

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

WE CERTIFY THAT PURSUANT to authority granted to me by the Talent Planning Commission in open meeting of October 13, 20 05 this plat is hereby approved by the Talent Planning Commission. File No. PUD 05-01 & PUD 05-04.

Dated this 16<sup>th</sup> day of March, 20 07.

[Signature]  
Talent City Planner

EXAMINED AND APPROVED this 0<sup>th</sup> day of March, 20 07.

[Signature]  
Jackson County Surveyor

EXAMINED AND APPROVED this 27<sup>th</sup> day of March, 20 07.

[Signature]  
Talent City Engineer

EXAMINED AND APPROVED as required by ORS 92.100 as of March 28, 20 07.

[Signature] deputy  
Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS or other charges as required by ORS 92.095 have been paid as of March 28, 20 07.

[Signature] Deputy  
Tax Collector

EXAMINED AND APPROVED this 8<sup>th</sup> day of March, 20 07.

[Signature]  
Rogue Valley Sewer Services

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

Know all men by these presents that, SCHMELZER & MCCARTY ENTERPRISES, LLC, CHRISTINE FIDLER, DOUGLAS FIDLER, ENRIQUE DARDON, MICHELLE NISTLER and DAVID LEYVA, JR., are the owners in fee of the lands shown on this Plat, more particularly described in the Surveyor's Certificate and have caused the same to be subdivided into the lots, common area and streets as shown on Sheets 2 & 3; and we do hereby dedicate to the public for public use the streets together with those areas labeled as Public Utility Easement (PUE) and Utility Easement for Public Water and Storm Drainage (UE); and we do hereby make and establish the Sanitary Sewer Easement for the benefit of Rogue Valley Sewer Services (RVSS); and we do hereby make and establish the Private Storm Drainage Easement (PSDE) for the benefit of and use by the Lots as shown; and we do hereby make and establish the Temporary Sign Easement (TSE) for the benefit of Parcel 1 described in Document No. 92-14922, Official Records of Jackson County, Oregon. This easement will automatically terminate at such time that the existing sign is removed, modified or ceased to be used as a sign. We do hereby designate said Subdivision as CAMUS COURT, which shall be subject to a Declaration of Covenants, Conditions & Restrictions to be recorded simultaneously with this Plat setting forth provisions for the maintenance of the Common Areas.

[Signature]  
RANDY SCHMELZER, Member  
RANDY MCCARTY, Member  
SCHMELZER & MCCARTY ENTERPRISES, LLC

[Signature]  
CHRISTINE FIDLER

[Signature]  
DOUGLAS FIDLER

[Signature] BY  
CHARLES T. KAMIE,  
ATTORNEY IN FACT  
MOSES FAHEL

[Signature]  
ENRIQUE DARDON

[Signature]  
MICHELLE NISTLER

[Signature]  
DAVID LEYVA, JR.

STATE OF OREGON) )SS.  
COUNTY OF JACKSON)  
PERSONALLY APPEARED THE ABOVE NAMED RANDY SCHMELZER AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AND WAS SIGNED ON BEHALF OF SCHMELZER & MCCARTY ENTERPRISES, LLC.

DATED THIS 5<sup>th</sup> DAY OF March, 20 07.

[Signature]  
Karen L. LaFitte  
NOTARY PUBLIC - OREGON  
COMMISSION NO. 402251  
MY COMMISSION EXPIRES March 20, 2010

STATE OF OREGON) )SS.  
COUNTY OF JACKSON)  
PERSONALLY APPEARED THE ABOVE NAMED CHRISTINE FIDLER AND DOUGLAS FIDLER AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

DATED THIS 22<sup>nd</sup> DAY OF March, 20 07.

[Signature]  
Karen L. LaFitte  
NOTARY PUBLIC - OREGON  
COMMISSION NO. 402251  
MY COMMISSION EXPIRES March 20, 2010

STATE OF OREGON) )SS.  
COUNTY OF JACKSON)  
PERSONALLY APPEARED THE ABOVE NAMED ENRIQUE DARDON AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

DATED THIS 7<sup>th</sup> DAY OF March, 20 07.

[Signature]  
Karen L. LaFitte  
NOTARY PUBLIC - OREGON  
COMMISSION NO. 402251  
MY COMMISSION EXPIRES March 20, 2010

STATE OF OREGON) )SS.  
COUNTY OF JACKSON)  
PERSONALLY APPEARED THE ABOVE NAMED MICHELLE NISTLER AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HER VOLUNTARY ACT AND DEED.

DATED THIS 5<sup>th</sup> DAY OF March, 20 07.

[Signature]  
Karen L. LaFitte  
NOTARY PUBLIC - OREGON  
COMMISSION NO. 402251  
MY COMMISSION EXPIRES March 20, 2010

STATE OF OREGON) )SS.  
COUNTY OF JACKSON)  
PERSONALLY APPEARED THE ABOVE NAMED DAVID LEYVA, JR. AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

DATED THIS 22<sup>nd</sup> DAY OF March, 20 07.

[Signature]  
Karen L. LaFitte  
NOTARY PUBLIC - OREGON  
COMMISSION NO. 402251  
MY COMMISSION EXPIRES March 20, 2010

STATE OF OREGON) )SS.  
COUNTY OF JACKSON)  
PERSONALLY APPEARED THE ABOVE NAMED RANDY MCCARTY AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AND WAS SIGNED ON BEHALF OF SCHMELZER & MCCARTY ENTERPRISES, LLC.

DATED THIS 5<sup>th</sup> DAY OF March, 20 07.

[Signature]  
Karen L. LaFitte  
NOTARY PUBLIC - OREGON  
COMMISSION NO. 402251  
MY COMMISSION EXPIRES March 20, 2010

**\* AFFIDAVITS OF CONSENT \***

FROM THE REMINGTON FAMILY TRUST RECORDED AS DOCUMENT NO. 2007-015173, ORJCO.

FROM FIRST TRUST OF ONAGA RECORDED AS DOCUMENT NO. 2007-015174, ORJCO.

FROM PREMIERWEST BANK RECORDED AS DOCUMENT NO. 2007-015172, ORJCO.

381W26A TL'S 1701, 1800 & 1900

THIS PLAT WAS PREPARED USING AN HP450C DESIGNJET WITH 51640A INKJET INK ON CONTINENTAL JPC4M2 POLYESTER FILM.

**CAMUS COURT**

A Planned Community

Located in the N.E. 1/4 of Sec. 26, T.38S., R.1W., W.M.  
City of Talent Jackson County, Oregon

**SURVEY FOR:**

ERIC JOHNSON &  
RANDY SCHMELZER  
816 WEST EIGHTH STREET  
MEDFORD, OREGON 97501

**SURVEY BY:**

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

**DATE:**

FEBRUARY 12, 2007

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

[Signature]  
SURVEYOR

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

Filed for record this 28<sup>th</sup> day of MARCH, 20 07, at 2:53 o'clock P.M., and recorded in Volume 33 of Plats at Page 21 of the records of Jackson County, Oregon and Doc. #2007-015176, ORJCO.

[Signature] County Clerk  
[Signature] Deputy

Covenants, Conditions and Restrictions recorded as Doc. 2007-015175, ORJCO.

**\*\* SURVEYOR'S CERTIFICATE \*\***

I, JAMES E. HIBBS, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS AS PROVIDED BY LAW THE TRACT OF LAND SHOWN HEREON, SAID PLAT BEING AN ACCURATE REPRESENTATION OF THE SAME, AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE EXTERIOR BOUNDARY LINES:

Commencing at the most Southerly corner of Parcel 2 per Partition Plat No. P-16-2004, according to the official plat thereof, now of record, in Volume 15, Page 16 of "Record of Partition Plats" of Jackson County, Oregon and filed as Survey No. 18202 in the Office of the Jackson County Surveyor; thence along the South-easterly line thereof, North 44°03'40" East, 33.24 feet to the INITIAL POINT OF BEGINNING; thence along the exterior of said Parcel 2 the following five (5) courses; North 44°03'40" East, 231.76 feet to an angle point; thence North 46°56'20" West, 199.99 feet to an angle point; thence North 44°03'40" East, 260.02 feet to an angle point; thence North 52°42'20" West, 60.42 feet to an angle point; thence South 44°03'40" West, 518.94 feet to the most Westerly corner of said Parcel 2; thence along the Northwesterly line of that tract described in Document No. 99-41655, Official Records of Jackson County, Oregon, South 44°03'40" West, 270.82 feet to the Northeasterly line of Talent Avenue; thence along said Northeasterly line, along the arc of a 2630.00 foot radius curve to the right having a central angle of 02°09'48", a distance of 99.30 feet (the long chord of which bears South 47°31'14" East, 99.30 feet); thence South 46°26'20" East, 100.72 feet to the most Southerly corner of that tract described in Document No. 2006-042195, said Official Records; thence along the Southeastery line of said tract, North 44°03'40" East, 303.95 feet to most Easterly corner of said tract; thence South 46°55'15" East, 60.00 feet to the initial point of beginning.

STATE OF OREGON) )SS.  
COUNTY OF JACKSON)  
PERSONALLY APPEARED THE ABOVE NAMED MOSES FAHEL AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

DATED THIS 23<sup>rd</sup> DAY OF March, 20 07.

[Signature]  
Karen L. LaFitte  
NOTARY PUBLIC - OREGON  
COMMISSION NO. 402251  
MY COMMISSION EXPIRES March 20, 2010

REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature]  
OREGON  
JULY 17, 1986  
JAMES E. HIBBS  
2234  
RENEWAL DATE 6-30-07

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

PURPOSE: To survey and monument the corners of the Lots, Common Area & Streets of CAMAS COURT. See Talent File #PUD 05-01 & PUD 05-04.

PROCEDURE: Made ties to monuments shown on Sheets 2 & 3 to control the exterior of this property. The R/W of Talent Avenue was held by monuments per FS18291, which mark the Engineer's centerline. This agreed very closely with information provided to me by Cael Neathamer, LS56545 for his survey that is in progress. Computed the corners of the Lots, Common Area & Street right of way per the approved tentative plat and set monuments as shown on Sheets 2 & 3.

**NOTE PLACED AT THE REQUEST OF UTILITY PROVIDERS:**

UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENT IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREON, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE, AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNERS EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.

**\*\* RECEIVED \*\***  
DATE 3/28/07 BY [Signature]  
This survey consists of:  
3 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR

**APPROVED FOR RECORDING.**

[Signature]  
COUNTY COMMISSIONER/ADMINISTRATOR

032807  
DATE

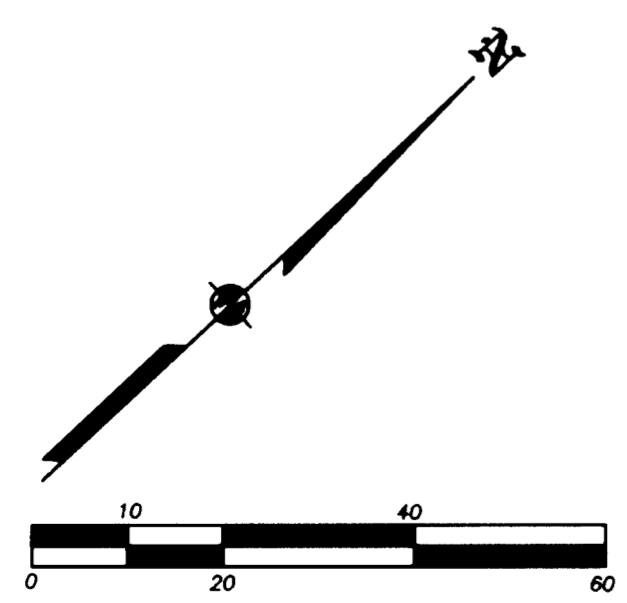
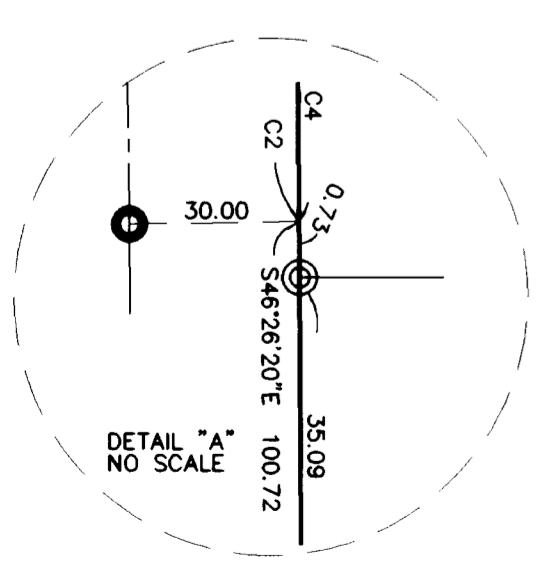
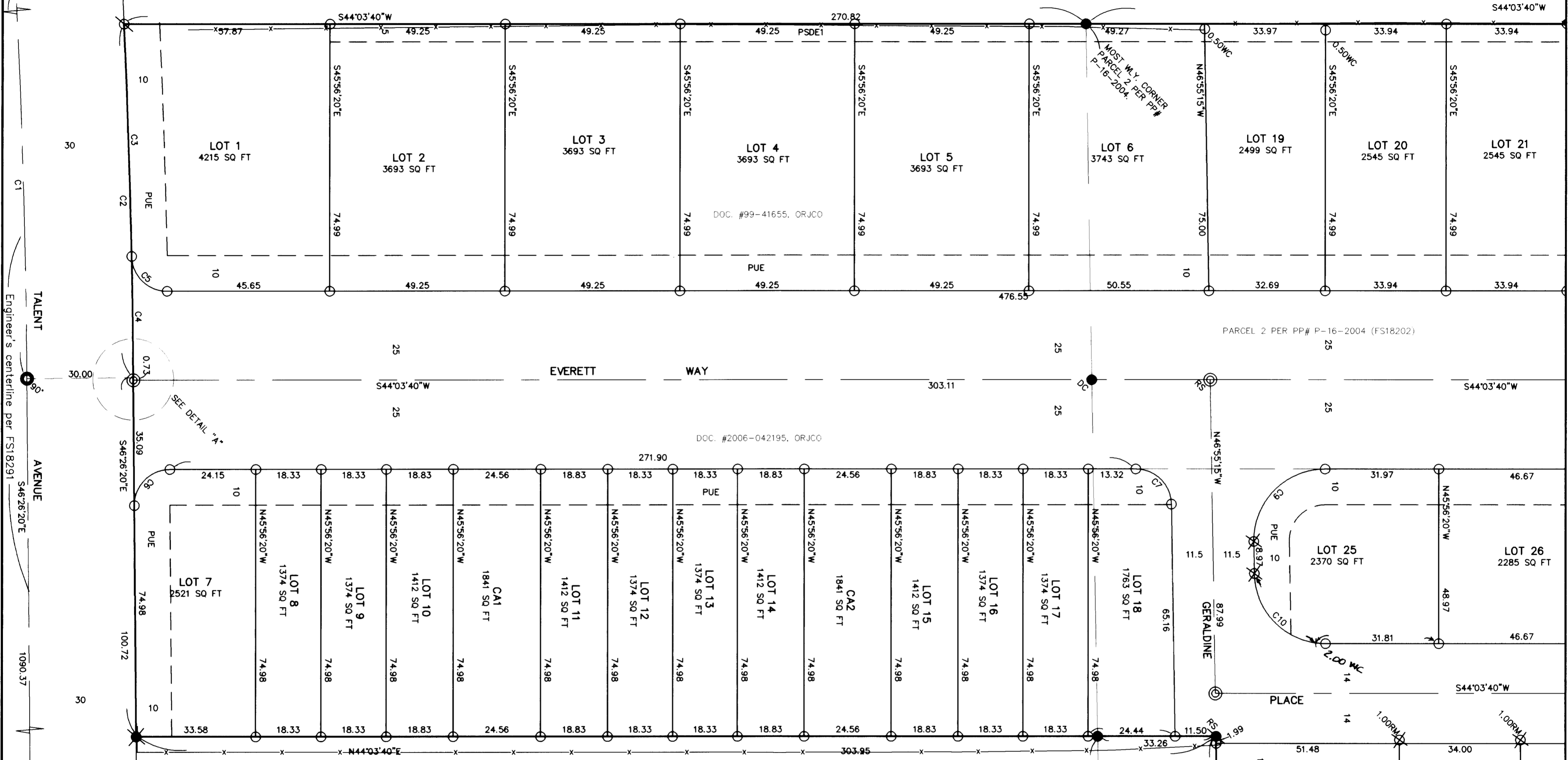
SHEET 1 OF 3

**SURVEY FOR:**  
ERIC JOHNSON &  
RANDY SCHMELZER  
816 WEST EIGHTH STREET  
MEDFORD, OREGON 97501

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

**DATE:**  
FEBRUARY 12, 2007

**CAMUS COURT**  
A Planned Community  
Located in the N.E. 1/4 of Sec. 26, T.38S., R.1W., W.M.  
City of Talent Jackson County, Oregon



SEE SHEET 3 OF 3 FOR LEGEND.

COURSE DATA TABLE

NUM	DELTA	ARC	RADIUS	CHORD
C1	06°17'31"	285.52	2600.00	N49°35'05"W 285.38
C2	02°09'48"	99.30	2630.00	S47°31'14"E 99.30
C3	01°25'17"	65.24	2630.00	N47°53'29"W 65.24
C4	00°44'31"	34.06	2630.00	N46°48'35"W 34.06
C5	88°45'29"	15.49	10.00	N88°26'25"E 13.99
C6	90°30'00"	15.80	10.00	S01°11'20"E 14.20
C7	89°01'05"	15.54	10.00	S88°34'13"W 14.02
C8	91°00'00"	31.76	20.00	N01°26'20"W 28.53
C9	90°58'55"	31.76	20.00	S01°25'47"E 28.53
C10	89°01'05"	31.07	20.00	N88°34'13"E 28.04
C11	89°00'00"	31.07	20.00	S88°33'40"W 28.04
C12	91°00'00"	31.76	20.00	N01°26'20"W 28.53
C13	89°00'00"	31.07	20.00	S88°33'40"W 28.04

REGISTERED PROFESSIONAL LAND SURVEYOR  
*James E. Hibbs*  
OREGON  
JULY 17, 1986  
JAMES E. HIBBS  
2234  
RENEWAL DATE 6-30-07

RECEIVED  
DATE 3/28/07 BY *JE*  
This survey consists of:  
3 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR

TRACT ACQUIRED BY ADJOINING TRACT VIA DOC. 2007-008648, ORJCO  
MIST W.Y. CORNER PARCEL 2 PER PP# P-16-2004.  
INITIAL POINT

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

*James E. Hibbs*  
SURVEYOR

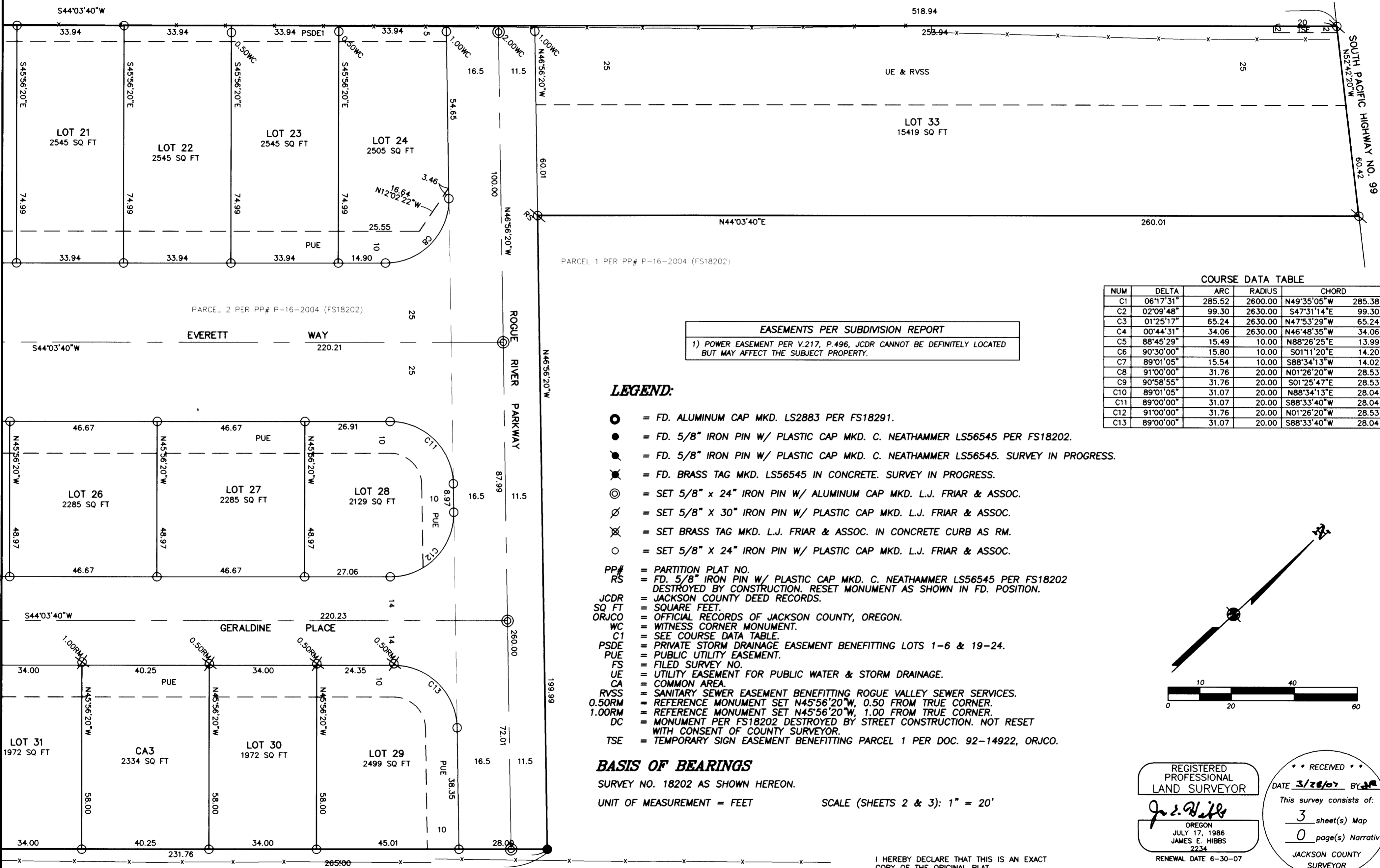
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**DATE:**  
FEBRUARY 12, 2007

# CAMUS COURT

A Planned Community  
Located in the N.E. 1/4 of Sec. 26, T.38S., R.1W., W.M.  
City of Talent Jackson County, Oregon



PARCEL 1 PER PP# P-16-2004 (FS18202)

PARCEL 2 PER PP# P-16-2004 (FS18202)

**EASEMENTS PER SUBDIVISION REPORT**  
1) POWER EASEMENT PER V.217, P.496, JCDR CANNOT BE DEFINITELY LOCATED BUT MAY AFFECT THE SUBJECT PROPERTY.

**COURSE DATA TABLE**

NUM	DELTA	ARC	RADIUS	CHORD
C1	06°17'31"	285.52	2600.00	N49°35'05"W 285.38
C2	02°09'48"	99.30	2630.00	S47°31'14"E 99.30
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C9	90°58'55"	31.76	20.00	S01°25'47"E 28.53
C10	89°01'05"	31.07	20.00	N88°34'13"E 28.04
C11	89°00'00"	31.07	20.00	S88°33'40"W 28.04
C12	91°00'00"	31.76	20.00	N01°26'20"W 28.53
C13	89°00'00"	31.07	20.00	S88°33'40"W 28.04

**LEGEND:**

- = FD. ALUMINUM CAP MKD. LS2883 PER FS18291.
- = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. C. NEATHAMMER LS56545 PER FS18202.
- ⊙ = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. C. NEATHAMMER LS56545. SURVEY IN PROGRESS.
- ⊗ = FD. BRASS TAG MKD. LS56545 IN CONCRETE. SURVEY IN PROGRESS.
- ⊕ = SET 5/8" x 24" IRON PIN W/ ALUMINUM CAP MKD. L.J. FRIAR & ASSOC.
- ⊘ = SET 5/8" x 30" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- ⊗ = SET BRASS TAG MKD. L.J. FRIAR & ASSOC. IN CONCRETE CURB AS RM.
- = SET 5/8" x 24" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- PP# = PARTITION PLAT NO.
- RS = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. C. NEATHAMMER LS56545 PER FS18202 DESTROYED BY CONSTRUCTION. RESET MONUMENT AS SHOWN IN FD. POSITION.
- JCDR = JACKSON COUNTY DEED RECORDS.
- SQ FT = SQUARE FEET.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- WC = WITNESS CORNER MONUMENT.
- C1 = SEE COURSE DATA TABLE.
- PSDE = PRIVATE STORM DRAINAGE EASEMENT BENEFITTING LOTS 1-6 & 19-24.
- PUE = PUBLIC UTILITY EASEMENT.
- FS = FILED SURVEY NO.
- UE = UTILITY EASEMENT FOR PUBLIC WATER & STORM DRAINAGE.
- CA = COMMON AREA.
- RVSS = SANITARY SEWER EASEMENT BENEFITTING ROGUE VALLEY SEWER SERVICES.
- 0.5ORM = REFERENCE MONUMENT SET N45°56'20"W, 0.50 FROM TRUE CORNER.
- 1.0ORM = REFERENCE MONUMENT SET N45°56'20"W, 1.00 FROM TRUE CORNER.
- DC = MONUMENT PER FS18202 DESTROYED BY STREET CONSTRUCTION. NOT RESET WITH CONSENT OF COUNTY SURVEYOR.
- TSE = TEMPORARY SIGN EASEMENT BENEFITTING PARCEL 1 PER DOC. 92-14922, ORJCO.

**BASIS OF BEARINGS**

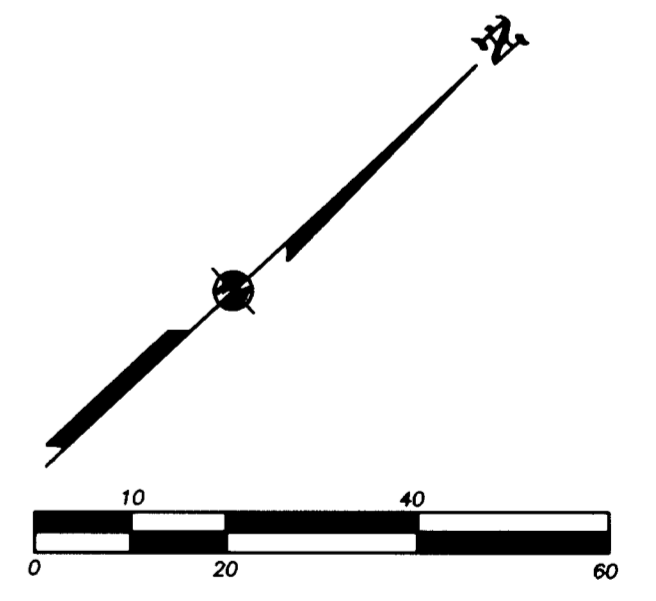
SURVEY NO. 18202 AS SHOWN HEREON.

UNIT OF MEASUREMENT = FEET

SCALE (SHEETS 2 & 3): 1" = 20'

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 6-30-07

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DATE 3/26/07 BY J.E.H.  
This survey consists of:  
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JACKSON COUNTY SURVEYOR

SHEET 3 OF 3

381W26A TL'S 1701, 1800 & 1900

THIS PLAT WAS PREPARED USING AN HP450C DESIGNJET WITH 51640A INKJET INK ON CONTINENTAL JPC4M2 POLYESTER FILM.