

# ROGUE VALLEY MALL

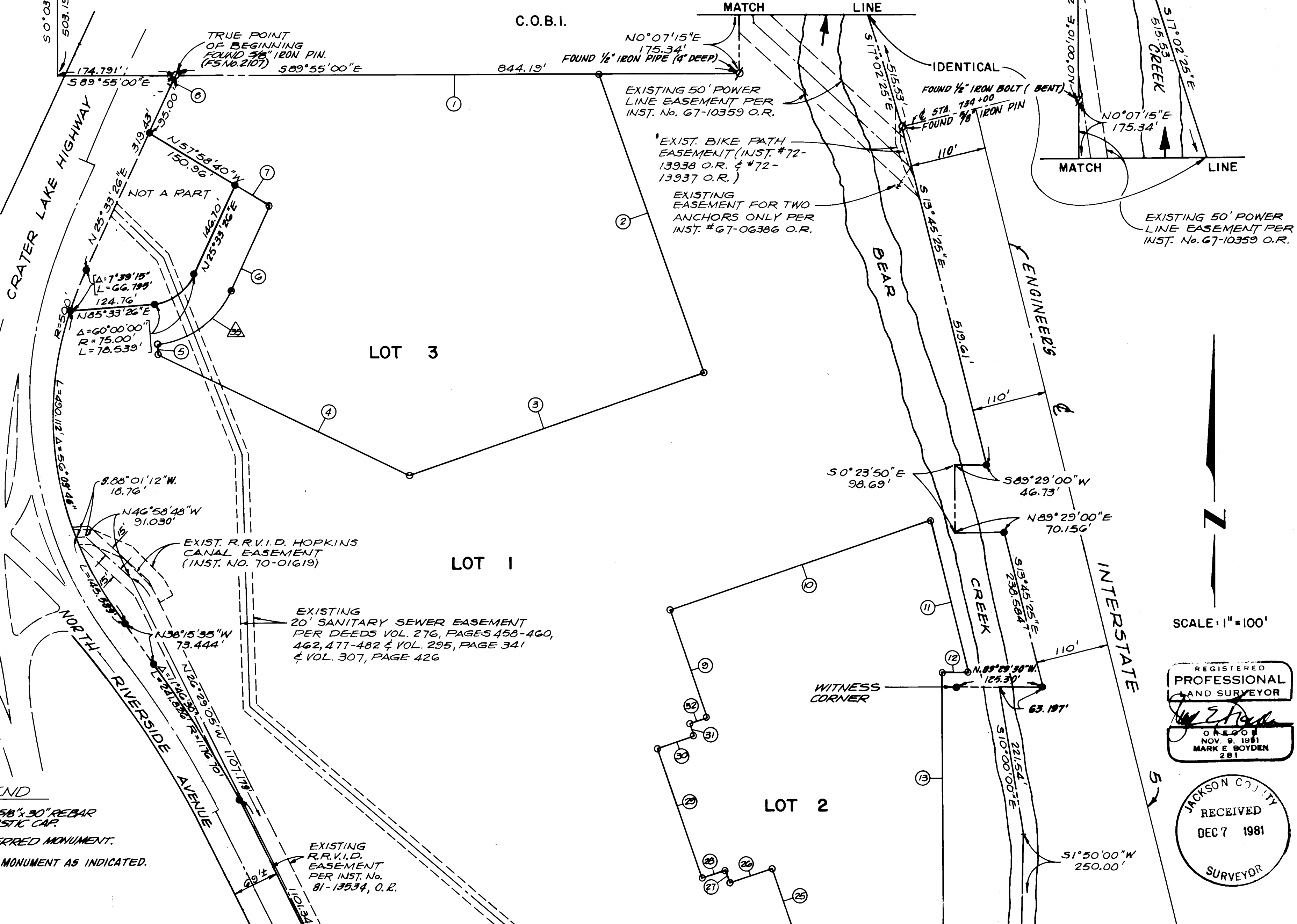
(A MINOR LAND PARTITION)

LOCATED IN DONATION LAND CLAIM No. 60 AND 61, SECTIONS 13 & 24 T.37S., R.2 W.  
AND IN DONATION LAND CLAIM No. 40, SECTIONS 18 & 19, T.37S., R.1 W.,  
WILLAMETTE MERIDIAN, CITY OF MEDFORD, JACKSON COUNTY, OREGON

$S 89^{\circ}57'20'' E$   
83.575'  
 $\Delta = 1^{\circ}42'53''$   
 $R = 477.46'$   
 $L = 14.289'$   
FOUND  $\frac{5}{8}$ " REBAR  
W/PLASTIC CAP  
RE: F.S. # 8814

NW CORNER DLC #G1  
T.37S. R.2 W.  
FOUND 4" BRONZE  
DISK, 7" DEEP

NOTE: AT THE SSE  
CORNER OF DLC #60  
FOUND A BRONZE  
CAP ON 1" GALV.  
IRON PIPE.



### LEGEND

- SET  $\frac{5}{8}$ " x 30" REBAR W/PLASTIC CAP
- DEFERRED MONUMENT.
- ⊕ FOUND MONUMENT AS INDICATED.

### BASIS OF BEARINGS

N.G.S. STATION "BEACON" TO N.G.S. STATION "COKER" WITH AZIMUTH DECREASED BY  $\theta = 1^{\circ}37'35''$ .

I HEREBY CERTIFY THAT THIS IS A PHOTOCOPY OF THE ORIGINAL.

*Mark E. Boyden*  
SURVEYOR

Portions of this property are subject to periodic inundation by water according to the Federal Flood Insurance rate maps.

SCALE: 1" = 100'

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Mark E. Boyden*  
OREGON NOV. 9, 1981  
MARK E. BOYDEN 281

JACKSON COUNTY RECEIVED DEC 7 1981 SURVEYOR

9111

Survey Narrative  
Dixon, Ames and Plumley (D.A.P.)  
Page Two  
October 12, 1981

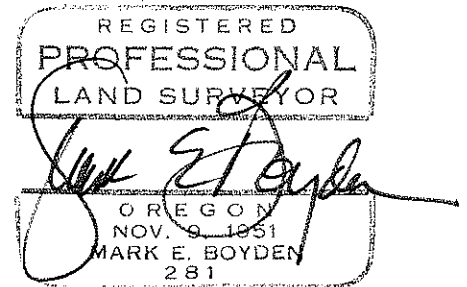
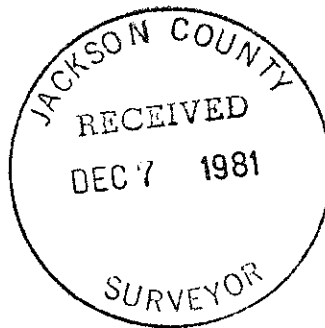
Deed Record positions were utilized to locate the boundaries of Volume 522 Deeds, Page 485 and Ins. #76-10873, Official Records.

For more definitive information on the Mall Northerly boundaries, refer to Filed Survey No. 8814.

From said data, monumented the desired parcel at positions shown on the annexed map.

The Basis of Bearings was established from N.G.S. triangulation stations "Beacon" to "Coker", with the azimuth decreased by  $\theta = 1^{\circ}37'35''$ .

October 12, 1981



Survey No. 9111

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

FOR: Dixon, Ames and Plumley (D.A.P.)  
454 Highland Drive  
Medford, Oregon 97501

BY: Boyden Surveyors  
108 Mistletoe Street  
Medford, Oregon

PURPOSE: To monument the corner positions (or witness positions) of the proposed outside boundaries of the Rogue Valley Mall (a Minor Land Partition), being located in DLC Nos. 60 & 61, the SE 1/4 of Section 13 and the NE 1/4 of Section 24, in T37SR2W, W.M. and in DLC No. 40, the SW 1/4 of Section 18 and the NW 1/4 of Section 19, T37SR1W, Medford, Oregon.

PROCEDURE: Utilizing E.D.M. equipment, traversed through and around the subject property, making ties to controlling monuments as indicated.

A new boundary along the Easterly line of Crater Lake Highway and along the Northeasterly boundary of North Riverside Avenue has been agreed upon by Oregon Department of Transportation, wherein said boundaries are proposed to be established by subsequent recorded documents.

A new boundary for the Northerly right-of-way line of East McAndrews Road has been established and deeded to the City of Medford, see Ins. #81-17259, Official Records.

The Township line was established from the re-established Southeast corner of Section 24, T37SR2W, to the theoretical position of the 2" pipe at the Northeast corner of Section 24. This location was determined by Filed Survey No. 873 and data compiled on the County vicinity survey of Spring Street, Circa. 1937.

The Section corner monument was searched for, but is believed destroyed, being subject to overflows of Bear Creek.

ROGUE VALLEY MALL

(A MINOR LAND PARTITION)

LOCATED IN DONATION LAND CLAIM No. 60 AND 61, SECTIONS 13 & 24 T.37S., R.2 W. AND IN DONATION LAND CLAIM No. 40, SECTIONS 18 & 19, T.37S., R.1 W., WILLAMETTE MERIDIAN, CITY OF MEDFORD, JACKSON COUNTY, OREGON

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT DIXON, AMES AND PLUMLEY, A GENERAL PARTNERSHIP, TEXACO INC., A DELAWARE CORPORATION, AND STATE OF OREGON, DEPARTMENT OF TRANSPORTATION BY AND THROUGH ITS HIGHWAY DIVISION, ARE OWNERS IN FEE SIMPLE OF THE LAND DESCRIBED HEREON AND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO LOTS AS SET FORTH, AND THAT THIS PLAT IS A DIRECT REPRESENTATION OF SAID PARTITION AND HEREBY AGREE TO THE GRANT AND CONVEYANCE OF EASEMENTS, WITHIN PRESCRIBED AND MUTUALLY ACCEPTABLE LOCATIONS WITHIN LOTS 1, 2, and 3 TO ROGUE RIVER VALLEY IRRIGATION DISTRICT, PACIFIC NORTHWEST BELL TELEPHONE COMPANY, PACIFIC POWER AND LIGHT COMPANY, MEDFORD WATER COMMISSION, CP NATIONAL, CITY OF MEDFORD, SOUTHERN OREGON BROADCASTING CO. D.B.A. SOUTHERN OREGON CABLE TELEVISION, THEIR SUCCESSORS AND ASSIGNS, NECESSARY FOR THE CONSTRUCTION, MAINTENANCE AND OPERATION OF UNDERGROUND IRRIGATION CONDUIT AND APPURTENANCES, ELECTRIC AND TELEPHONE CABLES AND APPURTENANCES AND FOR ABOVE GROUND ELECTRIC TRANSFORMERS, AND UNDERGROUND SANITARY SEWER, NATURAL GAS, CABLE TELEVISION AND WATER FACILITIES AND ABOVE GROUND APPURTENANCES, TOGETHER WITH THE RIGHTS OF INGRESS AND EGRESS THERETO, SUCH EASEMENTS TO BE SUBJECT TO THE TERMS OF SEPARATE EASEMENT AGREEMENTS TO BE HEREINAFTER RECORDED, AND DO DESIGNATE SAID PARTITION AS ROGUE VALLEY MALL.

DIXON, AMES AND PLUMLEY AN OREGON PARTNERSHIP

BY [Signature] JAMES B. DIXON, GENERAL PARTNER

STATE OF OREGON ) ) SS. COUNTY OF JACKSON )

ON THIS 31st DAY OF July, 1981 PERSONALLY APPEARED BEFORE ME THE ABOVE-NAMED JAMES B. DIXON, WHO AFTER BEING DULY SWORN DID SAY THAT HE IS A GENERAL PARTNER IN THE PARTNERSHIP OF DIXON, AMES AND PLUMLEY AND THAT THIS INSTRUMENT WAS SIGNED ON BEHALF OF SAID PARTNERSHIP BY AUTHORITY OF THE PARTNERS AND HE ACKNOWLEDGED SAID INSTRUMENT TO BE ITS VOLUNTARY ACT AND DEED.

[Signature] NOTARY PUBLIC FOR OREGON MY COMMISSION EXPIRES: 12-8-84

TEXACO INC. A DELAWARE CORPORATION

BY [Signature] R. A. DUGGER DIVISION MARKETING MANAGER

STATE OF Washington ) ) SS. COUNTY OF King )

ON THIS 30 DAY OF July, 1981 PERSONALLY APPEARED R. A. DUGGER, WHO BEING FIRST DULY SWORN DID SAY THAT HE IS THE DIVISION MARKETING MANAGER OF TEXACO INC., A DELAWARE CORPORATION, AND THAT THE INSTRUMENT WAS SIGNED ON BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS; AND HE ACKNOWLEDGED SAID INSTRUMENT TO BE ITS VOLUNTARY ACT AND DEED.

BEFORE ME: [Signature] NOTARY PUBLIC FOR MY COMMISSION EXPIRES: 3-1-85

STATE OF OREGON DEPARTMENT OF TRANSPORTATION BY AND THROUGH ITS HIGHWAY DIVISION

BY [Signature] RENTON TRAY MANAGER

STATE OF OREGON ) ) SS. COUNTY OF Marion )

ON THIS 12th DAY OF August, 1981, BEFORE ME PERSONALLY APPEARED J. B. Boyd FOR THE STATE OF OREGON DEPARTMENT OF TRANSPORTATION BY AND THROUGH ITS HIGHWAY DIVISION, WHO BEING DULY SWORN STATED THAT THIS INSTRUMENT WAS VOLUNTARILY SIGNED AND SEALED ON BEHALF OF THE STATE OF OREGON BY SAID HIGHWAY DIVISION.

[Signature] NOTARY PUBLIC FOR OREGON MY COMMISSION EXPIRES: Oct. 30, 1984

WE, THE UTILITY COMPANIES AND AGENCIES NAMED BELOW, APPROVE THE GRANT OF EASEMENTS REQUIRED FOR SERVICE AND RELOCATION OF EXISTING EASEMENTS AS REQUIRED, TO BE RECORDED AND/OR VACATED UNDER SEPARATE AGREEMENTS:

[Signature] ROGUE RIVER VALLEY IRRIGATION DISTRICT 29 July 1981 DATE

[Signature] PACIFIC POWER AND LIGHT CO. 27 July 1981 DATE

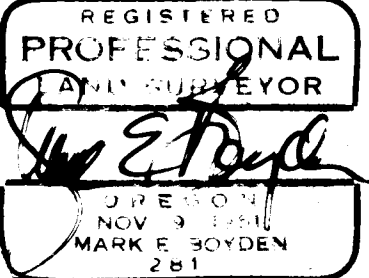
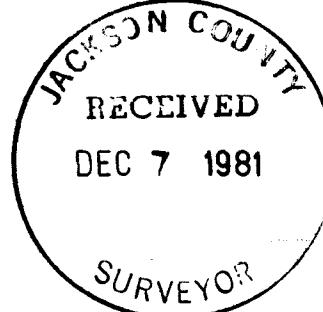
[Signature] PACIFIC NORTHWEST BELL TELEPHONE CO. 24 July 1981 DATE

[Signature] MEDFORD WATER COMMISSION 27 July 81 DATE

[Signature] CITY OF MEDFORD 8-4-81 DATE

[Signature] CP NATIONAL 27 July/81 DATE

[Signature] SOUTHERN OREGON BROADCASTING CO. D.B.A. SOUTHERN OREGON CABLE TELEVISION 7/29/81 DATE



I HEREBY CERTIFY THAT THIS IS A PHOTOCOPY OF THE ORIGINAL

[Signature] SURVEYOR

ROGUE VALLEY MALL

(A MINOR LAND PARTITION)

LOCATED IN DONATION LAND CLAIM No. 60 AND 61, SECTIONS 13 & 24 T.37S., R.2 W. AND IN DONATION LAND CLAIM No. 40, SECTIONS 18 & 19, T.37 S., R.1 W., WILLAMETTE MERIDIAN, CITY OF MEDFORD, JACKSON COUNTY, OREGON

SURVEYOR'S CERTIFICATE

STATE OF OREGON )
COUNTY OF JACKSON )

I, MARK E. BOYDEN, A DULY REGISTERED SURVEYOR OF THE STATE OF OREGON, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT THIS, ROGUE VALLEY MALL PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTIONS AND THE FOLLOWING IS AN ACCURATE DESCRIPTION THEREOF:

BOUNDARY DESCRIPTION
ROGUE VALLEY MALL, MEDFORD, OREGON

COMMENCING AT THE NORTHWEST CORNER OF DONATION LAND CLAIM NO. 61, TOWNSHIP 37 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON; THENCE ALONG THE WEST BOUNDARY OF SAID CLAIM, SOUTH 0°03'25", EAST, 503.196 FEET (RECORD - SOUTH 0°03'40" EAST, 503.19 FEET); THENCE SOUTH 89°55'00" EAST, 174.791 FEET (RECORD - SOUTH 89°55'15" EAST, 174.80 FEET) TO A 5/8" IRON PIN FOUND SET AT THE NORTHWEST CORNER OF THAT TRACT DESCRIBED IN DEED RECORDED AS NO. 68-04580 OF THE OFFICIAL RECORDS OF SAID COUNTY FOR THE TRUE POINT OF BEGINNING; THENCE ALONG THE SOUTH BOUNDARY OF THAT TRACT DESCRIBED IN DEED RECORDED IN VOLUME 365 DEEDS, PAGE 197 (AS THE SAME WAS FOUND TO BE MONUMENTED), SOUTH 89°55'00" EAST (RECORD - EAST), 844.19 FEET TO A FOUND 1/2" IRON PIPE (FILED COUNTY SURVEY NO. 2104 RECORD - "I.P."); THENCE ALONG THE EASTERLY BOUNDARY OF SAID TRACT, NORTH 0°07'15" EAST, 175.34 FEET (RECORD - NORTH, 175.00 FEET) TO A FOUND 1/2" IRON BOLT (FILED COUNTY SURVEY NO. 424 RECORD - 3/4" PIPE); THENCE ALONG THE EAST BOUNDARY OF THAT TRACT DESCRIBED IN DEED RECORDED IN VOLUME 360 DEEDS, PAGE 497, NORTH 0°00'10" EAST, 250.12 FEET (RECORD - NORTH, 250.00 FEET) TO A 5/8" REBAR WITH PLASTIC CAP SET FOR THE POSITION OF A PREVIOUSLY FOUND 1/2" IRON BOLT (FILED COUNTY SURVEY NO. 424 RECORD - 3/4" PIPE); THENCE ALONG THE EASTERLY PROJECTION OF THE NORTH BOUNDARY OF TRACT DESCRIBED IN VOLUME 360 DEEDS, PAGE 497 (AS SAID TRACT WAS PREVIOUSLY MONUMENTED), SOUTH 89°57'20" EAST (RECORD - EAST), 83.575 FEET TO INTERSECT THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 5 ON A CURVE FROM WHICH A RADIAL LINE BEARS SOUTH 71°14'42" WEST; THENCE ALONG SAID HIGHWAY LINE, 14.289 FEET ON THE ARC OF A 477.46 FOOT RADIUS CURVE RIGHT (THE LONG CHORD BEARS SOUTH 17°53'52" EAST, 14.289 FEET); THENCE ALONG SAID HIGHWAY LINE, SOUTH 17°02'25" EAST, 515.53 FEET TO A 5/8" IRON PIN FOUND SET 110.00 FEET SOUTHWESTERLY AT RIGHT ANGLES FROM ENGINEER'S CENTERLINE STATION 734+00; THENCE ALONG SAID HIGHWAY LINE, SOUTH 13°45'25" EAST, 519.61 FEET TO THE NORTHEAST-ERLY CORNER OF THAT TRACT DESCRIBED IN DEED RECORDED IN VOLUME 522 DEEDS, PAGE 485; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID TRACT, SOUTH 89°29'00" WEST, 46.73 FEET TO INTERSECT THE WEST BOUNDARY OF SECTION 19, TOWNSHIP 37 SOUTH, RANGE 1 WEST OF SAID WILLAMETTE MERIDIAN; THENCE ALONG SAID SECTION BOUNDARY, SOUTH 0°23'50" EAST, 98.69 FEET (RECORD - SOUTH, 97.3 FEET) TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID TRACT, NORTH 89°29'00" EAST, 70.156 FEET TO THE SOUTHEASTERLY CORNER THEREOF; THENCE ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID INTER-STATE HIGHWAY NO. 5, SOUTH 13°45'25" EAST, 238.584 FEET TO THE SOUTHEASTERLY CORNER OF THAT TRACT DESCRIBED IN DEED RECORDED AS NO. 76-10873 OF SAID OFFICIAL RECORDS; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID TRACT, NORTH 89°29'30" WEST (RECORD - NORTH 89°30' WEST), 63.197 FEET; THENCE SOUTH 10°00'00" EAST, 221.54 FEET; THENCE SOUTH 01°50'00" WEST, 250.00 FEET; THENCE SOUTH 6°50'00" WEST, 201.00 FEET; THENCE SOUTH 1°20'00" WEST, 250.00 FEET; THENCE SOUTH 4°50'00" WEST, 131.013 FEET TO INTERSECT THE NORTHERLY BOUNDARY OF THAT TRACT DESCRIBED IN DEED RECORDED IN VOLUME 420 DEEDS, PAGE 64; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID TRACT, NORTH 89°59'42" WEST, (RECORD - WEST), 44.530 FEET TO THE WEST BOUNDARY OF SAID SECTION 19; THENCE ALONG SAID SECTION BOUNDARY, SOUTH 0°23'50" EAST, 115.332 FEET TO INTERSECT THE RELOCATED NORTHERLY RIGHT-OF-WAY LINE OF EAST McANDREWS ROAD; THENCE ALONG SAID ROAD LINE, NORTH 89°52'00" WEST, 85.96 FEET; THENCE ALONG SAID ROAD LINE, NORTH 83°11'59" WEST, 90.626 FEET; THENCE ALONG SAID ROAD LINE, NORTH 89°52'00" WEST, 111.391 FEET; THENCE ALONG SAID ROAD LINE, SOUTH 88°26'20" WEST, 271.184 FEET; THENCE ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID ROAD, 31.802 FEET ON THE ARC OF A 28.00 FOOT RADIUS CURVE RIGHT (THE LONG CHORD BEARS NORTH 59°01'23" WEST, 30.12 FEET); THENCE ALONG THE RELO-CATED NORTHEASTERLY RIGHT-OF-WAY LINE OF NORTH RIVERSIDE AVENUE, NORTH 26°29'05" WEST, 1101.34 FEET; THENCE ALONG SAID AVENUE LINE, 241.826 FEET ON THE ARC OF A 1176.70 FOOT RADIUS CURVE LEFT (THE LONG CHORD BEARS NORTH 32°22'20" WEST, 241.401 FEET); THENCE ALONG SAID AVENUE LINE, NORTH 38°15'35" WEST, 73.444 FEET; THENCE ALONG SAID AVENUE LINE AND ALONG THE RELOCATED SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE CRATER LAKE HIGHWAY, 490.112 FEET ON THE ARC OF A 500.00 FOOT RADIUS CURVE RIGHT (THE LONG CHORD BEARS NORTH 10°10'42" WEST, 470.725 FEET); THENCE LEAVING SAID HIGHWAY LINE, NORTH 85°33'26" EAST, 124.76 FEET; THENCE 78.539 FEET ON THE ARC OF A 75.00 FOOT RADIUS CURVE LEFT (THE LONG CHORD BEARS NORTH 55°33'26" EAST, 75.00 FEET); THENCE NORTH 25°33'26" EAST, 146.70 FEET; THENCE NORTH 57°58'40" WEST, 150.96 FEET TO INTERSECT THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID CRATER LAKE HIGHWAY, THENCE ALONG SAID HIGHWAY LINE, NORTH 25°33'26" EAST, 95.00 FEET TO THE TRUE POINT OF BEGINNING.

APPROVAL

I CERTIFY THAT, PURSUANT TO THE AUTHORITY GRANTED IN ORDINANCE NO. 4041, THIS PLAT IS HEREBY APPROVED.

James M. Eisenhard December 7, 1981
MEDFORD CITY PLANNING DIRECTOR DATE

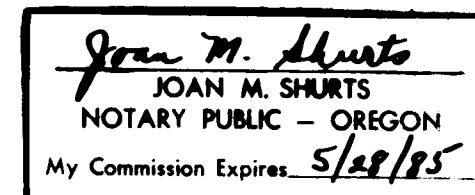
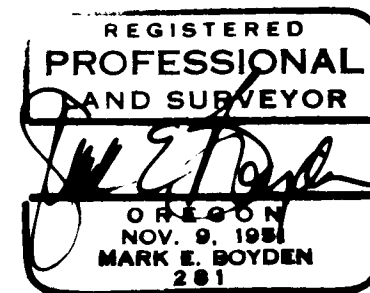
FILED FOR RECORD THIS 7th DAY OF December, 1981 at 3:39 O'CLOCK P.M. AND RECORDED IN VOLUME 4 PAGE 88 OF "MINOR LAND PARTITIONS IN JACKSON COUNTY, OREGON.

BY: Rudy A. Poling Deputy
Waldene Terry COUNTY CLERK

I HEREBY CERTIFY THAT THIS A PHOTOCOPY OF THE ORIGINAL

Handwritten signature of Mark E. Boyden, SURVEYOR

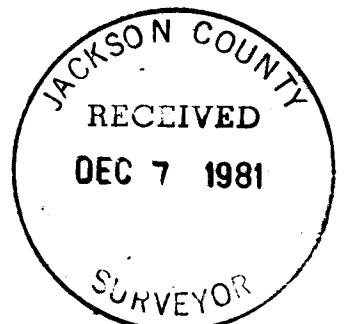
POST MONUMENTATION CERTIFICATE:
ALL MONUMENTS WILL BE SET ON OR BEFORE THE 30TH DAY OF SEPTEMBER, 1983.
ALL MONUMENTS ARE NOW SET, ON THIS DAY OF 198 .
SEE DOCUMENT NO. OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.



SURVEYOR

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th DAY OF JULY, 1981.

Handwritten signature of Joan M. Shurts, Notary Public for Oregon, My Commission Expires: 5/22/85



Handwritten signature of Mark E. Boyden, SURVEYOR

# ROGUE VALLEY MALL

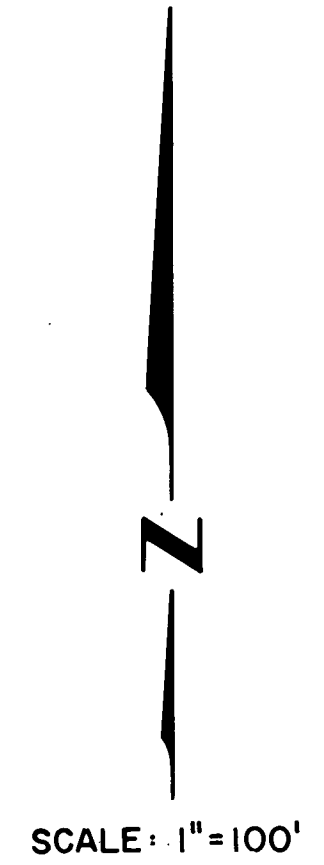
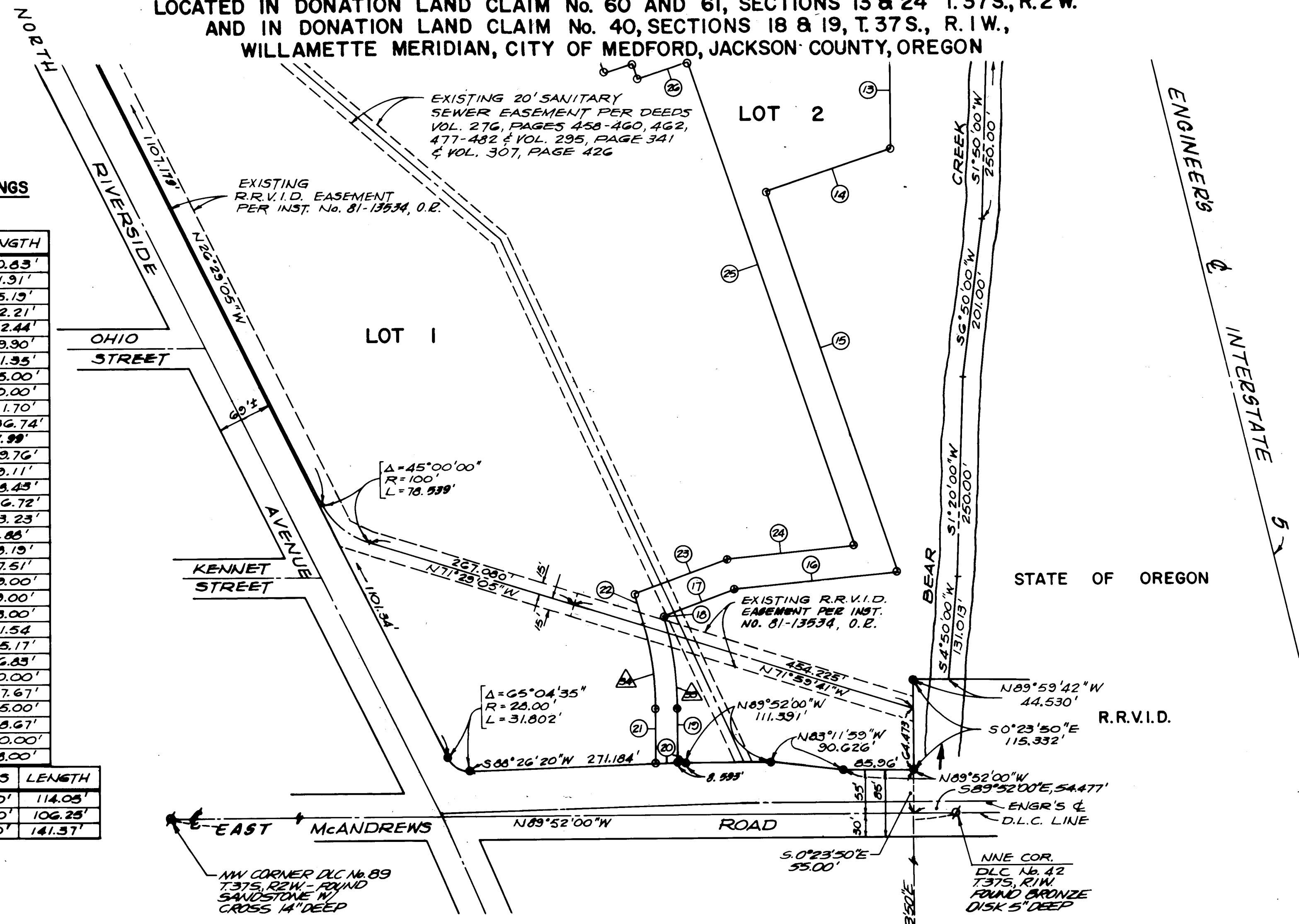
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AND IN DONATION LAND CLAIM No. 40, SECTIONS 18 & 19, T.37S., R.1W.,  
WILLAMETTE MERIDIAN, CITY OF MEDFORD, JACKSON COUNTY, OREGON

**TABULATION OF BEARINGS**  
**LOTS 2 & 3**

COURSE	BEARING	LENGTH
1	S. 89° 55' 00" E	630.83'
2	S. 18° 58' 48" E	481.91'
3	S. 71° 01' 12" W	465.19'
4	N 63° 58' 48" W	422.21'
5	N 4° 26' 34" W	22.44'
6	N 25° 33' 26" E	139.90'
7	N 57° 58' 40" W	211.35'
8	N 25° 33' 26" E	95.00'
9	N 18° 58' 48" W	170.00'
10	N 71° 01' 12" E	411.70'
11	S. 13° 45' 25" E	236.74'
12	N 89° 29' 30" W	37.99'
13	S. 0° 23' 50" E	399.76'
14	S. 71° 01' 12" W	169.11'
15	S. 18° 58' 48" E	508.43'
16	S. 84° 00' 00" W	206.72'
17	S. 69° 30' 00" W	93.23'
18	S. 16° 22' 04" E	0.88'
19	S. 0° 08' 00" W	68.19'
20	S. 88° 26' 20" W	27.51'
21	N 0° 08' 00" E	69.00'
22	N 16° 22' 04" W	39.00'
23	N 69° 30' 00" E	123.00'
24	N 84° 00' 00" E	161.54'
25	N 18° 58' 48" W	645.17'
26	S. 71° 01' 12" W	66.83'
27	N 18° 58' 48" W	20.00'
28	S. 71° 01' 12" W	37.67'
29	N 18° 58' 48" W	205.00'
30	N 71° 01' 12" E	58.67'
31	N 18° 58' 48" W	20.00'
32	N 71° 01' 12" E	28.00'

CURVE	DELTA	RADIUS	LENGTH
▲	16° 14' 04"	402.50'	114.05'
▲	16° 14' 04"	375.00'	106.25'
▲	60° 00' 00"	135.00'	141.37'



**LEGEND**

- SET 5/8" x 30" REBAR W/ PLASTIC CAP
- DEFERRED MONUMENT
- ∅ FOUND MONUMENT AS INDICATED

Portions of this property are subject to periodic inundation by water according to the Federal Flood Insurance rate maps.

I HEREBY CERTIFY THAT THIS IS A PHOTOCOPY OF THE ORIGINAL.

*Mark E. Boyden*  
SURVEYOR

