

JAM INDUSTRIAL PARK

(A PAD LOT SUBDIVISION)
Located in the South-Half of Section 14, T.37S., R.2W., W.M.,
In The City of Medford, Jackson County, Oregon
September 4, 2019

I HEREBY CERTIFY THAT THIS IS AN
EXACT COPY OF THE ORIGINAL PLAT
Bary D Kaiser
SURVEYOR

*** SURVEYOR'S CERTIFICATE ***

I, Bary D. Kaiser, a duly registered professional land surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with proper monuments as provided by law the tract of land shown on Sheet 2, said plat being a correct representation of the same, and the following is an accurate description of the boundary lines:

SURVEY FOR:
The Merlin and JoAnn Fjarli Foundation
670 Mason Way
Medford, OR. 97501

SURVEY BY:
Kaiser Surveying
P.O. Box 1046
Eagle Point, OR. 97524

Commencing at a 1" iron pipe with brass cap found set for the Northwest corner of Donation Land Claim No. 73 in Township 37 South, Range 2 West of the Willamette Meridian in Jackson County, Oregon; Thence along the Northerly boundary of said Claim No. 73, South 89° 55' 01" East, 513.12 feet to intersect the Southerly extension of the Westerly boundary of tract described in Instrument No. 2010-015224 of the Official Records of said County; Thence to and along the said tract boundary, North 0° 02' 16" East, 592.00 feet to a 5/8" rebar found set for the Westerly Northwest corner of said tract, also being the Westerly Southwest corner of tract described in Instrument No. 2010-015223 of said Official Records for THE INITIAL POINT OF BEGINNING; Thence continuing, North 0° 02' 16" East, 777.98 feet to a 5/8" rebar with Aluminum cap found set for the Northwest corner of last said tract; Thence along the Northerly boundary of said tract, South 89° 55' 01" East, 799.44 feet to a 5/8" rebar with plastic cap set for an angle point on said tract boundary; Thence South 89° 54' 54" East, 567.35 feet to a 5/8" rebar with plastic cap set for the Northeastly corner of said tract; Thence along the Westerly right-of-way line of Joseph Street, South 0° 03' 06" West, 70.00 feet to a 5/8" rebar with plastic cap set for the Easterly Southeast corner of said tract; Thence North 89° 54' 54" West, 557.33 feet (record = North 89° 52' 50" West, 557.45 feet) to the Northwest corner of tract described as PARCEL 10 in Instrument No. 98-60321 of said Official Records; Thence South 0° 02' 16" West, 541.28 feet (record = South 0° 04' 10" West, 541.35 feet) to the Southwest corner of last said tract; Thence North 89° 56' 34" West, 10.00 feet to the Northwest corner of tract described in Instrument No. 96-09812 of said Official Records; Thence South 0° 02' 16" West, 383.53 feet (record = South 0° 04' 10" West, 383.85 feet) to a 5/8" rebar found set for the Southwest corner of last said tract, also being the Southeast corner of said tract described in Instrument No. 2010-015223 of said Official Records; Thence North 89° 55' 01" West, 398.50 feet to a 5/8" rebar with aluminum cap set for the most Southerly Southwest corner of last said tract; Thence North 0° 02' 16" East, 293.17 feet to a 5/8" rebar with plastic cap found set for an angle point on said tract boundary; Thence 70.00 feet along the arc of a 57.00 foot radius non radial curve to the right (long chord bears North 50° 54' 37" West, 65.683 feet) to a 5/8" rebar with aluminum cap found set at an angle point on said tract boundary; Thence South 22° 34' 35" West, 127.365 feet to a 5/8" rebar with aluminum cap found set for an angle point on the Southerly boundary of said tract; Thence North 89° 55' 01" West, 301.11 feet to THE INITIAL POINT OF BEGINNING.

*** APPROVALS ***

Examined and approved by the Medford Planning Commission. (File No. LDS-17-050).
10th day of SEPTEMBER, 20 19.

[Signature]
PLANNING DIRECTOR

Examined and approved this 10th day of September, 20 19.

[Signature]
Acting CITY SURVEYOR

Examined and approved this 10 day of SEPTEMBER, 20 19.

[Signature]
CITY ENGINEER

Examined and approved as required by O.R.S. 92.100 this 9th day of October, 20 19.

[Signature] agent
ASSESSOR, DEPARTMENT OF ASSESSMENT

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of the 9 day of October, 20 19.

[Signature] - Deputy
TAX COLLECTOR

Approved for Recording.

[Signature] 10/19/19
COUNTY COMMISSIONER/ADMINISTRATOR DATE

*** RECORDER'S CERTIFICATE ***

Filed for record, this 11th day of October, 20 19, at 2:50 o'clock P.m., and recorded in Volume 45 of Plats on page 24 of the Records of Jackson County, Oregon.

By: [Signature] COUNTY CLERK [Signature] DEPUTY

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 6 DAY, OF SEPTEMBER, 2019.

[Signature]
CLINT FJARLI
(Vice President, The Merlin and JoAnn Fjarli Foundation, Inc, an Oregon Non-Profit Corporation)

STATE OF OREGON }
COUNTY OF JACKSON } ss

Personally appeared the above named CLINT FJARLI acting as Vice President of The Merlin and JoAnn Fjarli Foundation, Inc., an Oregon Non-Profit Corporation, acknowledge the foregoing instrument to be his voluntary act and deed and it was signed on behalf of The Merlin and JoAnn Fjarli Foundation, Inc., an Oregon Non-Profit Corporation.

Subscribed and sworn to before me this 6th day of SEPTEMBER, 20 19.

(SIGN) [Signature]
[Signature] NOTARY PUBLIC - OREGON
(PRINT)
COMMISSION NO. 950297
MY COMMISSION EXPIRES MAY 15, 2020

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Bary D Kaiser
OREGON
JULY 15, 2003
BARY D. KAISER
No. 52923
EXP. 6-30-21

** RECEIVED **
Date 10/14/19 By SS
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

JAM INDUSTRIAL PARK

(A PAD LOT SUBDIVISION)

Located in the South-Half of Section 14, T.37S., R.2W., W.M.,
In The City of Medford, Jackson County, Oregon

SURVEY FOR: September 4, 2019

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REGISTERED
PROFESSIONAL
LAND SURVEYOR

Bary D. Kaiser
OREGON
JULY 15, 2003
BARY D. KAISER
No. 52923

CURVE DATA

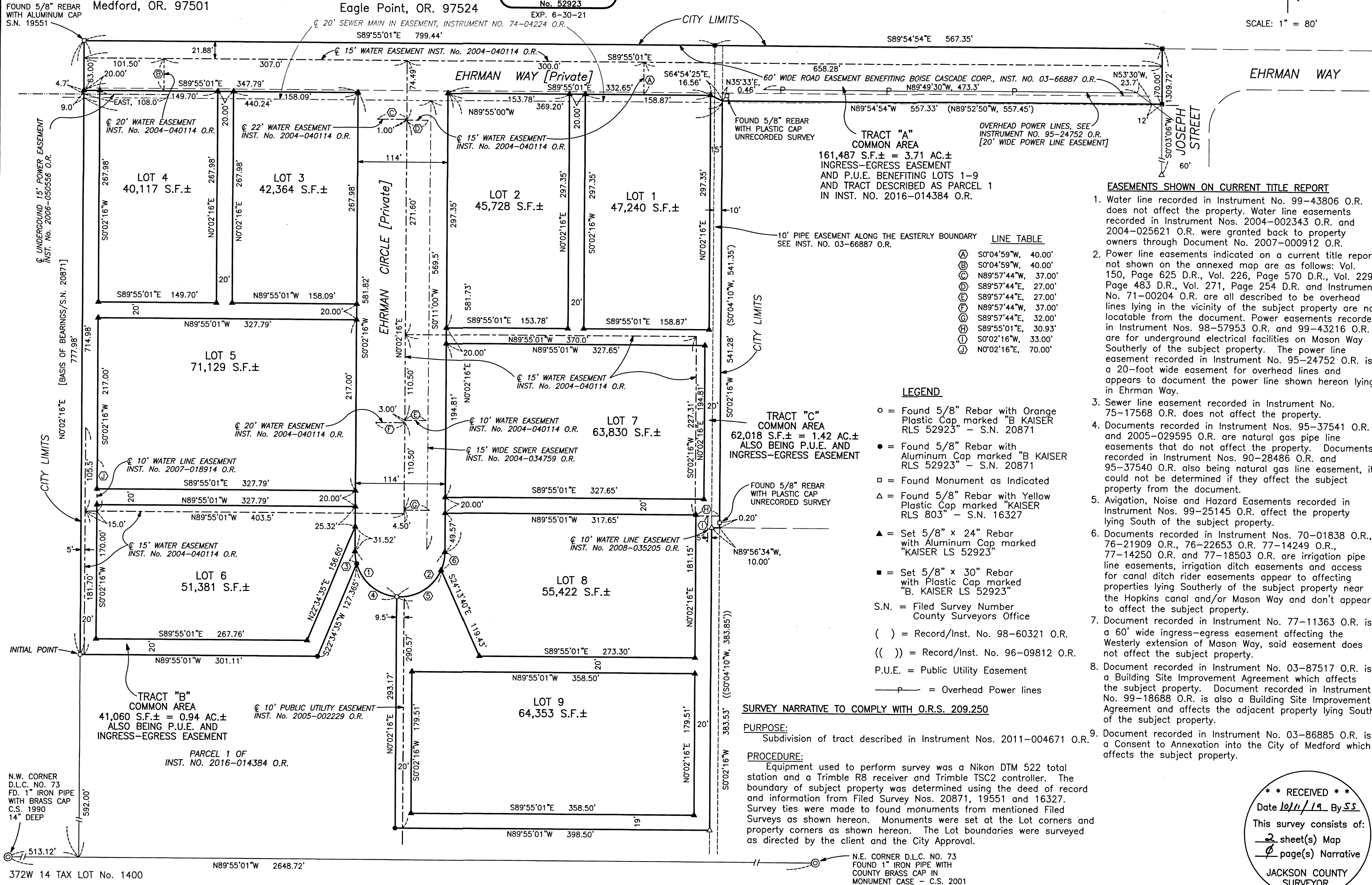
Δ	R	L	LC
① 86°07'47"	57.00'	85.865'	S43°01'38"E, 77.84'
② 93°52'13"	57.00'	93.386'	N46°58'22"E, 83.286'
③ 15°45'59"	57.00'	15.685'	S75°04'44"E, 15.635'
④ 70°21'48"	57.00'	70.00'	N50°54'37"W, 65.683'
⑤ 70°21'48"	57.00'	70.00'	S58°43'35"W, 65.683'
⑥ 23°30'25"	57.00'	23.386'	S11°47'28"W, 23.20'

I HEREBY CERTIFY THAT THIS IS AN
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Bary D. Kaiser
SURVEYOR



SCALE: 1" = 80'



LINE TABLE

Ⓐ	S0°04'59"W, 40.00'
Ⓑ	S0°04'59"W, 40.00'
Ⓒ	N89°57'44"W, 37.00'
Ⓓ	S89°57'44"E, 27.00'
Ⓔ	S89°57'44"E, 27.00'
Ⓕ	N89°57'44"W, 37.00'
Ⓖ	S89°57'44"E, 32.00'
Ⓗ	S89°55'01"E, 30.93'
Ⓙ	S0°02'16"W, 33.00'
Ⓚ	N0°02'16"E, 70.00'

LEGEND

- = Found 5/8" Rebar with Orange Plastic Cap marked "B KAISER RLS 52923" - S.N. 20871
- = Found 5/8" Rebar with Aluminum Cap marked "B KAISER RLS 52923" - S.N. 20871
- = Found Monument as Indicated
- △ = Found 5/8" Rebar with Yellow Plastic Cap marked "KAISER RLS 803" - S.N. 16327
- ▲ = Set 5/8" x 24" Rebar with Aluminum Cap marked "KAISER LS 52923"
- = Set 5/8" x 30" Rebar with Plastic Cap marked "B. KAISER LS 52923"
- S.N. = Filed Survey Number County Surveyors Office
- () = Record/Inst. No. 98-60321 O.R.
- (()) = Record/Inst. No. 96-09812 O.R.
- P.U.E. = Public Utility Easement
- P— = Overhead Power lines

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

PURPOSE:
Subdivision of tract described in Instrument Nos. 2011-004671 O.R.

PROCEDURE:
Equipment used to perform survey was a Nikon DTM 522 total station and a Trimble R8 receiver and Trimble TSC2 controller. The boundary of subject property was determined using the deed of record and information from Filed Survey Nos. 20871, 19551 and 16327. Survey ties were made to found monuments from mentioned Filed Surveys as shown hereon. Monuments were set at the Lot corners and property corners as shown hereon. The Lot boundaries were surveyed as directed by the client and the City Approval.

EASEMENTS SHOWN ON CURRENT TITLE REPORT

1. Water line recorded in Instrument No. 99-43806 O.R. does not affect the property. Water line easements recorded in Instrument Nos. 2004-002343 O.R. and 2004-025621 O.R. were granted back to property owners through Document No. 2007-000912 O.R.
2. Power line easements indicated on a current title report not shown on the annexed map are as follows: Vol. 150, Page 625 D.R., Vol. 226, Page 570 D.R., Vol. 229, Page 483 D.R., Vol. 271, Page 254 D.R. and Instrument No. 71-00204 O.R. are all described to be overhead lines lying in the vicinity of the subject property are not locatable from the document. Power easements recorded in Instrument Nos. 98-57953 O.R. and 99-43216 O.R. are for underground electrical facilities on Mason Way Southerly of the subject property. The power line easement recorded in Instrument No. 95-24752 O.R. is a 20-foot wide easement for overhead lines and appears to document the power line shown hereon lying in Ehrman Way.
3. Sewer line easement recorded in Instrument No. 75-17568 O.R. does not affect the property.
4. Documents recorded in Instrument Nos. 95-37541 O.R. and 2005-029595 O.R. are natural gas pipe line easements that do not affect the property. Documents recorded in Instrument Nos. 90-28486 O.R. and 95-37540 O.R. also being natural gas line easement, it could not be determined if they affect the subject property from the document.
5. Avigation, Noise and Hazard Easements recorded in Instrument Nos. 99-25145 O.R. affect the property lying South of the subject property.
6. Documents recorded in Instrument Nos. 70-01838 O.R., 76-21909 O.R., 76-22653 O.R. 77-14249 O.R., 77-14250 O.R. and 77-18503 O.R. are irrigation pipe line easements, irrigation ditch easements and access for canal ditch rider easements appear to affecting properties lying Southerly of the subject property near the Hopkins canal and/or Mason Way and don't appear to affect the subject property.
7. Document recorded in Instrument No. 77-11363 O.R. is a 60' wide ingress-egress easement affecting the Westerly extension of Mason Way, said easement does not affect the subject property.
8. Document recorded in Instrument No. 03-87517 O.R. is a Building Site Improvement Agreement which affects the subject property. Document recorded in Instrument No. 99-18688 O.R. is also a Building Site Improvement Agreement and affects the adjacent property lying South of the subject property.
9. Document recorded in Instrument No. 03-86885 O.R. is a Consent to Annexation into the City of Medford which affects the subject property.

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0 page(s) Narrative
JACKSON COUNTY
SURVEYOR