

FOREST RIDGE AT VISTA POINTE, PHASE 10 (A PLANNED COMMUNITY)

LOCATED IN:
PARCEL 1 OF PARTITION PLAT NO. P-14-2003
IN THE N.W. 1/4 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 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 215-218, for the benefit of the owners, heirs and assignees of Lots 216-219 across Lots 220-226, for the benefit of the owners, heirs and assignees of Lots 221-227, and do also hereby create the private sanitary sewer easements (PSSE) for installation and maintenance of private sanitary sewer facilities across Lot 230, for the benefit of the owners, heirs, and assignees of Lot 225, across Lot 232, for the benefit of the owners, heirs and assignees of Lot 223, across Lot 234, for the benefit of the owners, heirs and assignees of Lot 221, across Lot 235 for the benefit of the owners, heirs and assignees of Lot 220. We hereby designate said subdivision as FOREST RIDGE AT VISTA POINTE, PHASE 10.

KEY WEST PROPERTIES:

IN WITNESS WHEREOF, I have set my hand and seal this 7th day of June, 2005.

STATE OF OREGON }
County of Jackson } ss.

John Schleming
John Schleming,
LARVAN, INC.

The foregoing instrument was acknowledged before me this 7th day of June, 2005, by John Schleming as President of LARVAN, INC., an Oregon Corporation (partner of KEY WEST PROPERTIES).

Before me: [Signature]
Notary



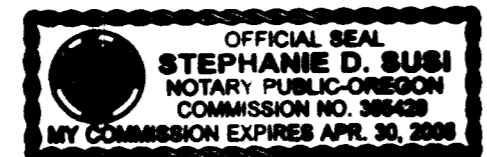
IN WITNESS WHEREOF, I have set my hand and seal this 7th day of June, 2005.

STATE OF OREGON }
County of Jackson } ss.

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

The foregoing instrument was acknowledged before me this 7th 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: [Signature]
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.

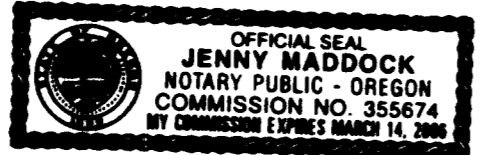
IN WITNESS HEREOF, SIGNED THIS 9th DAY OF June, 2005.

Gene A. Taylor
AUTHORIZED REPRESENTATIVE PREMIERWEST BANK
Vice President
TITLE

STATE OF OREGON }
COUNTY OF JACKSON } ss.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF June, 2005, BY Gene A Taylor, KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF PREMIERWEST BANK.

BEFORE ME: [Signature]
NOTARY



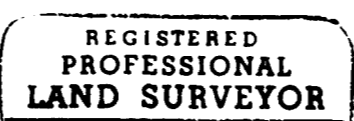
For order of the County Court approving this plat see Volume 213, page 1299-1300 of County Commissioners Journal of Proceedings.

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 36 of records of Jackson County, Oregon.

Kathleen S. Beckett
County Clerk

Barbara J. Shaw
Deputy



Darrell L. Huck
OREGON
FEBRUARY 4, 1983
DARRELL L. HUCK
2933

RENEWS 6/30/05

STATE OF OREGON } *** SURVEYOR'S CERTIFICATE *** 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 most Easterly corner of Lot 22 in 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 inch rebar with plastic cap stamped "HOFFBUHR AND ASSOC., INC." for the INITIAL POINT OF BEGINNING; thence South 27°27'23" East 31.50 feet to a point on the Northerly boundary of Parcel No. 2 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 along said boundary, South 62°32'40" West 319.81 feet; thence along the arc of a 200.00 foot radius curve to the left (the long chord to which bears South 49°22'53" West 91.09 feet) an arc distance of 91.90 feet; thence along the arc of a 200.00 foot radius curve to the right (the long chord to which bears South 49°22'51" West 91.09 feet) an arc distance of 91.89 feet; thence South 62°32'37" West 50.00 feet to a point on the Northeasterly right-of-way line of McAndrews Road; thence leaving the boundary of said Parcel No. 2, North 22°00'58" West along said right-of-way line, 52.74 feet; thence leaving said right-of-way line, along the arc of a 20.00 foot radius curve to the left (the long chord to which bears South 71°03'33" East 29.00 feet) an arc distance of 32.44 feet; thence North 62°32'37" East 25.00 feet; thence along the arc of a 168.50 foot radius curve to the left (the long chord to which bears North 49°22'51" East 76.74 feet) an arc distance of 77.42 feet; thence along the arc of a 231.50 foot radius curve to the right (the long chord to which bears North 39°09'17" East 23.72 feet) an arc distance of 23.73 feet; thence along the arc of a 20.00 foot radius curve to the left (the long chord to which bears North 02°32'04" East 25.47 feet) an arc distance of 27.62 feet; thence North 37°01'20" West 23.25 feet; thence along the arc of a 227.50 foot radius curve to the right (the long chord to which bears North 32°14'22" West 37.94 feet) an arc distance of 37.98 feet; thence North 27°27'23" West 783.16 feet; thence along the arc of a 227.50 foot radius curve to the right (the long chord to which bears North 19°54'13" West 59.80 feet) an arc distance of 59.98 feet; thence North 12°21'04" West 12.00 feet; thence along the arc of a 20.00 foot radius curve to the left (the long chord to which bears North 51°54'28" West 25.47 feet) an arc distance of 27.62 feet to a point on the Southerly right-of-way line of Vista Pointe Drive; thence along said right-of-way line, along the arc of a 231.50 foot radius curve to the left (the long chord to which bears North 75°32'24" East 104.12 feet) an arc distance of 105.02 feet; thence North 62°32'40" East 144.11 feet; thence along the arc of a 20.00 foot radius curve to the right (the long chord to which bears South 72°27'21" East 28.28 feet) an arc distance of 31.42 feet to a point on the Southwesterly right-of-way line of Park Ridge Drive; thence along said right-of-way line South 27°27'23" East 882.00 feet; thence along the arc of a 20.00 foot radius curve to the right (the long chord to which bears South 17°32'39" West 28.28 feet) an arc distance of 31.42 feet; thence North 62°32'40" East 103.00 feet to a point on the boundary of the aforementioned Lot 22 in FOREST RIDGE AT VISTA POINTE, PHASE 1; thence continue North 62°32'40" East along said boundary, 46.00 feet to the INITIAL POINT OF BEGINNING.

*** APPROVALS ***

MEDFORD CITY PLANNING

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

[Signature]
ACTING Planning Director

JULY 1, 2005
Date

Examined and approved this 29th day of June, 2005.

[Signature]
City Engineer

[Signature]
City Surveyor

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

[Signature]
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

[Signature]
Tax Collector

BANK OF CASCADES, THE UNDERSIGNED BENEFICIARY OF A CERTAIN TRUST DEED DATED APRIL 7, 2005 AND RECORDED APRIL 8, 2005 AS DOCUMENT NO. 2005-019921, 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 HEREOF, SIGNED THIS 10 DAY OF JUNE, 2005.

STATE OF OREGON }
COUNTY OF JACKSON } ss.

[Signature]
AUTHORIZED REPRESENTATIVE BANK OF CASCADES
EXECUTIVE V.P.
TITLE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF June, 2005, BY William A. Haden, KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF BANK OF CASCADES.

BEFORE ME: [Signature]
NOTARY



I certify this plat to be an exact photocopy of the original.
[Signature]
SURVEYOR

FOREST RIDGE AT VISTA POINTE, PHASE 10 (A PLANNED COMMUNITY)

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

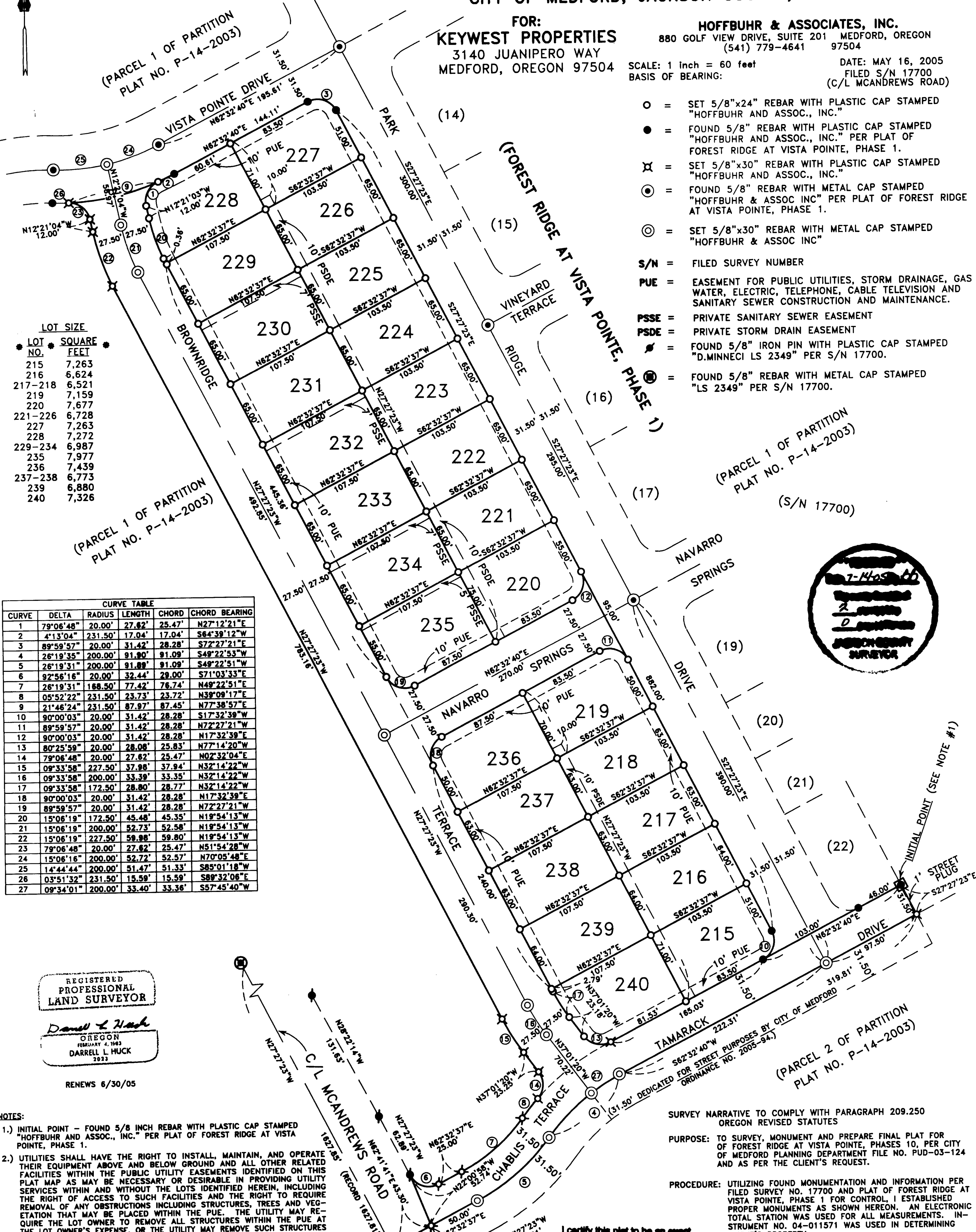
FOR:
KEYWEST PROPERTIES
 3140 JUANIPERO WAY
 MEDFORD, OREGON 97504

HOFFBUHR & ASSOCIATES, INC.
 880 GOLF VIEW DRIVE, SUITE 201 MEDFORD, OREGON
 (541) 779-4641 97504

SCALE: 1 inch = 60 feet
 BASIS OF BEARING:

DATE: MAY 16, 2005
 FILED S/N 17700
 (C/L MCANDREWS ROAD)

- = SET 5/8"x24" REBAR WITH PLASTIC CAP STAMPED "HOFFBUHR AND ASSOC., INC."
- = FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "HOFFBUHR AND ASSOC., INC." PER PLAT OF FOREST RIDGE AT VISTA POINTE, PHASE 1.
- ⊗ = SET 5/8"x30" REBAR WITH PLASTIC CAP STAMPED "HOFFBUHR AND ASSOC., INC."
- ⊙ = FOUND 5/8" REBAR WITH METAL CAP STAMPED "HOFFBUHR & ASSOC INC" PER PLAT OF FOREST RIDGE AT VISTA POINTE, PHASE 1.
- ⊚ = 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.
- PSSE = PRIVATE SANITARY SEWER EASEMENT
- PSDE = PRIVATE STORM DRAIN EASEMENT
- ⊛ = FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED "D.MINNECI LS 2349" PER S/N 17700.
- ⊜ = FOUND 5/8" REBAR WITH METAL CAP STAMPED "LS 2349" PER S/N 17700.



LOT SIZE

LOT NO.	SQUARE FEET
215	7,263
216	6,624
217-218	6,521
219	7,159
220	7,677
221-226	6,728
227	7,263
228	7,272
229-234	6,987
235	7,977
236	7,439
237-238	6,773
239	6,880
240	7,326

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
1	79°06'48"	20.00'	27.62'	25.47'	N27°12'21"E
2	4°13'04"	231.50'	17.04'	17.04'	S64°39'12"W
3	89°59'57"	20.00'	31.42'	28.28'	S72°27'21"E
4	26°19'35"	200.00'	91.89'	91.09'	S49°22'53"W
5	26°19'31"	200.00'	91.89'	91.09'	S49°22'51"W
6	92°56'16"	20.00'	32.44'	29.00'	S71°03'33"E
7	26°19'31"	168.50'	77.42'	76.74'	N49°22'51"E
8	05°52'22"	231.50'	23.73'	23.72'	N39°09'17"E
9	21°46'24"	231.50'	87.97'	87.45'	N77°38'57"E
10	90°00'03"	20.00'	31.42'	28.28'	S17°32'39"W
11	89°59'57"	20.00'	31.42'	28.28'	N72°27'21"W
12	90°00'03"	20.00'	31.42'	28.28'	N17°32'39"E
13	80°25'59"	20.00'	28.08'	25.83'	N77°14'20"W
14	79°06'48"	20.00'	27.62'	25.47'	N02°32'04"E
15	09°33'58"	227.50'	37.98'	37.94'	N32°14'22"W
16	09°33'58"	200.00'	33.39'	33.35'	N32°14'22"W
17	09°33'58"	172.50'	28.80'	28.77'	N32°14'22"W
18	90°00'03"	20.00'	31.42'	28.28'	N17°32'39"E
19	89°59'57"	20.00'	31.42'	28.28'	N72°27'21"W
20	15°06'19"	172.50'	45.48'	45.35'	N19°54'13"W
21	15°06'19"	200.00'	52.73'	52.58'	N19°54'13"W
22	15°06'19"	227.50'	59.98'	59.80'	N19°54'13"W
23	79°06'48"	20.00'	27.62'	25.47'	N51°54'28"W
24	15°06'16"	200.00'	52.72'	52.57'	N70°05'48"E
25	14°44'44"	200.00'	51.47'	51.33'	S85°01'18"W
26	03°51'32"	231.50'	15.59'	15.59'	S89°32'06"E
27	09°34'01"	200.00'	33.40'	33.36'	S57°45'40"W

REGISTERED PROFESSIONAL LAND SURVEYOR
Darrell L. Huck
 OREGON
 FEBRUARY 4, 1983
 DARRELL L. HUCK
 2022

RENEWS 6/30/05

- NOTES:**
- INITIAL POINT - FOUND 5/8 INCH 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 VEG-ETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY RE-QUIRE 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 STRUC-TURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTER-FERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250 OREGON REVISED STATUTES
 PURPOSE: TO SURVEY, MONUMENT AND PREPARE FINAL PLAT FOR FOREST RIDGE AT VISTA POINTE, PHASES 10, PER CITY OF MEDFORD PLANNING DEPARTMENT FILE NO. PUD-03-124 AND AS PER THE CLIENT'S REQUEST.
 PROCEDURE: UTILIZING FOUND MONUMENTATION AND INFORMATION PER FILED SURVEY NO. 17700 AND 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. 04-011571 WAS USED IN DETERMINING CLIENT'S PROPERTY.

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