

**SURVEY FOR:**  
CENTRAL EQUIPMENT  
3008 BIDDLE ROAD  
MEDFORD, OR 97504

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

**SURVEY DATE:**  
NOVEMBER 27, 2022

**MAP OF SURVEY**

*Property Line Adjustment  
In Lots 1 & 2, Block 1 of ROGUE VALLEY INDUSTRIAL PARK UNIT NO. 1 &  
a portion of Lot 4, Block 1 of ROGUE VALLEY INDUSTRIAL PARK UNIT NO. 3 &  
located in the N.W. 1/4 of Section 18, T.37S, R.1W, W.M.,  
in the City of Medford Jackson County, Oregon  
(Planning File No. PLA-22-295)*

**LEGEND:**

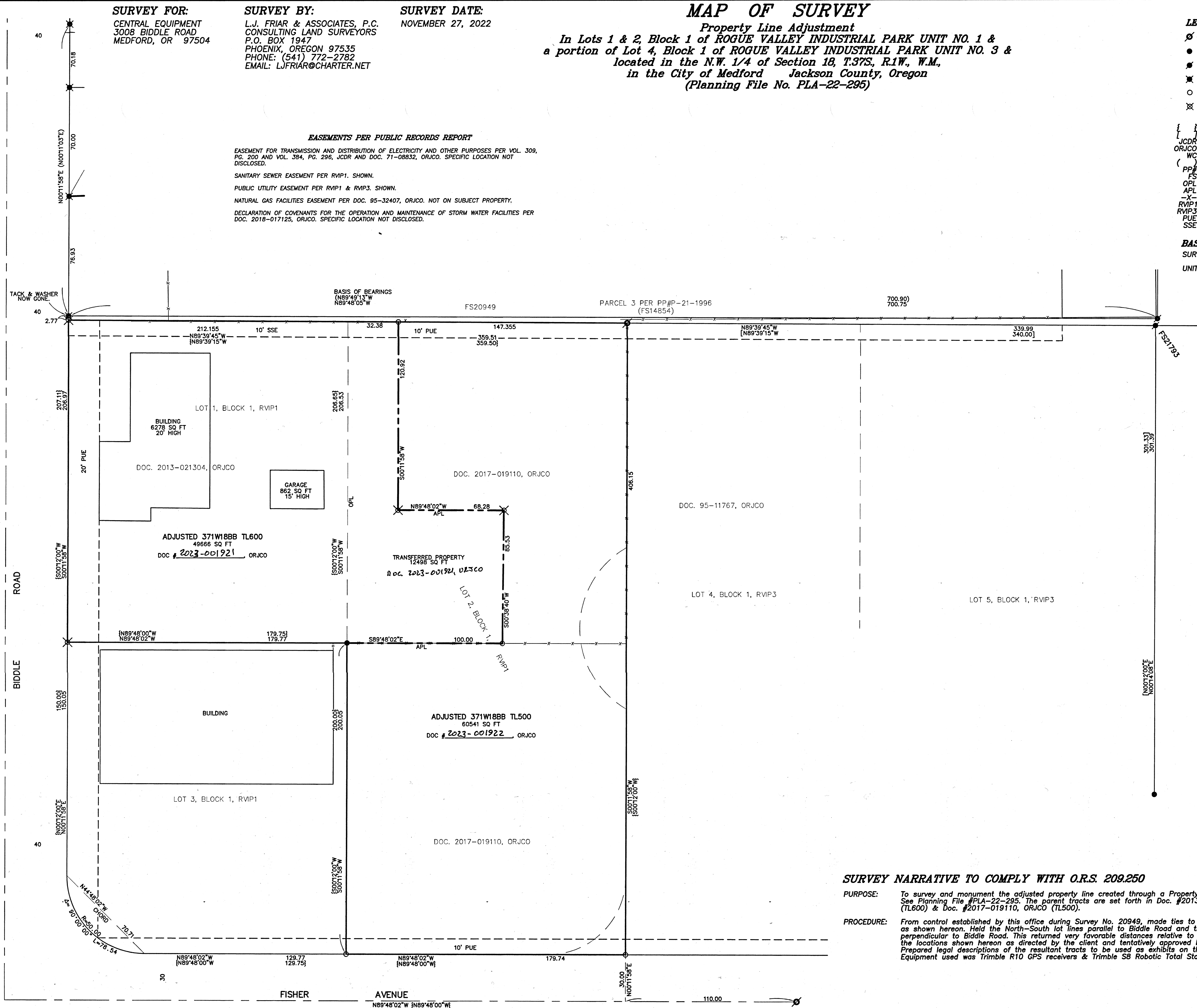
- ⊙ = FD. BRASS CAP PER RVP3.
- = FD. 5/8" IRON PIN PER RVP OR RVP3.
- ⦿ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. NEATHAMER SURVEYING PER FS20832 OR FS21793.
- ⊗ = FD. BRASS TAG MKD. LS2023 IN LEAD PLUG IN SIDEWALK PER FS14854.
- = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- ⊗ = SET MAG NAIL & BRASS TAG MKD. L.J. FRIAR & ASSOC. IN CONCRETE.
- { } = RECORD DATA PER RVP1.
- [ ] = RECORD DATA PER RVP3.
- JCDR = JACKSON COUNTY DEED RECORDS.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- WC = WITNESS CORNER MONUMENT.
- ( ) = RECORD DATA PER PP#P-21-1996.
- PP# = PARTITION PLAT NO.
- FS = FILED SURVEY NO.
- OPL = ORIGINAL PROPERTY LINE.
- APL = ADJUSTED PROPERTY LINE.
- X- = FENCE LINE.
- RVP1 = ROGUE VALLEY INDUSTRIAL PARK, UNIT NO. 1.
- RVP3 = ROGUE VALLEY INDUSTRIAL PARK, UNIT NO. 3.
- PUE = PUBLIC UTILITY EASEMENT PER RVP1 OR RVP3.
- SSE = SANITARY SEWER EASEMENT PER RVP1.

**BASIS OF BEARINGS:**

SURVEY NO. 20949 AS SHOWN HEREON.  
UNIT OF MEASUREMENT = FEET SCALE: 1" = 30'

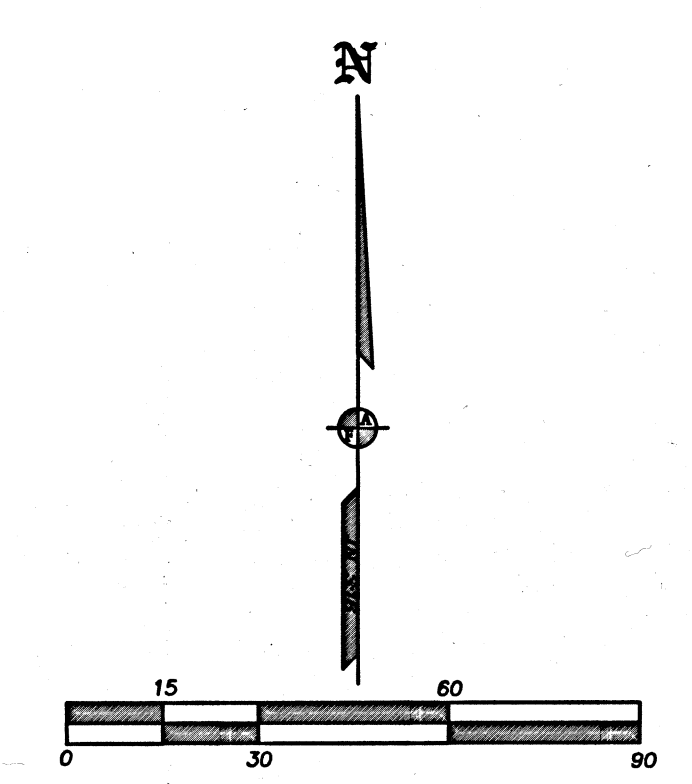
**EASEMENTS PER PUBLIC RECORDS REPORT**

EASEMENT FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND OTHER PURPOSES PER VOL. 309, PG. 200 AND VOL. 384, PG. 296, JCDR AND DOC. 71-08832, ORJCO. SPECIFIC LOCATION NOT DISCLOSED.  
SANITARY SEWER EASEMENT PER RVP1. SHOWN.  
PUBLIC UTILITY EASEMENT PER RVP1 & RVP3. SHOWN.  
NATURAL GAS FACILITIES EASEMENT PER DOC. 95-32407, ORJCO. NOT ON SUBJECT PROPERTY.  
DECLARATION OF COVENANTS FOR THE OPERATION AND MAINTENANCE OF STORM WATER FACILITIES PER DOC. 2018-017125, ORJCO. SPECIFIC LOCATION NOT DISCLOSED.



**\*\*\* CITY OF MEDFORD APPROVALS \*\*\***  
FILE NO. PLA-22-295

EXAMINED AND APPROVED THIS 30<sup>TH</sup> DAY OF JANUARY, 2023.  
BY: [Signature] PLANNING DIRECTOR  
EXAMINED AND APPROVED THIS 26 DAY OF JANUARY, 2023.  
BY: [Signature] CITY SURVEYOR



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

**PURPOSE:** To survey and monument the adjusted property line created through a Property Line Adjustment. See Planning File #PLA-22-295. The parent tracts are set forth in Doc. #2013-021304, ORJCO (TL600) & Doc. #2017-019110, ORJCO (TL500).

**PROCEDURE:** From control established by this office during Survey No. 20949, made ties to additional monuments as shown hereon. Held the North-South lot lines parallel to Biddle Road and the East-West lot lines perpendicular to Biddle Road. This returned very favorable distances relative to RRVP1. Set pins at the locations shown hereon as directed by the client and tentatively approved by City Planning. Prepared legal descriptions of the resultant tracts to be used as exhibits on the adjustment deeds. Equipment used was Trimble R10 GPS receivers & Trimble S8 Robotic Total Station.

REGISTERED PROFESSIONAL LAND SURVEYOR  
[Signature]  
JULY 17, 1986  
JAMES E. HBBS  
2234  
RENEWAL DATE 6-30-23

FILED  
Date 1/31/23 By [Signature]  
This Survey Consists Of:  
1 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR