

SURVEY FOR:

BUNTIN-NICCOLLS PROPERTIES, LLC
572 PARSONS DRIVE, #100
MEDFORD, OR 97501

SURVEY BY:

L.J. FRIAR & ASSOCIATES, P.C.
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MAP OF SURVEY
PARSONS INDUSTRIAL PARK

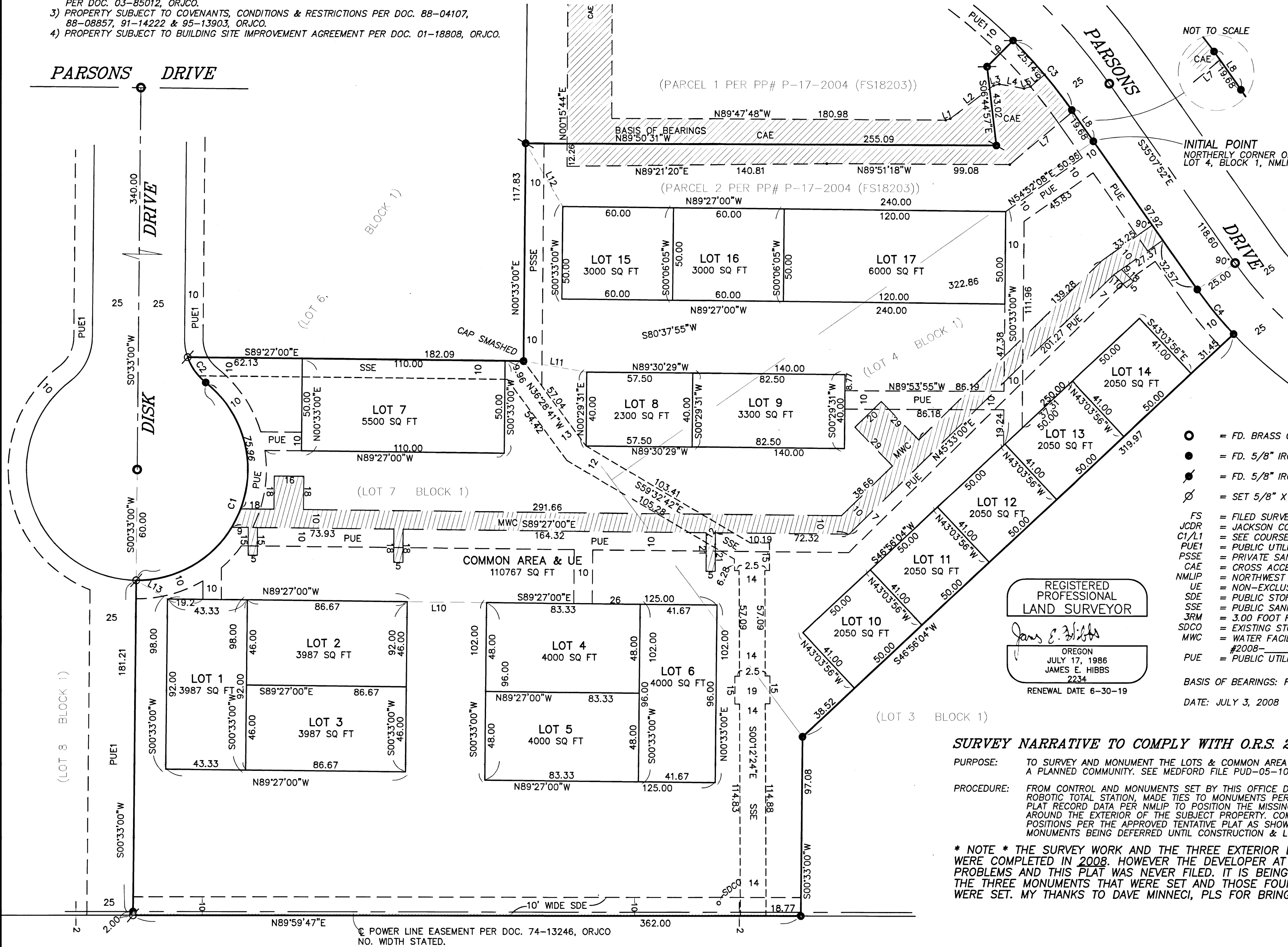
A Planned Community & re-plat of Lots 4 & 7 Block 1 of
NORTHWEST MEDFORD LIGHT INDUSTRIAL PARK, UNIT NO. 2
& of Parcel 2 per Partition Plat No. P-17-2004 & located
in the W. 1/2 of Sec. 24, T.37S., R.2W., W.M. & in
the City of Medford Jackson County, Oregon.

COURSE DATA TABLE

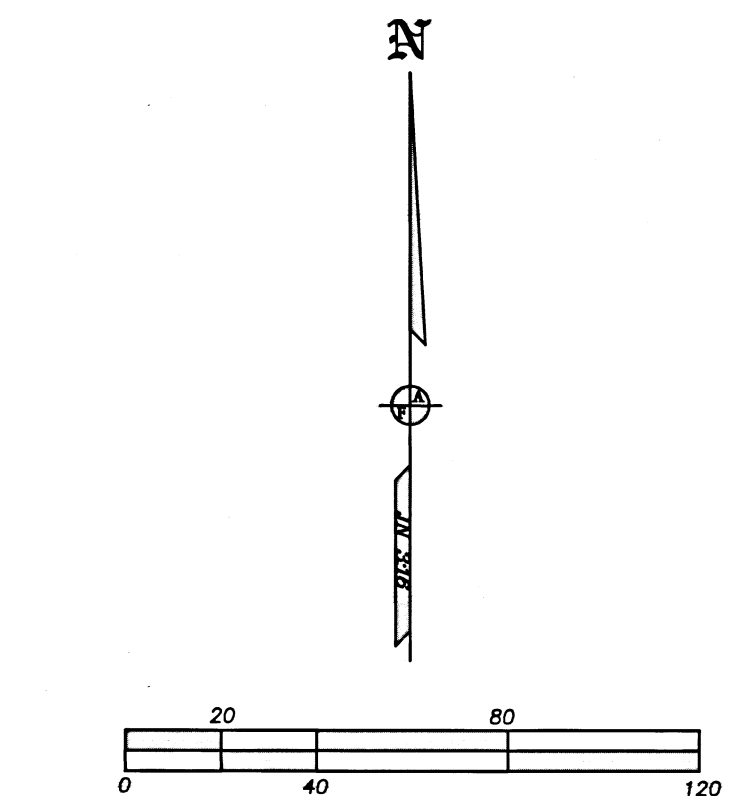
NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	142°19'48"	149.05	60.00	N19°23'06"E	113.57
C2	32°28'21"	17.00	30.00	S35°32'38"E	16.78
C3	10°16'33"	49.32	275.00	N40°16'08"W	49.25
C4	07°56'04"	31.16	225.00	S39°05'54"E	31.13
NUM	BEARING	DISTANCE	NUM	BEARING	DISTANCE
L1	S71°32'33"W	2.62	L7	N49°48'51"E	44.71
L2	S52°26'35"W	29.55	L8	S35°07'52"E	20.68
L3	S76°08'33"W	3.22	L9	S44°35'35"W	20.00
L4	N80°09'30"W	13.59	L10	S89°27'00"E	43.00
L5	S73°54'42"W	3.75	L11	S80°17'17"E	34.75
L6	S49°07'58"W	9.93	L12	N30°35'04"W	39.65
			L13	S59°06'31"E	19.70

APPARENT EXCEPTIONS PER SUBDIVISION REPORT

- EASEMENT FOR DISTRIBUTION OF ELECTRICITY PER V.226, P.441 & V.233, P.183, JCDR CANNOT BE DEPICTED BUT MAY AFFECT THE SUBJECT TRACT.
- PROPERTY SUBJECT TO AGREEMENT FOR INITIAL DEVELOPMENT, UTILITIES & INFRASTRUCTURE, PER DOC. 03-85012, ORJCO.
- PROPERTY SUBJECT TO COVENANTS, CONDITIONS & RESTRICTIONS PER DOC. 88-04107, 88-08857, 91-14222 & 95-13903, ORJCO.
- PROPERTY SUBJECT TO BUILDING SITE IMPROVEMENT AGREEMENT PER DOC. 01-18808, ORJCO.



THE REQUIREMENT BY THE PLANNING COMMISSION ORDER TO PLACE THE FOLLOWING NOTE(S) ON THIS PLAT IS IN CONFLICT WITH ORS 92.050(9).
NO PARKING IS ALLOWED IN FIRE DEPARTMENT ACCESS AND TURN AROUND AREAS.



- LEGEND**
- = FD. BRASS CAP IN CONC. MKD. LS1913 PER NWLIP.
 - = FD. 5/8" IRON PIN & PLASTIC CAP MKD. D McMAHAN LS1913 PER NWLIP.
 - ⦿ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC. PER FS18203.
 - ⊗ = SET 5/8" X 30" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
 - FS = FILED SURVEY #
 - JCDR = JACKSON COUNTY DEED RECORDS.
 - C1/L1 = SEE COURSE DATA TABLE
 - PUE1 = PUBLIC UTILITY EASEMENT PER NWLIP.
 - PSSE = PRIVATE SANITARY SEWER EASEMENT.
 - CAE = CROSS ACCESS EASEMENT PER DOC. 03-85012, ORJCO.
 - NWLIP = NORTHWEST MEDFORD LIGHT INDUSTRIAL PARK, UNIT NO. 2 (FS12542).
 - UE = NON-EXCLUSIVE PRIVATE UTILITY EASEMENT FOR LOTS 1-15 & COMMON AREA.
 - SDE = PUBLIC STORM DRAIN EASEMENT PER DOC. 92-22863, ORJCO.
 - SSE = PUBLIC SANITARY SEWER EASEMENT.
 - 3RM = 3.00 FOOT REFERENCE MONUMENT.
 - SDCO = EXISTING STORM DRAINAGE CLEANOUT. SEE DECLARATION.
 - MWC = WATER FACILITIES EASEMENT TO MEDFORD WATER COMMISSION PER DOC. #2008-ORJCO.
 - PUE = PUBLIC UTILITY EASEMENT PER THIS PLAT.

REGISTERED PROFESSIONAL LAND SURVEYOR
James E. Hibbs
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-19

BASIS OF BEARINGS: FS18203 AS SHOWN HEREON.
DATE: JULY 3, 2008 UNIT OF MEASUREMENT: FEET SCALE: 1"= 40'

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

PURPOSE: TO SURVEY AND MONUMENT THE LOTS & COMMON AREA OF PARSONS INDUSTRIAL PARK, A PLANNED COMMUNITY. SEE MEDFORD FILE PUD-05-101.

PROCEDURE: FROM CONTROL AND MONUMENTS SET BY THIS OFFICE DURING FS18203 AND USING TOPCON ROBOTIC TOTAL STATION, MADE TIES TO MONUMENTS PER NWLIP AS SHOWN HEREON. HELD PLAT RECORD DATA PER NWLIP TO POSITION THE MISSING LOT CORNERS. SET MONUMENTS AROUND THE EXTERIOR OF THE SUBJECT PROPERTY. COMPUTED THE INTERIOR LOT CORNER POSITIONS PER THE APPROVED TENTATIVE PLAT AS SHOWN HEREON WITH THE INTERIOR MONUMENTS BEING DEFERRED UNTIL CONSTRUCTION & LOT GRADING IS COMPLETE.

* NOTE * THE SURVEY WORK AND THE THREE EXTERIOR BOUNDARY MONUMENTS SET WERE COMPLETED IN 2008. HOWEVER THE DEVELOPER AT THAT TIME RAN INTO FINANCIAL PROBLEMS AND THIS PLAT WAS NEVER FILED. IT IS BEING FILED AT THIS TIME TO SHOW THE THREE MONUMENTS THAT WERE SET AND THOSE FOUND. NO OTHER MONUMENTS WERE SET. MY THANKS TO DAVE MINNECI, PLS FOR BRINGING THIS TO MY ATTENTION.

FILED
Date 6/14/19 By *JB*
This Survey Consists Of:
1 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

372W24BC TL'S 2400 & 2401
372W24CB TL'S 2600, 2601 & 2700

THIS PLAT WAS PREPARED USING AN EPSON SC-T5200 WITH EPSON T6925 INK ON CONTINENTAL JPC4M2 POLYESTER FILM.