

SURVEY NO. 18999

**SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES**

*Vol. 31 Pg. 74
Book 17. Pg. 14
142/69*

SURVEY FOR: Siskiyou Properties LLC
3240 Juanipero Way
Medford, Or. 97504

LOCATION: in the Southwest one/quarter (1/4) of Section 25, Township 38 South, Range 1 West, Willamette Meridian, City of Talent, Jackson County, Oregon

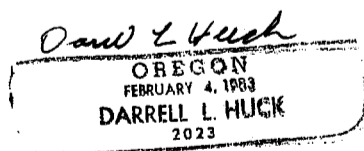
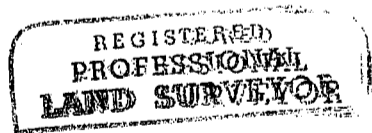
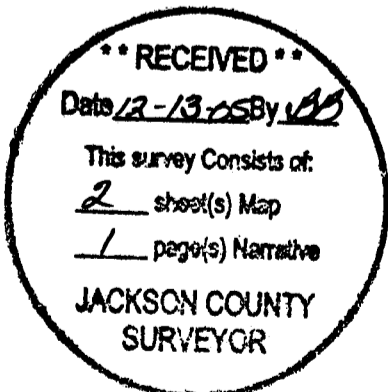
PURPOSE: To survey and monument KAMERIN SPRINGS, a planned unit development, as approved by the City of Talent planning department (File No. PUD-04-01)

PROCEDURE: The properties now being subdivided are described in deed Instruments No. 97-41775 and 2005-000607 of the official records of Jackson County, Oregon. The subdivision boundary has been previously established and monumented by a series of surveys, recorded and unrecorded. Surveys of record include: Isabelle Subdivision, Creel Estates Subdivision, Chata Subdivision, Tulipan Court and filed surveys No. 4198, 5007, 11165, 13968, 16624 and 18028. Also monuments from an unrecorded survey by L.E. Ager were located.

Survey control established by this office to accomplish filed Survey No. 18028 was also utilized for this survey. Boundary monuments were relocated and verified for correct position and those monuments that were destroyed by construction were replaced at their previously found positions. The location of the subdivision lots was computed according to client's direction and monuments were set as shown on the plat.

BASIS OF BEARING: Survey No. 13968 - (the Centerline of Talent Avenue)

DATE: September 2, 2005



Darrell L. Huck
L.S. 2023 - Oregon
Expires 06/30/07
Hoffbuhr & Associates, Inc.
880 Golfview Drive., Suite 201
Medford, OR., 97504

I certify this plat to be an exact copy of the original
David L. Huck
SURVEYOR

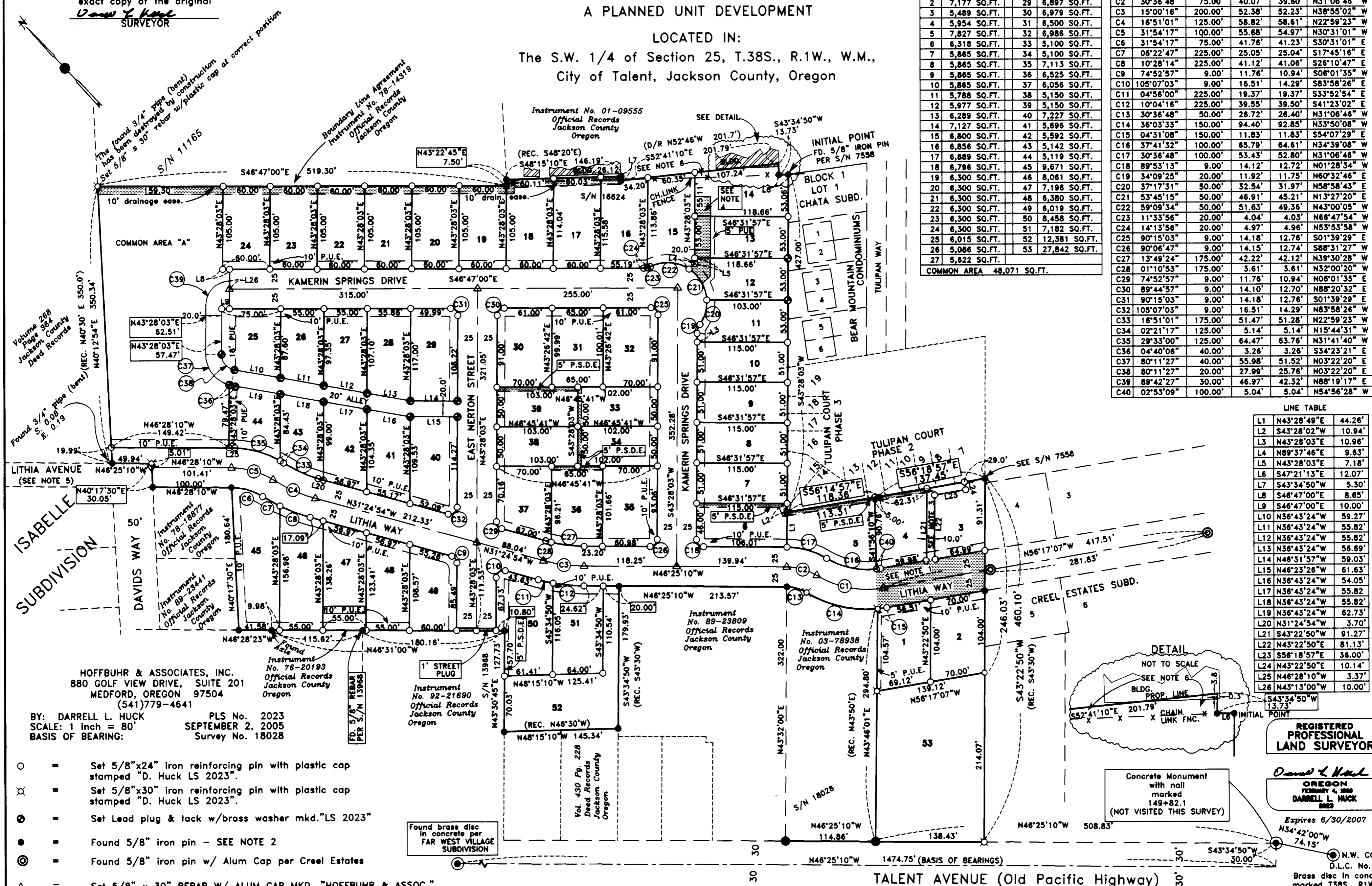
KAMERIN SPRINGS A PLANNED UNIT DEVELOPMENT

LOCATED IN:
The S.W. 1/4 of Section 25, T.38S., R.1W., W.M.,
City of Talent, Jackson County, Oregon

LOT AREA	
1	7,052 SQ.FT.
2	7,177 SQ.FT.
3	5,489 SQ.FT.
4	5,954 SQ.FT.
5	7,827 SQ.FT.
6	6,318 SQ.FT.
7	5,865 SQ.FT.
8	5,865 SQ.FT.
9	5,865 SQ.FT.
10	5,865 SQ.FT.
11	5,788 SQ.FT.
12	5,977 SQ.FT.
13	6,289 SQ.FT.
14	7,127 SQ.FT.
15	6,800 SQ.FT.
16	6,856 SQ.FT.
17	6,889 SQ.FT.
18	6,796 SQ.FT.
19	6,300 SQ.FT.
20	6,300 SQ.FT.
21	6,300 SQ.FT.
22	6,300 SQ.FT.
23	6,300 SQ.FT.
24	6,300 SQ.FT.
25	6,015 SQ.FT.
26	5,086 SQ.FT.
27	5,822 SQ.FT.
COMMON AREA 48,071 SQ.FT.	

CURVE TABLE					
	DELTA	RADIUS	ARC	CHORD	BEARING
C1	40°34'41"	125.00'	88.53'	86.69'	N36°05'42" W
C2	30°36'48"	75.00'	40.07'	39.60'	N31°06'46" W
C3	15°00'16"	200.00'	52.38'	52.23'	N38°55'02" W
C4	16°51'01"	125.00'	58.82'	58.61'	N22°59'23" W
C5	31°54'17"	100.00'	55.68'	54.97'	N30°31'01" W
C6	31°54'17"	75.00'	41.76'	41.23'	S30°31'01" E
C7	06°22'47"	225.00'	25.05'	25.04'	S17°45'18" E
C8	10°28'14"	225.00'	41.12'	41.06'	S26°10'47" E
C9	74°52'57"	9.00'	11.76'	10.94'	S06°01'35" W
C10	105°07'03"	9.00'	16.51'	14.29'	S83°58'26" E
C11	04°56'00"	225.00'	19.37'	19.37'	S33°52'54" E
C12	10°04'16"	225.00'	39.55'	39.50'	S41°23'02" E
C13	30°36'48"	50.00'	26.72'	26.40'	N31°06'46" W
C14	36°03'33"	150.00'	94.40'	92.85'	N33°50'08" W
C15	04°31'08"	150.00'	11.83'	11.83'	S54°07'29" E
C16	37°41'32"	100.00'	65.79'	64.61'	N34°39'08" W
C17	30°36'48"	100.00'	53.43'	52.80'	N30°31'01" W
C18	89°53'13"	9.00'	14.12'	12.72'	N01°28'34" W
C19	34°09'25"	20.00'	11.92'	11.75'	N60°32'46" E
C20	37°17'31"	50.00'	32.54'	31.97'	N58°58'43" E
C21	53°45'15"	50.00'	46.91'	45.21'	N13°27'20" E
C22	59°09'34"	50.00'	51.63'	49.36'	N43°00'05" W
C23	11°33'56"	20.00'	4.04'	4.03'	N66°47'54" W
C24	14°13'56"	20.00'	4.97'	4.96'	N53°53'58" W
C25	90°15'03"	9.00'	14.18'	12.76'	S01°39'29" E
C26	90°06'47"	9.00'	14.15'	12.74'	S88°31'27" W
C27	13°49'24"	175.00'	42.22'	42.12'	N39°30'28" W
C28	01°10'53"	175.00'	3.61'	3.61'	N32°00'20" W
C29	74°52'57"	9.00'	11.76'	10.94'	N06°01'35" E
C30	89°44'57"	9.00'	14.10'	12.70'	N88°20'32" E
C31	90°15'03"	9.00'	14.18'	12.76'	S01°39'29" E
C32	105°07'03"	9.00'	16.51'	14.29'	N83°58'26" W
C33	16°51'01"	175.00'	51.47'	51.28'	N22°59'23" W
C34	02°21'17"	125.00'	64.47'	63.76'	N31°41'40" W
C35	29°33'00"	125.00'	64.47'	63.76'	N31°41'40" W
C36	04°40'06"	40.00'	3.26'	3.26'	S34°23'21" E
C37	80°11'27"	40.00'	55.98'	51.52'	N03°22'20" E
C38	80°11'27"	20.00'	27.99'	25.76'	N03°22'20" E
C39	89°42'27"	30.00'	46.97'	42.32'	N88°19'17" E
C40	02°53'09"	100.00'	5.04'	5.04'	N54°56'28" W

LINE TABLE		
L1	N43°28'49"E	44.26'
L2	S43°28'02"W	10.94'
L3	N43°28'03"E	10.96'
L4	N89°37'46"E	9.63'
L5	N43°28'03"E	7.18'
L6	S47°21'13"E	12.07'
L7	S43°34'50"W	5.30'
L8	S46°47'00"E	8.65'
L9	S46°47'00"E	10.00'
L10	N36°43'24"W	59.27'
L11	N36°43'24"W	55.82'
L12	N36°43'24"W	55.82'
L13	N36°43'24"W	56.69'
L14	N46°31'57"W	59.03'
L15	N46°23'28"W	61.63'
L16	N36°43'24"W	54.05'
L17	N36°43'24"W	55.82'
L18	N36°43'24"W	55.82'
L19	N36°43'24"W	62.73'
L20	N31°24'54"W	3.70'
L21	S43°22'50"W	91.27'
L22	N43°22'50"E	81.13'
L23	S56°18'57"E	36.00'
L24	N43°22'50"E	10.14'
L25	N46°28'10"W	3.37'
L26	N43°13'00"W	10.00'



HOFFBUHR & ASSOCIATES, INC.
880 GOLF VIEW DRIVE, SUITE 201
MEDFORD, OREGON 97504
(541)779-4641

BY: DARRELL L. HUCK PLS No. 2023
SCALE: 1 inch = 80' SEPTEMBER 2, 2005
BASIS OF BEARING: Survey No. 18028

- = Set 5/8"x24" iron reinforcing pin with plastic cap stamped "D. Huck LS 2023"
- ⊗ = Set 5/8"x30" iron reinforcing pin with plastic cap stamped "D. Huck LS 2023"
- ⊕ = Set Lead plug & tack w/brass washer mkd."LS 2023"
- = Found 5/8" iron pin - SEE NOTE 2
- ⊙ = Found 5/8" iron pin w/ Alum Cap per Creel Estates
- △ = Set 5/8" x 30" REBAR W/ ALUM CAP MKD. "HOFFBUHR & ASSOC."
- PSDE = PRIVATE STORM DRAIN EASEMENT
- PUE = Easement for public utilities, storm drainage, irrigation, gas, water, electric, telephone, cable television and sanitary sewer, construction and maintenance

- NOTE:
- EASEMENT FOR STREET AND UTILITY LINES PER INSTRUMENT NO. 03-61570 OFFICIAL RECORDS, JACKSON COUNTY, OR.
 - 5/8 INCH IRON PIN MONUMENTS PER THE FOLLOWING SURVEYS: CHATA SUBD., CREEL ESTATES SUBD., S/N 7558, 13988, 11165, 18624 & 18028

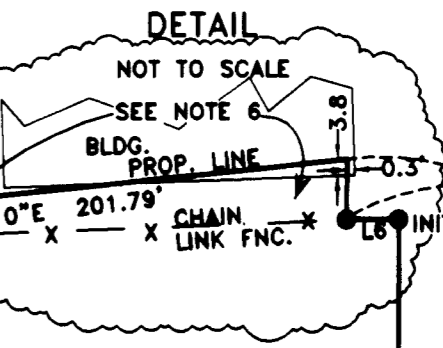
- NOTE:
- 10' PUBLIC PEDESTRIAN ACCESS WAY BEING DEDICATED HEREON
 - 20' INGRESS/EGRESS EASEMENT
 - LITHIA AVENUE WAS ORIGINALLY CREATED AS LITHIA AVENUE PER ISABELLE SUBDIVISION, THE CITY OF TALENT HAS TRADITIONALLY HELD THE NAME TO BE LITHIA WAY.

NOTE: THAT AREA LYING EASTERLY OF AN EXISTING FENCE LINE AND WESTERLY OF THE PROPERTY DESCRIBED IN INSTRUMENT NO. 01-09555 IS SUBJECT TO A PERPETUAL EASEMENT TO BENEFIT THE OWNERS AND HEIRS OF SAID DESCRIBED PROPERTY. TO BE RECORDED AS A SEPARATE DOCUMENT. (04057_S2_ROTATED_r1.DWG)

REGISTERED PROFESSIONAL LAND SURVEYOR

David L. Huck
OREGON
FEBRUARY 4, 1988
DARRELL L. HUCK
8822

Expires 6/30/2007



DLC	
71	73
70	72

1983

38 1W 25C TAX LOT 100
38 1W 25CA TAX LOTS 1600, 1700, 2301, 2400

*** APPROVALS ***

We certify that pursuant to authority granted to us by the Talent Planning Commission in open meeting of 23 September, 2004 this plat is hereby approved by the Talent Planning Commission. File No. PUD-04-01.

John Idem
City Planning Office

Examined and approved this 5th day of December, 2005.

Joseph Roberts
Jackson County Surveyor

Examined and approved this 22 day of November, 2005.

Joseph Stahl
Talent City Engineer

Examined and approved as required by O.R.S. 92.100 as of December 13th, 2005

John J. Duffy
Assessor, Department of Assessment

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of December 13, 2005

Patty Burdome, Deputy
Tax Collector

APPROVED FOR RECORDING:

John Idem
COUNTY COMMISSIONER/ADMINISTRATOR

12-13-05
DATE

KAMERIN SPRINGS (A PLANNED UNIT DEVELOPMENT)

LOCATED IN:
THE S.W. 1/4 OF SECTION 25, T.38S., R.1W., W.M.,
CITY OF TALENT, JACKSON COUNTY, OREGON

RECORDER:
Filed for record this 13th day of DECEMBER, 2005 at 12:19 O'Clock P.M. and

recorded in Volume 31 of Plats at page 74 of records of Jackson County, Oregon.

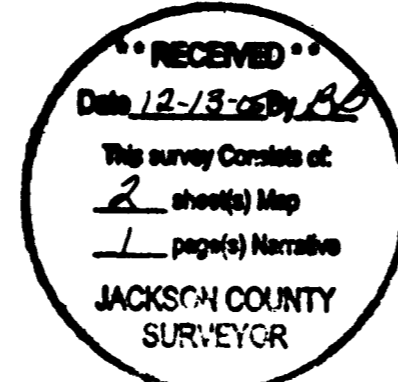
Kathleen S Beckett
County Clerk

Barbara J Shaw
Deputy

*** SURVEYOR'S CERTIFICATE ***

I, Darrell L. Huck, a duly Registered Professional Land Surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with the proper monuments as provided by law the tract of land hereon shown and the plat is a correct representation of the same, and the following is an accurate description of the tract.

BEGINNING at the INITIAL POINT, being the most northerly corner of Lot 1, Block 1, CHATA SUBDIVISION, according to the official plat thereof, now of record in Jackson County, Oregon; thence South 43°28'03" West 427.00 feet to a 5/8 inch rebar found as reported on Survey No. 7558 as filed in the office of the Jackson County Surveyor and being the point of terminus of the Boundary Line Agreement as described in Exhibit "D" of Instrument No. 94-15921 of the official records of Jackson County, Oregon; thence along said Boundary by Agreement, South 56°14'57" East (Record South 56°14'27" East) 118.36 feet to a 5/8 inch rebar as reported in the aforesaid Survey No. 7558; thence continue along said agreement boundary, South 56°18'57" East (Record South 56°18'27" East) 137.45 feet to a 5/8 inch rebar as reported on the aforesaid Survey No. 7558, being the most easterly corner of that tract of land described in Instrument No. 97-41775 of the official records of Jackson County, Oregon; thence along the southerly line of said tract, South 43°22'50" West (Record South 43°30' West) 460.10 feet to the northeasterly right-of-way line of Talent Avenue; thence along said right-of-way line, North 46°25'10" West 138.43 feet to the most southerly corner of that tract of land described in Instrument No. 03-78938, official records, Jackson County, Oregon; thence along the southeasterly line of said tract, North 43°46'01" East (Record North 43°50' East) 294.80 feet to the most easterly corner thereof; thence along the northeasterly boundary of said tract, along the arc of a 150.00 foot radius non-tangent curve to the right (the long chord to which bears North 33°50'08" West 92.85 feet) a distance of 94.40 feet; thence along the arc of a 50.00 foot radius curve to the left (the long chord to which bears North 31°06'46" West 26.40 feet) a distance of 26.72 feet to the most easterly corner of that tract of land described in Instrument No. 89-23809, official records, Jackson County, Oregon; thence along the northeasterly line of said tract, North 46°25'10" West 213.57 feet to the most northerly corner thereof, being also a point on the southeasterly boundary of that tract of land described in Instrument No. 99-57666, official records, Jackson County, Oregon; thence along said southeasterly boundary, South 43°34'50" West (Record South 43°30' West) 179.93 feet to the most easterly corner of that tract of land described in Volume 430, Page 228, deed records, Jackson County, Oregon; thence North 48°15'10" West (Record North 46°30' West) 145.34 feet; to a point situated on the southeasterly boundary of that tract of land described in Instrument No. 92-21690, official records, Jackson County, Oregon; thence along said boundary, North 43°30'45" East 127.73 feet to the most easterly corner thereof; thence along the northeasterly boundary of said tract, North 46°31'00" West 180.16 feet to a 5/8 inch rebar (Record 1/2" pipe); thence North 46°31'00" West along that certain boundary line established by agreement recorded as Instrument No. 76-20193, official records, Jackson County, Oregon, 115.62 feet to an iron axle; thence North 46°28'23" West 41.58 feet to a 5/8 inch iron pin monumenting the most southerly corner of that tract of land described in Instrument No. 89-23441, said Official Records; thence North 40°17'30" East 180.64 feet to a 5/8 inch iron pin monumenting the most easterly corner of that tract of land described in Instrument No. 78-18877, said Official Records; thence North 46°28'10" West 100.00 feet to a 5/8 inch iron pin, located at the most northerly corner thereof; thence North 40°17'30" East, along the southeasterly right-of-way of Davids Way, 30.05 feet to the most easterly right-of-way corner thereof; thence North 46°25'10" West, along the northeasterly right-of-way of Lithia Avenue, 49.94 feet to the most southerly corner of that tract of land described in Volume 268, Page 364, Deed Records of Jackson County, Oregon; thence North 40°12'54" East 350.34 feet (Record North 40°30' East 350.00 feet) to a 3/4" iron pipe monumenting the point of terminus of that certain boundary line established by agreement and recorded as Instrument No. 78-14319, said Official Records; thence South 46°47'00" East, along said boundary line, 519.30 feet; thence North 43°22'45" East 7.50 feet to the northeasterly boundary of that tract of land described in Instrument No. 75-03358, said Official Records; thence along said line, South 48°15'10" East (Record South 48°20' East) 146.19 feet to the most easterly corner thereof; thence along the southeasterly boundary of said tract, South 43°34'50" West 5.30 feet to the most northerly corner of that tract of land described in Instrument No. 72-15718, of said Official Records; thence along the northeasterly boundary of said tract, South 52°41'10" East 201.79 feet (Record South 52°46' East 201.7 feet) to the most easterly corner thereof; thence along the southeasterly boundary thereof, South 43°34'50" West 13.73 feet; thence South 47°21'13" East 12.07 feet to the initial point of beginning.



*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS, that Siskiyou Properties LLC, an Oregon Limited Liability Company, and Matthew Botermans and Shari Botermans are the owners in fee simple of the lands shown on this Plat and more particularly described in the Surveyor's Certificate and have caused the same to be subdivided into Common Area "A", Lots, Streets and Alley as shown hereon. We do hereby dedicate to the public for public use, the streets, alley and a 10.00 foot public pedestrian access way as shown hereon, together with those areas shown hereon labeled as Public Utility Easement (PUE), with the condition that Charter Communications, it's successors or assigns, have the right to use said PUE. We also, hereby grant to the City of Talent, in fee simple, that area portrayed and designated as a one foot street plug. By it's acceptance of this plat, the City of Talent declares that upon dedication of the extension of the affected street, it hereby dedicates the street plug for public street purposes.

We hereby make and create a 5.00 foot Private Storm Drain Easement (PSDE), over and across Lots 4, 5 and 6 for the benefit of the owners, their heirs and assigns of Lots 3, 4 and 5. We also hereby make and create a 5.00 foot Private Storm Drain easement (PSDE), over and across Lots 33, 34, 36 and 39 for the benefit of the owners, their heirs and assigns of Lots 33 through 37. We also hereby make and create a 5.00 foot Private Storm Drain Easement (PSDE) over and across Lot 50 for the benefit of the owners, their heirs and assigns of Lot 52. We hereby make and create a 20.00 foot access easement over and across Lots 12, 13 and 14 for the benefit of the owners, their heirs and assigns of Lots 13 and 14. Said access easement is to be kept free and clear of any obstructions, including fences and parked vehicles at all times. Siskiyou Properties LLC and Matthew Botermans and Shari Botermans do hereby designate said subdivision as KAMERIN SPRINGS.

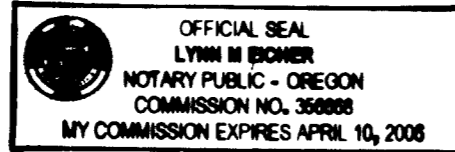
IN WITNESS WHEREOF, We have set our hands and seals this 10th day of November, 2005.

Terry Buntin
member

STATE OF OREGON)
County of Jackson) ss

The foregoing instrument was acknowledged before me this 10th day of November, 2005, on behalf of Siskiyou Properties LLC by Terry Buntin, member, known to me as the person who executed the within instrument, freely and voluntarily.

Before me: Lynn M. Eicher
Notary



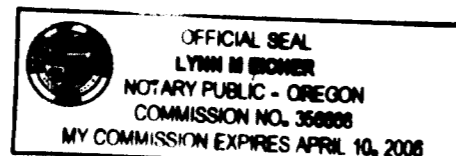
Matthew Botermans
Matthew Botermans

Shari Botermans
Shari Botermans

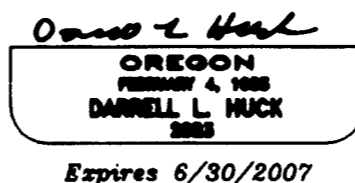
STATE OF OREGON)
County of Jackson) ss

The foregoing instrument was acknowledged before me this 14th day of November, 2005, by Matthew Botermans and Shari Botermans, known to me as the persons who executed the within instrument, freely and voluntarily.

Before me: Lynn M. Eicher
Notary



I certify this plat to be an exact copy of the original
Darrell L Huck
SURVEYOR



AFFIDAVIT OF CONSENT FOR SUBDIVISION

FROM ANITA FAYE RITCHEY, THE BENEFICIARY OF A CERTAIN TRUST DEED RECORDED NOVEMBER 5, 1997 AS INSTRUMENT NO. 97-41776, OFFICIAL RECORDS, JACKSON COUNTY, OREGON.
SEE AFFIDAVIT OF CONSENT FILED FOR RECORD THE 20TH DAY OF OCTOBER, 2005 AND RECORDED AS INSTRUMENT NO. 2005-064099, OFFICIAL RECORDS, JACKSON COUNTY, OREGON.

FROM KEYBANK NATIONAL ASSOCIATION, THE BENEFICIARY OF A CERTAIN TRUST DEED RECORDED JANUARY 9, 2002 AS INSTRUMENT NO. 02-01252 OFFICIAL RECORDS, JACKSON COUNTY, OREGON.
SEE AFFIDAVIT OF CONSENT FILED FOR RECORD THE 20TH DAY OF OCTOBER, 2005 AND RECORDED AS INSTRUMENT NO. 2005-064129, OFFICIAL RECORDS, JACKSON COUNTY, OREGON.

FROM PEOPLES BANK, A WASHINGTON BANKING CORPORATION, THE BENEFICIARY OF A CERTAIN TRUST DEED RECORDED JANUARY 5, 2005 INSTRUMENT NO. 2005-000608 OFFICIAL RECORDS, JACKSON COUNTY, OREGON AND ALSO THE BENEFICIARY OF A CERTAIN TRUST DEED RECORDED SEPTEMBER 9, 2005 AS INSTRUMENT NO. 2005-055167, OFFICIAL RECORDS, JACKSON COUNTY, OREGON.
SEE AFFIDAVIT OF CONSENT FILED FOR RECORD THE 30TH DAY OF SEPTEMBER, 2005 AND RECORDED AS INSTRUMENT NO. 2005-059755, OFFICIAL RECORDS, JACKSON COUNTY, OREGON.

38 1W 25C TL 100,
38 1W 25CA TL 1600, 1700, 2301, 2400