

MAP OF SURVEY

LOCATED IN

IN THE N.W. 1/4 OF THE S.W. OF SECTION 24,
T37S, R2W, W.M. IN THE CITY OF MEDFORD,
JACKSON COUNTY, OREGON

FOR
DALE E. RICHARDS LIVING TRUST
823 POSSE LANE
MEDFORD, OR. 97501

PURPOSE:

THE PURPOSE OF THIS SURVEY IS TO MONUMENT THE EXTERIOR BOUNDARY OF THE TWO PARCELS DESCRIBED IN INSTRUMENT NUMBER 2018-004030 O.R.

PROCEDURE:

THE SUBJECT PROPERTY LIES WITHIN A SERIES OF PROPERTIES THAT WERE ALL CREATED OUT OF THAT PARCEL DESCRIBED IN DEED VOLUME 276, PAGE 23 O.R. THE VESTING DEED FOR THIS SURVEY, AND THE SURROUNDING PARCELS COMMENCE AT AN IRON PIN, THAT IS CALLED OUT TO BE NORTH, 2376.00 FEET AND EAST, 2718.95 FEET FROM THE SOUTHWEST CORNER OF DONATION LAND CLAIM 88. THE TRUE POINT OF BEGINNING IS CALLED OUT AT 678.08 FEET "WEST" FOR THE VESTING DEED BEING SURVEYED. SURROUNDING PARCELS ALSO HAVE A COURSE ALONG THIS SAME "WEST" LINE, AND ALTHOUGH IT IS NOT CALLED OUT SPECIFICALLY AS THE NORTH LINE OF DEED VOLUME 276, PAGE 23 O.R., IT WAS INTERPRETED TO BE SO.

THE NORTH LINE OF DEED VOLUME 276, PAGE 23 O.R. HAS BEEN RETRACED HISTORICALLY MANY TIMES. UNFORTUNATELY THE 1" IRON BAR THAT IS CALLED OUT AS THE POINT OF COMMENCEMENT FOR THIS SURVEY, AS WELL AS MARKING THE NORTHEAST CORNER OF DEED VOLUME 276, PAGE 23 O.R. HAS BEEN OBLITERATED PER S/N 6899. I THEREFORE CALCULATED THE POINT OF COMMENCEMENT AND NORTH LINE OF DEED VOLUME 276, PAGE 23 O.R. FROM THE CENTERLINE MONUMENTS OF "NORTHWEST MEDFORD LIGHT INDUSTRIAL PARK UNIT 1 & 2" RECORDED AS S/N 8620 & 12542. ONCE THE NORTH LINE OF DEED VOLUME 276, PAGE 23 O.R. WAS ESTABLISHED, I CHECKED THE DISTANCE TO MAKE SURE THAT NO GAPS, OR OVERLAPS WOULD OCCUR. THE DISTANCE FROM THE NORTHWEST CORNER WHICH IS MONUMENTED WITH AN IRON BOLT AS SHOWN ON S/N 9540, AND THE CALCULATED 1" IRON BAR AT THE NORTHEAST CORNER WAS DETERMINED TO BE WITHIN AN 0.07' OF THE DEED DISTANCE. SO NO GAPS OR OVERLAPS EXIST BETWEEN THE MONUMENTED LINE AND CURRENT DEED CALLS.

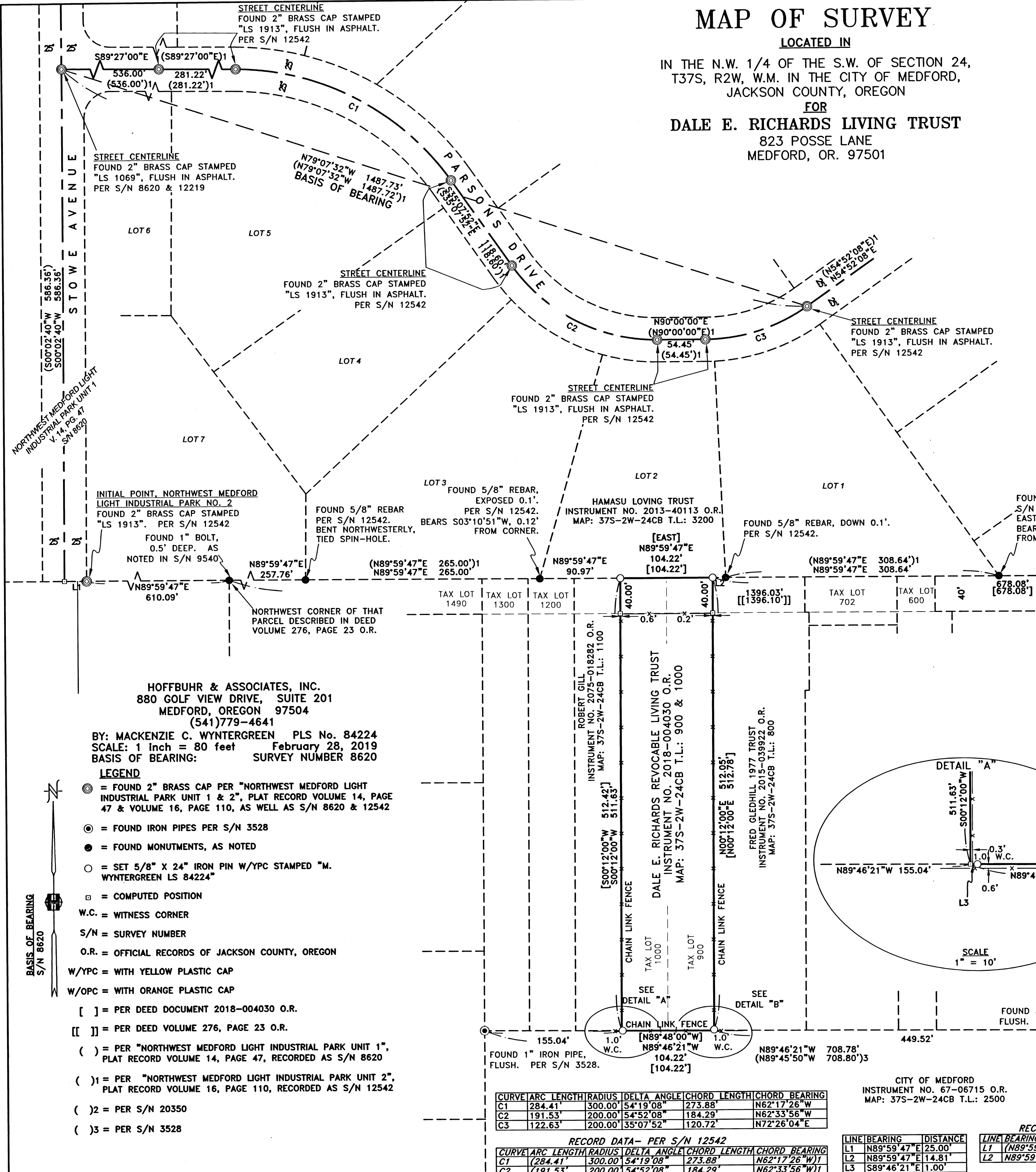
I THEREFORE HELD RECORD DEED DISTANCE ALONG THE NORTH LINE OF DEED VOLUME 276, PAGE 23 O.R. FOR THE TRUE POINT OF BEGINNING, AND RECORD DEED ANGLES FOR THE EAST AND WEST LINES OF THE PROPERTY BEING SURVEYED.

THE EAST AND WEST LINES WERE EXTENDED TO INTERSECT THE CALCULATED SOUTH LINE WHICH WAS ESTABLISHED FROM FOUND IRON PIPES PER S/N 3528. THE IRON PIPES WERE REPORTEDLY SET BY J.H. CLABBY IN AN UNRECORDED SURVEY FROM 1946, AS STATED PER S/N 3528. THE FOUND MONUMENT PER S/N 20350 WAS ON-LINE WITH THE FOUND IRON PIPES AS SHOWN.

WITNESS CORNERS WERE SET AT THE SOUTHWEST AND SOUTHEAST CORNERS DUE TO THE MONUMENTS FALLING WITHIN FENCE POST FOUNDATION. THE CLOSE PROXIMITY OF LINES OF OCCUPATION IS SELF EXPLANATORY.

THIS SURVEY DID NOT ORDER A TITLE REPORT FOR THE SUBJECT PARCEL. THE CURRENT VESTING DEEDS DO NOT CALL OUT ANY EXCEPTION, OR RESERVATION FOR ROAD RIGHT-OF-WAY. HOWEVER, ALL THE ORIGINAL DEEDS FOR THE TAX LOTS ALONG POSSE LANE (600-1800 & 4700) "EXCEPTED AND RESERVED THE NORTH 40' LYING PARALLEL AND ADJACENT TO THE NORTH LINE, FOR ROAD RIGHT-OF-WAY PURPOSES". THE ONLY EXCEPTION TO THIS IS TAX LOT 1000, WHICH STATES "THE NORTH 40 FEET OF SAID PREMISES APPEAR TO LIE WITHIN A ROADWAY". THE PARENT PARCEL IN WHICH THE LOTS ALONG POSSE LANE WERE DEEDED FROM WAS OWNED BY ALFRED & CAROLYN C. BENDICKSON, AND IS DESCRIBED IN DEED VOL. 276, PAGE 23. POSSIBLE PRESCRIPTIVE EASEMENT RIGHTS MIGHT BE PROVED AT A LATER DATE ACROSS THE MONUMENTED PARCEL SHOWN HEREON, AS WELL AS PARCELS TO THE EAST AND WEST. I HAVE SHOWN THE LIMITS OF A 40' RIGHT-OF-WAY EASEMENT BOTH ON THE FACE OF THIS SURVEY, AND ON THE GROUND FOR THE CLIENT.

MONUMENT TIES AND MEASUREMENTS WERE PERFORMED UTILIZING THE O.R.G.N AND A TRIMBLE R8 GNSS RECEIVER. REDUNDANT OBSERVATIONS WERE TAKEN, WITH FIXED POSITIONS BEING RE-INITIALIZED IN BETWEEN MEASUREMENTS.

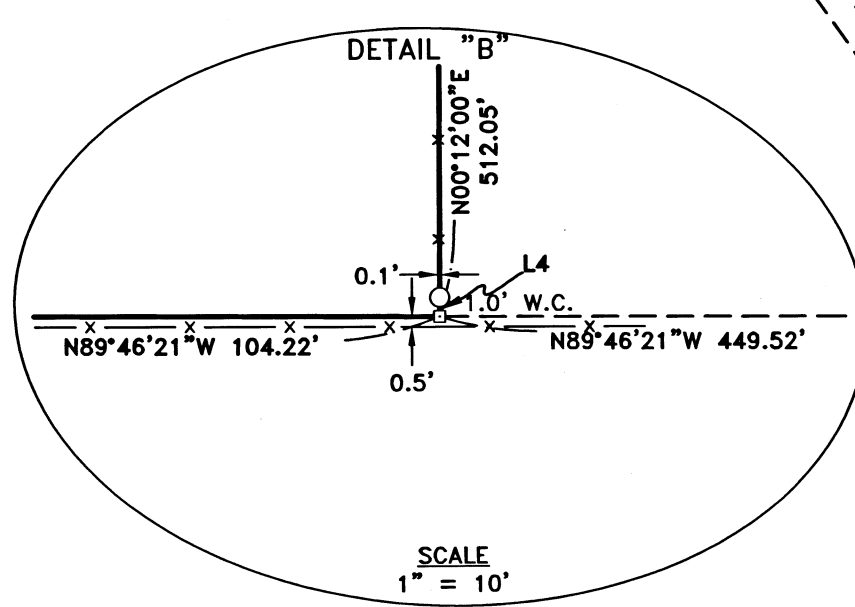
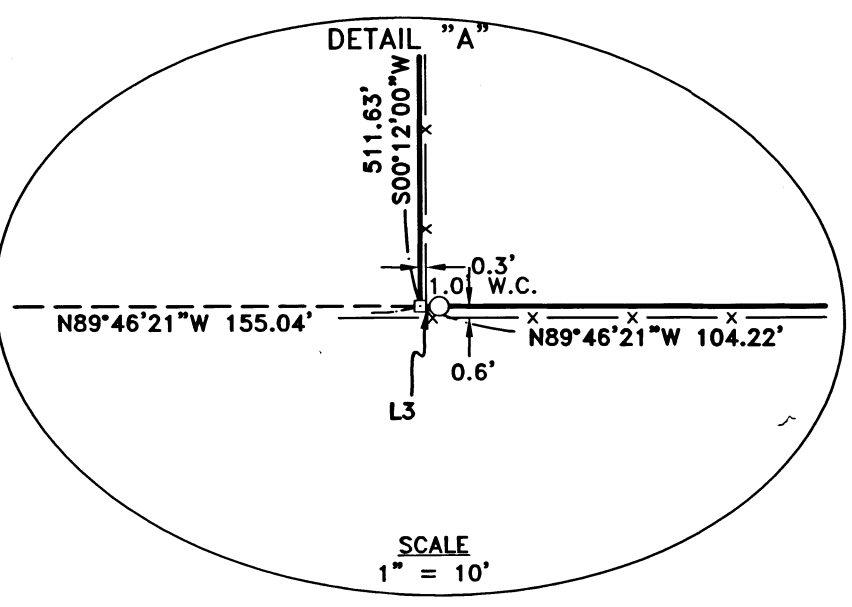


FILED
Date 3/1/19 By RB
This Survey Consists Of:
1 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY SURVEYOR

NORTHEAST CORNER OF THAT PARCEL DESCRIBED IN DEED VOLUME 276, PAGE 23 O.R.

RECORD DEED CALL IS "NORTH, 2376.00' AND EAST, 2718.95' FROM THE SOUTHWEST CORNER OF DONATION LAND CLAIM NUMBER 88".

CALCULATED PER S/N 20350 IS "NORTH, 2376.31' AND EAST, 2718.82' FROM SOUTHWEST CORNER OF DONATION LAND CLAIM NUMBER 88".



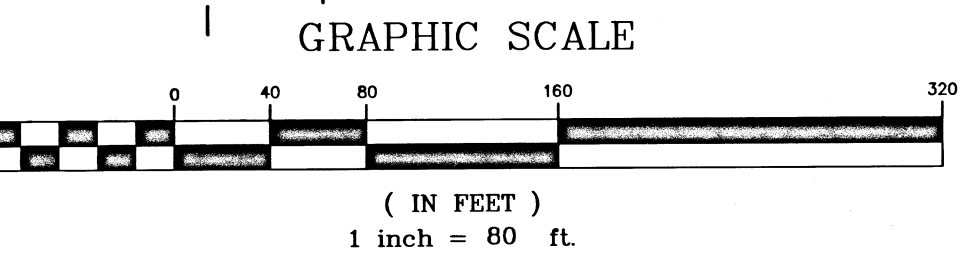
- LEGEND**
- ⊙ = FOUND 2" BRASS CAP PER "NORTHWEST MEDFORD LIGHT INDUSTRIAL PARK UNIT 1 & 2", PLAT RECORD VOLUME 14, PAGE 47 & VOLUME 16, PAGE 110, AS WELL AS S/N 8620 & 12542
 - ⊙ = FOUND IRON PIPES PER S/N 3528
 - = FOUND MONUMENTS, AS NOTED
 - = SET 5/8" X 24" IRON PIN W/YPC STAMPED "M. WYNTERGREEN LS 84224"
 - = COMPUTED POSITION
 - W.C. = WITNESS CORNER
 - S/N = SURVEY NUMBER
 - O.R. = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON
 - W/YPC = WITH YELLOW PLASTIC CAP
 - W/OPC = WITH ORANGE PLASTIC CAP
 - [] = PER DEED DOCUMENT 2018-004030 O.R.
 - [] = PER DEED VOLUME 276, PAGE 23 O.R.
 - () = PER "NORTHWEST MEDFORD LIGHT INDUSTRIAL PARK UNIT 1", PLAT RECORD VOLUME 14, PAGE 47, RECORDED AS S/N 8620
 - ()1 = PER "NORTHWEST MEDFORD LIGHT INDUSTRIAL PARK UNIT 2", PLAT RECORD VOLUME 16, PAGE 110, RECORDED AS S/N 12542
 - ()2 = PER S/N 20350
 - ()3 = PER S/N 3528

RECORD DATA - PER S/N 12542

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	284.41	300.00	54°19'08"	273.88	N62°17'26" W
C2	191.53	200.00	54°52'08"	184.29	N62°33'56" W
C3	122.63	200.00	35°07'52"	120.72	N72°26'04" E

RECORD DATA

LINE	BEARING	DISTANCE
L1	N89°59'47"E	25.00'
L2	N89°59'47"E	14.81'
L3	S89°46'21"E	1.00'
L4	N00°12'00"E	1.00'



REGISTERED PROFESSIONAL LAND SURVEYOR
[Signature]
OREGON
DECEMBER 06, 2011
MACKENZIE C. WYNTERGREEN
84224
RENEWS: JUNE 30, 2020