

MAP OF SURVEY PROPERTY LINE ADJUSTMENT

located in

SOUTHEAST QUARTER OF SECTION 13 AND THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 37 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, CITY OF MEDFORD, JACKSON COUNTY, OREGON.

for
DEANMOR CENTER, LLC

255 LINDEN STREET, STE 210
FORT COLLINS, COLORADO 80524
and

NORTHGATE CENTER, LLC

10930 OAK COURT
CUPERTINO, CALIFORNIA 95014

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 26, 1985
HERBERT A. FARBER
2189

RENEWAL DATE 12-31-17

BASIS OF BEARING IS
TRUE NORTH, NAD 83/91
DATUM, AS DERIVED BY
GLOBAL POSITIONING
SYSTEM OBSERVATIONS.

APPLIED BASIS OF BEARING
(S89°59'48"E 2647.56)
(S/N 16154)
S89°59'02"E
2647.52
TO SW CORNER OF DLC 60

SSE CORNER DLC 60
JACKSON COUNTY 5TH RE-ESTABLISHMENT
DATED NOVEMBER 20, 2012

**** RECEIVED ****
DATE 5/9/17 BY PL
This survey consists of:
1 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY
SURVEYOR

CITY OF MEDFORD APPROVALS
Planning File PLA-16-129
EXAMINED AND APPROVED THIS 25TH DAY OF APRIL
2017

BY: _____
PLANNING DIRECTOR

EXAMINED AND APPROVED THIS 28TH DAY OF April
2017

BY: _____
CITY SURVEYOR

LEGEND

- ⊗ = FOUND 2 1/2" BRASS CAP - DLC CORNER
- ⊙ = FOUND 2" ALUMINUM CAP - MARKED "ODOT RIGHT OF WAY", PER S/N 17737
- = FOUND 5/8" IRON PIN, AS DESCRIBED
- = FOUND 1" LEAD PLUG MARKED "ODOT CONTROL" S/N 17737
- ⊙ = 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"
- ◆ = SET BRASS TACK AND 3/4" WASHER, MARKED "LS 2189"

- ODOT = OREGON DEPARTMENT OF TRANSPORTATION
- RECORD DATA IS IN PARENTHESIS ADJACENT TO SURVEY DATA WHERE APPLICABLE.
- INST. NO. = INSTRUMENT NUMBER AS RECORDED IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- PUE = PUBLIC UTILITY EASEMENT FOR ELECTRIC, PHONE, GAS, AND CABLE TV.
- MWC = MEDFORD WATER COMMISSION

Surveyed by:
FARBER & SONS, INC. dba



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

DATE: JANUARY 19, 2017
JOB NO.: 2016-2386
DRAWING FILE: JOBS\MEDFORD-NW\NORTHGATE CENTER\MICROSURVY\FINAL PLATS\MOS_011817PLA.DWG
DRAWN BY: DHM ORIG. DATE: 01/19/2017 REVISED BY: HAF DATE: 03-23-17

NUM	BEARING	DISTANCE
L1	N48°25'16"E	24.71
L2	N27°45'37"E	34.31
L3	N28°22'21"E	58.21
L4	S63°04'42"E	14.88
L5	N0°54'31"E	42.32
L6	S0°54'31"W	18.22
L7	N27°18'24"E	69.00
L8	N89°05'29"W	20.91
L9	N31°32'52"E	76.51
L10	N85°26'11"W	24.18
L11	N60°47'25"E	61.91
L12	S85°26'11"E	37.32
L13	N54°55'52"E	47.19
L14	S53°52'24"W	153.40
L15	S1°46'49"E	22.38
L16	N35°04'08"W	40.62
L17	N35°04'08"W	162.01
L18	S35°04'08"E	5.60
L19	S16°45'07"E	24.84
L20	S8°16'12"E	19.14
L21	N53°33'14"W	148.93
L22	N35°21'35"W	88.81
L23	S54°47'40"E	117.12
L24	S35°12'20"W	11.24
L25	S5°49'07"W	36.71
L26	S4°37'09"E	43.96
L27	S0°51'20"E	25.13
L28	S0°14'08"W	44.21
L29	S1°43'48"E	22.03
L30	N42°32'58"W	82.69
L31	N0°00'58"E	40.31
L32	S89°59'02"E	24.43
L33	S6°33'55"E	26.25
L34	N26°46'44"E	52.83

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	20°39'31"	12.98	36.00	N38°05'27"E	12.91
C2	46°32'31"	35.74	44.00	N65°49'14"W	34.77
C3	33°17'19"	25.56	44.00	N18°25'29"W	25.21
C4	47°06'22"	159.48	194.00	N29°13'13"W	155.03
C5	1°41'14"	29.20	991.70	N49°35'21"W	29.20
C6	1°53'47"	32.16	971.70	N49°29'04"W	32.16

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

PURPOSE: TO SURVEY AND MONUMENT THE PROPERTY LINE ADJUSTMENT OF THOSE TRACTS OF LAND DESCRIBED IN INST. NO. 2003-09762 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, TO FULL FILL THE DEVELOPMENT PLAN APPROVED BY THE CITY OF MEDFORD FILE AC-15-162 FOR THE NORTHGATE BUSINESS PARK AS APPROVED BY THE CITY OF MEDFORD PLANNING DEPARTMENT FILE NUMBER PLA-16-129.

PROCEDURE: THE ORIGIN OF THE TRACTS ADJUSTED WITH THIS PROPERTY LINE ADJUSTMENT ARE THE REMAINDERS OF THE BERRYVALE ADDITION TO THE CITY OF MEDFORD RECORDED IN VOLUME 3, PAGE 35 OF THE PLAT RECORDS OF JACKSON COUNTY OREGON WITH TAX LOTS 101 AND 400 ARE REMAINDER PARCELS FOR THE PROPERTY LINE ADJUSTMENT MAPPED BY S/N 16154. THE ORIGIN OF EACH TRACT MAPPED HEREON IS NOTED IN PARENTHESIS IN THE LABEL FOR EACH TRACT. THE SUBJECT TRACTS ARE BOUNDED BY OREGON DEPARTMENT OF TRANSPORTATION (ODOT) RIGHT OF WAY, THE RIGHT OF WAY WAS ESTABLISHED BY FOUND ODOT MONUMENTS PER S/N 17737, VERIFIED BY PLOTTING THE COORDINATE VALUES OF SAID SURVEY, SCALING THE PLOTTED MAP FROM METERS TO FEET AND ROTATING SAID RESULTS TO OUR BASIS OF BEARING ALONG THE DLC LINE SHOWN HEREON AND FURTHER VERIFIED BY COMPUTING SAID RIGHT OF WAY FROM INST. NO. 2001-60641, AND 00-08266 RECORDED IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON AND COMPARING THE RESULTS FROM THE SURVEY. WE FOUND THESE RESULTS TO BE SATISFACTORY FOR THIS SURVEY. THE BOUNDARY BETWEEN PARCELS ONE AND TWO OF INSTRUMENT NUMBER 2003-09762, WAS ESTABLISHED BY FOUND MONUMENTS FROM S/N 16154, AND THE RECORD FROM THIS SURVEY. FOLLOWING A GREAT DEAL OF STUDY WE HAVE COME TO THE FOLLOWING CONCLUSION; ODOT CONVEYED THE LAND SHOWN AS A PART VOLUME 315, PAGE 478 TO MEDCO IN 1949. THE LOCATION OF THE MONUMENT SET AT THE NORTHEAST CORNER OF SAID TRACT IS A PERPETUATION OF THE MONUMENT FROM S/N 78 AS FOUND ON S/N 16154. ODOT APPEARS TO HAVE RESERVED ACCESS TO THE LAND CONVEYED TO MEDCO BUT THE LAND BELONGS TO THE TRACTS SURVEY HEREON AND DESCRIBED IN INSTRUMENT No 2003-09762.

ASSESSORS MAP FILE NO.
37 2W 13DC TL 3301,4300,4400,4500, 4600, 5500, 5600, & 5700
37 2W 24 TL 101, 400

SCALE: 1" = 100'
100' 50' 0' 100' 200'