

MAP OF SURVEY

Parcel 1, Partition Plat Number P-33-2006, being located within Donation Land Claim Number 57 in the Northwest One-quarter and the Southwest One-quarter of Section 34, Township 37 South, Range 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

PREPARED FOR:

MINERS POINT, LLC
4462 COAL MINE ROAD
MEDFORD, OR 97501

PARCEL 1, PARTITION PLAT NO. P-33-2006
(SN 19128)

FUTURE STONEGATE
ESTATES PUD, PHASE 5
(216,717 SF)

LEGEND:

- ⊗ Indicates a set 5/8-inch diameter by 30-inch long iron pin with an orange plastic cap marked "NEATHAMER SURVEYING".
- △ Indicates a set 5/8-inch diameter by 30-inch long iron pin with an aluminum cap marked "NEATHAMER SURVEYING".
- Indicates a set 0.40 shell casing in concrete with a tack and brass washer marked "NEATHAMER SURVEYING".
- ⊠ Indicates a set mag nail in concrete with a brass washer marked "NEATHAMER SURVEYING".
- Indicates a found 3-inch diameter brass cap in monument case, as noted hereon.
- Indicates a computed position, nothing found or set.
- [] Indicates record information per Larson Creek Estates, Phase 3, SN 14671.
- () Indicates record information per Partition Plat No. P-33-2006, SN 19128.
- INST Indicates an instrument recorded by number of the Official Records of Jackson County, Oregon.
- JCSRN Indicates a reference to the Jackson County Surveyor Reestablishment Notes, on file in the office of the Jackson County Surveyor.
- 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.

NOTE:

- (A) The overall distance reported per SN 14671 from the Southwest Corner of Donation Land Claim Number 57 to the centerline intersection of North Phoenix Road and Juanipero Way was found to have a scrivener's error of 5.00 feet (the distance per said survey equates to 870.45 feet). This office obtained ties to the monument set said intersection per said survey and found the monument to be 875.45 feet from said DLC corner. This distance is further supported when performing the following calculation per said SN 14671: adding the reported distances of 807.45 and L40 (100.00 feet), then subtracting the reported half right-of-way width of 32.50 feet. The resultant distance equates to 875.45 feet, which is the record distance shown hereon. Due to construction, the subject monument was destroyed. This office replaced said centerline monument at its record position (and as originally tied), being 875.45 feet from said Southwest Corner of Donation Land Claim Number 57.

REFER TO SHEET 2 FOR:
LINE, CURVE TABLES
AND DETAIL "A"

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

PURPOSE: Pursuant to Client's request and direction, perform a boundary survey, recover controlling monuments, and to prepare, process and file a Map of Survey in the office of the Jackson County Surveyor to show the area and monuments found and set for a right-of-way dedication corresponding to City of Medford Planning Department File Number LDS-16-156.

PROCEDURE: Records utilized: Instruments Numbered 2017-020534 and 2018-025222 of the Official Records of Jackson County, Oregon; plat recorded April 4, 2006, as Partition Plat Number P-33-2006 of the Records of Partition Plats in Jackson County, Oregon, Index Volume 17 at Page 33, also filed as Survey Number 19128 in the Office of the Jackson County Surveyor; and, Survey Number 15308 as filed in the office of the Jackson County Surveyor. Equipment/Software utilized: Trimble R10 GNSS equipment; Trimble S7 Robotic Instrument; Trimble TSC3 data collectors with Trimble Access Software; Trimble Business Center and Trimble Terramodel software.

The exterior boundary of the original tract of land is described in said Instrument Number 2017-020534 as Parcel 1, Partition Plat Number P-33-2006 (Survey Number 19128). To resolve the right-of-way of North Phoenix Road and said original tract, utilized Survey Number 15308 and also recovered and verified previous control, found and set monuments per said Survey Number 19128, as performed by this office. From which, utilized said Instrument Number 2018-025222, to define the right-of-way dedication area for Juanipero Way, as depicted hereon.

Monuments established on June 11 and 20, 2018.

BASIS OF BEARINGS:

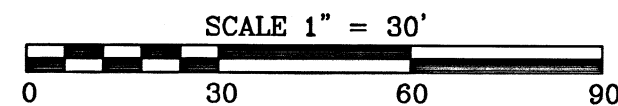
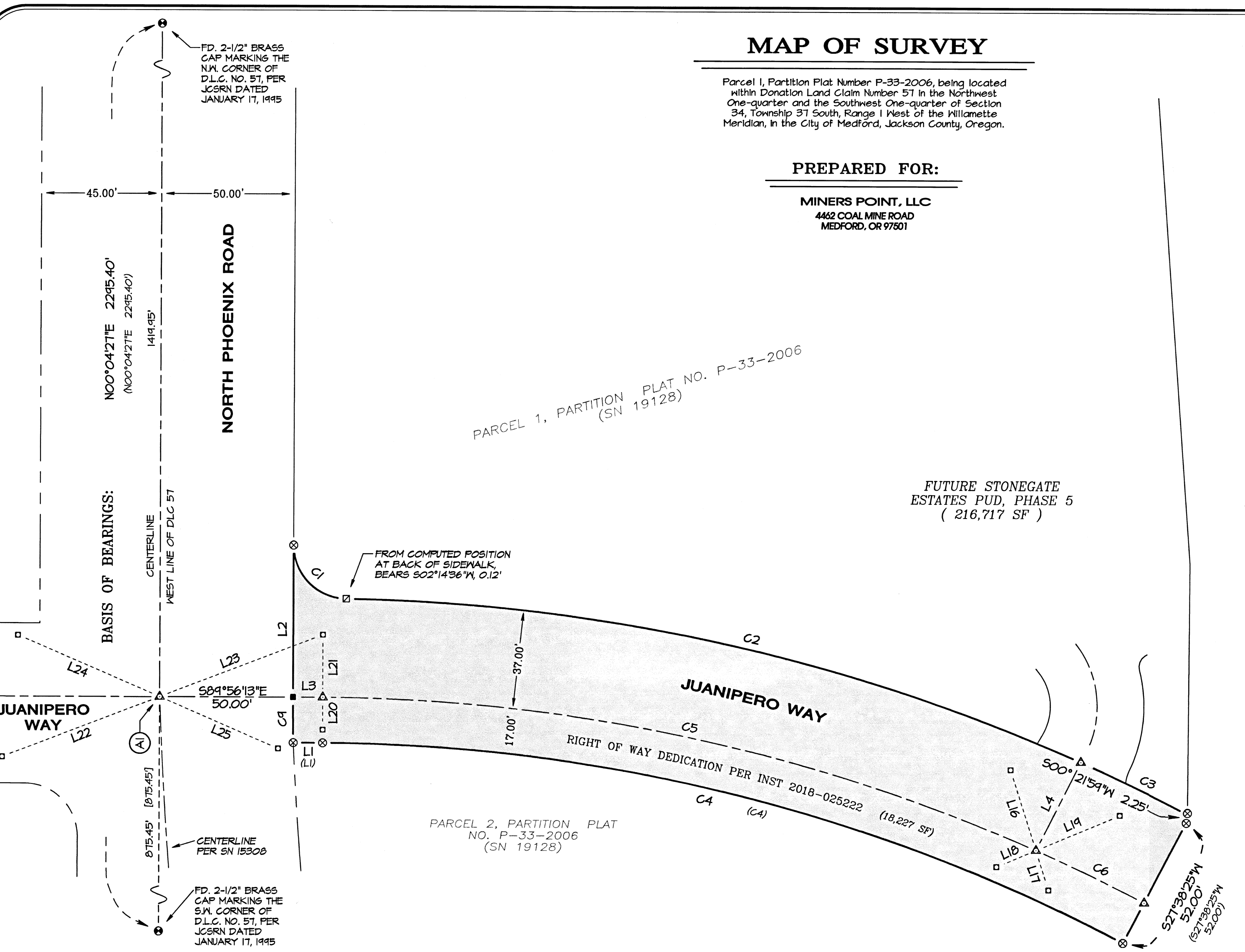
The West Line of Donation Land Claim Number 57 per Survey Number 19128, as filed in the office of the Jackson County Surveyor.

JACKSON COUNTY SURVEY NUMBER: _____

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: August 22, 2018 **PROJECT NUMBER:** 14046-1

Sheet 1 of 2 © MN



**** RECEIVED ****
DATE 8-22-18 BY JH
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
Robert V. Neathamer
OREGON JULY 19, 1994
ROBERT V. NEATHAMER 2675
Renewal Date 12/31/18

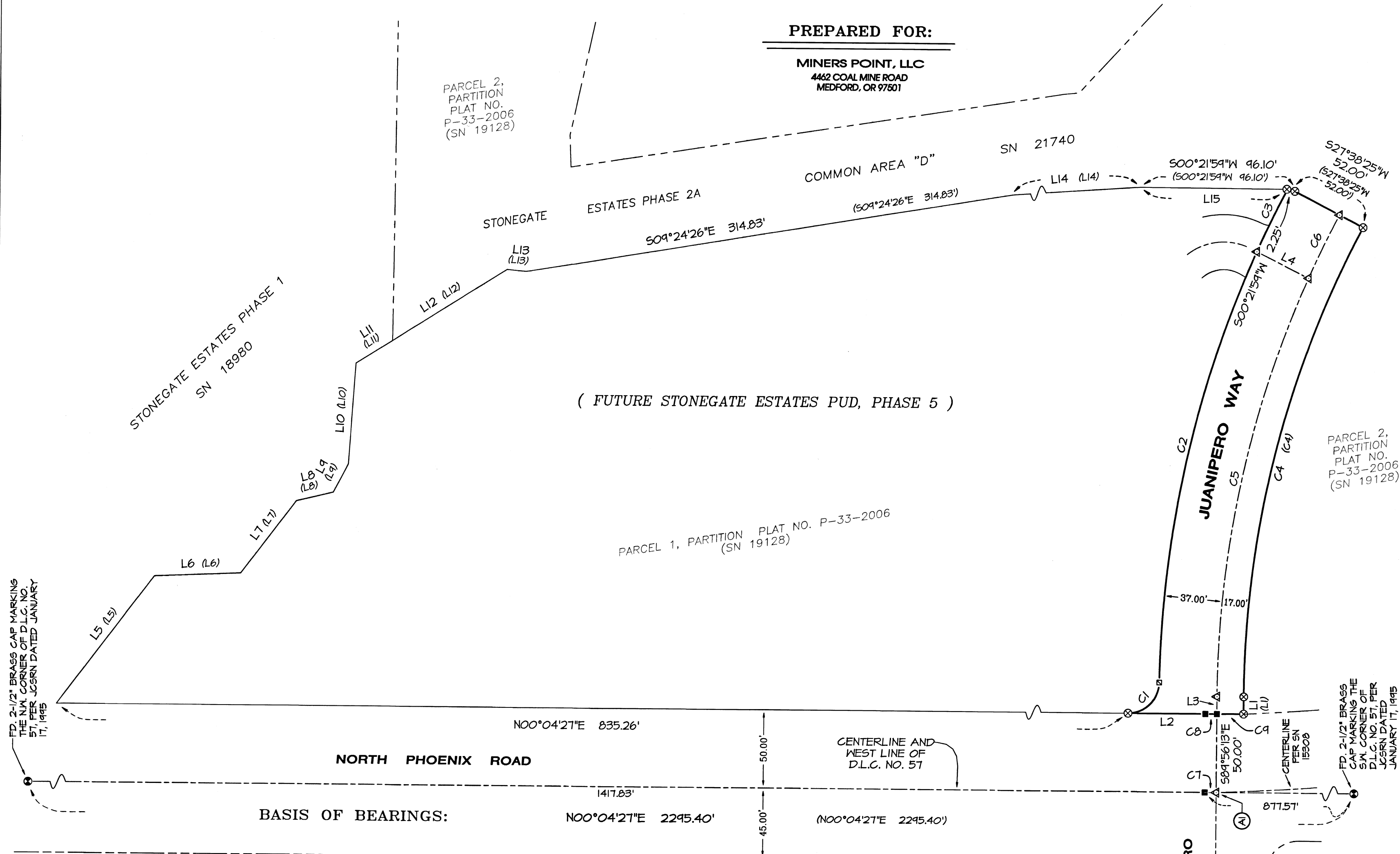
MAP OF SURVEY

Parcel 1, Partition Plat Number P-33-2006, being located within Donation Land Claim Number 57 in the Northwest One-quarter and the Southwest One-quarter of Section 34, Township 37 South, Range 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

PREPARED FOR:

MINERS POINT, LLC
4462 COAL MINE ROAD
MEDFORD, OR 97501

PARCEL 2,
PARTITION
PLAT NO.
P-33-2006
(SN 19128)

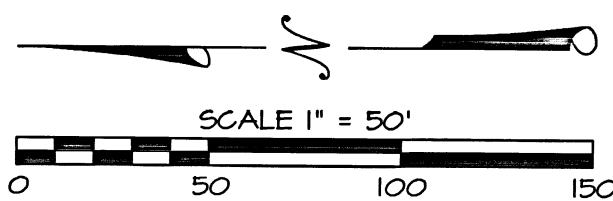


LINE TABLE

LINE	BEARING	DISTANCE
L1	N09°56'13"W	10.99'
L2	N00°04'27"E	54.84'
L3	N09°56'13"W	11.12'
L4	S26°47'42"W	37.05'
L5	S52°49'13"E	89.50'
L6	S02°19'41"E	84.71'
L7	S52°45'33"E	58.08'
L8	S13°26'01"E	24.18'
L9	S62°12'44"E	20.47'
L10	S86°02'43"E	64.59'
L11	S32°14'05"E	27.43'
L12	S32°10'12"E	86.02'
L13	S05°35'49"W	12.26'
L14	S04°00'09"E	211.33'
L15	S00°21'59"W	93.85'
L16	N17°37'46"W	31.64'
L17	S17°37'46"E	15.64'
L18	S67°06'57"W	16.00'
L19	N67°06'57"E	34.00'
L20	S00°02'13"W	12.12'
L21	N00°02'13"E	23.44'
L22	S69°04'16"W	63.09'
L23	N69°04'16"E	65.45'
L24	N66°33'57"W	57.85'
L25	S66°33'57"E	48.42'

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	89°18'20"	20.00'	31.17'	N44°34'43"W	28.11'
C2	23°09'23"	702.00'	283.72'	N77°39'12"W	281.79'
C3	03°37'53"	702.00'	44.49'	N64°15'35"W	44.48'
C4	27°34'38"	648.00'	311.89'	N76°08'54"W	308.89'
C5	23°42'07"	665.00'	275.10'	N78°05'10"W	273.14'
C6	03°52'31"	665.00'	44.98'	N64°17'51"W	44.97'
C7	00°05'05"	1432.39'	2.12'	S00°01'54"W	2.12'
C8	00°05'15"	1382.39'	2.11'	N00°01'44"E	2.11'
C9	00°42'17"	1382.39'	17.00'	N00°21'56"W	17.00'



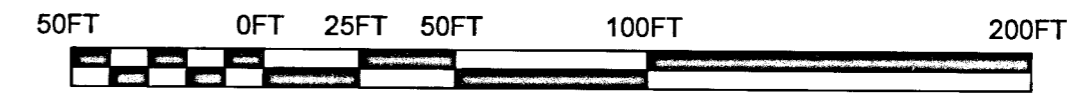
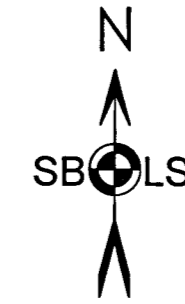
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0 page(s) Narrative
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REGISTERED PROFESSIONAL LAND SURVEYOR
Rhut V. Neathamer
OREGON
JULY 19, 1994
ROBERT V. NEATHAMER
2675
Renewal Date 12/31/18

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: August 22, 2018 **PROJECT NUMBER:** 14046-1

MAP OF SURVEY
LOCATED IN
TOWNSHIP 39 SOUTH, RANGE 1 EAST, SE¹/₄ OF THE NE¹/₄
SECTION 9, IN THE CITY OF ASHLAND,
JACKSON COUNTY, OREGON



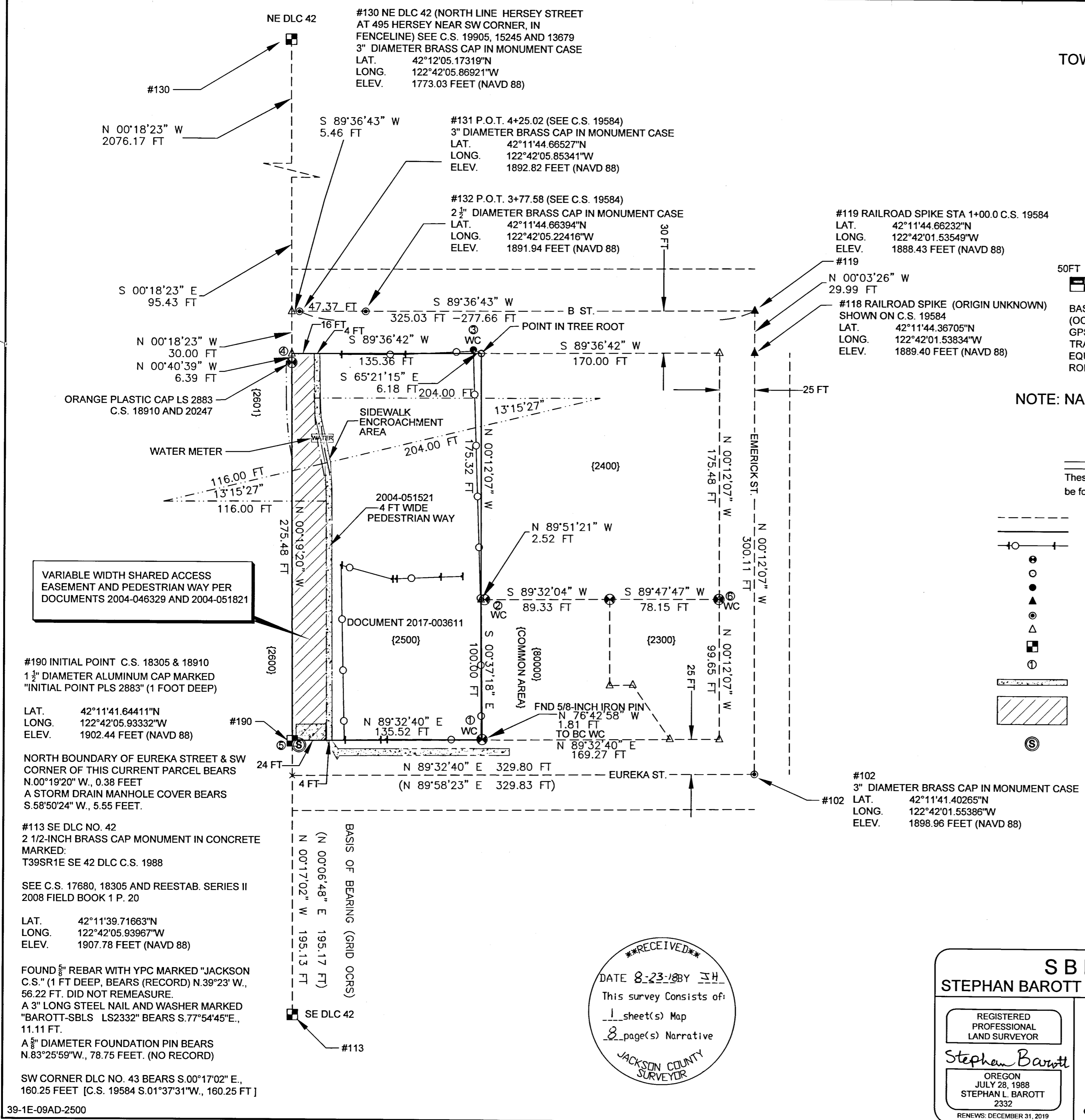
BASIS OF BEARING: GRID, OREGON COORDINATE REFERENCE SYSTEM (OCRS) GRANTS PASS-ASHLAND ZONE
GPS- NAD83(2011) EPOCH 2010.00 UTILIZING OREGON DEPARTMENT OF TRANSPORTATION'S GEODETIC NETWORK (ORGN).
EQUIPMENT: LEICA GS14 GNSS RECEIVER AND LEICA TCRP-1203 ROBOTIC / ELECTRONIC TOTAL STATION

NOTE: NARRATIVE IS A SEPARATE DOCUMENT AND IS ATTACHED

LEGEND

These standard symbols will be found in the drawing.

- OTHER SURVEYS OR TAX LOTS
- PROPERTY BOUNDARY MARKED THIS SURVEY
- EXISTING FENCE
- FOUND MONUMENT FROM C.S. 8486 OR AS DESCRIBED
- CALCULATED POINT FOR NE CORNER OF SUBJECT PARCEL - IN TREE ROOT
- FOUND 5/8-INCH DIAMETER IRON PIN
- RAILROAD SPIKE OR LARGE NAIL - DIRECT GPS TIE
- BRASS CAP IN MONUMENT CASE - DIRECT GPS TIE
- CALCULATED POINT - NOTHING FOUND OR SET
- FOUND MONUMENT AS DESCRIBED - DIRECT GPS TIE
- CORNER REFERENCE NO. - SEE NARRATIVE
- EXISTING SIDEWALK (PEDESTRIAN WAY)
- ACCESS EASEMENT VARIABLE WIDTH 2004-046329, 2004-051821
- STORMDRAIN MANHOLE



VARIABLE WIDTH SHARED ACCESS EASEMENT AND PEDESTRIAN WAY PER DOCUMENTS 2004-046329 AND 2004-051821

#190 INITIAL POINT C.S. 18305 & 18910
1 1/2" DIAMETER ALUMINUM CAP MARKED "INITIAL POINT PLS 2883" (1 FOOT DEEP)

LAT. 42°11'41.64411"N
LONG. 122°42'05.93332"W
ELEV. 1902.44 FEET (NAVD 88)

NORTH BOUNDARY OF EUREKA STREET & SW CORNER OF THIS CURRENT PARCEL BEARS N.00°19'20" W., 0.38 FEET
A STORM DRAIN MANHOLE COVER BEARS S.58°50'24" W., 5.55 FEET.

#113 SE DLC NO. 42
2 1/2-INCH BRASS CAP MONUMENT IN CONCRETE MARKED:
T39SR1E SE 42 DLC C.S. 1988

SEE C.S. 17680, 18305 AND REESTAB. SERIES II 2008 FIELD BOOK 1 P. 20

LAT. 42°11'39.71663"N
LONG. 122°42'05.93967"W
ELEV. 1907.78 FEET (NAVD 88)

FOUND 5/8" REBAR WITH YPC MARKED "JACKSON C.S." (1 FT DEEP, BEARS (RECORD) N.39°23' W., 56.22 FT. DID NOT REMEASURE.
A 3" LONG STEEL NAIL AND WASHER MARKED "BAROTT-SBLS LS2332" BEARS S.77°54'45"E., 11.11 FT.

A 5/8" DIAMETER FOUNDATION PIN BEARS N.83°25'59"W., 78.75 FEET. (NO RECORD)

SW CORNER DLC NO. 43 BEARS S.00°17'02" E., 160.25 FEET [C.S. 19584 S.01°37'31"W., 160.25 FT.]

****RECEIVED****
DATE 8-23-18 BY SB
This survey consists of:
1 sheet(s) Map
8 page(s) Narrative
JACKSON COUNTY SURVEYOR

S B L S
STEPHAN BAROTT LAND SURVEYING

REGISTERED PROFESSIONAL LAND SURVEYOR
Stephan Barott
OREGON
JULY 28, 1988
STEPHAN L. BAROTT
2332
RENEWS: DECEMBER 31, 2019

1446 ST. ANDREW WAY
MEDFORD, OR 97504

PHONE: 541-776-1272
CELL: 541-510-8278
e-mail: sbarott@charter.net

MAP OF SURVEY		
DRAWN SBLS	DATE 8-23-2018	IGOR LIVSHITS 960 B STREET
APPROVED	DATE	ASHLAND, OR 97520 39-1E-09AD-2500
SCALE 1"=50'	SHEET 1 OF 1	PROJECT NO. 2018-15

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

SURVEYED FOR: IGOR LIVSHITS
960 B STREET
ASHLAND, OR 97520

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

LOCATION: A parcel of land located in the Southwest quarter of Section 09, Township 39 South, Range 1 East, in Donation Land Claim No. 43, Willamette Meridian, in the City of Ashland, Jackson County, Oregon.

BASIS OF BEARING: Grid Bearing from GPS, Oregon Coordinate Reference System (OCRS) Grants Pass-Ashland Zone. Average mapping angle 0°25'27.5" At the Southeast Corner of DLC NO. 42. Current Magnetic Declination is 14°28'34" East.

PURPOSE: The purpose of this survey is to survey exterior boundary of the Parcel known as 39-1E-09AD-02500 as described in Document No. 2017-003611 as recorded in the Office of the Clerk of Jackson County, Oregon.

HISTORY OF SURVEYS: The history of surveys of T.39 S., R. 1 E. pertaining to this survey is as follows:

The original subdivision of Township 39 South, Range 1 East, Willamette Meridian was as follows: The exterior boundary of Section 09 was surveyed IVES & HYDE under Contract No. 47 dated August 18, 1854, and surveyed July 30, 1855.

The Original Donation Land Claim Diagram (DLC) showing lots adjacent to the Claims is dated August 24, 1857. A true copy of the original is dated December 17, 1921.

Donation Land Claim (DLC) No. 42 (160.17 acres) was surveyed by Sewell Truax dated 11-22-1856. Refer to Serial Patent No. 8 issued to Robert B. Hargadine dated 8/19/1865.

Donation Land Claim (DLC) No. 43 (319.78 acres) was surveyed by Sewell Truax dated 11-22-1856. Refer to Serial Patent No.74 issued to Asa G. Fordyce and Sarah A. Fordyce dated 5/19/1866.

- Plat of Eureka Addition To The City of Ashland, Oregon dated September 1910. This subdivision consisted of three blocks bounded by Main Street, Mountain Avenue, "B" Street, and the west line of Donation Land Claim No. 43. The Northwest portion of this subdivision was incorrectly referred to as Block 4 in several Deeds. It was not platted as Block 4 but does show the dimensions of the subject of this current survey. Said Plat shows the dimension along