

MAP OF SURVEY

Located within portions of Donation Land Claims Numbered 56, 57 and 58, being in the Northwest One-quarter and in the Southwest One-quarter of Section 12, Township 37 South, Range 2 West of the Willamette Meridian, in the City of Central Point, Jackson County, Oregon.

PREPARED FOR:

CITY OF CENTRAL POINT
Attention: Matt Samitore
140 South Third Street
Central Point, OR 97502

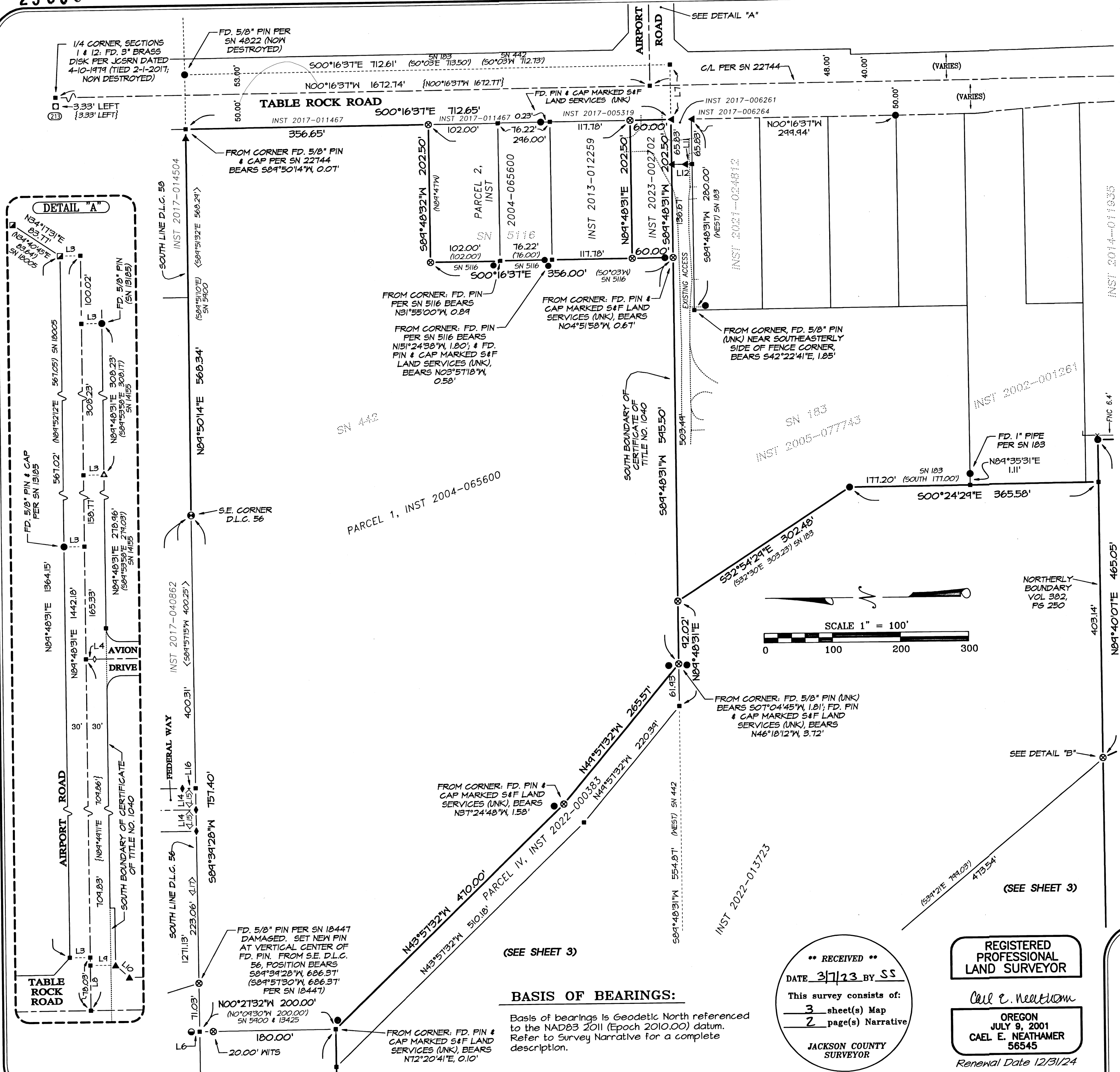
LEGEND:

- ⊗ Indicates a set 5/8-inch diameter by 30 inches long iron pin with a plastic cap marked "NEATHAMER SURVEYING".
- ⊠ Indicates found a 1-inch diameter iron pipe with plastic cap inside marked "JACKSON COUNTY SURVEYOR" per JCSRN T-4-2016.
- ⊙ Indicates found a 2 1/2-inch diameter brass cap, witness monument to E.S.E. D.L.C. 58 per JCSRN T-4-2016.
- ⊕ Indicates a found 2 1/2-inch diameter brass cap marking S.E. D.L.C. 56 per JCSRN 3-26-2004.
- ⊡ Indicates a found 3-inch diameter brass cap marking 1/4 corner of Sections 1 and 12 per JCSRN 4-10-1979 (destroyed).
- ⊢ Indicates a found 3-inch diameter brass cap per OSHD Dwg No. 8B-8-23.
- Indicates a found 5/8-inch diameter iron pin per SN 2287, or as otherwise noted on Sheets 1 through 3 hereof.
- ⊠ Indicates a found 5/8-inch diameter iron pin per SN 9377.
- ⊕ Indicates a found 5/8-inch diameter iron pin with cap marked "D MINNECI LS 2344" per SN 13425.
- ⊠ Indicates a found 5/8-inch diameter iron pin with cap marked "D MCMAHAN LS 1913" per SN 14155.
- ◇ Indicates a found 2-inch diameter brass cap marked "LS 1913" per SN 14155.
- ◆ Indicates a found 5/8-inch diameter iron pin with cap marked "TEMPLIN LS 2354" per SN 20188.
- ▲ Indicates a found 5/8-inch diameter iron pin with cap marked "OBECC" per SN 22744.
- Indicates a computed position; nothing found or set.
- (213) Indicates a monument referenced on SN 22744 by point number.
- () Indicates record data per SN 2287.
- [] Indicates record data per SN 9534.
- [] Indicates record data per SN 15892.
- < > Indicates record data per SN 20188.
- ! Indicates record data per SN 22744.
- << >> Indicates record data per SN 23142.
- (()) Indicates record data per OSHD DWG NO 8B-8-23.
- INST Indicates an Instrument recorded by number pursuant to the Official Records of Jackson County, Oregon.
- JCSRN Indicates a reference to the Jackson County Surveyor Re-establishment Notes, on file in the office of the Jackson County Surveyor.
- OSHD Indicates "Oregon State Highway Department".
- SN Indicates a survey filed by number in the office of the Jackson County Surveyor.
- (UNK) Indicates a monument of unknown origin (not of record).
- x— Indicates centerline of an existing fence line.
- FNC 1.8'— Indicates the distance and which side from the boundary line that the centerline of a fence is located.

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: March 7, 2023
PROJECT NUMBER: 09002-T-20-A

Sheet 1 of 3 © CN



**** RECEIVED ****
DATE 3/7/23 BY SS
This survey consists of:
3 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
Call e. Neathamer
OREGON
JULY 9, 2001
CAEL E. NEATHAMER
56545
Renewal Date 12/31/24

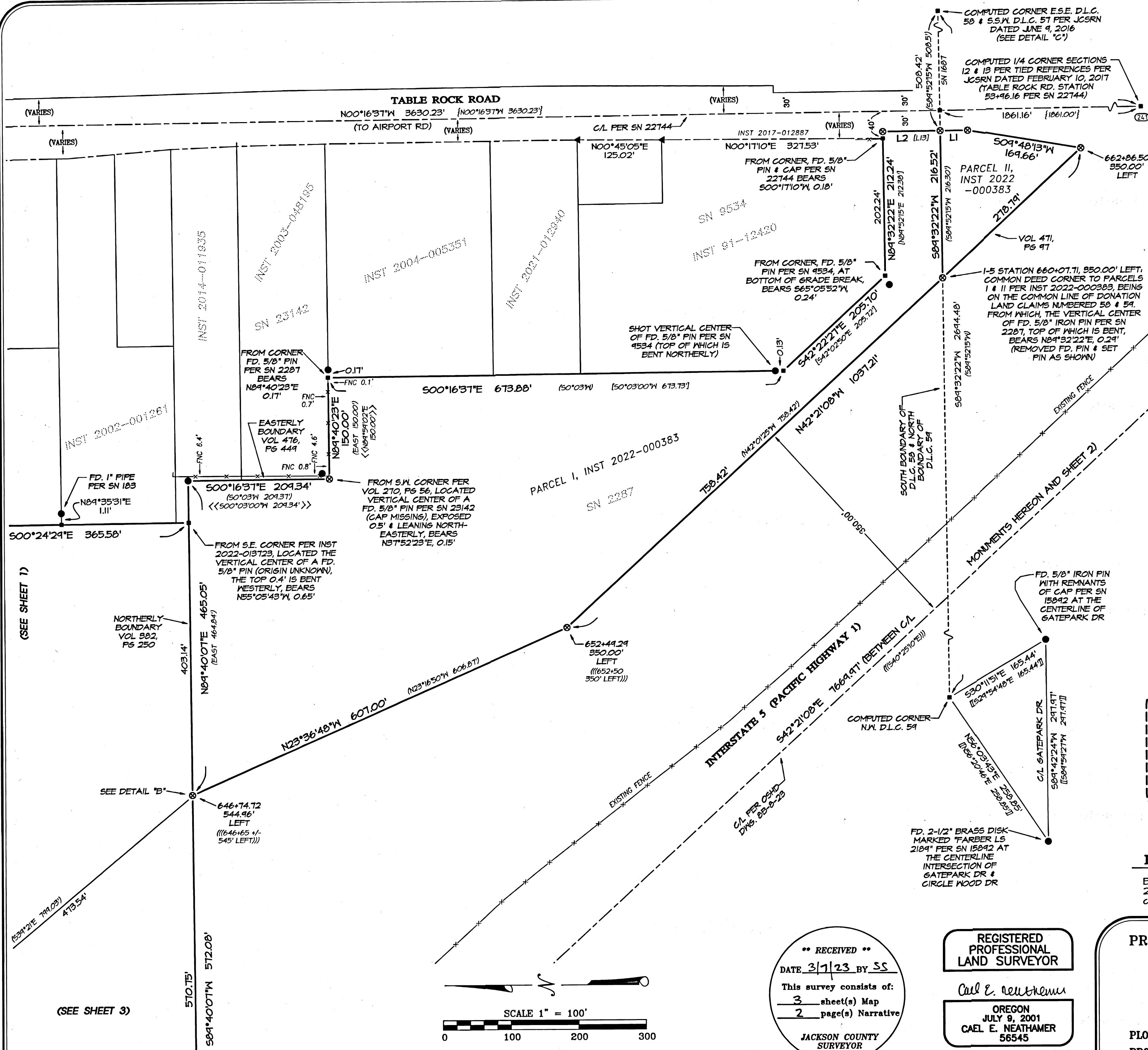
BASIS OF BEARINGS:
Basis of bearings is Geodetic North referenced to the NAD83 2011 (Epoch 2010.00) datum. Refer to Survey Narrative for a complete description.

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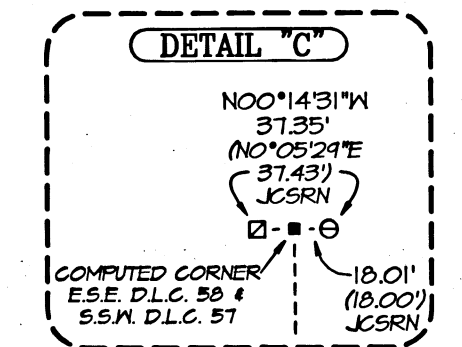
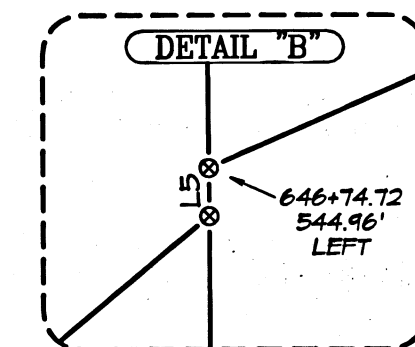
PREPARED FOR:

CITY OF CENTRAL POINT
 Attention: Matt Samitore
 140 South Third Street
 Central Point, OR 97502



LINE TABLE

LINE	BEARING	DISTANCE
L1	S00°16'31"E	40.59'
L2	S00°16'31"E	85.00'
L3	N00°11'29"E	30.00'
L4	S00°15'45"E	0.11'
L5	N89°40'07"E	1.33'
L6	N17°37'31"E	0.30'
L7	S89°48'31"W	80.00'
L8	N89°48'31"E	66.24'
L9	S00°11'29"E	37.16'
L10	S42°02'12"W	27.01'
L11	N00°16'31"W	0.14'
L12	N00°16'31"W	30.00'
L13	S0°02'02"W	85'
L14	S89°39'28"W	31.50'
L15	S89°57'15"W	31.50'
L16	N00°27'43"W	0.19'
L17	S89°57'15"W	223.17'
L18	N32°23'17"W	11.89'
L19	N32°04'30"W	11.81'



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PLOT DATE: March 7, 2023
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 Sheet 2 of 3 © CN

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 JACKSON COUNTY SURVEYOR

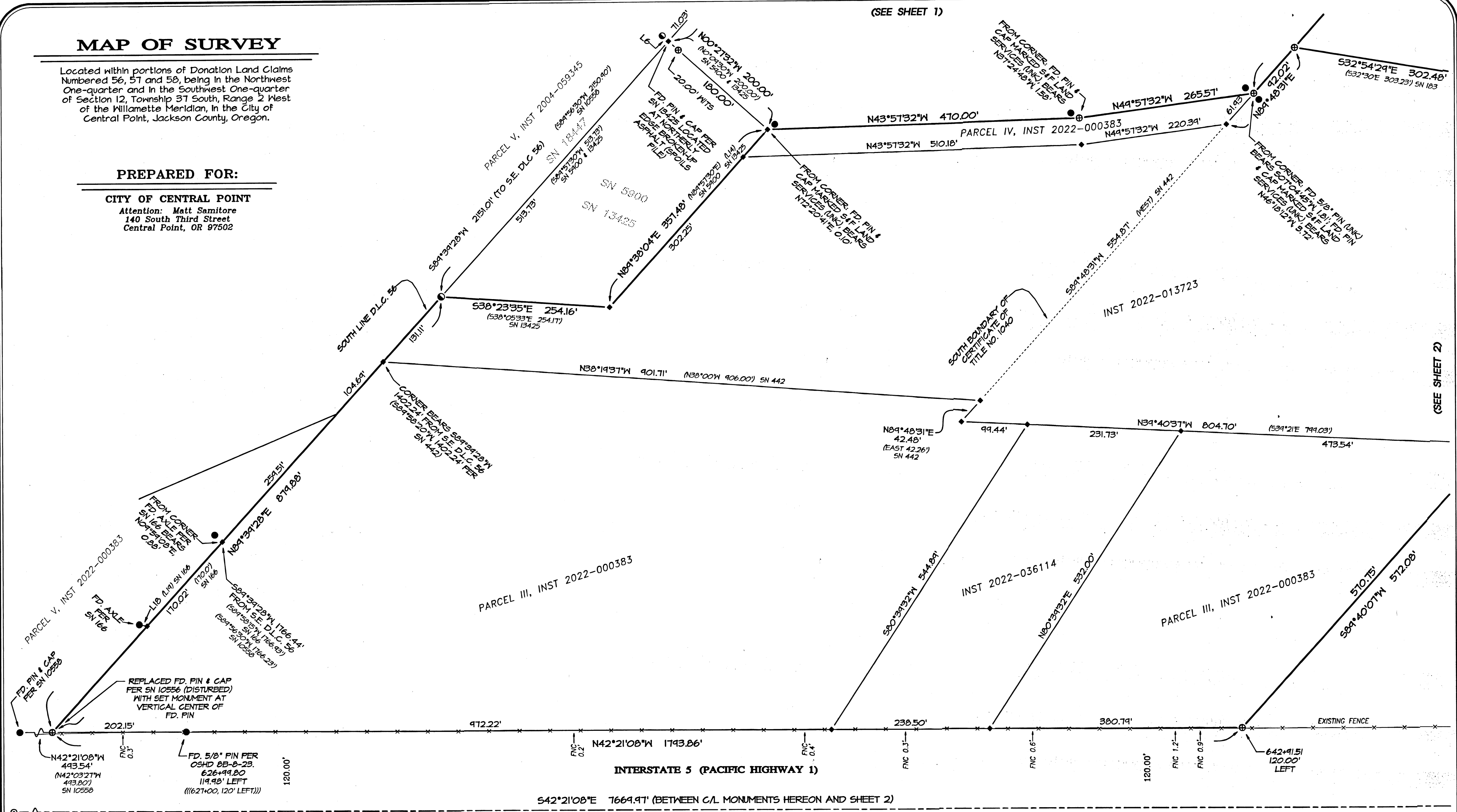
REGISTERED PROFESSIONAL LAND SURVEYOR
 Cael E. Neathamer
 OREGON JULY 9, 2001
 CAEL E. NEATHAMER 56545
 Renewal Date 12/31/24

MAP OF SURVEY

Located within portions of Donation Land Claims Numbered 56, 57 and 58, being in the Northwest One-quarter and in the Southwest One-quarter of Section 12, Township 37 South, Range 2 West of the Willamette Meridian, in the City of Central Point, Jackson County, Oregon.

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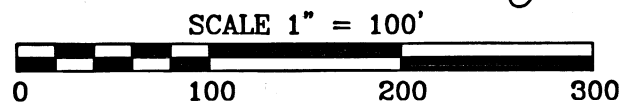


(SEE SHEET 1)

(SEE SHEET 2)

BASIS OF BEARINGS:

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SURVEY NARRATIVE IS A SEPARATE DOCUMENT

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 JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
 Cael E. Neathamer
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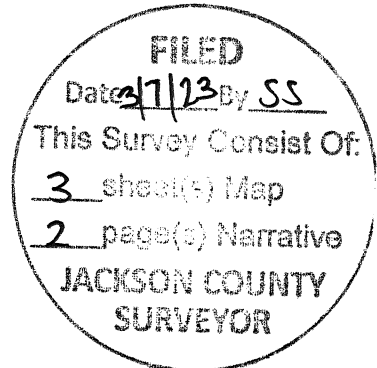
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PLOT DATE: March 7, 2023
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 Sheet 3 of 3 @ CN

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250 OREGON REVISED STATUTES

PREPARED FOR: CITY OF CENTRAL POINT
Attention: Matt Samitore
140 South Third Street
Central Point, Oregon 97502

PREPARED BY: NEATHAMER SURVEYING, INC.
3126 State Street, Suite 203
P.O. Box 1574
Medford, Oregon 97501



LOCATION:

Located within portions of Donation Land Claims Numbered 56, 57 and 58, being in the Northwest One-quarter and in the Southwest One-quarter of Section 12, Township 37 South, Range 2 West of the Willamette Meridian, in the City of Central Point, Jackson County, Oregon.

PURPOSE OF SURVEY:

Pursuant to Client's request and direction, perform a boundary survey to recover existing monuments of record, perform a boundary resolution, establish monuments as necessary and file a Map of Survey in the office of the Jackson County Surveyor.

SURVEY REFERENCES/PROCEDURES:

Equipment/Software utilized: Trimble TSC7 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. Records utilized: Certificate of Title No 1040, January 25, 1912, of Certificate of Title Registry in the Records of Jackson County, Oregon; Volume 382 at Page 250 of the Deed Records of Jackson County, Oregon; Instruments Numbered 2004-065600, 2013-012259, 2017-005319, 2017-006261, 2017-011467, 2017-012887, 2022-000383, 2022-013723, 2022-036114 and 2023-002702, all of the Official Records of Jackson County, Oregon; Corner re-establishment notes and Survey's Numbered 166, 188, 442, 2287, 4822, 5116, 5900, 9377, 9534, 10558, 13425, 13185, 14155 (Partition Plat Number P-83-1994), 15892 (Beall Estates, Phase III), 18005, 18447 (Partition Plat Number P-60-2004), 20111 (Federal Way Business Park, Phase 1), 21974, 22744 and 23142, all on file in the office of the Jackson County Surveyor.

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); Geodetic Information: 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 93.312(c)).

All bearings and distances shown hereon are projected (grid) values based on the projection definition herein and above. This projection was utilized in order 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.

From January of 2017 to present date, our firm has performed surveying within this area via three different projects, two of which being performed for the City of Central Point. Control, found/tied monuments and resolutions previously performed were all utilized in conjunction with record data and currently tied monuments to resolve the boundaries of the subject tracts depicted on Sheets 1 through 3 of this survey. The following procedures were utilized to resolve said boundaries:

Interstate 5 centerline and its northeasterly right-of-way were resolved per ties to found monuments (at centerline stations 599+57.11 and 676+26.42) and record data per Oregon State Highway Department Drawing Number 8B-8-23, thereby resolving the southwesterly boundaries of those tracts per said Instrument Number 2022-000383 (Parcels I, II and III) and said Instrument Number 2022-036114.

Table Rock Road centerline and westerly right-of-way (along the frontage of the subject tracts hereof) were resolved as follows: Held found references and Jackson County Re-establishment notes dated February 10, 2017, to compute the One-quarter corner common to Sections 12 and 13 to define the southerly end of said centerline, and the held the found monument at the One-quarter corner of Sections 1 and 12 at 3.33 feet left (destroyed by construction) to define the northerly end; verified said centerline per ties to points numbered 10, 50, 60, 70 and 80, and monuments set per Survey Number 21974 (all of said control points, except number 10, were destroyed by construction); From which, utilized said Instruments Numbered 2017-

005319, 2017-006261, 2017-011467 and 2017-012887 to define said westerly right-of-way, thereby resolving the easterly boundary of that tract per said Instrument Number 2004-065600 (Parcel 1), the easterly and a portion of the southerly boundary of that tract per said Instrument Number 2023-002702, and the easterly boundaries of those tracts per said of Instrument Number 2022-000383 (Parcels I and II).

Held the found and tied monument marking the Southeast corner of Donation Land Claim Number 56 and found monuments per Surveys Numbered 10558 (as shown on Sheet 3, replaced found and disturbed monument at its vertical center) and 22744 (at westerly right-of-way of Table Rock Road) to determine the northerly boundaries of those tracts per Instruments Numbered 2004-065600 (Parcel 1), 2022-000383 (Parcel III) and 2022-013723. Said resolved boundaries were verified by monuments per Surveys Numbered 13425 and 20188.

Resolved the location of the centerline and rights-of-way of Airport Road utilizing found monuments and record data per Surveys Numbered 9377 (the most northerly found monument has since been replaced per Survey Number 23440), 13185, 14155, and 22744. Utilized an offset line of 30.00 feet southerly from the resolved centerline, and the westerly projection thereof, to determine the location of the southerly boundary of said Certificate of Title Number 1040, thereby resolving the location of the southerly boundaries of those tracts of land per Instruments Numbered 2004-065600 (Parcel 1) and 2023-002702, and the boundaries common to said Instruments Numbered 2004-065600 (Parcel 1), 2022-000383 (Parcel III) and 2022-013723.

Resolved the location of the westerly boundary of said Instrument Number 2004-065600 (Parcel 1) utilizing the record data contained therein and Survey Number 442; thereby also resolving the easterly boundary of that tract per Instrument Number 2022-000383 (Parcel IV).

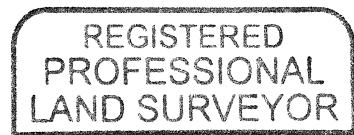
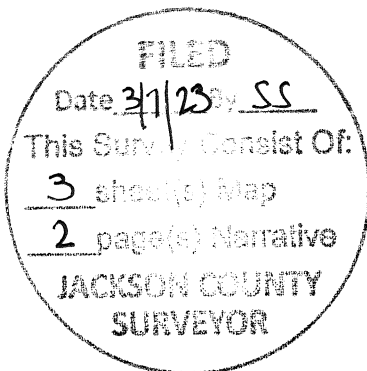
Resolved the remaining boundaries of that tract per Instrument Number 2022-000383 (Parcel I) as follows: Found monuments and record data thereof per Surveys Numbered 442 and 2287 to resolve the location of the northerly boundary of said Volume 382 at Page 250, being common with the northerly boundary hereof (also being common with the southerly boundary of that tract per said Instrument Number 2022-013723); : Found monuments and record data thereof per Surveys Numbered 2287, 9534 and 23142 to resolve the location of the easterly and southerly boundaries thereof (said southerly boundary being common with the northerly boundary of that tract of land per said Instrument Number 2022-000383 (Parcel II)).

Held computed position per ties to found references per Jackson County Re-establishment notes dated June 6, 2016, to resolve the location of the East-southeast corner of Donation Land Claim Number 58 (being common with the South-southwest corner of Donation Land Claim Number 57), and found monuments and record data per Survey Number 15892 to compute the location of the Northwest corner of Donation Land Claim Number 59, thereby resolving the location of common boundaries of said Donation Land Claims Numbered 58 and 59, also resolving the common boundaries of said Parcels I and II per Instrument Number 2022-000383.

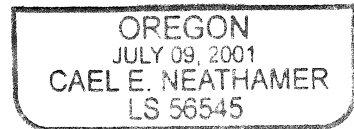
Utilized record data and resolved boundaries to complete resolving the boundaries of that tract of land per said Instruments Numbered 2022-000383 (Parcels III), 2022-013723 and 2022-036114.

Completed establishing monuments, as depicted on the map, on February 8, 2023.

Print Date: March 7, 2023.



CAEL E. NEATHAMER



RENEWAL DEC. 31, 2024