

VISTAWOOD RANCH

A Subdivision of
THE PARCEL DESCRIBED IN
INSTRUMENT NUMBER 88-02772
OF THE OFFICIAL RECORDS OF
JACKSON COUNTY

located within

SOUTHEAST ONE QUARTER OF SECTION 31
TOWNSHIP 37 SOUTH, RANGE 2 WEST
WILLAMETTE MERIDIAN, JACKSON COUNTY
OREGON

for

PHILIP E AND MICAELA M GAHR

P.O. BOX 1409
JACKSONVILLE, OREGON 97530

Declaration:

KNOW ALL MEN BY THESE PRESENTS, that Philip E Gahr, and Micaela M Gahr, husband and wife, are the owners of the lands hereon described, and that we have subdivided the same into lots as shown hereon and the number and size of the lots and the courses and lengths of all lines are plainly set forth, and that this plat is a correct representation of the Subdivision, and we do hereby grant easements for the private roads for ingress and egress for the benefit of lots 2,3,4, 5,6 & 7 as shown here on, we also dedicate to the public for public use the public utility easements shown hereon, we also create the private water easements for the benefit of Lots 2 and Lot 7. We hereby designate said Subdivision as Vistawood Ranch.

Philip E Gahr
Philip E Gahr

Micaela M Gahr
Micaela M Gahr

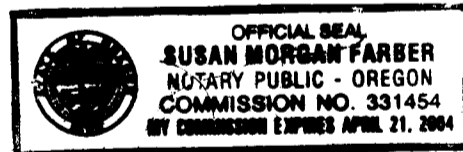
State of Oregon)
County of Jackson)

The foregoing instrument was acknowledged before me this 13th day of March, 2004, by Philip E Gahr, as owner of the parcel described here on.

Notary Public for Oregon Susan Morgan Farber

My commission expires 4-21-04

State of Oregon)
County of Jackson)



The foregoing instrument was acknowledged before me this 13th day of March, 2004, by Micaela M Gahr, as owner of the parcel described here on.

Notary Public for Oregon Susan Morgan Farber

My commission expires 4-21-04



Approvals:

Examined and approved by the Jackson County Planning Department this 19th day of March 2004.

[Signature]
By:

Examined and approved by the Jackson County Surveyor this 22nd day of March 2004.

[Signature]
County Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of 22nd of March

[Signature] 3-22-04
Tax Collector Date

Examined and approved as required by O.R.S. 92.100 this 22nd day of MARCH 2004.

[Signature] 3-22-2004
Assessor Deputy Date

Recorder:

Filed for record this 26 day of March, 2004 at 11:13 o'clock A. M. and recorded in Volume 30 at Page 19 of the Plat Records of Jackson County, Oregon

[Signature] *[Signature]*
County Clerk Deputy

I, Herbert A. Farber, do hereby certify that this is an exact copy of the original.

[Signature]

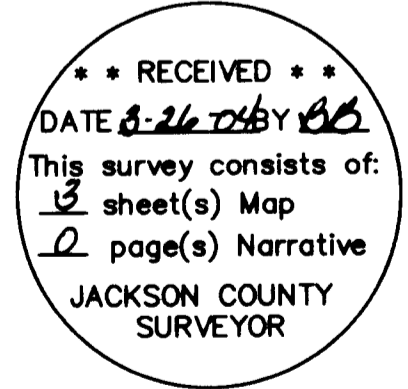
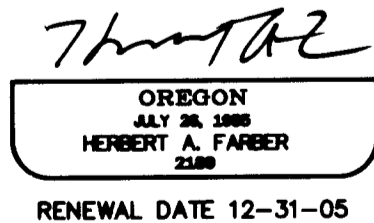
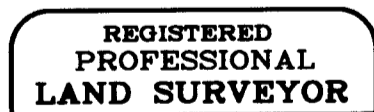
For the order of the County Commissioners approving this plat see Volume 206 Page 1817 of the Commissioner's Journal of Proceedings.

Surveyor's Certificate:

I, Herbert A. Farber, a duly registered Professional Land Surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with proper monuments, as provided by law, the tract of land hereon shown, this plat being a correct representation of the same, and the following is an accurate description of the boundary lines:

BEGINNING at a 5/8 inch iron pin being the northeast corner of Lot 9 of the Jacksonville Heights Subdivision, Jackson County, Oregon, according to the official plat thereof, now of record, also being on the north-south one-quarter (1/4) section line of Section 31, Township 37 South, Range 2 West, Willamette Meridian in said County; thence, leaving said north-south one-quarter (1/4) section line, South 49°34'13" East 729.03 feet (record, South 49°34'54" East 728.97 feet Inst. No. 88-02772); thence South 20°27'04" East 90.96 feet (record, South 20°23'10" 90.81 feet, Inst. No. 88-02772) to the North line of Placer Hill Drive; thence, along said North line, along the arc of a curve to the left having a radius of 157.86 feet, a central angle of 12°04'08" and an arc length of 33.25 feet (the long chord bears North 72°56'38" East 33.19 feet); thence continuing along said north line along the arc of a curve to the right having a radius of 217.86 feet, a central angle of 68°38'18", and an arc length of 260.99 feet (the long chord bears South 78°46'17" East 245.66 feet); thence North 24°48'21" East 282.20 feet (record North 24°50'46" East 280.95 feet, Inst. No. 88-02772) to the west line of the parcel described in Instrument number 79-18789 of the Official Records of said County; thence, along said west line, North 0°10'01" East 381.42 feet (record North 0°10'26" 382.50 feet, Inst. No. 88-02772) to the northwest corner of said parcel; thence South 89°49'59" East, along the north line of said parcel, 350.00 feet to the east one-sixteenth line (1/16); thence North 00°10'01" East along the east one-sixteenth (1/16) line, 336.48 feet (record, North 0°10'26" East 336.46 feet, Inst. No. 88-02772); thence, leaving said one-sixteenth (1/16) line, North 89°55'39" West, along the south line of the southeast quarter of the northwest quarter of the southeast quarter of said Section 31 (record, North 89°50'26" INST. No. 88-02772) 269.85 feet; thence, leaving said south line South 18°30'27" West 64.30 feet; thence North 89°55'39" West 22.00 feet; thence North 18°21'45" West 64.30 feet to said south line; thence North 89°55'39" West, along said south line, 331.00 feet to the center-west-southeast one-sixty-fourth (1/64) corner of said section; thence North 0°12'20" East 661.93 feet; thence North 0°12'38" East 661.93 feet to the east-west one-quarter (1/4) section line of said section; thence North 89°57'35" West, along said East West one-quarter (1/4) section line, 661.52 feet (record, North 89°55'07" West 661.78 feet, Inst. No. 88-02772); thence South 0°20'27" West, along the north-south one-quarter (1/4) section line, 1322.24 feet (record South 0°19'17" West 1323.01 feet, Inst. No. 88-02772); thence continuing along said North South one-quarter (1/4) Section line South 0°16'23" West 379.85 feet (record South 0°19'17" West 380.00 feet, Inst. No. 88-02772) to the POINT OF BEGINNING.

[Signature]
Herbert A. Farber, PLS 2189



PORTION OF CURVE TABLE (SEE PAGE 2)

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C5	30°31'13"	117.32	217.86	N59°52'45"W	115.91

I, Herbert A. Farber, do hereby certify that this is an exact copy of the original.

Herbert A. Farber

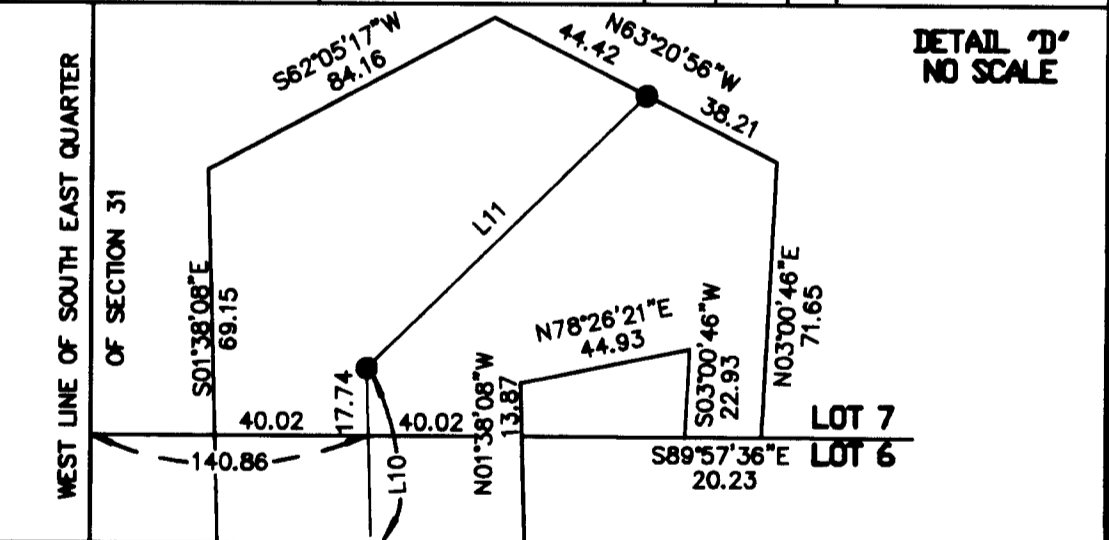
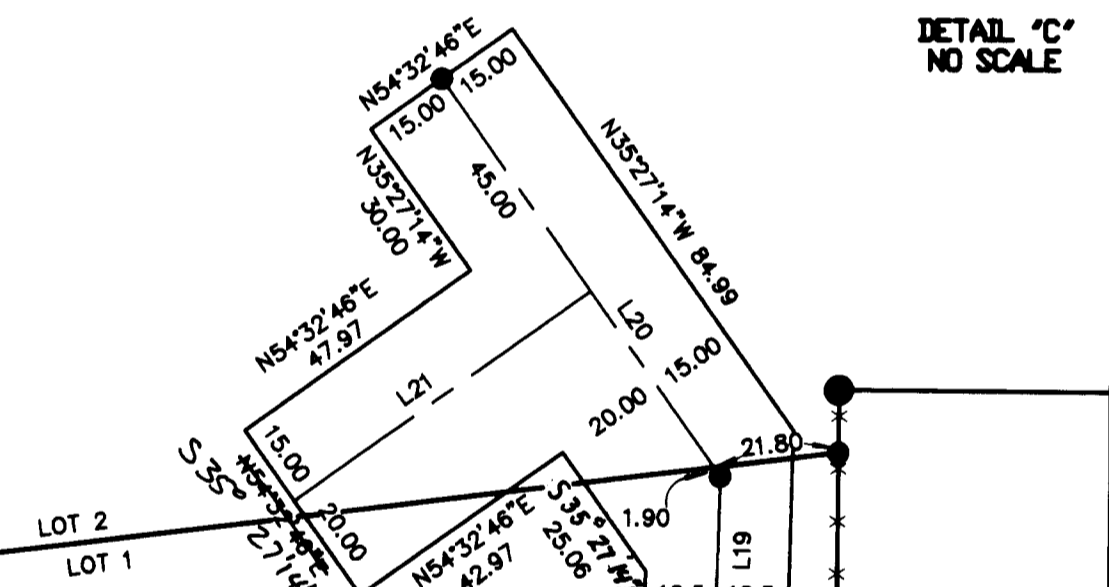
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 PO BOX 1409
 JACKSONVILLE, OREGON 97503

LEGEND

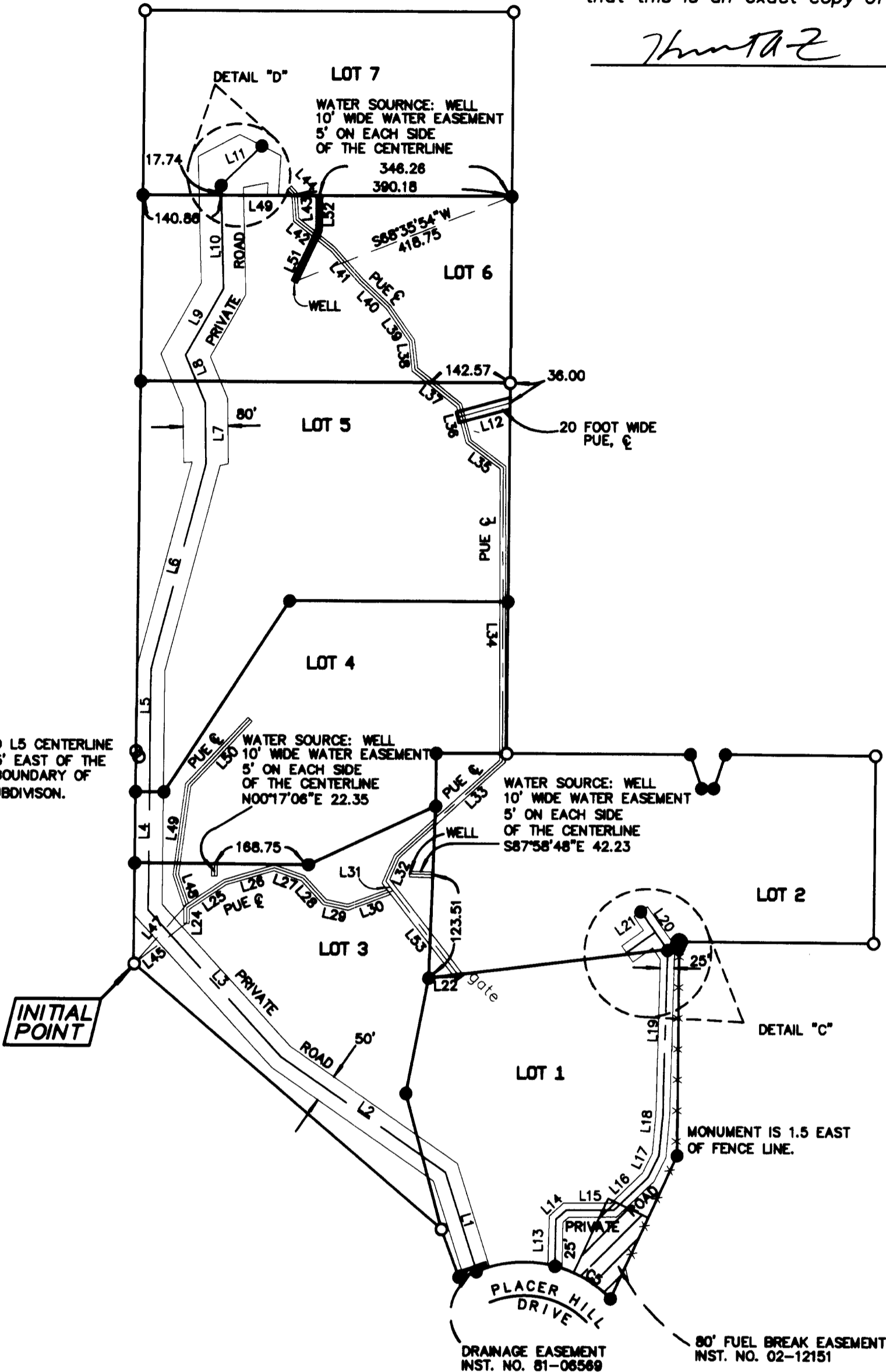
- ⊕ = FOUND SECTION CORNER AS DESCRIBED
- ⊗ = FOUND 1/4 SECTION CORNER AS DESCRIBED
- = FOUND MONUMENT AS DESCRIBED
- = MONUMENT AS DESCRIBED
- = SET 5/8" x 24" IRON PIN w/ YELLOW PLASTIC CAP MARKED "FARBER PLS 2189"
- S/N = RECORD FILED SURVEY NUMBER
- W.C. = WITNESS CORNER

- BASIS OF BEARING IS TRUE NORTH, NAD 83/91 DATUM, AS DERIVED BY GLOBAL POSITIONING SYSTEM OBSERVATIONS.
- RECORD SURVEY DATA IS SHOWN IN PARENTHESIS ADJACENT TO MEASURED SURVEY DATA WHERE APPLICABLE.
- INST. No. = INSTRUMENT NUMBER AS RECORDED IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- PUE = PUBLIC UTILITY EASEMENT FOR WATER, SANITARY SEWER, STORM DRAIN, PHONE, GAS, AND CABLE TV.

EASEMENT DETAILS
 (SEE SHEET 2 FOR LOT DIMENSIONS)



NOTE:
 L4 AND L5 CENTERLINE ARE 25' EAST OF THE WEST BOUNDARY OF THE SUBDIVISION.



LINE TABLE

NUM	DISTANCE	BEARING
L1	185.52	N17°50'43"W
L2	359.86	N55°15'31"W
L3	355.32	N42°34'47"W
L4	284.71	N0°16'23"E
L5	143.81	N0°20'27"E
L6	379.39	N14°45'19"E
L7	109.30	N1°12'20"W
L8	91.85	N22°58'06"W
L9	136.98	N29°21'47"E
L10	184.20	N01°38'08"W
L11	101.48	N45°40'37"E
L12	97.73	S74°38'12"W
L13	84.03	N1°04'11"E
L14	24.24	N48°10'47"E
L15	85.88	N89°47'19"E
L16	84.95	N48°21'37"E
L17	43.62	N28°08'13"E
L18	73.28	N4°55'26"E
L19	293.10	N1°18'53"E
L20	84.18	N35°27'14"W
L21	62.97	N54°32'46"E
L22	56.18	N86°03'08"E
L23	118.63	N64°17'08"W

NUM	DISTANCE	BEARING
L24	26.89	N0°00'00"E
L25	83.19	N55°52'07"E
L26	91.58	N73°14'50"E
L27	54.63	S70°22'40"E
L28	58.60	S42°12'53"E
L29	42.47	S78°27'12"E
L30	78.38	N69°35'50"E
L31	21.50	N38°01'28"W
L32	47.97	N23°28'59"E
L33	255.11	N47°36'34"E
L34	523.70	N0°12'41"W
L35	77.30	N53°07'48"W
L36	87.03	N15°02'16"W
L37	102.46	N51°30'32"W
L38	51.54	N6°27'32"W
L39	72.11	N35°10'51"W
L40	87.67	N46°44'09"W
L41	76.63	N41°56'01"W
L42	84.66	N51°57'11"W
L43	47.64	N3°55'08"W
L44	13.67	N44°34'59"W
L45	118.15	N52°12'38"E
L46	250.88	N15°05'47"W
L47	139.78	N41°27'03"E
L48	57.65	S19°07'12"E
L49	182.61	S7°32'56"W
L50	180.31	S43°02'27"W
L51	102.01	N25°18'31"E
L52	80.83	S0°00'00"W
L53	139.16	N36°01'28"W

NOTE:
 THE PUBLIC UTILITY EASEMENT DEDICATED HEREON AND LABELED L24-L44 AND L48-L50 ARE 10 FEET IN WIDTH, BEING 5 FEET ON EACH SIDE OF THE DESCRIBED CENTERLINE.

THE PUBLIC UTILITY EASEMENT DEDICATED HEREON AND LABELED L31 AND L53 ARE 15 FEET IN WIDTH, BEING 7.5 FEET ON EACH SIDE OF THE DESCRIBED CENTERLINE.

THE POWER EASEMENT FILED AS INST. NO. 79-25991 RUNS APPROXIMATELY FROM L38 TO L50 AS SHOWN ON PAGE 3 OF THIS PLAT.

EASEMENTS CREATED BY THE FOLLOWING DOCUMENTS ARE LOCATED ALONG L50, L49, L48, L 24 AS SHOWN ON PAGE 3 OF THIS PLAT: INST. NO. 90-28695, INST. NO. 90-20605
 INST. NO. 79-25991, 90-20605, & 90-28695 ARE IN THE PROCESS OF BEING QUIT CLAIMED OR RELEASED. THIS PROCESS WILL NOT BE COMPLETE AT THE TIME THIS PLAT IS FILED.

THE POWER EASEMENT FILED AS INST. NO. 03-50585 IS REPRESENTED BY THE PUE SHOWN HEREON. THIS DOCUMENT IS IN THE PROCESS OF BEING QUIT CLAIMED OR RELEASED. THIS PROCESS WILL NOT BE COMPLETE AT THE TIME THIS PLAT IS FILED.

Inst. No 79-25991 Does not fall within the boundaries of this Plat.

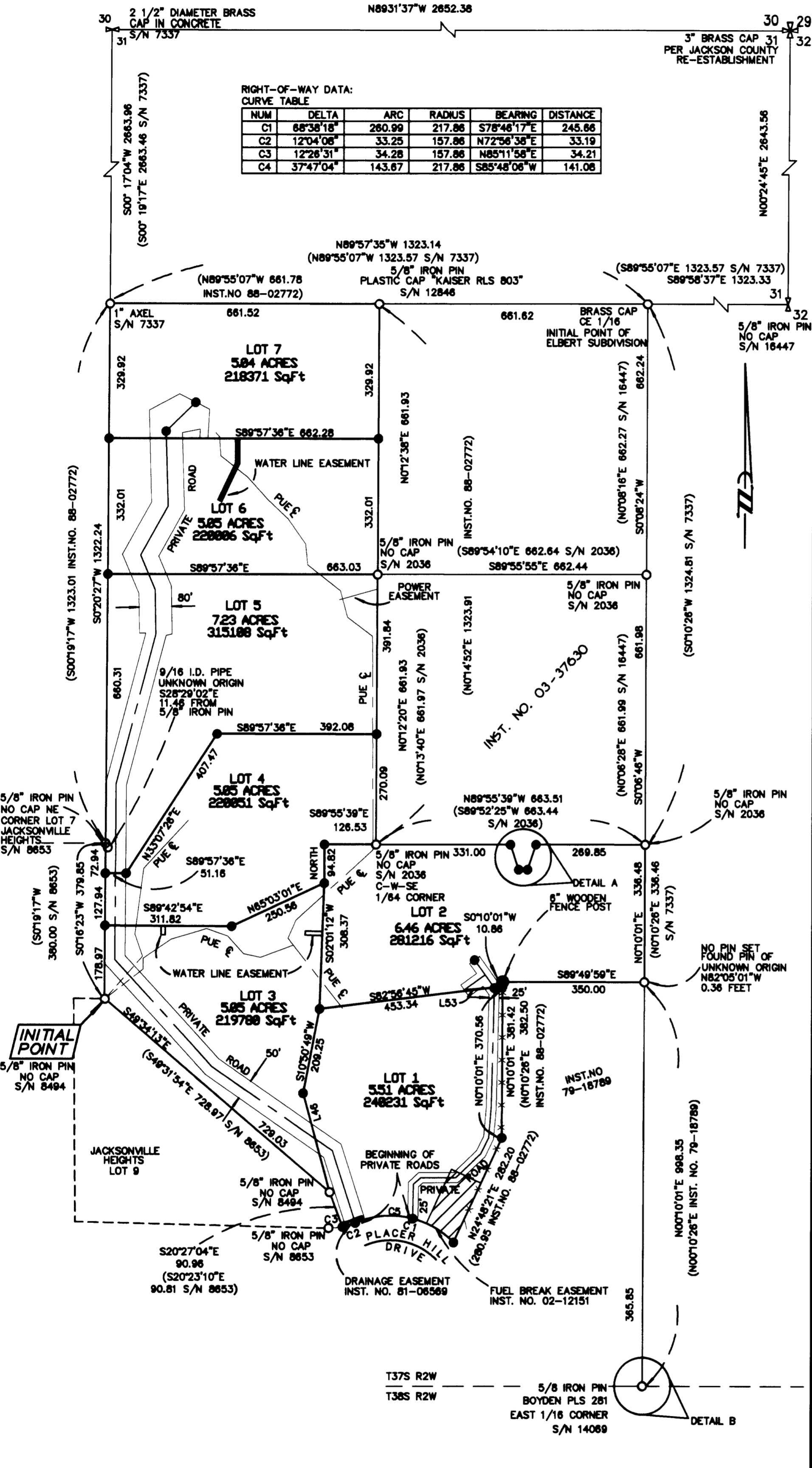
NOTES:

"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 Easements (PUE) identified on this plat map as may be necessary or desirable in providing utility services within and without the lots identified herein, 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 owner's 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 the prior written approval of the utilities with facilities in the PUE."

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 WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON
 for
PHILIP E and MICAELA M GAHR
 PO BOX 1409
 JACKSONVILLE, OREGON 97503

RIGHT-OF-WAY DATA:
 CURVE TABLE

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	68°38'18"	260.99	217.86	S78°46'17"E	245.86
C2	12°04'08"	33.25	157.86	N72°58'38"E	33.19
C3	12°28'31"	34.28	157.86	N85°11'58"E	34.21
C4	37°47'04"	143.67	217.86	S85°48'08"W	141.08



LEGEND

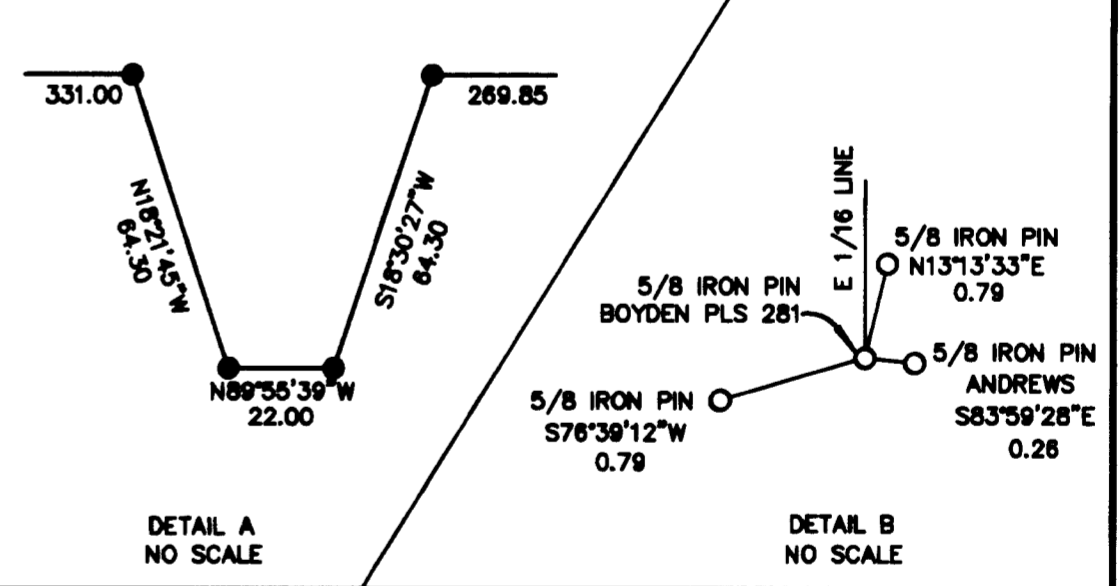
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SURVEY NARRATIVE
TO COMPLY WITH O.R.S. 209.250

PURPOSE: TO SURVEY AND MONUMENT VISTAWOOD RANCH A SUBDIVISION AS APPROVED BY JACKSON COUNTY ROADS, PARKS AND PLANNING SERVICES BY FILE 2001-7-S. THE BOUNDARY OF WHICH IS DESCRIBED BY INST. NO. 03-39438

PROCEDURE: USING CONTROL ESTABLISHED IN THIS AND OTHER SURVEYS I LOCATED THE PROPERTY BOUNDARIES AND MONUMENTED THE SUBDIVISION AS SHOWN HEREON. ALL FOUND MONUMENTS WERE HELD, EXCEPT FOR THE THE SOUTHEAST CORNER OF LOT TWO OF THIS SUBDIVISION, WHICH WAS FOUND TO BE OUT OF POSITION AS SHOWN HEREON. THIS PIN WAS MOST LIKELY SET USING ONE OF THE OTHER THREE 1/16 CORNER SHOWN IN DETAIL 'B'. AS SHOWN IN DETAIL 'B' FOUR PINS WERE FOUND AT THE SOUTH 1/16 CORNER. AFTER AN ANALYSIS OF THE OTHER FOUND MONUMENTS IN THE AREA, THE PIN MARKED "BOYDEN PLS 281" WAS FOUND TO BE IN THE CORRECT POSITION.



PORTION OF LINE TABLE
 (SEE PAGE 3)

L46	250.86	N15°05'47"W
L53	73.18	S85°10'08"W

NOTE: SEE SHEET 3 FOR EASEMENT DETAILS

I, Herbert A. Farber, do hereby certify
 that this is an exact copy of the original.

Herbert A. Farber

** RECEIVED **
 DATE: 3-26-04 BY: *BB*
 This survey consists of:
 2 sheet(s) Map
 2 page(s) Narrative
 JACKSON COUNTY
 SURVEYOR

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
Herbert A. Farber
 OREGON
 JULY 26, 1985
 HERBERT A. FARBER
 2189
 RENEWAL DATE 12-31-05

Surveyed by:
FARBER & SONS, INC.
 dba FARBER SURVEYING
 (541) 664-5599

P.O. BOX 5286
 431 OAK STREET
 CENTRAL POINT, OREGON 97502

SCALE: 1" = 200'
 DATE: MARCH 18, 2004
 JOB NO.: 0956-01
 DRAWING FILE: JOBS\JACKSONVILL\GAHR\FINAL PLAT.FLX

132/31