MAP OF SURVEY Located within Donation Land Claim Number 88, in the Northeast One-quarter of the Northeast One-quarter of Section 23, Township 37 South, Range 2 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon. SAGE ROAD INDUSTRIAL PARK - UNIT NO. 2 LOT 15 PREPARED FOR: (SN 10643) MARTIN G. BAUER PO Box 967 Grants Pass, OR 97528 SN 8102 LEGEND: FNC 0'-O Indicates a set 5/8-inch diameter by 24 inch long iron pin with -FNC an orange plastic cap marked "NEATHAMER SURVEYING". 0.3 • Indicates a found 3/4-inch diameter iron pin per SN 8055, or NOO°15'32"W FNC 0' as otherwise noted hereon. 55.06' N42°20'17"W (NO°02'12"E ▲ Indicates a found 5/8-inch diameter iron pin per SN 8102, or 55.1371) S89°44'55"E 134.30' as otherwise noted hereon. N89°44'55"W 156.65' 589°44'55"E 184.15' • Indicates a found 5/8-inch diameter by 24 inch long iron pin with a yellow plastic cap marked "KAISER RLS 803". 25' DRAINAGE EASEMENT (N89°27'II"W 156.65') (589°27'II"E 134.194') PER INST 68-10765 $C_{\mathcal{F}}$ CORNER POSITION FALLS WITHIN CONCRETE STRUCTURE & MANHOLE CONTROL", set per SN 17373 and found per SN 23316. - UNIT NO. 1 SAGE ROAD INDUSTRIAL PARK Indicates a computed position, nothing found or set. FNC 0.3 LOT 4 () Indicates record information as per SN 8055, SN 8102 FNC 1.1'and/or SN 10643. [] Indicates record information as per SN 23316. BLD LINE 10.4' BLD EAVE 9.3' SN Indicates a survey filed by number in the office of the LOT 5 Jackson County Surveyor. INST Indicates an instrument recorded by number of the Official Records of Jackson County, Oregon. ——×— Indicates the distance and which side from the boundary line that the centerline of an existing fence line is located. LOT 3 FNC 1.8'- Indicates the centerline of an existing fence. BLD LINE 1.1' BLD EAVE 0.5' LOT 1 LOT 2 BLD LINE 12.8' BLD EAVE 12.2' FROM CORNER, A PIN PER SN 8055 BEARS NOO°15'32"W 0.13' FROM CORNER, A HELD POINT -FD. LEAD PLUG PIN OF UNKNOWN NOO°15'32"W ·1649+84.51, 43.71' LEFT NO. 1046 PER # TACK PER CENTER OF A 36.09' WIDE ACCESS-ORIGIN BEARS — SEWER EASEMENT PER INST 78-28086 & 78-28087— CMU WALL 1.1'-PER SN 23316 0.13' SN 23316 _SN_8055_ RIGHT PER INST 99-57896 NOO°15'04"W, 0.22' [1649+84.51, 43.71' LEFT FNC 0.9' 589°44'55"E 563.96' N89°44'55"W 184.12' (L1) ─WATERLINE EASEMENT PER INST 78-25049 ─ 589°44'55"E 441.90' GATE POSSIBLE LOCATION — 1650+04.26, 43.69' LEFT CENTER OF OVERHEAD UTILITY -OF ACCESS POINT 1655+51.18, 45.52' LEFT PER SN 23316 LINES & POSSIBLE LOCATION OF FOR CROSS ACCESS PER SN 23316 [1655+51.18, 45.52' LEFT] [1650+04.25, 43.69' LEFT] AGREEMENT PER CENTER OF 20' WIDE EASEMENT INST 2005-043858 PER VOL 357, PG 371 DELTA: 03°34'14" RADIUS: 3280.81' ARC: 204.45' CHORD: 587°57'43"E 204.42' 1658+.46.47, 45.49' LEFT-586° 10'36"E PER SN 23316 [1658+.46.46, 45.47' LEFT] N89°44'50"W 657.57' └-1649+63.02, 43.71' LEFT PER SN 23316 [N89°44'50"W 657.56'] [1649+63.02, 43.71' LEFT] LINE TABLE CURVE TABLE ARC | CHORD BEARING | CHORD BEARING DISTANCE DELTA RADIUS REGISTERED PREPARED BY: Neathamer Surveying, Inc. 545°00'14"E N89°27'11"W 184.117' 89°29'23" 97.62' ** RECEIVED ** 62.50' PROFESSIONAL LAND SURVEYOR 3126 State St, Suite 203 /DATE 4/24/24 BY PB L2 NOO°15'32"W 12.50 P.O. Box 1584 Medford, Oregon 97501 Phone (541) 732-2869 This survey consists of: Phut V. Neathamer BASIS OF BEARINGS: sheet(s) Map SURVEY NARRATIVE Basis of bearings is Geodetic North referenced to the NAD83 2011 (Epoch 2010.00) datum. Refer to Survey Reference Notes for a _page(s) Narrative OREGON JULY 19, 1994 ROBERT V. NEATHAMER FAX (541) 732-1382 IS A SEPARATE complete description. **DOCUMENT** JACKSON COUNTY SURVEYOR PROJECT NUMBER: 24013 PLOT DATE: April 22, 2024 2675 Renewal Date 12/31/24 Sheet | of | (C) CN Jackson County Assessor's Map No: 37 2W 23AA, Tax Lots 1400 \$ 1800 Drawing N:\NSI Projects\Martin G. Bauer Trust\24013 MOS-Rossanley Rd\24013 MOS.pro

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250 OREGON REVISED STATUTES

PREPARED FOR:

MARTIN G. BAUER

PO Box 967

Grants Pass, Oregon 97528

PREPARED BY:

NEATHAMER SURVEYING, INC.

3126 State Street, Suite 203

P.O. Box 1574

Medford, Oregon 97501

LOCATION:

Located within Donation Land Claim Number 88, in the Northeast One-quarter of the Northeast One-quarter of Section 23, 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 boundary survey, recover existing monuments, establish monuments at boundary corners, and to file a Map of Survey in the office of the Jackson County.

SURVEY REFERENCES/PROCEDURES:

Equipment/Software utilized: Trimble TSC7 data collector with Trimble Access Software; Trimble S7 robotic instrument, Trimble R10 GNSS equipment, Trimble Business Center and Trimble Terramodel. Records utilized: Instrument Number 2023-007858 of the Official Records of Jackson County, Oregon; SAGE ROAD INDUSTRIAL PARK – UNIT NO. 1, recorded October 22, 1979, in Volume 14 of Plats at Page 4 of the Records of Jackson County, Oregon (also filed as Survey Number 8055); SAGE ROAD INDUSTRIAL PARK – UNIT NO. 3, recorded August 13, 1986, in Volume 15 of Plats at Page 64 of the Records of Jackson County, Oregon (also filed as Survey Number 10643); and, Survey's Numbered 8102 and 23316, as filed 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.

The original boundaries of the two subject tracts are described under Tract A and Tract B per said Instrument Number 2023-007858. Resolved said original boundaries as follows: (1) Held the found monuments set by Survey number 17737 and found by Survey Number 23316, to define the location of the labeled "RA" and original "ORA" centerlines and the northerly right-of-way of Rossanley Road per said Survey Number 23316, thereby resolving southerly boundary of said Tract A; (2) Held the found monuments per said Survey Number 8055 to resolve the easterly boundary of Lot 4 and westerly boundary of Lot 5, thereby resolving the easterly boundaries of said Tracts A and B; (3) Held found monuments per Surveys Numbered 8055, 8102 and 10643, and the record data thereof, to resolve the westerly and northerly boundaries of Lot 4, thereby resolving the westerly boundary of said Tract A and the common boundary between said Tracts A and B; (4) Held found monuments per Surveys Numbered 8055 and 8102 to resolve the location of the northerly boundary of said Tract B.

Completed establishing monuments, as depicted on the accompanying map, on March 12, 2024.

Print Date: April 22, 2024

This Survey Consist Of:

| sheet(s) Map
| page(s) Narrative
| JACKSON COUNTY
| SURVEYOR

PROFESSIONAL LAND SURVEYOR

Plut V. Neathauer

OREGON
JULY 19, 1994
ROBERT V. NEATHAMER
2675
RENEWAL: DEC. 31, 2024

REGISTERED