

FOREST RIDGE AT VISTA POINTE, PHASE 6 (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
IN THE 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 DO ALSO HEREBY CREATE THE PRIVATE SANITARY SEWER EASEMENT (PSSE) FOR INSTALLATION, MAINTENANCE AND REPAIR OF SANITARY SEWER FACILITIES, AS SHOWN HEREON, ACROSS LOT 134 FOR THE BENEFIT OF THE OWNERS, HEIRS AND ASSIGNEES OF LOT 133, AND THE PRIVATE STORM DRAINAGE EASEMENT (PSDE) FOR INSTALLATION, MAINTENANCE, AND REPAIR OF STORM DRAINAGE FACILITIES ACROSS LOT 123-128, FOR THE BENEFIT OF THE OWNERS, HEIRS, AND ASSIGNEES OF LOTS 122, 123 AND 125-129, ACROSS LOTS 131-134 FOR THE BENEFIT OF THE OWNERS, HEIRS AND ASSIGNEES OF LOTS 130-133, 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 AFFECTED STREETS, IT THEREBY DEDICATES THE STREET PLUGS FOR PUBLIC STREET PURPOSES. WE HEREBY DESIGNATE SAID SUBDIVISION AS FOREST RIDGE AT VISTA POINTE, PHASE 6.

KEY WEST PROPERTIES:

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

Before me:
STATE OF OREGON }
County of Jackson) ss.

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

Notary



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

STATE OF OREGON }
County of Jackson) ss.

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

Before me: Stephanie D. Susi
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 30th DAY OF August, 2005.

STATE OF OREGON }
COUNTY OF JACKSON) ss.



THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30th DAY OF August, 2005, BY Lene Taylor, KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF PREMIERWEST BANK.

BEFORE ME: Darlene G. Groomes
NOTARY

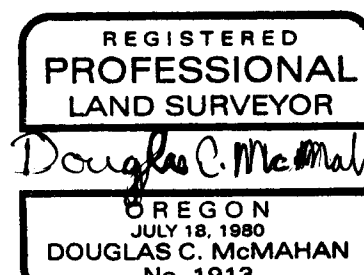
~~For order of the County Court approving this plat see Volume _____, page _____ of County Commissioners Journal of Proceedings.~~

RECORDER:

Filed for record this 16th day of November, 2005 at 2:31 o'clock P.M. and recorded in Volume 31 of Plats at page 68 of records of Jackson County, Oregon.

Kathleen S. Beckwith
County Clerk

Donna S. Morgan
Deputy



RENEWS 12/31/06

*** 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 Northwest corner of Lot 75 of FOREST RIDGE AT VISTA POINTE, PHASE 4, in the City of Medford, according to the Official Plat thereof, now of record in Jackson County, Oregon, said point being on the Northerly boundary of said subdivision for the INITIAL POINT OF BEGINNING; thence along said boundary North 52°28'29" West 64.47 feet; thence North 89°45'15" West 387.14 feet; thence South 86°05'20" West 55.12 feet; thence North 89°45'15" West 115.02 feet to a point 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 Westerly boundary, 300.00 feet; thence North 89°45'15" West 217.80 feet; thence North 00°06'41" West 30.00 feet to the most-Northerly Northwest corner of said Parcel No. 1; thence South 89°45'15" East along the Northerly boundary of said Parcel No. 1, a distance of 1049.78 feet; thence leaving said boundary, South 31°50'23" West 228.19 feet; thence along the arc of a 20.00 foot radius curve to the left (the long chord to which bears South 13°08'17" East 28.27 feet) an arc distance of 31.40 feet; thence South 31°46'48" West 30.00 feet; thence along the arc of a 20.00 foot radius curve to the left (the long chord to which bears South 76°51'43" West 28.30 feet) an arc distance of 31.43 feet; thence South 31°50'23" West 91.61 feet; thence along the arc of a 268.50 foot radius curve to the left (the long chord to which bears South 27°51'37" West 37.27 feet) an arc distance of 37.30 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.

Scott D. Scott
Planning Director

November 11, 2005
Date

Examined and approved this 22nd day of September, 2005.

Samuel Barkow
City Engineer

Paul D. Smith
City Surveyor

Examined and approved as required by O.R.S. 92.100 as of November 16, 2005.

Amanda Kirkpatrick, deputy
Assessor, Department of Assessment

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid.

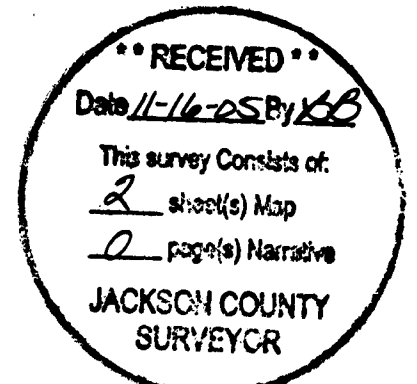
As of November 16, 2005

Patty Budson, Deputy
Tax Collector

APPROVED FOR RECORDING:

Erin Gray
COUNTY COMMISSIONER

11/16/05
DATE



I certify this plat to be an exact photocopy of the original.
Douglas C. McMahon
SURVEYOR

FOREST RIDGE AT VISTA POINTE, PHASE 6 (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
IN THE CITY OF MEDFORD, JACKSON COUNTY, OREGON

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

SCALE: 1 inch = 60 feet
BASIS OF BEARING:

DATE: AUGUST 16, 2005
FILED S/N 17700
(NORTH BOUNDARY)

NOTES:

- 1.) INITIAL POINT - SET 5/8"x30" REBAR WITH METAL DISC STAMPED "HOFFBUHR AND ASSOC INC" IN POSITION OF FOUND 5/8" REBAR WITH PLASTIC YELLOW CAP STAMPED "HOFFBUHR AND ASSOC., INC." PER PLAT OF FOREST RIDGE AT VISTA POINTE, PHASE 4.
- 2.) 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.
- 3.) SOUTHERLY LINE OF 100 FOOT WIDE RIGHT-OF-WAY GRANTED TO THE CALIFORNIA OREGON POWER COMPANY, PER VOLUME 237, PAGE 400 OF OFFICIAL DEED RECORDS OF JACKSON COUNTY, OREGON.

RECEIVED

Date 11-16-05 By JCB

This survey consists of:

2 sheet(s) Map

0 page(s) Narrative

JACKSON COUNTY

SURVEYOR

- = SET 5/8"x24" REBAR WITH PLASTIC CAP STAMPED "HOFFBUHR AND ASSCO., INC."
- ⊗ = SET 5/8"x30" REBAR WITH PLASTIC CAP STAMPED "HOFFBUHR AND ASSCO., INC."
- ⊙ = FOUND 5/8" REBAR WITH METAL CAP STAMPED "HOFFBUHR & ASSOC INC" PER PLAT OF FOREST RIDGE AT VISTA POINTE, PHASE 5.
- ⊙ = SET 5/8"x30" REBAR WITH METAL CAP STAMPED "HOFFBUHR & ASSOC INC"
- = FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED "KAISER RLS 803" PER S/N 9158.

- ▲ = FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "HOFFBUHR AND ASSCO., INC." PER PLAT OF FOREST RIDGE AT VISTA POINTE, PHASES 4 & 5.

- DLC = DONATION LAND CLAIM
- 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

FOUND 3" BRASS
CAP IN CONCRETE
STAMPED "T37S R1W
1/4S 22
CS
1980"

LOT SIZE

LOT NO.	SQUARE FEET
119	8,119
120	10,192
121	12,366
122	16,464
123	13,317
124	10,963
125-127	10,950
128	11,838
129	15,000
130	11,821
131-132	10,000
133	9,997
134	8,613
TRACT "A"	6,534

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Douglas C. McMahan

OREGON
JULY 18, 1980
DOUGLAS C. McMAHAN
No. 1913

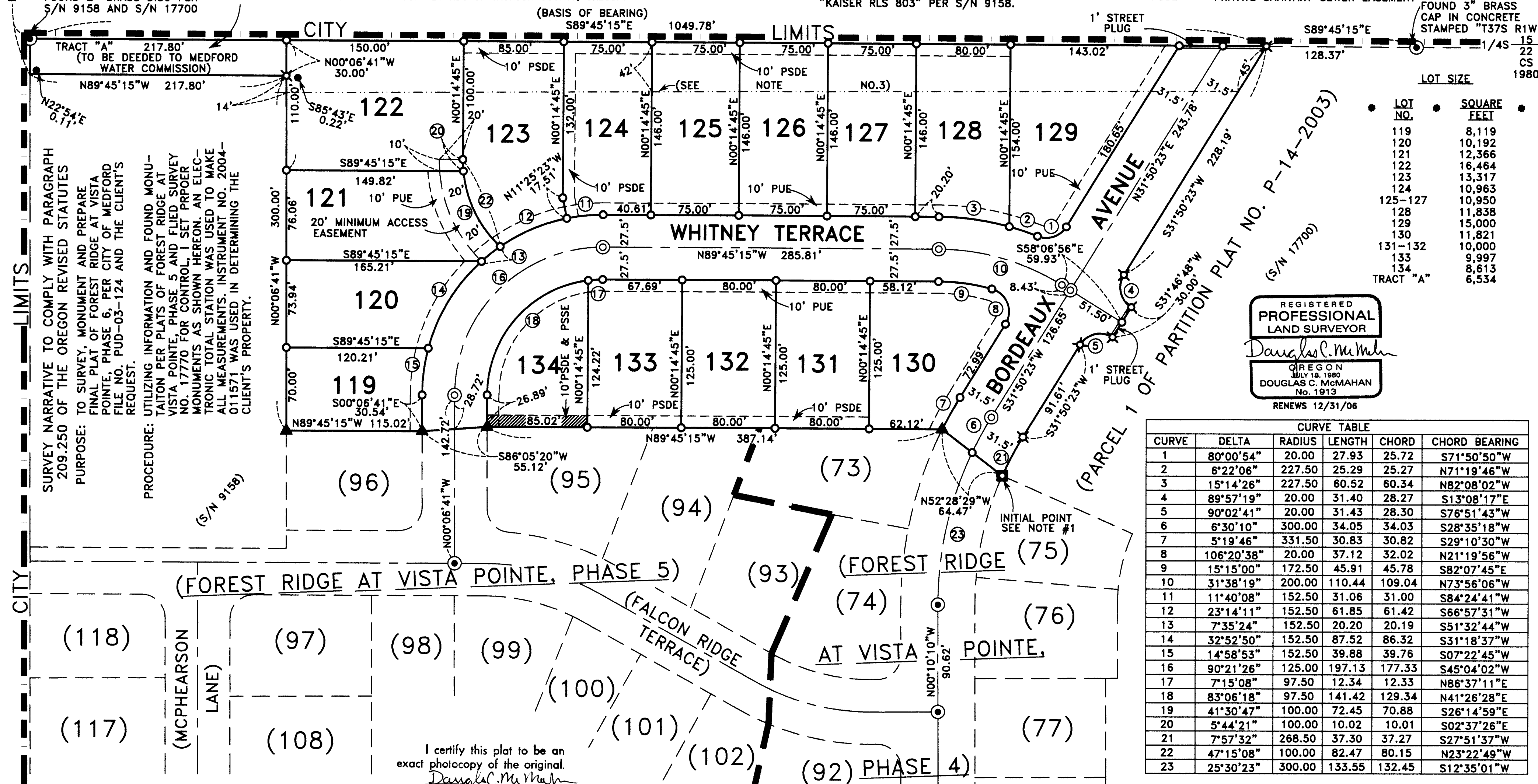
RENEWS 12/31/06

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
1	80°00'54"	20.00	27.93	25.72	S71°50'50"W
2	6°22'06"	227.50	25.29	25.27	N71°19'46"W
3	15°14'26"	227.50	60.52	60.34	N82°08'02"W
4	89°57'19"	20.00	31.40	28.27	S13°08'17"E
5	90°02'41"	20.00	31.43	28.30	S76°51'43"W
6	6°30'10"	300.00	34.05	34.03	S28°35'18"W
7	5°19'46"	331.50	30.83	30.82	S29°10'30"W
8	106°20'38"	20.00	37.12	32.02	N21°19'56"W
9	15°15'00"	172.50	45.91	45.78	S82°07'45"E
10	31°38'19"	200.00	110.44	109.04	N73°56'06"W
11	11°40'08"	152.50	31.06	31.00	S84°24'41"W
12	23°14'11"	152.50	61.85	61.42	S66°57'31"W
13	7°35'24"	152.50	20.20	20.19	S51°32'44"W
14	32°52'50"	152.50	87.52	86.32	S31°18'37"W
15	14°58'53"	152.50	39.88	39.76	S07°22'45"W
16	90°21'26"	125.00	197.13	177.33	S45°04'02"W
17	7°15'08"	97.50	12.34	12.33	N86°37'11"E
18	83°06'18"	97.50	141.42	129.34	N41°26'28"E
19	41°30'47"	100.00	72.45	70.88	S26°14'59"E
20	5°44'21"	100.00	10.02	10.01	S02°37'26"E
21	7°57'32"	268.50	37.30	37.27	S27°51'37"W
22	47°15'08"	100.00	82.47	80.15	N23°22'49"W
23	25°30'23"	300.00	133.55	132.45	S12°35'01"W

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 6, PER CITY OF MEDFORD FILE NO. PUD-03-124 AND THE CLIENT'S REQUEST.
PROCEDURE: UTILIZING INFORMATION AND FOUND MONUMENTS PER PLATS OF FOREST RIDGE AT VISTA POINTE, PHASE 5 AND FILED SURVEY NO. 17770 FOR CONTROL, I SET PROPER MONUMENTS AS SHOWN HEREON. AN ELECTRONIC TOTAL STATION WAS USED TO MAKE ALL MEASUREMENTS. INSTRUMENT NO. 2004-011571 WAS USED IN DETERMINING THE CLIENT'S PROPERTY.

NW CORNER DLC NO. 62
FOUND 2" BRASS DISC PER
S/N 9158 AND S/N 17700

CITY OF MEDFORD 30' EASEMENT FOR INGRESS, EGRESS AND WATER MAINS PER INSTRUMENT NO. 79-06289 OF THE OFFICIAL DEED RECORDS OF JACKSON COUNTY, OREGON.



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