

PARTITION PLAT NO. P-80-2006
LAND PARTITION

LOCATED IN:
PARCEL 1 OF PARTITION PLAT NO. P-14-2003
IN THE N.W. 1/4, N.E. 1/4 AND S.W 1/4
OF SECTION 22, T37S, R1W, WM, IN THE
CITY OF MEDFORD, JACKSON COUNTY, OREGON

APPROVALS:
MEDFORD CITY PLANNING:
(FILE NO. LDP-06-93)



Pat O. Latt
Director

August 16, 2006
Date

Examined and approved this 9th day of AUGUST, 2006.

John M. Berry
ACTING City Surveyor

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS NO. 19302

*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS THAT WE, KEY WEST PROPERTIES, consisting of Galpin, LLC and LARVAN, INC., are the fee owners of the parcel of real property situated in Jackson County, Oregon, and have caused the same to be surveyed, mapped and platted as shown hereon and we do hereby dedicate to the public for public use those areas labeled hereon as public utility easements.

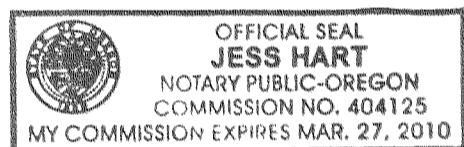
KEY WEST PROPERTIES:

IN WITNESS WHEREOF, I have set my hand and seal this 7th day of August, 2006.

John Schleining POA John Schleining
John Schleining, Larvan, Inc.

The foregoing instrument was acknowledged before me this 7th day of AUGUST, 2006, by John Schleining as President of LARVAN, INC., an Oregon Corporation (partner of KEY WEST PROPERTIES).

BEFORE ME: Jess Hart
Notary



IN WITNESS WHEREOF, I have set my hand and seal this 7 day of August, 2006.

C.A. Galpin
C.A. Galpin, Galpin, LLC

STATE OF OREGON)
County of Jackson)ss.

The foregoing instrument was acknowledged before me this 7 day of August, 2006, by C.A. Galpin, as an authorized member of GALPIN, LLC, an Oregon Limited Liability Company (partner of KEY WEST PROPERTIES).

BEFORE ME: Jerry Spaulding
Notary

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid. As of AUGUST 22, 2006.

William Johnson Deputy
Assessor

8-22-2006
Date

Janice Clark Deputy
Tax Collector

8/22/06
Date

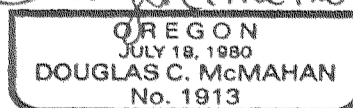
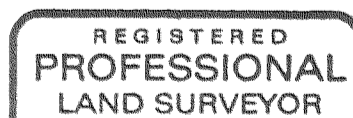
I certify this plat to be an exact photocopy of the original.
Douglas C. McMahan
SURVEYOR

RECORDER'S CERTIFICATE:

FILED FOR RECORD THIS 22 DAY OF AUGUST, 2006, AT 3:53 O'CLOCK, P.M. AND RECORDED AS PARTITION PLAT NO. P-80-2006 OF "RECORD OF PARTITION PLATS" IN JACKSON COUNTY, OREGON. (INDEX VOLUME 17 PAGE 80.)

Kathleen S Beckett
County Clerk

Barbara J Shaw
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 this plat is a correct representation of the same, and the following are accurate descriptions of the boundary lines.

TRACT "A"

Beginning at a point at the Northeast corner of Donation Land Claim No. 60 in Township 37 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon, 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 of "Record of Partition Plats" in said Jackson County, and filed as Survey No. 17700 in the Office of the Jackson County Surveyor, said point being the INITIAL POINT OF BEGINNING; thence North 00°06'41" West along said boundary 19.95 feet to a point on the Southwesterly right-of-way line of McAndrews Road; thence along said right-of-way line along the arc of a 422.00 foot radius curve to the right (the long chord to which bears South 63°19'57" East 214.93 feet) an arc distance of 217.32 feet; thence along the arc of a 427.00 foot radius curve to the right (the long chord to which bears South 38°01'05" East 156.53 feet) an arc distance of 157.42 feet; thence South 27°27'23" East 53.27 feet; thence South 17°32'37" West 28.28 feet; thence South 27°32'40" East 65.00 feet; thence South 72°27'23" East 28.28 feet; thence South 27°27'23" East 73.57 feet; thence South 28°29'26" East 116.34 feet; thence South 27°27'23" East 590.32 feet; thence South 26°32'32" East 131.63 feet; thence South 27°27'23" East 62.85 feet; thence South 17°32'37" West 28.28 feet; thence South 30°11'13" East 65.07 feet; thence South 72°27'23" East 28.28 feet; thence South 27°27'23" East 77.39 feet; thence South 28°38'53" East 336.55 feet; thence along the arc of a 986.13 foot radius curve to the left (the long chord to which bears South 35°30'30" East 276.11 feet) an arc distance of 277.02 feet to a point on the Southerly boundary of the aforementioned Parcel No. 1 of Partition Plat No. P-14-2003; thence leaving the Southwesterly right-of-way line of McAndrews Road, South 46°11'19" West along said Southerly boundary of Parcel No. 1, a distance of 5.83 feet; thence continue along said boundary North 43°48'41" West 215.00 feet; thence South 82°49'59" West 173.52 feet; thence South 59°10'08" West 76.39 feet; thence South 26°31'01" West 196.25 feet; thence along the arc of a 275.00 foot radius curve to the right (the long chord to which bears North 63°30'40" West 34.55 feet) an arc distance of 34.57 feet; thence along the arc of a 227.50 foot radius curve to the left (the long chord to which bears North 79°33'08" West 65.03 feet) an arc distance of 65.25 feet; thence along the arc of a 20.00 foot radius curve to the right (the long chord to which bears North 51°35'37" West 23.61 feet) an arc distance of 25.26 feet; thence North 15°25'05" West 27.05 feet; thence South 50°54'28" West 31.18 feet; thence along the arc of a 325.00 foot radius curve to the right (the long chord to which bears North 33°06'54" West 68.06 feet) an arc distance of 68.18 feet; thence North 27°06'18" West 28.44 feet; thence South 66°55'24" West 92.93 feet; thence South 80°29'49" West 70.08 feet; thence South 61°26'34" West 448.96 feet to a point for the Southwest corner of said Parcel No. 1; thence North 00°04'37" East along the Westerly boundary of said Parcel No. 1, a distance of 2102.93 feet to the INITIAL POINT OF BEGINNING.

TRACT "B"

Beginning at a point at the Northeast corner of FOREST RIDGE AT VISTA POINTE, PHASE 6, 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 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, said point being the INITIAL POINT OF BEGINNING; thence along said boundary South 89°45'15" East 128.37 feet to the 1/4 corner common to Sections 15 and 22, Township 37 South, Range 1 West, Willamette Meridian in said Jackson County; thence continue along said boundary South 89°44'31" East 487.09 feet; thence South 00°14'10" West 1313.27 feet; thence leaving said boundary North 89°48'39" West 55.60 feet; thence South 34°45'41" East 88.30 feet; thence along the arc of a 90.00 foot radius curve to the right (the long chord to which bears South 23°18'07" East 35.76 feet) an arc distance of 36.00 feet; thence along the arc of a 20.00 foot radius curve to the left (the long chord to which bears South 50°49'36" East 25.16 feet) an arc distance of 27.22 feet to a point on the boundary 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 North 89°48'39" West along said boundary 74.81 feet; thence along the arc of a 20.00 foot radius curve to the left (the long chord to which bears North 27°42'50" East 35.47 feet) an arc distance of 43.62 feet; thence North 34°45'41" West 109.25 feet; thence North 89°48'39" West 216.21 feet; thence along the arc of a 452.50 foot radius curve to the left (the long chord to which bears South 76°22'00" West 216.22 feet) an arc distance of 218.33 feet; thence South 62°32'40" West 273.32 feet to a point on the Northeasterly boundary of FOREST RIDGE AT VISTA POINTE, PHASE 1, according to the Official Plat thereof, now of record in said Jackson County; thence along said boundary North 27°27'23" West 285.00 feet; thence North 56°11'31" West 131.24 feet to a point on the Southeasterly boundary of FOREST RIDGE AT VISTA POINTE, PHASE 4, according to the Official Plat thereof, now of record in said Jackson County; thence along said boundary North 33°48'15" East 342.25 feet; thence along the arc of a 452.50 foot radius curve to the left (the long chord to which bears North 27°58'17" East 91.97 feet) an arc distance of 92.13 feet; thence North 67°51'41" West 10.00 feet; thence along the arc of a 442.50 foot radius curve to the left (the long chord to which bears North 10°59'04" East 171.20 feet) an arc distance of 172.29 feet; thence North 00°10'10" West 93.00 feet; thence North 89°49'50" East 10.00 feet; thence North 00°10'10" West 62.33 feet; thence along the arc of a 147.50 foot radius curve to the right (the long chord to which bears North 11°51'20" East 61.46 feet) an arc distance of 61.91 feet; thence North 66°07'09" West 121.00 feet to the Southeast corner of the aforementioned FOREST RIDGE AT VISTA POINTE, PHASE 6; thence along the Southeasterly boundary of said FOREST RIDGE AT VISTA POINTE, PHASE 6, along the arc of a 268.50 foot radius curve to the right (the long chord to which bears North 27°51'37" East 37.27 feet) an arc distance of 37.30 feet; thence North 31°50'23" East 91.61 feet; thence along the arc of a 20.00 foot radius curve to the right (the long chord to which bears North 76°51'43" East 28.30 feet) an arc distance of 31.43 feet; thence North 31°46'48" East 30.00 feet; thence along the arc of a 20.00 radius curve to the right (the long chord to which bears North 13°08'17" West 28.27 feet) an arc distance of 31.40 feet; thence North 31°50'23" East 228.19 feet to the INITIAL POINT OF BEGINNING.

Douglas C. McMahan
SURVEYOR

AFFIDAVITS OF CONSENT:

FOR AFFIDAVITS OF CONSENT TO THIS PARTITION FROM PREMIERWEST BANK AND BANK OF THE CASCADES SEE INSTRUMENTS NO. 2006-039833 AND NO. 2006-039834, OFFICIAL DEED RECORDS OF JACKSON COUNTY.

PARTITION PLAT NO. P-80-2006.

LAND PARTITION

LOCATED IN:

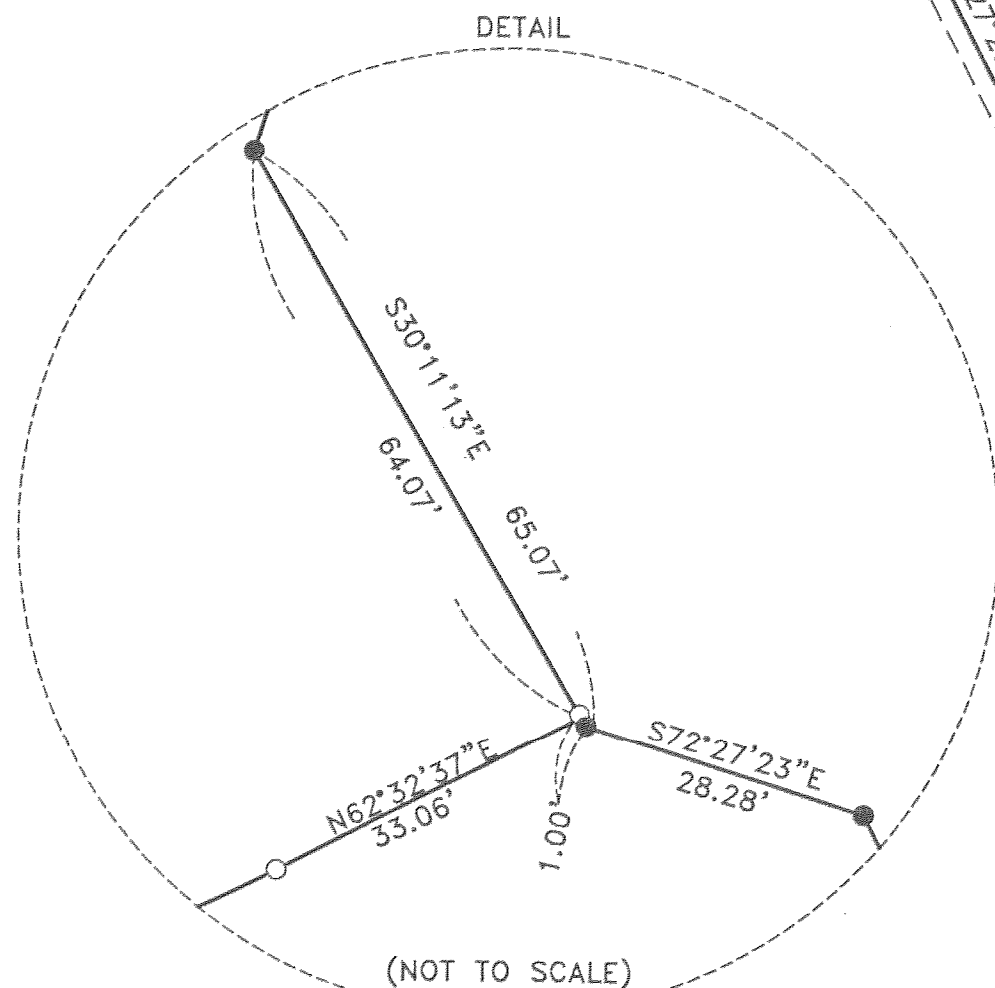
PARCEL NO. 1 OF PARTITION PLAT NO. P-14-2003
IN NW 1/4, NE 1/4 & SW 1/4 OF SECTION 22,
T37S, R1W, WM, IN THE
CITY OF MEDFORD, JACKSON COUNTY, OREGON

FOR:
KEY WEST PROPERTIES
3140 JUANIPERO WAY #201
MEDFORD, OR 97504

NE CORNER DLC
NO. 60
FOUND 2 1/2"
BRASS CAP
EXPOSED 6"
STAMPED "JACKSON
COUNTY 1949
CS"

LINE	LENGTH	BEARING
L1	32.01'	S00°04'37"W
L2	50.00'	S89°55'23"E
L3	27.62'	N00°04'37"E
L4	20.00'	S00°04'37"W
L5	20.00'	N89°55'23"W

PARCEL 2
RESERVE ACREAGE
AREA = 22.71 ACRES, MORE OR LESS



PARCEL 1
RESERVE ACREAGE
AREA = 6.71 ACRES, MORE OR LESS

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

BY: DOUGLAS C. McMAHAN PLS No. 1913
SCALE: 1" = 100' DATE: AUGUST 1, 2006
BASIS OF BEARING: FILED SURVEY NO. 17700
WESTERLY BOUNDARY

○ = SET 5/8"x24" REBAR WITH PLASTIC CAP
STAMPED "HOFFBUHR AND ASSOC., INC."

● = FOUND 5/8" IRON PIN WITH PLASTIC CAP
STAMPED "D. MINNECI LS 2349" PER
S/N 17700

✱ = FOUND 5/8" IRON PIN WITH PLASTIC CAP
STAMPED "D. McMAHAN LS 1913" PER
S/N 12650, 13438, 14692 OR 16804.

S/N = FILED SURVEY NUMBER

PUE = EASEMENT FOR PUBLIC UTILITIES,
STORM DRAINAGE, GAS, WATER,
ELECTRIC, TELEPHONE, CABLE
TELEVISION AND SANITARY SEWER
CONSTRUCTION AND MAINTENANCE.

⊙ = EXISTING SANITARY SEWER
MANHOLE

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Douglas C. McMah
OREGON
JULY 18, 1980
DOUGLAS C. McMAHAN
No. 1913
RENEWS 12/31/06

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

(06034PARTS2.DWG)
SHEET 2 OF 3

37 1W 22 TL 200 &
37 1W 22CA TL 3200

19302

PARTITION PLAT NO. P-80-2006

LAND PARTITION

Located In:
 PARCEL NO. 1 OF PARTITION PLAT NO. P-14-2003
 IN THE N.W. 1/4, N.E. 1/4 AND SW 1/4
 OF SECTION 22, T37S, R1W, WM, IN THE
 CITY OF MEDFORD, JACKSON COUNTY, OREGON

FOR:
KEY WEST PROPERTIES
 3140 JUANIPERO WAY #201
 MEDFORD, OR 97504

INITIAL POINT
 NE CORNER FOREST RIDGE
 AT VISTA POINTE, PHASE 6

CITY LIMITS

S89°45'15"E 128.37'
 S89°44'31"E 487.09'
 FOUND 3" BRASS CAP
 IN CONCRETE STAMPED
 "T37S R1W
 1/4S-
 22
 CS
 1980"

NE CORNER DLC NO.
 62 PER S/N 17700
 FOUND 5/8" IRON PIN
 WITH PLASTIC CAP
 STAMPED
 "KAISER RLS 803"
 PER S/N 9158

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
1	15°49'58"	300.00	82.90	82.64	S82°04'44"E
2	23°20'51"	215.00	87.61	87.01	S85°50'10"E
3	95°42'45"	20.00	33.41	29.66	S49°39'13"E
4	83°24'33"	20.00	29.12	26.61	N40°46'40"E
5	20°19'00"	118.50	42.02	41.80	S87°21'33"E
6	40°15'20"	181.50	127.52	124.91	N82°40'17"E
7	29°30'22"	422.00	217.32	214.93	S63°19'57"E
8	21°07'24"	427.00	157.42	156.53	S38°01'05"E
9	16°05'43"	986.13	277.02	276.11	S35°30'30"E
10	07°12'11"	275.00	34.57	34.55	N63°30'40"W
11	72°21'04"	20.00	25.26	23.61	N51°35'37"W
12	12°01'12"	325.00	68.18	68.06	N33°06'54"W
13	22°55'08"	90.00	36.00	35.76	S23°18'07"E
14	77°58'06"	20.00	27.22	25.16	S50°49'36"E
15	124°57'02"	20.00	43.62	35.47	N27°42'50"E
16	27°38'41"	452.50	218.33	216.22	S76°22'00"W
17	11°39'56"	452.50	92.13	91.97	N27°58'17"E
18	22°18'30"	442.50	172.29	171.20	N10°59'04"E
19	24°03'01"	147.50	61.91	61.46	N11°51'20"E
20	07°57'32"	268.50	37.30	37.27	N27°51'37"E
21	90°02'41"	20.00	31.43	28.30	N76°51'43"E
22	89°57'19"	20.00	31.40	28.27	N13°08'17"W
23	16°26'03"	227.50	65.25	65.03	N79°33'08"W
24	51°07'47"	45.00	40.16	38.84	N45°02'27"E

PARCEL 3
 (RESERVE ACREAGE)
 AREA = 25.10 ACRES, MORE OR LESS

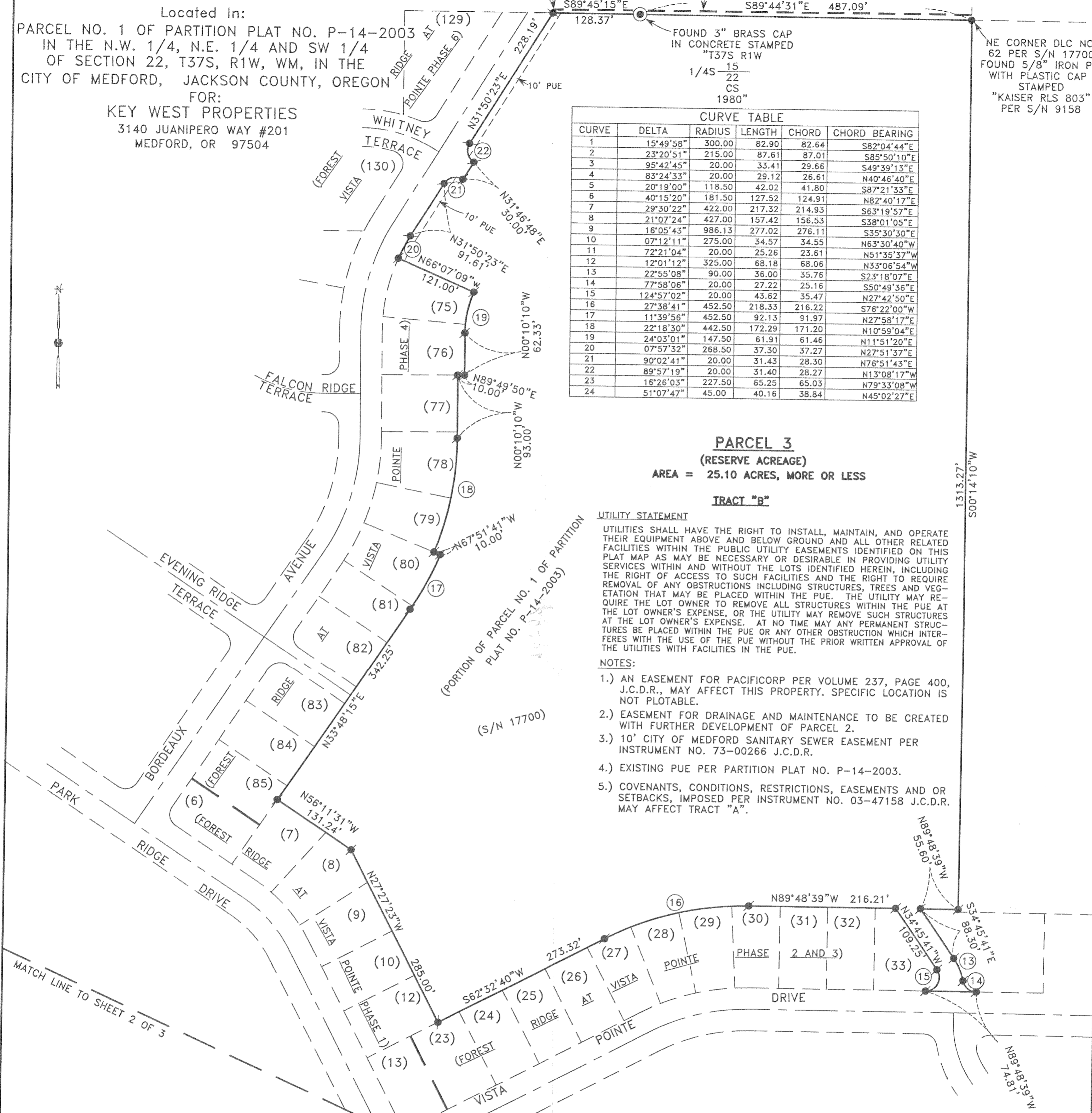
TRACT "B"

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.

NOTES:

- 1.) AN EASEMENT FOR PACIFICORP PER VOLUME 237, PAGE 400, J.C.D.R., MAY AFFECT THIS PROPERTY. SPECIFIC LOCATION IS NOT PLOTTABLE.
- 2.) EASEMENT FOR DRAINAGE AND MAINTENANCE TO BE CREATED WITH FURTHER DEVELOPMENT OF PARCEL 2.
- 3.) 10' CITY OF MEDFORD SANITARY SEWER EASEMENT PER INSTRUMENT NO. 73-00266 J.C.D.R.
- 4.) EXISTING PUE PER PARTITION PLAT NO. P-14-2003.
- 5.) COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND OR SETBACKS, IMPOSED PER INSTRUMENT NO. 03-47158 J.C.D.R. MAY AFFECT TRACT "A".



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

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

BY: DOUGLAS C. McMAHAN PLS No. 1913
 SCALE: 1" = 100' DATE: AUGUST 1, 2006
 BASIS OF BEARING: FILED S/N 17700
 WESTERLY BOUNDARY

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

PURPOSE: TO SURVEY, MONUMENT, AND PREPARE FINAL PLAT FOR A PARTITION AS PER CITY OF MEDFORD PLANNING FILE NO. LDP-06-093 AND PER CLIENT'S REQUEST.

PROCEDURE: UTILIZING FOUND MONUMENTATION AND INFORMATION FROM FILED SURVEYS NO. 9158 AND 17700 AND FINAL PLATS OF FOREST RIDGE AT VISTA POINTE, PHASES 1-4 AND 6 FOR CONTROL, I ESTABLISHED MONUMENTS AS SHOWN HEREON. AN ELECTRONIC TOTAL STATION WAS USED TO MAKE ALL MEASUREMENTS.

- = FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "HOFFBUHR AND ASSOC., INC." PER FINAL PLATS OF FOREST RIDGE AT VISTA POINTE PHASES 1-4 AND 6
- ⊙ = FOUND BRASS CAP MONUMENT AS INDICATED
- J.C.D.R. = JACKSON COUNTY DEED RECORDS OR OFFICIAL RECORDS
- S/N = FILED SURVEY NUMBER
- PUE = EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, GAS, WATER, ELECTRIC, TELEPHONE, CABLE TELEVISION AND SANITARY SEWER CONSTRUCTION AND MAINTENANCE.

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

RENEWS 12/31/06

(06034PARTS3.DWG)
 SHEET 3 OF 3