

NORTHGATE CENTER

COMMERCIAL SUBDIVISION

LOCATED IN THE S.E. 1/4 OF SECTION 13 AND N.E. 1/4 OF SECTION 24

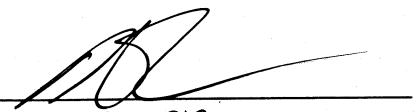
TOWNSHIP 37 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN

IN THE CITY OF MEDFORD, JACKSON COUNTY, OREGON

FILE NUMBER: LDS-22-032

Declaration:

KNOW ALL MEN BY THESE PRESENTS, that Northgate Center, LLC, hereinafter referred to as Declarant, is the owner in fee of the lands shown on this plat, more particularly described in the Surveyor's Certificate, and has caused the same to be surveyed into 7 lots and easements as shown hereon, and hereby designates this subdivision as Northgate Center. Declarant hereby creates the following easements: (AUE) Access and Utility Easement over and across lots 1-3 and 5-7 for which shall allow for pedestrian, emergency, vehicular and public access, together with public and private utilities for the benefit of lots 1-7. (UE) a variable width Utility Easement over and across lots 1-7 for the benefit of all Utilities excluding the City of Medford Public Utilities. (ELE) 5.00 foot Electrical Easement over and across lots 1 and 2 for the benefit of the City of Medford. (RVSS) a variable width Sewer Easement over and across lots 1-7 for benefit of Rogue Valley Sewer Service. Declarant also hereby accepts the terms and conditions set forth by the Declaration of Easements and Restrictive Covenants recorded as Instrument Number 2023-17079, of the Official Records of Jackson County.


Dan O'Connor
Representative of Northgate Center, LLC

State of Oregon)
ss
County of Jackson)

Personally appeared before me the above named Dan O'Connor of Northgate Center, LLC on this the 7 day of August, 2023 and acknowledged the foregoing instrument to be his voluntary act and deed.

(Signature) Kathryn M. Czeichas

(Printed Name) Kathryn M. Czeichas

Notary Public - Oregon Commission No 1007169

My Commission Expires December 22, 2024

SURVEY NARRATIVE TO COMPLY WITH O.R.S 209.250

SURVEY FOR: NORTHGATE CENTER, LLC
670 G STREET, SUITE B, JACKSONVILLE, OREGON 97530

DATE FINAL MONUMENT SET: Monuments are being bonded at this time

BASIS OF BEARING: Survey Number 23537 as shown hereon. All bearing are same as record unless noted otherwise.

PURPOSE OF SURVEY: To complete a boundary survey and prepare a final plat showing the subdivision of 7 lots pursuant with the client's instructions and as approved by City of Medford Planning Commission file number LDS-22-032

PROCEDURE USED DURING SURVEY: This survey began with a diligent search of available records including-

- County Survey Numbers 22239, 22675 and 23537
- County Geographic Coordinate Database (GCDB) number
- Partition Plat P-39-2021 of "Record of Partition Plats" of Jackson County, Oregon

Survey Number 23537 was used for control when calculating the exterior boundary of the parent tract. All exterior monuments were measured and excepted in there record locations. A portion of said exterior monuments were destroyed during construction. Destroyed exterior monuments were reset as shown this plat utilizing pre-construction measurements and record data. Interior lots and easements were computed and shown as approved by LDS-22-032.

All found monuments were measured via static GPS observations, redundant RTK measurements and/or closed loop traverse.

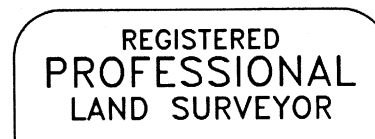
37S-2W-24 TAX LOT 400

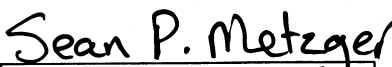
Surveyor's Certificate:

I, Sean P. Metzger, a duly registered Professional Land Surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with proper monuments, as provided by law, and shown hereon, this plat being a correct representation of the same, and the following is an accurate description of the boundary lines of the parent tract of land as set fourth hereon:

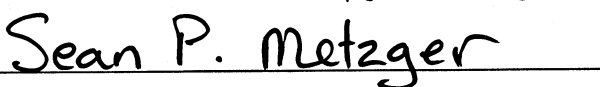
PARCEL 3, AS SHOWN ON THE PARTITION PLAT FILED IN THE OFFICE OF THE JACKSON COUNTY OREGON SURVEYOR AS NO. 23537, AND RECORDED AS PARTITION PLAT NO. P-39-2021 OF "RECORD OF PARTITION PLATS" IN JACKSON COUNTY, OREGON.


SEAN P. METZGER PLS 82769



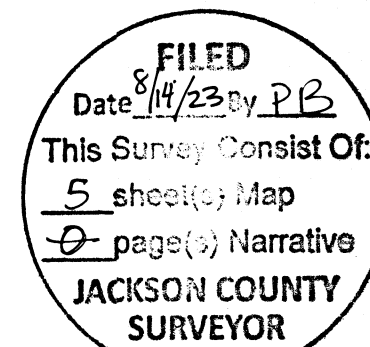

OREGON
JUNE 8, 2009
SEAN P. METZGER
No. 82769
RENEWS: 12/31/2024

I, Sean P. Metzger, do hereby certify that this is an exact copy of the original.



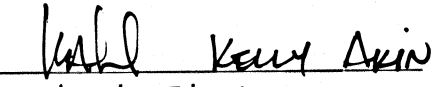
Sheet Index:

- Sheet 1: Narrative, Certificate and Signatures
- Sheet 2: Lots 1-7, Line and Curve Tables, Legend
- Sheet 3: Existing Easements, Title Report Exceptions
- Sheet 4: RVSS, ELE and UE Easements being created hereon
- Sheet 5: AUE Easement being created hereon


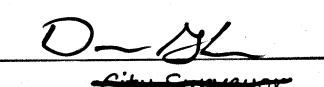


Approvals:


City of Medford Planning file number:
I certify that, pursuant to the to the authority granted in Ordinance Number 5785, of the City of Medford Municipal Code, that this plat is hereby approved.


Kelly Arin
Planning Director
August 8, 2023
Date


Examined and approved this 8 day of August, 2023


ALEX GEORGEVITCH
City Engineer

Darren Goheen
Acting City Surveyor

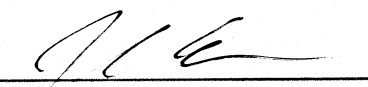
All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of this 11th day of August, 2023



Joel Diaz
Deputy
Tax Collector or Deputy

Examined and approved as required by O.R.S. 92.100 this 11th day of AUGUST, 2023


County Assessor

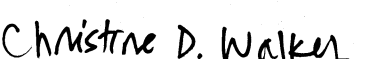

Examined and approved this 10th day of August, 2023


Rogue Valley Sewer Service

Approved for Recording:

County Commissioner/Administrator
8/14/2023
Date

Recorder's Certificate:

Filed for record this 14th day of August, 2023 at 9:49 o'clock A.M. and recorded in Volume 49, Page 16 of the Plat Records of Jackson County, Oregon.


Christine D. Walker
County Clerk

Erin Hall
Deputy

SURVEY BY: METZGER LAND SURVEYING, LLC
P.O. BOX 3521
CENTRAL POINT, OR 97502
PHONE: 541-727-2749
DRAWN BY: SPM
MYLAR PLOTTED:
SURVEY FOR: NORTHGATE CENTER, LLC
670 G STREET, SUITE B
JACKSONVILLE, OREGON 97530
DATE: 7/31/2023
DATE: 8/6/2023
SHEET 1 OF 5

NORTHGATE CENTER

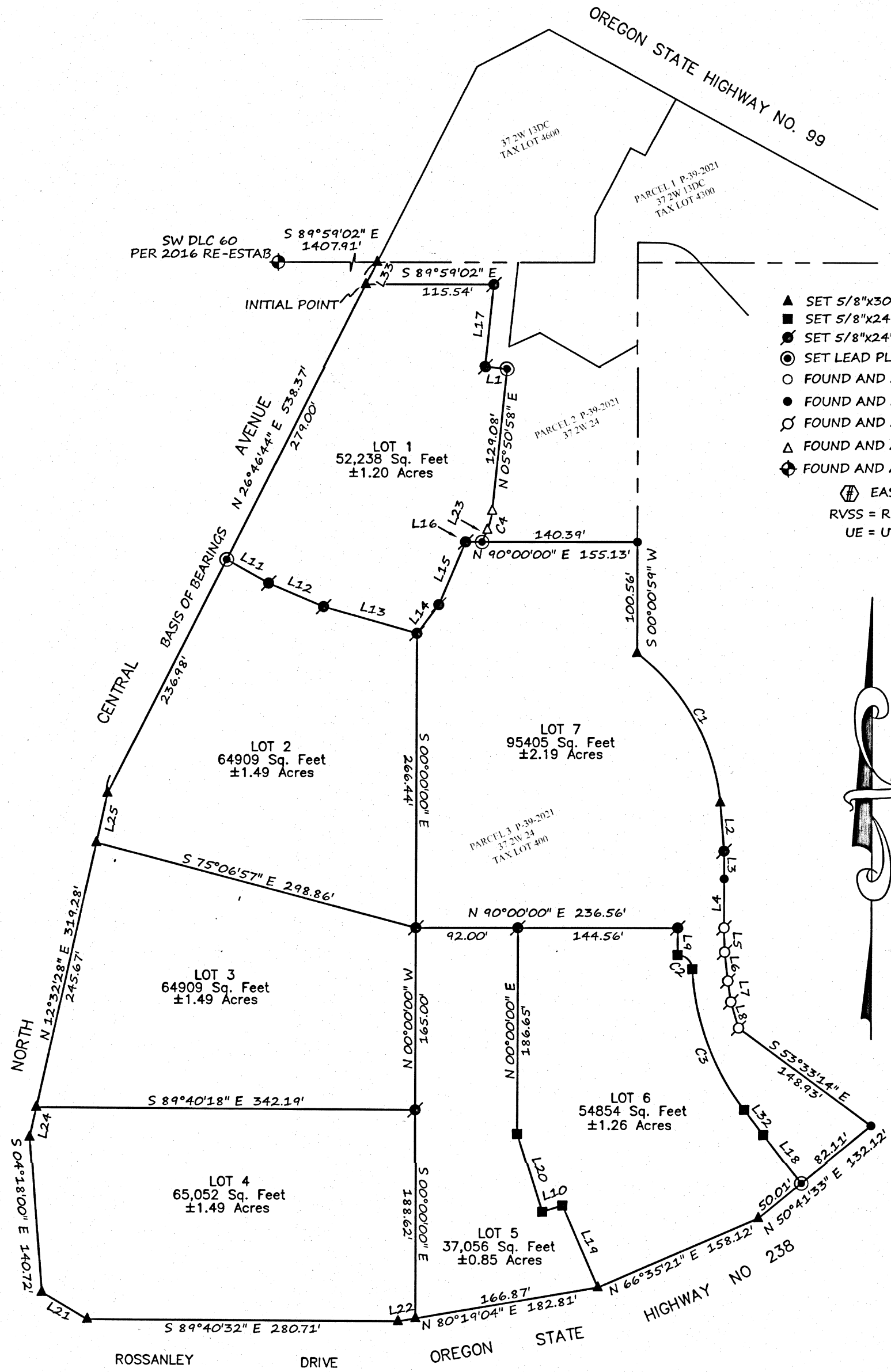
COMMERCIAL SUBDIVISION

LOCATED IN THE S.E. 1/4 OF SECTION 13 AND N.E. 1/4 OF SECTION 24

TOWNSHIP 37 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN

IN THE CITY OF MEDFORD, JACKSON COUNTY, OREGON

FILE NUMBER: LDS-22-032



LEGEND

- ▲ SET 5/8"x30" REBAR WITH ORANGE PLASTIC CAP MARKED "METZGER LS 82769"
 - SET 5/8"x24" REBAR WITH ORANGE PLASTIC CAP MARKED "METZGER LS 82769"
 - SET 5/8"x24" REBAR WITH ALUMINUM CAP MARKED "METZGER LS 82769"
 - SET LEAD PLUG WITH HUB-TACK AND BRASS WASHER MARKED "METZGER PLS 82769"
 - FOUND AND ACCEPTED 5/8" REBAR & ALUMINUM CAP MARKED "ODOT R/W" PER SN 17737
 - FOUND AND ACCEPTED 5/8" REBAR & PLASTIC CAP MARKED "L.J. FRIAR & ASSOC." PER SN 23537
 - ⊗ FOUND AND ACCEPTED MAG SPIKE & 2.5" BRASS WASHER MARKED "L.J. FRIAR & ASSOC." PER SN 23537
 - ▲ FOUND AND ACCEPTED MAG NAIL IN CONCRETE & BRASS TAG MARKED "L.J. FRIAR & ASSOC." PER SN 23537
 - ◆ FOUND AND ACCEPTED BRASS CAP MONUMENT AS NOTED
- Ⓜ EASEMENT LISTED IN TITLE REPORT SN = SURVEY NUMBER
 RVSS = ROGUE VALLEY SEWER EASEMENT PUE = PUBLIC UTILITY EASEMENT
 UE = UTILITY EASEMENT ELE = ELECTRICAL EASEMENT

LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 84°09'02" E	19.50'	A1	S 57°20'36" E	45.45'
L2	S 04°37'09" E	43.96'	A2	N 66°56'49" W	47.86'
L3	S 00°51'20" E	25.13'	A3	N 74°01'31" W	61.94'
L4	S 00°14'08" W	44.21'	A4	S 64°28'52" W	25.18'
L5	S 01°43'48" E	22.03'	A5	S 22°59'14" W	61.63'
L6	S 06°33'55" E	26.25'	A6	S 14°25'06" W	28.01'
L7	S 08°16'12" E	19.14'	A7	S 05°46'15" W	191.84'
L8	S 16°45'07" E	24.84'	A8	N 89°59'02" E	14.34'
L9	S 00°00'00" E	24.50'	A9	S 05°50'58" E	74.65'
L10	N 72°24'03" E	18.90'	A10	S 84°09'02" E	19.50'
L11	S 60°39'15" E	43.56'	A11	N 05°50'58" E	129.08'
L12	N 66°54'10" W	54.06'	A12	N 23°00'47" E	11.97'
L13	N 74°01'31" W	87.79'	A13	N 90°00'00" W	6.44'
L14	N 37°17'43" E	32.76'	A14	N 22°17'17" E	41.53'
L15	S 22°59'14" W	61.66'	A15	N 16°31'23" E	71.37'
L16	N 90°00'00" W	14.73'	A16	N 06°04'19" E	47.81'
L17	N 05°50'58" E	74.65'	A17	N 00°00'10" W	152.41'
L18	N 37°43'24" W	55.09'	A18	S 45°48'17" E	26.49'
L19	S 23°24'39" E	80.95'	A19	N 90°00'00" W	194.54'
L20	S 17°35'57" E	73.79'	A20	S 48°55'50" W	18.40'
L21	N 59°27'08" W	47.86'	A21	S 21°46'38" W	49.16'
L22	S 80°19'04" W	15.94'	A22	S 35°25'01" W	11.80'
L23	N 23°00'47" E	11.97'	A23	S 04°37'09" E	21.84'
L24	N 12°32'28" E	27.68'	A24	N 00°51'20" W	25.13'
L25	N 12°32'28" E	45.93'	A25	N 00°14'08" E	44.21'
L26	S 15°45'46" E	67.27'	A26	N 06°33'55" W	26.25'
L27	S 67°54'24" E	149.01'	A27	N 16°45'07" W	24.84'
L28	S 00°54'53" W	273.13'	A28	S 53°33'14" E	148.93'
L29	N 90°00'00" E	148.03'	A29	S 50°41'33" W	132.12'
L30	N 90°00'00" W	51.36'	A30	S 66°35'21" W	88.54'
L31	S 00°00'00" E	184.59'	A31	N 23°24'39" W	29.54'
L32	S 37°17'40" E	28.63'	A32	S 36°59'12" W	90.44'
L33	N 26°46'44" E	22.40'	A33	N 16°13'21" E	25.53'
L34	N 57°42'07" W	30.22'	A34	N 00°00'00" W	38.44'
L35	N 74°01'31" W	56.22'	A35	S 46°30'44" E	18.58'
L36	S 06°00'59" W	72.80'	A36	N 90°00'00" E	199.06'
L37	S 00°00'00" E	5.26'	A37	S 45°00'00" W	19.09'
L38	S 00°00'00" E	370.67'	A38	N 00°00'03" E	127.14'
L39	S 00°00'00" E	9.50'	A39	S 89°40'18" E	48.00'
L40	S 00°00'00" W	186.37'	A40	N 00°00'00" E	356.41'
L41	N 89°40'18" W	25.06'	A41	N 90°00'00" E	43.56'
L42	N 90°00'00" E	66.50'	A42	S 72°42'08" E	128.34'
L43	N 90°00'00" E	70.90'	A43	N 64°53'39" W	30.55'
L44	N 53°24'44" E	33.46'	A44	N 26°46'44" E	127.99'
			E1	N 26°46'44" E	33.01'
			E2	N 26°46'44" E	6.34'
			E3	S 26°46'44" W	59.36'
			E4	N 26°46'44" E	5.48'
			E5	N 26°46'44" E	49.57'
			E6	S 63°13'16" E	2.86'
			E7	N 63°13'16" W	3.43'

** MEASURED BEARINGS AND DISTANCES ALONG OUTSIDE BOUNDARY ARE EQUAL TO RECORD PER SN 23537 **

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	194.00'	159.48'	155.03'	N 29°13'13" W	47°06'06"
C2	13.50'	20.49'	18.58'	S 46°30'44" E	86°58'31"
C3	228.47'	137.96'	135.87'	N 20°19'15" W	34°35'47"
C4	59.70'	17.88'	17.82'	N 14°25'52" E	17°09'49"
C5	189.00'	47.34'	47.22'	N 66°50'57" W	14°21'08"

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
EC1	41.29'	22.69'	22.40'	N 38°22'42" W	31°28'39"
EC2	38.49'	20.34'	20.11'	S 73°55'27" E	30°17'04"
EC3	43.49'	18.64'	18.50'	S 73°38'15" E	24°33'23"
EC4	46.29'	19.94'	19.78'	S 40°05'22" E	24°40'30"

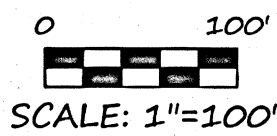
REGISTERED PROFESSIONAL LAND SURVEYOR

Sean P. Metzger
 OREGON
 JUNE 8, 2009
 SEAN P. METZGER
 No. 82769
 RENEWS: 12/31/2024

FILED
 Date 5/14/23 By PB
 This Survey Consist Of:
 5 sheet(s) Map
 0 page(s) Narrative
 JACKSON COUNTY SURVEYOR

I, Sean P. Metzger, do hereby certify that this is an exact copy of the original.

Sean P. Metzger



SCALE: 1"=100'

SURVEY BY: METZGER LAND SURVEYING, LLC
 P.O. BOX 3521
 CENTRAL POINT, OR 97502
 PHONE: 541-727-2749

DRAWN BY: SPM DATE: 7/31/2023
 MYLAR PLOTTED: DATE: 8/6/2023
 SURVEY FOR: NORTHGATE CENTER, LLC
 670 G STREET, SUITE B
 JACKSONVILLE, OREGON 97530 SHEET 2 OF 5

23964
 17R/66

NORTHGATE CENTER

COMMERCIAL SUBDIVISION

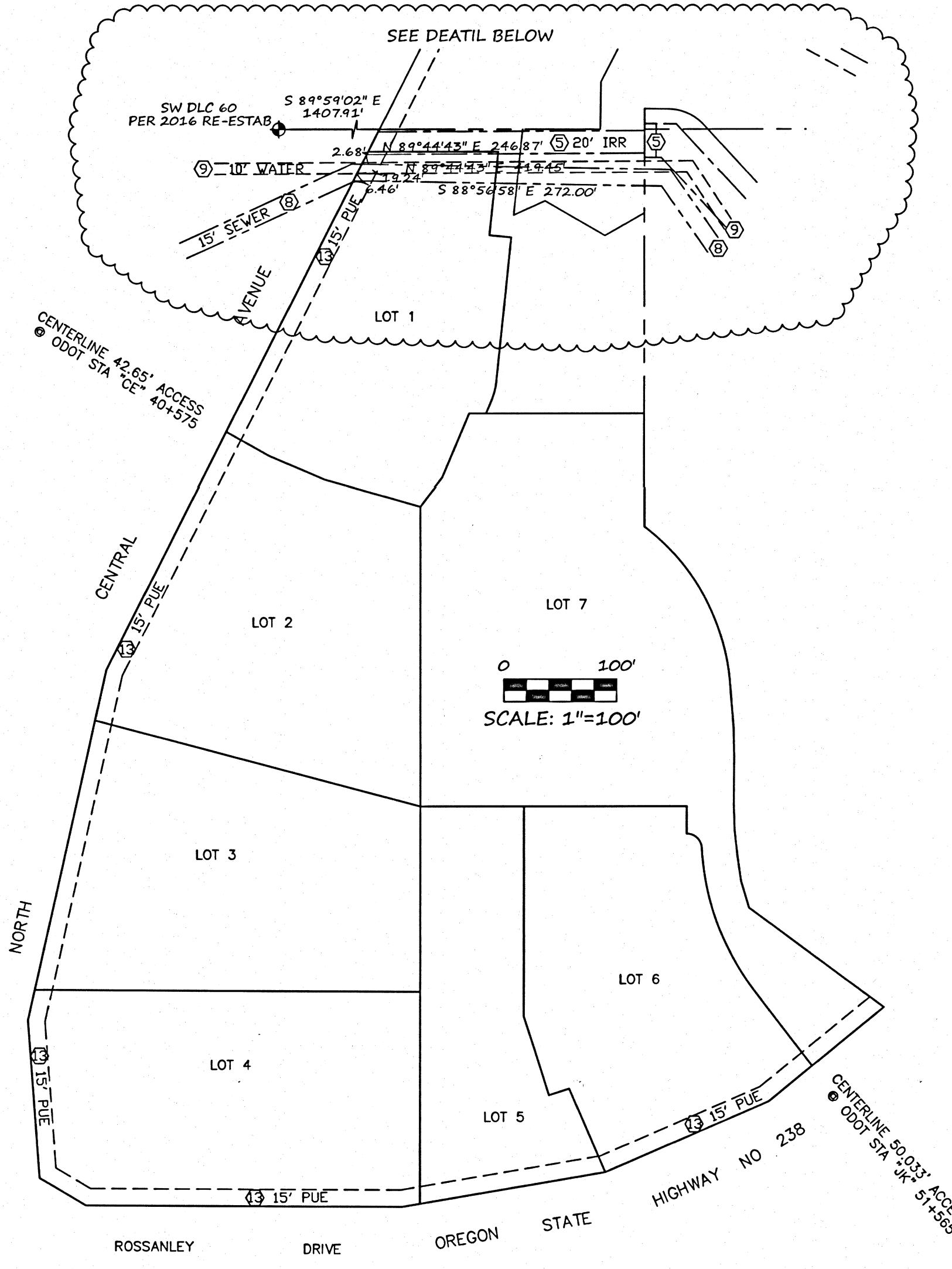
LOCATED IN THE S.E. 1/4 OF SECTION 13 AND N.E. 1/4 OF SECTION 24

TOWNSHIP 37 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN

IN THE CITY OF MEDFORD, JACKSON COUNTY, OREGON

FILE NUMBER: LDS-22-032

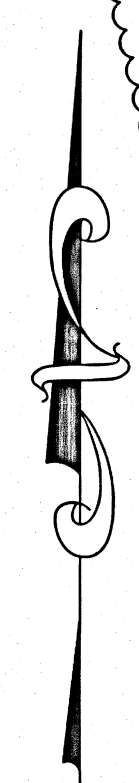
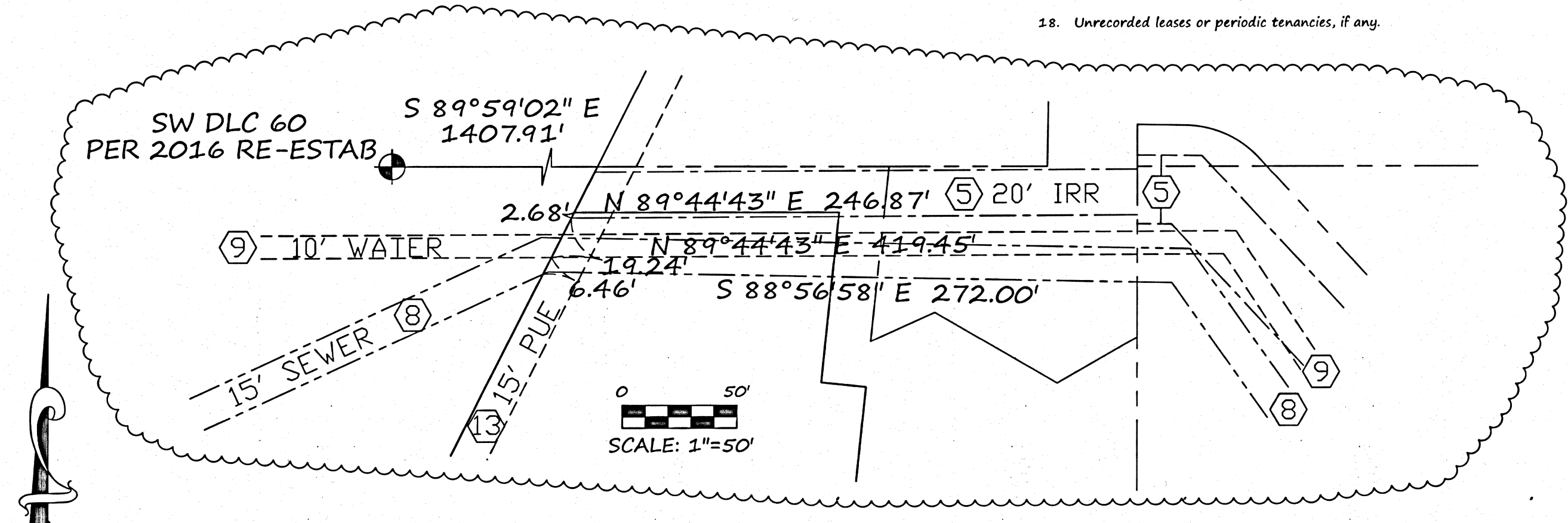
FILED
 Date 8/14/23 By PB
 This Survey Consist Of:
5 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY
SURVEYOR



Title Exception Notes:

First American Title
 public records report order number: 7169-4069723
 prepared March 31, 2023

1. City liens, if any, of the City of Medford.
2. The premises herein described are within and subject to the statutory powers of the Rogue Valley Sewer Services.
3. These premises are situated in the Rogue River Valley Irrigation District, and subject to the levies and assessments thereof, water and irrigation rights, easements for ditches and canals and regulations concerning the same.
4. These premises are situated in the Medford Irrigation District, and subject to the levies and assessments thereof, water and irrigation rights, easements for ditches and canals and regulations concerning the same.
5. Easement, including terms and provisions contained therein:
 Recording Information: December 01, 1924 as Volume 152, Page 435 and as set forth in Agreement, recorded March 10, 1970 as Document No. 70-01858
 For: Rogue River Valley Canal Company (shown on Survey No. 16154) SHOWN
6. Easement, including terms and provisions contained therein:
 Recording Information: Volume 295, Page 397 and Volume 338, Page 208 In Favor of: California Oregon Power Company
 For: Transmission and distribution of electricity (Specific location not given)
7. Easement, including terms and provisions contained therein:
 Recording Information: September 21, 1950 as Volume 340, Page 109 In Favor of: California Oregon Power Company
 For: Transmission and distribution of electricity (Specific location not given)
8. Easement, including terms and provisions contained therein:
 Recording Information: March 02, 1990 as Document No. 90-04996 In Favor of: Bear Creek Valley Sanitary Authority For: Construct, reconstruct, operate, repair and maintain sewer lines and all necessary related facilities (shown on Survey No. 16154) (Affects PLA TL 400) SHOWN
9. Easement, including terms and provisions contained therein:
 Recording Information: February 27, 1997 as Document No. 97-06312 In Favor of: SierraPine, a California Limited Partnership
 For: An existing water pipeline, conditions and restrictions (shown on Survey No. 16154) SHOWN
10. Restrictions and conditions imposed by the State of Oregon, Department of Transportation, including terms and provisions thereof.
 Recorded: March 06, 2000 as Document No. 00-08266 and December 09, 2003 as Document No. 03-83173
11. Limited access provisions contained in Deed for the State of Oregon, by and through Department of Transportation recorded December 18, 2001 as Document No. 01-60641 Deed of Records, which provides that no right of easement or right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property.
 Note: The Indenture of Access set forth above was modified to widen the "owner's reserved access rights" as set forth in Document No. 2009-32529. SHOWN
12. Limited access provisions contained in Deed for the State of Oregon, by and through Department of Transportation recorded December 09, 2003 as Document No. 03-83173 Deed of Records, which provides that no right of easement or right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property.
13. Easement, including terms and provisions contained therein:
 Recording Information: May 26, 2017 as Document No. 2017-17482 In Favor of: The Public of the City of Medford
 For: Public utilities, 15 feet in width (see map attached thereto) SHOWN
14. Reciprocal Easement Agreement with Covenants, Conditions and Restrictions for Northgate Center, including terms and provisions thereof.
 Recorded: November 07, 2017 as Document No. 2017-037991
15. Survey by L.J. Friar & Associates P.C., dated April 28, 2021, job no. 21121FM, discloses the following: Underground telephone line over the southeast portion
16. Declaration of Easements and Restrictions, including terms and provisions thereof.
 Recorded: January 10, 2022 as Document No. 2022-000983
17. Easement, including terms and provisions contained therein:
 Recording Information: July 18, 2022 as Document No. 2022-022639 In Favor of: City of Medford, by and through its Board of water Commissioners For: Utility
18. Unrecorded leases or periodic tenancies, if any.



REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Sean P. Metzger

OREGON
 JUNE 8, 2009
 SEAN P. METZGER
 No. 82769
 RENEWS: 12/31/2024

SURVEY BY: METZGER LAND SURVEYING, LLC
 P.O. BOX 3521
 CENTRAL POINT, OR 97502
 PHONE: 541-727-2749

DRAWN BY: SPM DATE: 7/31/2023
 MYLAR PLOTTED: DATE: 8/6/2023

SURVEY FOR: NORTHGATE CENTER, LLC
 670 G STREET, SUITE B
 JACKSONVILLE, OREGON 97530 SHEET 3 OF 5

I, Sean P. Metzger, do hereby certify
 that this is an exact copy of the original.

Sean P. Metzger

37S-2W-24 TAX LOT 400

23964
17R/66

NORTHGATE CENTER

COMMERCIAL SUBDIVISION

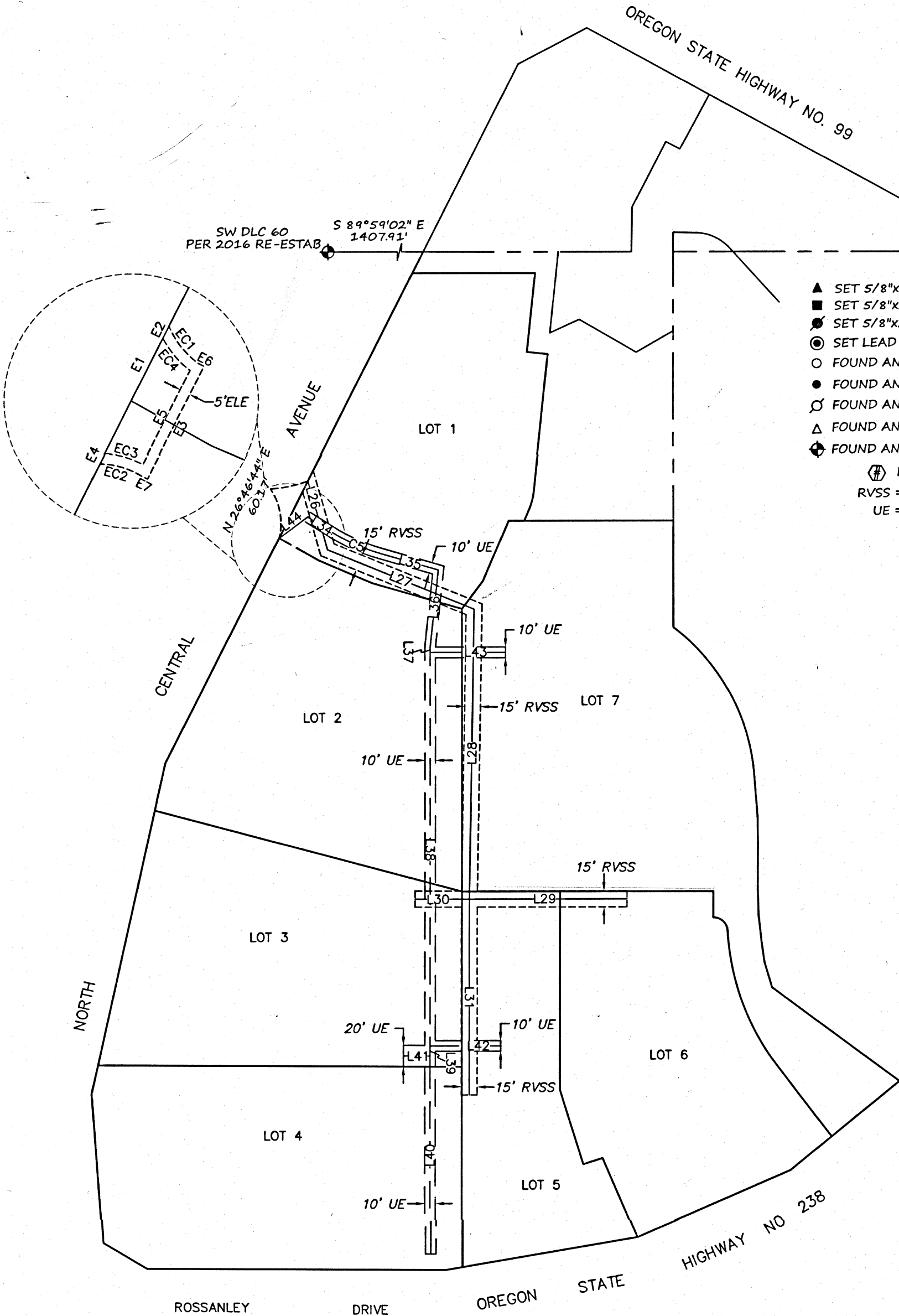
LOCATED IN THE S.E. 1/4 OF SECTION 13 AND N.E. 1/4 OF SECTION 24

TOWNSHIP 37 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN

IN THE CITY OF MEDFORD, JACKSON COUNTY, OREGON

FILE NUMBER: LDS-22-032

FILED
Date 5/14/23 By PB
This Survey Consist Of:
5 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR



LEGEND

- ▲ SET 5/8"x30" REBAR WITH ORANGE PLASTIC CAP MARKED "METZGER LS 82769"
- SET 5/8"x24" REBAR WITH ORANGE PLASTIC CAP MARKED "METZGER LS 82769"
- SET 5/8"x24" REBAR WITH ALUMINUM CAP MARKED "METZGER LS 82769"
- ⊙ SET LEAD PLUG WITH HUB-TACK AND BRASS WASHER MARKED "METZGER PLS 82769"
- FOUND AND ACCEPTED 5/8" REBAR & ALUMINUM CAP MARKED "ODOT R/W" PER SN 17737
- FOUND AND ACCEPTED 5/8" REBAR & PLASTIC CAP MARKED "L.J. FRIAR & ASSOC." PER SN 23537
- ⊙ FOUND AND ACCEPTED MAG SPIKE & 2.5" BRASS WASHER MARKED "L.J. FRIAR & ASSOC." PER SN 23537
- ▲ FOUND AND ACCEPTED MAG NAIL IN CONCRETE & BRASS TAG MARKED "L.J. FRIAR & ASSOC." PER SN 23537
- ◆ FOUND AND ACCEPTED BRASS CAP MONUMENT AS NOTED
- Ⓜ EASEMENT LISTED IN TITLE REPORT SN = SURVEY NUMBER
- RVSS = ROGUE VALLEY SEWER EASEMENT PUE = PUBLIC UTILITY EASEMENT
- UE = UTILITY EASEMENT ELE = ELECTRICAL EASEMENT

LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 84°09'02" E	19.50'	A1	S 57°20'36" E	45.45'
L2	S 04°37'09" E	43.96'	A2	N 66°56'49" W	47.86'
L3	S 00°51'20" E	25.13'	A3	N 74°01'31" W	61.94'
L4	S 00°14'08" W	44.21'	A4	S 64°28'52" W	25.18'
L5	S 01°43'48" E	22.03'	A5	S 22°59'14" W	61.63'
L6	S 06°33'55" E	26.25'	A6	S 14°25'06" W	28.01'
L7	S 08°16'12" E	19.14'	A7	S 05°46'15" W	191.84'
L8	S 16°45'07" E	24.84'	A8	N 89°59'02" W	14.34'
L9	S 00°00'00" E	24.50'	A9	N 05°50'58" E	74.65'
L10	N 72°24'03" E	18.90'	A10	S 84°09'02" E	19.50'
L11	S 60°39'15" E	43.56'	A11	N 05°50'58" E	129.08'
L12	N 66°54'10" W	54.06'	A12	N 23°00'47" E	11.97'
L13	N 74°01'31" W	87.79'	A13	N 90°00'00" W	6.44'
L14	N 37°17'43" E	32.76'	A14	N 22°17'17" E	41.53'
L15	S 22°59'14" W	61.66'	A15	N 16°31'23" E	71.37'
L16	N 90°00'00" W	14.73'	A16	N 06°04'19" E	47.81'
L17	N 05°50'58" E	74.65'	A17	N 00°00'10" W	152.41'
L18	N 37°43'24" W	55.09'	A18	S 45°48'17" E	26.49'
L19	S 23°24'39" E	80.95'	A19	N 90°00'00" W	194.54'
L20	S 17°35'57" E	73.79'	A20	S 48°55'50" W	18.40'
L21	N 59°27'08" W	47.86'	A21	S 21°46'38" W	49.16'
L22	S 80°19'04" W	15.94'	A22	S 35°25'01" W	11.80'
L23	N 23°00'47" E	11.97'	A23	S 04°37'09" E	21.84'
L24	N 12°32'28" E	27.68'	A24	N 00°51'20" W	25.13'
L25	N 12°32'28" E	45.93'	A25	N 00°14'08" E	44.21'
L26	S 15°45'46" E	67.27'	A26	N 06°33'55" W	26.25'
L27	S 67°54'24" E	149.01'	A27	N 16°45'07" W	24.84'
L28	S 00°54'53" W	273.13'	A28	S 53°33'14" E	148.93'
L29	N 90°00'00" E	148.03'	A29	S 50°41'33" W	132.12'
L30	N 90°00'00" W	51.36'	A30	S 66°35'21" W	88.54'
L31	S 00°00'00" E	184.59'	A31	N 23°24'39" W	29.54'
L32	S 37°17'40" E	28.63'	A32	S 36°59'12" W	90.44'
L33	N 26°46'44" E	22.40'	A33	N 16°13'21" E	25.53'
L34	N 57°42'07" W	30.22'	A34	N 00°00'00" W	38.44'
L35	N 74°01'31" W	56.22'	A35	S 46°30'44" E	18.58'
L36	S 06°00'59" W	72.80'	A36	N 90°00'00" E	199.06'
L37	S 00°00'00" E	5.26'	A37	S 45°00'00" W	19.09'
L38	S 00°00'00" E	370.67'	A38	N 00°00'03" E	127.14'
L39	S 00°00'00" E	9.50'	A39	S 89°40'18" E	48.00'
L40	S 00°00'00" W	186.37'	A40	S 00°00'00" E	356.41'
L41	N 89°40'18" W	25.06'	A41	N 90°00'00" E	43.56'
L42	N 90°00'00" E	66.50'	A42	S 72°42'08" E	128.34'
L43	N 90°00'00" E	70.90'	A43	N 64°53'39" W	30.55'
L44	N 53°24'44" E	33.46'	A44	N 26°46'44" E	127.99'
E1	N 26°46'44" E	33.01'	E2	N 26°46'44" E	6.34'
E2	N 26°46'44" E	59.36'	E3	N 26°46'44" E	5.48'
E3	N 26°46'44" E	49.57'	E4	N 26°46'44" E	5.48'
E4	N 26°46'44" E	5.48'	E5	N 26°46'44" E	49.57'
E5	N 26°46'44" E	49.57'	E6	S 63°13'16" E	2.86'
E6	S 63°13'16" E	2.86'	E7	N 63°13'16" W	3.43'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	194.00'	159.48'	155.03'	N 29°13'13" W	47°06'06"
C2	13.50'	20.49'	18.58'	S 46°30'44" E	86°58'31"
C3	228.47'	137.96'	135.87'	N 20°19'15" W	34°35'47"
C4	59.70'	17.88'	17.82'	N 14°25'52" E	17°09'49"
C5	189.00'	47.34'	47.22'	N 66°50'57" W	14°21'08"

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
EC1	41.29'	22.69'	22.40'	N 38°22'42" W	31°28'39"
EC2	38.49'	20.34'	20.11'	S 73°55'27" E	30°17'04"
EC3	43.49'	18.64'	18.50'	S 73°38'15" E	24°33'23"
EC4	46.29'	19.94'	19.78'	S 40°05'22" E	24°40'30"

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
AC1	59.70'	17.88'	17.82'	N 14°25'52" E	17°09'49"
AC2	228.47'	103.13'	102.25'	S 15°57'12" E	25°51'42"



0 100'
SCALE: 1"=100'

I, Sean P. Metzger, do hereby certify that this is an exact copy of the original.

Sean P. Metzger

REGISTERED PROFESSIONAL LAND SURVEYOR

Sean P. Metzger

OREGON
JUNE 8, 2009
SEAN P. METZGER
No. 82769

RENEWS: 12/31/2024

SURVEY BY: METZGER LAND SURVEYING, LLC
P.O. BOX 3521
CENTRAL POINT, OR 97502
PHONE: 541-727-2749

DRAWN BY: SPM

MYLAR PLOTTED:

SURVEY FOR: NORTHGATE CENTER, LLC
670 G STREET, SUITE B
JACKSONVILLE, OREGON 97530

DATE: 7/31/2023

DATE: 8/6/2023

SHEET 4 OF 5

37S-2W-24 TAX LOT 400

23964
17R/66

NORTHGATE CENTER

COMMERCIAL SUBDIVISION

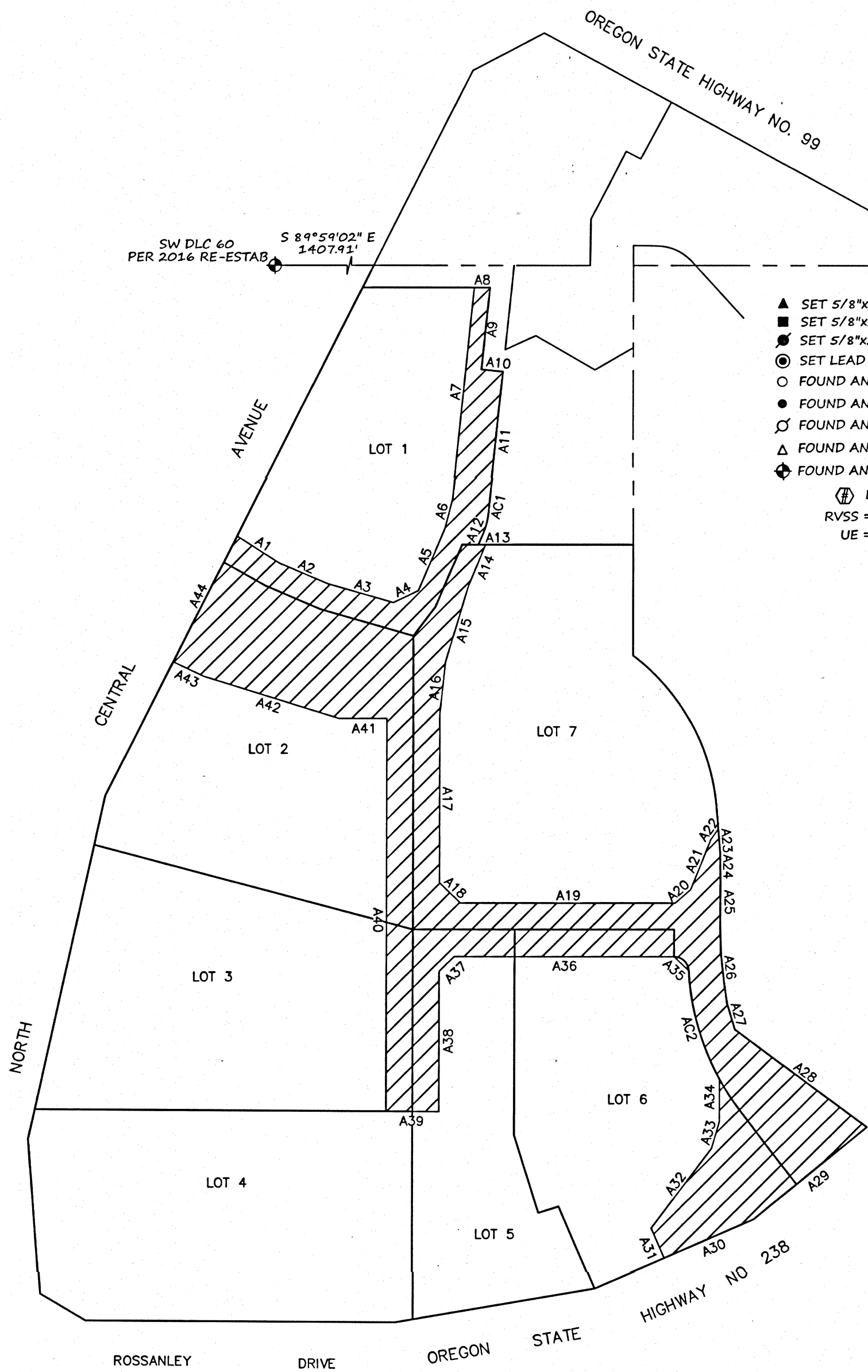
LOCATED IN THE S.E. 1/4 OF SECTION 13 AND N.E. 1/4 OF SECTION 24

TOWNSHIP 37 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN

IN THE CITY OF MEDFORD, JACKSON COUNTY, OREGON

FILE NUMBER: LDS-22-032

FILED
Date 8/14/2023
This Survey Consist Of:
5 sheet(s) Map
8 page(s) Narrative
JACKSON COUNTY
SURVEYOR



LEGEND

- ▲ SET 5/8"x30" REBAR WITH ORANGE PLASTIC CAP MARKED "METZGER LS 82769"
 - SET 5/8"x24" REBAR WITH ORANGE PLASTIC CAP MARKED "METZGER LS 82769"
 - SET 5/8"x24" REBAR WITH ALUMINUM CAP MARKED "METZGER LS 82769"
 - ⊙ SET LEAD PLUG WITH HUB-TACK AND BRASS WASHER MARKED "METZGER PLS 82769"
 - FOUND AND ACCEPTED 5/8" REBAR & ALUMINUM CAP MARKED "ODOT R/W" PER SN 17737
 - FOUND AND ACCEPTED 5/8" REBAR & PLASTIC CAP MARKED "L.J. FRIAR & ASSOC." PER SN 23537
 - ⊙ FOUND AND ACCEPTED MAG SPIKE & 2.5" BRASS WASHER MARKED "L.J. FRIAR & ASSOC." PER SN 23537
 - ▲ FOUND AND ACCEPTED MAG NAIL IN CONCRETE & BRASS TAG MARKED "L.J. FRIAR & ASSOC." PER SN 23537
 - ◆ FOUND AND ACCEPTED BRASS CAP MONUMENT AS NOTED
- Ⓜ EASEMENT LISTED IN TITLE REPORT SN = SURVEY NUMBER
RVSS = ROGUE VALLEY SEWER EASEMENT PUE = PUBLIC UTILITY EASEMENT
UE = UTILITY EASEMENT ELE = ELECTRICAL EASEMENT

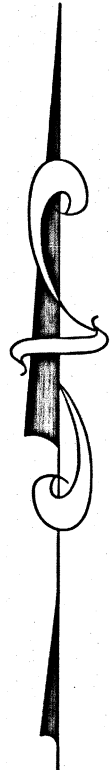
LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 84°09'02" E	19.50'	A1	S 57°20'36" E	45.45'
L2	S 04°37'09" E	43.96'	A2	N 66°56'49" W	47.86'
L3	S 00°51'20" E	25.13'	A3	N 74°01'31" W	61.94'
L4	S 00°14'08" W	44.21'	A4	S 64°28'52" W	25.18'
L5	S 01°43'48" E	22.03'	A5	S 22°59'14" W	61.63'
L6	S 06°33'55" E	26.25'	A6	S 14°25'06" W	28.01'
L7	S 08°16'12" E	19.14'	A7	S 05°46'15" W	191.84'
L8	S 16°45'07" E	24.84'	A8	N 89°59'02" W	14.34'
L9	S 00°00'00" E	24.50'	A9	N 05°50'58" E	74.65'
L10	N 72°24'03" E	18.90'	A10	S 84°09'02" E	19.50'
L11	S 60°39'15" E	43.56'	A11	N 05°50'58" E	129.08'
L12	N 66°54'10" W	54.06'	A12	N 23°00'47" E	11.97'
L13	N 74°01'31" W	87.79'	A13	N 90°00'00" W	6.44'
L14	N 37°17'43" E	32.76'	A14	N 22°17'17" E	41.53'
L15	S 22°59'14" W	61.66'	A15	N 16°31'23" E	71.37'
L16	N 90°00'00" W	14.73'	A16	N 06°04'19" E	47.81'
L17	N 05°50'58" E	74.65'	A17	N 00°00'10" W	152.41'
L18	N 37°43'24" W	55.09'	A18	S 45°48'17" E	26.49'
L19	S 23°24'39" E	80.95'	A19	N 90°00'00" W	194.54'
L20	S 17°35'57" E	73.79'	A20	S 48°55'50" W	18.40'
L21	N 59°27'08" W	47.86'	A21	S 21°46'38" W	49.16'
L22	S 80°19'04" W	15.94'	A22	S 35°25'01" W	11.80'
L23	N 23°00'47" E	11.97'	A23	S 04°37'09" E	21.84'
L24	N 12°32'28" E	27.68'	A24	N 00°51'20" W	25.13'
L25	N 12°32'28" E	45.93'	A25	N 00°14'08" E	44.21'
L26	S 15°45'46" E	67.27'	A26	N 06°33'55" W	26.25'
L27	S 67°54'24" E	149.01'	A27	N 16°45'07" W	24.84'
L28	S 00°54'53" W	273.13'	A28	S 53°33'14" E	148.93'
L29	N 90°00'00" E	148.03'	A29	S 50°41'33" W	132.12'
L30	N 90°00'00" W	51.36'	A30	S 66°35'21" W	88.54'
L31	S 00°00'00" E	184.59'	A31	N 23°24'39" W	29.54'
L32	S 37°17'40" E	28.63'	A32	S 36°59'12" W	90.44'
L33	N 26°46'44" E	22.40'	A33	N 16°13'21" E	25.53'
L34	N 57°42'07" W	30.22'	A34	N 00°00'00" W	38.44'
L35	N 74°01'31" W	56.22'	A35	S 46°30'44" E	18.58'
L36	S 06°00'59" W	72.80'	A36	N 90°00'00" E	199.06'
L37	S 00°00'00" E	5.26'	A37	S 45°00'00" W	19.09'
L38	S 00°00'00" E	370.67'	A38	N 00°00'03" E	127.14'
L39	S 00°00'00" E	9.50'	A39	S 89°40'18" E	48.00'
L40	S 00°00'00" W	186.37'	A40	S 00°00'00" E	356.41'
L41	N 89°40'18" W	25.06'	A41	N 90°00'00" E	43.56'
L42	N 90°00'00" E	66.50'	A42	S 72°42'08" E	128.34'
L43	N 90°00'00" E	70.90'	A43	N 64°53'39" W	30.55'
L44	N 53°24'44" E	33.46'	A44	N 26°46'44" E	127.99'
			E1	N 26°46'44" E	33.01'
			E2	N 26°46'44" E	6.34'
			E3	S 26°46'44" W	59.36'
			E4	N 26°46'44" E	5.48'
			E5	N 26°46'44" E	49.57'
			E6	S 63°13'16" E	2.86'
			E7	N 63°13'16" W	3.43'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	194.00'	159.48'	155.03'	N 29°13'13" W	47°06'06"
C2	13.50'	20.49'	18.58'	S 46°30'44" E	86°58'31"
C3	228.47'	137.96'	135.87'	N 20°19'15" W	34°35'47"
C4	59.70'	17.88'	17.82'	N 14°25'52" E	17°09'49"
C5	189.00'	47.34'	47.22'	N 66°50'57" W	14°21'08"
EC1	41.29'	22.69'	22.40'	N 38°22'42" W	31°28'39"
EC2	38.49'	20.34'	20.11'	S 73°55'27" E	30°17'04"
EC3	43.49'	18.64'	18.50'	S 73°38'15" E	24°33'23"
EC4	46.29'	19.94'	19.78'	S 40°05'22" E	24°40'30"
AC1	59.70'	17.88'	17.82'	N 14°25'52" E	17°09'49"
AC2	228.47'	103.13'	102.25'	S 15°57'12" E	25°51'42"

(AUE) ACCESS AND UTILITY EASEMENT



0 100'
SCALE: 1"=100'

I, Sean P. Metzger, do hereby certify that this is an exact copy of the original.

Sean P. Metzger

REGISTERED PROFESSIONAL LAND SURVEYOR

Sean P. Metzger

OREGON
JUNE 8, 2009
SEAN P. METZGER
No. 82769

RENEWS: 12/31/2024

SURVEY BY: METZGER LAND SURVEYING, LLC
P.O. BOX 3521
CENTRAL POINT, OR 97502
PHONE: 541-727-2749

DRAWN BY: SPM DATE: 7/31/2023
MYLAR PLOTTED: DATE: 8/6/2023
SURVEY FOR: NORTHGATE CENTER, LLC
670 G STREET, SUITE B
JACKSONVILLE, OREGON 97530 SHEET 5 OF 5

37S-2W-24 TAX LOT 400