

MAP OF SURVEY PROPERTY LINE ADJUSTMENT

Located in the Northeast and Southeast One-quarters of Section 23, Township 37 South, Range 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

PURPOSE: Pursuant to Client's request and direction, perform a boundary survey, recover existing monuments, perform a boundary resolution, establish monuments at corners as needed, process a Property Line Adjustment through the City of Medford (File No. PLA-22-364), draft the resultant tracts, and file a Map of Survey in the office of the Jackson County Surveyor.

PROCEDURE: Records utilized: Volume 202 at Page 266 of the Deed Records of Jackson County, Oregon; Instruments Numbered 2002-069375, 2007-042567, 2022-010123, 2023-000939 and 2023-000940, of the Official Records of Jackson County, Oregon; SADDLE RIDGE SUBDIVISION, PHASE 2, recorded March 14, 2006, in Volume 32 of Plats at Page 24 of the Records of Jackson County, Oregon, and filed as Survey Number 19104 in the office of the Jackson County Surveyor; SADDLE RIDGE SUBDIVISION, PHASE 3, recorded June 22, 2007, in Volume 33 of Plats at Page 43 of the Records of Jackson County, Oregon, and filed as Survey Number 19681 in the office of the Jackson County Surveyor; THE RIDGE AT THE HIGHLANDS, PHASE I, recorded October 3, 2007, in Volume 33 of Plats at Page 63 of the Records of Jackson County, Oregon, and filed as Survey Number 19782 in the office of the Jackson County Surveyor; Survey Number 557 and Roll Map 27/B, as filed in the office of the Jackson County Surveyor.

Equipment/software utilized: Trimble TSC1 data collectors with Trimble Access software, Trimble R10 GNSS equipment, Trimble S7 robotic instruments, Trimble SX10 robotic and scanning instrument, Trimble Business Center and Trimble Terramodel.

Linear unit (horizontal) is International Foot (ift); Linear unit (vertical) is U.S. Survey Foot (usft); Vertical datum is the North American Datum of 1988 (NAVD88); Horizontal datum is the North American Datum (NAD) of 1983 (2011) Epoch 2010.00; System is the Oregon Coordinate Reference System; Zone is the Grants Pass- Ashland (Refer to ORS, Chapter 43.312(c)). All bearings and distances shown hereon are projected (grid) values based on the projection definition herein and above. This projection was utilized to minimize the difference between projected (grid) distances and horizontal (ground) distances at the topographic surface within the design area of this coordinate system. The basis of bearings is Geodetic North. Note that the grid bearings depicted do not equal geodetic bearings due to meridian convergence.

The original tracts of land are described in Instruments Numbered 2021-041455 (being Lot 80 per said Saddle Ridge Subdivision, Phase 3) and 2022-010123. The boundaries of which were resolved as follows:

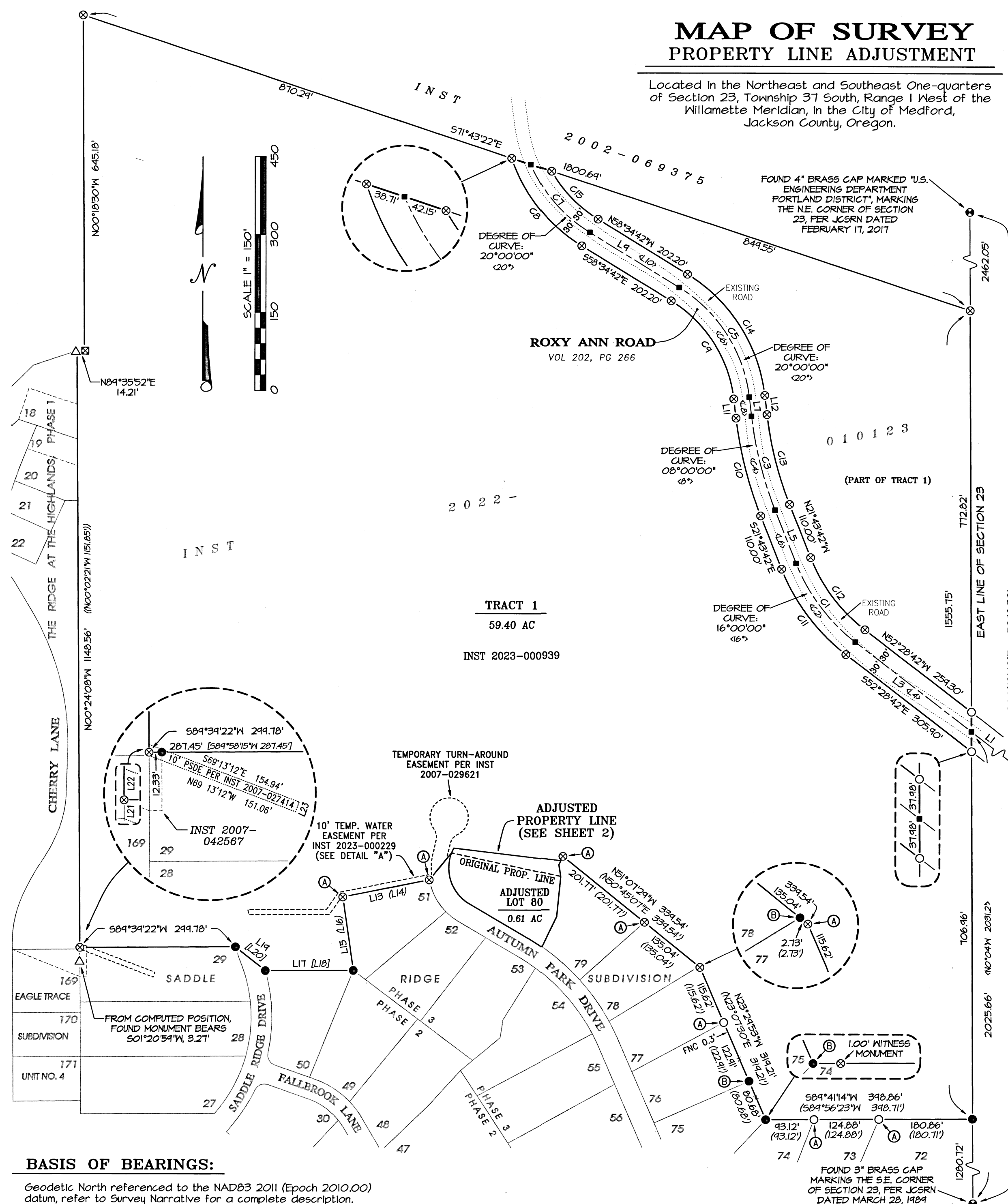
Held ties to the Southeast and Northeast corners of Section 23 to establish the location of the east boundary thereof. The found pipe and brass cap for the East One-quarter corner of Section 23, and two references thereof, were found disturbed (the pipe from the ground to the top of the cap differed southwesterly 0.5 foot) and were determined to be out of position.

Previous boundary resolutions and found monuments per said Saddle Ridge Subdivision, Phases 2 and 3 were held to resolve the southerly boundary of said Instrument 2022-010123 and the exterior boundaries of said Lot 80. Found monuments along the boundary of said The Ridge at the Highlands, Phase I, were held, along with record data per said Instrument Number 2022-010123 to resolve the westerly boundaries thereof. The northerly boundary of which was computed utilizing record data and ties to Section 23.

The location of Roxy Ann Road was resolved utilizing said Volume 202 at Page 266, Roll Map 27/B and held centerline point of intersection (established per said Survey Number 557). It should be noted that numerous attempts were made to search for monuments of record along Roxy Ann Road (the search areas extended over 1100 feet southerly and over 500 feet northerly of the subject tract's boundaries). Few monuments of record were recovered. The monuments that were found per Surveys Numbered 2872, 9376 and 14034, were not held as they were either disturbed or did not relate within reasonable tolerances to one another.

The adjusted resultant tracts were then established pursuant to the approved City of Medford File Number PLA-22-364 and subsequent Instruments Numbered 2023-000939 and 2023-000940.

Monuments were completed being established on November 11, 2022.



BASIS OF BEARINGS:
Geodetic North referenced to the NAD83 2011 (Epoch 2010.00) datum, refer to Survey Narrative for a complete description.

Jackson County Assessor's Map: 37 1W 23, Tax Lot 101 & 37 1W 23DA, Tax Lots 600 & 1500

Drawing N:\WSI Projects\Mahar Homes\Saddle Ridge Subdivision\17013 Ph 4-5_Current\17013 FP-CS.pro

RECEIVED
DATE 2/6/23 BY RB
This survey consists of:
2 sheet(s) Map
8 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
Robert V. Neathamer
OREGON
JULY 19, 1994
ROBERT V. NEATHAMER
2675
Renewal Date 12/31/24

PREPARED FOR:
MAHAR HOMES, INC.
815 Alder Creek Drive
Medford, OR 97504

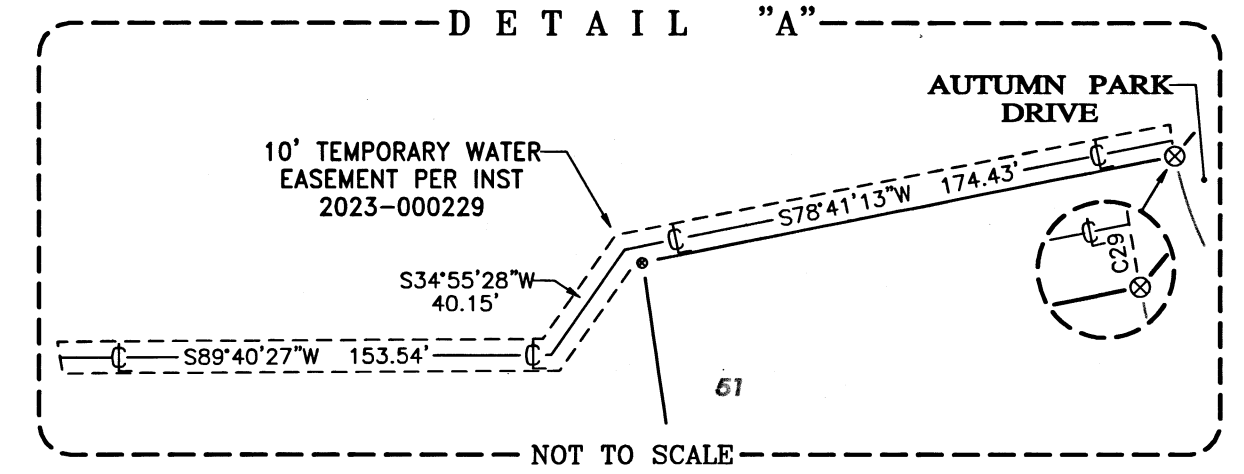
PREPARED BY: Neathamer Surveying, Inc.
3126 State St, Suite 203
P.O. Box 1584
Medford, Oregon 97501
Phone (541) 732-2869
FAX (541) 732-1382

PLOT DATE: February 1, 2023 PROJECT NUMBER: 17013

Sheet 1 of 2 © NR

MAP OF SURVEY PROPERTY LINE ADJUSTMENT

Located in the Northeast and Southeast One-quarters of Section 23, Township 37 South, Range 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.



APPROVALS (CITY OF MEDFORD FILE NUMBER PLA-22-364):

Examined and approved this 16th day of FEBRUARY, 2023.

ACTIVA
Planning Director

Examined and approved this 3 day of FEBRUARY, 2023.

[Signature]
City Surveyor

PREPARED FOR:

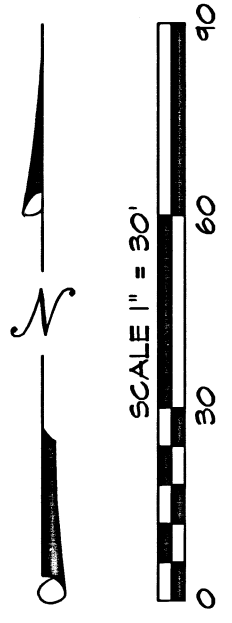
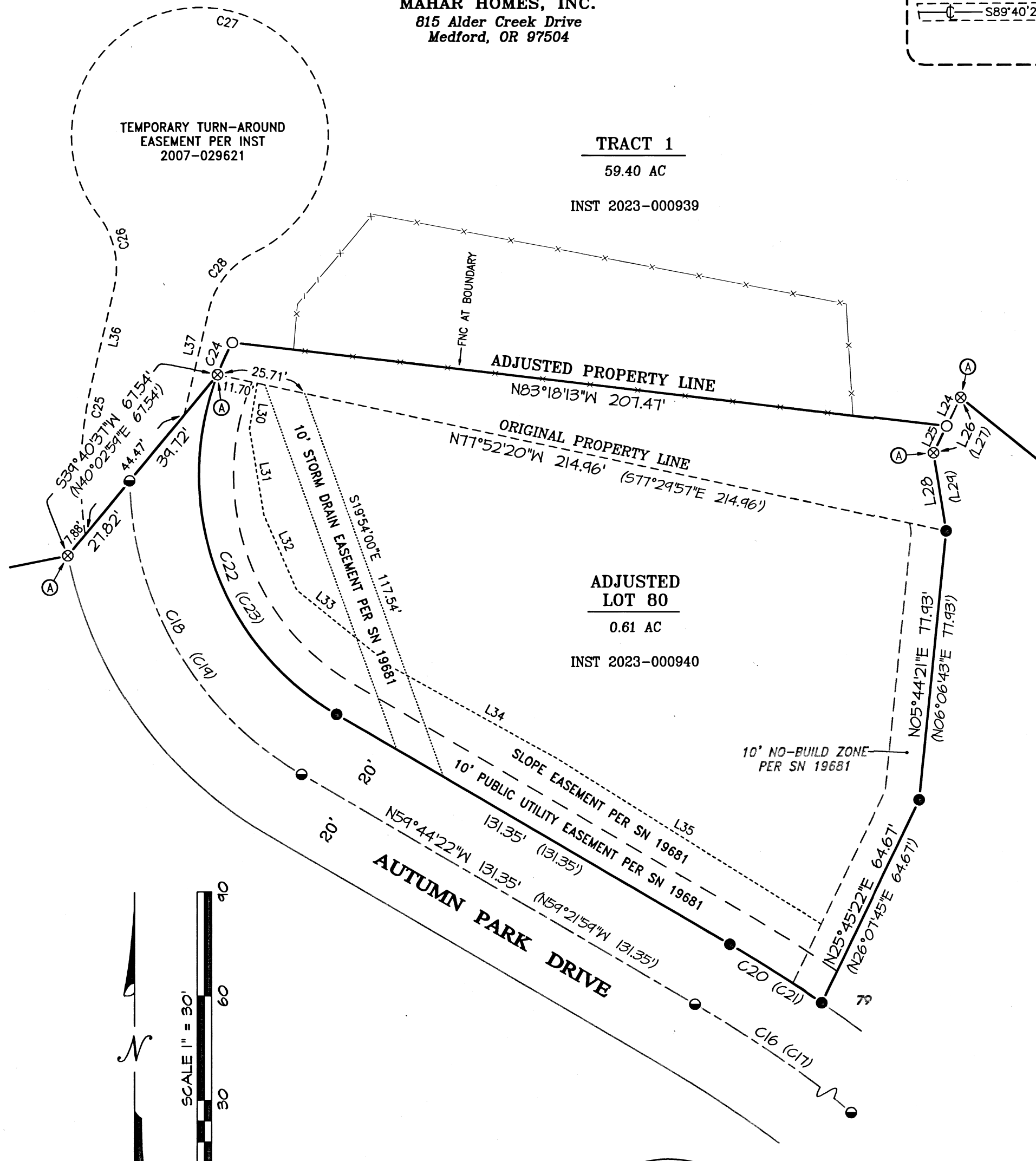
MAHAR HOMES, INC.
815 Alder Creek Drive
Medford, OR 97504

LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N52°28'42"W	292.54'	L20	S51°16'07"E	73.86'
L2	N52°07'W	293.73'	L21	N00°24'08"W	3.21'
L3	N52°28'42"W	282.60'	L22	N00°24'08"W	7.52'
L4	N52°07'W	279.0'	L23	S20°46'48"W	10.00'
L5	N21°43'42"W	110.00'	L24	S26°13'14"W	9.14'
L6	N21°22'W	110.1'	L25	S26°13'14"W	8.61'
L7	N06°46'42"W	37.10'	L26	S26°13'14"W	17.75'
L8	N6°25'W	37.1'	L27	N26°35'36"E	17.75'
L9	N58°34'42"W	202.20'	L28	S09°13'54"E	22.77'
L10	N58°13'W	202.2'	L29	N08°51'32"W	22.77'
L11	S06°46'42"E	37.10'	L30	S09°45'02"W	13.27'
L12	N06°46'42"W	37.10'	L31	S09°28'00"E	25.19'
L13	S78°41'13"W	169.58'	L32	S23°39'23"E	23.62'
L14	N79°03'36"E	169.58'	L33	S50°56'53"E	35.71'
L15	S08°12'38"E	143.07'	L34	S61°06'41"E	53.98'
L16	N07°50'15"W	143.07'	L35	S58°00'38"E	89.97'
L17	S89°40'37"W	169.52'	L36	N13°19'34"E	28.41'
L18	S89°50'00"E	169.52'	L37	S13°19'34"W	31.16'
L19	N51°38'30"W	73.86'			

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	30°45'00"	358.10'	192.19'	N37°06'12"W	189.89'
C2	30°45'	358.1'	192.2'	N36°45'W	189.9'
C3	14°57'00"	716.20'	186.87'	N14°15'15"W	186.35'
C4	14°57'	716.3'	187.0'	N13°53'W	186.4'
C5	51°48'00"	286.48'	254.00'	N32°40'42"W	250.26'
C6	51°48'	286.5'	254.0'	N32°19'W	250.0'
C7	35°16'53"	286.48'	176.41'	N40°56'15"W	173.63'
C8	39°56'12"	316.48'	220.59'	S38°36'36"E	216.16'
C9	51°48'00"	256.48'	231.88'	S32°40'42"E	224.06'
C10	14°57'00"	746.20'	194.70'	S14°15'12"E	194.15'
C11	30°45'00"	388.10'	208.29'	S37°06'12"E	205.80'
C12	30°45'00"	328.10'	176.09'	N37°06'12"W	173.98'
C13	14°57'00"	686.20'	179.05'	N14°15'12"W	178.54'
C14	51°48'00"	316.48'	286.12'	N32°40'42"W	276.48'
C15	29°01'17"	256.48'	129.91'	N44°04'03"W	128.53'
C16	36°14'29"	400.00'	253.01'	N41°37'08"W	248.82'
C17	36°14'29"	400.00'	253.01'	N41°14'45"W	248.82'
C18	58°44'30"	100.00'	102.52'	N30°22'07"W	98.09'
C19	58°44'30"	100.00'	102.52'	N29°59'44"W	98.09'
C20	04°16'58"	420.00'	31.40'	S57°35'53"E	31.39'
C21	04°16'58"	420.00'	31.40'	N57°13'30"W	31.39'
C22	80°51'48"	80.00'	112.91'	S19°18'28"E	103.77'
C23	80°51'48"	80.00'	112.91'	N18°56'05"W	103.77'
C24	07°17'23"	80.00'	10.18'	S24°46'08"W	10.17'
C25	21°56'47"	114.00'	43.67'	N02°21'15"E	43.40'
C26	51°01'16"	25.00'	22.26'	N12°10'59"W	21.53'
C27	282°02'33"	37.00'	182.13'	S76°17'58"W	69.76'
C28	51°01'16"	25.00'	22.26'	S38°50'17"W	21.53'
C29	02°23'17"	120.00'	5.00'	N09°55'47"W	5.00'



BASIS OF BEARINGS:
Geodetic North referenced to the NAD83 2011 (Epoch 2010.00) datum, refer to Survey Narrative for a complete description.

**** RECEIVED ****
DATE 2/6/23 BY PB
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative

JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
Robert V. Neathamer

OREGON
JULY 19, 1994
ROBERT V. NEATHAMER
2675
Renewal Date 12/31/24

- LEGEND:**
- Indicates a set 5/8-inch diameter by 24 inches long iron pin with a plastic cap marked "NEATHAMER SURVEYING".
 - ⊗ Indicates a set 5/8-inch diameter by 30 inches long iron pin with a plastic cap marked "NEATHAMER SURVEYING".
 - ⊠ Indicates a set 0.40 shell casing set in concrete with a tack and brass washer marked "NEATHAMER SURVEYING".
 - Indicates a found 5/8-inch diameter iron pin with a plastic cap marked "C. NEATHAMER LS 56545", per SN 19104 and/or SN 19681.
 - Indicates a found aluminum cap marked "CL MON LS 56545", per SN 19681.
 - △ Indicates a found 5/8-inch diameter iron pin with an orange plastic cap marked "HARDEY ENG. & ASSOC", per SN 19782.
 - ⊙ Indicates a found 1/2-inch diameter iron pipe per SN 557.
 - Indicates a found brass cap as noted hereon.
 - Indicates a computed position, nothing found or set.
 - Ⓐ Indicates an original monument destroyed by recent construction and replaced as shown.
 - Ⓑ Indicates a monument destroyed by recent construction.
 - < > Indicates record information per Roll Map 27/B and/or VOL 202, PG 266.
 - [] Indicates record information per SN 557.
 - [] Indicates record information per SN 19104.
 - () Indicates record information per SN 19681.
 - (()) Indicates record information per SN 19782.
 - INST Indicates an Instrument recorded by number of the Official Records of Jackson County, Oregon.
 - JCRSN Indicates a reference to the Jackson County Surveyor Re-establishment Notes, on file in the office of the Jackson County Surveyor.
 - PSDE Indicates a Private Storm Drain Easement.
 - SN Indicates a survey filed by number in the office of the Jackson County Surveyor.
 - VOL PG Indicates a document recorded by Volume and Page of the Deed Records of Jackson County, Oregon.
 - FNC 1.8- Indicates the distance and which side from the boundary line that the centerline of a fence is located.
 - x— Indicates centerline of an existing fence line.

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