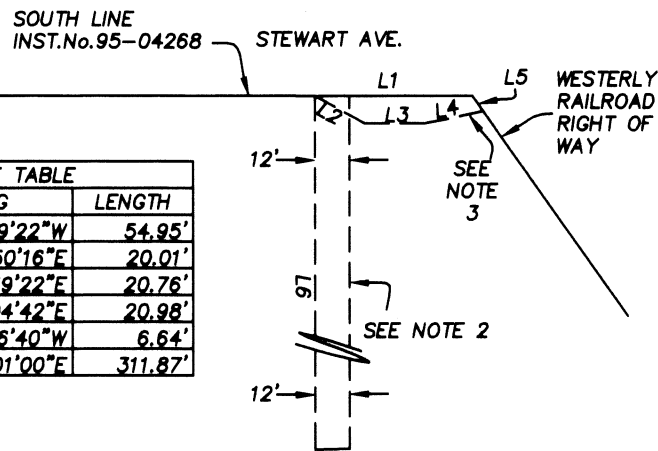


DETAIL

(NOT TO SCALE)

LINE	BEARING	LENGTH
L1	N89°59'22"W	54.95'
L2	S80°50'16"E	20.01'
L3	S89°58'22"E	20.76'
L4	N78°04'42"E	20.98'
L5	N35°06'40"W	6.64'
L6	S00°01'00"E	311.87'



MAP OF SURVEY
 PROPERTY LINE ADJUSTMENT / LOT CONSOLIDATION
 FOR
 KOGAP ENTERPRISES, INC.
 P.O. BOX 1608
 MEDFORD, OREGON 97501

LOCATED IN THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 31,
 TOWNSHIP 37 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE
 CITY OF MEDFORD, JACKSON COUNTY, OREGON

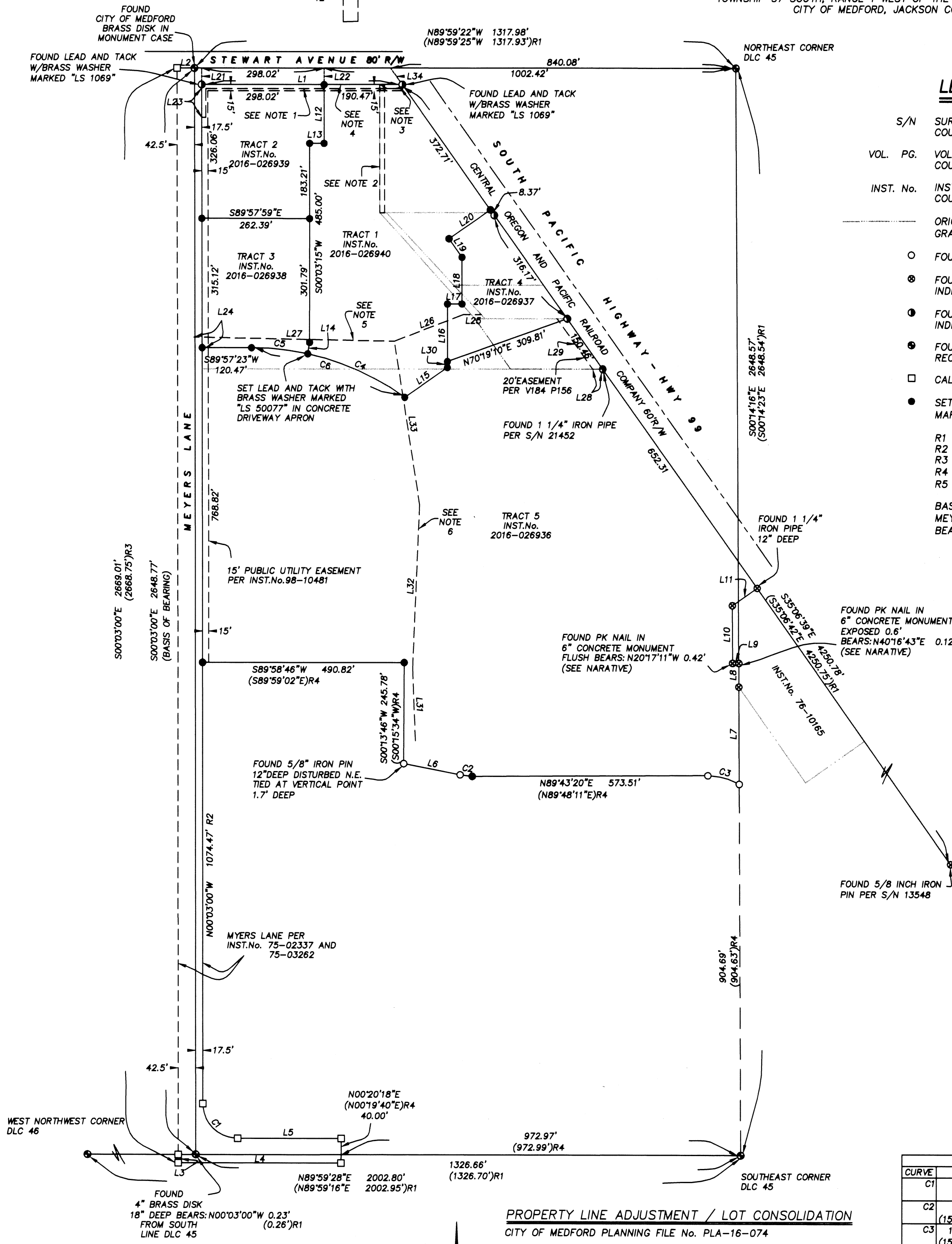
FILED
 Date 8/26/16 By PB
 This Survey Consists Of:
 1 sheet(s) Map
 2 page(s) Narrative
JACKSON COUNTY SURVEYOR

LEGEND

- S/N SURVEY NUMBER, FILED AT THE SURVEYOR'S OFFICE, JACKSON COUNTY, OREGON.
 - VOL. PG. VOLUME AND PAGE OF THE DEED RECORDS OF JACKSON COUNTY, OREGON.
 - INST. No. INSTRUMENT NUMBER OF THE OFFICIAL RECORD OF JACKSON COUNTY, OREGON.
 - ORIGINAL PROPERTY TO BE ADJUSTED OR CONSOLIDATED (FOR GRAPHICAL PURPOSES ONLY).
 - FOUND 5/8 INCH IRON PIN MONUMENT PER S/N 14477.
 - FOUND 5/8 INCH IRON PIN MONUMENT PER S/N 9627 OR AS INDICATED.
 - FOUND 5/8 INCH IRON PIN MONUMENT PER S/N 21452 OR AS INDICATED.
 - FOUND BRASS CAP PER JACKSON COUNTY RE-ESTABLISHMENT RECORDS OR AS INDICATED.
 - CALCULATED POSITION NOTHING SET.
 - SET 5/8 BY 24 INCH IRON PIN WITH ORANGE PLASTIC CAP MARKED "FRANTZ LS 50077" OR AS INDICATED.
- R1 IS RECORD DATA PER S/N 21452.
 R2 IS RECORD DATA PER INST. No. 2008-020900.
 R3 IS RECORD DATA PER INST. No. 75-03262.
 R4 IS RECORD DATA PER S/N 14477.
 R5 IS RECORD DATA PER S/N 9627.
- BASIS OF BEARING IS THE MONUMENTED CENTER LINE OF MEYERS LANE PER S/N 21452 AS SHOWN HEREON. SAID BEARING BEING S 0°03'00"E.

LINE	BEARING	LENGTH
L1	S89°59'22"E	488.49'
L2	(S89°59'25"E)R1	42.50'
L3	(S00°03'00"E)R3 (20.00')R3	396.06'
L4	S89°59'28"W	251.94'
L5	(S89°58'50"W)R3 (251.92')R4	139.98'
L6	S78°52'04"E	140.07'
L7	(S73°53'47"W)R4 (140.07')R4	236.25'
L8	N00°14'16"W	57.78'
L9	(S00°14'25"W)R5	15.10'
L10	N89°59'40"W	140.43'
L11	(S00°14'25"E)R5	73.90'
L12	(S54°53'05"E)R5 (73.95')R5	142.98'
L13	S00°03'16"W	35.04'
L14	N89°57'24"W	28.34'
L15	S08°23'40"W	127.09'
L16	N54°55'30"E	140.49'
L17	N00°02'51"E	35.59'
L18	S89°58'30"E	113.62'
L19	N00°01'49"E	54.90'
L20	N35°04'30"W	123.21'
L21	N54°55'30"E	40.00'
L22	N00°00'38"E	40.00'
L23	S00°03'00"E	80.00'
L24	S38°00'45"E	32.52'
L25	N89°59'40"W	44.32'
L26	S89°00'20"W	180.00'
L27	N89°51'40"W	488.24'
L28	S89°01'44"E	24.75'
L29	S35°06'39"E	150.01'
L30	N00°02'51"E	14.65'
L31	N02°12'39"W	176.65'
L32	N02°27'23"E	399.55'
L33	N08°39'25"W	393.47'
L34	S35°06'39"E	48.90'

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	84.59'	132.81'	89°57'32"	N45°01'46"W	119.59'
C2	148.58'	29.59'	11°24'36"	S82°57'18"E	29.54'
C3	149.23'	80.15'	30°46'18"	S74°53'31"E	79.19'
C4	631.50'	260.79'	23°39'42"	N65°42'33"W	258.95'
C5	631.50'	137.81'	12°30'12"	N83°47'31"W	137.54'
C6	631.50'	398.60'	36°09'55"	N71°57'39"W	392.02'



PROPERTY LINE ADJUSTMENT / LOT CONSOLIDATION

CITY OF MEDFORD PLANNING FILE No. PLA-16-074

APPROVAL:

BY: *James E. Huber*
 PLANNING DIRECTOR

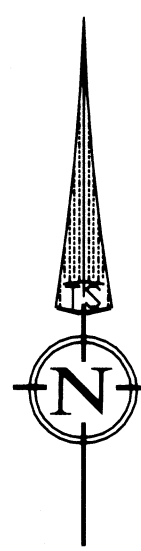
8/26/16
 DATE

APPROVAL:

BY: *[Signature]*
 CITY SURVEYOR

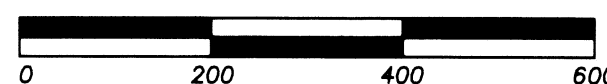
8/26/16
 DATE

EASEMENTS SHOWN HEREON ARE FROM THE PRELIMINARY TITLE REPORT PREPARED BY
 TICOR TITLE COMPANY ORDER No. 470316045088-TTJA04, DATED AUGUST 3, 2016.
 EXCEPTIONS 11, 13-15, 17 AND 19 ARE EITHER BLANKET IN NATURE AND COULD NOT BE
 LOCATED OR DO NOT APPLY TO THE AREA REPRESENTED BY THIS SURVEY.



DATE: 08-15-16

SCALE: 1" = 200'



TERRASURVEY, INC.
 PROFESSIONAL LAND SURVEYORS
 274 FOURTH STREET
 ASHLAND, OREGON 97520
 (541) 482-6474
 terrain@bisp.net
 JOB NO. 1084-16

REGISTERED
**PROFESSIONAL
 LAND SURVEYOR**
Fred A. Frantz
 OREGON
 JULY 12, 2005
 FRED A. FRANTZ
 No. 50077

Renewal 12-31-17

- NOTE 1
10' PUBLIC UTILITY EASEMENT PER INST.No. 94-09409
- NOTE 2
INGRESS AND EGRESS EASEMENT PER VOL. 166 PG. 280 (SEE DETAIL)
- NOTE 3
SIDEWALK EASEMENT PER INST.No. 95-04268 (SEE DETAIL)
- NOTE 4
SOUTH LINE STEWART AVENUE PER INST.No. 97-45264 AND 95-04268
- NOTE 5
CENTER LINE 20' WIDE SEWER EASEMENT PER INST. No. 75-03205
- NOTE 6
CENTER LINE 15' WIDE SEWER EASEMENT PER INST. No. 95-32358

Survey Number 22056

SURVEY NARRATIVE
TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

DATE OF SURVEY:

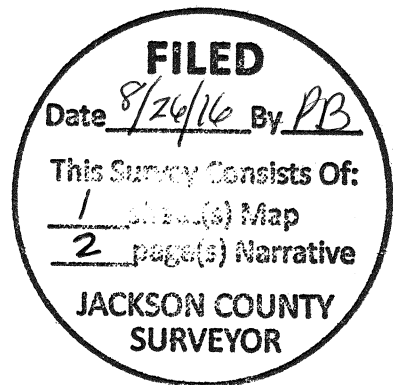
August 15, 2016

SURVEYED BY:

Terrasurvey, Inc.
274 Fourth Street
Ashland, Oregon 97520

SURVEY FOR:

Kogap Enterprises, Inc.
P.O. Box 1608
Medford, Oregon 97501



LOCATION:

Located in the Northeast and Southeast Quarters of Section 31, Township 37 South, Range 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

PURPOSE:

To survey and monument that property line adjustment / lot consolidation as approved by the City of Medford in planning file No. PLA-16-074.

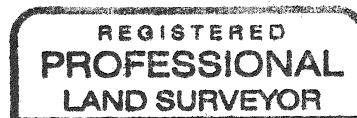
BASIS OF BEARINGS:

Basis of Bearing is the monumented center line of Meyers Lane per filed survey number 21452 as noted on the accompanying plat.

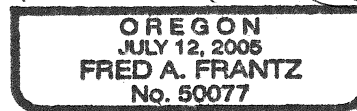
PROCEDURE:

Utilizing a Topcon total station, a Trimble S6 robotic total station and reflecting prisms, I tie and set the monuments as show. The center line of Meyers lane was held as the basis of bearing between the found monuments as show and the right of way per Instrument No. 75-03626 of the Official Records of Jackson County, Oregon was calculated to this line. The center line of Stewart Avenue was held between the City of Medford brass cap at the intersection of Meyers Lane and Stewart Avenue and the Northeast corner of Donation Land Claim No. 45 and the north boundary of the subject tract is calculated per Instrument Nos.97-45264 and 95-04268 of said Official Records. Existing monuments along the southwesterly line of the railroad right of way were tied with good conformance to record and accepted for the northeasterly boundary of the subject tract. The monuments set per filed survey number 9627 were tied and fit reasonable well with the exception of those monuments noted on the plat as PK nails set in concrete monuments. The current owners of both the adjoining tracts were questioned as to the origin of these monuments and were unsure as to who or when these two monuments were established.

These PK's were set in 6" PVC pipes with concrete filled centers as noted on the plat. They appeared to be of some age as there is significant lichen growth on the exposed surface of the concrete. As their origin could not be verified and they exceeded an acceptable positional value, I calculate record positions and note the differences on the plat. Monuments found for the southerly line of Tract 5 being the same as the southerly line of that tract described in Instrument No.2008-020900 of said Official Records were held and distance intersections were used to re-establish the points between. The southwest corner of said tract was established using the record distance north along the easterly right of way line of Myers Lane from the point of tangent at the south end along the east right of way as described in said Instrument No. 75-03626 of said Official Records.



Fred A. Frantz



Renewal 12-31-17