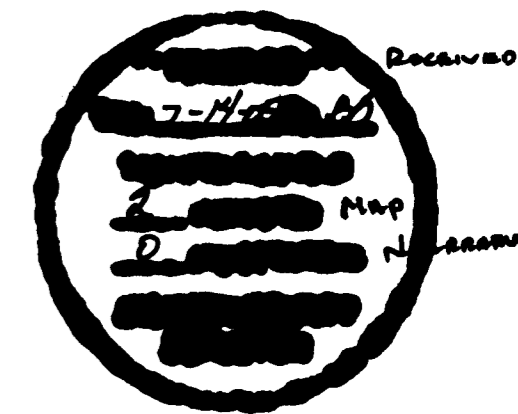


FOREST RIDGE AT VISTA POINTE, PHASE 2 AND PHASE 3 (A PLANNED COMMUNITY)

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 ***

*** SURVEYOR'S CERTIFICATE ***



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 plug for public street purposes. We also hereby create the private storm drainage easements (PSDE) for installation and maintenance of storm drainage facilities across Lots 37, 38, and 40-42, for the benefit of the owners, heirs and assignees of Lots 38 and 40-43, across Lots 45-48, for the benefit of the owners, heirs and assignees of Lots 44-47, across Lots 63-65, for the benefit of the owners, heirs and assignees of Lots 64-66, across Lots 68-72, for the benefit of the owners, heirs, and assignees of Lot 67-71, and do also hereby create the private sanitary sewer easements (PSSE) for installation and maintenance of private sanitary sewer facilities across Lot 56, for the benefit of the owners, heirs, and assignees of Lots 40 and 41, across Lots 43 and 53, for the benefit of the owners, heirs and assignees of Lots 42-44, across Lot 48, for the benefit of the owners, heirs and assignees of Lot 47, across Lots 46 and 51 for the benefit of the owners, heirs and assignees of Lots 45 and 46, across Lot 72, for the benefit of the owners, heirs, and assignees of Lot 71, across Lot 63 for the benefit of the owners, heirs, and assignees of Lot 64, across Lot 69 for the benefit of the owners, heirs, and assignees of Lots 68 and 70, across Lot 66 for the benefit of the owners, heirs, and assignees of Lots 65 and 67, and we do also hereby create an easement for access and maintenance of the drainage across Lots 34-36 and Lots 59-62 for the benefit of the City of Medford and its assignees as shown hereon. We hereby designate said subdivision as FOREST RIDGE AT VISTA POINTE, PHASE 2 AND PHASE 3.

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.

BEGINNING at a point for the Southeasterly corner of Lot 13 of FOREST RIDGE AT VISTA POINTE, PHASE 1, in the City of Medford, according to the Official Plat thereof, now of record in Jackson County, Oregon, said point being marked with a 5/8"x30" rebar with metal cap stamped "HOFFBUHR & ASSOC INC", for the INITIAL POINT OF BEGINNING; thence along the Northeastly boundary of said Lot 13, North 27°27'20" West 121.00 feet to a point on the Southeasterly boundary of Lot 12 of said Subdivision, thence North 62°32'40" East along said Southeasterly boundary 45.00 feet to the Southeasterly corner of said Lot 12; thence continue North 62°32'40" East leaving said boundary, 273.32 feet; thence along the arc of a 452.50 foot radius curve to the right (the long chord to which bears North 76°22'00" East 216.22 feet) an arc distance of 218.33 feet; thence South 89°48'39" East 216.21 feet; thence South 34°45'41" East 109.25 feet; thence along the arc of a 20.00 foot radius curve to the right (the long chord to which bears South 27°42'50" West 35.47 feet) an arc distance of 43.62 feet; thence South 89°48'39" East 119.80 feet; thence South 41°42'33" East 84.64 feet; thence South 33°26'38" East 106.74 feet; thence South 65°16'52" East 68.08 feet; thence South 46°22'54" East 69.12 feet; thence South 04°10'49" East 44.87'; thence South 59°12'12" West 57.88 feet; thence 04°09'51" East 41.22 feet; thence South 50°32'48" West 21.64 feet; thence South 01°56'15" West 47.13 feet; thence South 60°05'19" West 29.47 feet; South 02°12'44" East 61.50 feet; thence South 12°55'03" West 173.31 feet; thence South 00°24'06" West 25.52 feet; thence North 47°11'51" West 168.63 feet; thence along the arc of a 202.50 foot radius curve to the left (the long chord to which bears North 11°45'31" East 2.81 feet) an arc distance of 2.81 feet; thence North 62°14'36" West 57.33 feet; thence North 78°38'20" West 60.00 feet; thence North 83°34'41" West 173.46 feet; thence North 89°38'08" West 87.31 feet; thence South 62°32'40" West 240.00 feet to a point on the Northeastly boundary of the aforementioned FOREST RIDGE AT VISTA POINTE, PHASE 1; thence along said boundary North 27°27'20" West 120.00 feet; thence North 22°15'57" West 55.23 feet; thence North 27°27'20" West 241.00 feet; thence North 27°27'35" West 63.00 feet to the INITIAL POINT OF BEGINNING.

KEY WEST PROPERTIES:

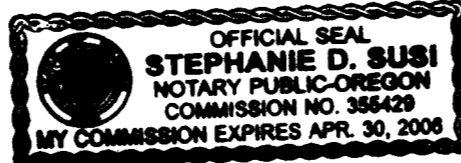
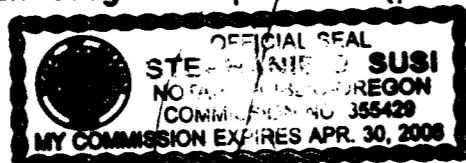
IN WITNESS WHEREOF, I have set my hand and seal this 21st day of June, 2005.

STATE OF OREGON } County of Jackson } ss.

John Schleining, President of LARVAN, INC.

The foregoing instrument was acknowledged before me this 21st day of June, 2005, by John Schleining as President of LARVAN, INC., an Oregon Corporation (partner of KEY WEST PROPERTIES).

Before me: Notary



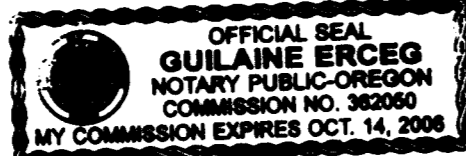
IN WITNESS WHEREOF, I have set my hand and seal this 22nd day of June, 2005.

STATE OF OREGON } County of Jackson } ss.

C.A. Galpin, Galpin, L.L.C.

The foregoing instrument was acknowledged before me this 22nd day of June, 2005, by C.A. Galpin, as an authorized member of GALPIN, LLC, an Oregon Limited Liability Company (partner of KEY WEST PROPERTIES).

Before me: 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 RELEASES FROM THE LIEN OF SAID TRUST DEED ALL PROPERTY SHOWN HEREON AS DEDICATED TO THE PUBLIC FOR PUBLIC USE.

IN WITNESS WHEREOF, SIGNED THIS 28th DAY OF June, 2005.

STATE OF OREGON } COUNTY OF JACKSON } ss.

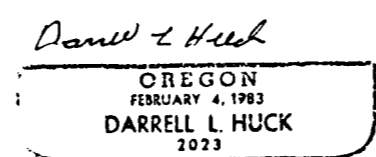
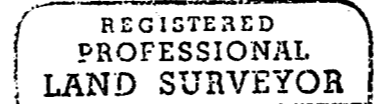
Authorized Representative Premierwest Bank, VP of Loan Production Manager

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28th DAY OF June, 2005, BY JIM SERVOSS, KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF PREMIERWEST BANK.

Before me: Notary



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



For order of the County Court approving this plat see Volume 213, page 1495-1497 of County Commissioners Journal of Proceedings.

RECORDER:

Filed for record this 14th day of July, 2005 at 11:18 O'Clock A.M. and recorded in Volume 31 of Plats at page 35 of records of Jackson County, Oregon.

Kathleen S. Beckett, County Clerk

Senay S. Morgan, Deputy

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

K. Young, Deputy Assessor, Department of Assessment

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

James Clark, Deputy Tax Collector

ALL DEFERRED MONUMENTS WILL BE SET NO LATER THAN June 2, 2006

Darrell L. Huck
SURVEYOR

ALL DEFERRED MONUMENTS ARE NOW SET, SEE DOCUMENT NO. 06-19276
OF OFFICIAL RECORDS THIS 12 DAY OF April, 2006 (See CS 19147)

APPROVED: Darrell L. Huck
JACKSON COUNTY SURVEYOR

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES

PURPOSE: TO SURVEY, MONUMENT AND PREPARE FINAL PLAT FOR
OF FOREST RIDGE AT VISTA POINTE, PHASES 2 AND 3,
ACCORDING TO THE CITY OF MEDFORD PLANNING DEPARTMENT
FILE NO. PUD-03-124 AND AS PER THE CLIENT'S
REQUEST.

PROCEDURE: UTILIZING FOUND MONUMENTATION AND INFORMATION PER
PLAT OF FOREST RIDGE AT VISTA POINTE, PHASE 1 FOR
CONTROL, I ESTABLISHED PROPER MONUMENTS AS SHOWN
HEREON. AN ELECTRONIC TOTAL STATION WAS USED FOR
ALL MEASUREMENTS. INSTRUMENT NO. 04-033091 WAS
USED TO DETERMINE CLIENT'S PROPERTY.

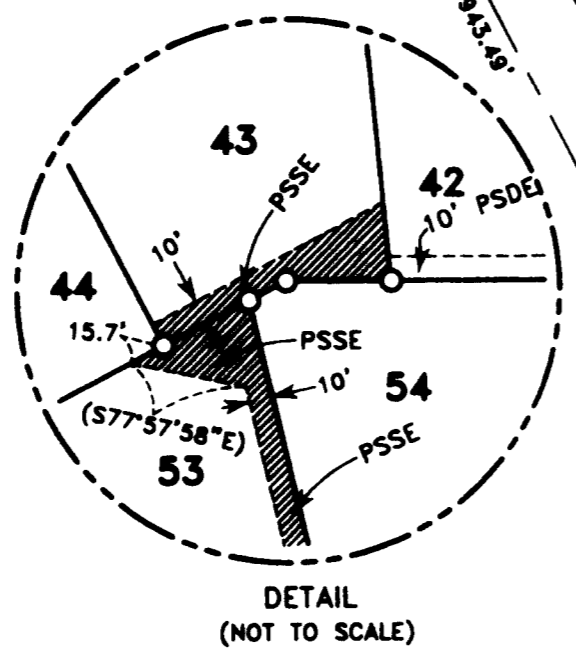
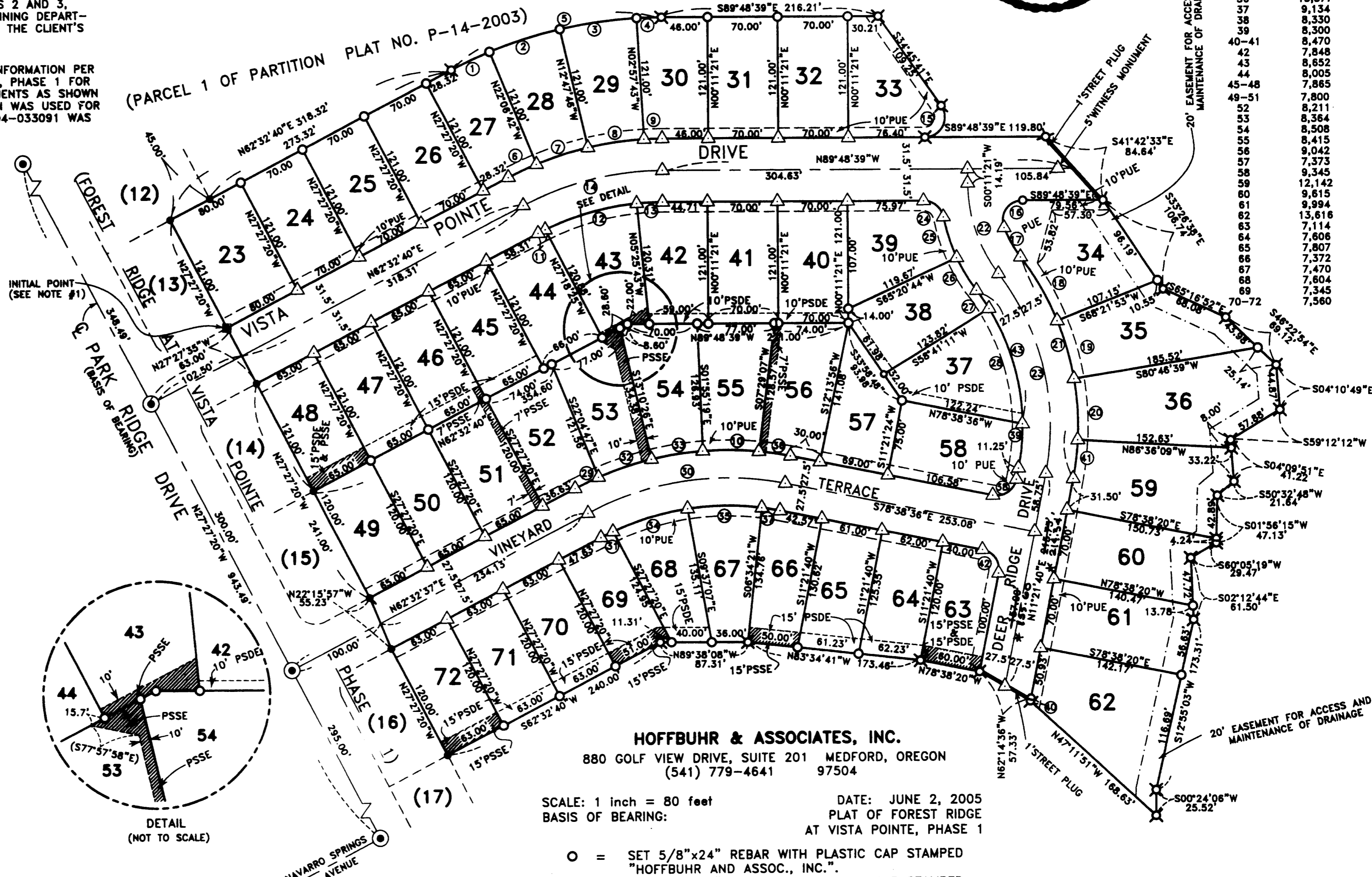
FOREST RIDGE AT VISTA POINTE, PHASE 2 AND PHASE 3 (A PLANNED COMMUNITY)

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
3140 JUANIPERO WAY
MEDFORD, OREGON 97504

LOT SIZE

LOT NO.	SQUARE FEET
23	9,680
24-26	8,470
27	7,850
28	7,712
29	8,141
30	8,175
31-32	8,470
33	8,440
34	11,502
35	11,044
36	15,377
37	9,134
38	8,330
39	8,300
40-41	8,470
42	7,848
43	8,652
44	8,005
45-48	7,865
49-51	7,800
52	8,211
53	8,364
54	8,508
55	8,415
56	9,042
57	7,373
58	9,345
59	12,142
60	9,615
61	9,994
62	13,616
63	7,114
64	7,606
65	7,807
66	7,372
67	7,470
68	7,604
69	7,345
70-72	7,560



CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
1	5°20'38"	452.50	42.20	42.19	S65°12'58"W
2	9°18'56"	452.50	73.57	73.49	N72°32'48"E
3	9°50'03"	452.50	77.67	77.57	N82°07'15"E
4	3°09'04"	452.50	24.89	24.88	N88°36'49"E
5	27°38'41"	452.50	218.33	216.22	N78°22'00"E
6	5°20'38"	331.50	30.92	30.91	S65°12'58"W
7	9°18'56"	331.50	53.90	53.84	S72°32'48"W
8	9°50'03"	331.50	56.90	56.83	S82°07'15"W
9	3°09'04"	331.50	18.23	18.23	S88°36'49"W
10	9°48'33"	327.50	56.07	56.00	N89°06'49"W
11	1°42'28"	268.50	8.00	8.00	N63°23'54"E
12	20°21'56"	268.50	95.44	94.94	N74°26'08"E
13	5°34'17"	268.50	26.11	26.10	N87°24'13"E
14	27°38'41"	300.00	144.75	143.35	N78°22'01"E
15	12°45'02"	20.00	43.62	35.47	S27°42'50"W
16	111°20'46"	20.00	38.87	33.03	N34°30'58"E
17	15°35'40"	122.50	33.34	33.24	N28°57'15"W
18	15°08'58"	277.50	73.21	73.00	N29°11'36"W
19	12°24'45"	277.50	60.12	60.00	N15°25'44"W
20	12°37'13"	277.50	61.12	61.00	N02°54'45"W
21	40°08'56"	277.50	194.45	190.50	N18°40'37"W
22	36°56'26"	150.00	96.71	95.04	S18°16'52"E
23	48°08'45"	250.00	209.93	203.82	S12°41'42"E
24	79°08'39"	20.00	27.62	25.47	S50°15'20"E
25	13°45'42"	177.50	42.63	42.53	S17°34'51"E
26	12°17'23"	177.50	38.07	38.00	S30°36'23"E
27	5°40'03"	222.50	22.01	22.00	S33°55'03"E
28	31°08'20"	222.50	120.79	119.32	S15°31'52"E
29	4°33'00"	327.50	28.01	28.00	S64°49'07"W
30	38°48'48"	300.00	203.22	199.36	N81°57'00"E
31	2°48'45"	272.50	13.38	13.37	N63°57'00"E
32	9°48'33"	327.50	56.07	56.00	S71°59'53"W
33	9°04'45"	327.50	51.90	51.84	S81°26'32"W
34	16°30'09"	272.50	78.49	78.22	N73°36'27"E
35	15°38'27"	272.50	74.23	74.00	N89°39'44"E
36	5°33'56"	327.50	31.81	31.80	N81°25'34"W
37	3°53'26"	272.50	18.50	18.50	N80°35'19"W
38	89°59'44"	20.00	31.41	28.28	S56°21'32"W
39	11°20'22"	222.50	44.04	43.96	S05°41'29"W
40	00°47'42"	202.50	2.81	2.81	N11°45'31"E
41	7°57'49"	277.50	38.57	38.54	N07°22'46"E
42	90°00'16"	20.00	31.42	28.29	N33°38'28"W
43	48°06'45"	222.50	186.84	181.40	N12°41'42"W

NOTES

- INITIAL POINT - SET 5/8"x30" REBAR WITH METAL CAP STAMPED "HOFFBUHR & ASSOC INC" IN LOCATION OF FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "HOFFBUHR AND ASSOC., INC." PER PLAT OF FOREST RIDGE AT VISTA POINTE, PHASE 1.
- 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.

HOFFBUHR & ASSOCIATES, INC.

880 GOLF VIEW DRIVE, SUITE 201 MEDFORD, OREGON
(541) 779-4641 97504

SCALE: 1 inch = 80 feet
DATE: JUNE 2, 2005
BASIS OF BEARING: PLAT OF FOREST RIDGE AT VISTA POINTE, PHASE 1

- = 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."
- △ = DEFERRED MONUMENT
- ⊙ = FOUND 5/8" REBAR WITH METAL CAP STAMPED "HOFFBUHR & ASSOC INC" PER PLAT OF FOREST RIDGE AT VISTA POINTE, PHASE 1.
- = FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "HOFFBUHR AND ASSOC., INC." PER PLAT OF FOREST RIDGE AT VISTA POINTE, PHASE 1.
- PUE = EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, GAS WATER, ELECTRIC, TELEPHONE, CABLE TELEVISION AND SANITARY SEWER CONSTRUCTION AND MAINTENANCE.
- PSDE = PRIVATE STORM DRAINAGE EASEMENT BEING CREATED HEREON
- PSSE = PRIVATE SANITARY SEWER EASEMENT BEING CREATED HEREON
- * = AFFIDAVIT OF CORRECTION Doc # 05-76138 (CS 16603) Roula Roberts, C.S., 12/21/05

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

REGISTERED PROFESSIONAL LAND SURVEYOR

Darrell L. Huck
OREGON
FEBRUARY 4, 1983
DARRELL L. HUCK
2023

RENEWS 6/30/05

(03338e2.dwg) SHEET 2 OF 2



I, Kathleen S. Beckett, County Clerk for Jackson County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.
Kathleen S. Beckett - County Clerk

HOFFBUHR & ASSOCIATES, INC.
880 Golf View Drive #201
Medford, Oregon 97504

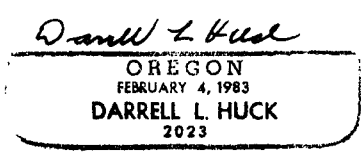
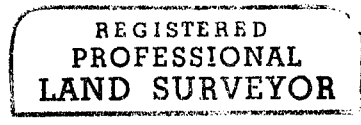
18803

(503) 779-4641

AFFIDAVIT OF CORRECTION
Pursuant to O.R.S. 209.225

I, Darrell L. Huck, Registered Professional Land Surveyor of the State of Oregon, No. 2023, do hereby state that I have discovered drafting errors on my Plat of FOREST RIDGE AT VISTA POINTE, PHASE 2 AND PHASE 3, filed for record the 14th day of July, 2005, and recorded in the Office of the Jackson County Surveyor as: County Surveyor File No. 18803.

Darrell L. Huck, L.S. 2023



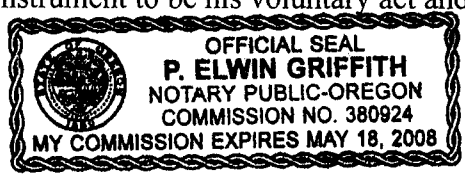
STATE OF OREGON)
County of Jackson) ss.

December 5 A.D. 2005

Renews 6/30/07

Personally appeared the above named Darrell L. Huck, a Registered Professional Land Surveyor, and acknowledged the forgoing instrument to be his voluntary act and deed.
Before me:

P. Elwin Griffith



The corrections are: (ON SHEET 2)

Incorrect distances along centerline of Deer Ridge Drive

As filed: "157.00"
Change to: "155.60"

As filed: "215.75"
Change to: "214.34"

The Jackson County Surveyor hereby certifies that this Affidavit of Correction has been examined and approved for recording.

December 5, 2005
Date

[Signature]
Jackson County Surveyor

(fridge2&3affcor.dcm)

