

\*\*\* APPROVALS \*\*\*

APPROVED BY THE JACKSON COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT.  
File No. SUB2003-00058.

Sci Junt  
Jackson County Planner  
28 June 04  
Date

Examined and approved this 19<sup>th</sup> day of April, 20 04.

Robert Roberts  
Jackson County Surveyor

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES as required by ORS 92.095 have  
been paid as of JULY 2, 20 04.

William J. Juse Deputy 7-2-2004 Assessor Date  
Gance Clark, Deputy 7/2/04 Tax Collector Date

**PARTITION PLAT NO. P-41-2004**  
A re-plat of Partition Plat No. P-56-2001 & located  
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. SUB2003-00058)

**SURVEY BY:**

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

**SURVEY FOR:**

BILLY HOGUE  
P.O. BOX 4521  
MEDFORD, OR 97501

**DATE:**

APRIL 1, 2004

\*\*\* RECORDER'S CERTIFICATE \*\*\*

Filed for record this 2<sup>nd</sup> day of July, 20 04,  
at 1:31 o'clock P.M., and recorded as Partition Plat  
No. P-41-2004 of "Record of Partition Plats" of Jackson County, Oregon.  
Index Volume 15, Page 41.

Kathleen S. Beckett County Clerk  
Rose A. Crows Deputy

County Surveyor File No. 18330

\*\*\* 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:

Parcels 1, 2 and 3 per Partition Plat No. P-56-2001, according to the official plat thereof, now of  
record, in Volume 12, Page 56 of "Record of Partition Plats" of Jackson County, and filed as Survey  
No. 17095 in the Office of the Jackson County, Oregon.

\*\*\* DECLARATION \*\*\*

Know all men by these presents that I, BILLY HOGUE, am the owner in fee of the land shown on this  
Partition Plat, more particularly described in the Surveyor's Certificate and have caused the same to be  
Partitioned into the Parcels as shown on Sheet 2, I do hereby make and establish the Access Easement  
(AE) and the Private Storm Drainage Easements (PSDE) for the benefit of the Parcels as shown. I do  
hereby establish the Water Line Easement for the benefit of the Medford Water Commission for the  
placement and maintenance of water lines and related appurtenances. I hereby make and establish a  
Reciprocal Access & Parking Easement over and across Parcels 1, 2 & 3 for the benefit of said Parcels.  
The location of this easement shall be limited to the areas designated on an approved Site Plan for the  
development of the Parcels and may be modified if the Site Plan is modified. The intent of this easement  
is not to limit the location of any proposed buildings but to allow the development of access & parking  
areas as the Parcels are being developed.

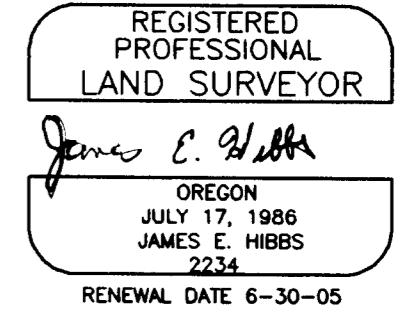
Billy Hogue  
BILLY HOGUE

STATE OF OREGON }  
COUNTY OF JACKSON }ss.

PERSONALLY appeared the above named Billy Hogue and acknowledged the foregoing instrument to be  
his voluntary act and deed.

Dated this 16<sup>th</sup> day of April, 20 04.

Karen Lafitte  
KAREN L. LAFITTE Notary Public - Oregon  
Commission No. 354244  
My Commission Expires March 20, 2006



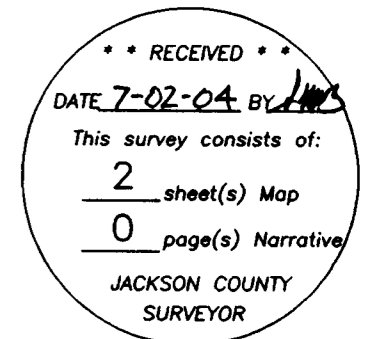
**SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250**

PURPOSE: To survey and monument the corners of three parcels created through an Land  
Partition. See JCDPD File No. SUB2003-00058.

PROCEDURE: From existing control and monuments tied and set per FS17095 by this office set  
pins at the new parcel corner positions as shown on Sheet 2. All parcel corner pins  
set by FS17095 have been removed with the permission of the County Surveyor to  
avoid confusion by future land owners.

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

James E. Hibbs  
SURVEYOR



**SURVEY FOR:**

BILLY HOGUE  
P.O. BOX 4521  
MEDFORD, OR 97501

**SURVEY BY:**

L.J. FRIAR & ASSOCIATES, P.C.  
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(See JCDDP File No. SUB2003-00058)

**LEGEND:**

- = FD. 3/4" IRON PIPE PER DEED.
- ✕ = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. HARDEY ENG. & ASSOC. PER RS17273.
- ✎ = FD. 3/4" IRON PIN PER RS5701.
- = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. D.HUCK LS2023 PER RS15289.
- ⊕ = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. L.J.FRIAR & ASSOC. PER RS17095.
- = 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.
- C1 L1 = SEE DATA TABLE.
- PSDE(##) = PRIVATE STORM DRAINAGE EASEMENT (PARCEL BENEFITTING)
- AE = ACCESS EASEMENT FOR PARCELS 1 & 3. NO PARKING ALLOWED.
- WLE = WATER LINE EASEMENT GRANTED TO MEDFORD WATER COMMISSION.

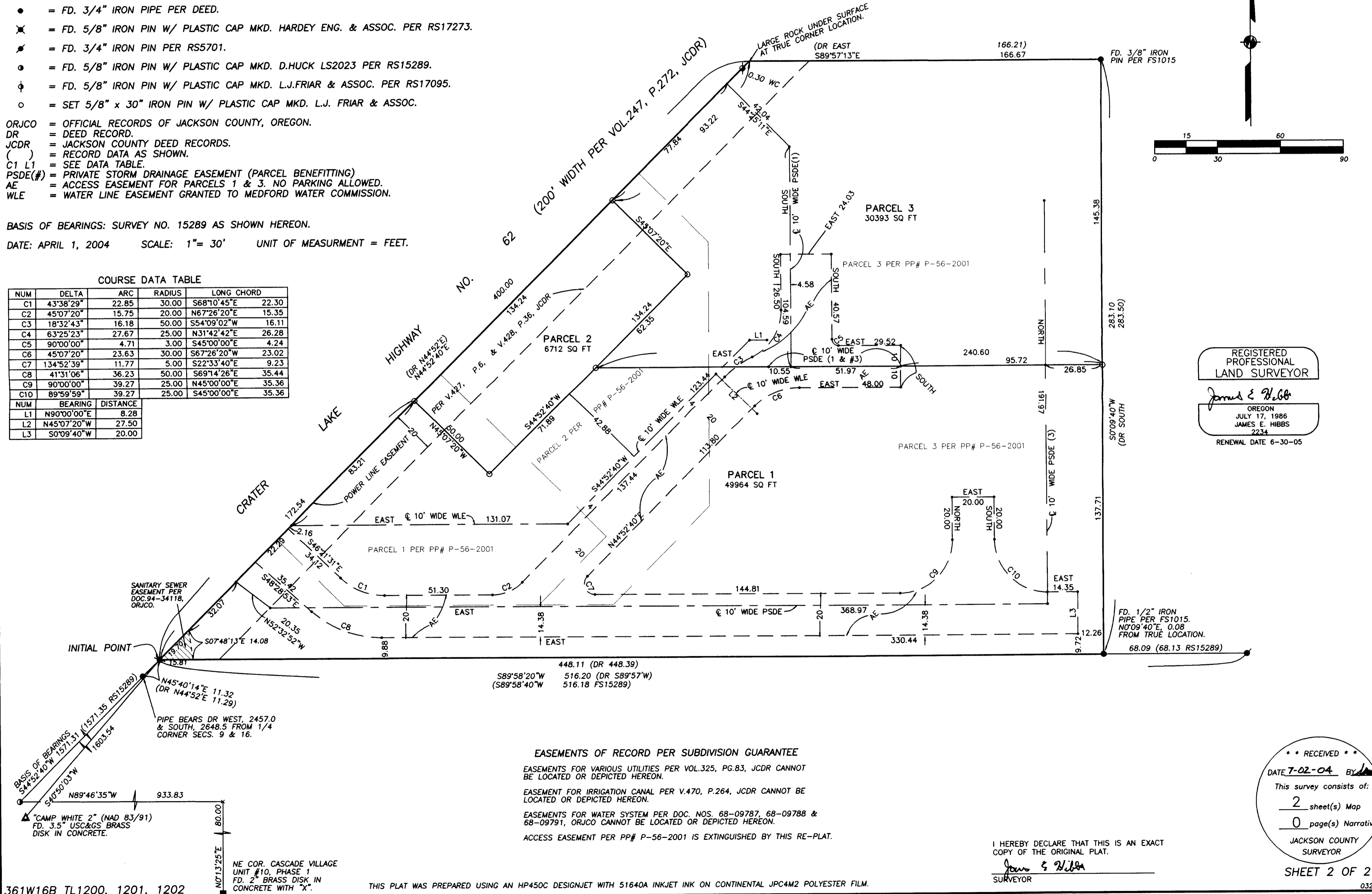
BASIS OF BEARINGS: SURVEY NO. 15289 AS SHOWN HEREON.

DATE: APRIL 1, 2004 SCALE: 1"= 30' UNIT OF MEASUREMENT = FEET.

COURSE DATA TABLE

NUM	DELTA	ARC	RADIUS	LONG CHORD
C1	43°38'29"	22.85	30.00	S68°10'45"E 22.30
C2	45°07'20"	15.75	20.00	N67°26'20"E 15.35
C3	18°32'43"	16.18	50.00	S54°09'02"W 16.11
C4	63°25'23"	27.67	25.00	N31°42'42"E 26.28
C5	90°00'00"	4.71	3.00	S45°00'00"E 4.24
C6	45°07'20"	23.63	30.00	S67°26'20"W 23.02
C7	134°52'39"	11.77	5.00	S22°33'40"E 9.23
C8	41°31'06"	36.23	50.00	S69°14'26"E 35.44
C9	90°00'00"	39.27	25.00	N45°00'00"E 35.36
C10	89°59'59"	39.27	25.00	S45°00'00"E 35.36

NUM	BEARING	DISTANCE
L1	N90°00'00"E	8.28
L2	N45°07'20"W	27.50
L3	S0°09'40"W	20.00



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*James E. Hibbs*

OREGON  
JULY 17, 1986  
JAMES E. HIBBS  
2234  
RENEWAL DATE 6-30-05

**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.

ACCESS EASEMENT PER PP# P-56-2001 IS EXTINGUISHED BY THIS RE-PLAT.

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

*James E. Hibbs*  
SURVEYOR

RECEIVED

DATE 7-02-04 BY *JWH*

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

JACKSON COUNTY  
SURVEYOR

SHEET 2 OF 2

NE COR. CASCADE VILLAGE  
UNIT #10, PHASE 1  
FD. 2" BRASS DISK IN  
CONCRETE WITH "X".