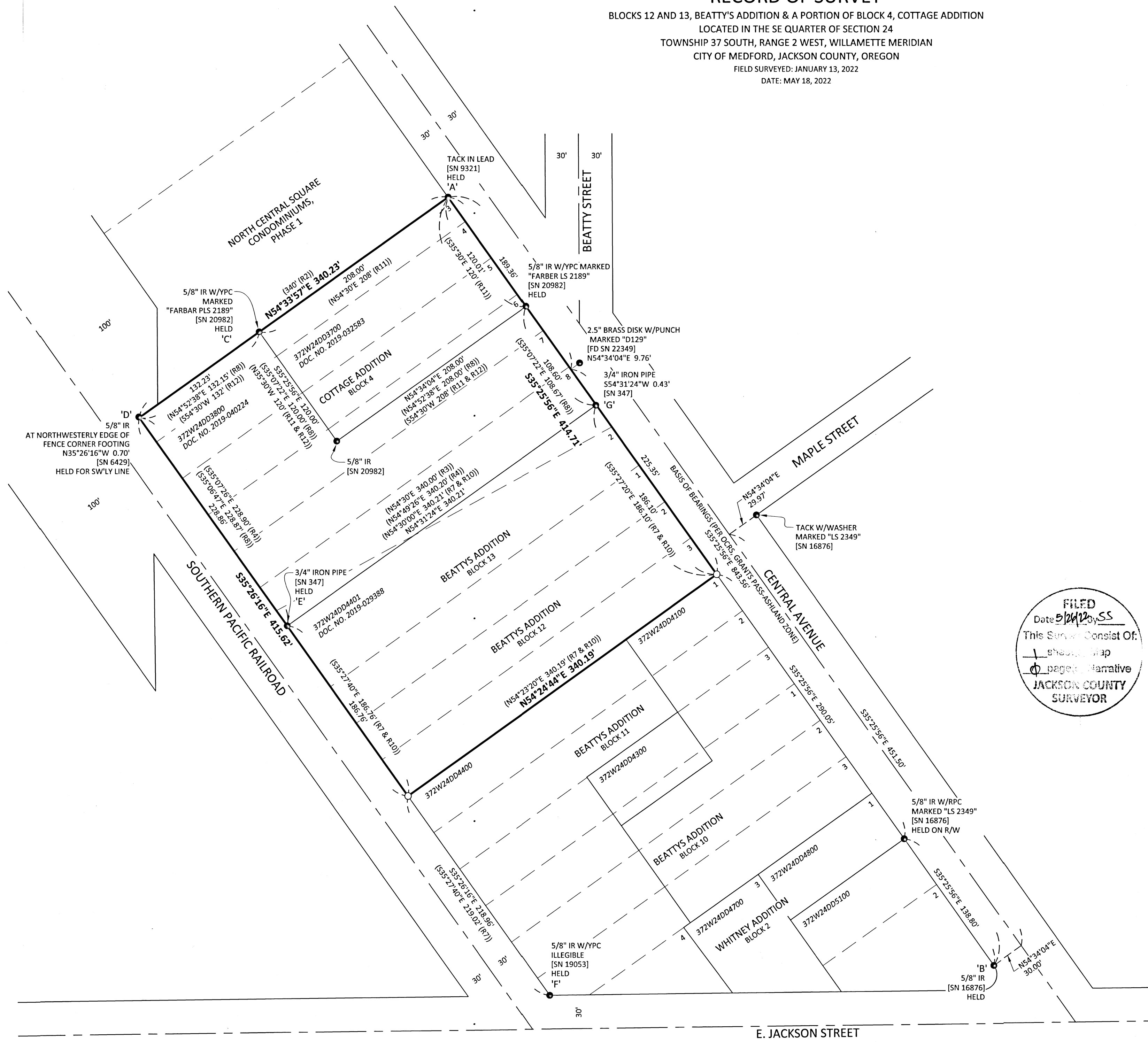


RECORD OF SURVEY

BLOCKS 12 AND 13, BEATTY'S ADDITION & A PORTION OF BLOCK 4, COTTAGE ADDITION
 LOCATED IN THE SE QUARTER OF SECTION 24
 TOWNSHIP 37 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN
 CITY OF MEDFORD, JACKSON COUNTY, OREGON
 FIELD SURVEYED: JANUARY 13, 2022
 DATE: MAY 18, 2022



NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO RESOLVE AND MONUMENT THE EXTERIOR BOUNDARY OF THOSE TRACTS OF LAND DESCRIBED IN DEEDS TO MEDFORD URBAN RENEWAL AGENCY RECORDED AS DOCUMENT NUMBERS 2019-029388, 2019-032583 AND 2019-040224, JACKSON COUNTY DEED RECORDS.

THE NORTHEASTERLY LINE OF SAID DOCUMENT NUMBERS 2019-029388, 2019-032583 AND 2019-040224 WAS ESTABLISHED AS THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF CENTRAL AVENUE, HELD MONUMENT 'A' (PER R5) AND MONUMENT 'B' (PER R6).

THE NORTHWESTERLY LINE OF SAID DOCUMENT NUMBERS 2019-032583 AND 2019-040224 WAS ESTABLISHED THROUGH MONUMENT 'A' (PER R5) AND THROUGH MONUMENT 'C' (PER R8).

THE SOUTHWESTERLY LINE OF SAID DOCUMENT NUMBERS 2019-029388 AND 2019-040224 WAS ESTABLISHED AS THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE SOUTHERN PACIFIC RAILROAD, HELD LINE THROUGH MONUMENTS 'D' (PER R4), 'E' (PER R4) AND 'F' (PER R7).

THE NORTHWESTERLY LINE OF SAID DOCUMENT NUMBER 2019-029388 WAS ESTABLISHED THROUGH MONUMENTS 'E' AND 'G' (PER R3 & R4). THE SOUTHEASTERLY LINE OF SAID DOCUMENT NUMBER 2019-029388 WAS ESTABLISHED AT RECORD DISTANCES FROM THE NORTHWESTERLY LINE, DEFINED ABOVE, ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SOUTHERN PACIFIC RAILROAD AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF CENTRAL AVENUE (PER R7 & R10).

THE BASIS OF BEARINGS FOR THIS SURVEY IS OREGON COORDINATE REFERENCE SYSTEM (OCRS) GRANTS PASS-ASHLAND ZONE. THE RESULTANT BEARING OF THE SOUTHWESTERLY RIGHT-OF-WAY OF CENTRAL AVENUE FROM MONUMENT 'A' TO MONUMENT 'B' IS SOUTH 35°25'56\"/>

CLIENT: RUBICON INVESTMENTS

REFERENCE LIST

- R1 BEATTYS ADDITION TO MEDFORD (PLAT BK. 3, PG. 18)
- R2 COTTAGE ADDITION TO THE TOWN OF MEDFORD (PLAT BK. 4, PG. 28)
- R3 SN 347
- R4 SN 6429
- R5 SN 9321 (NORTH CENTRAL SQUARE CONDOMINIUMS, PHASE 1)
- R6 SN 16876
- R7 SN 19053
- R8 SN 20982
- R9 SN 22349
- R10 DOC. NO. 2019-029388
- R11 DOC. NO. 2019-032583
- R12 DOC. NO. 2019-040224

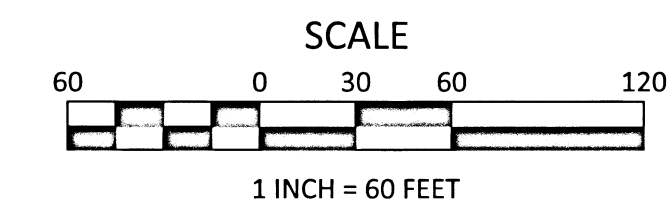
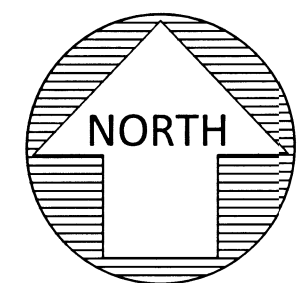
LEGEND:

- FOUND MONUMENT AS NOTED
- SET 5/8" X 30" IR W/YPC MARKED "KPFF INC." (SET ON 4/22/2022)
- FD FOUND
- IR IRON ROD
- W/RPC WITH RED PLASTIC CAP
- W/YPC WITH YELLOW PLASTIC CAP
- SN SURVEY NUMBER, JACKSON COUNTY SURVEY RECORDS
- DOC. NO. DOCUMENT NUMBER, JACKSON COUNTY OFFICIAL RECORDS
- () ORIGIN OF MONUMENT, PER REFERENCE NOTED
- () RECORD DATA, PER REFERENCE NOTED

FILED
 Date 5/18/22 by SS
 This Survey Consist Of:
 1 sheet of Map
 1 page of Narrative
 JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
 MARCH 14, 2017
 SCHUYLER JOEL DURY
 78326
 RENEWAL 12/31/2023



SHEET 1 OF 1
 JOB NO. 2100565
 FILE: 2100565-RS.DWG



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