

MAP OF SURVEY

A PROPERTY LINE ADJUSTMENT, located within Donation Land Claim Number 76, in the Northeast One-quarter of Southwest One-quarter of Section 26, Township 37 South, Range 2 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N70°59'20"E	10.04'
L2	N70°59'20"E	28.44'
L3	N25°51'32"E	2.00'
L4	S00°05'43"E	5.50'
L5	N88°38'32"W	10.01'
L6	N71°19'35"E	28.36'
L7	N25°51'32"E	21.11'
L8	N26°11'35"E	21.14'
L9	S61°42'51"E	80.87'
L10	S61°21'39"E	80.89'
L11	S58°32'14"W	71.65'
L12	S58°48'52"W	71.69'
L13	N56°51'56"E	44.60'
L14	N57°11'08"E	44.60'
L15	N66°27'52"W	43.44'
L16	N66°09'08"W	43.44'
L17	N00°05'43"W	11.05'
L18	N89°54'17"E	21.50'

PREPARED FOR:

JCS-OREGON, LLC
 C/O: John D. Chmelir
 1840 East Barnett Road
 Suite G
 Medford, Oregon 97504

LEGEND:

- Indicates a set 5/8-inch diameter by 24 inches long iron pin with a plastic cap marked "NEATHAMER SURVEYING".
- ⊗ Indicates a set 5/8-inch diameter by 30 inches long iron pin with a plastic cap marked "NEATHAMER SURVEYING".
- Indicates a found 5/8 inch diameter iron pin with a yellow plastic cap marked "HARDEY ENGINEERING AND ASSOC." per SN 17622 and SN 21138, or as noted hereon.
- ⦿ Indicates a found 2 inch diameter aluminum cap with a center punch marked "ODOT R/W", per SN 16877 and SN 17268.
- ▲ Indicates a found 1 inch diameter brass disk with a center punch marked "ODOT CONTROL", per SN 17268.
- △ Indicates a found 5/8 inch diameter iron pin with plastic cap marked "JACKSON CO. RDS # PKS 5VC." per SN 17697.
- Indicates a found 0.38 shell casing with brass washer in concrete, per JCSRN dated January 16, 2002.
- Indicates a computed position, nothing found or set.
- [] Indicates record data per SN 17697.
- [] Indicates record data per SN 20926.
- () Indicates record data per SN 21138.
- (()) Indicates record data per DLC 72 SSE JCSRN dated January 16, 2002.
- COM Indicates the City of Medford.
- INST Indicates an instrument recorded by number pursuant to the Official Records of Jackson County, Oregon.
- EASE Indicates an existing Easement, as noted hereon.
- JCSRN Indicates a reference to the Jackson County Surveyor Re-establishment Notes, on file in the office of the Jackson County Surveyor.
- PUE Indicates a Public Utility Easement, being created hereon.
- WITM Indicates a found witness monument.
- x— Indicates centerline of an existing fence line.
- ARC 1.8'— Indicates the distance and which side from the boundary line that the centerline of fence line is located.

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

PURPOSE: Pursuant to Client's request and direction, perform a boundary survey, recover existing monuments, perform a boundary resolution, establish monuments at corners as needed, process a Property Line Adjustment through the City of Medford (File Number: PLA-18-060), draft the resultant tracts and file a Map of Survey in the office of the Jackson County Surveyor.

PROCEDURE: Records Utilized: Instruments Numbered 2000-000814, 2000-048518, 2001-02405, 2004-000727, 2012-033038, 2018-001041, 2018-023023, 2018-023024 and 2019-001666, all of the Official Records of Jackson County, Oregon; Surveys Numbered 16388, 16877, 17268, 17622, 17697, 20364, 20926 and 21138, all as filed in the office of the Jackson County Surveyor; Jackson County Surveyor Re-establishment Notes, as filed in the Office of the Jackson County Surveyor; and, OSHD Drawing Number 5B-7-4. Equipment/Software utilized: Trimble R10 GNSS equipment, Trimble S7 robotic total station, Trimble TSC3 data collector with Trimble Access Software; Trimble Business Center and Trimble Terramodel. Linear unit (horizontal) is International Foot (ft); Linear unit (vertical) is U.S. Survey Foot (usft); Vertical datum is the North American Datum of 1988 (NAVD88); Geodetic Information: Datum is the North American Datum (NAD) of 1983 (2011) Epoch 2010.00; System is the Oregon Coordinate Reference System; Zone is the Grants Pass-Ashland (Refer to ORS, Chapter 43.312(c)).

Utilizing record data and found monuments, resolved the original tract boundaries as follows: Held the found monuments marking the S.E. corner of Donation Land Claim (DLC) 72 and the ELL corner of DLC 76, together with Surveys Numbered 20364 and 20926 resolved the centerline of West Main Street. From which, utilized OSHD Drawing Number 5B-7-4, Surveys Numbered 16388, 17622, 20926 and 21138, together with Instruments Numbered 2001-02405 and 2018-035768 to resolve the location of the southerly right-of-way of West Main Street, thereby resolving the northerly boundaries of the subject tracts; Held said S.E. DLC 72 and monuments per Surveys Numbered 16877, 17268, 17622, 17697 and 21138, resolved the location of the centerline of Oak Grove Road. From which, utilized said surveys, Survey Number 16877 and Instruments Numbered 2000-00814, 2000-048518 and 2018-035768 to resolve the location of the easterly right-of-way of Oak Grove Road, thereby resolving the westerly boundary per Instrument Number 2018-001041 (westerly subject tract); Utilizing Surveys Numbered 17024, 17622 and 21138, together with Instruments Numbered 2012-033038 and 2018-001041, resolved the common boundary and the southerly boundaries of said original tracts.

From said resolved boundaries, utilized Instruments Numbered 2018-023023 and 2018-023024 to compute the boundaries of Tracts 1 and 2 as depicted on Sheet 2 hereof.

Utilized Instruments Numbered 2001-002905, 2004-000727, 2018-035768 and 2019-001666 to depict the easements contained therein.

Established monuments, as depicted on the accompanying map, on January 4, 2019.

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	00°09'15"	6531.56'	17.57'	N89°30'13"W	17.57'
C2	00°09'12"	6531.56'	17.44'	N89°10'05"W	17.44'
C3	91°14'59"	10.00'	15.93'	N45°31'46"E	14.30'
C4	43°31'52"	10.00'	7.60'	S21°40'13"W	7.42'
C5	112°26'10"	10.00'	19.62'	S12°46'57"E	16.62'
C6	20°59'58"	28.00'	10.26'	S74°30'01"E	10.21'
C7	89°17'18"	35.00'	54.54'	S44°56'11"E	49.19'
C8	06°07'36"	50.00'	5.35'	S03°21'47"E	5.34'
C9	106°31'39"	35.00'	65.07'	S46°50'15"W	56.10'
C10	08°44'37"	50.00'	7.63'	N84°16'14"W	7.62'
C11	90°00'00"	4.00'	6.28'	S46°21'28"W	5.66'
C12	90°00'00"	4.00'	6.28'	N43°38'32"W	5.66'
C13	09°07'42"	50.00'	7.97'	S84°04'42"E	7.96'
C14	107°11'01"	28.00'	52.38'	N46°53'39"E	45.07'
C15	06°23'44"	50.00'	5.58'	N03°29'59"W	5.58'
C16	88°21'26"	28.00'	43.18'	N44°28'15"W	39.03'
C17	66°52'58"	35.00'	40.86'	N55°12'29"W	38.58'
C18	67°04'44"	10.00'	11.71'	N55°18'22"W	11.05'

GENERAL MAP OF SURVEY NOTES:

NOTE "A": From the found 2-1/2" diameter brass cap marking the S.E. corner of Donation Land Claim Number 72, the centerline intersection of Oak Grove Road and West Main Street bears N00°05'43"W, 0.55'.

EASE-1 = Indicates a permanent easement for slopes, water, gas, electric and communication service lines, fixtures and facilities per Inst 2001-002905.

EASE-2 = Indicates a permanent easement for drainage facilities per Inst 2001-002905.

EASE 3 = Indicates a permanent easement for sign per Inst 2001-002905.

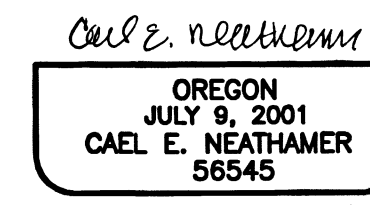
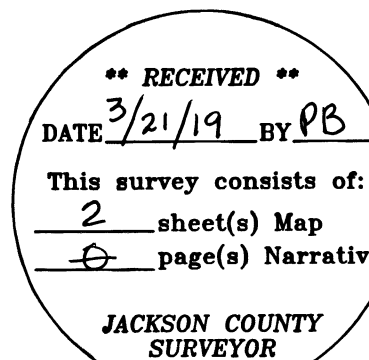
APPROVALS (CITY OF MEDFORD FILE NUMBER PLA-18-060):

Examined and approved this 21st day of MARCH, 2019.

[Signature]
 Planning Director

Examined and approved this 20 day of MARCH, 2019.

[Signature]
 City Surveyor



JACKSON COUNTY SURVEYOR'S FILE NUMBER: 22769

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: March 15, 2019 PROJECT NUMBER: 17059

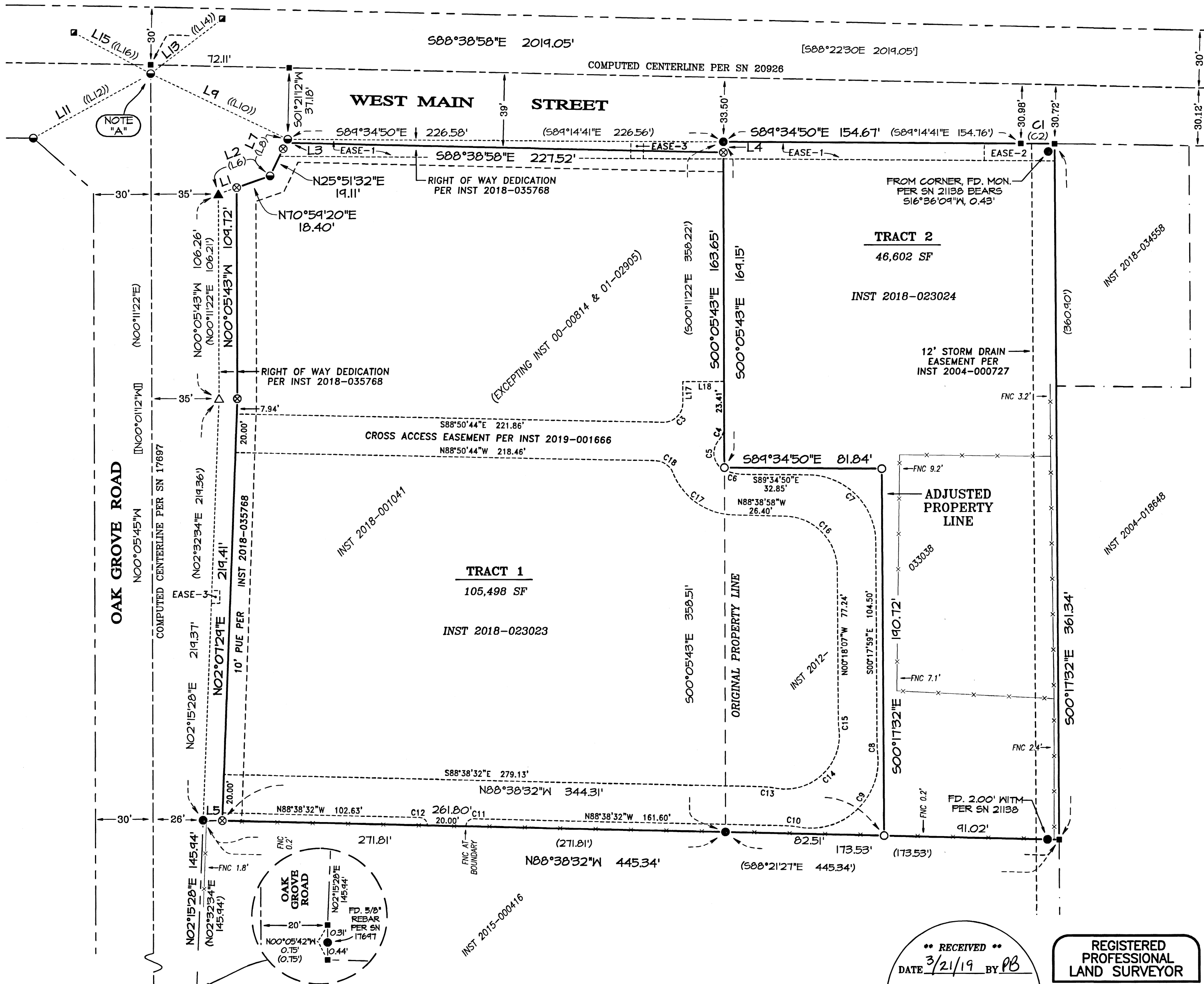
DATE OF SURVEY: January 4, 2019 Sheet 1 of 2

MAP OF SURVEY

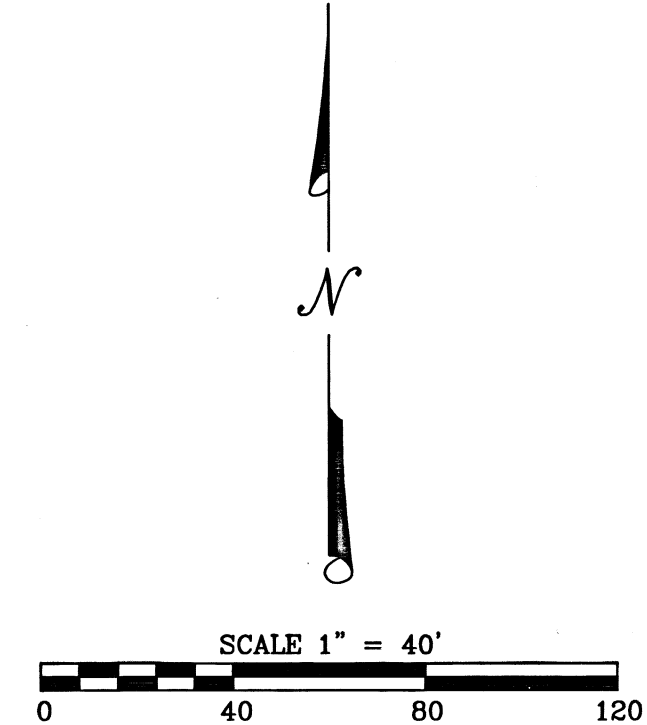
A PROPERTY LINE ADJUSTMENT, located within Donation Land Claim Number 76, in the Northeast One-quarter of Southwest One-quarter of Section 26, Township 37 South, Range 2 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

PREPARED FOR:

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Medford, Oregon 97504



FD 2-1/2" BRASS DISK MARKING THE ELL CORNER OF DONATION LAND CLAIM NUMBER 76 PER SN 20926



BASIS OF BEARINGS:
Geodetic North referenced to the NAD83 2011 (Epoch 2010.00) datum. Refer to Survey Narrative for complete description.

JACKSON COUNTY SURVEYOR'S FILE NUMBER: 22769

SEE SHEET 1 FOR SURVEY NARRATIVE, LEGEND, NOTES LINE & CURVE TABLES

**** RECEIVED ****
DATE 3/21/19 BY PB
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

CAEL E. NEATHAMER
OREGON JULY 9, 2001
CAEL E. NEATHAMER 56545
Renewal Date 12/31/20

PREPARED BY: Neathamer Surveying, Inc.
3126 State St, Suite 203
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Phone (541) 732-2869
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PLOT DATE: March 15, 2019 **PROJECT NUMBER:** 17059
DATE OF SURVEY: January 4, 2019 **Sheet 2 of 2** © CN MN NR