

MAP OF SURVEY

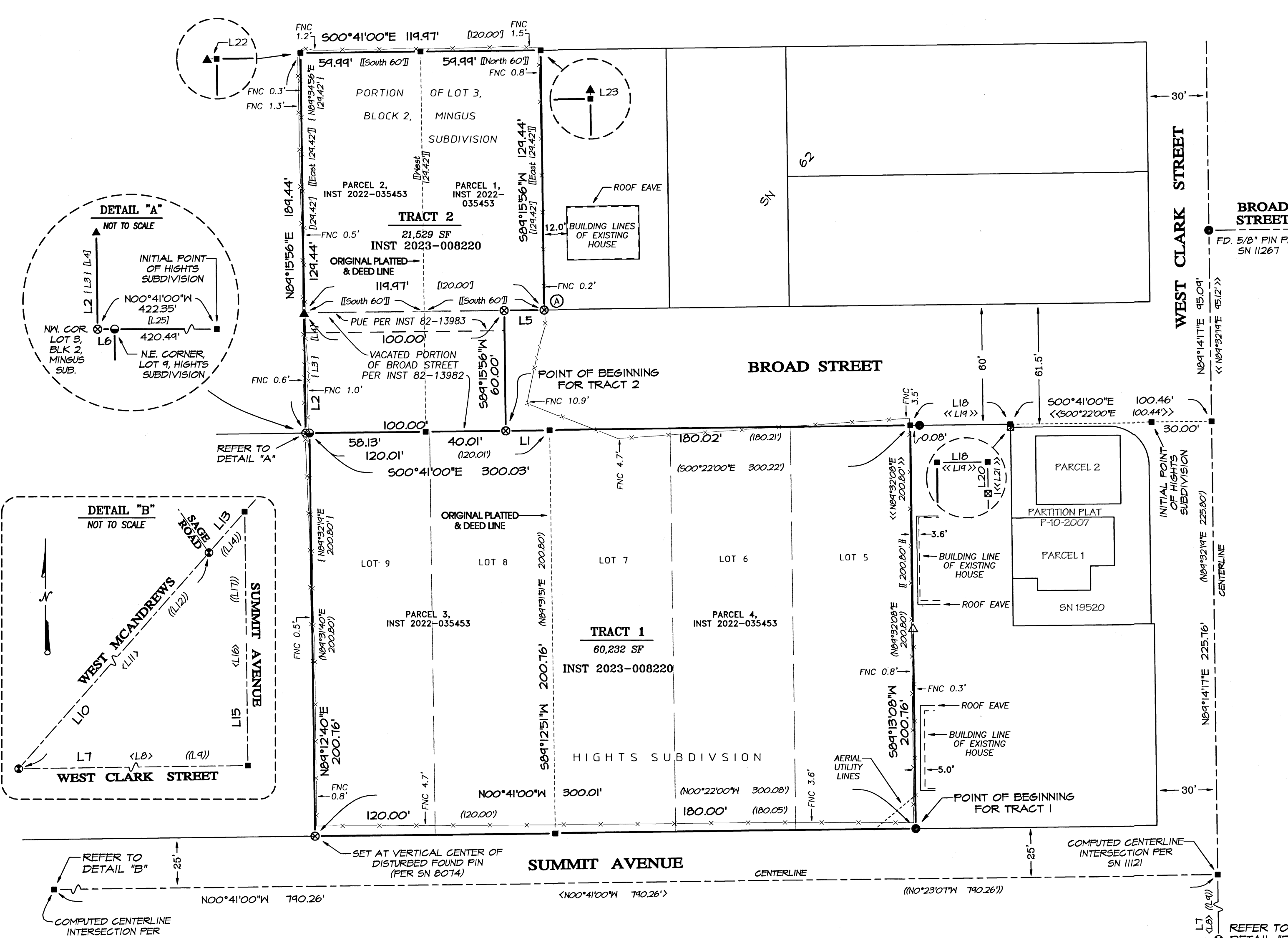
A PROPERTY LINE ADJUSTMENT-LOT CONSOLIDATION, located in the Southeast One-quarter of the Southwest One-quarter of Section 24, Township 37 South, Range 2 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

PREPARED FOR:

SUMMIT GARDENS, LLC
4835 NE 26th Ave
Portland, OR 97211

LEGEND:

- ⊗ Indicates a set 5/8-inch diameter by 24-inch long iron pin with an orange plastic cap marked "NEATHAMER SURVEYING".
- △ Indicates a found monument 5/8-inch diameter pin, per SN 1126.
- Indicates a found monument 5/8-inch diameter pin, per SN 8074, or as otherwise noted hereon.
- ⊕ Indicates a found 1-1/2-inch diameter brass cap in a monument case, per SN 11121.
- ▲ Indicates a found monument 5/8-inch diameter pin with an yellow plastic cap marked "LS 505", per SN 11267.
- ⊙ Indicates a found monument 5/8-inch diameter pin with an yellow plastic cap marked "HOFFBUHR & ASSOC. INC.", per SN 20904.
- ⊠ Indicates a found brass tag marked "LS 2344", per SN 19520.
- Indicates a computed position, nothing found or set.
- Ⓐ Indicates a monument set at originally tied position of a found monument per SN 11267, that has since been disturbed; replaced at originally tied position, as depicted.
- INST Indicates an Instrument recorded by number of the Official Records of Jackson County, Oregon.
- PUE Indicates an existing Public Utility Easement.
- SF Indicates the number of square feet within a closed area.
- SN Indicates a survey filed by number in the office of the Jackson County Surveyor.
- [[]] Indicates record data per SN 1126.
- () Indicates record data per SN 8074.
- [[]] Indicates record data per SN 11121.
- [] Indicates record data per SN 11267.
- << >> Indicates record data per SN 19520.
- { } Indicates record data per SN 20904.
- < > Indicates record data per SN 22619.
- [[]] Indicates record data per Instrument Number 2022-035453.
- x— Indicates centerline of an existing fence line.
- 1.5'→ Indicates the distance and which side from the boundary line that the centerline of an existing fence line is located.



LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S00°41'00"E	21.87'	L14	N41°44'33"E	130.13'
L2	N89°15'56"E	54.83'	L15	N00°41'00"W	790.26'
L3	N87°36'07"E	60.04'	L16	N00°41'00"W	790.26'
L4	-	60.00'	L17	N00°23'07"W	790.26'
L5	N00°41'00"W	19.97'	L18	S00°41'00"E	50.00'
L6	S00°41'00"E	1.86'	L19	S00°22'00"E	50.00'
L7	N89°13'28"E	715.79'	L20	S89°14'17"W	1.50'
L8	N89°13'28"E	715.79'	L21	S89°32'08"W	1.50'
L9	N89°31'21"E	715.79'	L22	N00°41'00"W	0.16'
L10	N41°26'40"E	936.96'	L23	S89°15'56"W	0.13'
L11	N41°26'40"E	936.96'	L24	S89°15'56"W	0.09'
L12	N41°44'33"E	936.96'	L25	-	1.48'
L13	N41°26'40"E	130.13'	L26	-	422.26'

APPROVALS:

CITY OF MEDFORD PLANNING FILE NUMBER: **PLA-23-035**

Examined and approved this 8th day of MAY, 2023.

[Signature]
Planning Director

Examined and approved this 5 day of MAY, 2023.

[Signature]
City Surveyor
Jon M. Frou

SURVEY NARRATIVE IS A SEPARATE DOCUMENT

**** RECEIVED ****
DATE 5/12/23 BY PB

This survey consists of:
1 sheet(s) Map
2 page(s) Narrative

JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

Ca. E. Neathamer
OREGON
JULY 9, 2001
CAEL E. NEATHAMER
56545
Renewal Date 12/31/24

BASIS OF BEARINGS:

Geodetic North referenced to the NAD83 2011 (Epoch 2010.00) datum. Refer to Survey Narrative for a complete description.

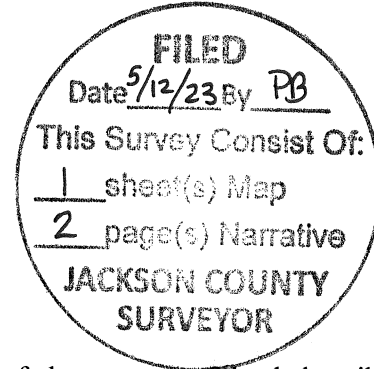
PREPARED BY: **Neathamer Surveying, Inc.**
3126 State St, Suite 203
P.O. Box 1584
Medford, Oregon 97501
Phone (541) 732-2869
FAX (541) 732-1382

PLOT DATE: May 1, 2023 PROJECT NUMBER: 21058-B
Sheet 1 of 1

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250 OREGON REVISED STATUTES

PREPARED FOR: SUMMIT GARDENS, LLC.
4835 NE 26th Avenue
Portland, Oregon 97211

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



LOCATION:

A PROPERTY LINE ADJUSTMENT-LOT CONSOLIDATION of those tracts of land described in Instrument Number 2022-035453 of the Official Records of Jackson County, Oregon, being a portion of Lot 3, Block 2, MINGUS SUBDIVISION, recorded March 16, 1891, and Lots 5, 6, 7, 8 and 9, HIGHTS SUBDIVISION, recorded May 13, 1925, in Volume 5 of Plats at Page 23 of the Records of Jackson County, Oregon, being located in the Southeast One-quarter of the Southwest One-quarter of Section 24, Township 37 South, Range 2 West of the Willamette Meridian, in the city of Medford, Jackson County, Oregon.

PURPOSE OF SURVEY:

Pursuant to Client's request and direction, perform a survey to resolve the original boundaries, thence compute boundaries per City of Medford Planning File Number PLA-23-035, establish monuments and file a Map of Survey in the office of the Jackson County Surveyor.

SURVEY REFERENCES/PROCEDURES:

Equipment/Software utilized: Trimble TSC7 data collector with Trimble Access Software; Trimble SX10 Robotic and Scanning Instrument, Trimble S7 robotic Instrument, Trimble R10 GNSS equipment, Trimble Business Center and Trimble Terramodel. Records utilized: Instruments Numbered 2022-035453 and 2023-008220 of the Official Records of Jackson County, Oregon; being a portion of Lot 3, Block 2, MINGUS SUBDIVISION, recorded March 16, 1891, and Lots 5, 6, 7, 8 and 9, HIGHTS SUBDIVISION, recorded May 13, 1925, in Volume 5 of Plats at Page 23 of the Records of Jackson County, Oregon, Survey's Numbered, 1126, 8074, 11121, 11267, 19520, 20904 and 22619, all of which as filed in the office of the Jackson County Surveyor. Also used, the City of Medford Field Books, 1038, Page 2 and 1552, Page 2.

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.

The original boundaries are described in said Instrument Number 2022-035453, being a portion of Lot 3, Block 2, MINGUS SUBDIVISION, and Lots 5, 6, 7, 8 and 9, HIGHTS SUBDIVISION, along with the above-mentioned Survey's to resolve these boundaries, utilized said R10 GNSS equipment with the TSC7 data collectors to establish control and to search and tie monuments. From which utilized said SX10 and

S7 instruments with said TSC7 data collectors to establish secondary control and to search and tie remaining monuments and certain improvements.

The original boundaries for subject properties are described as Parcels 1, 2, 3 and 4 of said Instrument Number 2022-035453, being Lots 5 through 9 per said Hights Subdivision and Lot 3 of said Mingus Subdivision. The boundaries of which were determined as follows:

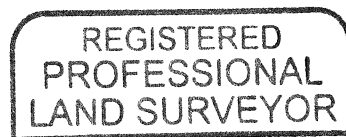
Utilized control, monument ties and boundary resolutions per Survey Number 22619 to determine the centerline and rights-of-way of Summit Avenue and its intersection with West Clark Street, thereby resolving the location of the westerly boundary of said Parcels 3 and 4. From which, verified found monuments per Survey Number 8074; Established centerline of West Clark Street by holding said intersection and a found monument per Survey Number 11267. Utilized found monuments per Surveys Numbered 11267, 19520 and 20904 to resolve the rights of way of Broad Street, thereby resolving the easterly boundaries of said Parcels 3 and 4 and the westerly boundary of said Parcel 1, and utilized Instrument Number 82-13982 to determine the vacated portion of said Broad Street; Held found monuments per Surveys Numbered 1126 and 8074 to determine the southerly boundary of said Parcel 4; Held found monuments per Surveys Numbered 8074 and 20904 to determine the northerly boundary of said Parcel 3; Utilized the found monuments and the record data per Surveys Numbered 11267 and 20904 to determine the northerly, easterly and southerly boundaries of said Parcels 1 and 2.

This resolution resulted in the position for the northeast corner of said Parcel 3, being the northeast corner of Lot 9 of said Hights Subdivision, being 422.35 feet from the southeast corner of said Hights Subdivision, which matched within 0.09 foot of the determined position per said Survey Number 11267. From which, the found monument per said Survey Number 20904, being held as the northwest corner of said Parcel 2, being the northwest corner of Lot 3, Block 2 of said Mingus Subdivision, is at 1.86 feet. Said survey number 20904, does not show this angle point and distance of 1.86 feet.

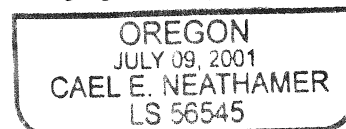
Utilizing said resolved boundaries, said City of Medford Planning File Number PLA-23-035 and said Instrument Number 2023-008220, computed the adjusted resultant tracts as depicted on the attached map hereto.

Completed establishing monuments, as depicted on the accompanying map, on April 19, 2023.

Print Date: May 1, 2023.



Caël E. Neatham



RENEWAL DEC. 31, 2024

