

APPROVALS:

EXAMINED AND APPROVED THIS 2nd DAY OF April, 2024
Talent Planning Department
PLANNING FILE NO. LLA 2023-004

EXAMINED AND APPROVED THIS 3 DAY OF April, 2024
PER ORS 92.100
JACKSON COUNTY SURVEYOR

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT BB & HB LLC, AS TO LOTS 2, 3 & 5 AND JOHN SCOTT HILL, AS TO LOT 4 ARE THE OWNERS OF THE LANDS HEREON DESCRIBED, AND HAVE ADJUSTED THE PROPERTY LINES AS SHOWN HEREON, AND THAT THE SIZE OF THE PARCELS AND THE LENGTHS OF ALL LINES ARE PLAINLY SET FORTH AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE PROPERTY LINE ADJUSTMENT.

Managing Member
BENJAMIN BRECHEISEN, MANAGING MEMBER
BB & HB LLC

Attorney in fact
BENJAMIN BRECHEISEN, ATTORNEY IN FACT FOR
JOHN SCOTT HILL, PER DOCUMENT NO. 2024-006641

ACKNOWLEDGEMENT

STATE OF OREGON }
JACKSON COUNTY } SS

PERSONALLY APPEARED THE ABOVE NAMED JOHN SCOTT HILL ON THIS 2nd DAY OF April, 2024, AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

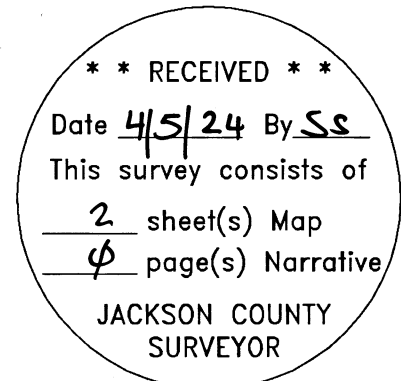
NOTARY SIGNATURE
NOTARY PUBLIC - OREGON
COMMISSION NO.
MY COMMISSION EXPIRES:

ACKNOWLEDGEMENT

STATE OF OREGON }
JACKSON COUNTY } SS

PERSONALLY APPEARED THE ABOVE NAMED BENJAMIN BRECHEISEN, AS ATTORNEY IN FACT FOR JOHN SCOTT HILL ON THIS 2nd DAY OF April, 2024, AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE
NOTARY PUBLIC - OREGON
COMMISSION NO.
MY COMMISSION EXPIRES:



PARTITION PLAT NO. P-10-2024
A REPLAT OF LOTS 2, 3, 4 & 5 OF CAMUS COURT
PROPERTY LINE ADJUSTMENT

LYING SITUATE WITHIN
NORTHEAST QUARTER OF SECTION 28
TOWNSHIP 38 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN
CITY OF TALENT, JACKSON COUNTY, OREGON
FOR

Tom Malot Construction
P.O. Box 5384
Central Point, Oregon

SURVEYOR'S CERTIFICATE

I, SHAWN KAMPMANN, 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, THIS SAID PLAT BEING A CORRECT REPRESENTATION OF THE SAME, AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES.

A REPLAT OF LOTS 2, 3, 4 AND 5 OF CAMUS COURT, A PLANNED COMMUNITY FILED AS SURVEY NUMBER 19569 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR, LYING SITUATE WITHIN THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 38 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, CITY OF TALENT, JACKSON COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AND BOUNDED AS FOLLOWS, TO WIT:

COMMENCING AT A 5/8 INCH IRON PIN AT THE SOUTHEASTERLY CORNER OF LOT 5, CAMUS COURT, A PLANNED COMMUNITY IN THE CITY OF TALENT, OREGON, THE POINT OF BEGINNING; THENCE SOUTH 44°01'23" WEST, ALONG THE NORTHWEST RIGHT OF WAY OF EVERETT WAY, 197.00 FEET TO A 5/8 INCH IRON PIN AT THE SOUTH CORNER OF LOT 2 OF CAMUS COURT; THENCE NORTH 45°57'36" WEST, ALONG THE NORTHWEST LINE OF LOT 1, 75.31 FEET TO A 5/8" IRON PIN ON THE SOUTHEASTERLY LINE OF THAT TRACT DESCRIBED IN DOCUMENT No. 2019-010320 IN THE OFFICIAL RECORDS OF SAID COUNTY; THENCE NORTH 44°03'40" EAST, ALONG SAID SOUTHEASTERLY LINE, 197.00 FEET TO A 5/8 INCH IRON PIN; THENCE SOUTH 45°57'36" EAST, ALONG THE LINE BETWEEN LOTS 5 AND 6 OF SAID CAMUS COURT, 75.18 FEET TO THE INITIAL POINT OF BEGINNING.

CONTAINING 0.34 ACRES, MORE OR LESS.

DEEDS OF CONVEYANCE STATEMENT:

THE PROPERTY LINE ADJUSTMENT DEED OF CONVEYANCE FROM BB & HB LLC. TO JOHN SCOTT HILL WAS RECORDED AS DOCUMENT NO. 2024-006642 IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

THE PROPERTY LINE ADJUSTMENT DEED OF CONVEYANCE FROM JOHN SCOTT HILL TO BB & HB LLC. WAS RECORDED AS DOCUMENT NO. 2024-006643 IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

SURVEY NOTES:

THE FOLLOWING ENCUMBRANCES DENOTED IN TICOR TITLE REPORT NO. 470323085070, EFFECTIVE DATE OF JANUARY 19, 2024, EITHER DOES NOT AFFECT THE SUBJECT TRACT, ARE BLANKET IN NATURE OR OTHERWISE INSUFFICIENTLY DESCRIBED, AND THEREFORE NOT SHOWN GRAPHICALLY ON THIS PLAT.

EASEMENT FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN, TO PACIFICORP, RECORDED ON JUNE 18, 1938 IN VOLUME 217, PAGE 496 OF THE DEED RECORDS, JACKSON COUNTY, OREGON.

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

Shawn Kampmann
SURVEYOR

RECORDING:

FILED FOR RECORD THIS 5th OF APRIL, 2024 AT 3:48 O'CLOCK P.M. AND RECORDED IN VOLUME 35, PAGE 10 OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON.

Christine D Walker
Heather Simpson
COUNTY CLERK DEPUTY

COUNTY SURVEYOR FILE NO. 24109

TAX COLLECTOR'S STATEMENT:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF 4-5, 2024.

Tax Collector
Assessor
DATE

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

PURPOSE: TO SURVEY AND MONUMENT A REPLAT OF LOTS 2, 3, 4 & 5 OF CAMUS COURT, A PLANNED COMMUNITY IN THE CITY OF TALENT, OREGON, AS APPROVED BY THE CITY OF TALENT PLANNING DEPARTMENT.

PROCEDURE: UTILIZING AN ELECTRONIC LEICA TS-16i ROBOTIC TOTAL STATION WITH RANGING PRISMS AND A GS-16 GNSS RECEIVER, I SURVEYED AND MONUMENTED THE PROPERTY LINE ADJUSTMENTS AS SHOWN HEREON. THE SUBJECT PROPERTIES LIE WITHIN CAMUS COURT, A PLANNED COMMUNITY IN THE CITY OF TALENT, OREGON, RECORDED ON MARCH 28, 2007 IN VOLUME 33, PAGE 21 IN THE PLAT RECORDS IN JACKSON COUNTY, OREGON. THE PURPOSE OF THIS REPLAT WAS TO REMEDY A CONTRACTOR ERROR WHEREAS A NEW RESIDENTIAL STRUCTURE WAS ERRONEOUSLY CONSTRUCTED THAT ENCRACHED ACROSS THE NORTHEASTERLY LINE OF LOT 2 IN CAMUS COURT. LOTS 2, 3 & 4 WERE EACH PLATTED BEING 49.25 FEET WIDE AND BUILT OUT TO THE CITY'S MINIMUM SETBACK REQUIRED 3 FEET, WHICH CAUSED A CASCADING EFFECT OUT TO THE SOUTHWESTERLY LINE OF LOT 5. ON SEPTEMBER 8, 2020, THE HISTORIC ALEMEDA FIRE HAD DECIMATED THE CITY'S OF TALENT AND PHOENIX, OREGON, WHICH INCLUDED ALL THE HOMES AND OTHER STRUCTURES IN CAMUS COURT SUBDIVISION. THE FOLLOWING FEMA CLEANUP EFFORTS AND REGRADING HAD DESTROYED ALMOST ALL THE SURVEY MONUMENTS IN MUCH OF THE CITY. APPARENTLY, THE CONTRACTOR FAILED TO HAVE THE LOTS RE-SURVEYED AND TAPED OFF THE PLAT RECORD 49.25 FOOT WIDTH OF THE LOTS THAT WERE BEING BUILT ON. IT WASN'T UNTIL REACHING LOT 5 THAT THE ERROR WAS DISCOVERED, THIS BEING AFTER NEW HOUSES WERE RE-BUILT OR STILL UNDER CONSTRUCTION. AFTER ALL THE DUST SETTLED, THE LANDOWNERS AGREED TO PROPERTY LINE ADJUSTMENTS WHICH WERE JUST BARELY ENOUGH TO MEET THE MINIMUM SIDEYARD SETBACKS BETWEEN THE NEWLY CONSTRUCTED HOMES. I SURVEYED AND MONUMENTED THE REPLAT AS SHOWN HEREON.

REGISTERED PROFESSIONAL LAND SURVEYOR

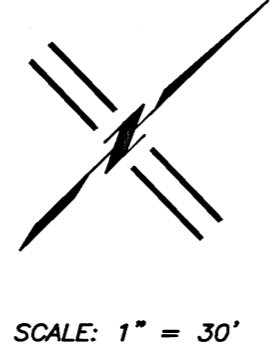
Shawn Kampmann
OREGON
JULY 14, 1998
SHAWN KAMPMANN
2883 LS

RENEWAL DATE: 6/30/2025

SURVEYED BY:
POLARIS LAND SURVEYING LLC
P.O. BOX 459
ASHLAND, OREGON 97520
(541) 482-5009

DATE: APRIL 1, 2024
PROJECT NO. 1458-22

**** FILED ****
 Date 4/5/24 By SS
 This survey consists of
2 sheet(s) Map
6 page(s) Narrative
 JACKSON COUNTY
 SURVEYOR



PARTITION PLAT NO. P - 10 - 2024
A REPLAT OF LOTS 2, 3, 4 & 5 OF CAMUS COURT
PROPERTY LINE ADJUSTMENT

LYING SITUATE WITHIN
 NORTHEAST QUARTER OF SECTION 28
 TOWNSHIP 38 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN
 CITY OF TALENT, JACKSON COUNTY, OREGON
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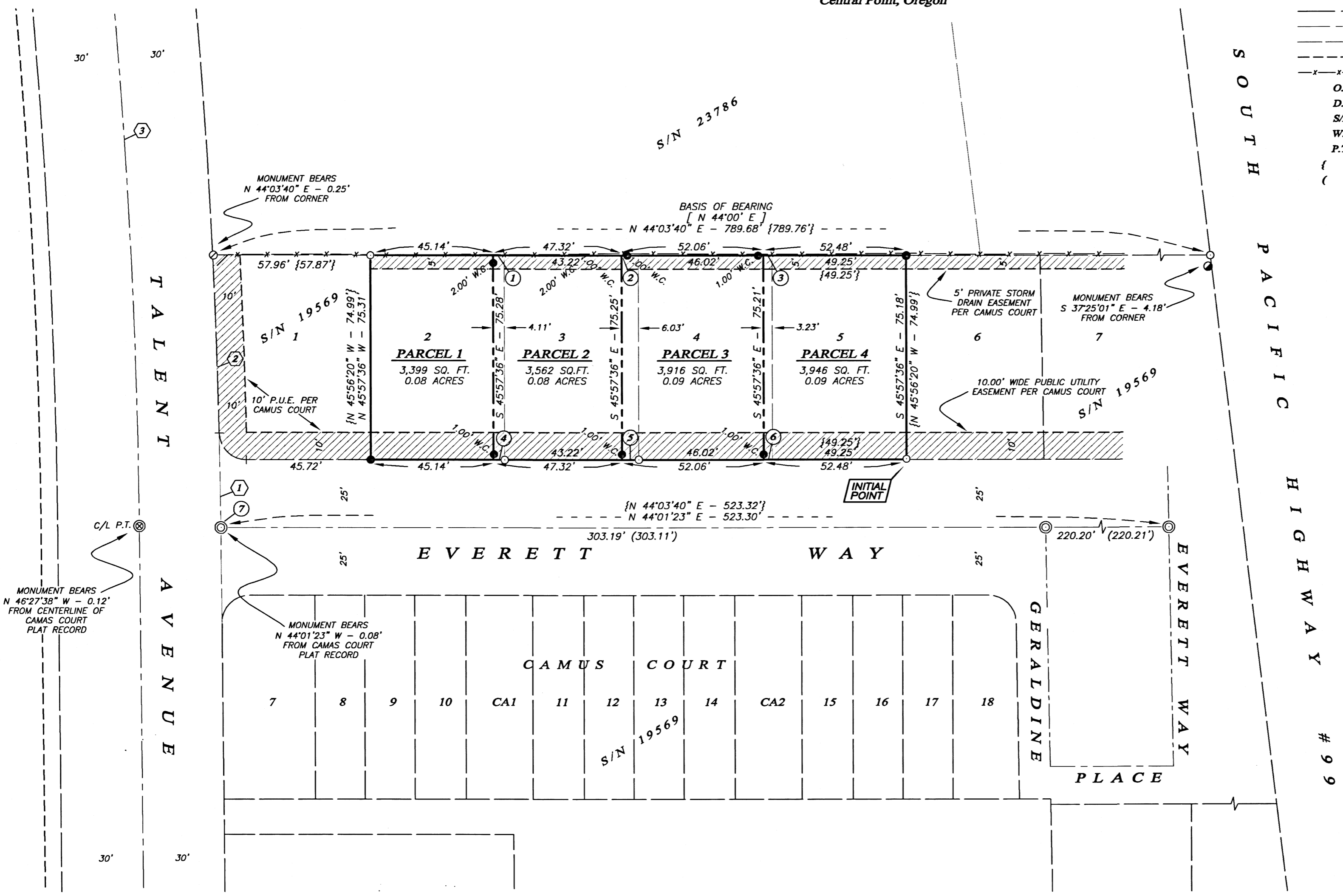
- LEGEND**
- ⊙ 1" x 30" IRON PIPE w/ 2" ALUMINUM CAP FLUSH IN ASPHALT CENTERLINE STAMPED "L.S. 2883" PER S/N 18921 (RECOVERED)
 - ⊙ 2" ALUMINUM CAPPED IRON PIN STAMPED "L.J. FRIAR & ASSOC." PER CAMAS COURT (RECOVERED)
 - 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "L. J. FRIAR" PER CAMAS COURT (RECOVERED)
 - 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "NEATHAMMER" PER S/N 18202 (RECOVERED)
 - 5/8" x 30" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" PER S/N 23786 (RECOVERED)
 - 5/8" x 24" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" PER S/N 23786 (ESTABLISHED)
 - PROPERTY LINE
 - - - ADJUSTED PROPERTY LINE
 - BOUNDARY LINE
 - CENTERLINE
 - - - PREVIOUS DEED LINE
 - - - EASEMENT LINE
 - x - x - FENCELINE
 - O.R. OFFICIAL RECORDS, JACKSON COUNTY CLERK
 - D.R. DEED RECORDS, JACKSON COUNTY CLERK
 - S/N SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
 - W.C. WITNESS CORNER REFERENCE MONUMENT, AS DESCRIBED
 - P.T. POINT OF TANGENCY
 - { } SURVEY RECORD DATA PER CAMUS COURT
 - () SURVEY RECORD DATA PER S/N 13794

TABLE OF CURVES

FLAG	Δ	R	A	CHORD
①	01°25'45"	2630.00'	65.60'	N 47°54'53" W - 65.60'
	{01°25'17"}	{2630.00'}	{65.24'}	{N 47°53'29" W - 65.24'}
②	00°44'22"	2630.00'	33.94'	N 46°49'50" W - 33.94'
	{00°44'31"}	{2630.00'}	{34.06'}	{N 46°48'35" W - 34.06'}
③	06°17'31"	2600.00'	285.52'	N 49°36'24" W - 285.38'
				{N 49°35'05" W - 285.38'}

TABLE OF COURSES

FLAG	BEARING	DISTANCE
①	N 44°03'40" E	4.11'
②	N 44°03'40" E	6.03'
③	N 44°03'40" E	3.23'
④	N 44°01'23" E	4.11'
⑤	N 44°01'23" E	6.03'
⑥	N 44°01'23" E	3.23'
⑥	N 46°27'38" W	0.85'
	{N 46°26'20" W}	{0.73'}



I HEREBY CERTIFY THAT THIS PLAT IS AN EXACT COPY OF THE ORIGINAL.
Shawn Kampmann
 SURVEYOR

BASIS OF BEARING
 THE BASIS OF BEARING FOR THIS SURVEY IS THE NORTHWESTERLY LINE OF CAMUS COURT, HAVING A RECORD PLAT BEARING OF NORTH 44°03'40" EAST, AS REFERENCED ON SURVEY NO. 19569, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Shawn Kampmann

OREGON
 JULY 14, 1998
 SHAWN KAMPMANN
 2883 LS

RENEWAL DATE: 6/30/2025

SURVEYED BY:
POLARIS LAND SURVEYING LLC
 P.O. BOX 459
 ASHLAND, OREGON 97520
 (541) 482-5009

DATE: APRIL 1, 2024
 PROJECT NO. 1458-22