

FOREST RIDGE AT VISTA POINTE, PHASE 1 (A PLANNED UNIT DEVELOPMENT)

LOCATED IN:
PARCEL 1 OF PARTITION PLAT NO. P-14-2003
IN THE N.W. 1/4 OF SECTION 22, T.37S., R.1W., W.M.
CITY OF MEDFORD, JACKSON COUNTY, OREGON

*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS THAT, WE, KEY WEST PROPERTIES, CONSISTING OF GALPIN, LLC AND LARVAN, INC., ARE THE OWNERS IN FEE SIMPLE OF THE LAND HEREON DESCRIBED, AND HAVE SUBDIVIDED THE SAME INTO LOTS AND STREETS AS SHOWN HEREON, AND THE NUMBER OF EACH LOT AND THE COURSE AND LENGTH OF ALL LINES ARE PLAINLY SET FORTH, AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE SUBDIVISION, AND DO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREETS SHOWN HEREON, TOGETHER WITH THOSE EASEMENTS LABELED AS PUBLIC UTILITY EASEMENTS, WE ALSO HEREBY GRANT TO THE CITY OF MEDFORD IN FEE SIMPLE THOSE AREAS PORTRAYED AND DESIGNATED HEREON AS 1 FOOT STREET PLUGS, BY ITS APPROVAL OF THIS PLAT, THE CITY OF MEDFORD DECLARES THAT UPON DEDICATION OF THE EXTENSION OF THE AFFECTED STREETS, IT THEREBY DEDICATES THE STREET PLUGS FOR PUBLIC STREET PURPOSES. WE ALSO HEREBY CREATE THE PRIVATE STORM DRAINAGE EASEMENTS (PSDE) FOR INSTALLATION AND MAINTENANCE OF STORM DRAINAGE FACILITIES ACROSS LOTS 1 AND 2 FOR THE BENEFIT OF THE OWNERS, HEIRS AND ASSIGNEES OF THE LAND ADJACENT TO THE NORTH, ACROSS LOT 14 FOR THE BENEFIT OF THE OWNERS, HEIRS AND ASSIGNEES OF THE LAND ADJACENT TO THE EAST, ACROSS LOT 16 FOR THE BENEFIT OF THE OWNERS, HEIRS AND ASSIGNEES OF THE LAND ADJACENT TO THE EAST, ACROSS LOT 19, FOR THE BENEFIT OF THE OWNERS, HEIRS AND ASSIGNEES OF THE LAND ADJACENT TO THE EAST, ACROSS LOT 20, FOR THE BENEFIT OF THE OWNERS, HEIRS AND ASSIGNEES OF THE LAND ADJACENT TO THE EAST, AND WE DO ALSO HEREBY CREATE THE PRIVATE SANITARY SEWER EASEMENTS (PSSE) FOR INSTALLATION AND MAINTENANCE OF SANITARY SEWER FACILITIES, ACROSS LOT 14 FOR THE BENEFIT OF THE OWNERS, HEIRS AND ASSIGNEES OF THE LAND ADJACENT TO THE EAST, AND ACROSS LOT 16 FOR THE BENEFIT OF THE OWNERS, HEIRS AND ASSIGNEES OF THE LAND ADJACENT TO THE EAST, AND ACROSS LOT 19 FOR THE BENEFIT OF THE OWNERS, HEIRS AND ASSIGNEES OF THE LAND ADJACENT TO THE EAST, AND ACROSS LOT 20 FOR THE BENEFIT OF THE OWNERS, HEIRS AND ASSIGNEES OF THE LAND ADJACENT TO THE EAST, AND WE DO ALSO HEREBY CREATE THE 15 FOOT EASEMENT ACROSS LOT 20 FOR THE INSTALLATION, REPAIR, AND MAINTENANCE OF SANITARY SEWER FACILITIES FOR THE BENEFIT OF THE CITY OF MEDFORD AND ITS ASSIGNEES. WE HEREBY DESIGNATE SAID SUBDIVISION AS FOREST RIDGE AT VISTA POINTE, PHASE 1.

*** SURVEYOR'S CERTIFICATE ***

STATE OF OREGON)
County of Jackson) ss.

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 boundary lines.

Commencing at a point for the Northeast corner of Donation Land Claim No. 60 in Township 37 South, Range 1 West, Willamette Meridian in Jackson County, Oregon, said point being on the Westerly boundary of Parcel No. 1 of Partition Plat recorded March 18, 2003 as Partition Plat No. P-14-2003 of "Record of Partition Plats" in said Jackson County, and filed as Survey No. 17700 in the Office of the Jackson county Surveyor; thence North 00°06'41" West along said boundary, 526.49 feet to a point for the Northwest corner of tract described per Instrument No. 03-65828 of the Deed Records of said Jackson County, said point being marked with a 1 inch iron pipe with metal cap for the INITIAL POINT OF BEGINNING; thence continue North 00°06'41" West along said Westerly boundary, 197.85 feet; thence leaving said boundary, North 89°53'19" East 115.00 feet; thence South 76°32'31" East 56.58 feet; thence North 89°53'19" East 100.00 feet; thence South 57°45'29" East 170.53 feet; thence South 33°48'15" West 70.00 feet thence South 56°11'45" East 121.00 feet; thence South 60°44'01" East 63.20 feet; thence South 56°11'45" East 121.00 feet; thence North 33°48'15" East 45.00 feet; thence South 56°11'31" East 131.24 feet; thence South 27°27'23" East 285.00 feet; thence South 62°32'40" West 45.00 feet; thence South 27°27'20" East 121.00 feet; thence South 27°27'35" East 63.00 feet; thence South 27°27'20" East 241.00 feet; thence South 22°15'57" East 55.23 feet; thence South 27°27'20" East 240.00 feet; thence North 62°32'40" East 54.00 feet; thence South 27°27'22" East 211.44 feet; thence along the arc of a 75.00 foot radius curve to the left (the long chord to which bears South 56°25'21" East 72.64 feet) an arc distance of 75.83 feet; thence South 62°32'40" West 89.18 feet; thence South 27°27'23" East 111.00 feet; thence South 62°32'40" West 149.00 feet; thence along the arc of a 20.00 foot radius curve to the left (the long chord to which bears North 17°32'39" East 28.28 feet) an arc distance of 31.42 feet; thence North 27°27'23" West 882.00 feet; thence along the arc of a 20.00 foot radius curve to the left (the long chord to which bears North 72°27'21" West 28.28 feet) an arc distance of 31.42 feet; thence South 62°32'40" West 144.11 feet; thence along the arc of a 231.50 foot radius curve to the right (the long chord to which bears South 77°28'09" West 86.80 feet) an arc distance of 87.79 feet; thence South 60°51'11" West 30.01 feet to a point on the Northeastly right-of-way line of McAndrews Road; thence North 27°43'15" West along said right-of-way line, 63.89 feet; thence leaving right-of-way line, North 62°32'37" East 30.30 feet; thence along the arc of a 231.50 foot radius curve to the right (the long chord to which bears North 77°28'09" East 119.25 feet) an arc distance of 120.61 feet; thence along the arc of a 168.50 foot radius curve to the left (the long chord to which bears North 77°28'10" East 86.80 feet) an arc distance of 87.79 feet; thence North 62°32'40" East 144.11 feet; thence along the arc of a 20.00 foot radius curve to the left (the long chord to which bears North 52°34'27" East 6.93 feet) an arc distance of 6.96 feet to a point on the boundary of the aforementioned tract described per Instrument No. 03-65828; thence along said boundary along the arc of a 20.00 foot radius curve to the left (the long chord to which bears North 13°29'24" East 26.21 feet) an arc distance of 28.59 feet; thence North 27°27'23" West 295.99 feet; thence along the arc of a 172.50 foot radius curve to the left (the long chord to which bears North 41°49'34" West 85.62 feet) an arc distance of 86.53 feet; thence North 56°11'45" West 423.89 feet; thence along the arc of a 172.50 foot radius curve to the left (the long chord to which bears North 73°52'48" West 104.80 feet) an arc distance of 106.48 feet; thence South 88°26'07" West 141.04 feet to the INITIAL POINT OF BEGINNING.

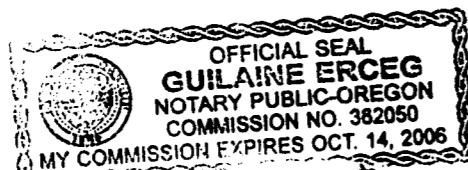
KEY WEST PROPERTIES:

IN WITNESS WHEREOF, I have set my hand and seal this 26th day of May, 2005.

STATE OF OREGON)
County of Jackson) ss.

The foregoing instrument was acknowledged before me this 26th day of May, 2005, by John Schloining as President of LARVAN, INC., an Oregon Corporation (partner of KEY WEST PROPERTIES).

Before me: Stephanie Susi Secretary
Audrey Erceg Notary

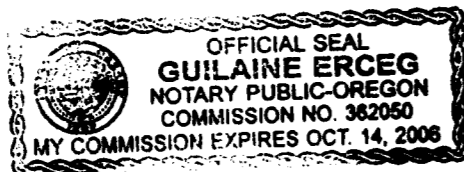


IN WITNESS WHEREOF, I have set my hand and seal this 27th day of May, 2005.

STATE OF OREGON)
County of Jackson) ss.

The foregoing instrument was acknowledged before me this 27th day of May, 2005, by C.A. Galpin, as an authorized member of GALPIN, LLC, an Oregon Limited Liability Company (partner of KEY WEST PROPERTIES).

Before me: Audrey Erceg Notary



PREMIERWEST BANK, THE UNDERSIGNED BENEFICIARY OF A CERTAIN TRUST DEED DATED AUGUST 13, 2004 AND RECORDED AUGUST 26, 2004 AS DOCUMENT NO. 2004-050024, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, AFFECTING THE LAND DESCRIBED HEREIN, HEREBY RELEASE FROM THE LIEN OF SAID TRUST DEED ALL PROPERTY SHOWN HEREON AS DEDICATED TO THE PUBLIC FOR PUBLIC USE.

IN WITNESS HEREOF, SIGNED THIS 26th DAY OF MAY, 2005.

STATE OF OREGON)
COUNTY OF JACKSON) ss.

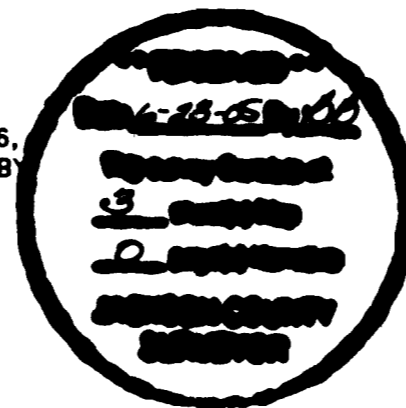
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 26th DAY OF May, 2005, BY Kene Taylor KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF PREMIERWEST BANK.

BEFORE ME: Stephanie Susi NOTARY

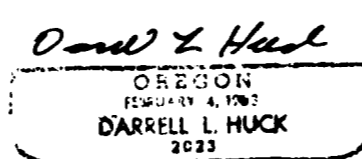
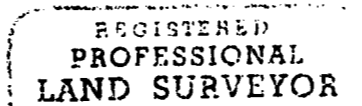


Kene Taylor
AUTHORIZED REPRESENTATIVE OF PREMIERWEST BANK
Vice President
TITLE

FOR BANK OF CASCADES AFFIDAVIT OF CONSENT TO THIS PLAT SEE INSTRUMENT NO. 2005-034352 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON.



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



RENEWS 6/30/05

*** APPROVALS ***

MEDFORD CITY PLANNING
I certify that, pursuant to authority granted in Ordinance No. 5785 this plat is hereby approved.

John O. Latta Planning Director
June 9, 2005 Date

Examined and approved this 1st day of June, 2005.
Paul D. Linn City Engineer
Paul D. Linn City Surveyor

Examined and approved as required by O.R.S. 92.100 as of June 21st, 2005.
Paul A. DePuy Assessor, Department of Assessment

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid.
As of June 21, 2005
Patty Budson Deputy Tax Collector

For order of the County Court approving this plat see Volume 213, page 791-793 of County Commissioners Journal of Proceedings.

RECORDER:
Filed for record this 23 day of June, 2005 at 2:58 P.M. and recorded in Volume 31 of Plats at page 30 of records of Jackson County, Oregon.

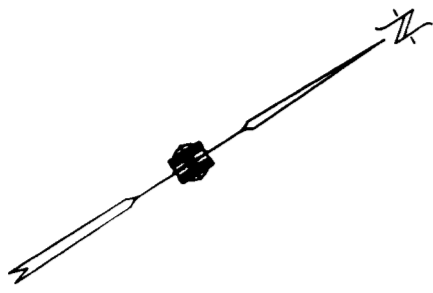
Kathleen S. Beckett County Clerk
Glenda E. Bartlett Deputy
(03312S1.DWG) Sheet 1 of 3

FOREST RIDGE AT VISTA POINTE, PHASE 1

(A PLANNED UNIT DEVELOPMENT)
LOCATED IN:

PARCEL 1 OF PARTITION PLAT NO. P-14-2003
IN THE N.W. 1/4 OF SECTION 22, T.37S., R.1W., W.M.
CITY OF MEDFORD, JACKSON COUNTY, OREGON

FOR:
KEYWEST PROPERTIES
2140 JUANIPERO WAY #201
MEDFORD, OREGON 97504



LOT SIZE

LOT NO.	SQUARE FEET
14	8,505
15	8,434
16	7,834
17	7,834
18	6,000
19	5,914
20	7,200
21	7,858
22	7,240

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250 OF THE OREGON REVISED STATUTES.

PURPOSE: TO SURVEY, MONUMENT, AND PREPARE FINAL PLAT OF FOREST RIDGE AT VISTA POINTE, PHASE 1, AS PER CITY OF MEDFORD PLANNING FILE NO. PUD-03-124 AND AS PER THE CLIENT'S REQUEST.

PROCEDURE: UTILIZING FOUND MONUMENTATION AND INFORMATION PER FILED SURVEY NO. 17700 FOR CONTROL, 1 SET MONUMENTS AS SHOWN HEREON. INSTRUMENT NO. 04-011571 JACKSON COUNTY DEED RECORDS WAS USED IN DETERMINING CLIENT'S PROPERTY. AN ELECTRONIC TOTAL STATION WAS USED TO MAKE ALL MEASUREMENTS.

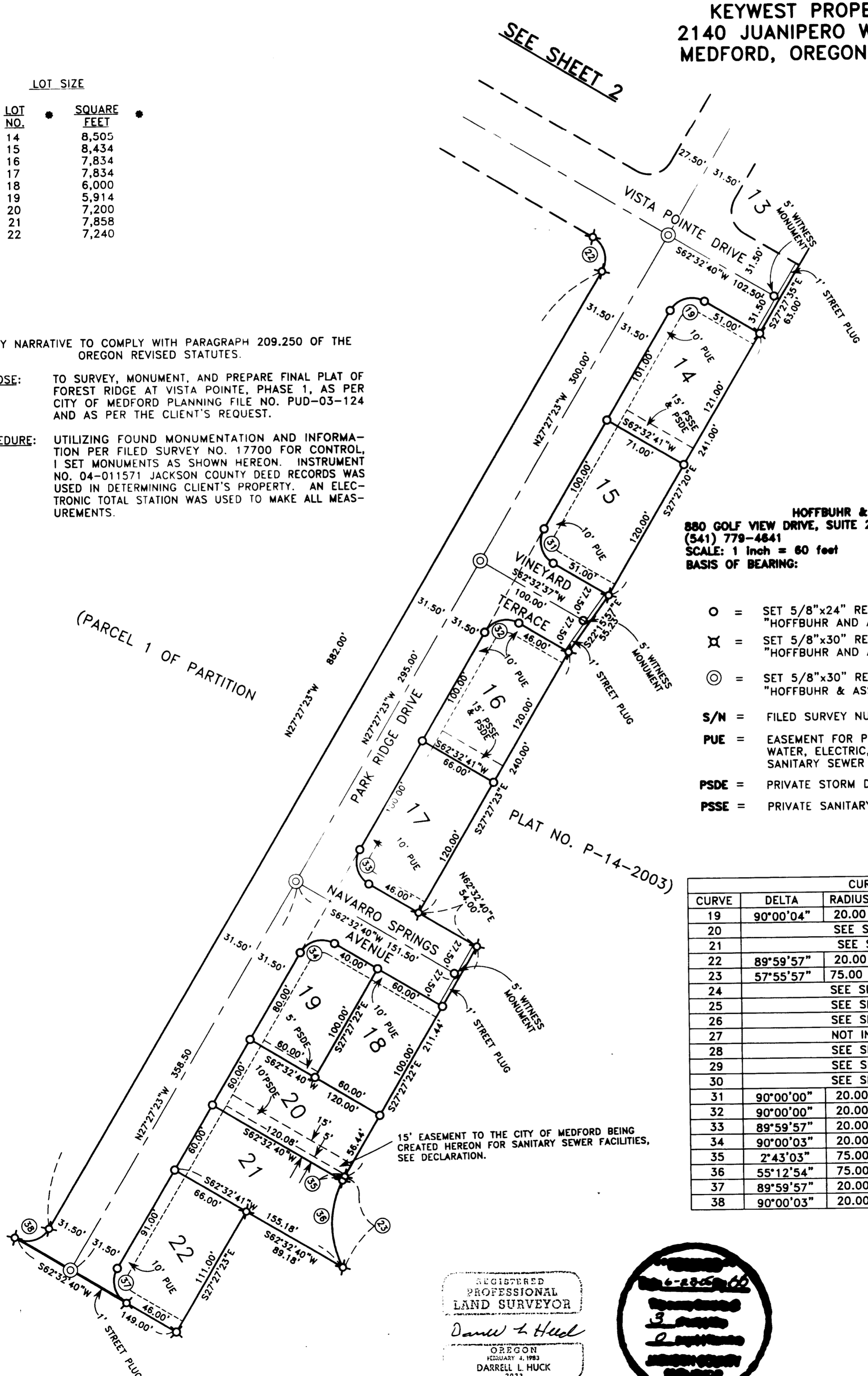
HOFFBUHR & ASSOCIATES, INC.
880 GOLF VIEW DRIVE, SUITE 201
(541) 779-4641
SCALE: 1 inch = 60 feet
BASIS OF BEARING:
MEDFORD, OREGON 97504
DATE: JANUARY 5, 2005
FILED S/N 17700 (DLC LINE)

- = SET 5/8"x24" REBAR WITH PLASTIC CAP STAMPED "HOFFBUHR AND ASSOC., INC."
- ⊗ = SET 5/8"x30" REBAR WITH PLASTIC CAP STAMPED "HOFFBUHR AND ASSOC., INC."
- ⊙ = SET 5/8"x30" REBAR WITH METAL CAP STAMPED "HOFFBUHR & ASSOC INC."
- S/N = FILED SURVEY NUMBER
- PUE = EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, GAS WATER, ELECTRIC, TELEPHONE, CABLE TELEVISION AND SANITARY SEWER CONSTRUCTION AND MAINTENANCE.
- PSDE = PRIVATE STORM DRAINAGE EASEMENT
- PSSE = PRIVATE SANITARY SEWER EASEMENT

CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
19	90°00'04"	20.00	31.42	28.28	S17°32'39"W
20	SEE SHEET 2				
21	SEE SHEET 2				
22	89°59'57"	20.00	31.42	28.28	N72°27'21"W
23	57°55'57"	75.00	75.83	72.64	S56°25'21"E
24	SEE SHEET 2				
25	SEE SHEET 2				
26	SEE SHEET 2				
27	NOT IN USE				
28	SEE SHEET 2				
29	SEE SHEET 2				
30	SEE SHEET 2				
31	90°00'00"	20.00	31.42	28.28	N72°27'23"W
32	90°00'00"	20.00	31.42	28.28	N17°32'37"E
33	89°59'57"	20.00	31.42	28.28	N72°27'21"W
34	90°00'03"	20.00	31.42	28.28	N17°32'39"E
35	2°43'03"	75.00	3.56	3.56	S28°48'55"E
36	55°12'54"	75.00	72.28	69.51	S57°46'52"E
37	89°59'57"	20.00	31.42	28.28	N72°27'21"W
38	90°00'03"	20.00	31.42	28.28	N17°32'39"E

(PARCEL 1 OF PARTITION

PLAT NO. P-14-2003)



15' EASEMENT TO THE CITY OF MEDFORD BEING CREATED HEREON FOR SANITARY SEWER FACILITIES, SEE DECLARATION.

REGISTERED PROFESSIONAL LAND SURVEYOR

Darrell L. Huck

OREGON
FEBRUARY 4, 1983
DARRELL L. HUCK
2023



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

FOREST RIDGE AT VISTA POINTE, PHASE 1

(A PLANNED UNIT DEVELOPMENT)

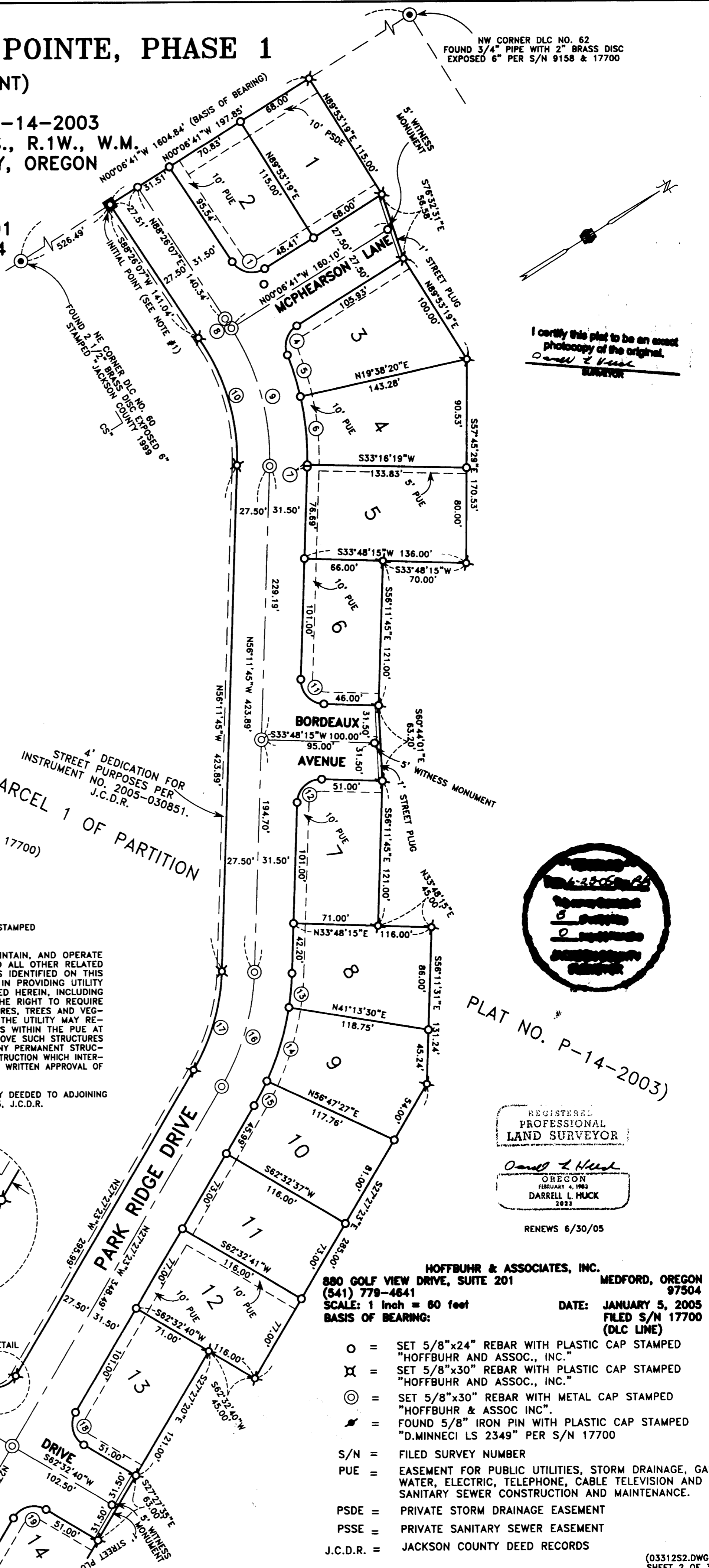
LOCATED IN:

PARCEL 1 OF PARTITION PLAT NO. P-14-2003
IN THE N.W. 1/4 OF SECTION 22, T.37S., R.1W., W.M.
CITY OF MEDFORD, JACKSON COUNTY, OREGON

FOR:
KEYWEST PROPERTIES
2140 JUANIPERO WAY #201
MEDFORD, OREGON 97504

NW CORNER DLC NO. 62
FOUND 3/4" PIPE WITH 2" BRASS DISC
EXPOSED 6" PER S/N 9158 & 17700

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
1	88°32'49"	20.00	30.91	27.92	N44°09'44"E
2	NOT IN USE				
3	NOT IN USE				
4	79°46'37"	20.00	27.85	25.65	S39°59'59"E
5	8°59'59"	231.50	36.36	36.33	N75°23'18"W
6	14°11'19"	231.50	57.33	57.18	N63°47'39"W
7	0°30'15"	231.50	2.04	2.04	N56°26'52"W
8	0°37'58"	200.00	2.21	2.21	N88°45'07"E
9	34°44'09"	200.00	121.25	119.40	N73°33'49"W
10	35°22'07"	172.50	106.48	104.80	N73°52'48"W
11	90°00'00"	20.00	31.42	28.28	S78°48'15"W
12	90°00'00"	20.00	31.42	28.28	N11°11'45"W
13	7°03'45"	231.50	28.54	28.52	N52°39'52"W
14	15°55'26"	231.50	64.34	64.13	N41°10'17"W
15	5°45'10"	231.50	23.24	23.23	N30°19'58"W
16	28°44'22"	200.00	100.32	99.27	N41°49'34"W
17	28°44'22"	172.50	86.53	85.62	N41°49'34"W
18	89°59'57"	20.00	31.42	28.28	N72°27'21"W
19	90°00'04"	20.00	31.42	28.28	N17°32'39"E
20	81°53'34"	20.00	28.59	26.21	N13°29'24"E
21	19°56'29"	20.00	6.96	6.93	N52°34'27"E
22	89°59'57"	20.00	31.42	28.28	N72°27'21"W
23	NOT IN USE				
24	29°51'00"	168.50	87.79	86.80	N77°28'10"E
25	29°51'00"	200.00	104.20	103.02	N77°28'10"E
26	29°51'00"	231.50	120.61	119.25	N77°28'10"E
27	NOT IN USE				
28	29°51'03"	231.50	120.61	119.25	S77°28'09"W
29	29°51'03"	200.00	104.20	103.03	N77°28'09"E
30	29°51'03"	168.50	87.79	86.80	S77°28'09"W



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



PLAT NO. P-14-2003

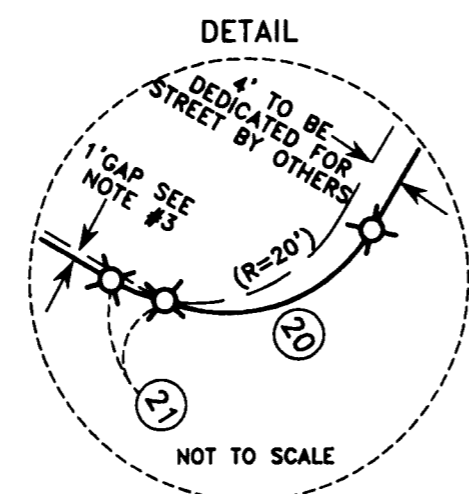
REGISTERED
PROFESSIONAL
LAND SURVEYOR
David L. Huck
OREGON
FEBRUARY 4, 1983
DARRELL L. HUCK
2023

RENEWS 6/30/05

HOFFBUHR & ASSOCIATES, INC.
880 GOLF VIEW DRIVE, SUITE 201 MEDFORD, OREGON 97504
(541) 779-4641
SCALE: 1 Inch = 60 feet DATE: JANUARY 5, 2005
BASIS OF BEARING: FILED S/N 17700 (DLC LINE)

- = SET 5/8"x24" REBAR WITH PLASTIC CAP STAMPED "HOFFBUHR AND ASSOC., INC."
- ⊗ = SET 5/8"x30" REBAR WITH PLASTIC CAP STAMPED "HOFFBUHR AND ASSOC., INC."
- ⊙ = SET 5/8"x30" REBAR WITH METAL CAP STAMPED "HOFFBUHR & ASSOC INC"
- ⚡ = FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED "D.MINNECI LS 2349" PER S/N 17700
- S/N = FILED SURVEY NUMBER
- PUE = EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, GAS WATER, ELECTRIC, TELEPHONE, CABLE TELEVISION AND SANITARY SEWER CONSTRUCTION AND MAINTENANCE.
- PSDE = PRIVATE STORM DRAINAGE EASEMENT
- PSSE = PRIVATE SANITARY SEWER EASEMENT
- J.C.D.R. = JACKSON COUNTY DEED RECORDS

- NOTES:
- INITIAL POINT - SET 1"x30" IRON PIPE METAL PLUG STAMPED "HOFFBUHR & ASSOC INC".
 - 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 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.
 - 1' GAP BETWEEN RIGHT-OF-WAY AND DEED, PROPERTY DEEDED TO ADJOINING PROPERTY OWNER PER INSTRUMENT NO. 2005-030853, J.C.D.R.



LOT SIZE

LOT NO.	SQUARE FEET
1	7,820
2	7,897
3	9,809
4	10,059
5	10,706
6	7,900
7	8,505
8	9,116
9	9,882
10	8,727
11	8,468
12	8,932
13	8,505