

**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 and file a Map of Survey in the office of the Jackson County Surveyor.

PROCEDURE: Records utilized: Instruments Numbered 2022-008305 and 2023-005788, of the Official Records of Jackson County, Oregon; KING CENTER SUBDIVISION, UNIT NO. 1, recorded May 6, 1983, in Volume 14 at Page 95, of the Plat Records of Jackson County, Oregon, and filed as Survey Number 9608 in the office of the Jackson County Surveyor; and PARTITION PLAT NO. P-7-1999, recorded February 16, 1999, in Volume 10 at Page 7, of the Partition Plat Records of Jackson County, Oregon, and filed as Survey Number 16043 in the office of the Jackson County Surveyor.

Equipment/software utilized: Trimble TSC7 data collectors with Trimble Access software, Trimble RIO GNSS equipment, Trimble S7 robotic instruments, Trimble SX10 robotic and scanning instrument, Trimble Business Center and Carlson software.

Linear unit (horizontal) is International Foot (ft); Linear unit (vertical) is U.S. Survey Foot (usft); Vertical datum is the North American Datum of 1988 (NAD88); 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 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 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 subject properties are described in said Instrument Number 2022-008305, being Parcels 1 and 2 of said PARTITION PLAT NO. P-7-1999. The boundaries of which were resolved as follows:

Held found centerline monuments as shown hereon to establish the centerlines of Commerce Drive and Cardinal Avenue. From which, held record offsets of 30.00 feet to establish the original rights-of-way thereof.

The easterly boundary of Parcel 2 was resolved holding found monuments at the northeast and southeast corners thereof. Utilizing the record distance from the beginning of curve (B.C.) of the easterly right-of-way of Cardinal Avenue to the southwest corner of Parcel 1, the southerly boundaries were established holding a line between said computed position and the resolved southeast corner of Parcel 2. The common line between said parcels was established holding the found monument at the original right-of-way of Commerce Drive and the midpoint of the computed southerly boundaries of Parcels 1 and 2.

The street dedication per said Instrument Number 2023-005788 was then utilized to establish the current rights-of-way, being a 150-foot offset from the original rights-of-way.

Monuments were established on May 1, 2023

LEGEND:

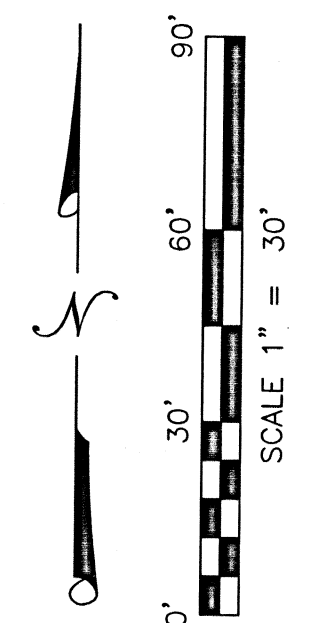
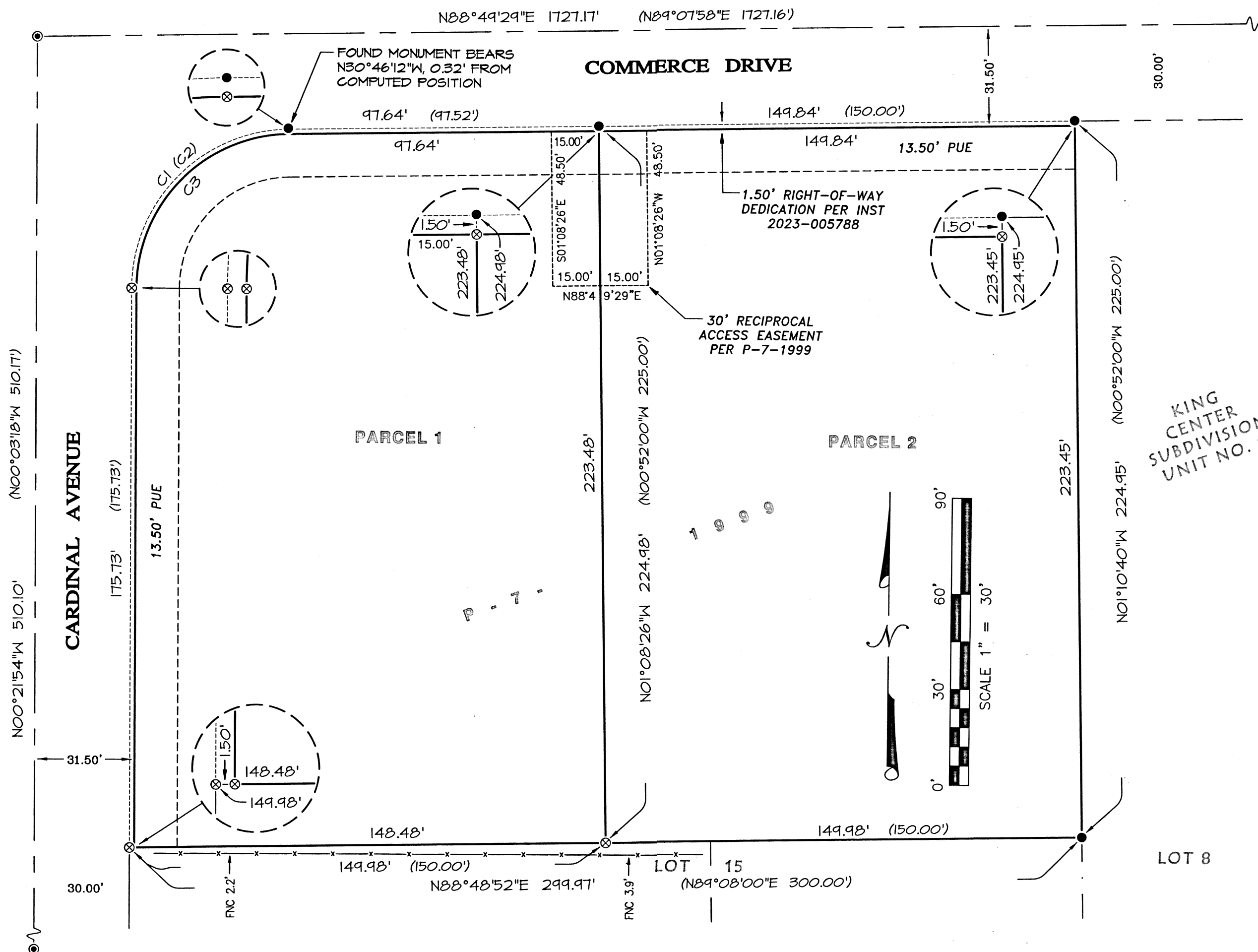
- ⊗ Indicates a set 5/8-inch diameter by 30 inches long iron pin with a plastic cap marked "NEATHAMER SURVEYING".
- ⊙ Indicates a found 3-inch diameter brass disk per SN 9608.
- Indicates a found 5/8-inch diameter iron pin per SN 9608 or SN 16043.
- Indicates a computed position, nothing found or set.
- () Indicates record data per SN 16043.
- INST Indicates an instrument recorded by number pursuant to the Official Records of Jackson County, Oregon.
- SN Indicates a survey filed by number in the office of the Jackson County Surveyor.
- x- Indicates centerline of an existing fence.
- FC 15'- Indicates the distance and which side from the boundary line that a fence is located.

MAP OF SURVEY

Located in the Southwest One-quarter of the
Northeast One-quarter of Section 7, Township 37
South, Range 1 West of the Willamette Meridian, in
the City of Medford, Jackson County, Oregon.

PREPARED FOR:

TIFFEE COMPANIES, INC.
18151 SW Boones Ferry Road
Portland, Oregon 97224



CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	89°11'23"	50.00'	71.83'	N 44°13'47" E	70.21'
C2	89°11'18"	50.00'	71.83'	N 44°32'21" E	70.21'
C3	89°11'23"	48.50'	75.50'	N 44°13'47" E	68.10'

**** RECEIVED ****
DATE 5/31/23 BY PB
This survey consists of:
1 sheet(s) Map
8 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
Robert V. Neathamer
OREGON
JULY 19, 1994
ROBERT V. NEATHAMER
LS 2675
RENEWAL DEC. 31, 2024

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.
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PLOT DATE: May 30, 2023 **PROJECT NUMBER:** 22012