

SURVEY FOR:
WILLPOWER ELECTRIC LLC
4115 S. PACIFIC HWY.
MEDFORD, OR 97501

SURVEY BY:
L.J. FRIAR & ASSOCIATES, P.C.
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DATE:
JANUARY 9, 2020

MAP OF SURVEY

In Lot 1 of EHRMAN WAREHOUSE INDUSTRIAL DISTRICT
& located in the S.E. 1/4 of Sec. 14, T.37S., R.2W., W.M.
City of Medford Jackson County, Oregon

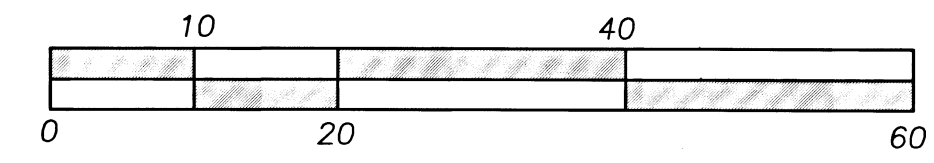
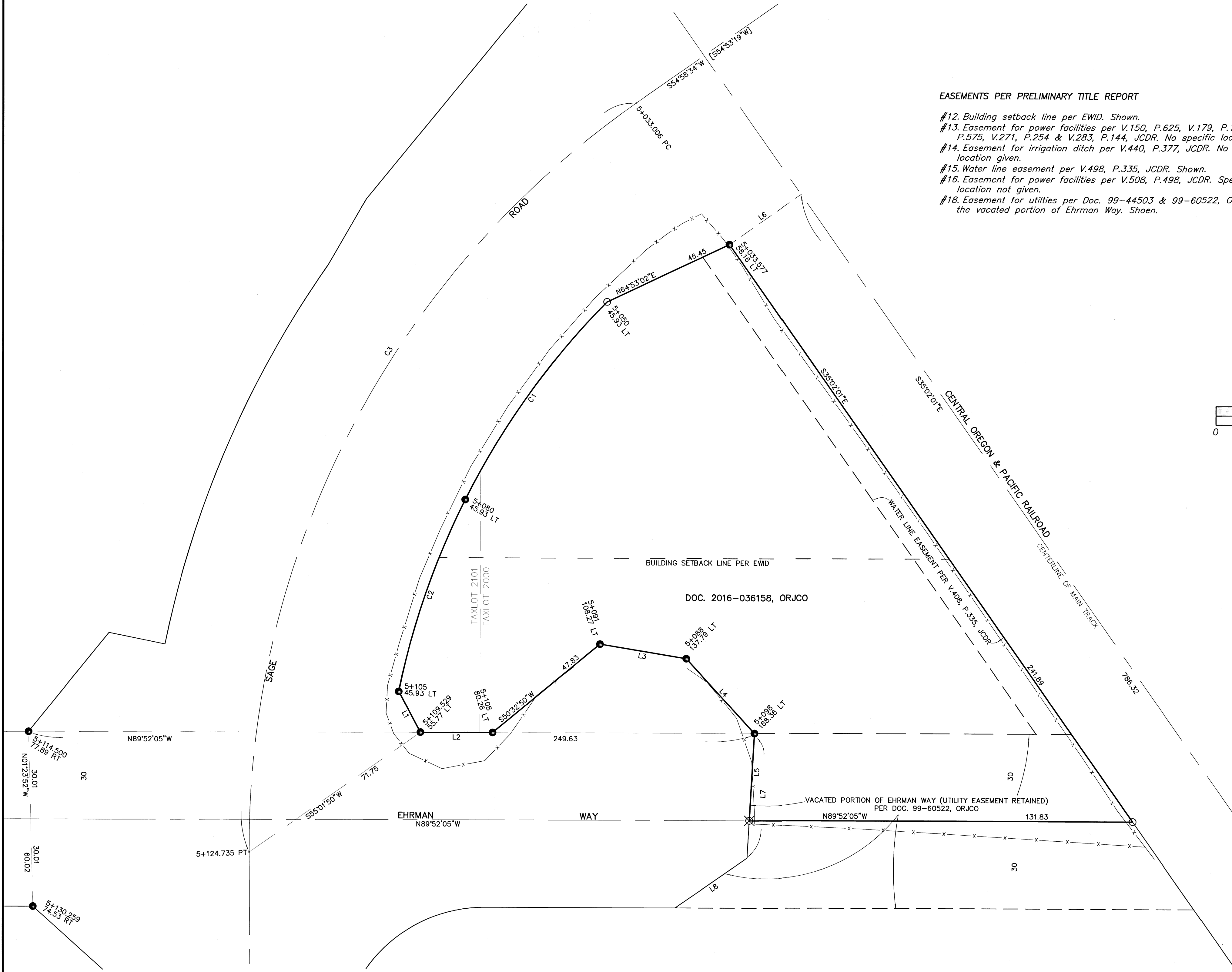
- LEGEND:**
- = FD. ALUM CAP PER FS18740.
 - ⊙ = FD. 5/8" IRON PIN PER FS14296.
 - ⊗ = FD. COPPER MONUMENT IN CONCRETE MKD. AS SHOWN PER FS22872.
 - = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
 - ⊗ = SET 2" BRASS WASHER MKD. L.J. FRIAR & ASSOC. & 4" MAG SPIKE IN ASPHALT
- JCDR = JACKSON COUNTY DEED RECORDS.
ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
FS = FILED SURVEY #.
-X- = FENCE LINE.
C1/L1 = SEC COURSE DATA TABLE.
[] = RECORD DATA PER FS18740.
EWID = EHRMAN WAREHOUSES INDUSTRIAL DISTRICT.

BASIS OF BEARINGS:
SURVEY NO. 22872.
SCALE: 1" = 20' UNIT OF MEASUREMENT = FEET

EASEMENTS PER PRELIMINARY TITLE REPORT

- #12. Building setback line per EWID. Shown.
- #13. Easement for power facilities per V.150, P.625, V.179, P.150, V.226, P.575, V.271, P.254 & V.283, P.144, JCDR. No specific location given.
- #14. Easement for irrigation ditch per V.440, P.377, JCDR. No specific location given.
- #15. Water line easement per V.498, P.335, JCDR. Shown.
- #16. Easement for power facilities per V.508, P.498, JCDR. Specific location not given.
- #18. Easement for utilities per Doc. 99-44503 & 99-60522, ORJCO over the vacated portion of Ehrman Way. Shoen.

COURSE DATA TABLE				
NUM	DELTA	ARC	RADIUS	CHORD
C1	18°05'36"	83.92	265.75	S35°40'54"W 83.57
C2	15°04'40"	69.93	265.75	S19°05'46"W 69.73
C3	55°19'23"	300.95	311.68	S27°18'52"W 289.39
	[55°19'23"]	[300.95]	[311.68]	
NUM	BEARING	DISTANCE		
L1	S28°07'20"E	15.86		
L2	S89°52'04"E	24.80		
L3	S80°30'08"E	30.12		
L4	S42°32'30"E	34.79		
L5	S03°24'55"W	30.05		
L6	N54°57'59"E	30.00		
L7	S03°24'55"W	42.84		
L8	S55°16'08"W	30.15		



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

PURPOSE: TO SURVEY AND MONUMENT THE CORNERS OF THAT TRACT SET FORTH IN DOC. 2016-036158, ORJCO.

PROCEDURE: USING TRIMBLE R8 G.P.S. RECEIVERS, MADE TIES TO MONUMENTS OF RECORD AS SHOWN HEREON TO CONTROL THE R/W AND THE SUBJECT TRACT. HELD THE MONUMENTS PER FS18740 AS THE PROPERTY LINES CONVEYED PER DOC. 98-02144, ORJCO. AS MOST IF NOT ALL MONUMENTS PER EHRMAN WAREHOUSES INDUSTRIAL DISTRICT ALONG EHRMAN WAY ARE MISSING, I HELD THE MONUMENTS PER FS18740 ALONG THE NORTH LINE OF EHRMAN WAY AS THE BEST AVAILABLE EVIDENCE OF SAID LINE. OFFSET THIS LINE 30 FEET TO POSITION THE OLD CENTERLINE OF EHRMAN WAY BEING THE SAME AS THE PROPERTY LINE PER THE VACATION SET FORTH IN DOC. 99-60522, ORJCO. THE DESTROYED MONUMENT ALONG SAGE ROAD PER FS18740 WAS POSITIONED USING MAP RECORD DATA PER FS18740. SET MONUMENTS AS SHOWN HEREON.

REGISTERED PROFESSIONAL LAND SURVEYOR
J. Friar
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE: 6-30-21

FILED
Date 2/12/2020 By PE
This Survey Consists Of:
1 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR