

FOREST RIDGE AT VISTA POINTE, PHASE 9
(A PLANNED COMMUNITY)
LOCATED IN:

PARCEL 1 OF PARTION PLAT NO. P-14-2003 IN
The Northeast 1/4, Northwest 1/4, Southwest 1/4 and Southeast 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 HEREBY GRANT TO THE CITY OF MEDFORD AND THEIR ASSIGNEES AN EASEMENT FOR STORM DRAINAGE, FOR ACCESS AND MAINTENANCE OF DRAINAGE AREAS ACROSS LOTS 182, 183, AND 194-197 AS SHOWN HEREON, AND 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 CREATE THE PRIVATE WATER SERVICE EASEMENTS (PWSE) FOR INSTALLATION AND MAINTENANCE OF WATER SERVICE FACILITIES ACROSS LOT 181, FOR THE BENEFIT OF THE OWNERS, HEIRS AND ASSIGNEES OF LOT 62 OF FOREST RIDGE AT VISTA POINTE, PHASE 2 AND PHASE 3, AND ACROSS LOT 189, FOR THE BENEFIT OF THE OWNERS, HEIRS AND ASSIGNEES OF LOT 188, WE DO ALSO HEREBY CREATE THE PRIVATE STORM DRAINAGE EASEMENT (PSDE) FOR INSTALLATION, REPAIR AND MAINTENANCE OF STORM DRAINAGE FACILITIES ACROSS LOT 190 FOR THE BENEFIT OF THE OWNERS, HEIRS AND ASSIGNEES OF THE REAL PROPERTY ADJOINING TO THE EAST, AND WE DO ALSO HEREBY CREATE THE PRIVATE SANITARY SEWER EASEMENTS (PSSE) FOR INSTALLATION, REPAIR AND MAINTENANCE OF PRIVATE SANITARY SEWER FACILITIES ACROSS LOT 175 FOR THE BENEFIT OF THE OWNERS, HEIRS AND ASSIGNEES OF LOTS 68-70 OF FOREST RIDGE AT VISTA POINTE, PHASE 2 AND PHASE 3, ACROSS LOT 178, FOR THE BENEFIT OF THE OWNERS, HEIRS AND ASSIGNEES OF LOTS 65-67 OF FOREST RIDGE AT VISTA POINTE, PHASE 2 AND PHASE 3, ACROSS LOT 185, FOR THE BENEFIT OF THE OWNERS, HEIRS AND ASSIGNEES OF THE REAL PROPERTY ADJOINING TO THE EAST, ACROSS LOT 187, FOR THE BENEFIT OF THE OWNERS, HEIRS AND ASSIGNEES OF THE REAL PROPERTY ADJOINING TO THE EAST AND ACROSS LOT 193, FOR THE BENEFIT OF THE OWNERS, HEIRS AND ASSIGNEES THE REAL PROPERTY ADJOINING TO THE EAST.
WE HEREBY DESIGNATE SAID SUBDIVISION AS FOREST RIDGE AT VISTA POINTE, PHASE 9.

KEY WEST PROPERTIES:

IN WITNESS WHEREOF, I have set my hand and seal this 16th day of December, 2005.

STATE OF OREGON)
County of Jackson) ss.

The foregoing instrument was acknowledged before me this 16th day of December, 2005, by John Schleinig as President of LARVAN, INC., an Oregon Corporation (partner of KEY WEST PROPERTIES).

Before me: Stephanie Susi Secretary
Krista D. Amundsen Notary

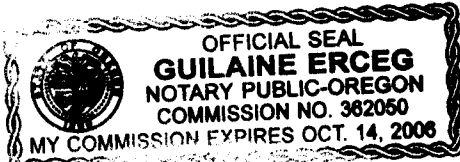


IN WITNESS WHEREOF, I have set my hand and seal this 16th day of December, 2005.

STATE OF OREGON)
County of Jackson) ss.

The foregoing instrument was acknowledged before me this 16th day of December, 2005, by C.A. Galpin, as an authorized member of GALPIN, LLC, an Oregon Limited Liability Company (partner of KEY WEST PROPERTIES).

Before me: Audrey Ercog 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 HEREOF, SIGNED THIS 16th DAY OF December, 2005.

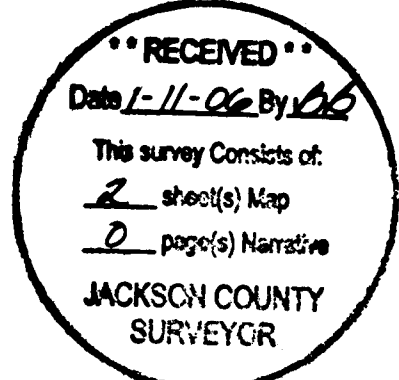
Gene A. Taylor
AUTHORIZED REPRESENTATIVE OF PREMIERWEST BANK
vice President
TITLE



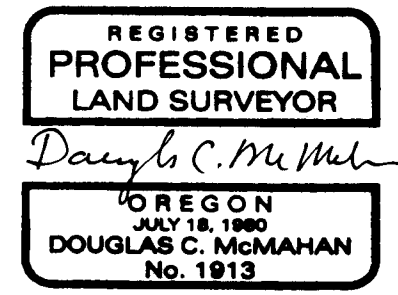
STATE OF OREGON)
COUNTY OF JACKSON) ss.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16 DAY OF December, 2005, BY Gene A. Taylor, KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF PREMIERWEST BANK.

Before me: Jenny Maddock 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. McMahon, 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 on the Northeastly boundary 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 most-Northerly corner of Lot 18 of said FOREST RIDGE AT VISTA POINTE, PHASE 1, for the INITIAL POINT OF BEGINNING; thence along said Northeastly boundary, North 27°27'22" West 55.00 feet; thence South 62°32'40" West 54.00 feet; thence North 27°27'20" West 120.00 feet to a point for the most Northerly corner of Lot 17 of said FOREST RIDGE AT VISTA POINTE, PHASE 1, said point also being the Southwest corner of FOREST RIDGE AT VISTA POINTE, PHASE 2 AND PHASE 3, according to the Official Plat thereof, now of record in said Jackson County; thence along the Southerly boundary of said FOREST RIDGE AT VISTA POINTE, PHASE 2 AND PHASE 3, North 62°32'40" East 240.00 feet; thence South 89°38'08" East 87.31 feet; thence South 83°34'41" East 173.46 feet; thence South 78°38'20" East 60.00 feet; thence South 62°14'36" East 57.33 feet; thence along the arc of a 202.50 foot radius curve to the right (the long chord to which bears South 11°45'31" West 2.81 feet) an arc distance of 2.81 feet; thence South 47°11'51" East 168.63 feet; thence South 00°24'06" West 61.84 feet; thence South 07°01'51" West 42.39 feet; thence South 14°38'15" East 39.88 feet; thence North 59°54'22" East 18.85 feet; thence North 69°11'44" East 57.80 feet; thence North 52°05'00" East 6.34 feet; thence South 40°53'07" East 155.28 feet; thence North 49°06'53" East 41.00 feet; thence South 40°53'07" East 190.00 feet; thence South 49°06'53" West 260.00 feet; thence South 40°53'07" East 280.00 feet; thence South 47°09'48" East 21.32 feet to a point for the most-Northerly corner of Lot 99 of OREGON HILLS SUBDIVISION, UNIT NO. 4, according to the Official Plat thereof, now of record in said Jackson County, said point being on the Northerly boundary of said subdivision; thence South 46°06'36" West (Record South 46°00'23" West) along said Northerly boundary, 196.73 feet to a point for the most-Easterly corner 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. 17770 in the office of the Jackson County Surveyor; thence along the Northerly boundary of said Parcel No. 2, along the arc of a 325.00 foot radius curve to the left (the long chord to which bears North 38°01'15" West 32.48 feet) an arc distance of 32.50 feet; thence North 40°53'07" West 542.84 feet; thence along the arc of a 200.00 foot radius curve to the left (the long chord to which bears North 79°10'14" West 247.83 feet) an arc distance of 267.28 feet; thence South 62°32'40" West 40.74 feet to a point on the Northeastly boundary of the aforementioned FOREST RIDGE AT VISTA POINTE, PHASE 1; thence along said Northeastly boundary North 27°27'23" West 142.50 feet; thence North 62°32'40" East 89.18 feet; thence leaving said boundary, along the arc of a 75.00 foot radius curve to the left (the long chord to which bears South 88°28'23" East 8.07 feet) an arc distance of 8.08 feet; thence North 88°26'32" East 187.21 feet; thence along the arc of a 75.00 foot radius curve to the left (the long chord to which bears North 55°12'39" East 82.20 feet) an arc distance of 87.00 feet; thence North 21°58'45" East 92.51 feet; thence North 40°53'07" West 47.78 feet; thence along the arc of a 172.50 foot radius curve to the left (the long chord to which bears North 66°13'17" West 147.64 feet) an arc distance of 152.56 feet; thence South 88°26'32" West 128.47 feet; thence along the arc of a 172.50 foot radius curve to the left (the long chord to which bears South 75°29'36" West 77.31 feet) an arc distance of 77.97 feet; thence South 62°32'40" West 68.01 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] Planning Director
January 5, 2006 Date

Examined and approved this 21st day of December, 2005.
[Signature] City Engineer
[Signature] City Surveyor

Examined and approved as required by O.R.S. 92.100 as of JANUARY 11, 2006.
[Signature] 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 1/11/06.
[Signature] Deputy Tax Collector

APPROVED FOR RECORDING:

[Signature] County Commissioner/Administrator
1/11/06 Date

RECORDER:
Filed for record this 11th day of JANUARY, 2006 at 11:37 O'Clock A.M. and recorded in Volume 92 of Plats at page 2 of records of Jackson County, Oregon.

[Signature] County Clerk
[Signature] Deputy
(03314S1.DWG) Sheet 1 of 2

FOREST RIDGE AT VISTA POINTE, PHASE 9 (A PLANNED COMMUNITY)

LOCATED IN:
**PARCEL 1 OF PARTITION PLAT NO. P-14-2003 IN
 The Northeast 1/4, Northwest 1/4, Southwest 1/4 and Southeast 1/4
 of Section 22, Township 37 South, Range 1 West, Willamette Meridian
 in the City of Medford, Jackson County, Oregon**

FOR:
 KEYWEST PROPERTIES
 3140 JUANIPERO WAY
 MEDFORD, OREGON 97504

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

SCALE: 1 Inch = 80 feet
 BASIS OF BEARING:
 DATE: NOVEMBER 27, 2005
 PLAT OF FOREST RIDGE AT
 VISTA POINTE, PHASE 1
 (C PARK RIDGE DRIVE)

- NOTES:**
- EASEMENT FOR STORM DRAINAGE MAINTENANCE BEING GRANTED TO THE CITY OF MEDFORD HEREON.
 - INITIAL POINT SET 5/8" X 30" REBAR WITH METAL CAP STAMPED "HOFFBUHR & ASSOC INC" IN POSITION OF FOUND 5/8" REBAR PER PLAT OF FOREST RIDGE AT VISTA POINTE, PHASE 1.

LINE	LENGTH	BEARING
L3	61.84	S00°24'06"W
L4	42.39	S07°01'51"W
L5	39.88	S14°38'15"E
L7	6.34	N52°05'00"E
L8	57.80	N69°11'44"E
L9	18.85	N59°54'22"E
L10	38.33	S28°28'09"W
L14	30.37	S48°33'25"W
L15	76.58	S08°59'24"W
L16	53.10	S25°32'27"W
L17	18.57	S18°28'31"W
L18	17.45	S58°13'26"W
L19	10.07	N86°55'42"W
L20	37.38	S17°50'09"W
L21	18.69	S14°31'20"W
L22	48.35	S39°07'54"W
L23	60.03	S08°59'24"W
L24	16.55	S08°58'46"W
L25	10.00'	N49°06'52"E
L26	22.36'	N75°40'47"E
L27	1.18'	N48°33'28"E

LOT NO.	SQUARE FEET
173	7,560
174	7,800
175	7,111
176	8,412
177	8,115
178	8,118
179	7,980
180	8,030
181	10,221
182	15,118
183	10,489
184	8,854
185	11,430
186-187	10,541
188	10,414
189	10,455
190-192	12,075
193	13,005
194	13,587
195	10,765
196	13,833
197	14,153
198	8,861
199	7,779
200	7,792
201	7,708

CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
1	25°53'52"	200.00	90.40	89.63	S75°29'36"W
2	1°30'29"	227.50	5.99	5.99	S63°17'55"W
3	11°36'18"	227.50	46.08	46.00	S69°51'19"W
4	11°16'24"	227.50	44.76	44.69	S81°17'40"W
5	1°30'41"	227.50	6.00	6.00	S87°41'12"W
6	25°53'52"	172.50	77.97	77.31	S75°29'36"W
7	50°40'20"	172.50	152.56	147.64	N66°13'17"W
8	30°12'54"	200.00	105.47	104.25	N76°27'01"W
9	20°27'26"	200.00	71.41	71.03	N51°06'50"W
10	11°05'04"	227.50	44.01	43.94	N86°00'56"W
11	8°03'57"	227.50	32.03	32.00	N76°26'25"W
12	78°56'07"	20.00	27.55	25.43	S68°07'30"W
13	17°17'46"	147.50	44.53	44.36	S20°00'33"W
14	17°17'46"	175.00	52.83	52.63	N20°00'33"E
15	16°30'04"	202.50	58.32	58.12	N20°24'24"E
16	78°56'07"	20.00	27.55	25.43	N10°48'37"W
17	9°23'33"	227.50	37.29	37.25	N45°34'54"W
18	90°00'00"	20.00	31.42	28.28	N85°53'07"W
19	90°00'00"	20.00	31.42	28.28	N04°06'53"E
20	90°00'00"	20.00	31.42	28.28	S04°06'53"W
21	90°00'00"	20.00	31.42	28.28	N85°53'07"W
22	24°40'04"	231.50	99.67	98.90	N53°13'10"W
23	14°49'23"	231.50	59.89	59.72	N72°57'53"W
24	16°04'13"	231.50	64.93	64.72	N88°24'41"W
25	15°20'20"	231.50	61.98	61.79	S75°53'02"W
26	5°40'11"	231.50	22.91	22.90	S65°22'46"W
27	76°34'12"	200.00	267.28	247.83	N79°10'14"W
28	04°57'08"	356.50	30.81	30.80	N38°24'33"W
29	37°54'08"	75.00	49.61	48.71	N40°55'50"E
30	28°33'38"	75.00	37.39	37.00	N74°09'43"E
31	06°10'09"	75.00	8.08	8.07	S88°28'23"E
32	05°43'45"	325.00	32.50	32.48	N38°01'15"W
33	66°27'47"	75.00	87.00	82.20	N55°12'39"E
34	00°47'42"	202.50	2.81	2.81	S11°45'31"W

- = 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, PHASE 1 AND PHASE 2 AND 3
- ⊙ = FOUND 5/8" REBAR WITH METAL CAP STAMPED "HOFFBUHR & ASSOC INC" PER PLATS OF FOREST RIDGE AT VISTA POINTE, PHASE 1 AND PHASE 2 AND 3
- ⊙ = SET 5/8"x30" REBAR WITH METAL CAP STAMPED "HOFFBUHR & ASSOC INC"
- 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
- PWSE = PRIVATE WATER SERVICE EASEMENT
- S/N = FILED SURVEY NUMBER
- J.C.D.R.= JACKSON COUNTY DEED RECORDS

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250 OREGON REVISED STATUTES

PURPOSE: TO SURVEY, MONUMENT AND PREPARE FINAL PLAT OF FOREST RIDGE AT VISTA POINTE, PHASE 9, ACCORDING TO THE CITY OF MEDFORD PLANNING DEPARTMENT FILE NO. PUD-03-124 AND PER THE CLIENT'S REQUEST.

PROCEDURE: UTILIZING FOUND MONUMENTATION AND INFORMATION PER PLATS OF FOREST RIDGE AT VISTA POINTE, PHASE 1 AND PHASE 2 AND 3, AND FILED SURVEY NO. 17770, FOR CONTROL, 1 SET MONUMENTS AS SHOWN HEREON. AN ELECTRONIC TOTAL STATION WAS USED TO MAKE ALL MEASUREMENTS. INSTRUMENT NO. 04-033091 WAS USED TO DETERMINE CLIENT'S PROPERTY.

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

REGISTERED PROFESSIONAL LAND SURVEYOR
Douglas C. McMah
 OREGON
 JULY 18, 1990
 DOUGLAS C. McMAHAN
 No. 1913

RENEWS 12/31/06

UTILITY STATEMENT

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.

RECEIVED
 Date 1-11-06 By *BS*
 This survey consists of:
 2 sheet(s) Map
 2 page(s) Narrative
 JACKSON COUNTY SURVEYOR