

LAND PARTITION SURVEY PROPERTY LINE ADJUSTMENT PARTITION PLAT NO. P-29-2020

SURVEY FOR:
INTERSTATE FIVE INVESTORS

P.O. BOX 3486
PORTLAND, OREGON 97208

LOCATED IN THE NORTHWEST QUARTER OF SECTION 10,
TOWNSHIP 38 SOUTH, RANGE 1 WEST,
WILLAMETTE MERIDIAN,
CITY OF PHOENIX, JACKSON COUNTY, OREGON

DRAWING INDEX

SHEET	DESCRIPTION
1	DECLARATIONS/CERTIFICATE
2	BOUNDARY
3	RIGHT OF WAY/EASEMENTS
4	ALIGNMENT CONTROL DIAGRAM

RECORDING:

FILED FOR RECORD THIS 15th DAY OF October, 2020,
AT 9:32 O'CLOCK, A.M. AND RECORDED AS
PARTITION PLAT NO. P-29-2020 OF THE RECORDS
OF PARTITION PLATS IN JACKSON COUNTY, OREGON,
INDEX VOLUME 31, PAGE 29

Christina D. Walker COUNTY CLERK
Jenya S. Morgan DEPUTY

COUNTY SURVEYOR FILE NO. 23160

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

PURPOSE: TO SURVEY AND PARTITION THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 88-27455 AND 2015-003893 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, ALSO TO PERFORM A PROPERTY LINE ADJUSTMENT TO ELIMINATE THE BOUNDARY LINE BETWEEN, AND INCORPORATE THAT TRACT OF LAND DESCRIBED IN SAID 2015-003893 INSTRUMENT AS EXHIBIT "B" TO BE TRADED AND SHOWN ON SHEETS 11 AND 12 IN SAID INSTRUMENT, INTO THE ADJACENT PROPERTY AS SHOWN HEREIN. THIS PROPERTY LINE ADJUSTMENT WAS NECESSARY TO SATISFY THE DEFINITIONS PER OREGON REVISED STATUTES (ORS) 92.010 (9)(d)(e), AND WAS APPROVED BY THE CITY OF PHOENIX.

PROCEDURE: USING A TRIMBLE S6 TOTAL STATION AND TRIMBLE R-10 GPS RECEIVERS, I RECOVERED AND TIED THE EXISTING MONUMENTS OF RECORD AS SHOWN HEREIN. THE EAST LINE OF THE SUBJECT PROPERTY WAS CREATED BY BOUNDARY LINE AGREEMENT PER INST. NO. 87-27216 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON (JCOR). TO ESTABLISH THE EAST LINE OF THE SUBJECT PROPERTY, I HOLD THE RECOVERED 5/8" IRON PIN PER SURVEY NUMBER (S/N) 3527 ON THE NORTH LINE OF DONATION LAND CLAIM (DLC) NO. 42 AND THE RECOVERED 5/8" IRON PIN WITH YELLOW PLASTIC CAP SET ON THE SOUTH LINE OF S/N 16536 AND USE A DISTANCE/DISTANCE INTERSECTION HOLDING RECORD DISTANCES PER S/N 16536.

THE WEST LINE OF THE SUBJECT PROPERTY WAS CREATED BY BOUNDARY LINE AGREEMENT PER INST. NO. 87-27215 JCOR. TO ESTABLISH THE WEST LINE OF THE SUBJECT PROPERTY, I HOLD THE OREGON DEPARTMENT OF TRANSPORTATION (ODOT) RECORD POSITION FOR THE NORTHWEST CORNER OF THE SUBJECT PROPERTY, A 5/8" IRON ROD ORIGINALLY ESTABLISHED ON S/N 3527 AND CALLED FOR AS THE TRUE POINT OF BEGINNING IN SAID INST. NO. SAID CORNER WAS TIED BY ODOT ON 04-20-2010 AND IS SHOWN AS POINT #1174 ON S/N 22564. I ALSO HOLD THE ODOT RECORD POSITION FOR THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY, A 5/8" IRON ROD ORIGINALLY ESTABLISHED ON S/N 3527 AND RE-ESTABLISHED ON S/N 19152, AND CALLED FOR IN SAID INST. NO. SAID CORNER WAS TIED BY ODOT ON 04-20-2010 AND IS SHOWN AS POINT # 1173 ON S/N 22564. SAID RECORD POSITIONS BEING THE BEST REPRESENTATION OF THE POSITIONS OF THE OBLITERATED CORNERS.

ROAD ALIGNMENT CENTERLINES SHOWN HEREIN WERE DETERMINED BY HOLDING RECORD ODOT DIMENSIONS PER S/N 22564 AND DESCRIBED IN DOCUMENT NUMBER 2015-003893, JCOR, AND CONSTRAINING SAID ALIGNMENTS TO THE RECOVERED NE CORNER OF DLC NO. 42 AND BRASS CAP MONUMENTS IN THE CENTERLINE OF PACIFIC HWY NO. 1 (I-5) AS SHOWN HEREIN. THESE RECOVERED MONUMENTS FIT VERY WELL WITH THE ODOT DIMENSIONS PER S/N 22564.

ODOT ACQUIRED ADDITIONAL RIGHT-OF-WAY ALONG THE RELOCATED NORTH PHOENIX ROAD AND GROVE ROAD (RELOCATED SOUTH PHOENIX ROAD) PER STIPULATED GENERAL JUDGMENT IN THE CIRCUIT COURT OF THE STATE OF OREGON AS CASE NO. 13-CV-03318, RECORDED AS DOCUMENT NUMBER 2015-003893, JCOR, AND DESCRIBED AS EXHIBIT A, PARCEL 1 IN SAID DOCUMENT. THE RIGHT-OF-WAY WAS MONUMENTED ON SAID S/N 22564. SAID MONUMENTS WERE RECOVERED AND HELD FOR THE POSITION OF THE SOUTH RIGHT-OF-WAY LINE OF GROVE ROAD AS WELL AS THE EAST AND WEST RIGHT-OF-WAY LINES OF THE RELOCATED NORTH PHOENIX ROAD.

ON APRIL 21, 1950, MARTIN LUTHER, JR. AND JEANNE LOUISE LUTHER TOOK TITLE TO THAT TRACT OF LAND DESCRIBED IN VOL. 367, PG. 83, DEED RECORDS, JACKSON COUNTY, OREGON, ON MARCH 16, 1961, THE STATE OF OREGON, BY AND THROUGH ITS STATE HIGHWAY COMMISSION, PURCHASED TWO PARCELS OVER THE SOUTHERLY PORTION OF THE LUTHER'S PROPERTY, ON DECEMBER 31, 1987 THE EAST LINE OF THE LUTHER'S PROPERTY WAS RELOCATED PER BOUNDARY LINE AGREEMENT, INSTRUMENT NO. 87-27216, JCOR. THE EAST LINE OF THAT TRACT OF LAND DESCRIBED AS EXHIBIT B, "TO BE TRADED" IN DOCUMENT 2015-003893, JCOR WAS ESTABLISHED BY HOLDING THE DEED RECORD OF 1603.8 FEET WESTERLY ALONG THE NORTH LINE OF DLC NO. 42 AND THE RECOVERED 1-1/2" IRON PIPE SET ON S/N 3517, AND EXTENDING SAID LINE AS SHOWN HEREIN. THE NORTH RIGHT-OF-WAY LINE OF FERN VALLEY ROAD WAS MONUMENT ON SAID S/N 22564. THESE MONUMENTS WERE RECOVERED AND HELD FOR THE POSITION OF SAID LINE AND FOR THE SOUTHERLY PROPERTY LINE OF SAID TRACT DESCRIBED IN SAID EXHIBIT B.

TERRASURVEY, INC.

PROFESSIONAL LAND SURVEYORS

274 FOURTH STREET
ASHLAND, OREGON 97520

(541) 482-6474
terrain@bisp.net

JOB NO. 1316-20



I HEREBY CERTIFY THAT THIS PLAT IS AN EXACT COPY OF THE ORIGINAL.
[Signature]
PHILIP J. DROSSOS, PLS 90718

Renewal 12-31-21

SHEET 1 OF 4

SURVEYOR'S CERTIFICATE

I, PHILIP J. DROSSOS, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, NO. 90718, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, AS PROVIDED BY LAW, THE TRACT OF LAND SHOWN HEREIN AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE SAME, THE FOLLOWING BEING AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES:

THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 88-27455 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, LOCATED IN THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 38 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 2-1/2" BRASS CAPPED IRON PIPE MONUMENTING THE NORTHEAST CORNER OF DONATION LAND CLAIM NO. 42 LOCATED IN TOWNSHIP 38 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON; THENCE NORTH 89°51'09" WEST ALONG THE NORTH LINE OF SAID DONATION LAND CLAIM, A DISTANCE OF 1614.06 (RECORD 1614.08 FEET) FEET TO A 5/8" IRON PIN MARKING THE EASTERLY MOST NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN INSTRUMENT NO. 87-03408, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON; THENCE SOUTH 00°07'22" WEST ALONG THE EAST LINE OF SAID TRACT, A DISTANCE OF 236.00 FEET; THENCE CONTINUE ALONG SAID EAST LINE SOUTH 00°07'22" WEST, A DISTANCE OF 20.00 FEET TO A POINT BEING THE SOUTHEAST CORNER OF SAID TRACT AND BEING THE NORTHERLY POINT OF BEGINNING OF THAT BOUNDARY LINE DESCRIBED IN BOUNDARY LINE AGREEMENT DOCUMENT NO. 87-27216, SAID OFFICIAL RECORDS; THENCE CONTINUE SOUTH 00°07'22" WEST ALONG SAID BOUNDARY LINE AGREEMENT LINE, A DISTANCE OF 1093.19 FEET TO THE SOUTHERLY MOST CORNER OF THAT BOUNDARY LINE DESCRIBED IN SAID BOUNDARY LINE AGREEMENT AND BEING A POINT ON THE NORTHERLY LINE OF THAT TRACT OF LAND DESCRIBED IN VOLUME 504, PAGE 108 AS PARCEL NO. 2, SAID OFFICIAL RECORDS AND BEING THE POINT OF BEGINNING; THENCE NORTH 89°57'09" EAST ALONG SAID NORTHERLY LINE TO A POINT ON THE NORTH LINE OF THAT TRACT OF LAND DESCRIBED IN VOLUME 504, PAGE 108 AS PARCEL NO. 1, SAID OFFICIAL RECORDS; THENCE ALONG SAID NORTHERLY LINE TO SAID PARCEL NO. 1 NORTH 75°42'21" WEST, A DISTANCE OF 321.42 FEET; THENCE CONTINUE ON SAID NORTHERLY LINE NORTH 62°43'41" WEST, A DISTANCE OF 109.75 FEET TO THE SOUTHERLY CORNER OF THAT BOUNDARY LINE DESCRIBED IN BOUNDARY LINE AGREEMENT DOCUMENT NO. 87-27215 AND BEING THE SOUTHEAST CORNER OF LOT 4 PACIFIC-OREGON SUBDIVISION, FILED AS SURVEY NUMBER 19152 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR, OREGON; THENCE NORTH 00°07'25" EAST ALONG SAID BOUNDARY LINE AGREEMENT LINE AND THE EAST LINE OF SAID LOT 4, A DISTANCE OF 984.99 FEET TO THE NORTHERLY TRUE POINT OF BEGINNING OF SAID BOUNDARY LINE AGREEMENT AND BEING THE SOUTHWEST CORNER OF SAID TRACT OF LAND DESCRIBED IN INSTRUMENT NO. 87-03408, SAID OFFICIAL RECORDS; THENCE SOUTH 89°49'59" EAST (RECORD SOUTH 89°51'09" EAST), A DISTANCE OF 305.92 FEET (RECORD 305.95 FEET) TO THE NORTHEAST CORNER OF AN EXISTING ROAD EASEMENT DESCRIBED IN INSTRUMENT NO. 86-23686, SAID OFFICIAL RECORDS; THENCE SOUTH 00°12'51" WEST, ALONG THE EAST LINE OF SAID ROAD EASEMENT, A DISTANCE OF 20.00 FEET; THENCE LEAVING SAID EAST EASEMENT LINE, SOUTH 89°51'09" EAST, A DISTANCE OF 267.08 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°07'22" WEST, A DISTANCE OF 1093.19 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING:

THAT TRACT OF LAND DESCRIBED AS EXHIBIT A, PARCEL 1, INSTRUMENT NO. 2015-003893, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON. ALSO, THAT PORTION OF THAT TRACT OF LAND DESCRIBED IN INSTRUMENT NO. 88-27455 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON LYING NORTHERLY OF THE CENTERLINE OF THE RELOCATED SOUTH PHOENIX ROAD AS DESCRIBED IN SAID INSTRUMENT NO. 2015-003893, MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT A 2-1/2" BRASS CAPPED IRON PIPE MONUMENTING THE NORTHEAST CORNER OF DONATION LAND CLAIM NO. 42 LOCATED IN TOWNSHIP 38 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON; THENCE NORTH 89°51'09" WEST ALONG THE NORTH LINE OF SAID DONATION LAND CLAIM, A DISTANCE OF 1614.06 (RECORD 1614.08 FEET) FEET TO A 5/8" IRON PIN MARKING THE EASTERLY MOST NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN INSTRUMENT NO. 87-03408, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON; THENCE SOUTH 00°07'22" WEST ALONG THE EAST LINE OF SAID TRACT, A DISTANCE OF 236.00 FEET; THENCE CONTINUE ALONG SAID EAST LINE SOUTH 00°07'22" WEST, A DISTANCE OF 20.00 FEET TO A POINT BEING THE SOUTHEAST CORNER OF SAID TRACT AND THE NORTHERLY POINT OF BEGINNING OF THAT BOUNDARY LINE DESCRIBED IN BOUNDARY LINE AGREEMENT DOCUMENT NO. 87-27216, SAID OFFICIAL RECORDS AND BEING THE POINT OF BEGINNING; THENCE SOUTH 00°07'22" WEST ALONG SAID BOUNDARY LINE AGREEMENT LINE, A DISTANCE OF 168.52 FEET TO A POINT ON THE SOUTH LINE OF THE RELOCATED SOUTH PHOENIX ROAD AS DESCRIBED IN INSTRUMENT NO. 2015-003893 SAID OFFICIAL RECORDS; THENCE ALONG THE SOUTH LINE OF SAID RELOCATED SOUTH PHOENIX ROAD THROUGH THE FOLLOWING COURSES: NORTH 62°30'01" WEST, A DISTANCE OF 80.92 FEET TO A 5/8" IRON PIN; THENCE NORTH 71°39'29" WEST, A DISTANCE OF 91.43 FEET TO A 5/8" IRON PIN; THENCE NORTH 79°09'07" WEST, A DISTANCE OF 91.28 FEET TO A 5/8" IRON PIN; THENCE SOUTH 67°39'48" WEST, A DISTANCE OF 53.52 FEET TO A 5/8" IRON PIN ON THE EAST LINE OF THE RELOCATED NORTH PHOENIX ROAD AS DESCRIBED IN SAID INSTRUMENT NO. 2015-003893; THENCE ALONG THE EAST LINE OF SAID RELOCATED NORTH PHOENIX ROAD AS DESCRIBED IN SAID INSTRUMENT NO. 2015-003893 THROUGH THE FOLLOWING COURSES: SOUTH 17°49'28" EAST, A DISTANCE OF 109.06 FEET TO A 5/8" IRON PIN; THENCE SOUTH 06°04'02" EAST, A DISTANCE OF 114.49 FEET TO A 5/8" IRON PIN; THENCE SOUTH 04°17'37" WEST, A DISTANCE OF 147.58 FEET TO A 5/8" IRON PIN; THENCE SOUTH 05°19'25" EAST, A DISTANCE OF 84.46 FEET; THENCE SOUTH 10°25'29" WEST, A DISTANCE OF 120.59 FEET TO A 5/8" IRON PIN; THENCE SOUTH 21°59'57" WEST, A DISTANCE OF 91.65 FEET TO A 5/8" IRON PIN; THENCE SOUTH 35°22'33" WEST, A DISTANCE OF 91.73 FEET TO A 5/8" IRON PIN; THENCE SOUTH 42°02'58" WEST, A DISTANCE OF 134.98 FEET TO A 5/8" IRON PIN; THENCE SOUTH 26°37'53" WEST, A DISTANCE OF 81.74 FEET TO A 5/8" IRON PIN ON THE NORTH LINE OF THAT TRACT OF LAND DESCRIBED IN VOLUME 504, PAGE 108 AS PARCEL NO. 1, DEED RECORDS OF JACKSON COUNTY, OREGON; THENCE ALONG SAID NORTH LINE NORTH 62°43'41" WEST, A DISTANCE OF 93.31 FEET TO THE SOUTHERLY CORNER OF THAT BOUNDARY LINE DESCRIBED IN BOUNDARY LINE AGREEMENT DOCUMENT NO. 87-27215 AND BEING THE SOUTHEAST CORNER OF LOT 4 PACIFIC-OREGON SUBDIVISION, FILED AS SURVEY NUMBER 19152 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR, OREGON; THENCE NORTH 00°07'25" EAST ALONG SAID BOUNDARY LINE AGREEMENT LINE AND THE EAST LINE OF SAID LOT 4, A DISTANCE OF 263.47 FEET; THENCE ALONG THE WEST LINE OF SAID RELOCATED NORTH PHOENIX ROAD AS DESCRIBED IN SAID INSTRUMENT NO. 2015-003893 THROUGH THE FOLLOWING COURSES: NORTH 46°18'04" EAST, A DISTANCE OF 7.86 FEET TO A 5/8" IRON PIN; THENCE NORTH 20°12'41" EAST, A DISTANCE OF 30.03 FEET TO A 5/8" IRON PIN; THENCE NORTH 48°01'44" EAST, A DISTANCE OF 121.05 FEET TO A 5/8" IRON PIN; THENCE NORTH 26°02'27" EAST, A DISTANCE OF 151.11 FEET TO A 5/8" IRON PIN; THENCE NORTH 02°32'43" WEST, A DISTANCE OF 116.19 FEET TO A 5/8" IRON PIN; THENCE NORTH 08°33'42" WEST, A DISTANCE OF 88.29 FEET TO A 5/8" IRON PIN; THENCE NORTH 17°49'28" WEST, A DISTANCE OF 83.89 FEET TO A 5/8" IRON PIN; THENCE NORTH 27°12'05" WEST, A DISTANCE OF 90.42 FEET TO A 5/8" IRON PIN; THENCE NORTH 52°45'39" WEST, A DISTANCE OF 30.41 FEET TO A 5/8" IRON PIN; THENCE SOUTH 89°53'29" WEST TO A POINT ON SAID BOUNDARY LINE AGREEMENT LINE AND THE EAST LINE OF SAID LOT 4, A DISTANCE OF 61.51 FEET; THENCE NORTH 00°07'25" EAST ALONG SAID BOUNDARY LINE AGREEMENT LINE AND THE EAST LINE OF SAID LOT 4, A DISTANCE OF 89.23 FEET TO THE NORTHERLY POINT OF BEGINNING OF SAID BOUNDARY LINE AGREEMENT AND BEING THE SOUTHWEST CORNER OF SAID TRACT OF LAND DESCRIBED IN INSTRUMENT NO. 87-03408, SAID OFFICIAL RECORDS; THENCE SOUTH 89°49'59" EAST (RECORD SOUTH 89°51'09" EAST), A DISTANCE OF 305.92 FEET (RECORD 305.95 FEET) TO THE NORTHEAST CORNER OF AN EXISTING ROAD EASEMENT DESCRIBED IN INSTRUMENT NO. 86-23686, SAID OFFICIAL RECORDS; THENCE SOUTH 00°12'51" WEST, ALONG THE EAST LINE OF SAID ROAD EASEMENT, A DISTANCE OF 20.00 FEET; THENCE LEAVING SAID EAST EASEMENT LINE, SOUTH 89°51'09" EAST, A DISTANCE OF 267.08 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

THAT TRACT LAND DESCRIBED AS "TO BE TRADED", EXHIBIT B, INSTRUMENT NO. 2015-003893, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 2-1/2" BRASS CAPPED IRON PIPE MONUMENTING THE NORTHEAST CORNER OF DONATION LAND CLAIM NO. 42 LOCATED IN TOWNSHIP 38 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON; THENCE NORTH 89°51'09" WEST ALONG THE NORTH LINE OF SAID DONATION LAND CLAIM, A DISTANCE OF 1614.06 (RECORD 1614.08 FEET) FEET TO A 5/8" IRON PIN MARKING THE EASTERLY MOST NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN INSTRUMENT NO. 87-03408, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON; THENCE SOUTH 00°07'22" WEST ALONG THE EAST LINE OF SAID TRACT, A DISTANCE OF 236.00 FEET; THENCE CONTINUE ALONG SAID EAST LINE SOUTH 00°07'22" WEST, A DISTANCE OF 20.00 FEET TO A POINT BEING THE SOUTHEAST CORNER OF SAID TRACT AND BEING THE NORTHERLY POINT OF BEGINNING OF THAT BOUNDARY LINE DESCRIBED IN BOUNDARY LINE AGREEMENT DOCUMENT NO. 87-27216, SAID OFFICIAL RECORDS; THENCE CONTINUE SOUTH 00°07'22" WEST ALONG SAID BOUNDARY LINE AGREEMENT LINE, A DISTANCE OF 1093.19 FEET TO THE SOUTHERLY MOST CORNER OF THAT BOUNDARY LINE DESCRIBED IN SAID BOUNDARY LINE AGREEMENT AND BEING A POINT ON THE NORTHERLY LINE OF THAT TRACT OF LAND DESCRIBED IN VOLUME 504, PAGE 108 AS PARCEL NO. 2, SAID OFFICIAL RECORDS AND BEING THE POINT OF BEGINNING; THENCE SOUTH 89°57'09" EAST ALONG SAID NORTHERLY LINE, A DISTANCE OF 13.16 FEET TO A POINT ON THE WEST LINE OF THAT TRACT OF LAND DESCRIBED IN INSTRUMENT NO. 89-23701, SAID OFFICIAL RECORDS; THENCE SOUTH 00°00'02" EAST ALONG SAID WEST LINE, A DISTANCE OF 132.74 FEET TO A POINT ON THE NORTHERLY LINE OF FERN VALLEY ROAD AS DESCRIBED IN INSTRUMENT NO. 2015-003893, SAID OFFICIAL RECORDS; THENCE ALONG SAID NORTHERLY LINE THROUGH THE FOLLOWING COURSES: SOUTH 89°45'07" EAST, A DISTANCE OF 45.12 FEET; THENCE SOUTH 22°20'22" WEST, A DISTANCE OF 21.27 FEET; THENCE NORTH 89°45'07" WEST, A DISTANCE OF 135.00 FEET; THENCE NORTH 27°08'54" WEST, A DISTANCE OF 86.93 FEET; THENCE NORTH 82°22'40" WEST, A DISTANCE OF 121.00 FEET; THENCE NORTH 70°35'32" WEST, A DISTANCE OF 120.87 FEET; THENCE NORTH 21°22'12" WEST, A DISTANCE OF 112.87 FEET TO A POINT ON THE NORTHERLY LINE OF THAT TRACT OF LAND DESCRIBED IN VOLUME 504, PAGE 108, AS PARCEL NO. 1 DEED RECORDS, JACKSON COUNTY, OREGON; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING COURSES AND DISTANCES: SOUTH 62°43'41" EAST, A DISTANCE OF 16.44 FEET; THENCE SOUTH 75°42'21" EAST, A DISTANCE OF 321.42 FEET; THENCE SOUTH 89°57'09" EAST, A DISTANCE OF 163.69 FEET TO THE POINT OF BEGINNING.

[Signature] PHILIP J. DROSSOS, PLS 90718
DATE 07/28/2020

APPROVAL:

EXAMINED AND APPROVED THIS 5th DAY OF August, 2020
[Signature]
JACKSON COUNTY SURVEYOR

APPROVAL:

[Signature] 8/3/2020
CITY OF PHOENIX DEVELOPMENT SERVICES
FILE # MLP18-02 / LAND PARTITION

TAX STATEMENT:

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF 10/13/2020

ASSESSOR [Signature] AGENT DATE 10/13/2020
TAX COLLECTOR [Signature] Deputy DATE 10/13/2020

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS:

THAT INTERSTATE FIVE INVESTORS IS THE OWNER IN FEE SIMPLE OF THE LANDS SHOWN ON THIS PARTITION PLAT, MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND HAVE CAUSED SAID LANDS TO BE PARTITIONED INTO THE PARCELS AS SHOWN HEREIN. ALL BOUNDARY LINES ARE PLAINLY SET FORTH AND THIS PLAT IS A CORRECT REPRESENTATION OF THE PARTITION.

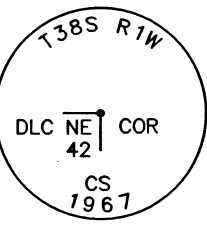
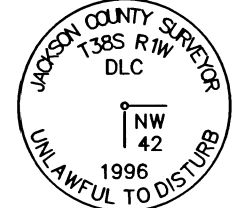
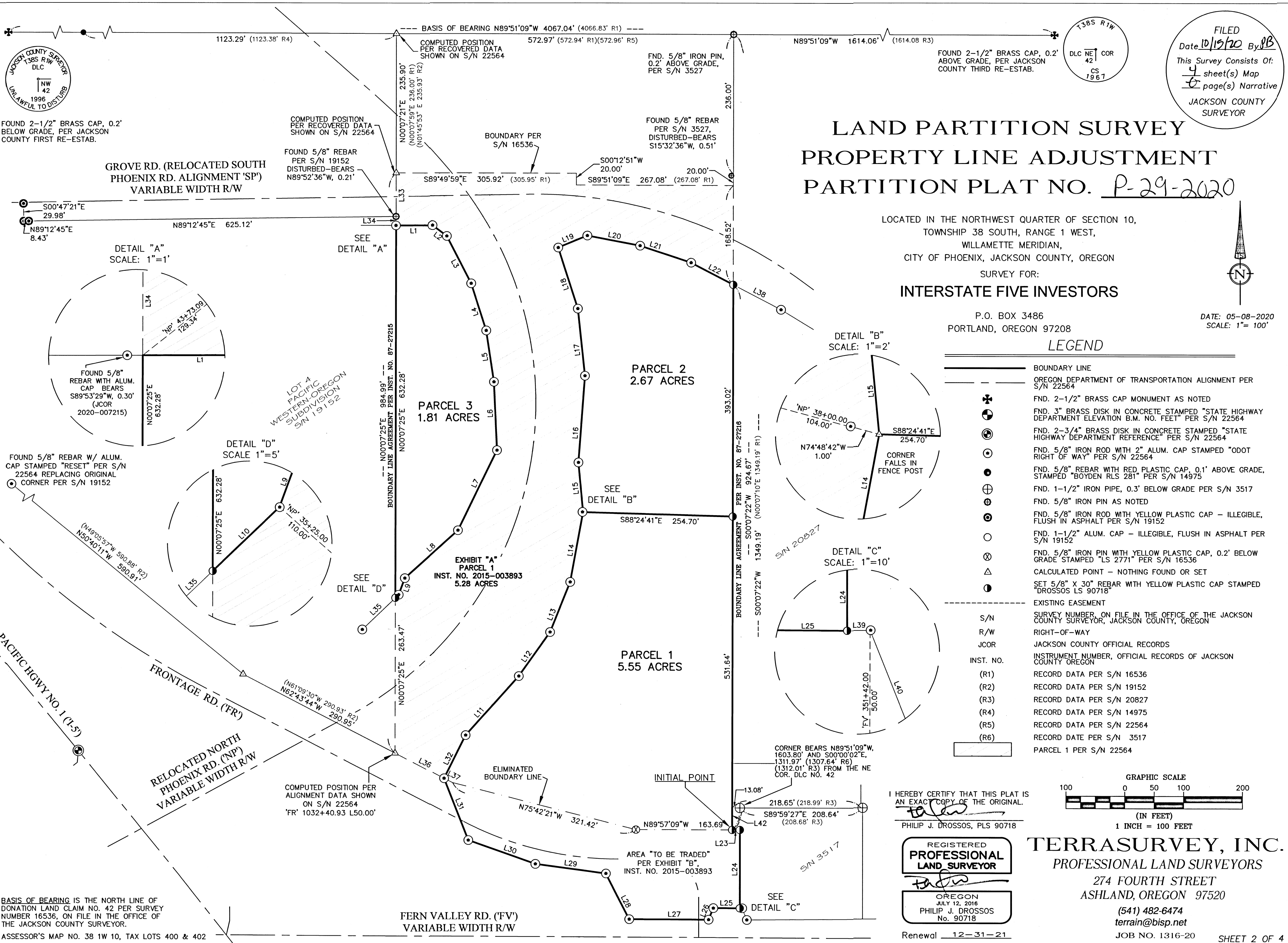
BY AFFIDAVIT OF CONSENT:

RECORDED AS INSTRUMENT NO. 2020-38134
OFFICIAL RECORDS, JACKSON COUNTY, OREGON

EASEMENTS OF RECORD

EASEMENTS SHOWN IN FIRST AMERICAN TITLE INSURANCE COMPANY ORDER NO. 7169-3094187 EFFECTIVE DATED MAY 22, 2020 ARE NOT LOCATABLE OR BLANKET IN NATURE AND ARE NOT SHOWN GRAPHICALLY ON THIS PARTITION PLAT.

- #4. TO - CALIFORNIA OREGON POWER COMPANY
FOR - TRANSMISSION AND DISTRIBUTION OF ELECTRICITY
RECORDED DECEMBER 3, 1936 VOLUME 210, PAGE 310
- #5. TO - STATE OF OREGON
FOR - LIMITED ACCESS PROVISIONS
RECORDED MARCH 21, 1961 VOLUME 504, PAGE 108
- #7. TO - PACIFIC POWER AND LIGHT COMPANY
FOR - TRANSMISSION AND DISTRIBUTION OF ELECTRICITY
RECORDED JUNE 5, 1970 AS DOCUMENT NUMBER 70-05701
- #12. TO - STATE OF OREGON
FOR - RIGHT OF ACCESS
PER STIPULATED GENERAL JUDGMENT, RECORDED AS DOCUMENT NUMBER 2015-003893



FILED
 Date 10/19/20 By JB
 This Survey Consists Of:
 4 sheet(s) Map
 6 page(s) Narrative
 JACKSON COUNTY SURVEYOR

LAND PARTITION SURVEY PROPERTY LINE ADJUSTMENT PARTITION PLAT NO. P-29-2020

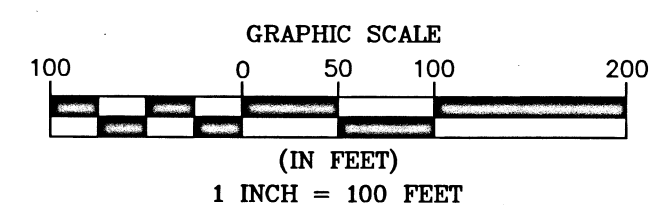
LOCATED IN THE NORTHWEST QUARTER OF SECTION 10,
 TOWNSHIP 38 SOUTH, RANGE 1 WEST,
 WILLAMETTE MERIDIAN,
 CITY OF PHOENIX, JACKSON COUNTY, OREGON
 SURVEY FOR:
INTERSTATE FIVE INVESTORS

P.O. BOX 3486
 PORTLAND, OREGON 97208

DATE: 05-08-2020
 SCALE: 1" = 100'

LEGEND

- BOUNDARY LINE
- - - OREGON DEPARTMENT OF TRANSPORTATION ALIGNMENT PER S/N 22564
- ✱ FND. 2-1/2" BRASS CAP MONUMENT AS NOTED
- ⊙ FND. 3" BRASS DISK IN CONCRETE STAMPED "STATE HIGHWAY DEPARTMENT ELEVATION B.M. NO. FEET" PER S/N 22564
- ⊙ FND. 2-3/4" BRASS DISK IN CONCRETE STAMPED "STATE HIGHWAY DEPARTMENT REFERENCE" PER S/N 22564
- ⊙ FND. 5/8" IRON ROD WITH 2" ALUM. CAP STAMPED "ODOT RIGHT OF WAY" PER S/N 22564
- ⊙ FND. 5/8" REBAR WITH RED PLASTIC CAP, 0.1' ABOVE GRADE, STAMPED "BOYDEN RLS 281" PER S/N 14975
- ⊕ FND. 1-1/2" IRON PIPE, 0.3' BELOW GRADE PER S/N 3517
- ⊕ FND. 5/8" IRON PIN AS NOTED
- ⊕ FND. 5/8" IRON ROD WITH YELLOW PLASTIC CAP - ILLEGIBLE, FLUSH IN ASPHALT PER S/N 19152
- ⊕ FND. 1-1/2" ALUM. CAP - ILLEGIBLE, FLUSH IN ASPHALT PER S/N 19152
- ⊕ FND. 5/8" IRON PIN WITH YELLOW PLASTIC CAP, 0.2' BELOW GRADE STAMPED "LS 2771" PER S/N 16536
- △ CALCULATED POINT - NOTHING FOUND OR SET
- SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP STAMPED "DROSSOS LS 90718"
- - - EXISTING EASEMENT
- S/N SURVEY NUMBER, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR, JACKSON COUNTY, OREGON
- R/W RIGHT-OF-WAY
- JCOR JACKSON COUNTY OFFICIAL RECORDS
- INST. NO. INSTRUMENT NUMBER, OFFICIAL RECORDS OF JACKSON COUNTY OREGON
- (R1) RECORD DATA PER S/N 16536
- (R2) RECORD DATA PER S/N 19152
- (R3) RECORD DATA PER S/N 20827
- (R4) RECORD DATA PER S/N 14975
- (R5) RECORD DATA PER S/N 22564
- (R6) RECORD DATA PER S/N 3517
- ▭ PARCEL 1 PER S/N 22564



I HEREBY CERTIFY THAT THIS PLAT IS AN EXACT COPY OF THE ORIGINAL.
 PHILIP J. DROSSOS, PLS 90718

REGISTERED PROFESSIONAL LAND SURVEYOR
 OREGON JULY 12, 2016
 PHILIP J. DROSSOS No. 90718

TERRASURVEY, INC.
 PROFESSIONAL LAND SURVEYORS
 274 FOURTH STREET
 ASHLAND, OREGON 97520
 (541) 482-6474
 terrain@bisp.net
 JOB NO. 1316-20

Renewal 12-31-21

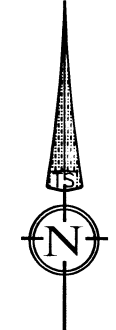
FILED
 Date 10/15/20 By [Signature]
 This Survey Consists Of:
 4 sheet(s) Map
 6 page(s) Narrative
 JACKSON COUNTY
 SURVEYOR

LAND PARTITION SURVEY PROPERTY LINE ADJUSTMENT PARTITION PLAT NO. P-29-2020

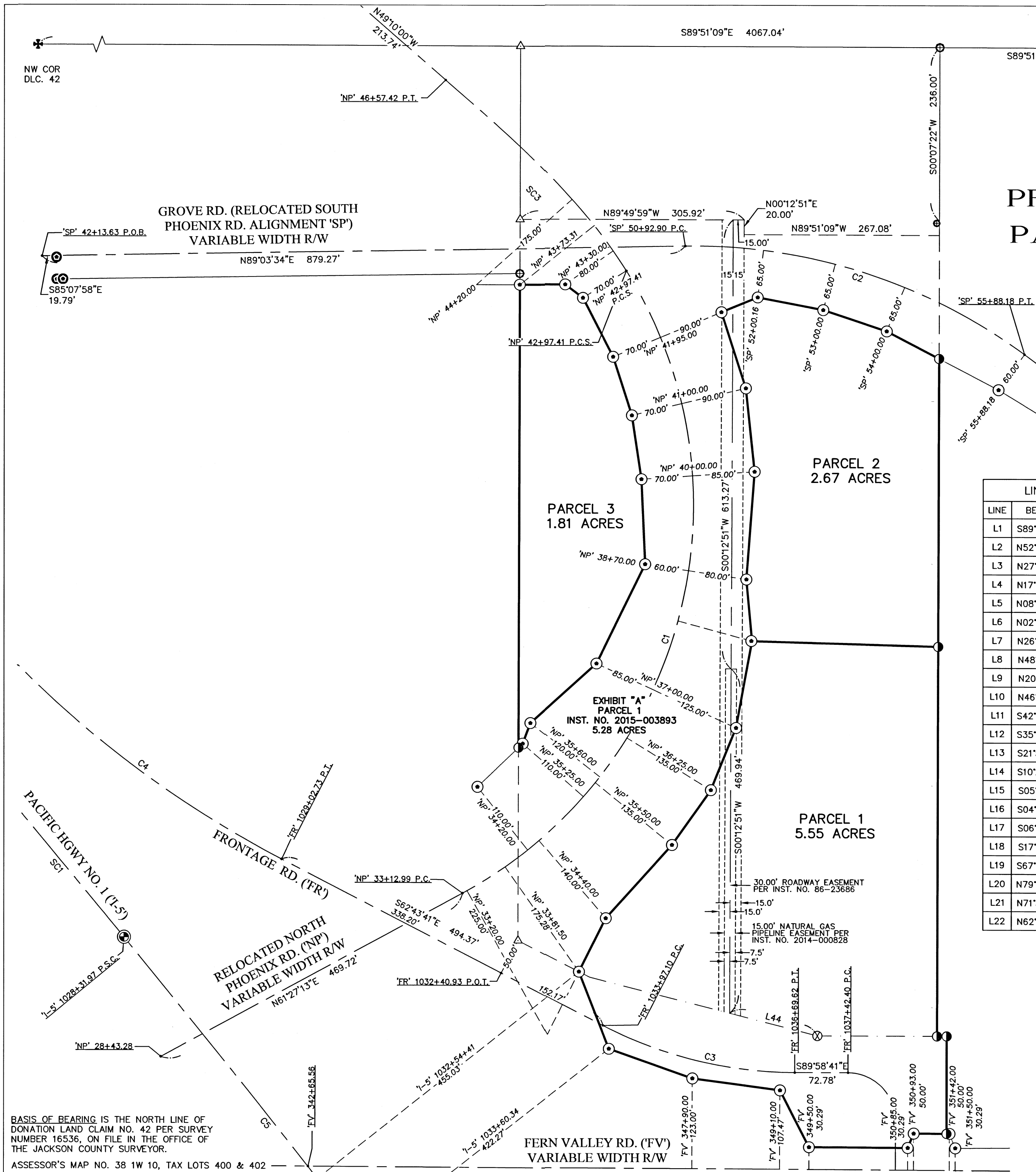
LOCATED IN THE NORTHWEST QUARTER OF SECTION 10,
 TOWNSHIP 38 SOUTH, RANGE 1 WEST,
 WILLAMETTE MERIDIAN,
 CITY OF PHOENIX, JACKSON COUNTY, OREGON

SURVEY FOR:
INTERSTATE FIVE INVESTORS

P.O. BOX 3486
 PORTLAND, OREGON 97208



DATE: 05-08-2020
 SCALE: 1" = 100'

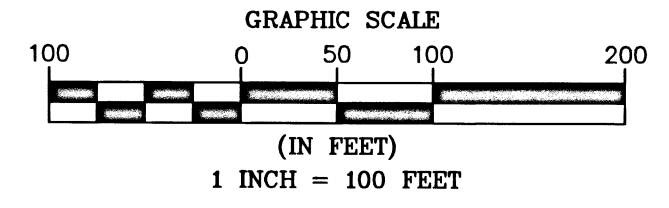


LINE	BEARING	DISTANCE
L1	S89°53'29"W	61.51'
L2	N52°45'39"W	30.41'
L3	N27°12'05"W	90.42'
L4	N17°49'28"W	83.89'
L5	N08°33'42"W	88.29'
L6	N02°32'43"W	116.19'
L7	N26°02'27"E	151.11'
L8	N48°01'44"E	121.05'
L9	N20°12'41"E	30.03'
L10	N46°18'04"E	7.86'
L11	S42°02'58"W	134.98'
L12	S35°22'33"W	91.73'
L13	S21°59'57"W	91.65'
L14	S10°25'29"W	120.59'
L15	S05°19'25"E	84.46'
L16	S04°17'37"W	147.58'
L17	S06°04'02"E	114.49'
L18	S17°49'28"E	109.06'
L19	S67°39'48"W	53.52'
L20	N79°09'07"W	91.28'
L21	N71°39'29"W	91.43'
L22	N62°30'01"W	80.92'

LINE	BEARING	DISTANCE
L23	S89°57'09"E	13.16'
L24	S00°00'02"E	132.74'
L25	N89°45'07"W	45.12'
L26	S22°20'22"W	21.27'
L27	N89°45'07"W	135.00'
L28	N27°08'54"W	86.93'
L29	N82°22'40"W	121.00'
L30	N70°35'32"W	120.87'
L31	N21°22'12"W	112.87'
L32	S26°37'53"W	81.74'
L33	N00°07'25"E	73.91'
L34	N00°07'25"E	15.32'
L35	N46°18'04"E	77.88'
L36	N62°43'41"W	93.31'
L37	N62°43'41"W	16.44'
L38	S62°30'01"E	91.50'
L39	S89°45'07"E	3.88'
L40	S21°50'36"E	21.27'
L42	S00°07'22"W	37.20'
L44	S75°42'21"E	123.85'

SPIRAL CHORD TABLE		
SPIRAL CHORD #	BEARING	DISTANCE
SC1	S39°38'23"E	250.00'
SC2	N37°10'47"W	250.00'
SC3	S43°28'17"E	358.57'

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	603.11	984.42	93°31'14"	878.72'	N14°41'36"E
C2	763.94	495.28	37°08'45"	486.65'	S72°22'04"E
C3	572.97	272.51	27°15'00"	269.94'	S76°21'11"E
C4	1432.38	574.60	22°59'03"	570.75'	S51°14'09"E
C5	22918.31	817.33	2°02'36"	817.29'	S38°24'35"E
C6	881.47	829.39	53°54'39"	799.14'	S26°50'22"E



I HEREBY CERTIFY THAT THIS PLAT IS AN EXACT COPY OF THE ORIGINAL.
 [Signature]
 PHILIP J. DROSSOS, PLS 90718

REGISTERED
**PROFESSIONAL
 LAND SURVEYOR**
 [Signature]
 OREGON
 JULY 12, 2016
 PHILIP J. DROSSOS
 No. 90718

TERRASURVEY, INC.
 PROFESSIONAL LAND SURVEYORS
 274 FOURTH STREET
 ASHLAND, OREGON 97520
 (541) 482-6474
 terrain@bisp.net
 JOB NO. 1316-20

BASIS OF BEARING IS THE NORTH LINE OF DONATION LAND CLAIM NO. 42 PER SURVEY NUMBER 16536, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.
 ASSESSOR'S MAP NO. 38 1W 10, TAX LOTS 400 & 402

Renewal 12-31-21

SHEET 3 OF 4

LAND PARTITION SURVEY PROPERTY LINE ADJUSTMENT PARTITION PLAT NO. P-29-2020

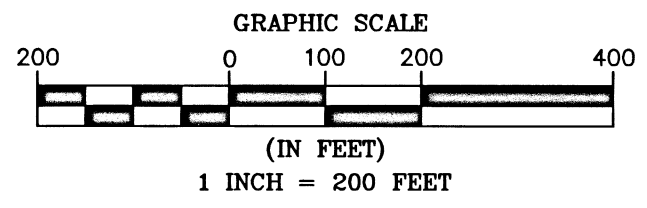
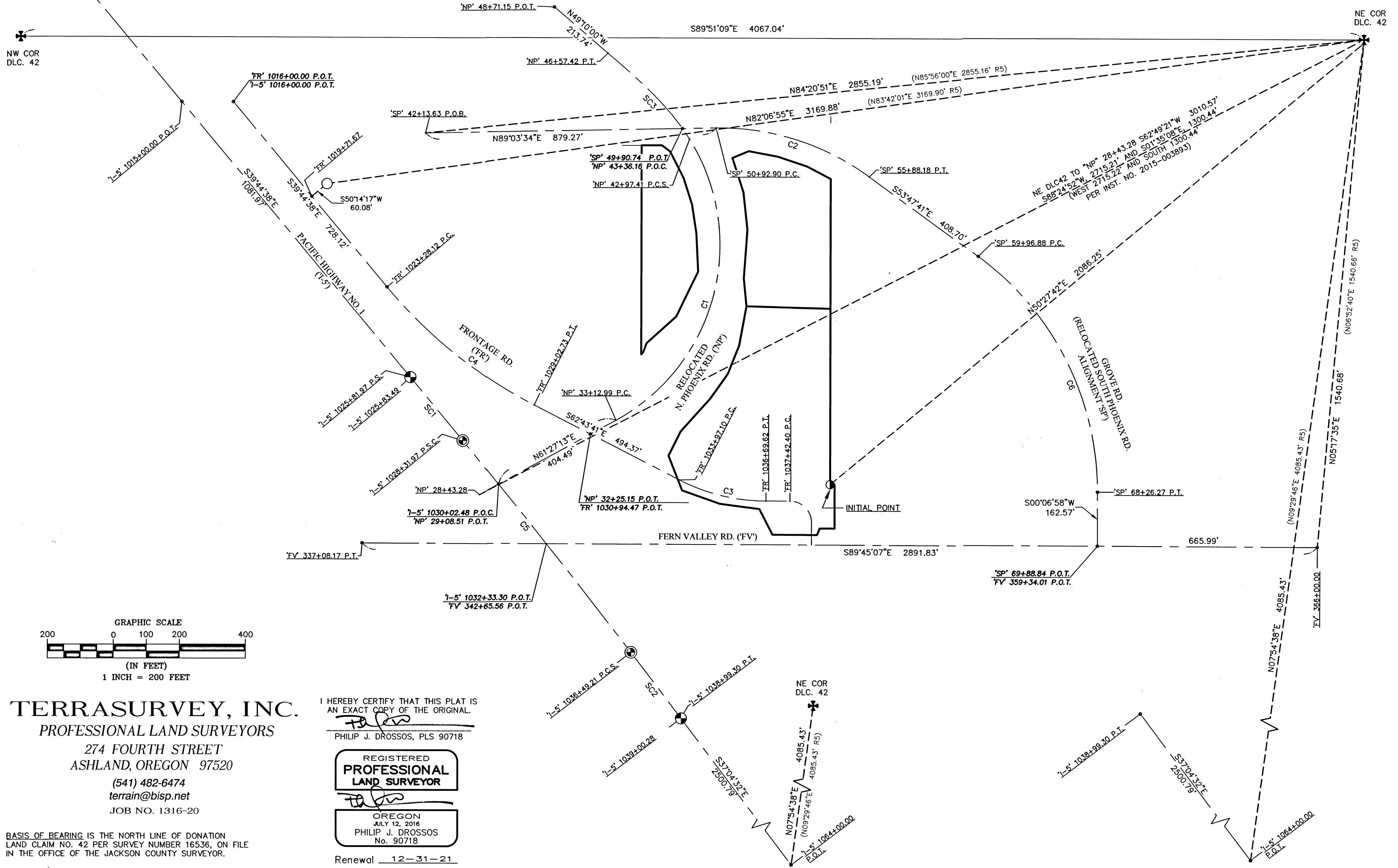
SURVEY FOR:
INTERSTATE FIVE INVESTORS

P.O. BOX 3486
PORTLAND, OREGON 97208

FILED
Date 10/19/20 By RP
This Survey Consists Of:
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0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

DATE: 05-08-2020
SCALE: 1" = 200'

LOCATED IN THE NORTHWEST QUARTER OF SECTION 10,
TOWNSHIP 38 SOUTH, RANGE 1 WEST,
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LAND SURVEYOR

OREGON
JULY 12, 2016
PHILIP J. DROSSOS
No. 90718

Renewal 12-31-21

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