

# FOREST RIDGE AT VISTA POINTE, PHASE 4 (A PLANNED COMMUNITY)

LOCATED IN:  
PARCEL 1 OF PARTITION PLAT NO. P-14-2003  
IN THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 37 SOUTH, RANGE 1 WEST,  
WILLAMETTE MERIDIAN, 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 do hereby create a 15.00 foot easement for installing, maintenance and repair of sanitary sewer and stormdrainage facilities across Lot 84 for the benefit of the City of Medford and its assigns, we do also hereby create the private storm drainage easements (PSDE) for installation and maintenance of storm drainage facilities across Lot 91, for the benefit of the owners, heirs and assigns of Lot 92 and across Lot 87 for the benefit of the owners, heirs and assigns of Lot 88, and we do also hereby create the Private Sanitary Sewer Easement, for installation and maintenance of sanitary sewer facilities across Lot 73 for the benefit of the owners, heirs, and assigns of the land adjacent to the North. We hereby designate said subdivision as FOREST RIDGE AT VISTA POINTE, PHASE 4.

#### KEY WEST PROPERTIES:

IN WITNESS WHEREOF, I have set my hand and seal this 29th day of July, 2005.

STATE OF OREGON )  
County of Jackson) ss.

The foregoing instrument was acknowledged before me this 29th day of July, 2005, by John Schleinig as President of LARVAN, INC., an Oregon Corporation (partner of KEY WEST PROPERTIES).

Before me: Andrew Egan #362050  
Notary

IN WITNESS WHEREOF, I have set my hand and seal this 29th day of July, 2005.

STATE OF OREGON )  
County of Jackson) ss.

The foregoing instrument was acknowledged before me this 29th day of July, 2005, by C.A. Galpin, as an authorized member of GALPIN, LLC, an Oregon Limited Liability Company (partner of KEY WEST PROPERTIES).

Before me: Andrew Egan #362050  
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 WHEREOF, SIGNED THIS 28th DAY OF July, 2005.

STATE OF OREGON )  
COUNTY OF JACKSON ) ss.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28 DAY OF July, 2005, BY Darlene Taylor KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF PREMIERWEST BANK.

Before me: Darlene G. Grooms  
NOTARY



For order of the County Court approving this plat see Volume 214, page 527-529 of County Commissioners Journal of Proceedings.

#### RECORDER:

Filed for record this 30 day of August, 2005 at 11:30 Clock A.M. and recorded in Volume 31 of Plats at page 44 of records of Jackson County, Oregon.

Kathleen S. Beckett  
County Clerk

Glenda E. Bartlett  
Deputy

### \*\*\* SURVEYOR'S CERTIFICATE \*\*\*

STATE OF OREGON )  
County of Jackson) ss.

I, DOUGLAS C. MCMAHAN, 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 6 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 the INITIAL POINT OF BEGINNING; thence North 56°11'45" West along the Northeasterly boundary of said Lot 6, a distance of 121.00 feet to a point on the Southeasterly boundary of Lot 5 of said FOREST RIDGE AT VISTA POINTE, PHASE 1; thence North 33°48'15" East along said boundary 70.00 feet to the most-Easterly corner of said Lot 5; thence continue North 33°48'15" East, leaving said boundary, 330.00 feet; thence North 12°31'33" East 133.83 feet; thence North 02°22'40" East 59.81 feet; thence North 23°22'20" East 128.25 feet; thence North 79°36'39" West 85.15 feet; thence North 21°02'07" East 62.00 feet; thence South 89°45'15" East 155.14 feet; thence South 52°28'29" East 64.47 feet; thence South 66°07'09" East 121.00 feet; thence along the arc of a 147.50 foot radius curve to the left (the long chord to which bears South 11°51'20" West 61.46 feet) an arc distance of 61.91 feet; thence South 00°10'10" East 62.33 feet; thence South 89°49'50" West 10.00 feet; thence South 00°10'10" East 93.00 feet, thence along the arc of a 442.50 foot radius curve to the right (the long chord to which bears South 10°59'04" West 171.20 feet) an arc distance of 172.29 feet; thence South 67°51'41" East 10.00 feet; thence along the arc of a 452.50 foot radius curve to the right (the long chord to which bears South 27°58'17" West 91.97 feet) an arc distance of 92.13 feet; thence South 33°48'15" West 342.25 feet to the most-Northerly corner of Lot 8 of the aforementioned FOREST RIDGE AT VISTA POINTE, PHASE 1; thence continue South 33°48'15" West along the Northwesterly boundary of said Lot 8, a distance of 45.00 feet to the most-Easterly corner of Lot 7 of said FOREST RIDGE AT VISTA POINTE, PHASE 1; thence North 56°11'45" West along the Northeasterly boundary of said Lot 7, a distance of 121.00 feet to the most-Northerly corner of Lot 7; thence North 60°44'01" West 63.20 feet to the INITIAL POINT OF BEGINNING.

\* AFFID. OF COLLECTION  
Doc No. 05-63661 (CS18874)  
Repealed, C.S. 10/25/05

Douglas C. McMahan  
SURVEYOR

### \*\*\* APPROVALS \*\*\*

#### MEDFORD CITY PLANNING

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

Paul O. Lutz  
Planning Director

August 16, 2005  
Date

Examined and approved this 4th day of August, 2005.

Laurie Barber  
City Engineer

Paul D. Lewis  
City Surveyor

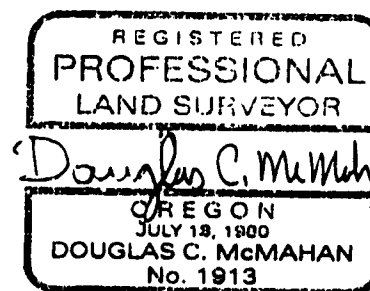
Examined and approved as required by O.R.S. 92.100 as of August 19th, 2005.

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 August 19, 2005

Carol A. Quimsey  
Deputy  
Tax Collector



I certify this plat to be an exact photograph of the original.  
Douglas C. McMahan



# FOREST RIDGE AT VISTA POINTE, PHASE 4 (A PLANNED COMMUNITY)

LOCATED IN:  
 PARCEL 1 OF PARTITION PLAT NO. P-14-2003  
 IN THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 37 SOUTH, RANGE 1 WEST,  
 WILLAMETTE MERIDIAN, CITY OF MEDFORD, JACKSON COUNTY, OREGON

### SURVEY NARRATIVE TO COMPLY PARAGRAPH 209.250 OREGON REVISED STATUTES

**PURPOSE:** TO SURVEY, MONUMENT AND PREPARE FINAL PLAT OF FOREST RIDGE AT VISTA POINTE, PHASE 4, PER CITY OF MEDFORD PLANNING FILE NO. PUD-03-124REV. AND PER THE CLIENTS REQUEST.

**PROCEDURE:** UTILIZING INFORMATION AND FOUND MONUMENTATION PER PLAT OF FOREST RIDGE AT VISTA POINTE, PHASE 1, FOR CONTROL, ESTABLISH PROPER MONUMENTS AS SHOWN HEREON. AN ELECTRONIC TOTAL STATION WAS USED TO MAKE ALL MEASUREMENTS.

FOR: KEYWEST PROPERTIES  
 3140 JUANIPERO WAY  
 MEDFORD, OR. 97504

### LOT SIZE

LOT NO.	SQUARE FEET
73	10,987
74	11,451
75	8,400
76	9,706
77	9,327
78	9,652
79	8,069
80	9,028
81	7,858
82	9,594
83	9,292
84-87	8,470
88	8,384
89	8,989
90	8,677
91	8,865
92	9,047

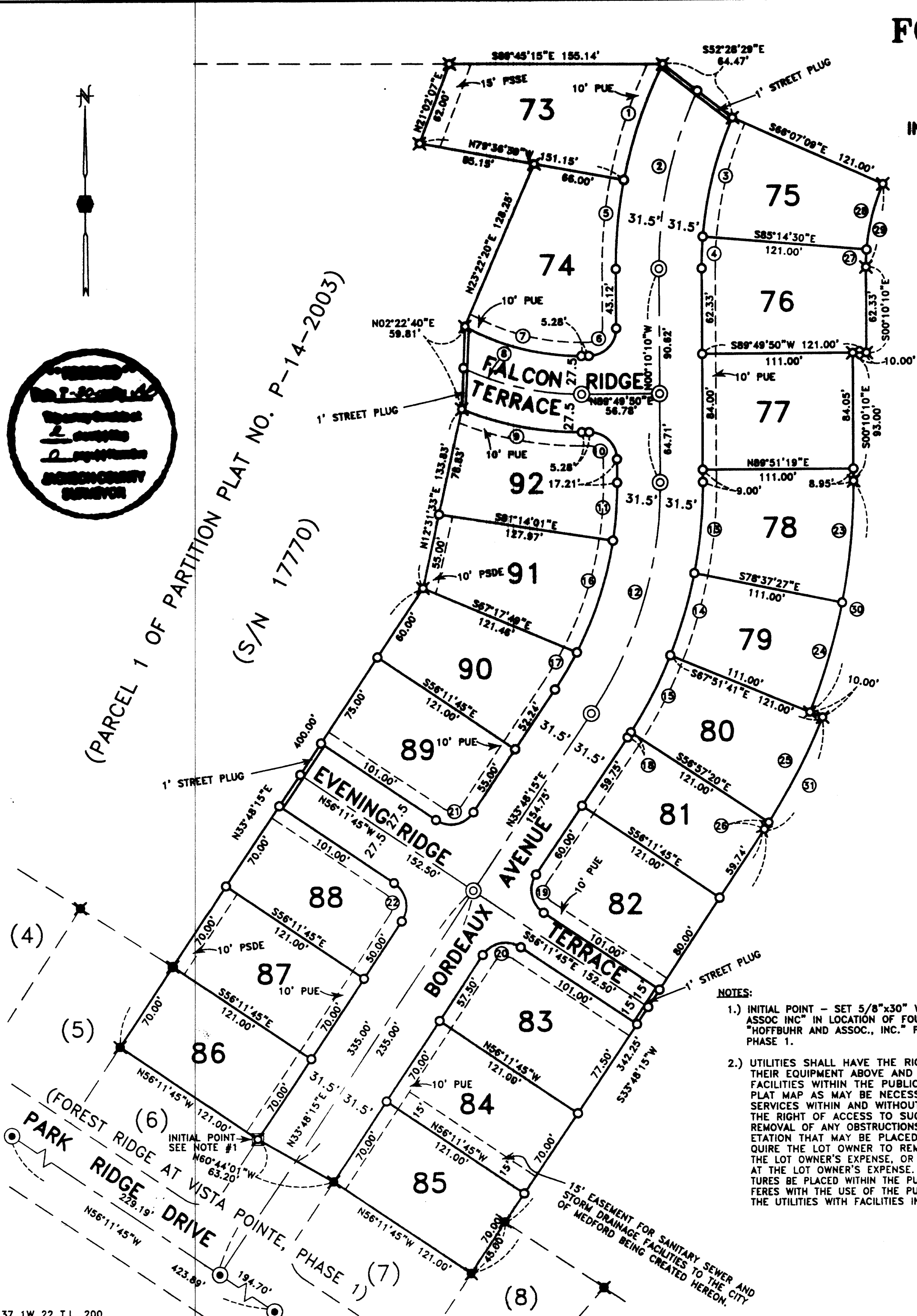
CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
1	15°27'56"	331.50	89.48	89.21	S18°46'39"W
2	25°30'23"	300.00	133.55	132.45	N12°35'01"E
3	19°07'21"	268.50	89.61	89.20	N14°19'11"E
4	4°55'40"	268.50	23.09	23.09	N02°17'40"E
5	11°12'52"	331.50	64.88	64.78	S05°26'15"W
6	90°00'00"	20.00	31.42	28.28	S44°49'50"W
7	29°19'47"	172.50	88.30	87.34	N75°30'17"W
8	25°25'03"	200.00	88.72	88.00	S77°27'39"E
9	22°31'33"	227.50	89.44	88.87	S78°54'24"E
10	90°00'00"	20.00	31.42	28.28	S45°10'10"E
11	9°02'46"	268.50	42.39	42.35	S04°21'13"W
12	33°58'26"	300.00	177.89	175.29	N16°49'02"E
13	11°32'43"	331.50	66.80	66.69	N05°36'11"E
14	10°45'46"	331.50	62.27	62.18	N16°45'26"E
15	10°54'21"	331.50	63.10	63.00	N27°35'30"E
16	18°16'03"	268.50	85.61	85.24	S18°00'37"W
17	6°39'37"	268.50	31.21	31.19	S30°28'27"W
18	0°45'35"	331.50	4.40	4.40	N33°25'28"E
19	90°00'00"	20.00	31.42	28.28	N11°11'45"W
20	90°00'00"	20.00	31.42	28.28	N78°48'15"E
21	90°00'00"	20.00	31.42	28.28	S78°48'15"W
22	90°00'00"	20.00	31.42	28.28	S11°11'45"E
23	11°32'43"	442.50	89.17	89.02	S05°36'11"W
24	10°45'46"	442.50	83.12	83.00	S16°45'26"W
25	10°54'21"	452.50	86.13	86.00	S27°35'30"W
26	0°45'35"	452.50	6.00	6.00	S33°25'28"W
27	4°55'40"	147.50	12.69	12.68	S02°17'40"W
28	19°07'21"	147.50	49.23	49.00	S14°19'11"W
29	24°03'01"	147.50	61.91	61.46	S11°51'20"W
30	22°18'30"	442.50	172.29	171.20	S10°59'04"W
31	11°39'56"	452.50	92.13	91.97	S27°58'17"W

REGISTERED PROFESSIONAL LAND SURVEYOR  
 Douglas C. McMahon  
 OREGON  
 JULY 18, 1980  
 DOUGLAS C. McMAHON  
 No. 1913  
 RENEWS 12/31/06

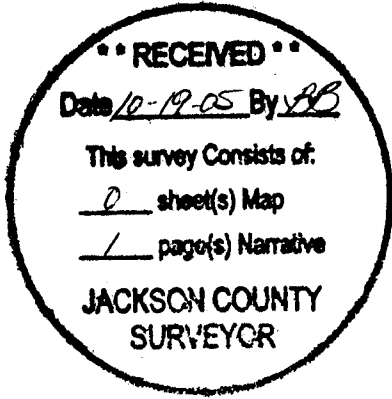
HOFFBUHR & ASSOCIATES, INC.  
 880 GOLF VIEW DRIVE, SUITE 201 MEDFORD, OREGON  
 (541) 779-4641 97504

SCALE: 1 inch = 60 feet DATE: JULY 18, 2005  
 BASIS OF BEARING: PLAT OF FOREST RIDGE AT VISTA POINTE, PHASE 1  
 C/L PARK RIDGE DRIVE

- = 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."
- ⊗ = FOUND 5/8"x30" REBAR WITH PLASTIC CAP STAMPED "HOFFBUHR AND ASSOC., INC." PER PLAT OF FOREST RIDGE AT VISTA POINTE, PHASE 1.
- ⊙ = 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.
- PSDE = PRIVATE STORM DRAINAGE EASEMENT
- PSSE = PRIVATE SANITARY SEWER EASEMENT



- NOTES:
- INITIAL POINT - SET 5/8"x30" 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.



Jackson County Official Records 2005-063661  
R-ACO  
Cnt=1 Stn=10 ALONZOKM 10/19/2005 08:19:34 AM  
\$5.00 \$5.00 \$11.00 \$6.00 Total:\$27.00



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

18874

(503) 779-4641

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

I, Douglas C. McMahan, Registered Professional Land Surveyor of the State of Oregon, No. 1913, do hereby state that I have discovered drafting errors on my Plat of FOREST RIDGE AT VISTA POINTE, PHASE 4, filed for record the 30th day of August 2005, and recorded in the Office of the Jackson County Surveyor as: County Surveyor File No. 18874.

Douglas C. McMahan, L.S. 1913



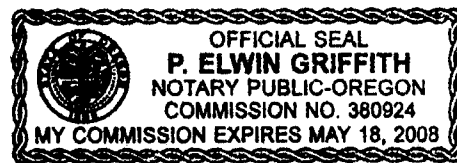
STATE OF OREGON )  
County of Jackson ) ss.

October 4 A.D. 2005

Renews 12/31/06

Personally appeared the above named Douglas C. McMahan, a Registered Professional Land Surveyor, and acknowledged the forgoing instrument to be his voluntary act and deed.

Before me: *P. Elwin Griffith*



The correction is: (On sheet 1  
In declaration, the bearing at the beginning of line 6 of the description is incorrect)

As filed: "North 38°48'15" East"  
Change to: "North 33°48'15" East"

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

October 7, 2005  
Date  
(fridge4affcor.dcm)

*Roger Chobert*  
Jackson County Surveyor

16/84  
146/39