

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, STATE OF OREGON THROUGH ITS STATE HIGHWAY COMMISSION, DEPARTMENT OF TRANSPORTATION, THE OWNERS OF THE REAL PROPERTY BEING MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND ON THIS PARTITION PLAT AND HAVE CAUSED THE SAME TO BE ADJUSTED, SURVEYED, AND PLATTED INTO PARCEL 1, AND DEDICATE THOSE PUBLIC UTILITY EASEMENTS OVER AND ACROSS PARCEL 1 AS SHOWN HEREON.

Joseph A. Gray, State Right-of-Way Manager

STATE OF OREGON }
COUNTY OF MARION } SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF April, 2016 BY JOSEPH A. GRAY, WHO IS BEING SWORN, STATED THAT HE IS THE STATE RIGHT-OF-WAY MANAGER FOR THE STATE OF OREGON, DEPARTMENT OF TRANSPORTATION, AND THAT THIS DOCUMENT WAS VOLUNTARILY SIGNED ON BEHALF OF THE STATE OF OREGON BY AUTHORITY DELEGATED TO HIM.

Dale R. Stefan, Notary Signature

NOTARY PUBLIC - OREGON
COMMISSION NO. 943628
MY COMMISSION EXPIRES 10/12/2015
O.R.S 194.280 (8)

LIENS AND ENCUMBRANCES NOTED IN THE PRELIMINARY TITLE REPORT PREPARED BY AmeriTitle, 1501 EAST MCANDREWS ROAD, MEDFORD, OREGON 97504. ORDER NO. 0803061, DATED JUNE 17, 2014, AND UPDATED ON OCTOBER 27, 2014, APRIL 29, 2015, JULY 20, 2015, SEPTEMBER 18, 2015, REPORT NO. 9 DATED FEBRUARY 18, 2016, UPDATED APRIL 11, 2016.

INDEX

- PAGE 1: TITLE PAGE - SIGNATURE PAGE
PAGE 2: PARCEL 1 - SURVEY MAP
PAGE 3: EASEMENTS, RIGHT-OF-WAY INFORMATION, NOTES
NOTE: SURVEY NARRATIVE IS A SEPARATE DOCUMENT (7 PAGES)

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

Stephan Barott, Surveyor

PLOTTED ON CONTINENTAL / MILANO JPC-4M2 MYLAR USING CANON IPF655 PLOTTER

ADJACENT TAX LOTS: 371W30DC-5800, 7100, 7200
HIGHWAY RIGHT-OF-WAY (NO TAX LOT NO. AT THIS TIME)

PARTITION PLAT NO. P-15-2016

(LEGAL LOT CREATION FROM HIGHWAY RIGHT-OF-WAY)

TOWNSHIP 37 SOUTH, RANGE 1 WEST, NORTHEAST QUARTER (NE 1/4) SECTION 31 AND SOUTHEAST QUARTER (SE 1/4) OF SECTION 30 JACKSON COUNTY, IN THE CITY OF MEDFORD, OREGON.

SURVEYOR'S CERTIFICATE:

I, STEPHAN L. BAROTT, LS 2332, A DULY REGISTERED SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME AND THAT I HAVE SURVEYED AND MARKED WITH PROPER MONUMENTS, AND ACCURATELY DESCRIBED THE LANDS AS REPRESENTED, AS PROVIDED BY LAW.

Stephan Barott, Surveyor

PARENT TRACT DESCRIPTION

A PARCEL OF LAND LYING IN THE NAPOLEON B. EVANS DONATION LAND CLAIM (D.L.C.) NO. 44 AND IN THE FRANCIS BALL D.L.C. NO. 50, TOWNSHIP 37 SOUTH, RANGE 1 WEST, W.M., JACKSON COUNTY, OREGON AND BEING A PORTION OF THAT PROPERTY DESCRIBED IN WARRANTY DEED TO THE STATE OF OREGON, BY AND THROUGH ITS STATE HIGHWAY COMMISSION, RECORDED MARCH 17, 1960 IN BOOK 486, PAGE 510 OF JACKSON COUNTY RECORD OF DEEDS; AND BEING A PORTION OF THAT PROPERTY DESCRIBED IN WARRANTY DEED TO THE STATE OF OREGON, BY AND THROUGH ITS STATE HIGHWAY COMMISSION, RECORDED MARCH 25, 1960 IN BOOK 487, PAGE 205 OF JACKSON COUNTY RECORD OF DEEDS; AND BEING A PORTION OF THAT PROPERTY DESCRIBED IN WARRANTY DEED TO THE STATE OF OREGON, BY AND THROUGH ITS STATE HIGHWAY COMMISSION, RECORDED MARCH 29, 1960 IN BOOK 487, PAGE 272 OF JACKSON COUNTY RECORD OF DEEDS; AND BEING A PORTION OF THAT PROPERTY DESCRIBED IN WARRANTY DEED TO THE STATE OF OREGON, BY AND THROUGH ITS STATE HIGHWAY COMMISSION, RECORDED NOVEMBER 14, 1960 IN BOOK 498, PAGE 198 OF JACKSON COUNTY RECORD OF DEEDS; AND BEING THAT PROPERTY DESCRIBED IN THAT QUITCLAIM DEED TO JACKSON COUNTY RECORDED IN VOLUME 202, PAGE 419 OF JACKSON COUNTY RECORD OF DEEDS, SAID PROPERTY INURING TO THE ABOVE STATE OF OREGON PROPERTIES; AND BEING A PORTION OF THAT PROPERTY DESIGNATED AS PARCEL 1 AND DESCRIBED IN THAT WARRANTY DEED TO THE STATE OF OREGON, BY AND THROUGH ITS STATE HIGHWAY COMMISSION, RECORDED MAY 26, 1960 IN BOOK 490, PAGE 134 OF JACKSON COUNTY RECORD OF DEEDS; AND BEING A PORTION OF THAT PROPERTY DESIGNATED AS PARCELS 1 AND 2 AND ACQUIRED BY THE STATE OF OREGON, BY AND THROUGH ITS STATE HIGHWAY COMMISSION IN THAT FINAL JUDGMENT DATED NOVEMBER 10, 1961, ENTERED AS CIRCUIT COURT CASE NO. 61-277-L, JACKSON COUNTY, OREGON; AND BEING A PORTION OF THAT PROPERTY DESIGNATED AS PARCEL 2 AND ACQUIRED BY THE STATE OF OREGON, BY AND THROUGH ITS STATE HIGHWAY COMMISSION IN THAT FINAL JUDGMENT DATED NOVEMBER 10, 1961, ENTERED AS CIRCUIT COURT CASE NO. 61-279-L, JACKSON COUNTY, OREGON; THE SAID PARCEL BEING THAT PORTION OF SAID STATE OF OREGON PROPERTIES DESCRIBED AS FOLLOWS:

PARCEL 1 - DESCRIPTION

A PARCEL OF LAND LYING IN THE NAPOLEON B. EVANS DONATION LAND CLAIM (D.L.C.) NO. 44 AND IN THE FRANCIS BALL D.L.C. NO. 50, TOWNSHIP 37 SOUTH, RANGE 1 WEST, W.M., IN THE CITY OF MEDFORD, JACKSON COUNTY, OREGON.

PARCEL 1 - DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF D.L.C. NO. 50, TOWNSHIP 37 SOUTH, RANGE 1 WEST, W.M., JACKSON COUNTY, OREGON; THENCE SOUTH 84°58'05" WEST, 275.75 FEET, THE INITIAL POINT OF BEGINNING OF THIS PARTITION PLAT; THENCE SOUTH 43°47'47" WEST, 41.74 FEET TO A 5/8-INCH DIAMETER IRON PIN; THENCE SOUTH 36°50'51" EAST 127.98 FEET TO A 5/8-INCH DIAMETER IRON PIN; THENCE ALONG THE ARC OF AN 854.93 FOOT RADIUS CURVE TO THE RIGHT, 407.48 FEET, THE LONG CHORD OF WHICH BEARS SOUTH 21°09'25" EAST, 403.63 FEET; THENCE ALONG A 227.43 FOOT OFFSET SPIRAL CURVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS SOUTH 02°37'49" EAST, 227.28 FEET; THENCE SOUTH 00°18'10" EAST, 122.82 FEET TO A 5/8-INCH DIAMETER IRON PIN; THENCE NORTH 89°30'25" EAST, 77.31 FEET TO A 5/8-INCH DIAMETER IRON PIN; THENCE NORTH 89°38'57" EAST, 162.49 FEET TO A 5/8-INCH DIAMETER IRON PIN; THENCE NORTH 82°38'43" EAST, 399.24 FEET TO A 5/8-INCH DIAMETER IRON PIN SET ON THE SOUTHERLY RIGHT-OF-WAY LINE FOR INTERSTATE 5; THENCE ALONG SAID RIGHT-OF-WAY LINE, NORTH 46°12'13" WEST, 1,164.27 FEET TO A 5/8-INCH DIAMETER IRON PIN, THE POINT OF BEGINNING.

PARCEL OF LAND CONTAINS 5.72 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON OREGON COORDINATE REFERENCE SYSTEM (OCRS), ASHLAND-GRANTS PASS ZONE. DISTANCES ARE INTERNATIONAL FEET.

APPROVALS:

APPROVED BY CITY OF MEDFORD SURVEYOR, THIS 19 DAY OF APRIL, 2016.

[Signature]

CITY SURVEYOR

APPROVED BY CITY OF MEDFORD ENGINEER, THIS 19 DAY OF APRIL, 2016.

[Signature]

CITY ENGINEER

APPROVED BY MEDFORD PLANNING DEPARTMENT, THIS 22 DAY OF April, 2016.

Bianca Petron

MEDFORD PLANNING DEPARTMENT
FILE NO. LDP-14-086

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF 26th DAY OF APRIL, 2016.

Nessa Crawford, Deputy
JACKSON COUNTY ASSESSOR OR DEPUTY

Patley Walker - Deputy
JACKSON COUNTY TAX COLLECTOR

STATE OF OREGON)SS
COUNTY OF JACKSON)

FILED FOR RECORD ON THE 26th DAY OF April, 2016 AT 1:29 O'CLOCK P.M. AND RECORDED AS PARTITION PLAT NO. P-15-2016 OF THE JACKSON COUNTY RECORDS.

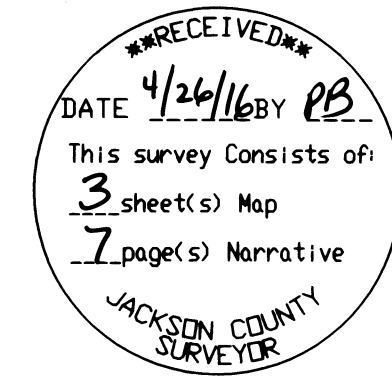
Jonya J. Morgan, Deputy

Christine D. Walker, County Clerk

CITY OF MEDFORD LDP-14-086

PARTITION PLAT

Table with 3 columns: DRAWN/SBLS/APPROVED/SCALE, DATE, STATE OF OREGON/4040 FAIRVIEW DR/SALEM, OR 97302/PROJECT NO. 2014-20



FILED AS SURVEY NO. 21965 JACKSON COUNTY SURVEYOR'S OFFICE

S B L S STEPHAN BAROTT LAND SURVEYING

REGISTERED PROFESSIONAL LAND SURVEYOR
Stephan Barott
OREGON JULY 28, 1988 STEPHAN L. BAROTT 2332
RENEW: DECEMBER 31, 2017

1446 ST. ANDREW WAY MEDFORD, OREGON 97504
CELL 541-510-8278
541-776-1272
sbarott@charter.net

SET 1 1/4" BRONZE DISKS IN CURB STAMPED "SURVEY MARK" - FOR REFERENCE MARKS

- 1. S 24°32'16" E 26.44 FT GPS POINT
2. S 59°19'58" W 46.96 FT GPS POINT
3. A 1/2" DIAM. X 15" LONG IRON PIN WITH PLASTIC MARKED "SBL CONTROL" BEARS N 82°36'43" E 25.33 FT

CALCULATED R/W POINT, FROM WHICH:

- 1. A 3/8" SMOOTH IRON ROD BEARS N51°08'51"E 0.61 FT (REFERENCE C.S. 21895)

CALCULATED R/W POINT, FROM WHICH:

- 1. A 1" DIAM. IRON PIPE BEARS N 31°57'08" W 1.16 FT (REFERENCE C.S. 4019 & C.S. 21895)
2. A 3/8" IRON ROD FLUSH IN CONCRETE FENCE POST FOOTING BEARS S07°00'16" E 0.12'

S 48°00'19" W 28.18 FT
L 847+17.96 FT
S 48°00'19" W 72.02 FT
((S 48°00'19" W 72.02 FT))

I.P. INITIAL POINT- POINT OF BEGINNING. SET A 5/8-INCH X 30-INCH IRON PIN WITH 2-INCH DIAMETER ALUMINUM CAP.

PARTITION PLAT NO. P-15-2016

(LEGAL LOT CREATION-PARCEL I- FROM HIGHWAY RIGHT-OF-WAY)

TOWNSHIP 37 SOUTH, RANGE 1 WEST, NORTHEAST QUARTER (NE 1/4) SECTION 31 AND SOUTHEAST QUARTER (SE 1/4) SECTION 30, JACKSON COUNTY, IN THE CITY OF MEDFORD, OREGON.

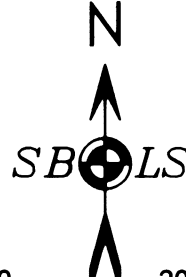
NW DLC 50- JACKSON COUNTY SURVEYOR BRASS CAP MONUMENT FOUND.
REFERENCES:
1. JACKSON COUNTY REBAR & CAP NEAR R.O.W. FENCE-RECORD N.79°47'00"W..7.33 FT BEARS N.82°28'33"W., 7.36 FT. -M.D.
2. FOUND 5/8-INCH DIAM. IRON PIN FOR ROW STA 851+50.09 - RECORD N.51°37'00"W..26.32 FT BEARS N.52°27'12"W., 26.18 FT -M.D.
3. SET 1/2-INCH X 15-INCH IRON PIN - GPS POINT-WITH PLASTIC CAP MARKED "SBL CONTROL" BEARS S.56°52'48"E., 6.21.32 FT -M.D. POINT IS NORTH OF CUL-DE-SAC TURN AROUND NEAR POWER STATION

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

Stephan Barott SURVEYOR

S B L S STEPHAN BAROTT LAND SURVEYING
REGISTERED PROFESSIONAL LAND SURVEYOR
1446 ST. ANDREW WAY MEDFORD, OREGON 97504
CELL 541-510-8278 541-776-1272 sbarott@charter.net

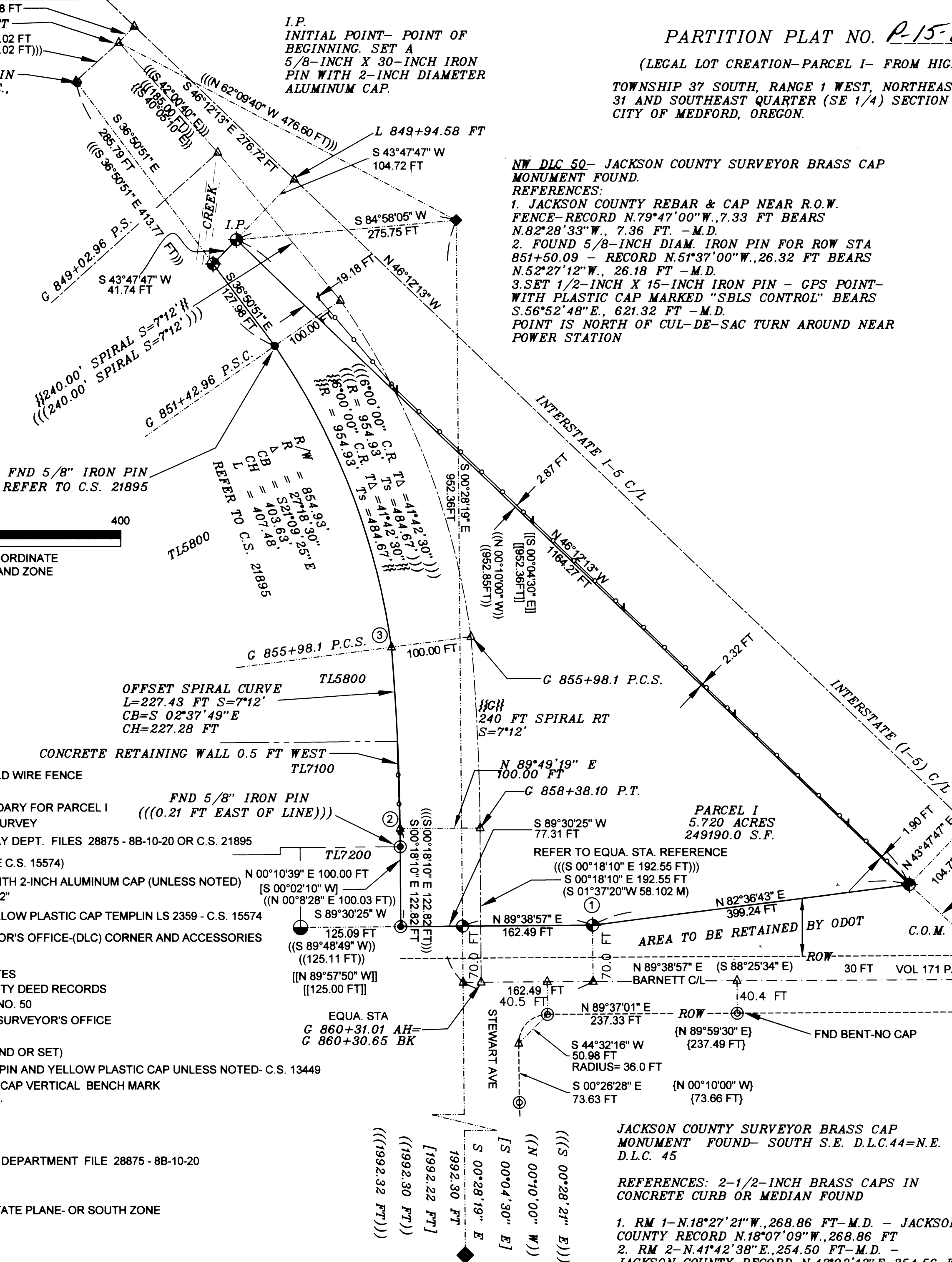
RECEIVED
DATE 4/26/16 BY PB
This survey consists of:
3 sheet(s) Map
7 page(s) Narrative
JACKSON COUNTY SURVEYOR



BASIS OF BEARING: GRID FROM GPS - OREGON COORDINATE REFERENCE SYSTEM (OGRS) GRANTS PASS-ASHLAND ZONE COORDINATES ARE INTERNATIONAL FEET

LEGEND

- I.P. INITIAL POINT-SET 5/8"x30" IRON PIN
M.W.C. MEDFORD WATER COMMISSION
C.O.M. CITY OF MEDFORD
P.O.T. POINT ON TANGENT
FT (OR) FEET
M METRIC
--- RIGHT-OF-WAY (ROW)
--- SURVEY TIES
--- EXISTING FENCE - CHAIN LINK & OLD WIRE FENCE
--- ADJACENT TAX LOTS
--- PARTITION - NEW LEGAL LOT BOUNDARY FOR PARCEL I
--- BARNETT CENTERLINE PER - THIS SURVEY
--- CENTERLINE PER OREGON HIGHWAY DEPT. FILES 28875 - 8B-10-20 OR C.S. 21895
FOUND IRON PIN PER C.S. 2890 (SEE C.S. 15574)
SET 5/8-INCH X 30-INCH IRON PIN WITH 2-INCH ALUMINUM CAP (UNLESS NOTED) MARKED "BAROTT SBLs 2015 LS2332"
FOUND SURVEY IRON PIN WITH YELLOW PLASTIC CAP TEMPLIN LS 2359 - C.S. 15574
FOUND JACKSON COUNTY SURVEYOR'S OFFICE-(DLC) CORNER AND ACCESSORIES
RIGHT-OF-WAY
CORNER IDENTIFICATION - SEE NOTES
OFFICIAL RECORD- JACKSON COUNTY DEED RECORDS
DONATION LAND CLAIM- NO. 45 OR NO. 50
FILED SURVEY- JACKSON COUNTY SURVEYOR'S OFFICE
MEASURED DATA-THIS SURVEY
CALCULATED POINT (NOTHING FOUND OR SET)
FOUND SURVEY MONUMENT -IRON PIN AND YELLOW PLASTIC CAP UNLESS NOTED- C.S. 13449
FOUND CITY OF MEDFORD BRASS CAP VERTICAL BENCH MARK
CHORD BEARING
CHORD DISTANCE
RECORD DATA FROM C.S. 13449
RECORD DATA- OREGON HIGHWAY DEPARTMENT FILE 28875 - 8B-10-20
RECORD DATA FROM C.S. 15574
RECORD DATA FROM C.S. 1372
RECORD DATA FROM C.S. 17166 -STATE PLANE- OR SOUTH ZONE
RECORD DATA FROM C.S. 21732
RECORD DATA FROM C.S. 21895



P.O.T. L 861+58.85 FT FILED AS SURVEY NO. JACKSON COUNTY SURVEYOR'S OFFICE

PARCEL I 5.720 ACRES 249190.0 S.F.
REFER TO EQUA. STA. REFERENCE ((S 00°18'10" E 192.55 FT))
N 89°38'57" E 162.49 FT
N 89°37'01" E 237.33 FT
S 44°32'16" W 50.98 FT RADIUS= 36.0 FT
S 00°26'28" E (N 00°10'00" W) 73.63 FT
N 89°38'25" E 295.46 FT
C.O.M. BENCH MARK C-172
P.O.T. CS 21255 STA BR 0+274.532 M P.O.T. STA 26+338.335 M P.O.T.

Table with 3 columns: DRAWN, APPROVED, SCALE; DATE, SHEET; STATE OF OREGON, STATE HWY COMMISSION, PROJECT NO.

ADJACENT TO: 371W30DC-5800; 7200; 7100 ; ODOT ROW

PARTITION PLAT NO. P-15-2016

(LEGAL LOT CREATION-PARCEL I- FROM HIGHWAY RIGHT-OF-WAY)

TOWNSHIP 37 SOUTH, RANGE 1 WEST, NORTHEAST QUARTER (NE 1/4) SECTION 31 AND SOUTHEAST QUARTER (SE 1/4) SECTION 30, JACKSON COUNTY, IN THE CITY OF MEDFORD, OREGON.

EASEMENTS NOT LOCATABLE ON THE GROUND:
TITLE REPORT EXCEPTION 10

POWERLINE EASEMENT:
VOLUME 263 PAGE 177
THE CALIFORNIA OREGON POWER COMPANY

POWERLINE EASEMENT:
VOLUME 274 PAGE 361
THE CALIFORNIA OREGON POWER COMPANY

NOTES




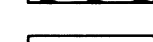
NOTE: STATEMENT AS REQUIRED BY THE CITY OF MEDFORD. EXACT LOCATIONS FOR CROSS ACCESSMENTS HAVE NOT BEEN IDENTIFIED AS OF THE DATE OF THIS PARTITION. FUTURE DEVELOPMENT OF THIS PARCEL RESULTING IN DRIVEWAY ACCESS TO AN ARTERIAL STREET (BARNETT ROAD) WILL BE REQUIRED TO GRANT CROSS-ACCESS EASEMENTS TO ALL CONTIGUOUS PARCELS PRIOR TO FURTHER DEVELOPMENT OF THIS PARCEL PER CITY OF MEDFORD CODE 10.550 (3)a.(3). AS OF THE DATE OF THIS PARTITION PLAT, THE THREE CONTIGUOUS PROPERTIES ARE LISTED BELOW:

- ① 371W30DC-TL7200 (COLVIN OIL CO.)
- ② 371W30DC-TL7100 (RAMESH H. PATEL)
- ③ 371W30DC-TL5800 (RANDY SMITH, ET AL)

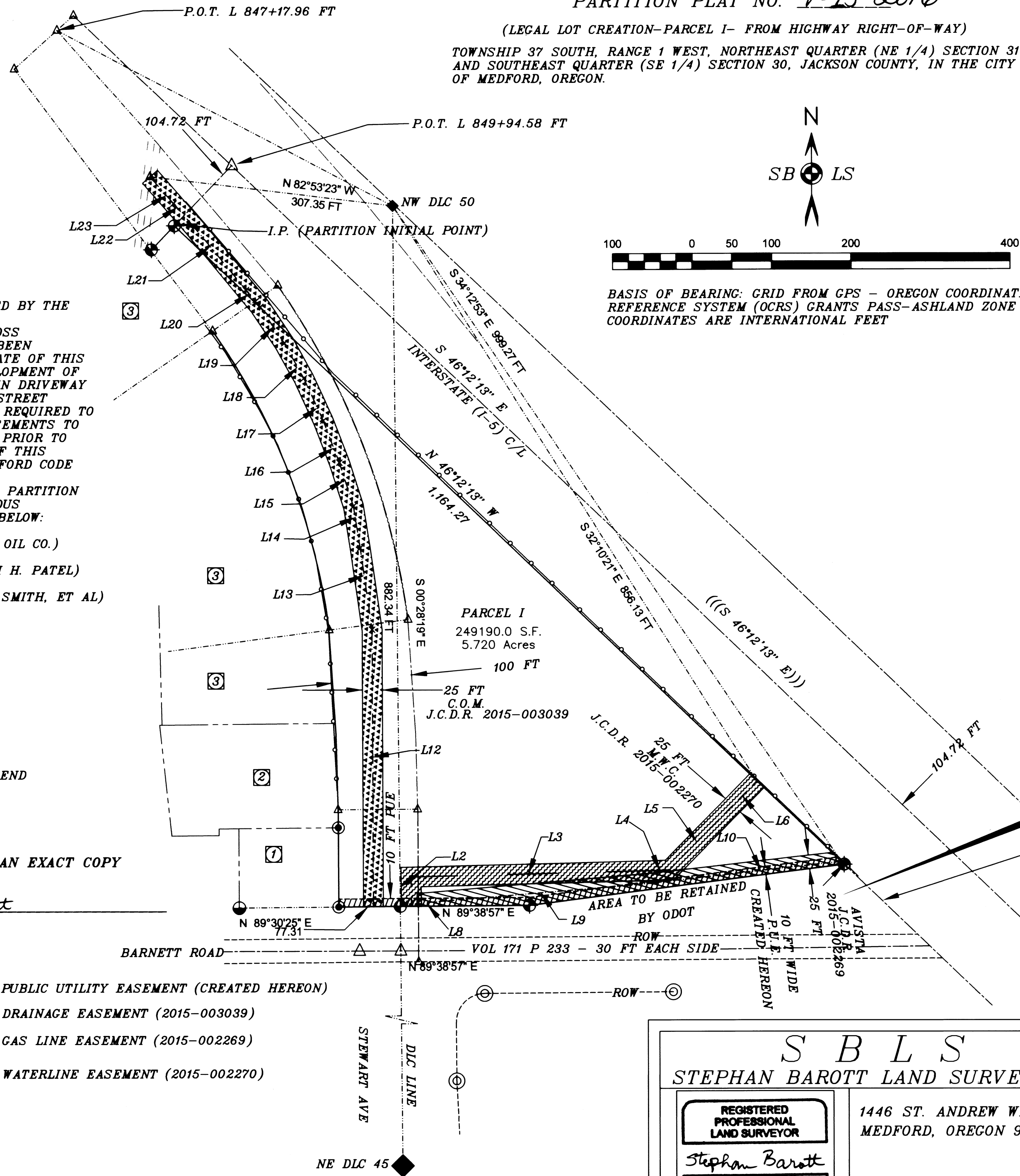
REFER TO SHEET 2 FOR LEGEND

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

Stephan Barott
SURVEYOR

-  10 FOOT WIDE PUBLIC UTILITY EASEMENT (CREATED HEREON)
-  25 FOOT WIDE DRAINAGE EASEMENT (2015-003039)
-  25 FOOT WIDE GAS LINE EASEMENT (2015-002269)
-  25 FOOT WIDE WATERLINE EASEMENT (2015-002270)

ADJACENT TO: 371W30DC-5800; 7200; 7100; ODOT ROW



EASEMENT LINE TABLE- CENTERLINE
25 FOOT WIDE DRAINAGE EASEMENT
CITY OF MEDFORD (C.O.M.)
J.C.D.R. 2015-003039

LINE	BEARING	DISTANCE	REMARKS
	S 00°28'12" E	882.58 FT	DLC LINE
	S 89°30'25" W	33.76 FT	DLC LINE TO POB
L12	N 00°08'43" W	349.76 FT	EXISTING CULVERT
L13	N 08°07'45" W	103.31 FT	OPEN DITCH
L14	N 09°05'04" W	53.35 FT	OPEN DITCH
L15	N 17°38'05" W	57.67 FT	OPEN DITCH
L16	N 20°57'48" W	56.38 FT	OPEN DITCH
L17	N 24°29'08" W	58.54 FT	OPEN DITCH
L18	N 28°52'26" W	50.90 FT	OPEN DITCH
L19	N 33°22'44" W	54.59 FT	OPEN DITCH
L20	N 39°44'49" W	27.80 FT	OPEN DITCH
L21	N 39°12'31" W	102.62 FT	OPEN DITCH
L22	N 40°52'55" W	39.66 FT	OPEN DITCH
L23	N 40°52'55" W	45.00 FT	OPEN DITCH - CREEK

EASEMENT LINE TABLE- CENTERLINE
25 FOOT WIDE WATERLINE EASEMENT
MEDFORD WATER COMMISSION (M.W.C.)
J.C.D.R. 2015-002270

LINE	BEARING	DISTANCE	REMARKS
	S 00°28'12" E	882.58 FT	DLC LINE
	N 89°41'15" E	14.11 FT	DLC LINE TO POB
L2	N 00°48'24" W	36.99 FT	EXISTING 16" LINE
L3	N 88°36'19" E	304.99 FT	EXISTING 16" LINE
L4	N 87°46'11" E	20.22 FT	EXISTING 16" LINE
L5	N 44°22'32" E	79.55 FT	EXISTING 16" LINE
L6	N 44°22'33" E	77.64 FT	EXISTING 16" LINE

EASEMENT LINE TABLE - CENTERLINE
25 FOOT WIDE GAS LINE EASEMENT
AVISTA UTILITIES
J.C.D.R. 2015-002269

LINE	BEARING	DISTANCE	REMARKS
	S 00°28'12" E	882.58 FT	DLC LINE
	N 89°41'15" E	33.84 FT	DLC LINE TO POB
L8	N 00°00'00" E	4.66 FT	EXISTING GAS LINE
L9	N 85°11'57" E	285.93 FT	EXISTING GAS LINE
L10	N 83°29'36" E	237.14 FT	EXISTING GAS LINE

FILED
Date 4/26/16 By PB
This Survey Consists Of:
3 sheet(s) Map
7 page(s) Narrative
JACKSON COUNTY SURVEYOR

CITY OF MEDFORD LDP-14-086

S B L S
STEPHAN BAROTT LAND SURVEYING

REGISTERED PROFESSIONAL LAND SURVEYOR
Stephan Barott
OREGON JULY 28, 1988
STEPHAN L. BAROTT 2332
RENEW: DECEMBER 31, 2017

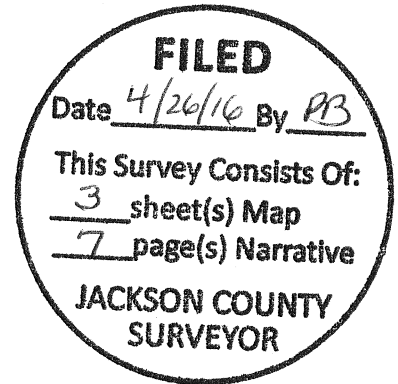
1446 ST. ANDREW WAY
MEDFORD, OREGON 97504

CELL 541-510-8278
541-776-1272
sbarott@charter.net

EASEMENTS - PARTITION

DRAWN SBLS	DATE 4-1-16	STATE OF OREGON STATE HWY COMMISSION
APPROVED	DATE	4040 FAIRVIEW DR SALEM, OR 97302
SCALE 1"-100'	SHEET 3 OF 3	PROJECT NO. 2014-20

**SURVEY NARRATIVE TO COMPLY WITH
O.R.S. 209.250**



**SURVEYED FOR: OREGON DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY COMMISSION
4040 FAIRVIEW DR
SALEM, OR 97302**

**SURVEYED BY: STEPHAN BAROTT
STEPHAN BAROTT LAND SURVEYING
1446 ST. ANDREW WAY
MEDFORD, OREGON 97504**

LOCATION: A parcel of land lying in the Napoleon B. Evans Donation Land Claim (DLC) No. 44 and the Francis Ball DLC No. 50, Township 37 South, Range 1 West, Northeast quarter (NE ¼) of Section 31 and the Southeast Quarter (SE ¼) of Section 30, Willamette Meridian, City of Medford, Jackson County, Oregon.

BASIS OF BEARING: Grid Bearing from GPS, Oregon Coordinate Reference System (OCRS) Grants Pass-Ashland Zone. Average mapping angle 0°19'10".

PURPOSE: The purpose of this survey is to create a legal lot from a portion of State Highway Right-of-Way now classified by the State of Oregon as surplus property. This one lot partition will remove, or segregate 5.720 acres of now unused Highway Right-of-Way property once utilized as the South Medford Interchange, south-bound on-off ramp for Pacific Highway No. 1, Interstate Five (I-5). The final parcel will result in the following:

- The Westerly boundary will be adjacent to and share a common boundary with three private parcels.
- The Northeasterly boundary will adjacent to and parallel with the centerline of Pacific Highway No. 1, Interstate 5.
- The Southerly boundary will be a line seventy (70) feet Northerly from the centerline of Barnett Road for the Westerly 240 feet, more or less, of the parcel. The line will then follow a line to the Northeast at variable distances from the centerline of Barnett Road for approximately 400 feet to the intersection of the Northeast boundary of said parcel. ODOT will retain ownership of the area outside of the existing sixty (60) foot City of Medford Right-of-Way for Barnett Road.

HISTORY OF SURVEYS: The history of surveys of T.37 S., R. 1 W. pertaining to this survey is as follows:

The original subdivision of Township 37 South, Range 1 West, Willamette Meridian was surveyed by Ives and Hyde under contract No. 39 dated January 4, 1854.

**SURVEY NARRATIVE TO COMPLY WITH
O.R.S. 209.250**

Donation Land Claim No. 44 (Napoleon B. Evans DC patent No. 27 dated 8-19-1865) was surveyed by Sewell Truax on or about October 16, 1855.

Donation Land Claim No. 50 (Francis Ball DC patent No. 1089 dated 7-19-1876) was surveyed by Sewell Truax on or about October 16, 1855.

C.S. 1372- Leland P. Lovejoy, LS 262, dated February 10, 1960. During this survey, Lovejoy retraced the DLC line between DLC 44 and 50, and tied to the centerline of a portion of Barnett Road. I used this survey to establish a point on the calculated centerline of Barnett Road, and offset from said point, 70 feet Northerly for the Southerly line of this partition plat.

C.S. 2890-Jack Hoffbuhr, LS 222, dated September 4, 1965. Retraced a portion of the West line of this current partition. Hoffbuhr noted finding a "boat spike" in the center of Barnett Road on the DLC line, but did not report a location of it by bearing or distance.

C.S. 4019- Mark E. Boyden, LS 281, dated May 20, 1969. Retraced a portion of the West line of this current partition. Boyden noted as finding 5/8-inch diameter iron pins at or near the curved Highway Right-of-Way for the West line of this current partition. Boyden stated these found 5/8-inch diameter iron pins were out of position, but did not document their actual location. Boyden set 1-inch diameter galvanized iron pipes "at the true corner locations." A search for these Boyden monuments was unsuccessful. However, several of the 5/8-inch iron pins were recovered.

C.S. 12671-Hardy Engineering, John Hardey LS 1990, dated August 1991. Documented a portion of the South Right-of-Way line for Barnett Road. Hardy did show ties to found "apparent ROW pins" for I5 during this survey.

C.S. 13449-South Gateway Center Subdivision- Hardy Engineering, John Hardey, LS 1990, dated November 9, 1992. Hardy documented a portion of the South Right-of-Way line for Barnett Road. During this subdivision, an additional 10 feet to the South half of Barnett Road was dedicated for public street right of way.

C.S. 15574-Richard G. Templin, LS 2359, dated September 1, 1997. Documented a portion of the West line of this partition plat and identified the Colvin Oil Chevron property (current Tax Lot 371W30DC-7200). In general, the Templin survey was a retracement of the Lovejoy survey CS 1372.

C.S. 16301- Oregon Department of Transportation, John Pariani, LS 51382, dated October 19, 1999. Horizontal Control and Monument Recovery Survey. Documented a portion of the South Right-of-Way for Barnett Road (survey C.S. 13449) and tied to the Donation Land Claim line for DLC 44 and DLC 50.

C.S. 17166-Oregon Department of Transportation, John Pariani, LS 51382, dated January 9, 2002. Horizontal Control and Monument Recovery Survey. Documented a portion of the South Right-of-Way for Barnett Road and tied to the Donation Land Claim line for DLC 44 and DLC 50. The

**SURVEY NARRATIVE TO COMPLY WITH
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horizontal datum used was NAD 83(1991) with basis of bearing was Grid, Oregon South Zone. Coordinates were converted to a Local datum Plane (LDP) in meters.

C.S. 18071-Oregon Department of Transportation, through a contract with OTAK's surveyor John Carlson, LS 2044, dated December 4, 2003. Horizontal Control and Monument Recovery Survey. Documented a portion of the South Right-of-Way for Barnett Road and tied to the Donation Land Claim line for DLC 44 and DLC 50.

The horizontal datum used was NAD 83(1991) with basis of bearing was Grid, Oregon South Zone. Coordinates were converted to a Local datum Plane (LDP) in International Feet.

C.S. 19357-Oregon Department of Transportation, Stuart Cappello, LS 52908, dated September 29, 2006. Horizontal Control and Monument Recovery Survey. This survey established the GPS Control Stations 1096401-1096404 referred to later in this narrative. The horizontal datum used was NAD 83(1998) with basis of bearing was Grid, Oregon South Zone. Coordinates were converted to a Local datum Plane (LDP) in meters.

C.S. 21255-Oregon Department of Transportation, Stuart Cappello, LS 52908, dated April, 2013. Horizontal Control and Monument Recovery Survey. Documented a portion of the South Right-of-Way for Barnett Road and tied to the Donation Land Claim line for DLC 44 and DLC 50. The horizontal datum used was NAD 83(2011) epoch 2010.0 utilizing the Oregon Real Time GPS Network (ORGN) with basis of bearing converted to Grid, Oregon South Zone from survey C.S. 17166. Coordinates were converted to a Local datum Plane (LDP) in meters. This survey was part of an ODOT Control Net Survey.

C.S. 21732--Polaris Land Surveying, Shawn Kampmann, LS 2883, dated May 6, 2015. Documented a portion of the south Right-of-Way line for Barnett Road and tied to the Donation Land Claim line for DLC 44 and DLC 50. It must be noted, Surveyor Kampmann started at the SE DLC 44 Corner and surveyed North along the DLC line per the record distance in Volume 171 Page 223 to the centerline of Barnett Road. This current survey utilized the distance as shown Survey No. 1372, starting at the NW DLC 50 Corner and surveying South along the common DLC to the center of Barnett Road. The two surveys do not come to a common point for the center of Barnett Road, and differ by about 0.5 feet.

C.S. 21895- Oregon Department of Transportation, Scott R. Morrison, LS 2674, dated January 8, 2016. Horizontal Recovery and Retracement Map. This survey documented the Old Barnett Road Interchange for Pacific Highway No. 1 (I5) M.P. 27.58 to M.P. 27.90. This survey documented the Westerly boundary and the centerline of Pacific Highway No. (I5) in the immediate area of this partition plat. This survey resolved several issues discovered during my initial investigation recovery of monuments and preliminary survey of the partition area. The horizontal datum used was NAD83 (2011) epoch 2010.00, and vertical is NAVD88 using Geoid 12A. The control established by Scott Morrison was accepted and held as marking the true boundaries of the Old Barnett Road Interchange and the centerline of Pacific Highway No. 1 (I5) as they relate to the boundaries of this partition plat.

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Highway Right-of-Way files 8B-10-20 dated August 1958, 9B-22-16 dated March 1985, 1A-23-16 dated May 2004, with more recent updates.

No other private surveys of record that are directly connected to this Property are noted. More information can be found in the ODOT project folders for this area. That data can be accessed with a request for information from the State of Oregon.

PROCEDURE:

Prior to commencement of this survey, deed records of the ODOT property as well as the adjacent deeds were evaluated. A review of surveys of record recorded in the Office of the Jackson Surveyor outlined in the history of surveys were also evaluated.

Extensive field investigations and monument recovery were previously recorded by the Oregon Department of Transportation's Geometronics Unit, Right-of-Way Section, as filed surveys CS 16301, CS 17166, CS 18071, CS 19357, CS 21255, and CS 21895, as well as drawing 1A-23-16 were utilized for control where needed. These surveys document the ODOT ownership and centerline data for Interstate 5 and Barnett Road. Utilizing the Oregon Department of Transportation's Real Time GPS Network (ORGN). The most recent survey, CS 21895 documents the centerline Pacific Highway No.1 (15) as well as the Westerly boundary of this partition plat.

The Highway right-of-way acquisition Deeds referred to in the Legal Description on page 1 of this partition plat were based on the Oregon Coordinate System, South Zone, and were noted in feet. Many different "adjustments" to the Oregon Coordinate System have occurred over the years, causing differences to the bearings and coordinates.

The adjacent private deeds were for the most part based on Geodetic (solar) bearings, and did not utilize the Oregon State Plane Coordinate System.

West Boundary

The Westerly boundary of this partition plat is generally described as being one-hundred (100) feet westerly from the centerline of the "old off ramp centerline, or "G" line" as described in Highway Project Files 28875, 23066, Circuit Court Case No. 61-279-L and 8B-10-20. Several local surveys of record have attempted to locate this Westerly "offset line" over the years. The most recent survey by the Oregon Department of Transportation (ODOT) documents this boundary well. Refer to filed survey CS 21895 dated January 8, 2016. This survey was accepted and held as marking the true boundary of the old off ramp centerline.

Leland P. Lovejoy, LS 262 surveyed the parcel known today as the Colvin Oil Chevron Property (371W30DC-7200). During this survey, Lovejoy tied to the Donation Land Claim line for DLC 44 and 50, and documented the centerline of Barnett Road. Lovejoy then established monuments 70 feet Northerly of said centerline. Lovejoy started on the North (NW Corner of DLC 50) and surveyed South along the DLC line to the center of Barnett Road. It must be noted that other deeds for this area start on the South, and survey North along this same DLC line and measure a different position for the

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center of Barnett Road, by 0.4-0.5 feet. For this partition plat, I determined the best fit would be to hold the Lovejoy measurement along the DLC line of 952.36 feet to establish the centerline of Barnett Road. My client's intent is to then offset 70 feet Northerly to establish the Southerly boundary of this Partition. Richard G. Templin, LS 2359, surveyed this same Colvin Oil parcel as documented in filed survey CS 15574. Monuments set by Templin were recovered and held as marking a portion of the westerly boundary of this partition plat.

Mark E. Boyden, LS 281 documented a portion of the Westerly boundary of this partition plat with filed survey CS 4019. Boyden noted finding several unrecorded 5/8-inch diameter iron pins apparently marking the State Right-of-Way, which he stated "were inconsistent within themselves. One-inch galvanized iron pipes were set for the true Right-of-Way corners to eliminate confusion with the 5/8-inch iron pins found." Boyden did not document the actual location of said found iron pins.

I did find one of the Boyden 1-inch diameter iron pipes out of position. I also found several of the 5/8-inch diameter iron highway Right-of-Way pins.

Scott Morrison from ODOT also found the several iron pins or pipes, some of which were described by Boyden. Refer to CS 21895.

Circuit Court Case No. 61-279-L (Final Judgement)- Plaintiff-The STATE OF OREGON, by and through its State Highway Commission. This judgement dated November 10, 1961 allowed the State of Oregon to purchase real property partially described as follows:

A portion of the description of the judgement is as follows:

Parcel No. 2:

A strip of land lying in the Southeast quarter (SE1/4) of Section 30, Township 37 South, Range 1 West, Willamette Meridian, Jackson County, Oregon; the said parcel being bounded on the Southeasterly side by that property described in that deed to William C. Earhart, recorded in Book 163, page 46 of Jackson County Deed Records; bounded on the Northeasterly side by parcel No. 1; bounded on the Southwesterly side by the following described line:

Beginning on the Southwesterly line of Parcel No. 1, at a point which is opposite and 71.99 feet Southwesterly of Station "G" 847+17.96 Feet on the connection road between the relocated Pacific Highway No. 1 (I5) and a County road known as Barnett Road; thence Southeasterly in a straight line to a point which is opposite and 100 feet Southwesterly of Station 851+42.96 Feet on said center line which is described as follows:

Beginning at Engineer's centerline Station "G" 847+17.96 Feet, said station being 234.11 feet North and 412.90 feet West of the Northwest corner of the Francis Ball Donation Land Claim No. 50 in Township 37 South, Range 1 West, Willamette Meridian; thence South 40°05'10" East, 185 feet; thence on a spiral curve right (the long chord of which bears South 37°41'10" East) 240 feet to Station 851+42.96 Feet, said centerline crossing the Northwesterly line of said William C. Earhart property approximately at Station 851+00 Feet.

The most recent survey by Scott Morrison for the Oregon Department of Transportation filed as survey CS 21895 documents the Westerly boundary well and was held for control for this partition plat.

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North Boundary

The northerly boundary of this partition plat is described as being approximately 105 feet southwesterly from the existing centerline of Interstate 5.

The centerline of Pacific Highway No. 1 (I5) was determined by survey and documented in Oregon Department of Transportation's most recent survey filed as CS 21895 dated January 8, 2016.

South Boundary

The southerly boundary of this partition plat is adjacent to Barnett Road, for the most part. As previously described, I held the distance along the Donation Land Claim line, from the NW corner for DLC50 as surveyed by Lovejoy in filed survey CS 1372 to establish a point for the centerline of Barnett Road. No physical monuments or reference points could be found for said Barnett Road centerline. I then held the monument marking the southeast corner of the Colvin Oil property (current tax lot 7200) as described by Richard Templin in filed survey CS 15574, said monument now marking the southwest (SW) corner of this partition plat. Said point also being seventy (70) feet northerly of the calculated centerline of Barnett Road. From said SW corner, I calculated a line parallel with the southerly boundary of the Colvin Oil property as surveyed by Templin easterly to the intersection with the DLC line. From said DLC line, I calculated a line parallel with, and 70 feet Northerly, of the centerline of Barnett Road to an angle point as noted on page 2 of the partition plat. From said angle point, I calculated a straight line to the monument set as the southeast (SE) corner of this partition plat, said point being on the Right-of-Way line for Interstate 5.

As previously described, several deeds and surveys for the parcels to the south of Barnett road, utilize the Southeast (SE) corner for DLC 44 for a point of beginning, and go Northerly along the DLC line for DLC 44 and 50 to the intersection of Barnett Road. The issue is, not all deed descriptions meet at the same point. There is a discrepancy of 0.4-0.5 feet between several deeds as to the location of the centerline of Barnett Road. This discrepancy is noted with ties to two monuments established in filed survey CS 13449 shown on page 2 of this partition plat. Shawn Kampmann, LS 2883 also noted this discrepancy during filed survey CS 21732.

The original Right-of-Way deed for Barnett Road in this general area is recorded in Volume 171, page 233. This Right-of-Way deed to Jackson County to be used as a public road, was sixty (60) feet wide, thirty (30) feet either side of the centerline. For the portion of Barnett Road adjacent to this current partition plat, the City of Medford is now utilizing approximately 52.4 feet North of Barnett Road centerline for road and utility purposes. The original Right-of-Way deed only allowed for thirty (30) feet. I cannot find documentation where the City or County officially acquired additional Right-of-Way from the State of Oregon. This current partition plat does not set the northerly Right-of-Way line for Barnett Road at seventy (70) feet from the centerline of Barnett Road, but establishes the Southerly boundary of the Partition only. A portion of this additional forty (40) feet of State of Oregon property is currently being utilized as a public street. This issue is for future discussion and not a part of this partition plat.

GPS control was established utilizing a Leica GS14 GNSS dual frequency Real Time Kinematic (RTK) GPS adjusted utilizing Oregon Department of Transportation's (ODOT) GPS network-

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corrected solutions. Coordinates as shown, with additional information on file with this office are Oregon Coordinate Reference System (OCRS), Grants Pass-Ashland Zone, in International Feet. The current adjustment from ODOT is NAD83 (2011) epoch 2010.00, and vertical is NAVD88 using Geoid 12A.

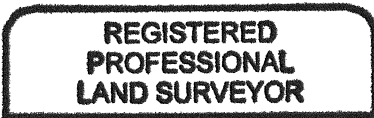
The Basis of Bearing for this survey is Grid from GPS using the OCRS Coordinate system, Grants pass-Ashland Zone. The average mapping angle at the center of the project area is 0°19'10".

EQUIPMENT:

Equipment utilized throughout this survey includes a Leica TCRP-1203 Robotic Total Station and Leica GS14 GNSS RTK GPS receiver.

DATE OF SURVEY: April 1, 2016.

Note: This survey began in July of 2014 and was completed in April of 2016.



Stephan Barott



RENEWS: DECEMBER 31, 2017

