

**PARTITION PLAT NO. P-56-2001**  
In Lots 157 & 158, ROGUELANDS IRRIGATED ORCHARD  
TRACTS & located in the N.W. 1/4 of Section 16,  
T.36 S., R.1 W., W.M., Jackson County, Oregon  
(See JCDDP File No. 97-16-MP)

• • • • • APPROVALS • • • • •

APPROVED BY THE JACKSON COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT.  
By: Ron Wern Date: Sept. 14, 2001  
Jackson County Planner File 97-16-MP

APPROVED BY THE JACKSON COUNTY SURVEYOR'S OFFICE:  
By: Gregg Adams Date: December 1, '98  
Jackson County Surveyor

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES as required by ORS 92.095 have  
been paid as of October 12, 2001.

Assessor Deputy 10/12/01 Janet Adams Deputy 10/12/01  
Date Date Tax Collector Date

• • • • • RECORDER'S CERTIFICATE • • • • •  
Filed for record this 12 day of October, 2001, at  
10:50 o'clock A.M., and recorded as Partition Plat No. P-56-2001  
of "Record of Partition Plats" of Jackson County, Oregon.  
Index Volume 12 Page 56  
Kathleen S. Beckett Glenda E. Bartlett  
County Clerk Deputy  
County Surveyor File No. 17095

• • • • • SURVEYOR'S CERTIFICATE • • • • •

I, JAMES E. HIBBS, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, HEREBY  
CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME, AND CONFORMS  
WITH THE REGULATIONS FOR PARTITIONS, AND REPRESENTS LAND, THE EXTERIOR OF WHICH  
BEING ACCURATELY DESCRIBED AS FOLLOWS:  
COMMENCING AT A 3/4 INCH IRON PIPE FROM WHICH THE QUARTER CORNER COMMON TO SECTIONS  
9 AND 16, TOWNSHIP 36 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, JACKSON COUNTY,  
OREGON BEARS EAST, 2457.0 FEET AND NORTH 2648.5 FEET; THENCE NORTH 45°40'14" EAST,  
11.31 FEET (RECORD NORTH 44°52' EAST, 11.29 FEET) TO THE SOUTHWEST CORNER OF THAT  
TRACT DESCRIBED IN DOCUMENT NO. 73-14319, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON  
AND THE INITIAL POINT OF BEGINNING; THENCE ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE  
OF CRATER LAKE HIGHWAY NO. 62, NORTH 44°52'40" EAST, 400.00 FEET (RECORD NORTH  
44°52' EAST) TO THE NORTHWESTERLY CORNER OF SAID TRACT; THENCE ALONG THE NORTH LINE  
THEREOF, SOUTH 89°57'13" EAST, 166.67 FEET (RECORD EAST, 166.21 FEET) TO A 3/8 INCH  
IRON PIN AT THE NORTHEAST CORNER THEREOF; THENCE ALONG THE EAST LINE THEREOF, SOUTH  
00°09'40" WEST, 283.10 FEET (RECORD SOUTH, 283.50 FEET) TO THE SOUTHEAST CORNER  
THEREOF; THENCE ALONG THE SOUTH LINE THEREOF, SOUTH 89°58'20" WEST, 448.11 FEET  
(RECORD SOUTH 89°57' WEST, 448.39 FEET) TO THE INITIAL POINT OF BEGINNING.

James E. Hibbs  
SURVEYOR

• • • • • DECLARATION • • • • •

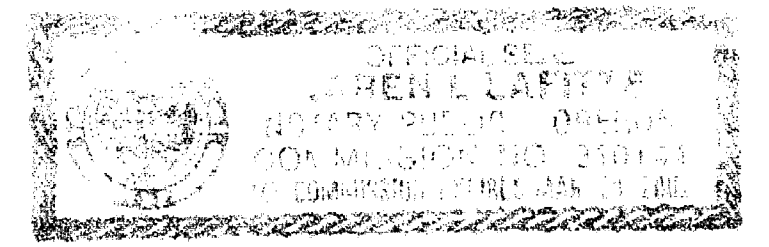
Know all men by these presents that ADAMS GROUP LLC, is the owner of the land shown  
on this Partition Plat more particularly described in the Surveyor's Certificate,  
and has caused the same to be Partitioned into the Parcels as shown on Sheet 2  
and does hereby establish the Access Easement for Parcels 1, 2 & 3 shown on Sheet 2  
for the purpose of providing access to Crater Lake Highway.

Gregg Adams  
GREGG ADAMS, MEMBER  
ADAMS GROUP LLC

STATE OF OREGON ) ss.  
COUNTY OF JACKSON )

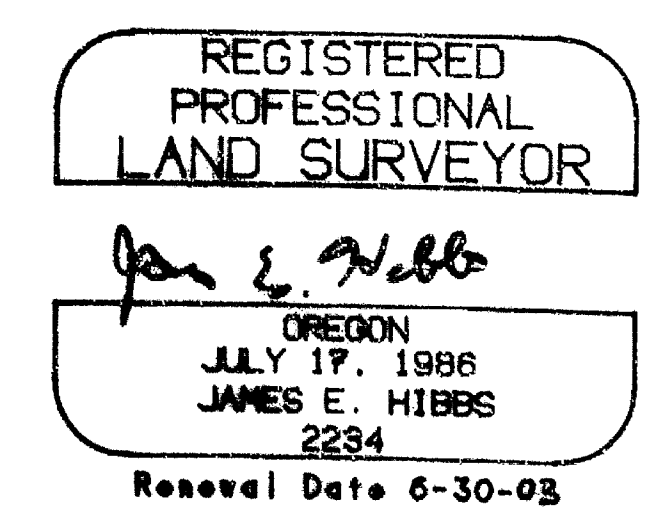
PERSONALLY appeared the above named Gregg Adams, Member of Adams Group LLC, and  
acknowledged the foregoing instrument to be his voluntary act and deed.  
Dated this 1st day of December, 1998.

Before me: Karen L. Laffie  
Notary Public of Oregon.



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

PURPOSE: To survey and monument the corners of three Parcels created  
through a Land Partition. See JCDDP File 97-16-MP.  
PROCEDURE: Made ties to corners set by RS 1015, 5701 & 15289. The R/W of Hwy.  
62 was held by the found pins per RS15289. Held deed record distance  
along Highway 62 to position the NW corner. Computed the Parcel  
corners per the approved Tentative Plat and set same. A witness corner  
was set near the NW corner due to a large rock at the true position.  
Those monuments found as well as those set are as shown hereon.



SURVEY FOR:  
ADAMS GROUP LLC  
P.O. BOX 1084  
MEDFORD, OR 97501

SURVEY BY:  
L. J. FRIAR & ASSOCIATES, P.C.  
CONSULTING LAND SURVEYORS  
816 WEST EIGHTH STREET  
MEDFORD, OREGON 97501  
PHONE: (541) 772-2782

SHEET 1 OF 2

I HEREBY DECLARE THAT THIS IS AN EXACT  
COPY OF THE ORIGINAL PLAT.  
James E. Hibbs  
SURVEYOR

**EASEMENTS OF RECORD PER SUBDIVISION GUARANTEE**

EASEMENTS FOR VARIOUS UTILITIES PER VOL. 325, PG. 83, JCDR CANNOT BE LOCATED OR DEPICTED HEREON.

EASEMENT FOR IRRIGATION CANAL PER V. 470, P. 264, JCDR CANNOT BE LOCATED OR DEPICTED HEREON.

EASEMENTS FOR WATER SYSTEM PER DOC. NOS. 68-09787, 68-09788 & 68-09791, ORJCO CANNOT BE LOCATED OR DEPICTED HEREON.

EASEMENT FOR IRRIGATION CANAL PER V. 470, P. 264, JCDR CANNOT BE LOCATED OR DEPICTED HEREON.

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**In Lots 157 & 158, ROGUELANDS IRRIGATED ORCHARD**  
**TRACTS & located in the N.W. 1/4 of Section 16,**  
**T.36 S., R.1 W., W.M., Jackson County, Oregon**  
**(See JCDPD File No. 97-16-MP)**

**SURVEY FOR:**

ADAMS GROUP LLC  
P.O. BOX 1084  
MEDFORD, OR 97501

**SURVEY BY:**

L.J. FRIAR & ASSOCIATES, P.C.  
CONSULTING LAND SURVEYORS  
816 WEST EIGHTH STREET  
MEDFORD, OREGON 97501  
PHONE: (541) 772-2782

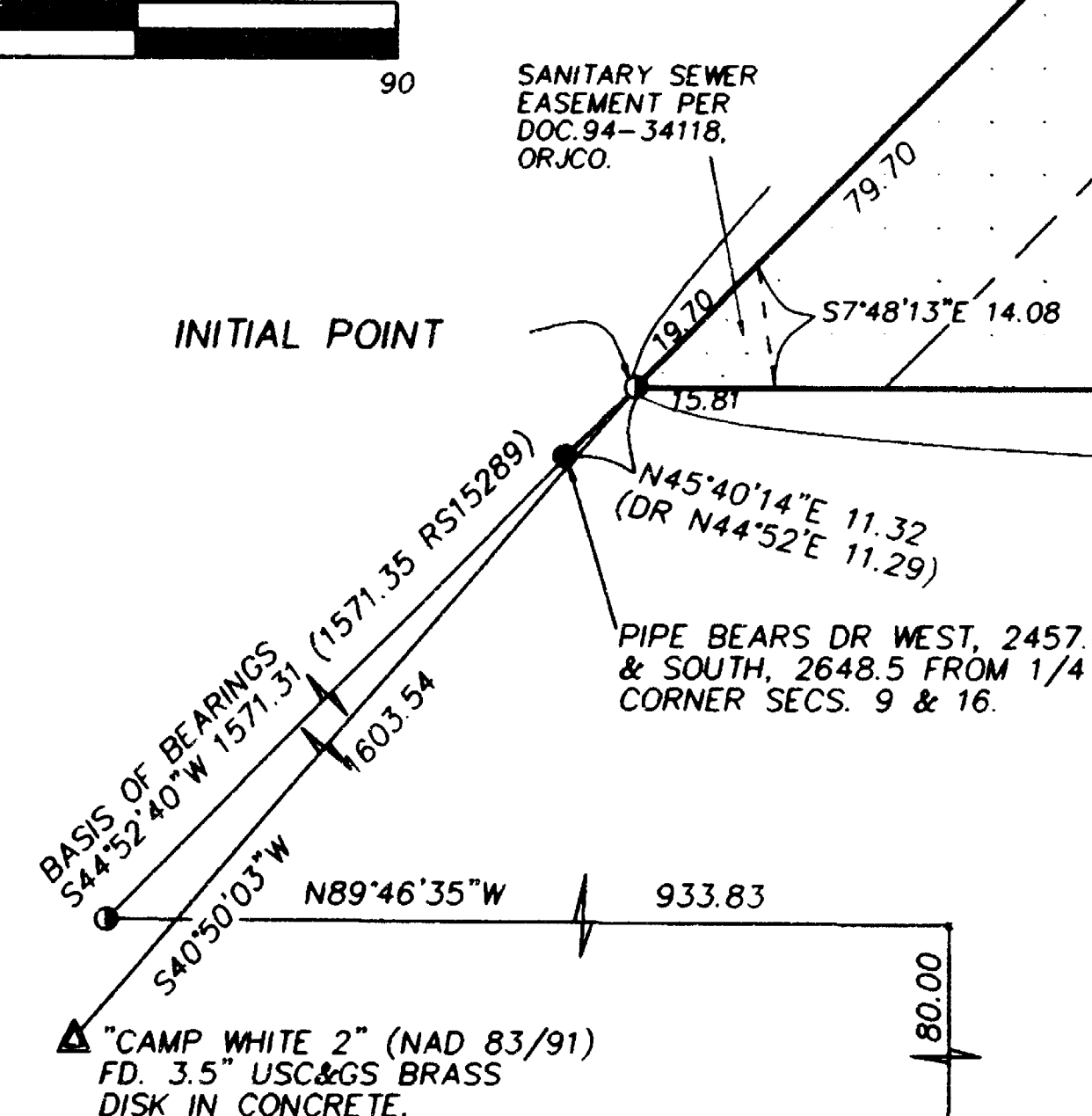
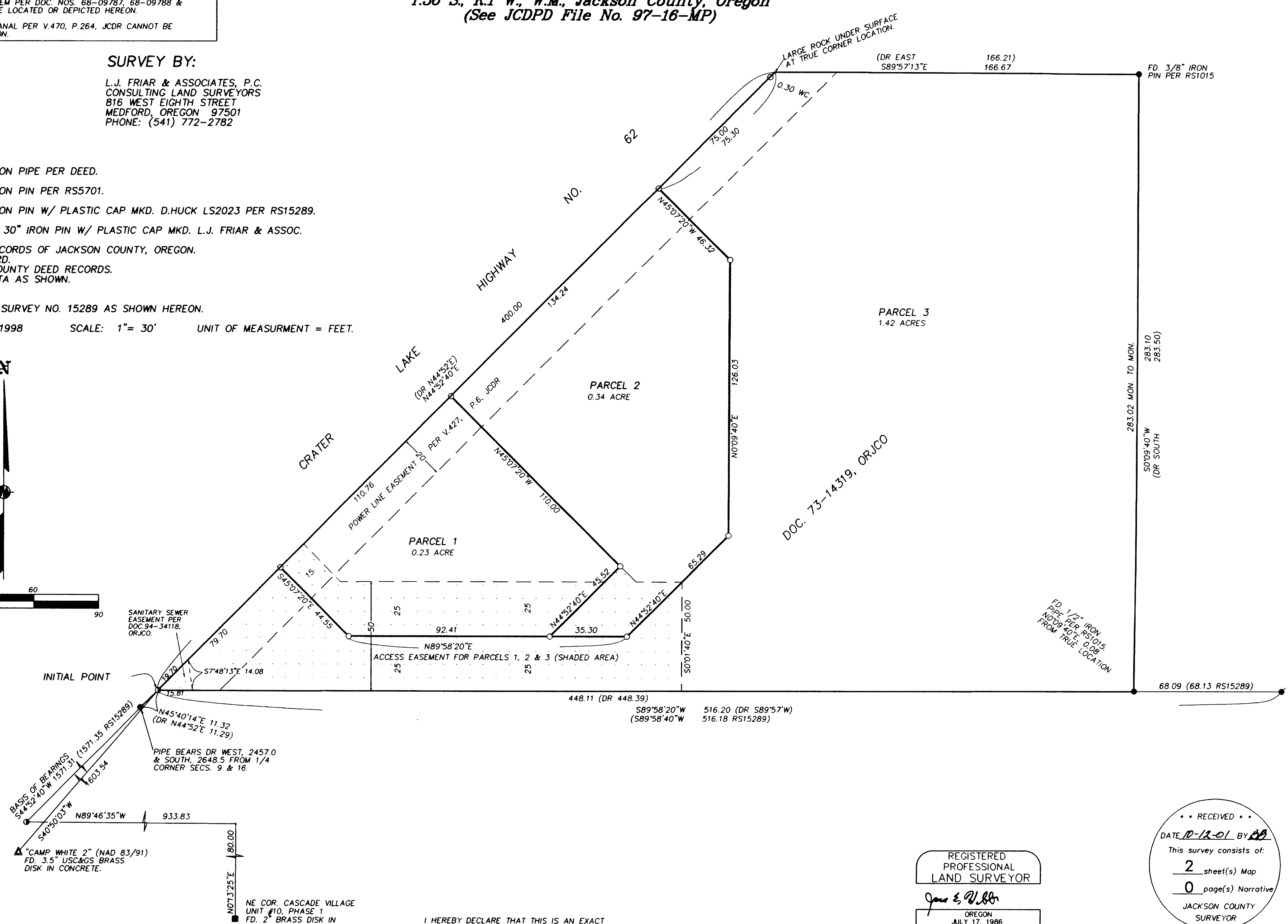
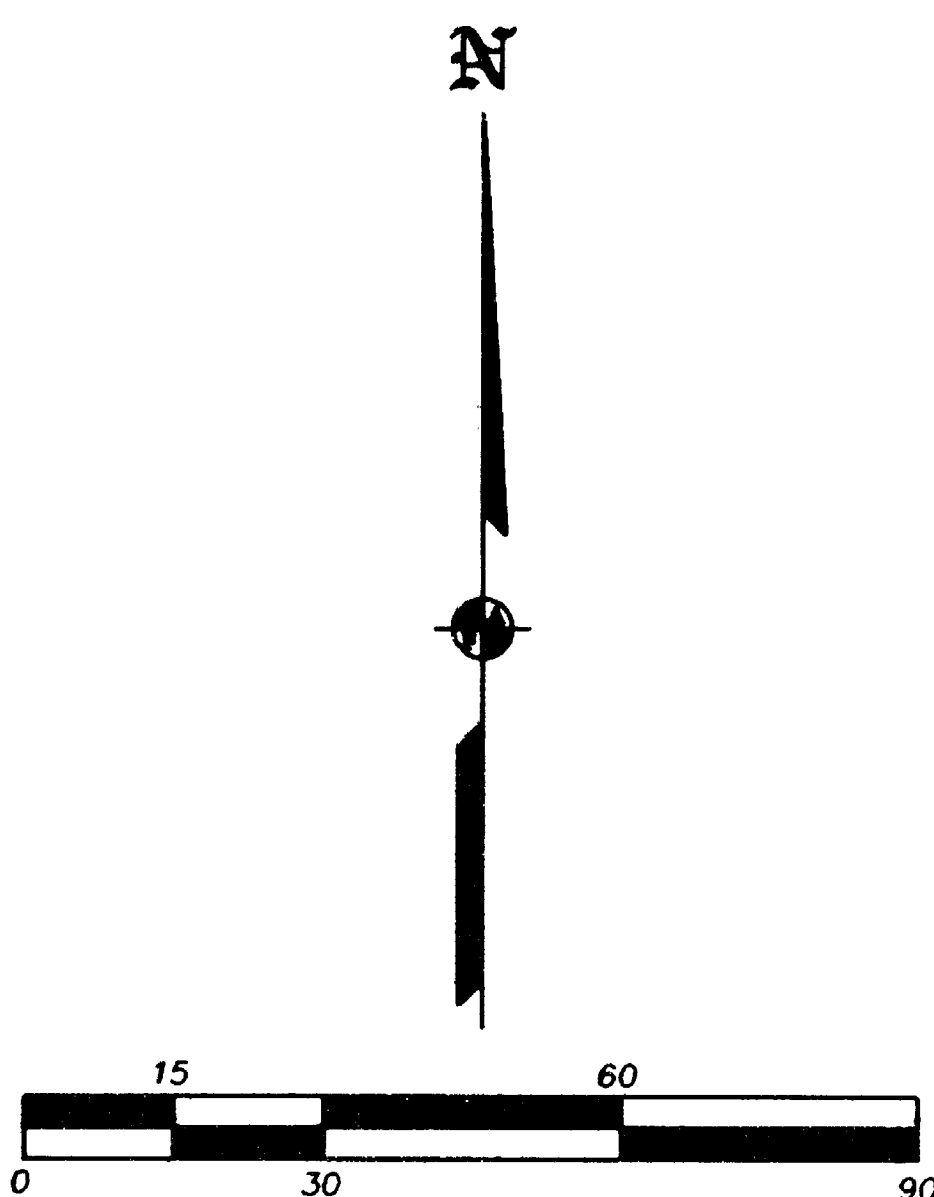
**LEGEND:**

- = FD. 3/4" IRON PIPE PER DEED.
- ⦿ = FD. 3/4" IRON PIN PER RS5701.
- = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. D.HUCK LS2023 PER RS15289.
- = SET 5/8" x 30" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.

ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.  
DR = DEED RECORD.  
JCDR = JACKSON COUNTY DEED RECORDS.  
( ) = RECORD DATA AS SHOWN.

BASIS OF BEARINGS: SURVEY NO. 15289 AS SHOWN HEREON.

DATE: NOVEMBER 2, 1998 SCALE: 1" = 30' UNIT OF MEASUREMENT = FEET.



I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

*James E. Hibbs*  
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

*James E. Hibbs*

OREGON  
JULY 17, 1986  
JAMES E. HIBBS  
2234  
Renewal Date 6-30-03

RECEIVED

DATE 10-12-01 BY *EH*

This survey consists of:  
2 sheet(s) Map  
0 page(s) Narrative

JACKSON COUNTY SURVEYOR

SHEET 2 OF 2