C2	30°10'14"	638.12'	336.02'	N 47°19'53" E	332.15'
C3	27°19'43"	761.81'	363.36'	N 45°54'37" E	359.93'
C4	8°37'57"	761.81'	114.78'	N 36°33'45" E	114.67'
C5	30°10'14"	629.92'	331.70'	N 47°19'53" E	327.88'
C6	14°14'47"	635.50'	158.01'	N 39°22'09" E	157.61'
C7	0°35'20"	630.41'	6.48'	N 57°05'18" E	6.48'
C8	0°35'46"	630.42'	6.56'	N 59°41'34" E	6.56'
C9	89°58'15" [90°00'00"]	36.00'	56.53' [56.55']	S 62°27'55" E [N62°05'32"W]	50.90' [50.91']
C10	73°24'08"	21.00'	26.90'	S 54°10'51" E	25.10'

LINE	BEARING	DISTANCE
L1	N 00°07'33" E	120.69'
L2	N 00°07'33" E	38.71'
L3	N 00°07'33" E	81.98'
L4	N 34°03'57" E	4.06'
L5	N 34°03'57" E [S 34°22'28" W]	87.26' [87.20']
L6	N 34°03'57" E	83.20'
L7	N 15°51'40" E [S 16°12'28" W]	87.06' [87.00']
L8	N 09°56'18" E [S 10°10'28" W]	55.03' [55.00']
L9	N 09°53'28" E [S 10°10'28" W]	114.83' [115.00']
L10	S 72°35'09" W	33.42'
L11	S 52°11'21" W	65.27'
L12	S 17°38'04" W	110.89'
L13	S 64°29'03" W	54.52'
L14	S 29°31'31" E	95.49'
L15	S 33°11'56" E	15.49'
L16	S 72°38'23" W	41.48'
L17	S 72°40'00" W	71.96'
L18	S 72°32'30" W	25.66'
L19	N 71°46'34" E	25.67'
L20	S 17°21'57" E {S17°04'02" E}	36.00' {35.97'}
L21	S 17°24'41" E	64.36'
L22	N 17°45'02" W	35.76'
L23	S 56°03'50" E	46.06'
L24	S 56°03'50" E	22.66'
L25	S 22°55'08" W	85.28'
L26	N 31°57'41" E	4.41'
L27	N 29°31'31" W	9.33'
L28	S 43°30'28" E	2.24'
L29	S 17°53'40" E	6.15'
L30	S 30°00'33" E	7.71'
L31	S 30°36'20" E	7.71'
L32	S 33°12'23" E	7.71'
L33	S 32°37'02" E	7.71'
L34	S 23°40'06" E	7.71'
L35	S 23°40'06" E	7.71'
L36	S 66°19'54" W	6.56'
L37	S 72°26'59" W	18.49'

· · · · · · · ·	Right of Way Center Line
....	Easement Limits
—— · · · ——	Spiral Curve Semi-Tangent
– – – – –	ORCJO 2005-005426 Parcel Boundary
—— —— ——	Original South Gateway Center Subdivision
————	Boundary Line
△	Computed Position; see point table
○	Set Monument; see point table
●	Found Monument; see point table
ORJCO	Official Records Jackson County Oregon
( )	Record Data; Survey 21255
{ }	Record Data; Survey 21419
[ ]	Record Data; Survey 13449

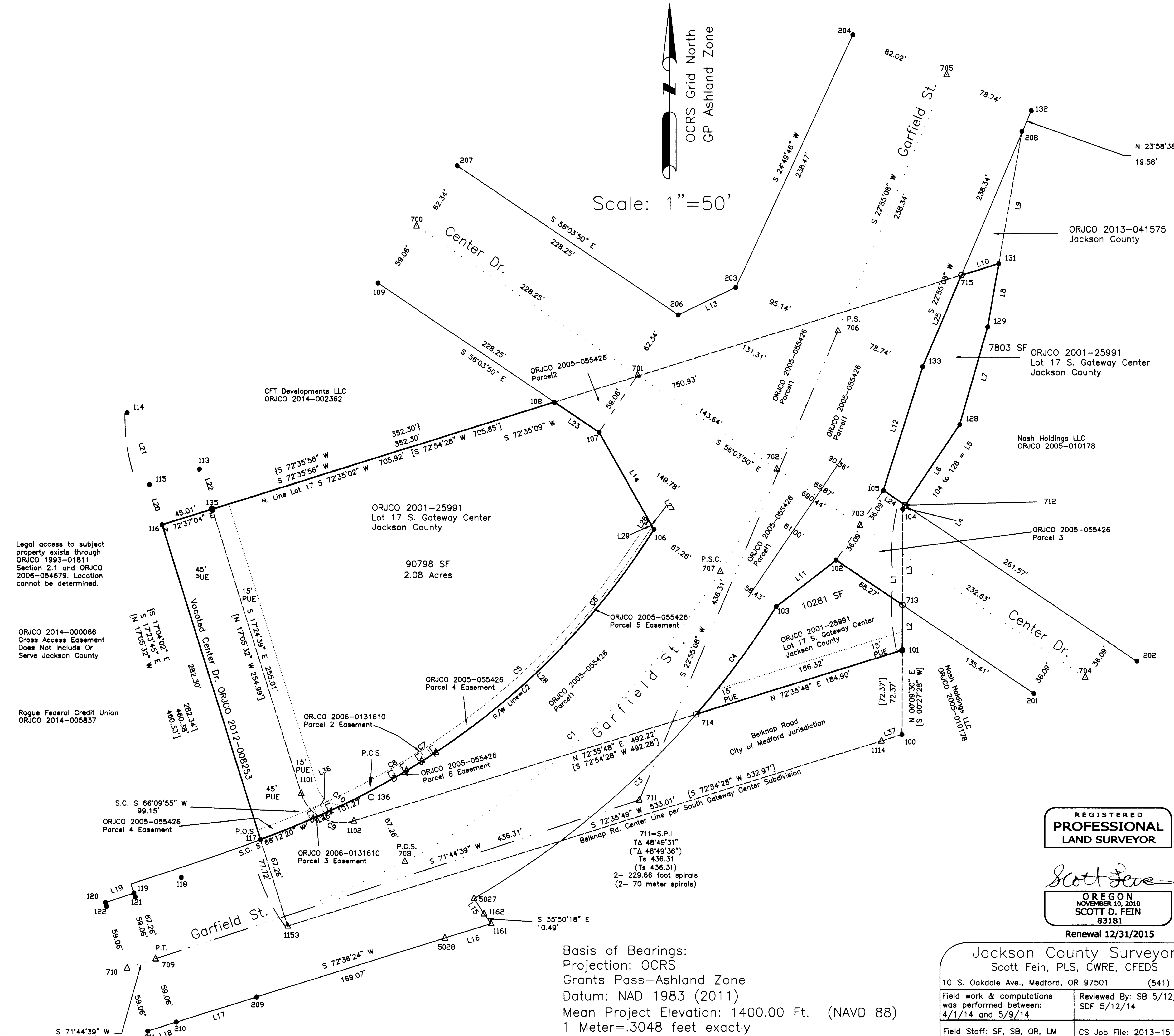
Survey For:
Jackson County Property Management
10 S. Oakdale Ave.
Medford, OR 97501

Center Drive Right of Way

Point#	Station	Offset	Northing	Easting	Description
102	4+57.68	R36.21	203888.16	294180.30	Fd. 2" Aluminum Cap on 5/8" Rebar MKD: ODOT R.O.W S/N 21255
103	4+37.32	R98.05	203848.21	294128.88	Fd. 2" Aluminum Cap on 5/8" Rebar MKD: ODOT R.O.W S/N 21255
104	4+80.41	L32.03	203932.07	294237.26	Fd. 5/8" Rebar, no cap S/N 13449
105	4+57.85	L36.07	203948.03	294220.80	Fd. 2" Aluminum Cap on 5/8" Rebar MKD: ODOT R.O.W S/N 21255
106	3+13.67	R101.72	203914.20	294024.25	Fd. 2" Aluminum Cap on 5/8" Rebar MKD: ODOT R.O.W S/N 21255
107	2+28.26	R58.99	203997.33	293977.24	Fd. 2" Aluminum Cap on 5/8" Rebar MKD: ODOT R.O.W S/N 21255
108	1+82.31	R59.04	204022.94	293939.09	Fd. 5/8" Rebar w/ RPC MKD: D. Huck LS2023 S/N 21419
109	0+00	R59.02	204124.74	293787.83	Fd. 2" Aluminum Cap on 5/8" Rebar MKD: ODOT R.O.W S/N 21255
201	6+61.66	R36.09	203774.38	294349.61	Fd. 2" Aluminum Cap on 5/8" Rebar MKD: ODOT R.O.W S/N 21255
202	7+19.36	L36.25	203802.18	294437.86	Fd. 2" Aluminum Cap on 5/8" Rebar MKD: ODOT R.O.W S/N 21255
203	2+56.01	L109.29	204121.45	294094.21	Fd. 2" Aluminum Cap on 5/8" Rebar MKD: ODOT R.O.W S/N 21255
206	2+28.25	L62.28	204097.95	294044.94	Fd. 2" Aluminum Cap on 5/8" Rebar MKD: ODOT R.O.W S/N 21255
207	0+00	L62.34	204225.41	293855.61	Fd. 2" Aluminum Cap on 5/8" Rebar MKD: ODOT R.O.W S/N 21255
700	0+00	R0.00	204173.70	293820.80	S/N 21255 EQ. STA 'C' 0+525.437 P.T.
701	2+28.25	L0.00	204046.27	294010.17	S/N 21255 EQ. STA 'C' 0+595.000
702	3+71.89	L0.00	203966.09	294129.34	S/N 21255 EQ. STA 'C' 0+638.801 P.O.T.
703	4+57.76	L0.00	203918.15	294200.59	S/N 21255 EQ. STA 'C' 0+665.000 P.T.
704	6+90.39	L0.00	203788.28	294393.59	Computed Center Line Center Dr.
706	3+49.35	L127.47	204084.43	294181.80	2+38.34 Garfield St.
707	3+80.91	R99.74	203878.30	294081.14	4+68.01 Garfield St.
712	4+80.42	L36.09	203935.44	294239.53	Set 5/8" Rebar w/ 2" Aluminum Cap MKD: JCS 712
713	5+26.03	R36.09	203850.09	294237.08	Set 5/8" Rebar w/ 2" Aluminum Cap MKD: JCS 713

Garfield Street Right of Way

Point#	Station	Offset	Northing	Easting	Description
102	4+12.23	L80.83	203888.16	294180.30	Fd. 2" Aluminum Cap on 5/8" Rebar MKD: ODOT R.O.W S/N 21255
103	4+68.00	L56.43	203848.21	294128.88	Fd. 2" Aluminum Cap on 5/8" Rebar MKD: ODOT R.O.W S/N 21255
105	3+45.72	L90.37	203948.03	294220.80	Fd. 2" Aluminum Cap on 5/8" Rebar MKD: ODOT R.O.W S/N 21255
106	4+67.69	R67.27	203914.20	294024.25	Fd. 2" Aluminum Cap on 5/8" Rebar MKD: ODOT R.O.W S/N 21255
107	4+12.50	R149.72	203997.33	293977.24	Fd. 2" Aluminum Cap on 5/8" Rebar MKD: ODOT R.O.W S/N 21255
117	9+48.48	R67.31	203648.21	293687.37	Fd. 5/8" rebar w/ RPC MKD: D. Huck LS 2023 S/N 21419
118	10+26.06	R59.10	203615.46	293619.54	Fd. 5/8" rebar w/ RPC MKD: D. Huck LS 2023 S/N 21419
119	10+69.05	R59.13	203602.05	293579.08	Fd. 5/8" Rebar w/ RPC MKD: D. Huck LS 2023 S/N 21419
120	10+94.72	R59.11	203594.00	293554.70	Fd. 5/8" Rebar w/ RPC MKD: D. Huck LS 2023 S/N 21419
121	10+69.09	R55.79	203598.87	293580.08	Fd. 1" Brass Cap MKD: ODOT REF MON S/N 21255
122	10+94.77	R55.81	203590.84	293555.69	Fd. 1" Brass Cap MKD: ODOT REF MON S/N 21255
132	0+00	L78.70	204273.33	294347.11	Fd. 2" Aluminum Cap on 5/8" Rebar MKD: ODOT R.O.W S/N 21255
133	2+38.33	L78.70	204053.79	294254.29	Fd. 2" Aluminum Cap on 5/8" Rebar MKD: ODOT R.O.W S/N 21255
203	2+38.36	R95.10	204121.45	294094.21	Fd. 2" Aluminum Cap on 5/8" Rebar MKD: ODOT R.O.W S/N 21255
204	0+00.03	R87.14	204337.86	294194.35	Fd. 2" Aluminum Cap on 5/8" Rebar MKD: ODOT R.O.W S/N 21255
206	2+80.01	R131.25	204097.95	294044.94	Fd. 2" Aluminum Cap on 5/8" Rebar MKD: ODOT R.O.W S/N 21255
208	0+19.56	L78.33	204255.44	294339.15	Fd. 5/8" Rebar S/N 13449
209	9+98.16	L58.33	203513.39	293684.04	Fd. 5/8" Rebar w/ RPC BLS PLS 913 S/N 21255
210	10+69.11	L56.79	203491.95	293615.34	Fd. 2" Aluminum Cap on 5/8" Rebar MKD: ODOT R.O.W S/N 21255
211	10+94.77	L56.43	203484.25	293590.86	Fd. 2" Aluminum Cap on 5/8" Rebar MKD: ODOT R.O.W S/N 21255
701	3+45.17	R142.05	204046.27	294010.17	2+28.25 Center Dr.
702	3+67.81	R0.00	203966.09	294129.34	S/N 21255 EQ. STA 'GH' 0+861.350 P.O.S.
703	3+78.72	L85.08	203918.15	294200.59	4+57.76 Center Dr.
705	0+00	L0.00	204303.95	294274.62	S/N 21255 EQ. STA 'GH' 0+749.241 P.T.
706	2+38.34	L0.00	204084.43	294181.80	S/N 21255 EQ. STA 'GH' 0+821.887 P.S.
707	4+68.01	L0.00	203878.30	294081.14	S/N 21255 EQ. STA 'GH' 0+891.887 P.S.C.
708	8+39.44	L0.00	203629.45	293811.18	S/N 21255 EQ. STA 'GH' 1+005.107 P.C.S.
709	10+69.10	R0.00	203545.89	293597.55	S/N 21255 EQ. STA 'GH' 1+075.107 P.T.
710	10+94.77	R0.02	203537.86	293573.17	Computed Center Line Garfield St..
711	6+53.73	L72.68	203682.56	294011.89	S.P.I. Garfield St.
714	5+74.29	L56.43	203756.08	294060.56	Set 5/8" Rebar w/ 2" Aluminum Cap MKD: JCS 714
715	1+53.06	L78.74	204132.31	294287.54	Set 5/8" Rebar w/ 2" Aluminum Cap MKD: JCS 715
1153	9+53.37	L10.29	203574.02	293710.55	Computed Intersection of Vacated Center Drive and Belknap Rd. S/N 21255
1161	8+02.90	L82.33	203576.31	293884.96	Computed Point S/N 21255
1162	8+03.77	L71.88	203584.81	293878.82	Computed Point S/N 21255
136	8+39.73	R62.38	203684.73	293782.29	Fd. 1" Brass Cap MKD: ODOT Ref Mon S/N 21255
5027	8+04.45	L56.42	203597.77	293870.34	Computed Point S/N 21255
5028	8+39.44	L73.91	203563.93	293845.38	Computed Point S/N 21255



Basis of Bearings:
Projection: OCRS
Grants Pass–Ashland Zone
Datum: NAD 1983 (2011)
Mean Project Elevation: 1400.00 Ft. (NAVD 88)
1 Meter=.3048 feet exactly
Distances are International Feet

FILED
Date 5-12-14 By LM
This survey consists of:
1 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Scott Fein
OREGON
NOVEMBER 10, 2010
SCOTT D. FEIN
83181
Renewal 12/31/2015

Jackson County Surveyor
Scott Fein, PLS, CWRE, CFEDS

10 S. Oakdale Ave., Medford, OR 97501	(541) 774-6191
Field work & computations was performed between: 4/1/14 and 5/9/14	Reviewed By: SB 5/12/14 SDF 5/12/14
Field Staff: SF, SB, OR, LM	CS Job File: 2013-15
Drawn By: SDF 5/9/14	Approved: SDF 5/12/14
13-15 Boundary and Easements.DWG	

T37S R1W 32 B TL 4800

21477

PROCEEDURE: (Note references to (pt.#) or point# appear on the accompanying map)
This survey is a dependent re-survey of lot 17 of the South Gateway Center Subdivision and survey 21255 being the ODOT south Medford interchange right of way project which re-aligned Center Drive and Garfield Street.

The rights of way of Center Drive and Garfield Street were computed based on found monuments from survey 21255. The center line alignment was constructed from found monuments on the right of way sidelines of both roads. Utilizing the found monuments record right of way widths were held from both respective right of way lines and a least squares best fit line at each station on center line was determined. The computed center lines were verified against record alignment data from 21255 and corresponds extremely well. From said mean center line the right of way was offset at record width per survey 21255 and ORJCO 2005-055426. Please refer to the center line alignment table for each road which include equation stations which directly relate to survey 21255.

As a result of construction for the south Medford interchange project many original monuments were destroyed by construction. Positions for destroyed monuments were computed from survey 21255 data via a least squares best fit coordinate transformation with a scale factor of 1.00 from recovered monuments to OCRS values; residuals at the 95% level were within 0.07 ft.

Original lot 17 monuments and perpetuations of, on the east line of lot 17 were recovered per South Gateway Center Subdivision and were accepted as the corners thereof (101, 104, 128, 129 ODOT Reset, 131). Points 712 and 713 were established at the intersection of the determined east line of lot 17 with the north and south lines of center drive. Point 714 was established at the intersection of the south line of lot 17 with the east line of Garfield Street. Point 116 was accepted as the intersection of the westerly extension of the north line of lot 17 with center line of vacated Center Drive as determined by survey 21419. Point 131 is the original northeast corner of lost 17. Point 135 being the original northwest corner of lot 17 was recovered and was found disturbed. The north line of the Jackson County property was determined between points 116 and 131. Point 715 was established at the intersections of the north line of lot 17 with the southerly right of way line of Garfield St.
The centerline of vacated Center Drive was determined from 116, 117, 1153. The west line of the Jackson County property was determined between points 116 and 117 as determined by survey 21419.

Prepared By:
Scott Fein, *PLS, CWRE, CFEDS*
Jackson County Surveyor

FILED
Date 5-12-14 By Lm
This Survey Consists Of:
1 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Scott Fein
OREGON
NOVEMBER 10, 2010
SCOTT D. FEIN
83181
Renews 12/31/2015

21477

SURVEY NARRATIVE
IN ACCORDANCE WITH ORS 209.250

SURVEY FOR:
Jackson County 10 S. Oakdale Ave.
Medford, OR 97501

SURVEY BY:
Jackson County Surveyor
Scott Fein, *PLS, CWRE, CFEDS*
10 S. Oakdale Ave., Rm. 318
Medford, OR 97501
541-774-6191
surveyor@jacksoncounty.org

LOCATION:
Northwest & Southwest Quarter of Section 32, Township 37 South Range 1 West. W.M

DATE OF SURVEY:
Field work performed between 4/1/14 and 5/8/14. Computations and drafting were completed between 4/1/14 and 5/8/14.

PURPOSE:
To locate those lands described in ORJCO 2001-25991 (being lot 17 of the South Gateway Center Subdivision) and those lands conveyed to the Oregon Department of Transportation in ORJCO 2005-055426. Locate a portion of vacated Center Drive per ORJCO 2012-008253 to the west of lot 17Locate the easements per ORJCO 2005-055426 and ORCJO 2006-013161.

BASIS OF BEARING:
Oregon Coordinate Reference System; Grants Pass Ashland Zone; Grid North
Datum: NAD 83 (2011)

SURVEY METHOD:
Utilizing Trimble 5700 and R6 GPS receivers, establish geodetic survey control on project site via static GPS methods which were post processed to ODOT CORS stations Central Point, Ashland, and Prospect. All monuments positioned on this survey were positioned utilizing on site geodetic control and ODOT CORS station Central Point utilizing post processed kinematic (PPK) methods. Monuments which could not be directly observed utilizing GPS survey methods were redundantly measured utilizing terrestrial survey methods via a Trimble S6 total station. Trimble TSC2 and TSC3 data collectors with Survey Controller and Trimble Access software were utilizied in the field. All data was post processed in via Trimble Business Center V. 2.81. All positions were determined within 0.07 feet or less at the 2 sigma 95% confidence level. Computations and drafting were performed via Carslon Survey 2012 processed through Trimble Business Center Version 2.81. Reduced field data was transferred to Carlson Survey Version 2014 for coordinate geometry computations and drafting.