

MAP OF SURVEY

LOCATED AT
2233 Biddle Road
Medford, Oregon
 LYING SITUATE WITHIN
 SOUTHWEST QUARTER OF SECTION 18
 TOWNSHIP 37 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN
 CITY OF MEDFORD, JACKSON COUNTY, OREGON

H&H Northwest Companies LLC

6605 SW Macadam Avenue, Suite 200
 Portland, Oregon 97239

LEGAL DESCRIPTION

THAT TRACT OF LAND DESCRIBED AS THE "FORMER CHEVRON SITE - 37W 18C T1205" WITHIN INSTRUMENT NO. 2017-011285 OF THE OFFICIAL RECORDS IN JACKSON COUNTY, OREGON, LYING SITUATE IN THE SOUTHWEST QUARTER OF SECTION 18 IN TOWNSHIP 37 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN IN THE CITY OF MEDFORD, BEING COMPRISED OF THREE (3) REMAINDER TRACTS BEING PORTIONS OF PARCELS 3, 4 AND 5 DESCRIBED IN INSTRUMENT NO. 1997-001151 AND BEING THAT PARCEL DESCRIBED IN INSTRUMENT NO. 2007-025258, ALL BEING MORE PARTICULARLY DESCRIBED AND BOUND AS FOLLOWS, TO WIT:

COMMENCING AT THE SOUTHEAST CORNER OF DONATION LAND CLAIM NO. 39, TOWNSHIP 37 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON; THENCE NORTH 89°56'50" WEST, ALONG THE SOUTH LINE OF SAID CLAIM, 2441.11 FEET TO THE SOUTHEAST CORNER OF THAT TRACT DESCRIBED AS PARCEL 2 IN DOCUMENT NO. 97-01151, OFFICIAL RECORDS, JACKSON COUNTY, OREGON; THENCE NORTH 31°02'30" EAST, ALONG THE EASTERLY LINE OF SAID TRACT, 66.65 FEET; THENCE SOUTH 58°57'30" EAST, 0.06 FEET; THENCE 123.32 FEET ALONG THE ARC OF A 437.46 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARING NORTH 23°01'53" EAST, 121.92 FEET) TO THE NORTHEASTERLY CORNER THEREOF; THENCE NORTH 84°50'57" WEST, ALONG THE NORTHERLY LINE OF SAID TRACT, 8.39 FEET (DEED RECORD 9.02 FEET) TO A 5/8 INCH IRON PIN AT THE POINT OF BEGINNING, ON THE WESTERLY LINE OF PARCEL 1 DESCRIBED IN DOCUMENT NO. 03-30786, OF SAID RECORDS; THENCE NORTH 84°50'57" WEST, CONTINUING ALONG THE NORTHERLY LINE OF SAID TRACT DESCRIBED IN DOCUMENT NO. 97-01151, 96.73 FEET TO A 5/8 INCH IRON PIN; THENCE SOUTH 77°07'42" WEST, 40.18 FEET TO THE NORTHWESTERLY CORNER THEREOF; THENCE SOUTH 30°43'35" WEST, ALONG THE WESTERLY LINE OF SAID TRACT, 108.17 FEET TO A 5/8 INCH IRON PIN (DEED RECORD 110.88 FEET) ON THE EASTERLY LINE OF SAID DOCUMENT NO. 03-30786, BEING OPPOSITE AND 16.00 METERS EASTERLY OF OREGON DEPARTMENT OF TRANSPORTATION ENGINEER'S CENTERLINE STATION "A" 40+283.700; THENCE ALONG THE EASTERLY LINE OF SAID PARCEL 5 OF SAID DOCUMENT NO. 03-30786, THE FOLLOWING COURSES: NORTH 15°57'03" EAST, 75.31' (DEED RECORD NORTH 15°57'03" EAST, 77.81 FEET) TO A 5/8 INCH IRON PIN OPPOSITE AND 18.000 METERS EASTERLY OF ENGINEER'S CENTERLINE STATION "A" 40+256.674; THENCE NORTH 19°07'51" EAST (DEED RECORD NORTH 19°07'51" EAST), CONTINUING ALONG SAID EASTERLY LINE, 36.66 FEET TO A 5/8 INCH IRON PIN AT THE SOUTHEAST CORNER OF PARCEL 4, SAID DOCUMENT NO. 03-30786; THENCE CONTINUING NORTH 19°07'51" EAST, ALONG THE EASTERLY LINE OF SAID PARCEL 4, 155.38 FEET TO A 5/8 INCH IRON PIN BEING OPPOSITE AND 24.721 METERS EASTERLY OF ENGINEER'S CENTERLINE STATION "A" 40+182.397; THENCE NORTH 19°08'00" EAST, 34.93 FEET, 34.93 FEET TO A 5/8 INCH IRON PIN AT THE SOUTHWEST CORNER OF THAT TRACT DESCRIBED IN DOCUMENT NO. 2007-025258 OF SAID OFFICIAL RECORDS, BEING OPPOSITE AND 25.855 METERS EASTERLY OF ENGINEER'S CENTERLINE STATION "A" 40+182.000; THENCE NORTH 11°24'29" EAST, 70.40 FEET (DEED RECORD NORTH 11°26'53" EAST, 70.40 FEET) TO A 5/8 INCH IRON PIN AT THE NORTHWEST CORNER THEREOF, SAID POINT BEING OPPOSITE AND 31.000 METERS SOUTHWESTERLY OF THE CENTERLINE OF RELOCATED BIDDLE ROAD AT ENGINEER'S STATION "BR" 5+496.000; THENCE NORTH 67°13'23" EAST, 58.40 FEET (DEED RECORD NORTH 67°13'23" EAST, 58.40 FEET) TO A 1" COPPER CAP IN CONCRETE, OPPOSITE FROM AND 13.200 METERS SOUTHWESTERLY OF SAID ENGINEER'S STATION "BR" 5+496.000; THENCE SOUTH 12°57'38" EAST, 40.57 FEET (DEED RECORD SOUTH 12°55'22" EAST, 40.57 FEET) TO A 5/8 INCH IRON PIN LYING OPPOSITE AND 15.000 METERS WESTERLY OF ENGINEER'S STATION "BR" 5+509.000; THENCE SOUTH 17°49'45" EAST, 45.35 FEET (DEED RECORD SOUTH 17°42'56" EAST, 45.24 FEET) TO A 5/8 INCH IRON PIN OPPOSITE AND 14.900 METERS WESTERLY OF ENGINEER'S STATION "BR" 5+524.089, BEING ON THE WESTERLY LINE OF SAID DESCRIBED PARCEL 1 IN DOCUMENT NO. 03-30786; THENCE ALONG SAID WESTERLY LINE, ALONG A SPIRAL CURVE TO THE RIGHT (THE LONG CHORD TO WHICH BEARS SOUTH 14°14'47" EAST, 7.48 FEET (DEED RECORD SOUTH 14°11'34" EAST, 7.47 FEET) TO A 5/8 INCH IRON PIN OPPOSITE AND 14.900 METERS WESTERLY FROM ENGINEER'S STATION "BR" 5+526.616 PSC; THENCE 216.63 FEET (DEED RECORD 216.47 FEET) ALONG THE ARC OF A 428.58 FOOT (DEED RECORD 428.57 FOOT) RADIUS CURVE TO THE RIGHT, LONG CHORD BEARING SOUTH 00°43'48" WEST, 214.33 FEET (DEED RECORD SOUTH 00°45'30" WEST, 214.18 FEET) TO THE POINT OF BEGINNING.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, INCLUDING THE TERMS AND PROVISIONS THEREOF, AS SET FORTH IN DOCUMENT NO. 2004-006754, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS THE "EASEMENT AREA" IN EXHIBIT B, THEREIN.

CONTAINING 0.78 ACRES, MORE OR LESS.

NOTES CORRESPONDING TO EXCEPTIONS:

THE FOLLOWING SPECIAL EXCEPTIONS, EXCLUSIONS, AND STIPULATIONS CONTAINED IN THE PRELIMINARY TITLE REPORT ISSUED BY FIRST AMERICAN TITLE COMPANY OF OREGON, ORDER NO. 7161-2932440, HAVING AN EFFECTIVE DATE OF JANUARY 29, 2018, ARE BLANKET IN NATURE OR OTHERWISE INSUFFICIENTLY DESCRIBED, CAN NOT BE SHOWN GRAPHICALLY ON THIS MAP.

9. EASEMENT FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN TO CALIFORNIA OREGON POWER COMPANY, RECORDED ON DECEMBER 19, 1955 IN VOLUME 419, PAGE 426 AND ON FEBRUARY 23, 1961 IN VOLUME 502, PAGE 422 IN THE DEED RECORDS OF JACKSON COUNTY, OREGON.

12. EASEMENT FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN TO PACIFIC POWER AND LIGHT, RECORDED ON DECEMBER 22, 1976 IN DOCUMENT NO. 76-22690 OF THE OFFICIAL RECORDS IN JACKSON COUNTY, OREGON.

14. EASEMENT FOR ELECTRIC FACILITIES, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN TO PACIFIC POWER AND LIGHT, RECORDED ON OCTOBER 30, 1980 IN DOCUMENT NO. 80-22181 OF THE OFFICIAL RECORDS IN JACKSON COUNTY, OREGON.

15. RESTRICTIONS AND COVENANTS, INCLUDING THE TERMS AND PROVISIONS THEREOF WERE RECORDED ON FEBRUARY 10, 2004 IN DOCUMENT NO. 2004-006754 IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

FLOOD NOTE

SUBJECT PROPERTY LIES THE 500 YEAR (0.2% ANNUAL INCIDENCE) FLOOD HAZARD BOUNDARY AS SHOWN OF THE F.E.M.A. FLOOD INSURANCE RATE MAP NO. 41029C1976F, EFFECTIVE DATE MAY 3, 2011.

ACCESS NOTES

PUBLIC VEHICULAR ACCESS POINT TO SUBJECT PROPERTY IS TAKEN FROM THE WESTERLY RIGHT-OF-WAY OF BIDDLE ROAD AND RESTRICTED TO A 15.00 METER (49.21 FEET) WIDE STRIP, THE CENTERLINE WHICH IS LOCATED AT OREGON DEPARTMENT OF TRANSPORTATION (ODOT) ENGINEER'S STATION "BR" 5+612 RIGHT ON THE WESTERLY SIDE OF BIDDLE ROAD, APPURTENANT WITH PARCEL 3 DESCRIBED IN DOCUMENT NO. 03-30786 IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

A SHARED ACCESS DRIVEWAY EASEMENT WITHIN THE ABOVE REFERENCED RESTRICTED LOCATION EXISTS ON THE ADJACENT ABUTTING PARCEL ALONG THE SOUTH LINE OF THE SUBJECT PARCEL AS SHOWN. THERE ARE 8 DESIGNATED PARKING SPACES PROVIDED FOR THE SHILO INN (THE ABUTTING PARCEL) AS DESCRIBED WITHIN LEASE AGREEMENTS RECORDED AS INSTRUMENT NO. 2004-006754 OF THE OFFICIAL RECORDS IN JACKSON COUNTY, OREGON.

STATEMENT OF ENCROACHMENTS

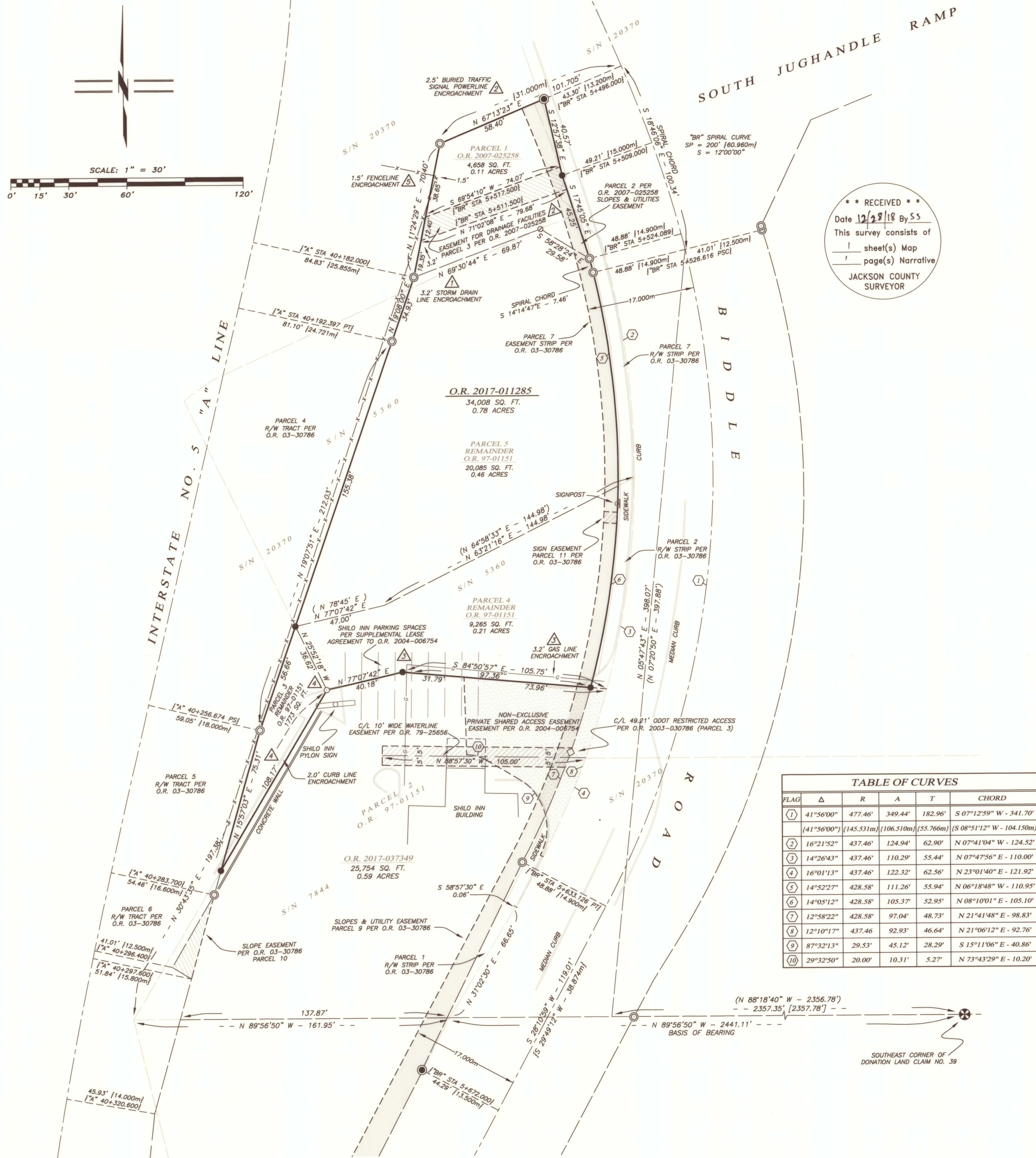
ENCROACHMENTS ON THE SUBJECT PROPERTY AS SHOWN HEREON ARE NOTED AS FOLLOWS:

- A PUBLIC STORM DRAIN LINE ENCROACHES UP TO 3.2 FEET OUTSIDE OF THE EASEMENT DESCRIBED AS PARCEL 3 IN DOCUMENT NO. 2007-025258.
- A BURIED TRAFFIC SIGNAL CONTROL LINE ENCROACHES UP TO 3.5 FEET OUTSIDE OF THE EASEMENT DESCRIBED AS PARCEL 2 IN DOCUMENT NO. 2007-025258.
- A BURIED NATURAL GAS LINE SERVICING THE ADJACENT PARCEL ALONG THE SOUTH LINE OF THE SUBJECT TRACT ENCROACHES UP TO 3.2 FEET.
- AN ABANDONED CURB FORMALLY USED BY A VACATED PROPERTY ENCROACHES INTO THE SOUTHWESTERLY CORNER OF THE SUBJECT PROPERTY.
- AN ODOT 6" HIGH CHAINLINK RIGHT-OF-WAY FENCE ENCROACHES INTO THE NORTHWESTERLY PORTION OF THE SUBJECT PROPERTY BY UP TO 1.5 FEET.

IMPROVEMENTS

THERE WERE NO EXISTING IMPROVEMENTS ON THE SUBJECT PROPERTY AT THE TIME OF THIS SURVEY EXCEPT FOR THE VISIBLE ENCROACHMENTS WITHIN OR ADJACENT TO THE SUBJECT PROPERTY AS LISTED IN THE STATEMENT OF ENCROACHMENTS HEREIN.

BOUNDARY & EASEMENT SURVEY



**** RECEIVED ****
 Date **12/29/18** By **SS**
 This survey consists of
 1 sheet(s) Map
 1 page(s) Narrative
 JACKSON COUNTY SURVEYOR



VICINITY MAP

NOT TO SCALE

LEGEND

- 3" BRASS CAP IN MONUMENT WELL PER CITY OF MEDFORD SURVEYOR FB 1739-29 FOR SOUTHEAST CORNER OF D.L.C. NO. 39 (RECOVERED)
- 1" BERNTSEN COPPER CAP FLUSH IN CONCRETE STAMPED "ODOT RIGHT OF WAY" PER S/N 20370 (RECOVERED)
- 5/8" IRON PIN w/ 2" ALUMINUM CAP STAMPED "ODOT RIGHT OF WAY" PER S/N 20370 (RECOVERED)
- 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "R.L. BATH LS 1069" PER S/N 7844 (RECOVERED)
- 5/8" IRON PIN, NO OTHER TAGS OR MARKINGS, PER S/N 5360 (RECOVERED)
- 5/8" x 24" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (ESTABLISHED)
- SUBJECT PROPERTY LINE
- BOUNDARY LINE
- CENTERLINE
- PREVIOUS DEED LINE
- EASEMENT LINE
- FENCELINE
- O.R. OFFICIAL RECORDS, JACKSON COUNTY CLERK
- S/N SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
- D.L.C. DONATION LAND CLAIM, AS DESCRIBED
- ODOT OREGON DEPARTMENT OF TRANSPORTATION
- STA ODOT ALIGNMENT METRIC STATIONING, AS DESCRIBED
- {m} METRIC UNITS OF MEASURE
- () ODOT METRIC SURVEY RECORD DATA PER S/N 16727 & 20370
- () SURVEY & DEED RECORD DATA PER S/N 5360 & O.R. 97-01151
- () REFERENCE TO TITLE REPORT ITEM NUMBER (SEE EXCEPTIONS NOTE)
- () SLOPE AND UTILITIES EASEMENT PER O.R. 2007-025258 & O.R. 2003-030786
- () SLOPE AND UTILITIES EASEMENT PER O.R. 2003-030786, OR AS DESCRIBED
- () NON-EXCLUSIVE SHARED PRIVATE ACCESS EASEMENT PER O.R. 2004-006754

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE SOUTH LINE OF DONATION LAND CLAIM NO. 39 IN TOWNSHIP 37 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, HAVING A RECORD PLAT BEARING OF NORTH 89°56'50" WEST, AS REFERENCED ON SURVEY NO. 7844, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

SURVEY NOTE

THE SUBJECT PROPERTY SITE HAS ONLY TWO FEET OF ELEVATION VARIATION BETWEEN THE NORTH AND SOUTH PROPERTY LINES, AS WELL AS THE EAST AND WEST PROPERTY LINES, WITH AN APPROXIMATE AVERAGE SLOPE OF ONE PERCENT OR LESS. THEREFORE THIS NOTE SHALL SUBSTITUTE FOR DENOTING VERTICAL RELIEF AS REQUIRED BY TABLE A OPTIONAL SURVEY REQUIREMENTS ITEM NO. 5 FOR THE PURPOSE OF THIS SURVEY.

SURVEYORS CERTIFICATE

TO H&H NORTHWEST COMPANIES, LLC, AN OREGON LIMITED LIABILITY COMPANY AND FIRST AMERICAN TITLE COMPANY OF OREGON:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2016, AND INCLUDES ITEMS 1, 4, 5, 8, 11, 14 & 19 OF TABLE A THEREOF PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION. THE UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS LAND SURVEYOR REGISTERED IN THE STATE OF OREGON, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

DATE: JUNE 6, 2018 OREGON REGISTRATION NO. PLS 2883

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
 SHAWN KAMPMANN
 2883 LS

RENEWAL DATE: 6/30/2019

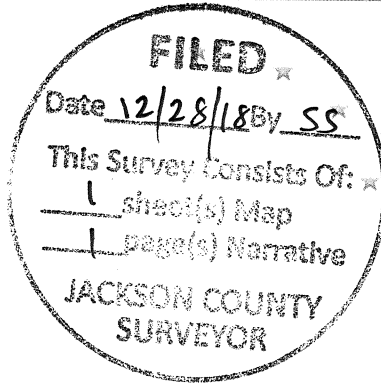
SURVEYED BY:

POLARIS LAND SURVEYING LLC
 P.O. BOX 459
 ASHLAND, OREGON 97520
 (541) 482-5009

DATE: OCTOBER 10, 2018
 PROJECT NO. 1200-18

Assessor's Map No. 37 1W 18 C, Tax Lot 1205

FLAG	Δ	R	A	T	CHORD
①	41°56'00"	477.46'	349.44'	182.96'	S 07°12'59" W - 341.70'
	(41°56'00")	(145.531m)	(106.510m)	(55.766m)	(S 08°51'12" W - 104.150m)
②	16°21'52"	437.46'	124.94'	62.90'	N 07°41'04" W - 124.52'
③	14°26'43"	437.46'	110.29'	55.44'	N 07°47'56" E - 110.00'
④	16°01'13"	437.46'	122.32'	62.56'	N 23°01'40" E - 121.92'
⑤	14°52'27"	428.58'	111.26'	55.94'	N 06°18'48" W - 110.95'
⑥	14°05'12"	428.58'	105.37'	52.95'	N 08°10'01" E - 105.10'
⑦	12°58'22"	428.58'	97.04'	48.73'	N 21°41'48" E - 98.83'
⑧	12°10'17"	437.46'	92.93'	46.64'	N 21°06'12" E - 92.76'
⑨	87°32'13"	29.53'	45.12'	28.29'	S 15°11'06" E - 40.86'
⑩	29°32'50"	20.00'	10.31'	5.27'	N 73°43'29" E - 10.20'



SURVEY NO. 22707

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

SURVEY FOR: H&H Northwest Companies LLC
6605 SW Macadam Avenue, Suite 200
Portland, Oregon 97239

LOCATION: The Southwest Quarter of Section 18, Township 37 South, Range 1 West, Willamette Meridian, City of Medford, Jackson County, Oregon.

PURPOSE: To survey and monument the boundary for an ALTA/NSPS Land Title Survey described within Instrument No. 2017-011285 of the Official Record in Jackson County, Oregon, being comprised of three remainder tracts being portions of Parcels 3, 4 & 5 described in Instrument No. 1997-001151, along with a former Oregon Department of Transportation right-of-way surplus property tract described within Instrument No. 2007-025528 of said Records.

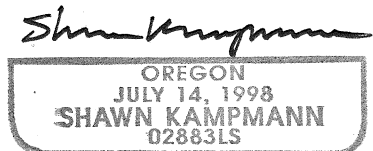
PROCEDURE: Utilizing a Leica TCRP 1200 robotic total station with ranging prisms and a Leica 1200 Smart Rover GNSS receiver operating on the ODOT/ORGN network, in conjunction with survey control previously established by this office during the performance of Survey No. 20001, I survey the lands as shown hereon. The subject property is located between the westerly right-of-way of relocated Biddle Road and the easterly right-of-way for U.S. Interstate 5, lying southeast of Crater Lake Highway (Oregon State Highway 62) interchange, as described in the right-of-way acquisition deed recorded as Instrument No. 1997-001151 of said Official Records. The above referenced rights of way were determined by utilizing said deed record data, as well as holding recovered right of way monuments established by Survey No. 20370. The south line of the subject parcel was determined by retracing the lines previously surveyed and established by record Survey No. 7844.

BASIS OF BEARING: The Basis of Bearing for this survey is the south line of Donation Land Claim No. 39 in Township 37 South, Range 1 West of the Willamette Meridian, having a record plat bearing of North 89°56'50" West, as referenced on Survey No. 7844, on file in the office of the Jackson County Surveyor.

DATE: October 10, 2018

PREPARED BY: Shawn Kampmann,
Professional Land Surveyor

POLARIS LAND SURVEYING, LLC
P.O. Box 459
Ashland, Oregon 97520
(541) 482-5009



Renewal Date: 6/30/2019