

SURVEY NO. 23309

**SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES**

SURVEY FOR: Rogue Credit Union
1370 Center Drive
Medford, Oregon 97501

LOCATION: The Southwest Quarter of Section 32, Township 37 South, Range 1 West, Willamette Meridian, City of Medford, Jackson County, Oregon.

PURPOSE: To survey and monument Property Line Adjustments between those tracts described within Document No.'s 78-19167, 84-08612, 84-19417 and 93-27037 of the Official Records of Jackson County, Oregon, lying situate within the Southwest Quarter of Section 32, Township 37 South, Range 1 West of the Willamette Meridian in the City of Medford, Oregon.

PROCEDURE: Utilizing an electronic Leica TS-16i robotic total station with ranging prisms, and Leica GS-16 GNSS receiver, I survey and monument the Property Line Adjustments as shown hereon as approved by the City of Medford Planning Department. The parent tract of the subject properties are described in Deed Record Volume 76, Page 510, from W.G. Gordon et ux to Fannie Belknap on February 5, 1910, said tract bounded by the north line of Donation Land Claim No. 46, the southwesterly line by the Southern Pacific Railroad and the southeasterly line by what is now known as El Rey Subdivision. On November 2, 1929, Belknap conveys a triangular area in the most northerly portion to Llewellyn A. Banks by Deed Record Volume 180, Page 112. Then on August 27, 1951, Fannie A. Belknap conveys the southerly remainder to Norman A Kolln & Marjorie M. Kolln described in Deed Record Volume 356, Page 9, said Records, excepting the 70 foot wide Pacific Highway right-of-way, which was conveyed to the State of Oregon, by and through its State Highway Commission in Warranty Deed Volume 371, Page 215 on September 18, 1952. On May 19, 1954, Kolln conveys the southerly portion of their tract to Safeway Stores Incorporated described in Deed Record Volume 394, Page 340, bounded by Belknap Road, El Rey Subdivision and the northerly right of way of Pacific Highway. Kolln and Safeway Stores then convey a series of ten foot strips to Jackson County along the southerly line of the 1909 Renshaw Subdivision, common with the southerly line of Belknap Road, for public road purposes described in Deed Record Volume 410, Page 436; Volume 418, Page 434 & Volume 549, Page 108. Beginning in 2005, the Oregon Department of Transportation (ODOT), purchased a significant amount of additional right-of-way for the South Medford Gateway improvement project adjacent to Interstate 5.

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PROCEDURE: cont.

The four Rogue Credit Union properties being adjusted herein, described in the "Purpose" paragraph above, are essentially the remainder of the parent tract described in Volume 394, Page 340, excepting the Pacific Power property described in Deed Record Volume 583, Page 185, the Metel Development tract described in Deed Record Volume 484, Page 389, and the above mentioned right of way takes along Pacific Highway & Belknap Road.

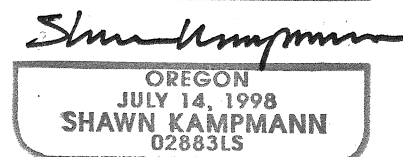
Numerous record surveys were utilized in order to determine the subject property and adjoiner boundaries. Four original one inch iron pin monuments were recovered in good condition as denoted on the 1955 Survey No. 705 by L.P. Lovejoy, which is bounded by the south line of Renshaw Subdivision, the southeasterly line of Pacific Highway and the northeasterly line of El Rey Subdivision. Reference monuments established by the Jackson County Surveyors office were utilized for the Northeast Corner of said Claim No. 46, as the Corner is inaccessible because of extremely dense brush and other access issues. Monuments were also recovered from the 1962 Boyden Survey No. 1952, the 1965 Survey No. 2818 of the Pacific Power substation property, the 1976 Survey No. 6431 by Moffit, the 1987 Survey No. 11001 by Gary Kaiser, and the 2000 survey of Dan Baker's Survey No. 16612. Monuments recovered from the above described surveys were instrumental in putting all the pieces together for this property line adjustment survey, as many monuments along the Pacific Highway centerline and right-of-way had been obliterated over the years. Monuments recovered from these surveys fit the deed and survey records remarkably well and were held for position, along with the recovered ODOT right of way monuments established as denoted on Survey No. 21255. Based on all the deed and survey evidence, I survey and monument the Property Line Adjustments as shown hereon.

BASIS OF BEARING: The Basis of Bearing for this survey is the northerly line of El Rey Subdivision, having a record plat bearing of North 51°16'00" East, as referenced on Survey No. 705, on file in the office of the Jackson County Surveyor.

DATE: March 4, 2021

PREPARED BY: Shawn Kampmann,
Professional Land Surveyor

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Renewal Date: 6/30/2021

