File No. LDP-15-136

Surveyor's Certificate:

I, Herbert A. Farber, a duly registered Professional Land Surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with proper monuments, as provided by law, the tract of land hereon shown, as described in Instrument Number 2005-47137 as recorded in the Official Records of Jackson County, this plat being a correct representation of the same, and the following is an accurate description of the boundary lines:

Commencing at the Northwest Corner of Section 6, Township 37 South, Range 1 West, Willamette Meridian, marked by iron pipe with a brass cap; thence South 00°00'46" West, along the West line of said section, 1318.93 feet, to the Northwest Corner of the South Half of said Section, marked by a 5/8 inch iron pin; thence South 89°48'07" East, along the North line of the South Half, of the Northwest Quarter said Section, 51.10 feet, to a iron pipe, being the Initial Point, and the Point of Beginning; thence continuing along said North line, South 89°48'07" East, 2556.95 feet to the Oregon Department of Transportation Right of Way, described in Instrument Number 2015-018620, recorded in The Official Records of Jackson County, Oregon, marked by a 5/8 inch iron pin; thence along said Right of Way the following courses, South 03°02'41" East, 547.37 feet to a 5/8 inch iron pin; thence South 00°09'38" West, 490.00 feet to 5/8 inch iron pin; thence South 05°21'18' West 220.91 feet, to a 5/8 inch iron pin; thence South 00°48'38" East, 67.15 feet to the South line of the South Half of said Section, marked by a 5/8 inch iron pin; thence leaving said Right of Way, North 89°41'28" West, along said South line 1242.93 feet to the Northeast Corner of the Northwest Quarter of the Southwest Quarter of said Section, marked by a 5/8 inch iron pin; thence South 00°05'53" East, along the East line of the Northwest Quarter of the Southwest Quarter of said Section, 1330.74 feet, to the Southeast Corner of the Northwest Quarter of the Southwest Quarter of said Section, marked by a 1 inch iron pin in concrete in a 8 inch iron case; thence leaving said East line, North 89°48'37" West, along the South line of the Northwest Quarter of the Southwest Quarter of said Section, 259.25 feet, to the boundary described in Instrument Number 1993-06589, recorded in the Official Records of Jackson County, Oregon, marked by a 1 1/4 inch outside diameter iron pipe; thence leaving said South line, North 21°13'49" West, along said boundary 1773.62 feet to a 1 1/2 inch iron pin; thence continuing along said boundary the following courses; North 89°44'35" West 204.16 feet, to a 5/8 inch iron pin; thence North 1219'00" West, 1025.14 feet to the North line of the South Half of the Northwest Quarter of said section, marked by a a iron pipe and being the Point of Beginning.

EASEMENT NOTES

INST. NO. 2005-047138, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, IN FAVOR OF THE STATE OF OREGON THRU OREGON DEPARTMETNT OF ENVIRONMENTAL QUALITY, ACCESS FOR INSPECTION; ITEM IS UNSURVEYABLE.

2. INST.NO. 1990-03978, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON PROPERTY IS WITHIN THE AIRPORT RADAR OVERLAY ZONE. ITEM IS UNSURVEYABLE.

PARTITION PLAT NO. P-16-2016

located in the

NORTHWEST & SOUTHWEST QUARTER OF SECTION 6 TOWNSHIP 37 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, in the CITY OF MEDFORD, JACKSON COUNTY, OREGON

for

AIRPORT ONE, LLC.

1175 E. MAIN ST., SUITE 2A MEDFORD, OREGON 97504

Declaration:

KNOW ALL MEN BY THESE PRESENTS that Airport One LLC., an Oregon Corporation, is the owner of the lands hereon described, and has partitioned the same into parcels and streets, as shown, and the size of the parcels and courses and lengths of all lines are plainly set forth and that this plat is a correct representation of the partition, and does hereby dedicate to the public for public use the streets and public utility easements as shown hereon, and does hereby grant the 30 foot wide storm drain easement to the City of Medford, and does hereby grant the 1 foot non-access reserve strip as shown hereon to the City of Medford, in fee simple. By its' approval of the plat, the City of Medford declares that upon the approved extension of the affected streets, it thereby dedicated the non-access reserve strips for public street purposes.

Nobel & Henter, Member

State of Oregon) County of Jackson)

The foregoing instrument was acknowledged before me this $\frac{18}{18}$ day of , 2016, by Bobent (+ Hunter, as Mondar of AIRPORT ONE LLC., an Oregon Corporation, on behalf and authority of the corporation.

(Signature)

(Printed Name)

Notary Public for Oregon Commission No.

My Commission Expires /LIND 11, 2010

Approvals:

I certify that pursuant to authority	granted in	Ordinance	No.	<i>5785</i>
this plat is hereby approved.				
This 26th day of 1- bul	,	2016.		

Examined approved this	19 day of APRIL, 20)16
City Surveyor	City Engineer	

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

7 Deputy Tax Collector

Recorder:

Filed for record this 27th day of april , 2016, at 3',27' clock P. M. and recorded as Partition Plat No. P-16-2016 the Records of Jackson County, Oregon, Index Volume 27, Page 6

21966 County Surveyor's File No.

REGISTERED PROFESSIONAL LAND SURVEYOR

~Tat OREGON HERBERT A. FARBER

RENEWAL DATE 12-31-17

* FILED * * DATE 4/27/16 BY PB This survey consists of: 2 sheet(s) Map page(s) Narrative JACKSON COUNTY SURVEYOR

I, Herbert A. Farber, do hereby certify that this is an exact copy of the original.

Sheet 1 of 2

JOB NO. 2015-2394

JOBS\MEDFORD_NE\Indusrty\freel airport\microsurvey\SIGHNPAGE_V2007.dwg

21966 FILE NO. LDP-15-136 PER JACKSON COUNTY FOURTH RE-ESTABLISHMENT , T I, Herbert A. Farber, do hereby certify **JANUARY 8, 2003** REGISTERED PROFESSIONAL that this is an exact copy of the original. RANGE 2 WEST | RANGE 1 WEST LAND SURVEYOR OREGON JULY 26, 1985 HERBERT A. FARBER 2189 (\$90°00'00"W INST. NO. 2015-18620) \$88°22'33"W______ RENEWAL DATE 12-31-17 2167+48.95 (2380.79 INST. NO. 2015-18620) BASIS APPLIED 2 INCH BRASS CAP MARKED "LS 2657" PER S/N 16559 5/8 INCH IRON PIN 1 1/4 INCH IRON PIPE YELLOW PLASTIC CAP W/ORANGE PLASTIC N 1/16 CORNER 5/8 INCH IRON PIN YELLOW PLASTIC CAP MARKED "JACKSON C.S." CAP MARKED "R INDUSTRIAL! VILAS BRAUGHTON LS 2657" PER S/N 11153 (S89°47'56"E 2695.99) PER S/N 16559 (S/N 15359) ILLEGIBLE LN89**:48'**07"W 87.99 PER S/N 11153 S89'48'07"E 2696.04 SEE DETAIL CITY LIMITS 2195+75.00 2556.95 160 RIGHT CN 1/16 CORNER
PER JACKSON COUNTY SECOND RE-ESTABLISHMENT 1425.16 489.01 568.78 DECEMBER 26, 2012 30' STORM DRAIN EASEMENT GRANTED HEREON — INITIAL S89'48'07"E 51.10 POINT PARCEL 2 6.87 ACRES 299,250 SQ. FT. 74.00 * * FILED * * 595.56 2202+00.00 /DATE 4/27/16 BYPB N89'48'07"W / 1158.57 125 RIGHT SEE DETAIL S3'02'41"E This survey consists of: 1323.83 (5004) 1 FOOT NON-ACCESS RESERVE STRIF (N89'42'48"W 203.89) sheet(s) Map (S/N 11153) **D** page(s) Narrative N89°44'35"W JACKSON COUNTY PARCEL 3 SURVEYOR 74.39 ACRES RESERVE ACREAGE L_{2206+90.00} 1 1/2 INCH IRON PIN, PER S/N 11153 NO CAP 125 RIGHT 5/8 INCH IRON PIN, PER S/N 15359 DAMAGED CAP S0'48'38"E 2209+10.00 N89'41'28"W 67.15 1242.93 5/8 INCH IRON PIN NO CAP CENTER 1/4 CORNER PER JACKSON COUNTY **1324.79** FIRST RE-ESTABLISHMENT DATED APRIL 4, 1988 W 1/16 CORNER 5/8 INCH IRON PIN, RED PLASTIC CAP "BRAUGHTON LS 2657" PER S/N 15359 ODOT ROW PER INST. NO. 2015-18620 2215+00.00 135 RIGHT (S004'36" (S/N 300.8 0.03,4 CESS RE HEREON EXIST. 15.00 DRIVE 15.00 PUE FOOT NON-ACC 2 1/2" BRASS CAP PER 115.00 INDUSTRY JACKSON COUNTY THIRD 1.50 5/8 INCH IRON PIN ORANGE CAP RE-ESTABLISHMENT 32.50 32.50 JULY 27, 1988 MARKED "R. BRAUGHTON LS 2657" PER S/N 16559 S89'48'07"E 37.00 37.00 DRIVE S89'48'07"E BASIS OF BEARING 15.00 PUE 15.00 IS TRUE NORTH, PUE NAD 83/91 DATUM, 259.25 N89°48'37"W 1 1/4 INCH OUTSIDE (N89°43'07"W 259.69) 03'48' AS DERIVED BY GLOBAL DIAMETER IRON PIPE (S/N 11153) POSITIONING SYSTEM W/ YELLOW PLASTIC OBSERVATIONS. DETAIL "B" CAP JACKSON CS" NO SCALE PER S/N 11153 SCALE: 1" = 300' SW 1/16 CORNER 1 INCH IRON PIN IN CONCRETE IN DETAIL "A" 8 INCH STEEEL CASE, PER S/N 832 NO SCALE *300'* 150° ASSESSORS MAP NO. 37 1W 06 - TL 2500 Sheet 2 of 2

PARTITION PLAT NO. P-16-2016

located in the

NORTHWEST AND THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 37 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, IN THE CITY OF MEDFORD, JACKSON COUNTY, OREGON

AIRPORT ONE, LLC

1175 E. MAIN ST., SUITE 2A MEDFORD, OREGON 97504

LEGEND

- ⇒ FOUND 2 1/2" BRASS CAP SECTION CORNER
- 🚼 = FOUND 2 I/2" BRASS CAP 1/16 CORNER
- = FOUND MONUMENT AS DESCRIBED
- SET 5/8" x 30" IRON PIN w/ YELLOW PLASTIC CAP MARKED "FARBER PLS 2189"
- = SET 5/8" x 24" IRON PIN w/ YELLOW PLASTIC CAP MARKED "FARBER PLS 2189"
- ☐ = CALCULATED POSITION
- S/N = RECORD FILED SURVEY NUMBER
- RECORD SURVEY DATA IS SHOWN IN PARENTHESIS ADJACENT TO MEASURED SURVEY DATA WHERE APPLICABLE.
- INST. NO. = INSTRUMENT NUMBER AS RECORDED IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- PUE = PUBLIC UTILITY EASEMENT FOR POWER, PHONE, GAS, AND CABLE TV.

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

PURPOSE: TO SURVEY AND MONUMENT THE LAND PARTITION AS APPROVED BY THE CITY OF MEDFORD PLANNING DEPARTMENT PER FILE NO. LDP-15-136 AND IN COMPLIANCE WITH MEDFORD DEVELOPMENT CODE.

PROCEDURE: A SEARCH FOR MONUMENTS OF RECORD WAS CONDUCTED, AND FOUND MONUMENTS WERE TIED. MONUMENTS WERE TIED USING TRIMBLE R-8 GPS RECIEVER AND A TRIMBLE 5600 ROBOTIC TOTAL STATION. THE WEST BOUNDARY WAS ESTABLISHED BY HOLDING FOUND MONUMENTS PER S/N 11153 AND 15359. THE NORTH, EAST, AND SOUTH BOUNDARY WAS ESTABLISHED BY HOLDING FOUND MONUMENTS PER JACKSON COUNTY RE-ESTABLISHMENT NOTES, AND S/N 15359, 11153, AND 832.

THE RIGHT-OF-WAY OF HIGHWAY 62 BY-PASS FORMERLY KNOWN AS "MEDCO HAUL ROAD" WAS ESTABLISHED FROM INSTRUMENT NUMBER 2015-18620. THE NORTHEAST CORNER OF SECTION 7 WAS TIED ALONG WITH EXISTING MONUMENTS ON SITE USING THE OREGON COORDINATES SYSTEM OF 1983, SOUTH ZONE. RECORD COURSES WERE THEN CALCULATED PER INSTRUMENT NUMBER 2015-18620, WHICH IS ALSO BASED ON THE OREGON COORDINATES SYSTEM OF 1983, SOUTH ZONE. THE RECORD COURSES WERE THEN TRANSLATED TO THE LOCAL ASSUMED POSITION FOR THE NORTHEAST CORNER OF SECTION 7 AS DETERMINED DURING THIS SURVEY. THE RECORD COURSES WERE ALSO ROTATED AROUND THE NORTHEAST CORNER OF SECTION 5, AND THE FOUND CENTER-NORTH ONE-SIXTEENTH CORNER AS SHOWN TO ESTABLISH THE RIGHT-OF-WAY OF HIGHWAY 62 BY-PASS.

MONUMENTS WERE SET AT NEW PARCEL CORNERS, CENTERLINE OF INDUSTRY DRIVE, AND THE RIGHT-OF-WAY OF HIGHWAY 62 BY-PASS PER O.R.S. 92.060.

Surveyed by:

FARBER & SONS, INC. dba



PO BOX 5286 431 OAK STREET CENTRAL POINT, OREGON 97502 (541) 664–5599

DATE: FEBRUARY 11, 2016

DRAWN BY: LSH ORIG. DATE: 09/08/2015 | REVISED BY: DHM 01/25/2016