

FOREST RIDGE AT VISTA POINTE, PHASE 5 (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 also hereby create the private storm drainage easements (PSDE) for installation and maintenance of storm drainage facilities across Lot 93, for the benefit of the owners, heirs and assignees of Lot 73 of FOREST RIDGE AT VISTA POINTE, PHASE 4, and across Lot 91, 98-102, 107 and 108 for the benefit of the owners, heirs and assignees of Lots 97-102, 108, and Lots 91 and 92 of FOREST RIDGE AT VISTA POINTE, PHASE 4, across Lots 109-112 for the benefit of the owners, heirs and assignees of Lots 109-111 and Lots 87 and 88 of FOREST RIDGE AT VISTA POINTE, PHASE 4, and across Lots 113-117 for the benefit of the owners, heirs and assignees of Lots 114-118 and do also create the Private Sanitary Sewer Easement (PSSE) for installation and maintenance of sanitary sewer facilities across Lot 93 for the benefit of the owners, heirs and assignees of the adjacent property lying to the North, across Lots 98, 107 and 108 for the benefit of the owners, heirs and assignees of Lots 98 and 99 and lots being created in future phases as needed, and across Lots 101 and 105 for the benefit of the owners, heirs and assignees of Lots 100-102. We hereby designate said subdivision as FOREST RIDGE AT VISTA POINTE, PHASE 5.

KEY WEST PROPERTIES:

IN WITNESS WHEREOF, I have set my hand and seal this 28th day of July, 2005.
Before me:

STATE OF OREGON)
County of Jackson) ss.

The foregoing instrument was acknowledged before me this 28th day of July, 2005, by John Schleinig as President of LARVAN, INC., an Oregon Corporation (partner of KEY WEST PROPERTIES).

Stephanie S. ... Notary *362050

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: ... Notary *362050

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 28th DAY OF July, 2005.

STATE OF OREGON)
COUNTY OF JACKSON) ss.

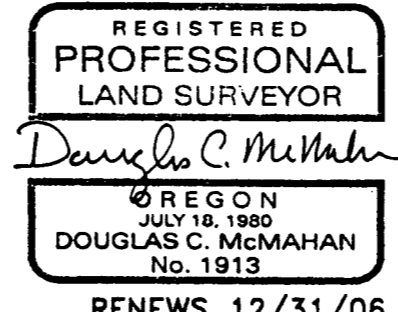
...
AUTHORIZED REPRESENTATIVE - PREMIERWEST BANK
Vice President
TITLE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28 DAY OF July, 2005, BY ... 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.
Douglas C. McMahon
Surveyor



*** 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 Northeast corner of Lot 1 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 South 89°53'19" West along the Northerly boundary of said Lot 1, a distance of 115.00 feet to a point for the Northwest corner of said Lot 1, 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 in "Record of Partition Plats" in said Jackson County, and filed in the Office of the Jackson County Surveyor as Survey No. 17700; thence along said Westerly boundary North 00°06'41" West 450.50 feet; thence continue along the boundary of said Parcel No. 1, South 89°45'15" East 217.80 feet; thence North 00°06'41" West 100.00 feet; thence leaving said boundary, South 89°45'15" East 115.02 feet; thence North 86°05'20" East 55.12 feet; thence South 89°45'15" East 232.00 feet to the Northwest corner of Lot 73 of FOREST RIDGE AT VISTA POINTE, PHASE 4, according to the Official Plat thereof, now of record in said Jackson County; thence along the Westerly boundary of said FOREST RIDGE AT VISTA POINTE, PHASE 4, South 21°02'07" West 62.00 feet; thence South 79°36'39" East 85.15 feet; thence South 23°22'20" West 128.25 feet; thence South 02°22'40" West 59.81 feet; thence South 12°31'33" West 133.83 feet; thence South 33°48'15" West 330.00 feet to a point on the Northerly boundary of the aforementioned FOREST RIDGE AT VISTA POINTE, PHASE 1, thence along said Northerly boundary, North 57°45'29" West 170.53 feet; thence South 89°53'19" West 100.00 feet; thence North 76°32'31" West 56.58 feet to the INITIAL POINT OF BEGINNING.

Douglas C. McMahon
SURVEYOR

*** APPROVALS ***

MEDFORD CITY PLANNING

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

...
Planning Director

September 13, 2005
Date

Examined and approved this 6th day of September, 2005.

...
City Engineer

...
City Surveyor

Examined and approved as required by O.R.S. 92.100 as of September 15, 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 September 15, 2005

... Deputy
Tax Collector

For order of the County Court approving this plat see Volume 214, page 1408-1410 of County Commissioners Journal of Proceedings.

RECORDER:

Filed for record this 20th day of SEPTEMBER, 2005 at 10:37 O'Clock A.M. and recorded in Volume 31 of Plats at Page 48 of Records of Jackson County, Oregon.

Kathleen S. Beckett
County Clerk

CHERYL ANGERIS
Deputy

FOREST RIDGE AT VISTA POINTE, PHASE 5 (A PLANNED COMMUNITY)

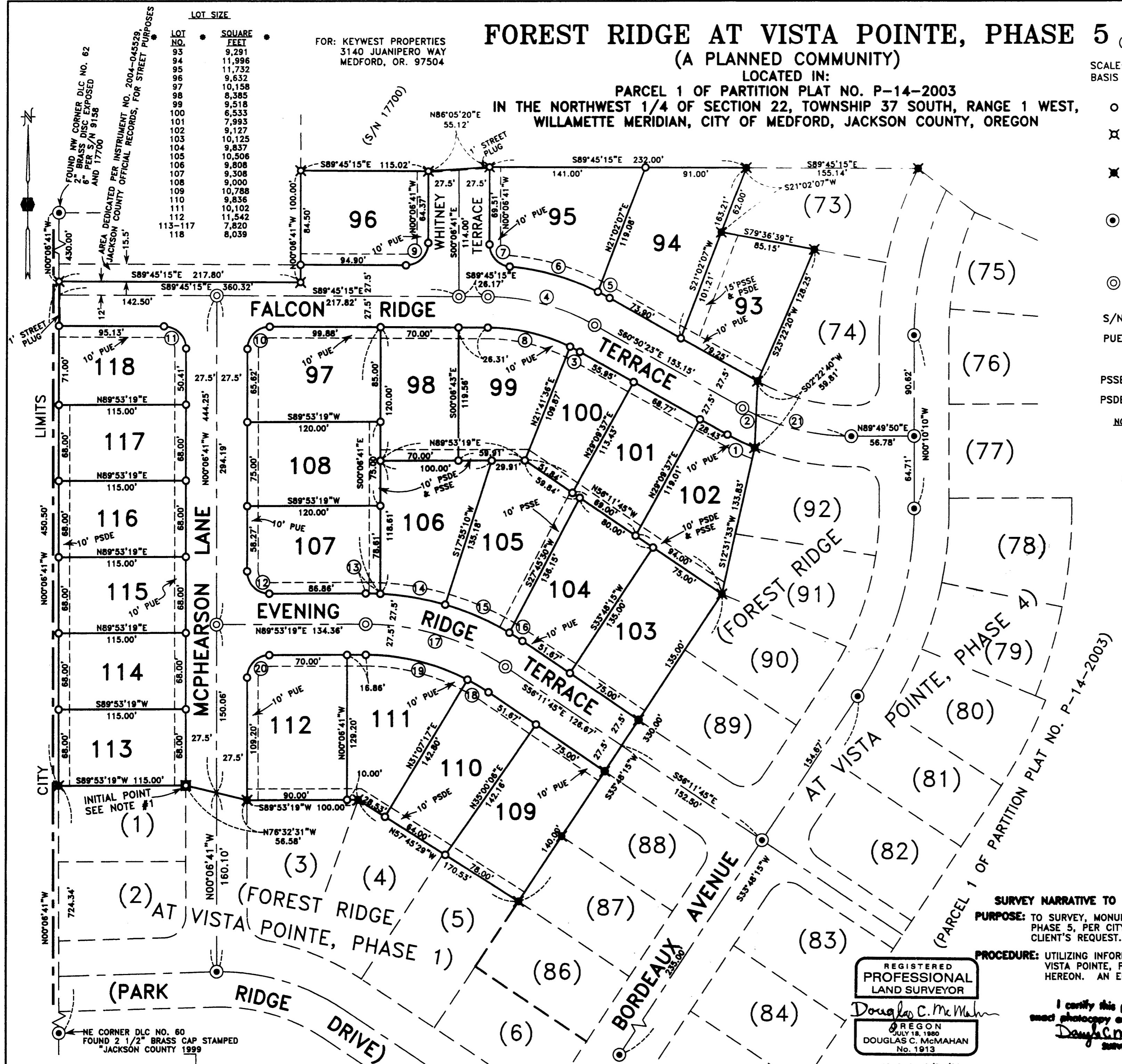
HOFFBUHR & ASSOCIATES, INC.
880 GOLFBVIEW DRIVE, SUITE 201 MEDFORD, OREGON
(541) 779-4641 97504

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

SCALE: 1 inch = 60 feet DATE: JULY 18, 2005
BASIS OF BEARING: FOREST RIDGE AT VISTA POINTE, PHASE 4
C/L BORDEAUX AVENUE

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

LOT NO.	SQUARE FEET
93	9,291
94	11,996
95	11,732
96	9,632
97	10,158
98	8,385
99	9,518
100	6,533
101	7,993
102	9,127
103	10,125
104	9,837
105	10,506
106	9,808
107	9,308
108	9,000
109	10,788
110	9,836
111	10,102
112	11,542
113-117	7,820
118	8,039



- = 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" REBAR WITH PLASTIC CAP STAMPED "HOFFBUHR AND ASSOC., INC." PER PLATS OF FOREST RIDGE AT VISTA POINTE PHASES 1 & 4.
- ⊙ = FOUND 5/8" REBAR WITH METAL CAP STAMPED "HOFFBUHR & ASSOC INC" PER PLATS OF FOREST RIDGE AT VISTA POINTE PHASES 1 & 4 UNLESS OTHERWISE SHOWN.
- ⊙ = 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 DRAINAGE EASEMENT

NOTES:

- INITIAL POINT - SET 5/8" REBAR WITH METAL CAP STAMPED "HOFFBUHR & ASSOC" 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.

CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
1	6°48'14"	227.50	27.02	27.00	S64°14'30"E
2	3°54'44"	200.00	13.66	13.65	S62°47'45"E
3	3°19'19"	172.50	10.00	10.00	S62°30'03"E
4	28°54'52"	200.00	100.93	99.86	S75°17'49"E
5	3°01'21"	227.50	12.00	12.00	N62°21'04"W
6	21°00'53"	227.50	83.44	82.97	N74°22'11"W
7	84°45'56"	20.00	29.59	26.96	N42°29'39"W
8	25°35'33"	172.50	77.05	76.41	S76°57'29"E
9	90°21'26"	20.00	31.54	28.37	S45°04'02"W
10	90°21'26"	20.00	31.54	28.37	N45°04'02"E
11	89°38'34"	20.00	31.29	28.20	S44°55'58"E
12	90°00'00"	20.00	31.42	28.28	N45°06'41"W
13	2°58'58"	252.50	13.14	13.14	N88°37'12"W
14	13°25'07"	252.50	59.14	59.00	N80°25'10"W
15	14°20'14"	252.50	63.18	63.02	N66°32'30"W
16	3°10'38"	252.50	14.00	14.00	N57°47'04"W
17	33°54'56"	225.00	133.19	131.25	S73°09'13"E
18	6°23'08"	197.50	22.01	22.00	S59°23'19"E
19	27°31'48"	197.50	94.90	93.99	S76°20'47"E
20	90°00'00"	20.00	31.42	28.28	N44°53'19"E
21	25°25'03"	200.00	88.72	87.99	S77°27'39"E

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 5, PER CITY OF MEDFORD PLANNING FILE NO. PUD-03-124REV. AND PER THE CLIENT'S 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.

REGISTERED PROFESSIONAL LAND SURVEYOR
 Douglas C. McMahan
 OREGON
 JULY 18, 1980
 DOUGLAS C. McMAHAN
 No. 1913

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