

# MAP OF SURVEY

Located in Lot 6 of the Rogue Valley Industrial Park, Unit No. 3 Subdivision, being located within Donation Land Claim Number 38, in the Northwest One-quarter of the Northwest One-quarter of Section 18, Township 37 South, Range 1 West of the Willamette Meridian, City of Medford, Jackson County, Oregon.

**PREPARED FOR:**

**PHOENIX INVESTMENT GROUP, INC.**  
 18074 SE 106th Avenue  
 Suite 100  
 Clackamas, OR 97015

**LEGEND:**

- Indicates a set 5/8-inch diameter by 24-inch long iron pin with an orange plastic cap marked "NEATHAMER SURVEYING".
- ⊠ Indicates a set 0.38 shell casing in concrete with a tack and brass washer marked "NEATHAMER SURVEYING".
- Indicates a found 2-inch diameter aluminum cap marked "JACKSON COUNTY SURVEYOR 14-04 1" per SN 14041, or as noted hereon.
- Indicates a found 5/8-inch diameter iron pin, per Rogue Valley Industrial Park Unit No.3 (SN T044).
- Indicates a found brass disk in monument case per Rogue Valley Industrial Park Unit No.3 (SN T044), or as noted hereon.
- ▲ Indicates a found 5/8-inch diameter iron pin, per SN 6284.
- ⊠ Indicates a found centerline reference point, being a 0.38 shell casing in concrete per City of Medford Field Books Numbered 1641, PG 10 and 1704, PG 10.
- Indicates a computed position, nothing found or set.
- ( ) Indicates record information as per SN 20832.
- [ ] Indicates record information as per SN 6284.
- (( )) Indicates record information as per SN T044, Rogue Valley Park Unit No. 3.
- { } Indicates record information as per SN 21844.
- < > Indicates record data per City of Medford Field Books.
- RVIP Indicates Phase line information per, Rogue Valley Industrial Park Unit No. 2 and Unit No. 3.
- SF Indicates the number of square feet within a closed area such as a lot.
- SN Indicates a survey filed by number in the office of the Jackson County Surveyor.
- INST Indicates an instrument recorded by number of the Official Records of Jackson County, Oregon.
- WITM Indicates a set Witness Monument.
- x— Indicates the centerline of an existing fence.

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N00°11'27"E	60.00'
L2	N00°12'00"E	60.00'
L3	N33°40'43"W	22.40'
L4	-	22.39'
L5	S33°40'43"E	22.41'
L6	-	22.40'
L7	N01°37'00"W	21.91'
L8	-	21.90'
L9	S01°37'00"E	22.75'
L10	-	22.74'
L11	N05°01'36"W	22.36'
L12	-	22.36'
L13	S05°01'36"E	22.48'
L14	-	22.44'
L15	N89°47'37"W	22.31'
L16	-	22.31'
L17	S89°47'37"E	22.12'
L18	-	22.13'
L19	N89°47'37"W	22.52'
L20	-	22.50'
L21	S89°47'37"E	22.34'
L22	-	22.34'
L23	S00°12'19"W	10.00'
L24	S89°48'32"E	30.00'
L25	S89°48'32"E	30.00'
L26	S00°13'12"W	220.91'
L27	S00°12'00"W	-

**CURVE TABLE**

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	45°00'00"	180.00'	141.37'	N67°41'27"E	137.77'
C2	45°00'00"	180.00'	141.37'	-	-
C3	45°00'00"	180.00'	141.37'	N67°41'27"E	137.77'
C4	45°00'00"	180.00'	141.37'	-	-
C5	90°00'00"	100.00'	157.08'	S44°48'33"E	141.42'
C6	90°00'00"	100.00'	-	-	-
C7	50°17'58"	130.00'	114.13'	N64°39'34"W	110.50'
C8	50°17'05"	130.00'	114.09'	-	-
C9	06°44'27"	210.00'	24.71'	S86°49'14"W	24.69'
C10	06°43'09"	210.00'	24.63'	-	-
C11	39°42'02"	130.00'	90.08'	S19°39'34"E	88.29'
C12	39°42'55"	130.00'	90.11'	-	-

**SURVEY NARRATIVE IS ON A SEPARATE SHEET**

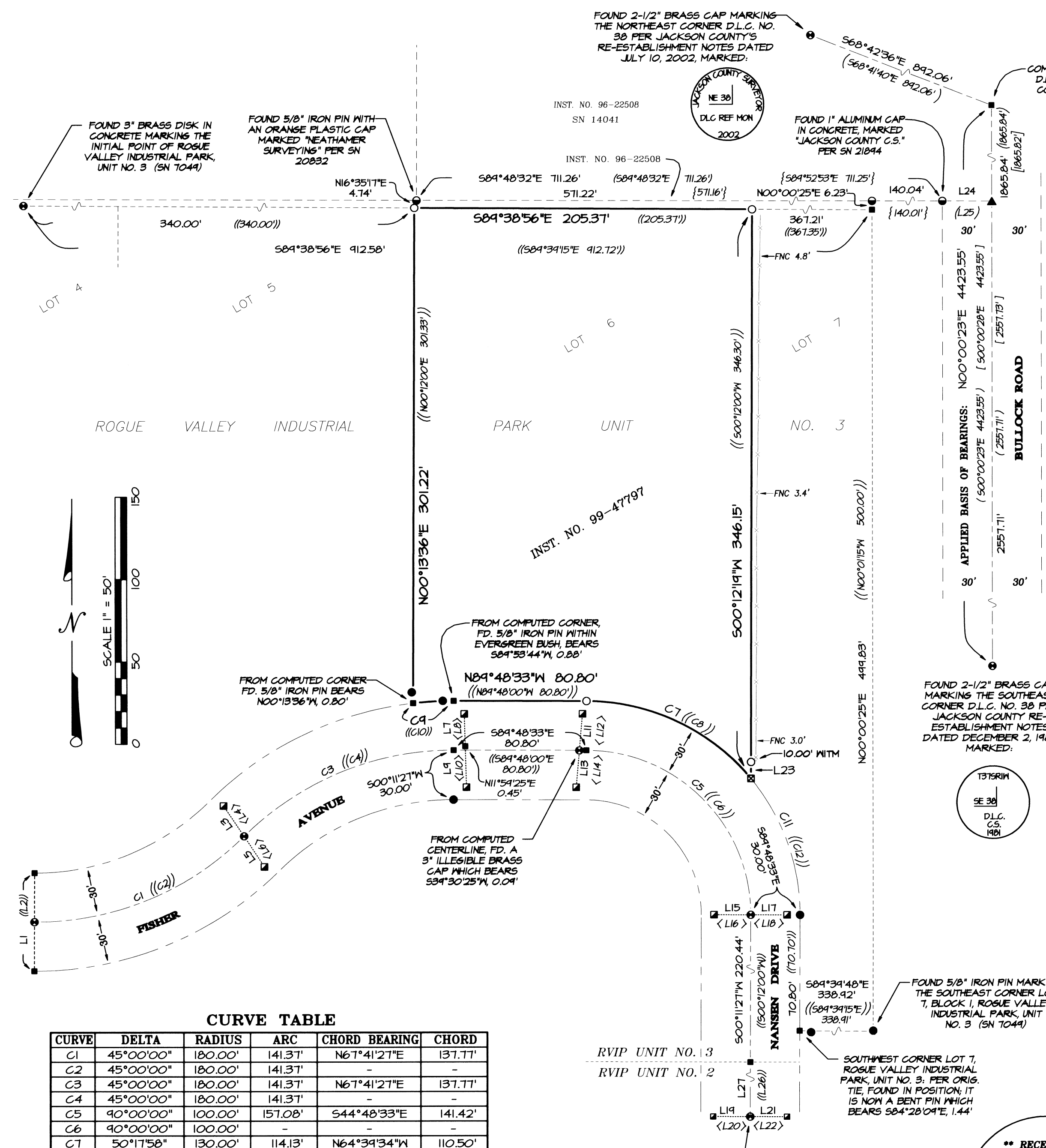
**BASIS OF BEARINGS:**

Geodetic North as previously established per Survey Number 20832, being referenced to the NAD83 (91) datum. Basis applied to the centerline of Bullock Road, being common with the east line of Donation Land Claim Number 38.

**PREPARED BY:** Neathamer Surveying, Inc.  
 3126 State St, Suite 203  
 P.O. Box 1584  
 Medford, Oregon 97501  
 Phone (541) 732-2869  
 FAX (541) 732-1382

**PLOT DATE:** May 5, 2016      **PROJECT NUMBER:** 16004

Sheet 1 of 1



**\*\* RECEIVED \*\***  
 DATE 5/5/16 BY PB  
 This survey consists of:  
 1 sheet(s) Map  
 2 page(s) Narrative  
 JACKSON COUNTY SURVEYOR

**REGISTERED PROFESSIONAL LAND SURVEYOR**

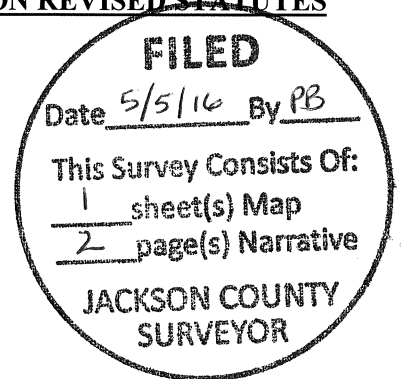
Carl E. Neathamer  
 OREGON  
 JULY 9, 2001  
 CAEL E. NEATHAMER  
 58545  
 Renewal Date 12/31/16

SURVEY NO. 21973

**SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250 OREGON REVISED STATUTES**

**PREPARED FOR:** PHOENIX INVESTMENT GROUP, INC.  
16074 SE 106th Avenue, Suite 100  
Clackamas, OR 97015

**PREPARED BY:** NEATHAMER SURVEYING, INC.  
3126 State Street, Suite 203  
P.O. Box 1574  
Medford, Oregon 97501



**LOCATION:**

Located in Lot 6 of the Rogue Valley Industrial Park - Unit No. 3 Subdivision, being located within Donation Land Claim Number 38, in the Northwest One-quarter of the Northwest One-quarter of Section 18, Township 37 South, Range 1 West of the Willamette Meridian, City of Medford, Jackson County, Oregon.

**PURPOSE OF SURVEY:**

Pursuant to Client's request and direction, perform a boundary of that real property as described in Instrument Number 99-47797 of the Official Records of Jackson County, Oregon, to recover existing monuments, perform a boundary resolution, establish monuments as necessary, mark the westerly boundary for fencing purposes and to file a Map of Survey in the office of the Jackson County Surveyor.

**SURVEY REFERENCES/PROCEDURES:**

Records utilized: Instrument Number 99-47797 of the Official Records of Jackson County, Oregon; Rogue Valley Industrial Park – Unit No. 3, recorded December 28, 1977, in Volume 13 of Plats at Page 23 of the Records of Jackson County, Oregon (also filed as Survey Number 7049 in the office of the Jackson County Surveyor); and Surveys Numbered 6289, 20832 and 21894, all on file in the office of the Jackson County Surveyor. Equipment/Software utilized: Trimble TSC3 data collectors with Trimble Access Software; Trimble S7 Robotic Instrument, Trimble Business Center and Trimble Terramodel.

The basis of bearings is Geodetic North referenced to the North American Datum of 1983 on the 1991 realization (NAD83 (91)), as previously established by this office per Survey Number 20832. Primary control utilized was originally established per said survey and per a topographic survey performed by this office of the subject site in 2004.

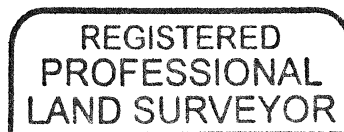
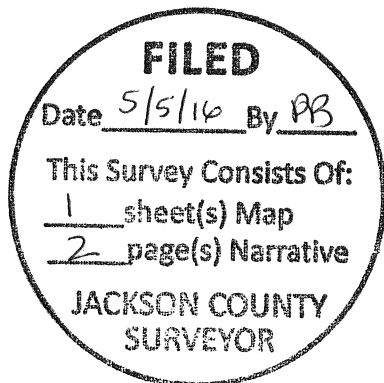
From primary control, verified previously tied monuments per Survey Number 20832, established secondary control and searched for and tied monuments, all as shown on the accompanying map.

The subject tract of land is described in said Instrument Number 99-47797 as “Parcel IV”, being described as Lot Six (6) in Block One (1) of Rogue Valley Industrial Park - Unit No. 3 (Survey Number 7049). Utilizing said instrument, tied monuments, record data and the following methods to resolve the exterior boundaries of said Lot 6: (1) Resolved the northerly boundary of Rogue Valley Industrial Park – Unit No. 3 via holding the found Initial Point of said Unit 3 and Surveys Numbered 20832 and 6289, thereby resolving the location of the northerly boundary of said Lot 6. From which, computed the northwest and northeast corners of said Lot 6 via proportional methods; (2) Held the found monuments and record data

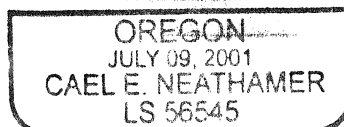
for the centerline of Fisher Avenue and Nansen Drive per said Unit No. 3 with exception to the found monument at the beginning of the curve labeled "C5" on the accompanying map (westerly end of C5). It should be noted that said centerline monument is believed to be either established incorrectly and/or disturbed since originally being established, and was further perpetuated by City of Medford references per Field Book 1641 at Page 10, and furthermore, said references for the next centerline monument westerly (at the easterly end of curve labeled "C3"), which was not found, is out of position by 0.45 foot. It should also be noted that said resolved centerline is harmonious with found monuments marking the lot corners and rights-of-way of said Fisher Avenue and Nansen Drive. From said resolved centerline, held plat distance of 30.00 feet northerly to resolve the northerly right-of-way of said streets, thereby resolving the location of the southerly boundary of said Lot 6; (3) Held the found monument near the southwest corner of said Lot 6 and the aforesaid proportioned position for the northwest corner to resolve the location of the westerly boundary of said Lot 6; (4) Held the found centerline monument at the southerly end of the curve labeled "C5" and the aforesaid proportioned northeast corner of Lot 6 to resolve the location of the easterly boundary of said lot. At its intersection with the resolved northerly right-of-way, computed the southeast corner of said Lot 6.

Utilizing the herein and above resolved boundaries, established monuments, as depicted on the accompanying map on February 25, 2016.

**Print Date:** May 5, 2016



*Caël E. Neatham*



RENEWAL DEC. 31, 2016