

TITLE COMMITMENT
PRELIMINARY REPORT PROVIDED BY TIGOR TITLE COMPANY OF OREGON, ORDER NUMBER 470321079297, EFFECTIVE DATE: NOVEMBER 10, 2021 AT 8:00 AM.

RECORD OWNER
PER "PRELIMINARY REPORT" BY TIGOR TITLE COMPANY OF OREGON, ORDER NUMBER 470321079297, EFFECTIVE DATE: NOVEMBER 10, 2021 AT 8:00 AM, THE VESTED OWNER IS: HANA LUSTMAN, TRUSTEE OF THE HANA LUSTMAN LIVING TRUST, DATED OCTOBER 25, 1989.

ALTA/NSPS LAND TITLE SURVEY
3459 SOUTH PACIFIC HIGHWAY, MEDFORD, OREGON 97501
LOCATED WITHIN
THE SOUTHWEST QUARTER OF SECTION 4
TOWNSHIP 38 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN
JACKSON COUNTY, OREGON
FOR
HIX SNEDEKER DEVELOPMENT LLC

ENCUMBRANCES

- ⑦ REGULATIONS, INCLUDING LEVIES, LIENS, ASSESSMENTS, RIGHTS OF WAY AND EASEMENTS OF MEDFORD IRRIGATION DISTRICT. AFFECTS SUBJECT PROPERTY, GENERAL IN NATURE, NOT PLOTTED.
- ⑧ REGULATIONS, INCLUDING LEVIES, LIENS, ASSESSMENTS, RIGHTS OF WAY AND EASEMENTS OF ROGUE VALLEY SEWER SERVICE. AFFECTS SUBJECT PROPERTY, GENERAL IN NATURE, NOT PLOTTED.
- ⑨ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: THE CALIFORNIA OREGON POWER COMPANY PURPOSE: TRANSMISSION AND DISTRIBUTION OF ELECTRICITY RECORDING DATE: JANUARY 2, 1953 RECORDING NO.: VOLUME 375, PAGE 340 AFFECTS SUBJECT PROPERTY, PLOTTED.
- ⑩ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: THE CALIFORNIA OREGON POWER COMPANY PURPOSE: TRANSMISSION AND DISTRIBUTION OF ELECTRICITY RECORDING DATE: MARCH 7, 1924 RECORDING NO.: VOLUME 149, PAGE 106 AFFECTS SUBJECT PROPERTY, GENERAL IN NATURE, NOT PLOTTED.
- ⑪ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: SOUTH BEAR CREEK SANITARY DISTRICT PURPOSE: UNDERGROUND SANITARY SEWER LINES RECORDING DATE: APRIL 3, 1956 RECORDING NO.: VOLUME 424, PAGE 196 AFFECTS SUBJECT PROPERTY, PLOTTED.
- ⑫ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: STATE OF OREGON, BY AND THROUGH ITS DEPARTMENT OF TRANSPORTATION PURPOSE: HIGHWAY SLOPES, DRAINAGE AND UTILITIES RECORDING DATE: FEBRUARY 10, 1986 RECORDING NO.: 86-02345 AFFECTS SUBJECT PROPERTY, PLOTTED.

LEGEND

●	FOUND MONUMENT AS NOTED	S.N.	SURVEY NUMBER
●	FOUND REBAR / PIN / PIPE AS NOTED	R & M	RECORD AND MEASURED
○	CALCULATED POSITION	()	RECORD SURVEY DATA PER PEPPER AND TAYLOR SUBDIVISION
○	SET 5/8" X 30" REBAR WITH ORANGE PLASTIC CAP STAMPED "J. MARTIN, PLS 54729"	[]	RECORD SURVEY DATA PER S.N. 1549
○	SANITARY SEWER MANHOLE	{ }	RECORD SURVEY DATA PER S.N. 4852
○	STORM DRAIN CATCH BASIN	(())	RECORD DATA PER INST. NO. 2017-019162
○	WATER VALVE	[]	RECORD SURVEY DATA PER S.N. 22683
○	WATER METER	[]	SUBJECT PROPERTY
○	FIRE HYDRANT	[]	DEED LINE
○	UTILITY POLE	[]	ROAD CENTERLINE
○	ELECTRIC METER	[]	ROAD RIGHT OF WAY
○	GUY ANCHOR	[]	EASEMENT LINE
○	NATURAL GAS VALVE	[]	CHAIN LINK FENCE, WITHIN 0.5' OF PROPERTY LINE, UNLESS NOTED.
○	TELEPHONE PEDESTAL	[]	FIELD FENCING, WITHIN 0.5' OF PROPERTY LINE, UNLESS NOTED.
○	SIGN	[]	BURIED SANITARY SEWER LINE
○	DECIDUOUS TREE	[]	BURIED GAS LINE
○	BUSH/BRUSH	[]	OVERHEAD UTILITY LINES
○	INST. NO.	[]	BURIED WATER LINE
○	D.L.C.	[]	STORM DRAIN, SEE NOTE 2
○	P.S.C.	[]	GROUND/DITCH TOE
○	P.C.S.	[]	GROUND/DITCH TOP
○		[]	GROUND/DITCH GRADE BREAK
○		[]	ASPHALT SURFACE
○		[]	GRAVEL SURFACE

LEGAL DESCRIPTION (PER TITLE COMMITMENT)

LOT 13 OF PEPPER AND TAYLOR SUBDIVISION IN JACKSON COUNTY, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD, EXCEPTING THEREFROM LAND CONVEYED TO THE STATE OF OREGON (BY AND THROUGH ITS STATE HIGHWAY COMMISSION) BY DEED RECORDED IN VOLUME 372, PAGE 34 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON, ALSO, BEGINNING AT THE SOUTHEAST CORNER OF LOT 13 OF PEPPER AND TAYLOR SUBDIVISION IN JOSEPHINE, CRATER TITLE COMPANIES, INC., AN OREGON CORPORATION, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD, THENCE SOUTH 89°48' EAST, ALONG THE SOUTH LINE OF LOT 14 OF SAID SUBDIVISION, A DISTANCE OF 116.0 FEET; THENCE NORTHWESTERLY IN A STRAIGHT LINE, TO THE MOST NORTHERLY CORNER OF SAID LOT 13; THENCE SOUTH 12°22' EAST, ALONG THE EASTERLY LINE OF SAID LOT 13, A DISTANCE OF 453.1 FEET TO THE POINT OF BEGINNING, EXCEPTING FROM THE ABOVE DESCRIBED TRACTS THE FOLLOWING: COMMENCING AT A 1" IRON PIPE AT THE SOUTHEAST CORNER OF PEPPER AND TAYLOR SUBDIVISION IN JACKSON COUNTY, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD, THENCE NORTH 0°09'33" EAST (RECORD NORTH 0°10' EAST) 30.0 FEET TO THE SOUTHEAST CORNER OF LOT 14 IN SAID SUBDIVISION; THENCE NORTH 89°48'10" WEST (RECORD NORTH 89°48' WEST) ALONG THE SOUTH LINE OF SAID LOT 14, A DISTANCE OF 314.30 FEET; THENCE NORTH 25°41'10" WEST TO THE TRUE POINT OF BEGINNING, THENCE SOUTH 49°18'30" WEST 314.24 FEET TO INTERSECT THE NORTHEASTERLY RIGHT OF WAY LINE OF PACIFIC HIGHWAY U.S. NO. 99; THENCE ALONG THE ARC OF A VARIABLE RADIUS SPIRAL CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS NORTH 43°03'40" WEST 170.66 FEET) 170.665 FEET TO INTERSECT THE SOUTHEASTERLY LINE OF LOT 12 IN SAID SUBDIVISION; THENCE NORTH 48°05'50" EAST (RECORD NORTH 48°06" EAST), ALONG SAID LINE, 369.18 FEET TO THE CORNER COMMON TO LOTS 12, 13 AND 14; THENCE SOUTH 25°41'10" EAST 184.61 FEET TO THE TRUE POINT OF BEGINNING.

GENERAL NOTES

- 1) FENCE EXTENDS INTO BRUSH AND IS LAYING ON THE GROUND IN MULTIPLE PLACES.
- 2) STORM DRAIN LINES ARE SHOWN FOR PICTORIAL PURPOSES ONLY. FIELD MARKINGS WERE NOT COMPLETE AT THE TIME OF SURVEY.
- 3) THE BASIS OF BEARING FOR THIS SURVEY IS THE OREGON COORDINATE REFERENCE SYSTEM (OCRS) : GRANTS PASS-ASHLAND ZONE, NAD83 (2011) EPOCH 2010 (INTERNATIONAL FEET), AS SHOWN ON SURVEY NUMBER 22683, FILED IN THE JACKSON COUNTY, OREGON SURVEYORS OFFICE AND FIELD VERIFIED BY TIES TO POINTS 1026 AND 2016202 OF SAID SURVEY.
- 4) THE VERTICAL DATUM FOR THIS PROJECT IS NAVD 88, BASED UPON THE OREGON COORDINATE REFERENCE SYSTEM (OCRS) : GRANTS PASS-ASHLAND ZONE, NAD83 (2011) EPOCH 2010 (INTERNATIONAL FEET).
- 5) NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER 41029C1987F, WITH AN EFFECTIVE DATE OF MAY 3, 2011, INDICATES THAT THIS SITE IS WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.
- 6) THE UTILITY INFORMATION DEPICTED ON THIS MAP WAS LOCATED BETWEEN NOVEMBER 30 AND DECEMBER 10, 2021 FROM SURFACE FEATURES AND FIELD UTILITY LOCATES. ALL INFORMATION SHOULD BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCING CONSTRUCTION.
- 7) PARKING SPACES : THERE ARE NO MARKED PARKING SPACES AT THIS TIME.
- 8) NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- 9) LAND AREA : 57,302 SQUARE FEET (1.315 ACRES) MORE OR LESS.
- 10) SITE ADDRESS : 3459 S. PACIFIC HIGHWAY, MEDFORD, OREGON 97501
- 11) THE SUBJECT PROPERTY IS ONE AND THE SAME AS THAT CERTAIN PARCEL CONTAINED IN THE STATUTORY WARRANTY DEED DATED JUNE 6, 2017, RECORDED ON JUNE 9, 2017 IN THE JACKSON COUNTY OFFICIAL RECORDS AS INSTRUMENT NO. 2017-019162.
- 12) THE BOUNDARY LINES OF THE PARCELS ARE CONTIGUOUS AND NO GAPS OR GORES EXIST BETWEEN THE BOUNDARY LINES.
- 13) THE SUBJECT PROPERTY HAS DIRECT ACCESS TO SOUTH PACIFIC HIGHWAY.
- 14) NO FIELD DELINEATIONS OF WETLANDS WERE OBSERVED.
- 15) POSSIBLE ENCUMBRANCES :
1. SEWER LINE CROSSING PROPERTY APPEARS TO LIE OUTSIDE OF THE RECORDED EASEMENT.
2. POWER POLE NEAR MOST WESTERLY PROPERTY CORNER FALLS INSIDE PROPERTY AND HAS NO APPARENT EASEMENT.

SURVEY NARRATIVE ON SEPARATE SHEET

TO COMPLY WITH O.R.S. 209.250

SURVEYOR'S CERTIFICATE

TO: HIX SNEDEKER DEVELOPMENT LLC, DC RETAIL, LLC, DOLLAR GENERAL CORPORATION, A DELAWARE CORPORATION, TIGOR TITLE COMPANY OF OREGON, TRUSTMARK NATIONAL BANK, IBERIABANK, CENTURY BANK, HANCOCK WHITNEY BANK AND PINNACLE BANK.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 6, 8, 9, 11, 13, 14, 17 & 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 10, 2021.

DATE OF PLAT OR MAP: JANUARY 6, 2022
JASON M. MARTIN, PLS 54720
REGISTERED PROFESSIONAL LAND SURVEYOR

FILED
Date 1/18/22 By JMB
This survey consists of
1 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
Jason M. Martin
OREGON
MAY 8, 2012
JASON M. MARTIN
54720
RENEWED: 1/1/2023

SURVEYED BY:
TO THE POINT LAND SURVEYING, LLC
230 EAST MAIN STREET
ROGUE RIVER, OR 97537
(541) 855-4280
Date: January 14, 2022
Project No. 0113-21

CURRENT ZONING
SUBJECT PROPERTY IS ZONED GC (GENERAL COMMERCIAL) AND IS WITHIN THE LIMITS OF JACKSON COUNTY. REFER TO JACKSON COUNTY LAND DEVELOPMENT ORDINANCE (JCLDO) FOR ADDITIONAL INFORMATION. DIMENSIONS PROVIDED ARE PER TABLES 8.2-1, 9.4-1 & 9.4-2, UNLESS NOTED OTHERWISE.
MINIMUM LOT/PARCEL DIMENSIONS & MAXIMUM LOT COVERAGE: BASED ON LOCATION/TYPE OF USE.
MINIMUM SETBACKS: FRONT 20', SIDE & REAR 0' (30' IF ADJACENT TO RESIDENTIAL DISTRICT), PER JACKSON COUNTY DEVELOPMENT SERVICES.
MAXIMUM BUILDING HEIGHT: 60'
MINIMUM PARKING: 1 SPACE PER 200 SQUARE FEET OF FLOOR AREA, NOT TO EXCEED 150% OF MINIMUM REQUIREMENT.

UTILITY PROVIDERS

- CABLE TV**
CHARTER COMMUNICATIONS
(855) 248-7822
- ELECTRIC**
PACIFIC POWER
421 SW OAK ST., SUITE 300
PORTLAND, OR 97204
(888) 221-7070
- IRRIGATION**
MEDFORD IRRIGATION DISTRICT
5045 JACKSONVILLE HIGHWAY
CENTRAL POINT, OR 97502
(541) 899-9913
- NATURAL GAS**
AVISTA UTILITIES
1404 SW GREEN SIDING ROAD
ROSEBURG, OR 97471
(800) 227-9187
- ROADS**
OREGON DEPARTMENT OF TRANSPORTATION - DISTRICT 8
100 ANTELOPE ROAD
WHITE CITY, OR 97503
(541) 621-2329
- SEWER & STORM**
ROGUE VALLEY SEWER SERVICES
138 W. VILAS ROAD
CENTRAL POINT, OR 97502
(541) 664-6300
- TELEPHONE**
CENTURYLINK
(800) 283-4237
- WATER**
MEDFORD WATER COMMISSION
200 SOUTH IVY STREET, #177
MEDFORD, OR 97501
(541) 774-2430

Assessor's Plat No. 381W04C, Tax Lot 800

TO THE POINT LAND SURVEYING

SURVEY NARRATIVE

TO COMPLY WITH O.R.S. 209.250

DATE: JANUARY 14, 2022

SURVEY FOR: HIX SNEDEKER DEVELOPMENT LLC
 P.O. BOX 130
 DAPHNE, AL 36526

SURVEY BY: TO THE POINT LAND SURVEYING, LLC
 230 EAST MAIN STREET
 ROGUE RIVER, OREGON 97537

LOCATION: LOCATED WITHIN LOTS 13 AND 14 OF PEPPER AND TAYLOR SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 38 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON.

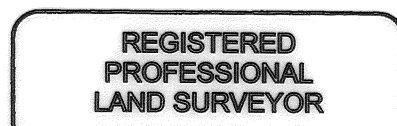
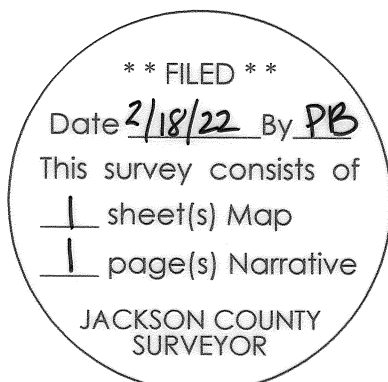
PURPOSE: TO SURVEY AND MONUMENT A PARCEL OF LAND RECORDED IN INSTRUMENT NUMBER 2017-019162 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, PER THE REQUEST OF THE CLIENT.

PROCEDURE: THIS SURVEY WAS CONDUCTED USING A LEICA TCRP 1203+ ROBOTIC TOTAL STATION, DISTANCE PRISMS, A LEICA CS15 DATA COLLECTOR AND JAVAD TRIUMPH-2 SURVEY GRADE GPS RECEIVERS. THE BASIS OF BEARING FOR THIS SURVEY IS THE OREGON COORDINATE REFERENCE SYSTEM (OCRS) : GRANTS PASS-ASHLAND ZONE, NAD83 (2011) EPOCH 2010 (INTERNATIONAL FEET), AS SHOWN ON SURVEY NUMBER 22683, FILED IN THE JACKSON COUNTY, OREGON SURVEYORS OFFICE AND FIELD VERIFIED BY TIES TO POINTS 1026 AND 2016202 OF SAID SURVEY.

THE NORTHWEST CORNER OF DONATION LAND CLAIM (D.L.C.) NUMBER 41, TOGETHER WITH THE SOUTHEAST AND NORTHEAST CORNERS OF PEPPER AND TAYLOR SUBDIVISION WERE FOUND TO FIT VERY WELL WITH RECORD DIMENSIONS AND USED TO CALCULATE LOTS 13 AND 14 OF SAID SUBDIVISION.

POINTS 1026 AND 2016202 FROM FILED SURVEY NUMBER 22683 WERE TIED AND FOUND TO FIT VERY WELL, THEREFORE THE RIGHT OF WAY OF SOUTH PACIFIC HIGHWAY WAS CALCULATED AND HELD AS SHOWN ON SAID SURVEY.

ALL OTHER BOUNDARIES WERE CALCULATED AND HELD AT RECORD DIMENSIONS PER INSTRUMENT NUMBER 2017-019162.



RENEWS: 1/1/2023