

SURVEY FOR:
KEYSER ZOSE INT'L LLC
711 MEDFORD CENTER
PMB #1174
MEDFORD, OR 97504

SURVEY BY:
L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
PO BOX 1947
PHOENIX, OR 97535
PHONE: (541) 772-2782
LJFRIAR@ASSOCIATES@CHARTER.NET

DATE:
JULY 11, 2022

MAP OF SURVEY

PROPERTY LINE ADJUSTMENT

Located in the N.W. 1/4 of Sec. 24, T.37S, R.2W, W.M.
in the City of Medford Jackson County, Oregon
(Planning File PLA-22-135)

LEGEND:

- ⊙ = FD. COUNTY SURVEYOR'S BRASS CAPPED MONUMENT PER {YEAR} RE-ESTAB'.
- = FD. 5/8" IRON PIN PER NWMLIP2.
- ⊙ = FD. 5/8" IRON PIN & ALUMINUM CAP MKD. ODOT R/W PER FS17737.
- ⊙ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. HOFFBUHR & ASSOC PER FS19002.
- ⊙ = FD. BRASS TAG MKD. LS1913 IN LEAD PLUG IN CONCRETE PER FS17958.
- ⊙ = FD. COPPER MONUMENT MKD. ODOT CONTROL PER FS17737.
- = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD L.J. FRIAR & ASSOC.
- ⊗ = SET 2.5" BRASS WASHER MKD L.J. FRIAR & ASSOC. & MAG SPIKE IN ASPHALT.

***** CITY OF MEDFORD APPROVALS *****
FILE NO. PLA-22-135

EXAMINED AND APPROVED THIS 19TH DAY OF AUGUST, 2022

BY: [Signature]
PLANNING DIRECTOR

EXAMINED AND APPROVED THIS 15 DAY OF AUGUST, 2022

BY: [Signature]
CITY SURVEYOR

LEGEND:

- JCDR = JACKSON COUNTY DEED RECORDS.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- 1WC = 1.00 FOOT WITNESS CORNER.
- C1 = SEE COURSE DATA TABLE.
- 2WC = 2.00 FOOT WITNESS CORNER.
- FS = FILED SURVEY #.
- M = METER, DIVIDE BY 0.3048 TO OBTAIN FEET.
- WLE1 = WATER LINE EASEMENT PER DOC. 78-12527 & 78-25050, ORJCO.
- X- = FENCE LINE.
- LA1 = LIMITED ACCESS PER DOC. 99-62442, ORJCO.
- SPUE1 = SLOPE & UTILITY EASEMENT PER DOC. 99-62442, ORJCO.
- CAE1 = CROSS ACCESS EASEMENT PER DOC. 00-34485, ORJCO.
- PUE1 = EASEMENT FOR PUBLIC UTILITIES PER DOC. 00-37755, ORJCO.
- MRE1 = MUTUAL & RECIPROCAL EASEMENT PER DOC. 2005-075694, ORJCO.
- PUE2 = EASEMENT FOR PUBLIC UTILITIES PER NWMLIP2.
- PUE3 = EASEMENT FOR PUBLIC UTILITIES PER PP# P-93-2005.
- PP# = PARTITION PLAT NO.
- NWMLIP2 = NORTHWEST MEDFORD LIGHT INDUSTRIAL PARK, UNIT NO. 2 (FS12542).
- PSLE1 = PRIVATE SEWER LINE EASEMENT PER PP# P-93-2005.
- WFE1 = WATER FACILITIES EASEMENT PER DOC. 2006-052052, ORJCO.
- WFE2 = EASEMENT FOR WATER FACILITIES PER DOC. 2006-058282, ORJCO.
- EPF2 = EASEMENT FOR POWER FACILITIES PER DOC. 2007-023282, ORJCO.
- WLE2 = WATER LINE EASEMENT PER DOC. 78-12529, ORJCO.
- COE1 = CROSS OVER EASEMENT PER DOC. 98-28991, ORJCO.
- LA2 = LIMITED ACCESS PER DOC. 00-01765, ORJCO.
- SPUE2 = SLOPE & UTILITY EASEMENT PER DOC. 00-01765, ORJCO.
- TTE = TELECOMMUNICATIONS FACILITIES EASEMENT PER DOC. 2018-021391, ORJCO.
- [] = RECORD DATA PER NWMLIP2.
- { } = RECORD DATA PER FS17958.
- () = RECORD DATA PER FS19002.

BASIS OF BEARINGS:

SOUTH LINE D.L.C. 60 PER FS22239 AS SHOWN HEREON.
UNIT OF MEASUREMENT = FEET SCALE: 1" = 50'

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

PURPOSE: TO SURVEY AND MONUMENT THE CORNERS OF TWO TRACTS ADJUSTED THROUGH A PROPERTY LINE ADJUSTMENT OF THOSE TRACTS SET FORTH IN DOC. 2020-044027 & 2021-052124, ORJCO. SEE CITY PLANNING FILE NO. PLA-22-135.

PROCEDURE: USING TRIMBLE R10 G.P.S. RECEIVERS AND TRIMBLE SB ROBOTIC TOTAL STATION, MADE TIES TO MONUMENTS OF RECORD AS SHOWN HEREON TO CONTROL THE R/W AND THE SUBJECT TRACT. THE S.S.E. CORNER OF PARCEL 1 PER PP# P-93-2005 WAS POSITIONED AT PLAT RECORD DISTANCE FROM THE MOST SLY. CORNER OF PARCEL 2 OF SAID PLAT. THE S.W. CORNER OF PARCEL 1 WAS POSITIONED AT PLAT RECORD DISTANCE FROM THE S.S.E. CORNER OF PARCEL 1. THE N.W. CORNER OF PARCEL 1 WAS POSITIONED AT PLAT RECORD DISTANCE FROM THE FOUND MONUMENT TO THE WEST. HELD PLAT RECORD ANGLE PER NWMLIP2 AT THE S.S.E. CORNER OF PARCEL 1 AND PLAT RECORD DISTANCE PER NWMLIP2 FROM THE SAME CORNER TO POSITION THE MOST SLY. CORNER OF DOC. 2021-052124, ORJCO. THE R/W PER DOC. 00-01765, ORJCO WAS COMPUTED USING MONUMENTS PER FS17737 AS SHOWN HEREON. THE ADJUSTED PROPERTY CORNERS WERE POSITIONED AS SHOWN HEREON. SET MONUMENTS AS SHOWN HEREON AND PREPARED THE LEGAL DESCRIPTIONS OF THE RESULTANT TRACTS TO BE USED ON THE ADJUSTMENT DEEDS.

EXCEPTIONS PER FIRST AM PRRS #7169-3924275 AFFECTING TL900

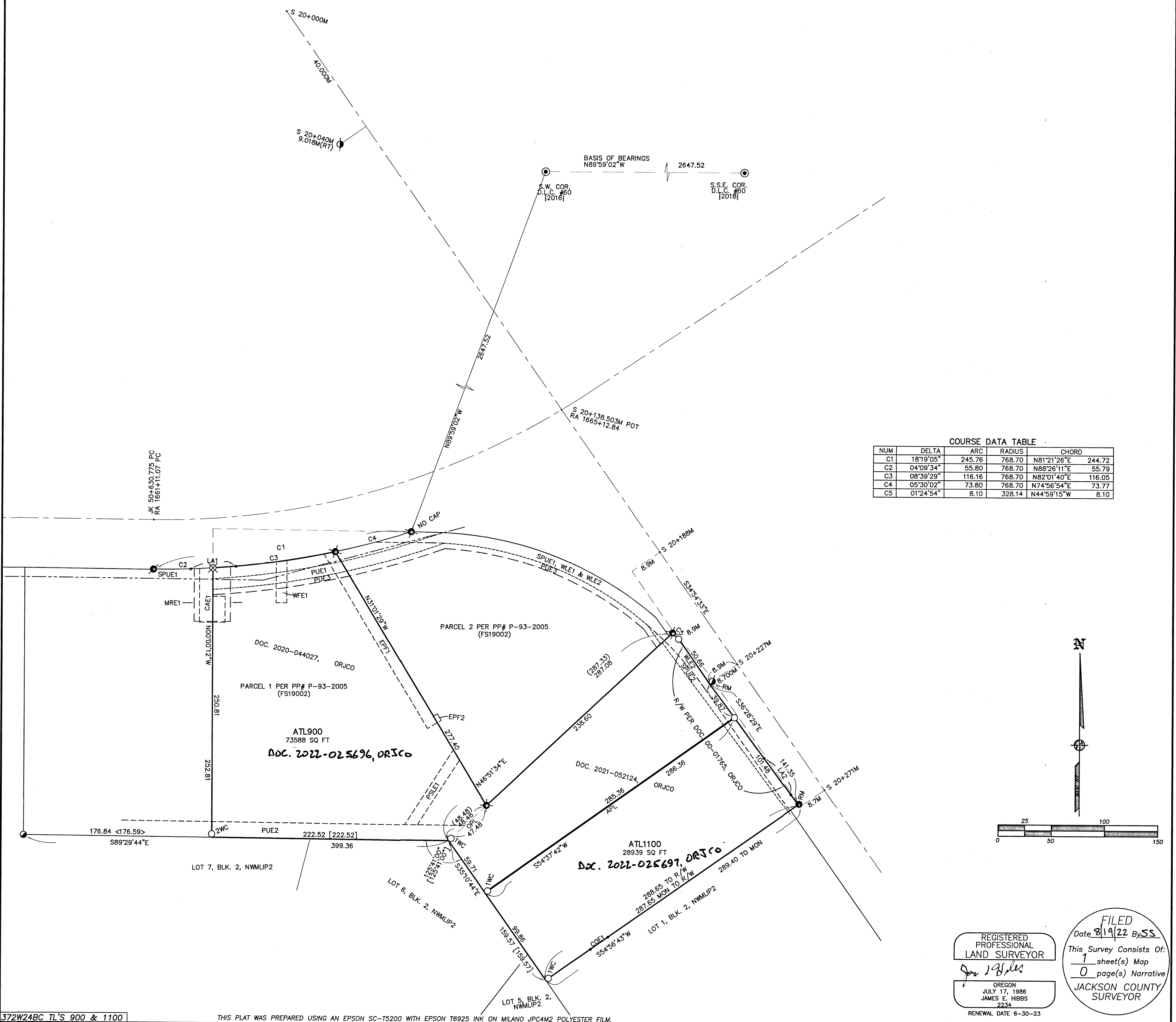
THE PREMISES HEREIN DESCRIBED ARE WITHIN AND SUBJECT TO THE STATUTORY POWERS OF THE ROGUE VALLEY SEWER SERVICES.

- EASEMENT FOR POWER FACILITIES PER V.50, P.282, JCDR. NO SPECIFIC LOCATION PROVIDED.
- EASEMENT FOR POWER FACILITIES PER V.226, P.411 & V.233, P.183, JCDR. NO SPECIFIC LOCATION PROVIDED.
- EASEMENT FOR POWER FACILITIES PER V.287, P.199, V.366, P.186, V.482, P.457, JCDR. NO SPECIFIC LOCATION PROVIDED.
- EASEMENT FOR POWER FACILITIES PER DOC. 74-13246, ORJCO. NO SPECIFIC LOCATION PROVIDED.
- WATER LINE EASEMENT (WLE1) PER DOC. 78-12527 & 78-25050, ORJCO. SHOWN.
- COVENANTS, CONDITIONS, RESTRICTIONS PER DOC. 91-14222 AND 95-13903, ORJCO. BLANKET.
- LIMITED ACCESS PROVISIONS (LA1) PER DOC. 99-62442, ORJCO. SHOWN.
- PERMANENT UTILITY & SLOPE EASEMENTS (SPUE1) PER DOC. 99-62442, ORJCO. SHOWN.
- CROSS EASEMENT FOR INGRESS AND EGRESS (CAE1) PER DOC. 00-34485, ORJCO. SHOWN.
- EASEMENT FOR PUBLIC UTILITIES (PUE1) PER DOC. 00-37755, ORJCO. SHOWN.
- BUILDING SITE IMPROVEMENT AGREEMENT PER DOC. 00-38443, ORJCO. BLANKET.
- DEFERRED IMPROVEMENT AGREEMENT PER DOC. 2005-030586, ORJCO. BLANKET.
- MUTUAL AND RECIPROCAL EASEMENT AGREEMENT (MRE1) PER DOC. 2005-075694, ORJCO. SHOWN.
- EASEMENT FOR PUBLIC UTILITIES (PUE2) PER NWMLIP2. SHOWN.
- EASEMENT FOR PUBLIC UTILITIES (PUE3) PER PP# P-93-2005. SHOWN.
- EASEMENT AS PRIVATE SEWER LINE (PSLE1) PER PP# P-93-2005. SHOWN.
- EASEMENT FOR WATER FACILITIES (WFE1) PER DOC. 2006-052052, ORJCO. SHOWN.
- EASEMENT FOR POWER FACILITIES (EPF1) PER DOC. 2006-058282, ORJCO. SHOWN.
- EASEMENT FOR POWER FACILITIES (EPF2) PER DOC. 2007-023282, ORJCO. SHOWN.

EXCEPTIONS PER FIRST AM PRRS #7169-3924289 AFFECTING TL1100

THE PREMISES HEREIN DESCRIBED ARE WITHIN AND SUBJECT TO THE STATUTORY POWERS OF THE ROGUE VALLEY SEWER SERVICES.

- EASEMENT FOR POWER FACILITIES PER V.50, P.282, JCDR. NO SPECIFIC LOCATION PROVIDED.
- EASEMENT FOR POWER FACILITIES PER V.226, P.411 & V.233, P.183, JCDR. NO SPECIFIC LOCATION PROVIDED.
- WATER LINE EASEMENT PER DOC. 78-12529, ORJCO. SHOWN.
- BUILDING SITE IMPROVEMENT AGREEMENT PER DOC. 96-23075, ORJCO. BLANKET
- CROSS OVER EASEMENT AGREEMENT (COE1) RECORDED AS DOC. 98-28991, ORJCO. SHOWN.
- LIMITED ACCESS PROVISIONS (LA2) PER DOC. 00-01765, ORJCO. SHOWN
- PERMANENT UTILITY & SLOPE EASEMENTS (SPUE2) PER DOC. 00-01765, ORJCO. SHOWN.
- TELECOMMUNICATION FACILITIES EASEMENT (TTE) PER DOC. 2018-021391, ORJCO. SHOWN.



REGISTERED PROFESSIONAL LAND SURVEYOR
 OREGON JULY 17, 1986
 JAMES E. HIBBS
 2234
 RENEWAL DATE 6-30-23

FILED
 Date 8/19/22 BY SS
 This Survey Consists Of:
 1 sheet(s) Map
 0 page(s) Narrative
 JACKSON COUNTY SURVEYOR