

MAP OF SURVEY

LOCATED WITHIN

THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24
TOWNSHIP 37 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN
CITY OF MEDFORD, JACKSON COUNTY, OREGON

FOR
BACIA LLC
819 N. CENTRAL AVENUE
MEDFORD, OREGON 97501

SURVEY NARRATIVE

PURPOSE: TO SURVEY AND MONUMENT THAT TRACT OF LAND DESCRIBED AS PARCEL I AND PARCEL II IN INSTRUMENT NUMBER 2022-015044, OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, PER THE REQUEST OF THE CLIENT.

PROCEDURE: THIS SURVEY WAS CONDUCTED USING A LEICA TS 12 ROBOTIC TOTAL STATION, DISTANCE PRISMS AND A LEICA CS15 DATA COLLECTOR.

THE BASIS OF BEARING FOR THIS SURVEY IS THE CENTERLINE OF BEATTY STREET AS DEFINED BETWEEN THE CALCULATED INTERSECTION WITH EDWARDS STREET AND THE FOUND BRASS CAP MONUMENT ON THE PROJECTED CENTERLINE OF BEATTY STREET (LOCATED ON THE SOUTHWEST SIDE OF NORTH CENTRAL AVENUE) AS DETERMINED BY THIS OFFICE ON SURVEY NUMBER 22349 AS FILED IN THE OFFICIAL RECORDS OF THE JACKSON COUNTY, OREGON, SURVEYORS OFFICE.

THE SOUTHERLY LINE OF LOT 9 OF BLOCK 3 OF THE COTTAGE ADDITION TO THE CITY OF MEDFORD WAS HELD FOR THE SOUTHERLY BOUNDARY OF PARCEL I AS DEFINED BY THE FOUND MONUMENTS FROM SURVEY NUMBER 9321. THE RIGHT OF WAY OF THE SOUTHERN PACIFIC RAILROAD WAS HELD FOR THE WESTERLY BOUNDARY OF PARCEL I AS DEFINED BY THE FOUND MONUMENTS FROM SURVEY NUMBERS 6783 AND 9321. THE SOUTHWESTERLY RIGHT OF WAY OF NORTH CENTRAL AVENUE, AS DETERMINED BY THIS OFFICE DURING SURVEY NUMBER 22349, WAS HELD FOR THE EASTERLY BOUNDARY OF PARCEL I AND PARCEL II. THE NORTHERLY BOUNDARIES OF PARCEL I AND PARCEL II WERE HELD PARALLEL WITH THE SOUTHERLY BOUNDARY OF PARCEL I. THE FOUND MONUMENTS FROM SURVEY NUMBER 6783 WERE HELD TO CONTROL LOT WIDTH. THE SOUTHERLY AND WESTERLY BOUNDARIES OF PARCEL II WERE HELD AT DEED RECORD DIMENSIONS.

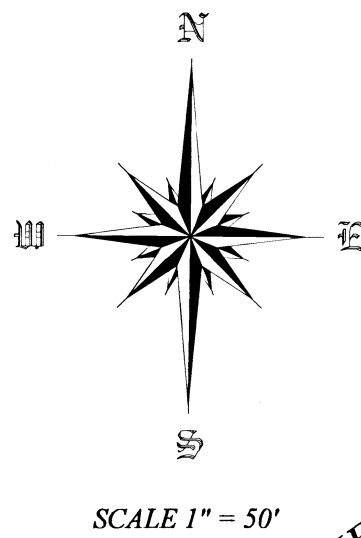
LEGEND

- | | | | |
|---------|--|------------|---|
| ● | FOUND 2-1/2" BRASS DISK OR AS NOTED | C.O.M.F.B. | CITY OF MEDFORD FIELD BOOK |
| ○ | FOUND MONUMENT AS NOTED | R&M | RECORD AND MEASURED |
| ⊙ | FOUND .38 CALIBER SHELL, FLUSH IN SIDEWALK, GOOD CONDITION. PER S.N. 14947 | S.N. | SURVEY NUMBER |
| ⊙ | FOUND .38 CALIBER SHELL, FLUSH IN SIDEWALK, GOOD CONDITION. PER C.O.M.F.B. 1704, PAGE 19 | R.P. | REFERENCE POINT |
| ⊙ | SET 5/8" X 30" REBAR WITH ORANGE PLASTIC CAP STAMPED "TO THE POINT L.S." | W.C. | WITNESS CORNER |
| ⊙ | SET MAG NAIL WITH BRASS WASHER STAMPED "J. MARTIN, PLS 54729" | — — — — | SUBJECT PROPERTY |
| ⊙ | CALCULATED POSITION, NOTHING FOUND OR SET | — — — — | DEED LINE |
| () | SURVEY DATA PER S.N. 6783 | — — — — | RIGHT OF WAY CENTERLINE |
| [] | SURVEY DATA PER S.N. 9321 | — — — — | ROAD RIGHT OF WAY |
| < > | SURVEY DATA PER S.N. 22349 | — — — — | CENTER LINE RAIL ROAD |
| (()) | RECORD DATA PER INSTRUMENT NO. 2022-015144 | — x — x | OLD HOG WIRE FENCE REMNANT |
| [[]] | RECORD DATA PER INSTRUMENT NO. 2020-045703 | — x — x | CHAIN LINK FENCE WITHIN 1.0' OF BOUNDARY, EXCEPT AS NOTED |

LINE	BEARING	DISTANCE
L1	<S44°39'39"W>	< 37.07' > R&M
L2	<S44°18'08"E>	< 36.88' > R&M
L3	<N44°18'08"W>	< 36.69' > R&M
L4	<S44°39'39"W>	< 36.60' > R&M
L5	<S85°39'30"E>	< 35.45' > R&M

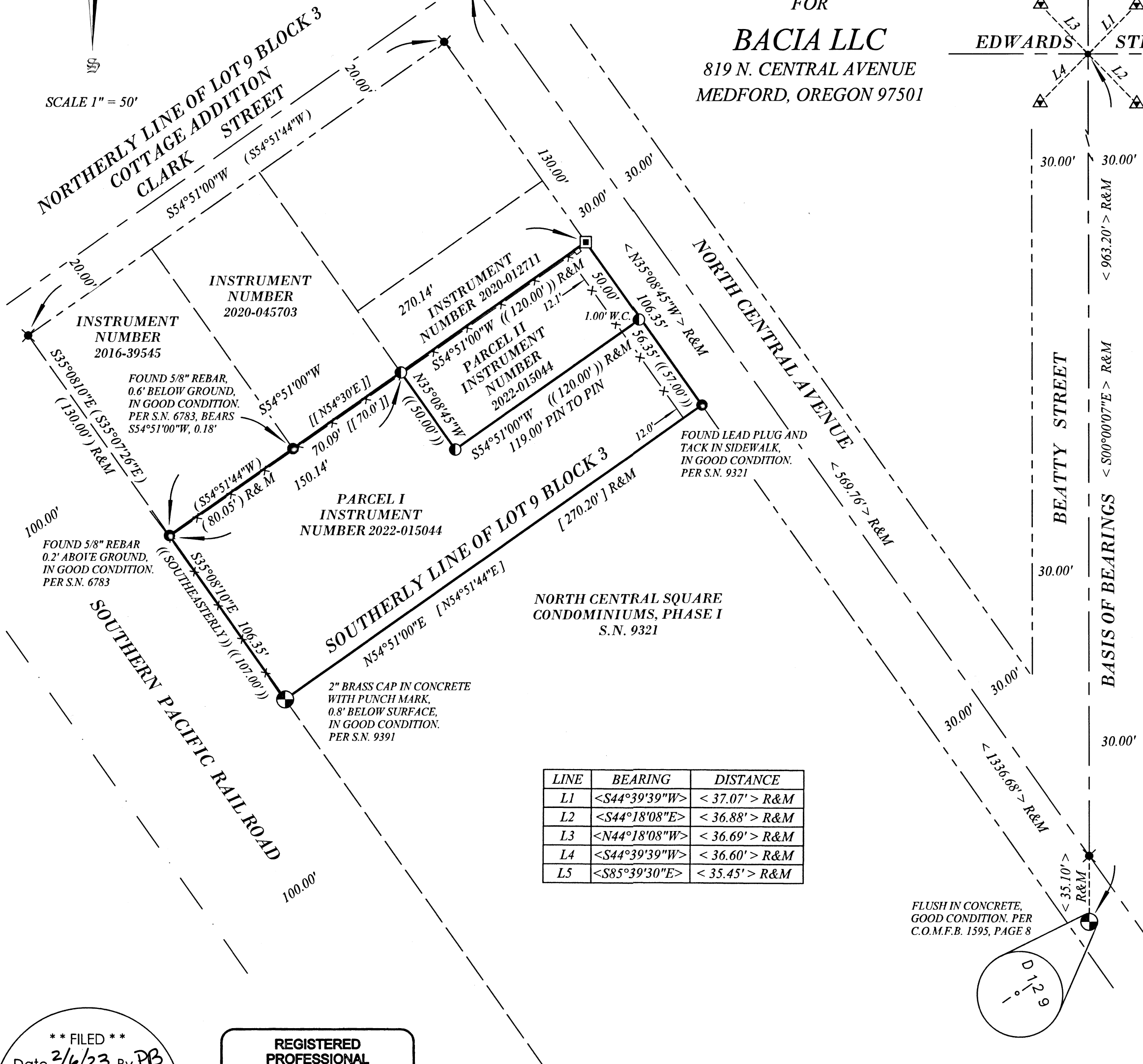
BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE CENTERLINE OF BEATTY STREET AS DEFINED BETWEEN THE CALCULATED INTERSECTION WITH EDWARDS STREET AND THE FOUND BRASS CAP MONUMENT ON THE PROJECTED CENTERLINE OF BEATTY STREET (LOCATED ON THE SOUTHWEST SIDE OF NORTH CENTRAL AVENUE) AS DETERMINED BY THIS OFFICE ON SURVEY NUMBER 22349 AS FILED IN THE OFFICIAL RECORDS OF THE JACKSON COUNTY, OREGON, SURVEYORS OFFICE.



SCALE 1" = 50'

MISSING REFERENCE POINTS HAVE BEEN DESTROYED BY CONSTRUCTION. POSITION SHOWN AS DETERMINED BY THIS OFFICE ON S.N. 22349



**** FILED ****
Date 2/6/23 By PB
This survey consists of 1 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
Jason M. Martin
OREGON
MAY 8, 2012
JASON M. MARTIN
54729

RENEWS: 1/1/2025

Assessor's Plat No. 372W24DD, Tax Lot 3300

SURVEYED BY:
TO THE POINT LAND SURVEYING, LLC
230 EAST MAIN STREET
ROGUE RIVER, OR 97537
(541) 855-4280

Date: January 24, 2023
Project No. 0056-22