

MAP OF SURVEY PROPERTY LINE ADJUSTMENT

CITY OF PHOENIX PLANNING FILE - LL23-01

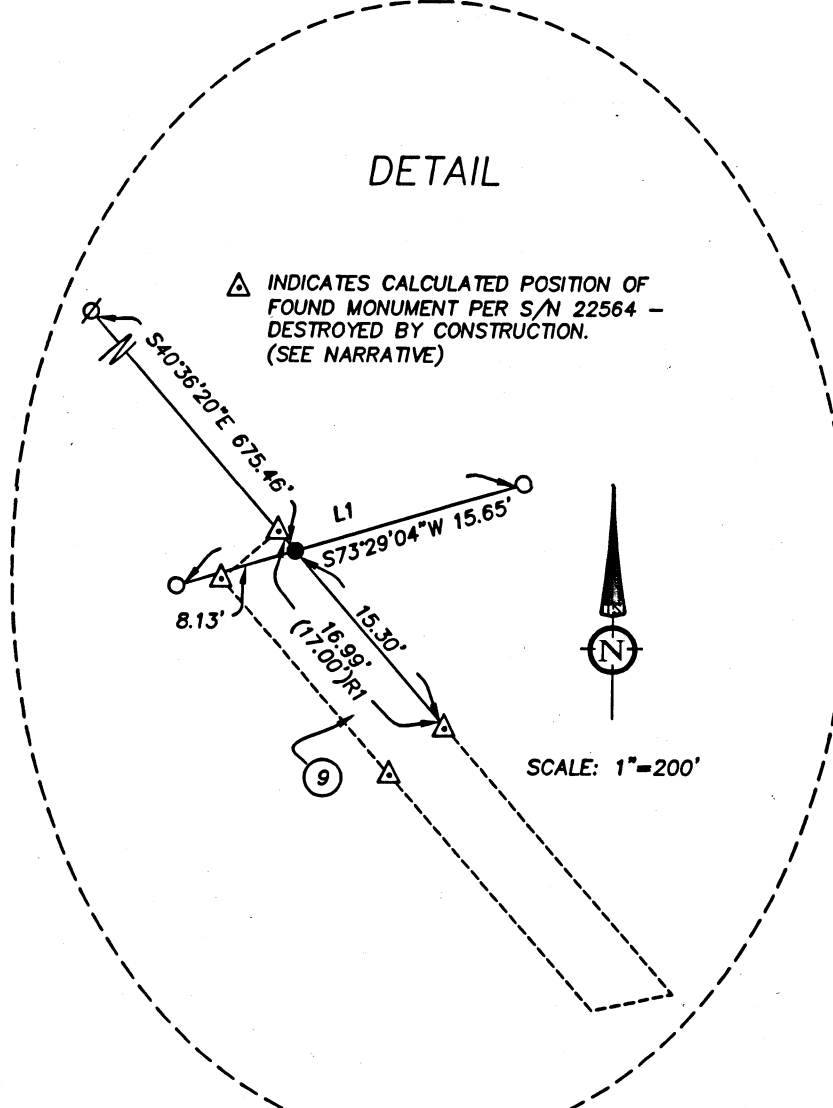
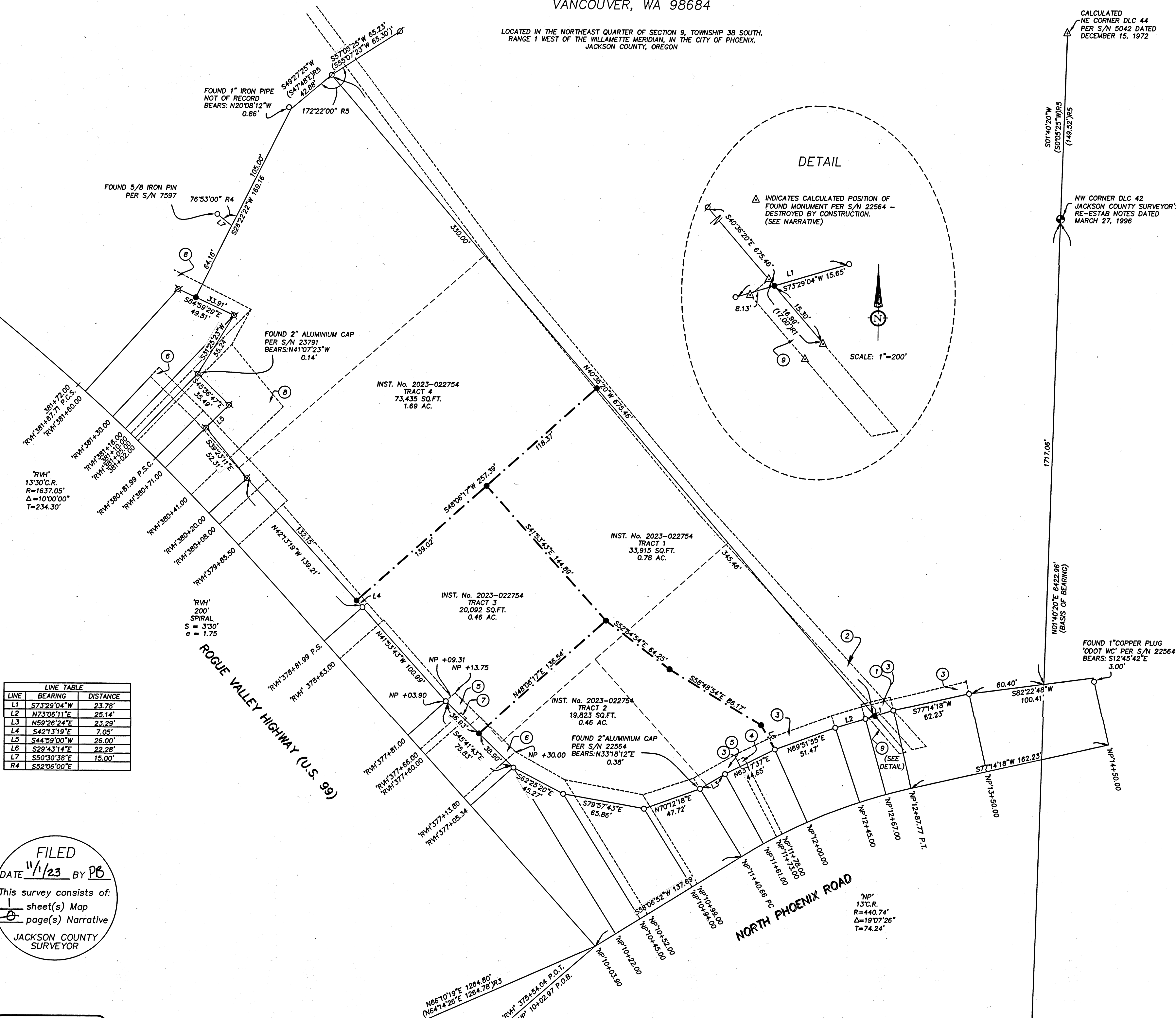
FOR
4149 S PACIFIC HWY, LLC
13215 SE MILL PLAIN BLVD C-8
VANCOUVER, WA 98684

LOCATED IN THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 38 SOUTH,
RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF PHOENIX,
JACKSON COUNTY, OREGON

SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

PURPOSE: TO SURVEY AND MONUMENT THAT PROPERTY LINE ADJUSTMENT FOR INSTRUMENT NUMBERS 2022-12552 OF THE OFFICIAL RECORDS OF JACKSON COUNTY AS APPROVED BY THE CITY OF PHOENIX PLANNING DEPARTMENT AS FILE NUMBER LL23-01.

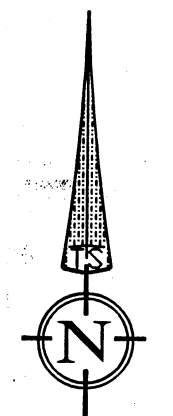
PROCEDURE: UTILIZING A TRIMBLE S6 ROBOTIC TOTAL STATION AND TRIMBLE TSC2 DATA COLLECTOR, I EXTEND CONTROL ESTABLISHED BY SURVEY NUMBER 22060, TIE THE MONUMENTS AND SET THE ADJUSTED CORNERS AS SHOWN. THE ROGUE VALLEY HIGHWAY AND NORTH PHOENIX ROAD CENTERLINES WERE DETERMINED PER SURVEY NUMBERS 22564 AND 23791. RIGHT OF WAYS WERE CALCULATED PER INSTRUMENT NUMBERS 2013-041805, 2014-013862, 2017-000397 AND 2021-008442, WHICH AGREED EXACTLY WITH THE ABOVE MENTIONED SURVEY NUMBERS. MONUMENTS PER SAID SURVEY NUMBERS WERE TIED AND GENERALLY AGREED WITH BOTH SURVEY PLATS AND RECORD AND THE DIFFERENCES ARE AS NOTED. LOCAL MONUMENTS WERE HELD FOR THE EXTERIOR BOUNDARY AS SHOWN. RECORD ANGLES AND DIMENSIONS PER SURVEY NUMBER 5043 AND 7597 WERE THE BEST AVAILABLE EVIDENCE FOR THOSE LINES AS INDICATED. FOR THE SOUTHEAST CORNER OF THE PARENT TRACT, I CALCULATE THE FOUND MONUMENTS PER SURVEY NUMBER 22564, FOUND PER SURVEY NUMBER 11169 AND DESTROYED BY CONSTRUCTION AS SHOWN. EASEMENTS SHOWN ARE FROM THE LOT BOOK REPORT PER THE LEGEND.



LEGEND:

- S/N - FILED SURVEY NUMBER AT THE JACKSON COUNTY SURVEYOR'S OFFICE, OREGON.
 - INST. No. - INSTRUMENT NUMBER OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
 - ORIGINAL PROPERTY LINES.
 - - - ADJUSTED PROPERTY LINES.
 - ROGUE VALLEY HIGHWAY.
 - NORTH PHOENIX ROAD.
 - RI - RECORD DATA PER S/N 11169.
 - R2 - RECORD DATA PER S/N 22564.
 - R3 - RECORD DATA PER S/N 23791.
 - R4 - RECORD DATA PER S/N 7597.
 - R5 - RECORD DATA PER S/N 5043.
 - R6 - RECORD DATA PER S/N 23602.
 - △ - CALCULATED POSITION, NO MONUMENT SET (SEE NARRATIVE).
 - - FOUND MONUMENT PER S/N 22564 OR AS INDICATED.
 - ⊗ - FOUND MONUMENT PER S/N 23791.
 - ⊙ - FOUND MONUMENT PER S/N 23602.
 - - SET 5/8" BY 24" IRON PIN WITH PLASTIC CAP MARKED "FRANTZ L.S. 50077 OR AS INDICATED."
- BASIS OF BEARING IS THE WEST LINE OF DLC 42 SAID BEARING BEING - N14°02'00" PER S/N 22060
- ① INDICATES ITEM OF MATTERS AFFECTING PARCELS LISTED IN THE 'LOT BOOK SERVICE' PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO. NCS-1166889-091, DATED FEBRUARY 09, 2023 AT 8:00 AM

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | S73°29'04"W | 23.78' |
| L2 | N23°36'11"E | 25.14' |
| L3 | N58°26'24"E | 23.29' |
| L4 | S42°13'19"E | 7.05' |
| L5 | S44°59'00"W | 26.00' |
| L6 | S23°31'41"E | 22.28' |
| L7 | S50°30'38"E | 15.00' |
| R4 | S82°06'00"E | |



SCALE: 1" = 50'
DATE: APRIL 15, 2023

TERRASURVEY, INC.
PROFESSIONAL LAND SURVEYORS
270 FOURTH STREET
ASHLAND, OREGON 97520
(541) 482-6474
terra@bisp.net
JOB NO. 1703-23

FILED
DATE 11/13 BY PB
This survey consists of:
sheet(s) Map
page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
FRED A. FRANTZ
No. 50077
RENEWAL 12-31-23

INSTRUMENT No. 2017-000937
EXHIBIT A
PARCEL 1 - FEE

| STATION | TO | STATION | WIDTH ON NORTHERLY SIDE CENTER LINE |
|-------------|----|-------------|-------------------------------------|
| NP 10+94.00 | | NP 11+40.66 | 74.00 IN A STRAIGHT LINE TO 64.00 |
| NP 11+40.66 | | NP 11+61.00 | 64.00 IN A STRAIGHT LINE TO 64.00 |
| NP 11+61.00 | | NP 12+00.00 | 64.00 IN A STRAIGHT LINE TO 64.00 |
| NP 12+00.00 | | NP 12+45.00 | 64.00 IN A STRAIGHT LINE TO 63.00 |
| NP 12+45.00 | | NP 12+67.00 | 63.00 IN A STRAIGHT LINE TO 63.00 |
| NP 12+67.00 | | NP 12+87.77 | 63.00 IN A STRAIGHT LINE TO 64.00 |
| NP 12+87.77 | | NP 13+50.00 | 64.00 IN A STRAIGHT LINE TO 64.00 |

INSTRUMENT No. 2017-000937
EXHIBIT B
PARCEL 1 - FEE

| STATION | TO | STATION | WIDTH ON NORTHERLY SIDE CENTER LINE |
|---------------|----|---------------|-------------------------------------|
| RVH 377+05.34 | | RVH 377+81.00 | 46.03 IN A STRAIGHT LINE TO 41.00 |
| RVH 377+81.00 | | RVH 378+81.99 | 41.00 |
| RVH 378+81.99 | | RVH 380+81.99 | 41.00 IN A STRAIGHT LINE TO 44.00 |
| RVH 380+81.99 | | RVH 381+30.00 | 44.00 IN A STRAIGHT LINE TO 44.15 |

INSTRUMENT No. 2021-008442
EXHIBIT A
PARCEL 1 - FEE

| STATION | TO | STATION | WIDTH ON NORTHERLY SIDE CENTER LINE |
|-----------|----|-----------|-------------------------------------|
| 380+20.00 | | 380+71.00 | 41.56 IN A STRAIGHT LINE TO 46.00 |
| 380+71.00 | | 381+05.00 | 72.00 IN A STRAIGHT LINE TO 125.00 |
| 381+05.00 | | 381+16.00 | 126.00 IN A STRAIGHT LINE TO 111.00 |

INSTRUMENT No. 2013-041805
EXHIBIT A
PARCEL 1 - FEE

| STATION | TO | STATION | WIDTH ON NORTHERLY SIDE CENTER LINE |
|-------------|----|-------------|-------------------------------------|
| NP 10+03.90 | | NP 10+22.00 | 230.00 IN A STRAIGHT LINE TO 157.00 |
| NP 10+22.00 | | NP 10+45.00 | 157.00 IN A STRAIGHT LINE TO 118.00 |
| NP 10+45.00 | | NP 10+94.00 | 118.00 IN A STRAIGHT LINE TO 74.00 |
| NP 10+94.00 | | NP 11+40.66 | 74.00 IN A STRAIGHT LINE TO 64.00 |
| NP 11+40.66 | | NP 11+61.00 | 64.00 IN A STRAIGHT LINE TO 64.00 |

INSTRUMENT No. 2014-013862
EXHIBIT A
PARCEL 1 - FEE

| STATION | TO | STATION | WIDTH ON NORTHERLY SIDE CENTER LINE |
|-------------|----|-------------|-------------------------------------|
| NP 12+67.00 | | NP 13+50.00 | 64.00 |
| NP 13+50.00 | | NP 14+50.00 | 64.00 IN A STRAIGHT LINE TO 55.00 |

INSTRUMENT No. 2017-000937
EXHIBIT A
PARCEL 3 - PERMANENT EASEMENT FOR SIGN BRIDGE AND SIGN, A STRIP OF LAND VARIABLE IN WIDTH, LYING ON THE NORTHERLY SIDE OF THE CENTER LINE OF RELOCATED NORTH PHOENIX ROAD.

THE WIDTH IN FEET OF SAID STRIP OF LAND IS AS FOLLOWS:

| STATION | TO | STATION | WIDTH ON NORTHERLY SIDE CENTER LINE |
|-------------|----|-------------|-------------------------------------|
| NP 12+67.00 | | NP 12+87.77 | 75.00 IN A STRAIGHT LINE TO 75.00 |

VOLUME 432, PAGE 148
EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN,
SANITARY SEWER PURPOSES.

INSTRUMENT No. 2017-000937
EXHIBIT B
PARCEL 2 - PERMANENT EASEMENT FOR SLOPES, WATER, GAS, ELECTRIC AND COMMUNICATION LINES, FIXTURES AND FACILITIES, A STRIP OF LAND VARIABLE IN WIDTH, LYING ON THE NORTHERLY SIDE OF THE CENTER LINE OF THE RELOCATED ROGUE VALLEY HIGHWAY.

THE WIDTH IN FEET OF SAID STRIP OF LAND IS AS FOLLOWS:

| STATION | TO | STATION | WIDTH ON NORTHERLY SIDE CENTER LINE |
|-------------|----|-------------|-------------------------------------|
| NP 10+99.00 | | NP 11+40.66 | 84.00 IN A STRAIGHT LINE TO 74.00 |
| NP 11+40.66 | | NP 11+73.00 | 74.00 IN A STRAIGHT LINE TO 74.00 |
| NP 11+73.00 | | NP 12+00.00 | 74.00 IN A STRAIGHT LINE TO 74.00 |
| NP 12+00.00 | | NP 12+45.00 | 74.00 IN A STRAIGHT LINE TO 73.00 |
| NP 12+45.00 | | NP 12+67.00 | 73.00 IN A STRAIGHT LINE TO 73.00 |
| NP 12+67.00 | | NP 13+50 | 73.00 IN A STRAIGHT LINE TO 74.00 |

INSTRUMENT No. 2017-000937
EXHIBIT B
PARCEL 4 - PERMANENT EASEMENT FOR SIGN, A STRIP OF LAND VARIABLE IN WIDTH, LYING ON THE NORTHERLY SIDE OF THE CENTER LINE OF RELOCATED NORTH PHOENIX ROAD.

THE WIDTH IN FEET OF SAID STRIP OF LAND IS AS FOLLOWS:

| STATION | TO | STATION | WIDTH ON NORTHERLY SIDE CENTER LINE |
|-------------|----|----------|-------------------------------------|
| NP 11+73.00 | | NP 11+78 | 69.00 IN A STRAIGHT LINE TO 69.00 |

INSTRUMENT No. 2017-000937
EXHIBIT B
PARCEL 2 - PERMANENT EASEMENT - SLOPES, RETAINING WALL, WATER, GAS, ELECTRIC AND COMMUNICATION SERVICE LINES, FIXTURES AND FACILITIES A STRIP OF LAND VARIABLE IN WIDTH, LYING ON THE NORTHEASTERLY SIDE OF THE CENTER LINE OF RELOCATED NORTHEASTERLY SIDE OF THE CENTER LINE OF THE RELOCATED ROGUE VALLEY HIGHWAY.

THE WIDTH IN FEET OF SAID STRIP OF LAND IS AS FOLLOWS:

| STATION | TO | STATION | WIDTH ON NORTHEASTERLY SIDE CENTER LINE |
|---------------|----|---------------|---|
| RVH 377+13.80 | | RVH 377+81.00 | 55.65 IN A STRAIGHT LINE TO 51.00 |
| RVH 377+81.00 | | RVH 378+63.00 | 46.50 IN A STRAIGHT LINE TO 47.00 |
| RVH 378+63.00 | | RVH 378+81.99 | 46.00 |
| RVH 378+81.99 | | RVH 379+85.50 | 46.00 IN A STRAIGHT LINE TO 48.00 |
| RVH 379+85.50 | | RVH 380+08.00 | 53.00 IN A STRAIGHT LINE TO 53.00 |
| RVH 380+08.00 | | RVH 380+81.99 | 53.00 IN A STRAIGHT LINE TO 54.00 |
| RVH 380+81.99 | | RVH 381+30.00 | 54.00 IN A STRAIGHT LINE TO 54.25 |

INSTRUMENT No. 2017-000937
EXHIBIT B
PARCEL 3 - PERMANENT EASEMENT - SIGN - PROPERTY LYING BETWEEN LINE AT RIGHT ANGLES TO THE CENTERLINE OF THE RELOCATED ROGUE VALLEY HIGHWAY AT ENGINEER'S STATIONS RVH 377+60.00 AND 377+86.00 AND INCLUDED IN A STRIP OF LAND 44.00 FEET IN WIDTH, LYING ON THE NORTHEASTERLY SIDE OF SAID CENTER LINE.

INSTRUMENT No. 2021-008442
EXHIBIT A
PARCEL 2 - PERMANENT EASEMENT FOR WALL MAINTENANCE A STRIP OF LAND VARIABLE IN WIDTH, LYING ON THE NORTHEASTERLY SIDE OF THE CENTER LINE OF THE RELOCATED ROGUE VALLEY HIGHWAY

THE WIDTH IN FEET OF SAID STRIP OF LAND IS AS FOLLOWS:

| STATION | TO | STATION | WIDTH ON NORTHEASTERLY SIDE CENTER LINE |
|-----------|----|-----------|---|
| 380+41.00 | | 381+02.00 | 102.00 IN A STRAIGHT LINE TO 108.00 |
| 381+02.00 | | 381+10.00 | 108.00 IN A STRAIGHT LINE TO 139.00 |
| 381+10.00 | | 381+72.00 | 139.00 IN A STRAIGHT LINE TO 120.00 |

INSTRUMENT No. 2021-008442
EXHIBIT B
PARCEL 2 - PERMANENT EASEMENT FOR SLOPES, WATER, GAS, ELECTRIC AND COMMUNICATION SERVICE LINES, FIXTURES AND FACILITIES A STRIP OF LAND VARIABLE IN WIDTH, LYING ON THE NORTHERLY SIDE OF THE CENTER LINE OF THE RELOCATED NORTH PHOENIX ROAD

THE WIDTH IN FEET OF SAID STRIP OF LAND IS AS FOLLOWS:

| STATION | TO | STATION | WIDTH ON NORTHEASTERLY SIDE CENTER LINE |
|-------------|----|-------------|---|
| NP 10+03.90 | | NP 10+13.75 | 231.59 IN A STRAIGHT LINE TO 232.37 |
| NP 10+13.75 | | NP 10+30.00 | 232.37 IN A STRAIGHT LINE TO 167.00 |
| NP 10+30.00 | | NP 10+52.00 | 167.00 IN A STRAIGHT LINE TO 127.00 |
| NP 10+52.00 | | NP 10+99.00 | 127.00 IN A STRAIGHT LINE TO 84.00 |
| NP 10+99.00 | | NP 11+40.66 | 84.00 IN A STRAIGHT LINE TO 74.00 |
| NP 11+40.66 | | NP 11+73.00 | 74.00 IN A STRAIGHT LINE TO 74.00 |

INSTRUMENT No. 88-19412
EXHIBIT B
EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREIN BEING AN EASEMENT FOR UNDERGROUND COMMUNICATION LINES AND ABOVE GROUND CABINETS.