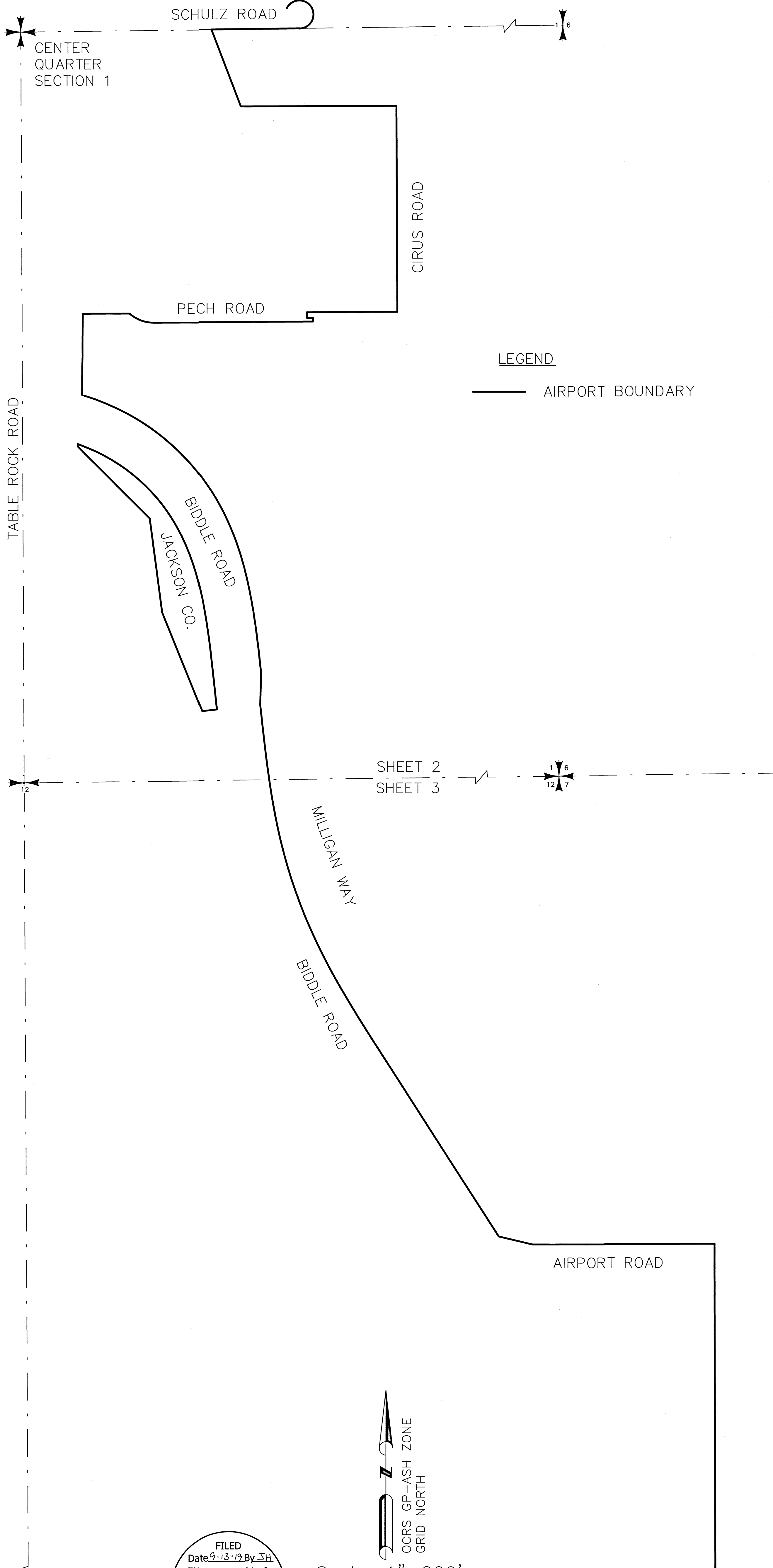


ROGUE VALLEY INTERNATIONAL- MEDFORD AIRPORT Map of Survey

Located in SE 1/4 Section 1, T37S, R2W, W.M.
& NE 1/4 Section 12, T37S, R2W, W.M.
City of Medford, Jackson County, Oregon

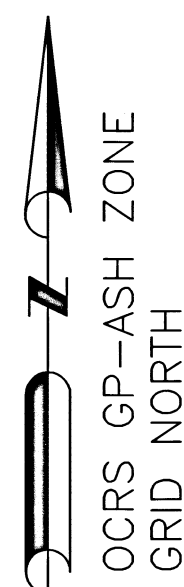
INDEX

Page 1	Cover Sheet
Page 2	Northerly Half of Map Of Survey
Page 3	Southerly Half Of Map Of Survey
Page 4	Boundary Relative to Security Fence



LEGEND

— AIRPORT BOUNDARY



Scale: 1"=200'

FILED
Date 9-13-19 By JH
This survey consists of:
4 sheet(s) Map
3 page(s) Narrative
JACKSON COUNTY
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
NOVEMBER 10, 2010
SCOTT D. FEIN
83181
Expires 12/31/2019

Basis of Bearings
Geodetic North
Per NAD 83 (2011)(2010.00)
Projected onto
Oregon Coordinate Reference System (OGRS)
Grants Pass Ashland Zone NAD83 (2011) Datum
Zone Definition
Transverse Mercator Projection NAD 83
Latitude of Grid Origin: 41°45'00"N
Central Meridian: 122°20'00"W
False Northing: 0.000 m
False Easting: 50,000 m
Central Meridian Scale: 1.000043 (exact)
Per OAR 734-005-0015 (3)(K)

Jackson County Surveyor
Scott Fein, PLS, CWRE, CFEDS

10 S. Oakdale Ave., Medford, OR 97501 (541) 774-6191

Field work, computations and drafting were performed between: 2016 and 2019	Reviewed By: RLB 09/11/19 SDF 09/11/19
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Field Crew: SDF, SMB, JMH, BP	Job File: AIRPORT REVIEW Sec 01D-12A
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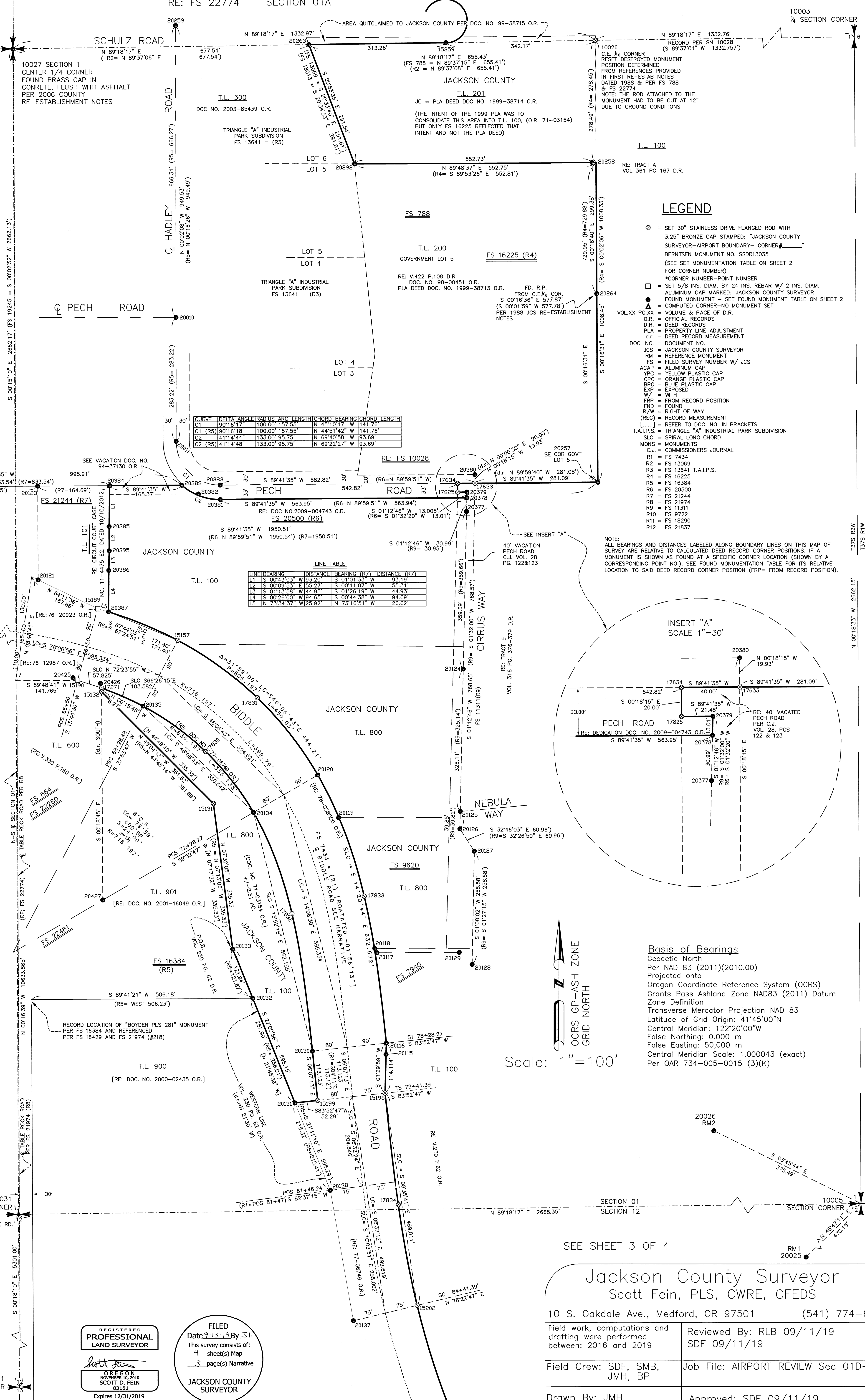
Drawn By: JMH	Approved: SDF 09/11/19
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COVER SHEET 01D-12A.dwg

ROGUE VALLEY INTERNATIONAL-MEDFORD AIRPORT Map of Survey

Located in SE 1/4 Section 1, T37S, R2W, W.M.
& NE 1/4 Section 12, T37S, R2W, W.M.
City of Medford, Jackson County, Oregon

RE: FS 22774 SECTION 01A

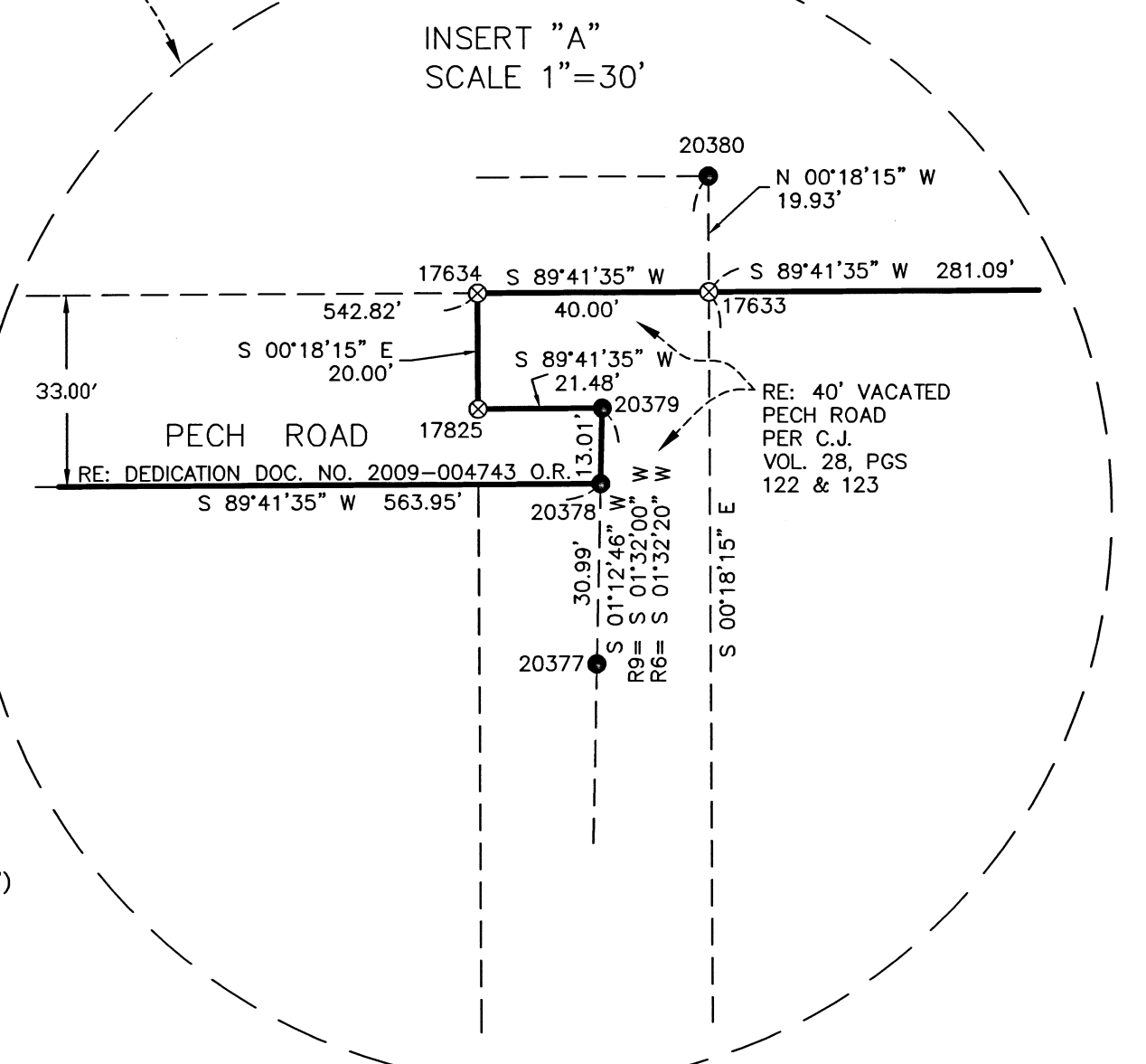


LEGEND

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- ▲ = COMPUTED CORNER-NO MONUMENT SET
- = BERTSEN MONUMENT NO. SSDR13035 (SEE SET MONUMENTATION TABLE ON SHEET 2 FOR CORNER NUMBER)
- = *CORNER NUMBER=POINT NUMBER
- = SET 5/8 INS. DIAM. BY 24 INS. REBAR W/ 2 INS. DIAM. ALUMINUM CAP MARKED: JACKSON COUNTY SURVEYOR
- = FOUND MONUMENT - SEE FOUND MONUMENT TABLE ON SHEET 2
- ▲ = COMPUTED CORNER-NO MONUMENT SET
- VOL:XX P.C.:X = FILED SURVEY NUMBER W/ JCS
- O.R. = OFFICIAL RECORDS
- D.R. = DEED RECORDS
- PLA = PROPERTY LINE ADJUSTMENT
- dlr. = DEED RECORD MEASUREMENT
- DOC. NO. = DOCUMENT NO.
- JCS = JACKSON COUNTY SURVEYOR
- RM = REFERENCE MONUMENT
- FS = FILED SURVEY NUMBER W/ JCS
- ACAP = ALUMINUM CAP
- YPC = YELLOW PLASTIC CAP
- ORC = ORANGE PLASTIC CAP
- BPC = BLUE PLASTIC CAP
- EXP = EXPOSED
- W/ = WITH
- FRP = FROM RECORD POSITION
- FND = FOUND
- R/W = RIGHT OF WAY
- (REC) = RECORD MEASUREMENT
- [.....] = REFER TO DOC. NO. IN BRACKETS
- T.A.I.P.S. = TRIANGLE "A" INDUSTRIAL PARK SUBDIVISION
- SLC = SPIRAL LONG CHORD
- MONS = MONUMENTS
- C.J. = COMMISSIONERS JOURNAL
- R1 = FS 7434
- R2 = FS 13069
- R3 = FS 13641 T.A.I.P.S.
- R4 = FS 16225
- R5 = FS 16384
- R6 = FS 20500
- R7 = FS 21244
- R8 = FS 21974
- R9 = FS 11311
- R10 = FS 9722
- R11 = FS 18290
- R12 = FS 21637

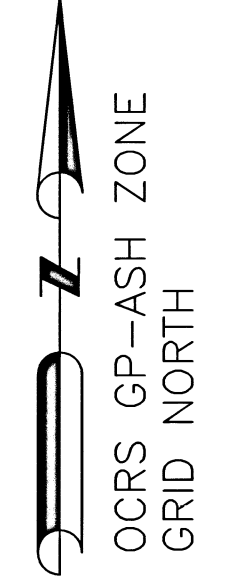
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD	BEARING	CHORD LENGTH
C1	90°18'17"	100.00'	157.55'	N 45°10'17" W	141.76'	
C1 (R5)	90°18'18"	100.00'	157.55'	N 44°51'42" W	141.76'	
C2	41°11'44"	133.00'	95.75'	N 69°40'58" W	93.69'	
C2 (R5)	41°14'48"	133.00'	95.75'	N 69°22'27" W	93.69'	

LINE	BEARING	DISTANCE	BEARING (R7)	DISTANCE (R7)
L1	S 00°43'03" W	93.20'	S 01°01'33" W	93.19'
L2	S 00°09'53" E	55.27'	S 00°11'07" W	55.31'
L3	S 01°13'58" W	44.95'	S 01°26'19" W	44.93'
L4	S 00°26'00" W	94.65'	S 00°44'38" W	94.69'
L5	N 73°34'37" W	25.92'	N 73°16'51" W	26.62'



Basis of Bearings
 Geodetic North
 Per NAD 83 (2011)(2010.00)
 Projected onto
 Oregon Coordinate Reference System (OCRS)
 Grants Pass Ashland Zone NAD83 (2011) Datum
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 Transverse Mercator Projection NAD 83
 Latitude of Grid Origin: 41°45'00"N
 Central Meridian: 122°20'00"W
 False Northing: 0.000 m
 False Easting: 50,000 m
 Central Meridian Scale: 1.000043 (exact)
 Per OAR 734-005-0015 (3)(K)

Scale: 1"=100'



SEE SHEET 3 OF 4

Jackson County Surveyor
 Scott Fein, PLS, CWRE, CFEDS

10 S. Oakdale Ave., Medford, OR 97501 (541) 774-6191	
Field work, computations and drafting were performed between: 2016 and 2019	Reviewed By: RLB 09/11/19 SDF 09/11/19
Field Crew: SDF, SMB, JMH, BP	Job File: AIRPORT REVIEW Sec 01D-12A
Drawn By: JMH	Approved: SDF 09/11/19
Airport 01D trans-rotate-FINAL BNDRY MAP 5-17-18.DWG	

REGISTERED PROFESSIONAL LAND SURVEYOR

FILED Date 9-13-19 By SDF
 This survey consists of:
 4 sheet(s) Map
 3 page(s) Narrative

JACKSON COUNTY SURVEYOR

SCOTT D. FEIN
 83181
 Expires 12/31/2019

ROGUE VALLEY INTERNATIONAL- MEDFORD AIRPORT Map of Survey

Located in SE 1/4 Sections 1, T37S, R2W, W.M. & NE 1/4 Section 12, T37S, R2W, W.M. City of Medford, Jackson County, Oregon

SHEET 2 OF 4

37-2W-01D TAX LOT 100 SECTION 01 SECTION 12 37-2W-12A TAX LOT 100

CURVE TABLE table with columns: CURVE, DELTA ANGLE, RADIUS, ARC LENGTH, CHORD BEARING, CHORD LENGTH

SET MONUMENT TABLE

SET MONUMENT TABLE with columns: POINT #, NORTHING, EASTING, DESCRIPTION

FOUND MONUMENT TABLE

FOUND MONUMENT TABLE with columns: POINT, NORTHING, EASTING, DESCRIPTION



FILED Date 7-13-19 By Scott Fein This survey consists of 4 sheet(s) map 3 page(s) Narrative JACKSON COUNTY SURVEYOR

Basis of Bearings: Geodetic North, Per NAD 83 (2011)(2010.00), Projected onto Oregon Coordinate Reference System (OCRS), Grants Pass Ashland Zone NAD83 (2011) Datum Zone Definition, Transverse Mercator Projection NAD 83, Latitude of Grid Origin: 41°45'00"N, Central Meridian: 122°20'00"W, False Northing: 0.000 m, False Easting: 50,000 m, Central Meridian Scale: 1.000043 (exact), Per OAR 734-005-0015 (3)(k)

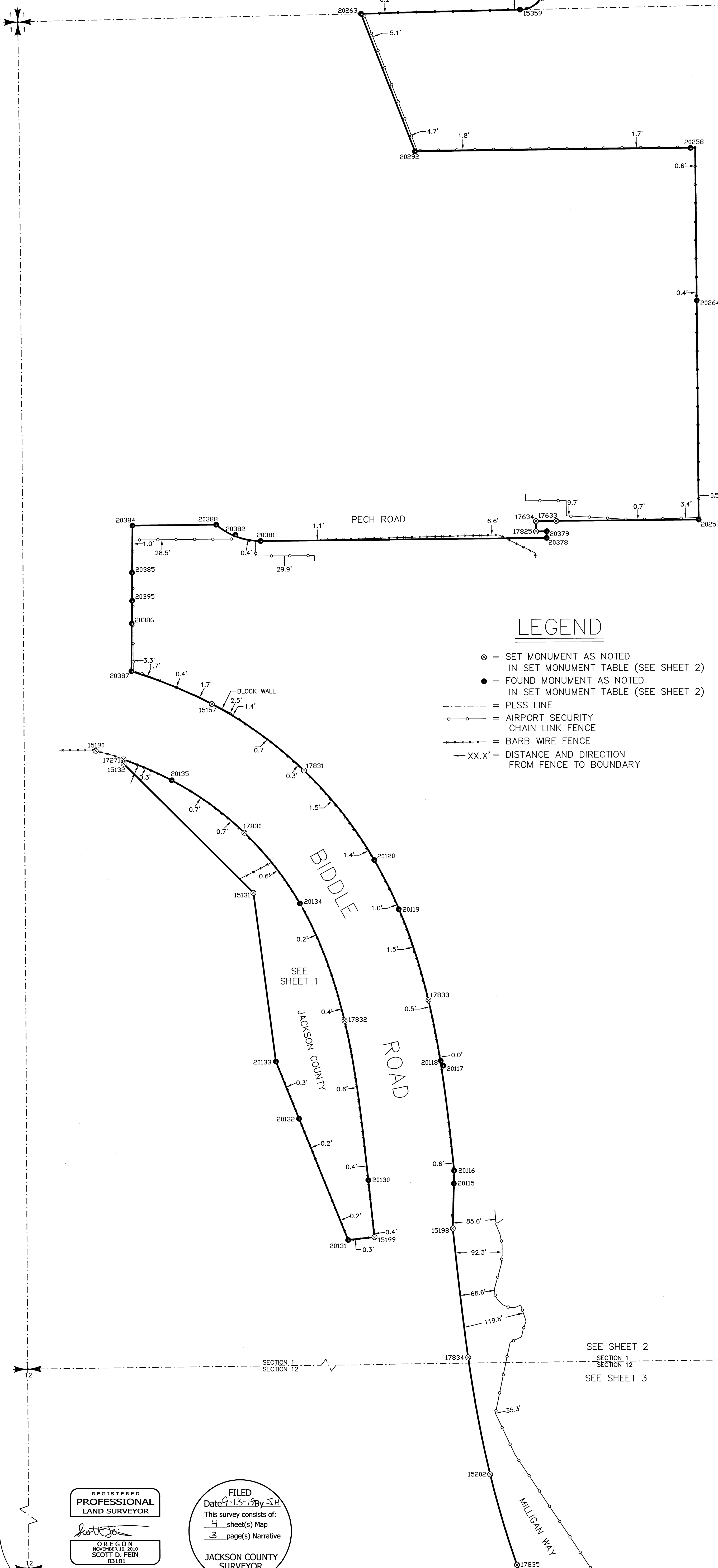
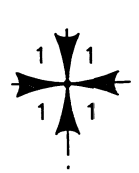
Scale: 1"=100'

Jackson County Surveyor Scott Fein, PLS, CWRE, CFEDS

Table with 2 columns: Field work, computations and drafting were performed between: 2016 and 2019; Reviewed By: RLB 09/11/19 SDF 09/11/19; Job File: AIRPORT REVIEW Sec 01D-12A; Field Crew: SDF, SMB, JM, HP; Job File: AIRPORT REVIEW Sec 01D-12A; Drawn By: JMH; Approved: SDF 09/11/19; Airport 01D trans-rotate-FINAL BNDRY MAP 5-17-18.DWG

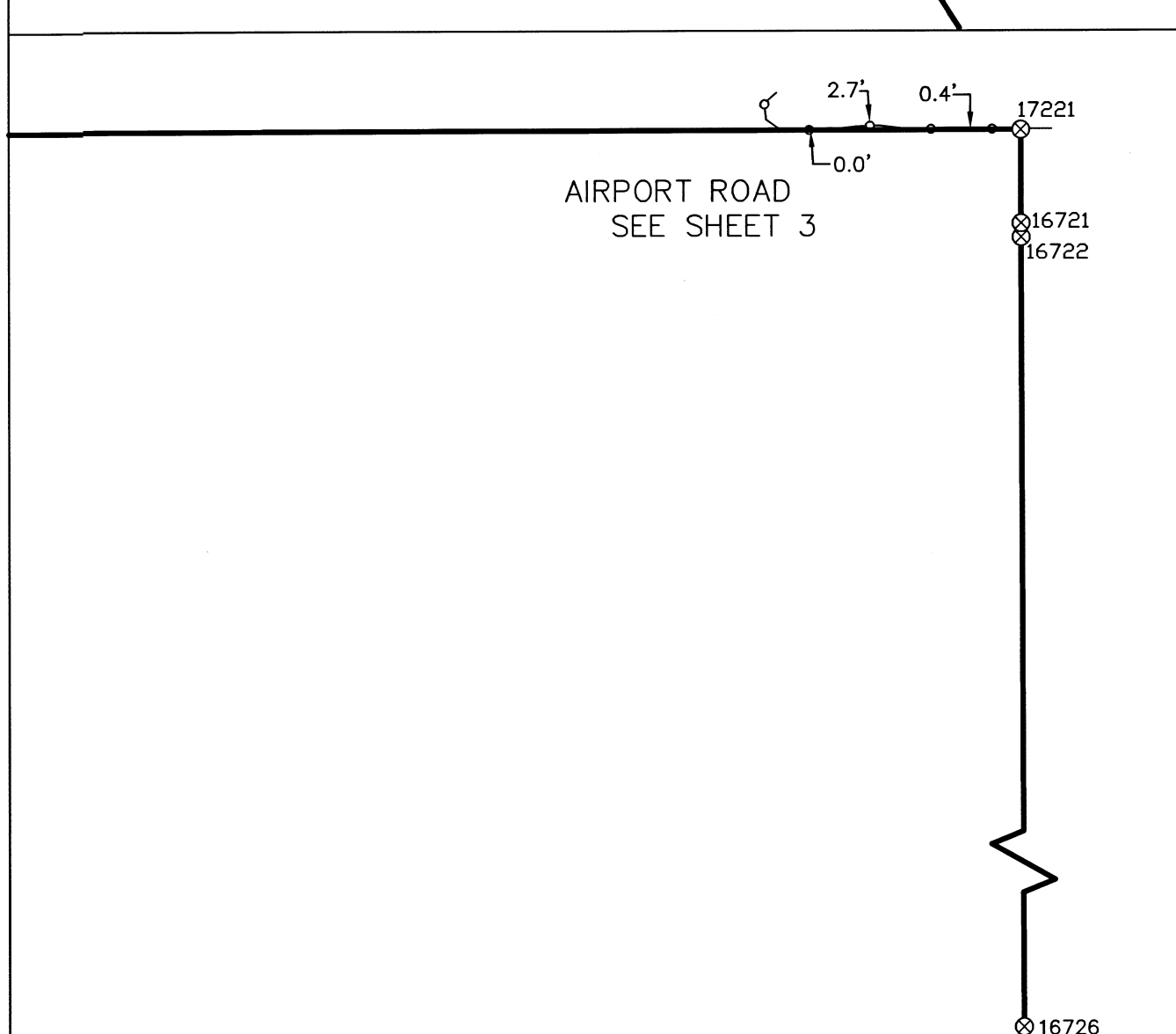
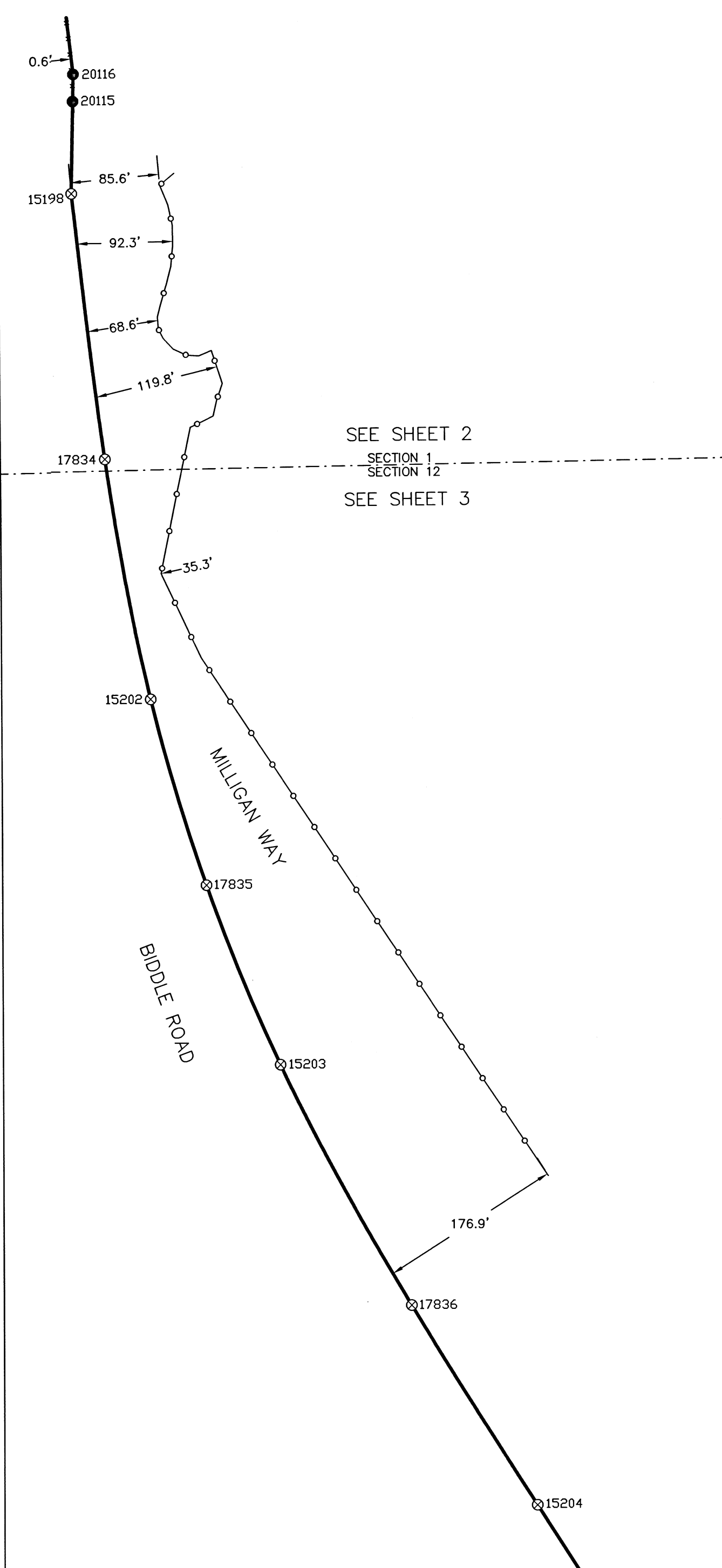
ROGUE VALLEY INTERNATIONAL- MEDFORD AIRPORT Map of Survey

Located in SE 1/4 Sections 1, T37S, R2W, W.M.
& NE 1/4 Section 12, T37S, R2W, W.M.
City of Medford, Jackson County, Oregon



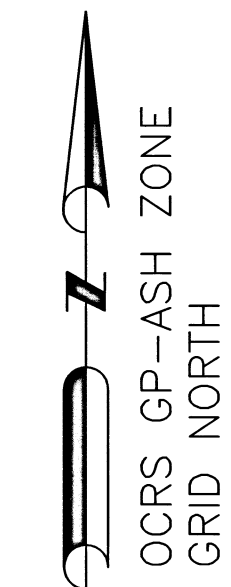
LEGEND

- ⊗ = SET MONUMENT AS NOTED IN SET MONUMENT TABLE (SEE SHEET 2)
- = FOUND MONUMENT AS NOTED IN SET MONUMENT TABLE (SEE SHEET 2)
- - - - = PLSS LINE
- = AIRPORT SECURITY CHAIN LINK FENCE
- = BARB WIRE FENCE
- XX.X' = DISTANCE AND DIRECTION FROM FENCE TO BOUNDARY



SEE SHEET 2
SECTION 1
SECTION 12
SEE SHEET 3

AIRPORT ROAD
SEE SHEET 3



Basis of Bearings
 Geodetic North
 Per NAD 83 (2011)(2010.00)
 Projected onto
 Oregon Coordinate Reference System (OCRS)
 Grants Pass Ashland Zone NAD83 (2011) Datum
 Zone Definition
 Transverse Mercator Projection NAD 83
 Latitude of Grid Origin: 41°45'00"N
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 Central Meridian Scale: 1.000043 (exact)
 Per OAR 734-005-0015 (3)(K)

Scale: 1" = 100'

Jackson County Surveyor
Scott Fein, PLS, CWRE, CFEDS

10 S. Oakdale Ave., Medford, OR 97501 (541) 774-6191

Field work, computations and drafting were performed between: 2016 and 2019	Reviewed By: RLB 09/11/19 SDF 09/11/19
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Field Crew: SDF, SMB, JMH, BP	Job File: AIRPORT REVIEW Sec 01D-12A
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Drawn By: JMH	Approved: SDF 09/11/19
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Airport FENCE TOPO 01D-12A.dwg



FILED
 Date 9-13-19 By JH
 This survey consists of:
 4 sheet(s) Map
 3 page(s) Narrative
 JACKSON COUNTY
 SURVEYOR

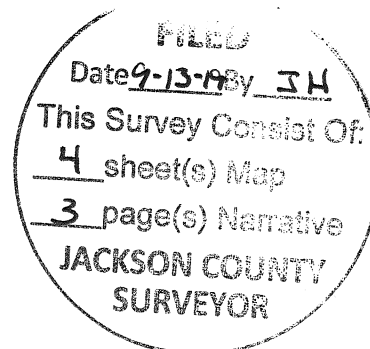
SURVEY NARRATIVE
TO COMPLY (IN ACCORDANCE) WITH ORS 209.250

SURVEY FOR:

Rogue Valley International-Medford Airport
1000 Terminal Loop Parkway
Medford, OR 97504

SURVEY BY:

Jackson County Surveyor's Office
10 S. Oakdale Ave. Rm 318
Medford, OR 97501
541-774-6191
surveyor@jacksoncounty.org



STAFF:

Scott D. Fein, County Surveyor
Richard L. Bath, Project Surveyor
Steven M. Beecher, Surveying Associate
Joseph M. Hall, Surveying Technician

LOCATION:

Southeast Quarter of Section 01 and Northeast Quarter of Section 12 situated in Township 37 South, Range 2 West, of the Willamette Meridian, City of Medford, Jackson County, Oregon.

DATE:

Field work performed between November 2016 and May 2019. Computations, deed analysis, and drafting performed between November 2016 and August 2019.

SURVEY METHOD:

Utilizing Trimble R6 and R8 receivers, Trimble S6 and S7 Robotic Total Stations and Trimble TSC3 data collector running Trimble Access Software Version 2017 geodetic survey control was established on found monuments or set temporary points. All field data was processed through Trimble Business Center Version 4.0 with reduced data being transferred to Carlson 2017 with Embedded AutoCAD, and Traverse PC 2018 software for inclusive computations and drafting.

BASIS OF BEARINGS:

Oregon Coordinate Reference System (OCRS) Grants Pass-Ashland Zone; Grid North as derived from Geodetic North per NAD83 (2011) Epoch 2010.00 Datum. Meridian Convergence Angle Project Average = 00°18'30".

SURVEY MEASUREMENT & DATA PROCESSING PROCEDURE:

All found monuments were positioned by direct Static GPS observation or by terrestrial traverse from temporary control points positioned from Static GPS observation. All Static GPS observations utilized a combination of the ORGN CORS stations "CTPT", "ASHL", and Jackson County Surveyor CORS station "NETRS" to produce a network solution on each point or group of points. The CORS stations were held fixed (NAD83 (2011) Epoch 2010.0) as control and a fully constrained least squares adjustment was performed on the resulting baselines to the points in Trimble Business Center to certify positional tolerances of +/- 0.10 IFT at the 2 sigma 95% confidence interval. The points were output as OCRS Grants Pass-Ashland Zone (per OAR 734-005-0015 (3)(k) International Foot Coordinates (IFT)). Found monuments that could not be directly observed were tied by terrestrial traverse from a minimum of two or more temporary control points. Positions for monuments utilizing reference monuments or witness corners were calculated in Carlson Survey 2017 from the associated adjusted Static GPS control coordinates.

Narrative abbreviations:

D.R. = Deed Records; O.R. = Official Records; d.r. = deed record measurement; FS = Filed Survey Number; Vol. xxx Pg. xxx = Volume and Page of D.R.; Doc. No. = Document Number of O.R.; R.V.I.A. = Rogue Valley International-Medford Airport; COM = City of Medford; Pt. No. = Point Number; Re-estab = Re-establishment; PLA = Property Line Adjustment.

PURPOSE:

The initial purpose of this project was to determine the perimeter boundary of the Jackson County property known as the Rogue Valley International-Medford Airport. In August 1970 the COM conveyed "all property owned by grantor in fee simple" to Jackson County using a blanket description per Doc. No. 70-12687 O.R. In April 1971, per Doc. No. 71-03154 O.R., the COM tried to redeem themselves by describing the real property "as accurately as possible" and thereby "clarifying the intent of the description" previously recorded in Doc. No. 70-12687 O.R. The resulting metes and very little bounds description per Doc. No. 71-03154 only continued the ambiguity in that the last call in said description reads as follows: "Excepting therefrom the portion in the Medco logging road, Public roads and certain other exceptions contained in the attached title report." A thorough investigation into both the COM and Jackson County records and local title companies found no copy of said title report. Since there was no certainty in what property was actually conveyed, a thorough title investigation and deed research for the prior vesting deeds was necessary for each portion of the County's property being surveyed.

The specific purpose of this survey in the Southeast Quarter of Section 01 and Northeast Quarter of Section 12 is to survey and mathematically determine and monument the boundary location of lands owned by Jackson County, Oregon, in said subject area. This review included lands owned by the City of Medford prior to 1970 and a chain of title for all properties on each side of the apparent Airport Boundary where necessary.

PROCEDURE:

South Right of Way of Schulz Road:

See FS 22774, filed in Section 01A for more information. In 1993, the Jackson County Board of Commissioners issued Order 03-93 which is recorded as Volume 174, Page 135 in the official records in accordance with ORS 368. Said order required the Director of Public Works & Parks survey Schulz Road From Table Rock Road to a point 1301.81 feet east and file a written report pursuant to ORS 368.206 (a & b). Since 1993, no legalization or survey has been performed by Jackson County until the County Surveyor embarked on locating the boundary of the Airport of which Schulz Road abuts. The Board of Commissioners provided clear direction in 1993 as to the methods and responsible parties. The intent of this survey relative to Schulz road does reflect what should be perfected by Jackson County under ORS 368.206.

Centerline Table Rock Road vs North-South centerline of Section 01:

The north-south centerline of Section 01 is calculated to be S 00°15'10" E 2,662.17' from the Center of Section (Pt. No. 10027) to South ¼ Corner of Section 01 (Pt. No. 10031).

The centerline of Table Rock Road is calculated to be S 00°16'39" E 10,633.865' from the North ¼ Corner of Section 01 (Pt. No. 10018) to the South ¼ Corner of Section 12 (Pt. No. 17401). The history of Table Rock Road is detailed in the narrative for FS 21974 which basically says that the centerline of the road was determined in 1929 in Commissioners Journal Volume 21, Pages 340-342 with the location of said centerline being a straight line between said North ¼ Corner of Section 01 and the South ¼ Corner of Section 12.

Tax Lot 201 – 37-2W-01D:

See FS 16225 for information relative to the property line adjustment and associated deeds for TL 200. The Senior Deed for the subject area was Vol. 422 Pg. 108 D.R. and supported by FS 788. The north line of the parent tract was described as the "north line of Lot 5 in Section 1." This deed also contained a quitclaim description describing land between the "north line of Lot 5 and the south boundary of Schulz Road." The chain of this parent tract included Doc. No. 98-00451 O.R. followed by the PLA deeds 99-38713 O.R. (TL 200) and 99-38714 O.R. (TL 201). The intent of the adjustment was to consolidate the area described in 99-38714 O.R. into TL 100 being those lands described O.R. 71-03154. FS 16225 clearly indicated the aforementioned facts, yet the legal description contained in O.R. 99-38714 only describes the exterior of the adjusted lands and does not contain any language regarding O.R. 71-03154. The western and southern boundaries of said tract were determined by found monuments as shown. The area between the north line of Lot 5 and the south boundary of Schulz Road was quitclaimed back to Jackson County per Doc. No. 99-38715 O.R.

Tax Lot 200 – 37-2W-01D:

The east and south boundaries of said tax lot define the boundaries of Jackson County properties designated as Tax Lot 100. Vol. 422 Pg. 108, D.R. and Doc. Nos. 98-00451 and PLA deed 99-38713, O.R. describe said east and south boundaries of the subject property. FS 788 and FS 10028 further define said boundary locations.

East end of Pech Road:

Pech Road was initially created per County Road Records Vol. 3 Pg.253-255 and Commissioners Journal Vol. 12 Pg. 214.

The east end of the northern 20 feet of Pech Road is determined per Vol. 422 Pg. 108 D.R. and FS 10028. Found monument (Pt. No. 20380) verifies the reported location.

The east end of the southern 20 feet was researched and FS 11311 and 20500 provided found monumentation in the subject area as depicted on attached map of survey. A thorough investigation of deed records, road records, and documents that vacated the southerly portion of Pech Road south of the north line of DLC No. 57 produced vacation document Vol. 28 Pgs. 122 & 123 of said Commissioners Journals. Based on the historical records that located the east end of the northern 20 feet of Pech Road (stated above), it was appropriate to conclude that the west line of the 40 foot vacated strip would be 40 foot west of said east end. With that, the east end of the southern 20 feet of Pech Road was monumented accordingly. Monuments found for the 13.00 feet previously dedicated per Doc. No. 2009-004743 O.R. and depicted on FS 20500 are shown relative to found monuments per FS 11311. We conclude that the east end of the 13.00 foot dedication was intended to be along the monumented line established on FS 11311 with the results shown hereon.

South line Pech Road & East line of Tax Lot 101 – 37-2W-01D:

The north line of DLC No. 57 controls the title and boundary lines in the subject area as shown on FS 20500. FS 20500 and Doc. No. 2009-004743 provide the necessary data to determine the location of the south line of Pech Road.

FS 21244 and the description found in Circuit Court Case No. 11-4475-E2, dated October 10, 2012, provide the necessary data to hold the east line of Tax Lot 101 as monumented per FS 21244.

Biddle Road from Table Rock Road to Airport Road per FS 7434:

A thorough review of the roll map of FS 7434 (labeled as 9B-11-8 and also known as map 4/4 in the roll map index) provided sufficient data to use said survey as a basis for the centerline alignment and right of way location for Biddle Road. Doc. Nos. 76-12987, 76-20923, 77-03560, 77-04593, 77-06748, 77-06749, and 78-03850 of the O.R. were all reviewed to verify that the right of way locations of Biddle Road, as described in the documents, were consistent with the monumented right of way as shown on FS 7434. The right of way monuments along the subject area that were found were evaluated and a coordinate transformation adjustment method (rotation and scale) was used to determine the record centerline alignment of said road as shown on the attached map of survey and relative location of said found right of way monuments are noted in the FOUND MONUMENT TABLE on Sheet 2.

The relative locations of other monuments found along said right of way per FS 7940, 9620, and 9422 are shown as well, but their locations were not part of the coordinate transformation adjustment for Biddle Road. They did, however, fit extremely well with said adjusted road alignment.

Based on the above analysis, the eastern right of way of Biddle Road was monumented accordingly to represent the County Airport Boundary.

Portion of Tax Lot 100 & 800 – 37-2W-01D lying westerly of Biddle Road:

The adjusted centerline alignment and western right of way location for Biddle Road was determined as stated above. The south boundary of Tax Lot 100 is based on Doc. No. 78-03850 O.R. which states: "ALSO that portion of Vol. 230 Pg. 62 D.R. lying southerly of Station 79+41.39." Found monument (Pt. No. 20131) was set per FS 7434 and shown as found per FS 16384. The monument is South 58°51' East 0.075 feet from its record position. The western boundary of said subject property was determined per FS 16384. A review of the narrative found that Surveyor Mark E. Boyden, PLS No. 261, did extensive research to determine the intended location of said boundary and our intent is to honor that reported location.

A review of FS 22280 found that the monumented east boundary of that tract of land described in Vol. 330 Pg. 160, D.R. was honored and the existing fence lying easterly of said monumented boundary was not questioned along the abutting 8.27 feet of County property. Further discussions with Surveyor Steven Barott found that there would be a proposed property line adjustment between Tax Lot 600 and Tax Lot 901 relative to the existing fence at a later date. Based on the above conversation, the west line of the County property was monumented accordingly (re: set monuments #15132 and #17271)

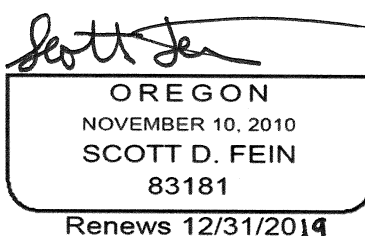
Airport Road:

With documents provided by the Jackson County Road Department, reviewed Certificate of Titles 1040, 1831, 1832, and 4282 which described certain locations for either a 40 foot wide or 20 foot wide road, the intent of which was to describe a 60 foot wide road between Table Rock Road (Midway) and Biddle Road (which at that time was along the Range line between 1 & 2 West. The location of the road right of way described in said certificate descriptions appears, as best can be determined, to fall within the now described 63.00 foot right of way for Airport Road Easterly of Biddle Road. Therefore, the south right of way line of Airport Road is the north line of Parcels 1 and 2 of Partition Plat No. P-33-2004 (FS 18290); the east end of Airport Road is monumented and shown on the attached map of survey, also being the west boundary of the 60 foot wide vacated road per Doc. No. 2005-42023 O.R.; and the north right of way line of Airport Road is monumented based on the intent of the legal description in Dedication Doc. No. 2011-007349 O.R. as well as legal description for Parcel No. 2 of Doc. No. 78-03850 O.R.

FOUND MONUMENT TABLE:

All bearings and distances labeled along boundary lines on the attached map of survey are relative to calculated deed record corner positions. If a monument is shown as found at a specific corner location (shown by a corresponding Point No.), see FOUND MONUMENT TABLE for its relative location to said deed record corner position (FRP = From Record Position). The reason for choosing this method of displaying said survey data is to show the incredible professional standard of many Professional Land Surveyors that have filed some 170 surveys within or near the subject Airport Boundary over the last 70 years. This high quality of professionalism is acknowledged and appreciated.

Supporting Documents:
Circuit Court Case 11-4475-E2
Certificate of Titles Nos. 1040, 1831, 1832, and 4282



Renews 12/31/2019

