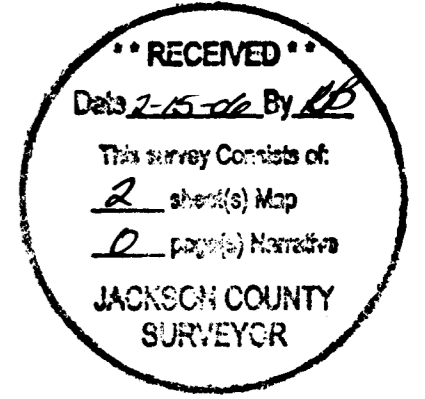


FOREST RIDGE AT VISTA POINTE, PHASE 8 (A PLANNED COMMUNITY)

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, TRACTS "A", "B" AND "C" (TRACT "C" A PRIVATE STREET-POINTE VIEW COURT), 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 THOSE EASEMENTS LABELED AS PUBLIC UTILITY EASEMENTS AND SIDEWALK EASEMENT, WE ALSO HEREBY GRANT TO THE CITY OF MEDFORD AND ITS ASSIGNEES AN EASEMENT FOR ACCESS AND FOR INSTALLATION, MAINTENANCE AND REPAIR OF SANITARY SEWER FACILITIES ACROSS TRACT "A" (COMMON PROPERTY) AS SHOWN HEREON. WE DO ALSO HEREBY CREATE THE PRIVATE STREET (POINTE VIEW COURT) FOR ACCESS FOR THE BENEFIT OF THE OWNERS, HEIRS AND ASSIGNEES OF LOTS 202-214, WE ALSO HEREBY CREATE THE PRIVATE STORM DRAINAGE EASEMENTS (PSDE) FOR INSTALLATION AND MAINTENANCE OF STORM DRAINAGE FACILITIES ACROSS LOTS 204, 212-214 AND TRACT "A" FOR THE BENEFIT OF THE OWNERS, HEIRS AND ASSIGNEES OF LOTS 202-210 AND TRACT "A", AND WE DO ALSO HEREBY CREATE THE PRIVATE SANITARY SEWER EASEMENT (PSSE) FOR INSTALLATION, MAINTENANCE AND REPAIR OF PRIVATE SANITARY SEWER FACILITIES, ACROSS TRACT "A" FOR THE BENEFIT OF THE OWNERS, HEIRS AND ASSIGNEES OF LOTS 203 AND 204. WE HEREBY DESIGNATE SAID SUBDIVISION AS FOREST RIDGE AT VISTA POINTE, PHASE 8.

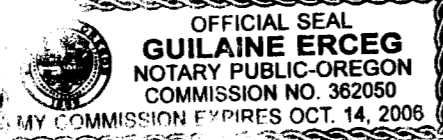
KEY WEST PROPERTIES:

IN WITNESS WHEREOF, I have set my hand and seal this 19th day of December, 2005.

STATE OF OREGON)
County of Jackson) ss.

The foregoing instrument was acknowledged before me this 19th day of December, 2005, by John Schloining as President of LARVAN, INC., an Oregon Corporation (partner of KEY WEST PROPERTIES).

Before me: [Signature]
Notary I

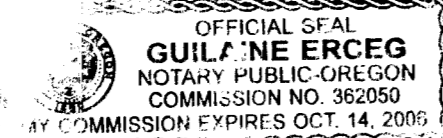


IN WITNESS WHEREOF, I have set my hand and seal this 19th day of December, 2005.

STATE OF OREGON)
County of Jackson) ss.

The foregoing instrument was acknowledged before me this 19th 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: [Signature]
Notary



APPROVED FOR RECORDING:

[Signature]
County Commissioner/Administrator

FEB. 15-06
Date

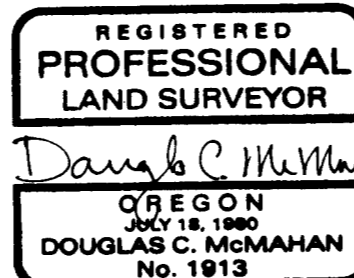
I certify this plat to be an exact photocopy of the original.
[Signature]
SURVEYOR

RECORDER:

Filed for record this 15th day of FEBRUARY, 2006 at 2:16 O'Clock P.M. and recorded in Volume 32 of Plats at page 12 of records of Jackson County, Oregon.

[Signature]
County Clerk

[Signature]
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 most Northerly corner of Lot 18 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 the INITIAL POINT OF BEGINNING; thence North 62°32'40" East 68.01 feet; thence along the arc of a 172.50 foot radius curve to the right (the long chord to which bears North 75°29'36" East 77.31 feet) an arc distance of 77.97 feet; thence North 88°26'32" East 128.47 feet; thence along the arc of a 172.50 foot radius curve to the right (the long chord to which bears South 66°13'17" East 147.64 feet) an arc distance of 152.56 feet; thence South 40°53'07" East 47.78 feet; thence South 21°58'45" West 92.51 feet; thence along the arc of a 75.00 foot radius curve to the right (the long chord to which bears South 55°12'39" West 82.20 feet) an arc distance of 87.00 feet; thence South 88°26'32" West 187.21 feet; thence along the arc of a 75.00 foot radius curve to the right (the long chord to which bears North 88°28'23" West 8.07 feet) an arc distance of 8.08 feet to a point for the most-Easterly corner of Lot 21, of the aforementioned FOREST RIDGE AT VISTA POINTE, PHASE 1, said point being on the Northeasterly boundary of said FOREST RIDGE AT VISTA POINTE, PHASE 1; thence along said boundary, along the arc of a 75.00 foot radius curve to the right (the long chord to which bears North 56°25'21" West 72.64 feet) an arc distance of 75.83 feet; thence North 27°27'22" West 156.44 feet to the INITIAL POINT OF BEGINNING.

[Signature]
SURVEYOR

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 19th DAY OF December, 2005.

STATE OF OREGON)
COUNTY OF JACKSON) ss.

[Signature]
AUTHORIZED REPRESENTATIVE, PREMIERWEST BANK
Vice President
TITLE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19 DAY OF December, 2005, BY Gwen A Taylor, KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF PREMIERWEST BANK.

Before me: [Signature]
Notary



*** APPROVALS ***

MEDFORD CITY PLANNING

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

[Signature]
Planning Director

January 30, 2006
Date

Examined and approved this 14th day of January, 2006

[Signature]
City Engineer

[Signature]
City Surveyor

Examined and approved as required by O.R.S. 92.100 as of February 15th, 2006.

[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 2/15, 2006

[Signature]
Tax Collector

FOREST RIDGE AT VISTA POINTE, PHASE 8 (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

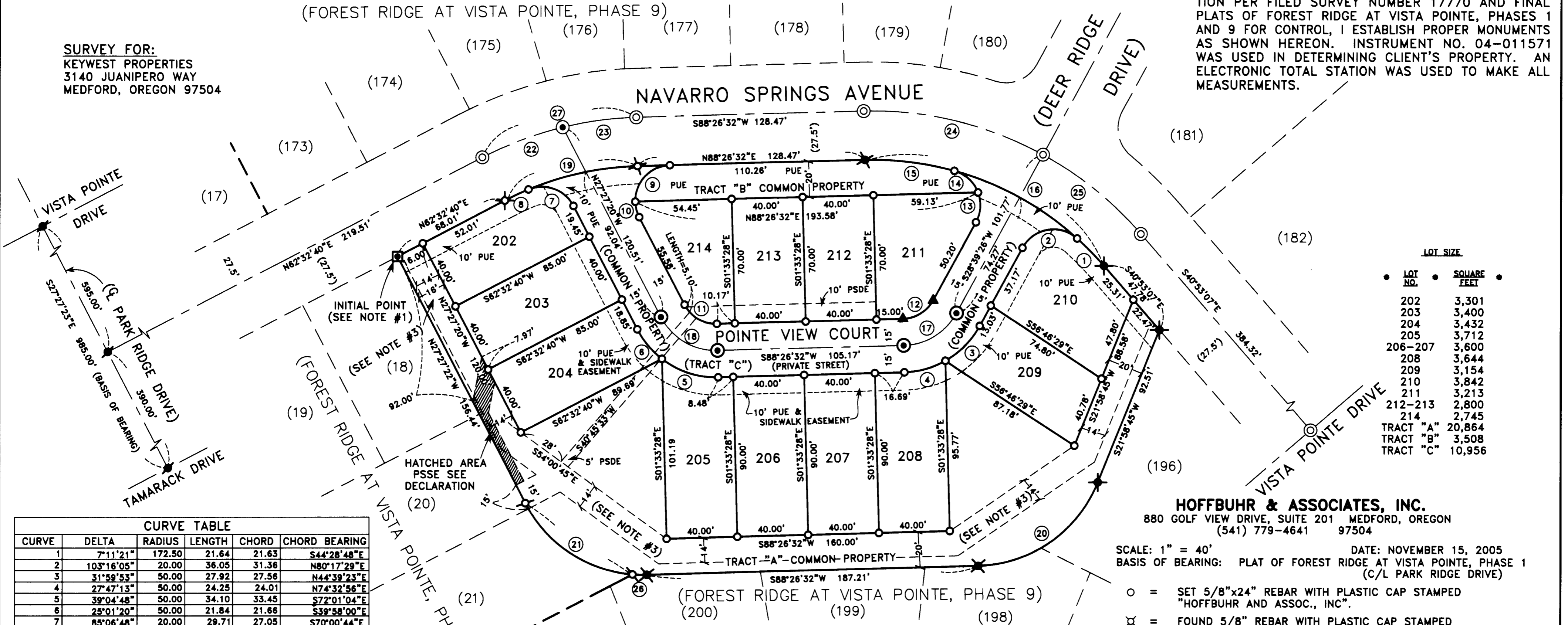
SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250 OF THE
OREGON REVISED STATUTES.

PURPOSE: TO SURVEY, MONUMENT, AND PREPARE FINAL PLAT OF
FOREST RIDGE AT VISTA POINTE, PHASE 8, PER
CITY OF MEDFORD PLANNING FILE NO. PUD-03-124
AND PER THE CLIENT'S REQUEST.

PROCEDURE: UTILIZING FOUND MONUMENTATION AND INFORMA-
TION PER FILED SURVEY NUMBER 17770 AND FINAL
PLATS OF FOREST RIDGE AT VISTA POINTE, PHASES 1
AND 9 FOR CONTROL, I ESTABLISH PROPER MONUMENTS
AS SHOWN HEREON. INSTRUMENT NO. 04-011571
WAS USED IN DETERMINING CLIENT'S PROPERTY. AN
ELECTRONIC TOTAL STATION WAS USED TO MAKE ALL
MEASUREMENTS.

SURVEY FOR:
KEYWEST PROPERTIES
3140 JUANIPERO WAY
MEDFORD, OREGON 97504

(FOREST RIDGE AT VISTA POINTE, PHASE 9)



LOT SIZE

LOT NO.	SQUARE FEET
202	3,301
203	3,400
204	3,432
205	3,712
206-207	3,600
208	3,644
209	3,154
210	3,842
211	3,213
212-213	2,800
214	2,745
TRACT "A"	20,864
TRACT "B"	3,508
TRACT "C"	10,956

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

SCALE: 1" = 40' DATE: NOVEMBER 15, 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".
- ⊗ = FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "HOFFBUHR AND ASSOC., INC" PER PLAT OF FOREST RIDGE AT VISTA POINTE, PHASE 9.
- ▲ = SET LEAD PLUG AND TACK WITH BRASS WASHER STAMPED "LS 1913"
- ⊙ = FOUND 5/8" REBAR PER PLAT OF FOREST RIDGE AT VISTA POINTE, PHASE 1
- ⊗ = SET 5/8"x30" REBAR WITH METAL CAP STAMPED "HOFFBUHR & ASSOC INC"
- ⊙ = FOUND 5/8" REBAR WITH METAL CAP STAMPED "HOFFBUHR & ASSOC INC" PER PLAT OF FOREST RIDGE AT VISTA POINTE, PHASE 9.
- ⊗ = FOUND 5/8" REBAR WITH METAL CAP STAMPED "HOFFBUHR & ASSOC INC" PER PLAT OF FOREST RIDGE AT VISTA POINTE, PHASE 1.
- ⊗ = FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "HOFFBUHR AND ASSOC., INC" PER PLAT OF FOREST RIDGE AT VISTA POINTE, PHASE 9.
- 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

CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
1	7°11'21"	172.50	21.64	21.63	S44°28'48"E
2	103°16'05"	20.00	36.05	31.36	N80°17'29"E
3	31°59'53"	50.00	27.92	27.56	N44°39'23"E
4	27°47'13"	50.00	24.25	24.01	N74°32'56"E
5	39°04'48"	50.00	34.10	33.45	S72°01'04"E
6	25°01'20"	50.00	21.84	21.66	S39°58'00"E
7	85°06'48"	20.00	29.71	27.05	S70°00'44"E
8	4°53'12"	172.50	14.71	14.71	S64°59'16"W
9	90°00'00"	20.00	31.42	28.28	N43°26'32"E
10	25°53'52"	20.00	9.04	8.96	N14°30'24"W
11	64°06'08"	20.00	22.38	21.23	N59°30'24"W
12	59°47'06"	20.00	20.87	19.94	S58°32'59"W
13	49°33'05"	20.00	17.30	16.76	S03°52'55"W
14	53°43'01"	20.00	18.75	18.07	S47°45'09"E
15	16°56'49"	172.50	51.02	50.84	S83°05'03"E
16	50°40'20"	172.50	152.56	147.84	S66°13'17"E
17	59°47'06"	35.00	36.52	34.89	N58°32'59"E
18	64°38'19"	34.73	39.18	37.14	S59°34'54"E
19	25°53'52"	172.50	77.97	77.31	N75°29'36"E
20	66°27'47"	75.00	87.00	82.20	S55°12'39"W
21	57°55'57"	75.00	75.83	72.64	N56°25'21"W
22	13°53'02"	200.00	48.46	45.35	N69°29'11"E
23	12°00'50"	200.00	41.94	41.86	N82°26'07"E
24	30°12'54"	200.00	105.47	104.25	S76°27'01"E
25	20°27'26"	200.00	71.41	71.03	S51°06'50"E
26	06°10'09"	75.00	8.08	8.07	N88°28'23"W
27	25°53'52"	200.00	90.40	89.63	N75°29'36"W

- NOTES:**
- INITIAL POINT FOUND 5/8" REBAR WITH METAL CAP STAMPED "HOFFBUHR & ASSOC INC" IN LOCATION OF FOUND 5/8" REBAR PER PLAT OF FOREST RIDGE AT VISTA POINTE, PHASE 1 AND PHASE 9.
 - 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.
 - EASEMENT BEING CREATED HEREON FOR PRIVATE STORM DRAINAGE FACILITIES AND BEING GRANTED HEREON TO THE CITY OF MEDFORD FOR SANITARY SEWER FACILITIES. (SEE DECLARATION ON SHEET 1.)

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Douglas C. McMahan
OREGON
JULY 18, 1990
DOUGLAS C. McMAHAN
No. 1913
RENEWS 12/31/06

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