

FOREST RIDGE AT VISTA POINTE, PHASE 7 (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

INDEX OF SHEETS	
SHEET 2 OF 3	BASIS OF BEARING, LINE TABLES, CURVE TABLE, AND LOT SIZE TABLE
SHEET 3 OF 3	SUBDIVISION MAP

*** 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, public streets and Tract "A" (a private street) 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 and a walkway easement, we hereby grant to the City of Medford and its assignees easements for storm drainage, and for access and maintenance of drainage areas across Lots 135, 142-143, 145, 146 and Lots 153-172 as shown hereon, and we do also grant to the City of Medford and its assignees, easements for sanitary sewer facilities, across Lots 136 and 147 as shown hereon, and we do also create the private sanitary sewer easements across Lots 142, 149 and 151 as shown hereon for the benefit of the owners, heirs and assignees of the adjacent property to the East, and across Lots 155 and 156 for the benefit of the owners, heirs and assignees of Lots 156 and 157, and we do also create the private stormdrainage easement across Lot 146 for the benefit of the owners, heirs and assignees of the adjacent property to the East. We hereby designate said subdivision as FOREST RIDGE AT VISTA POINTE, PHASE 7.

KEY WEST PROPERTIES:

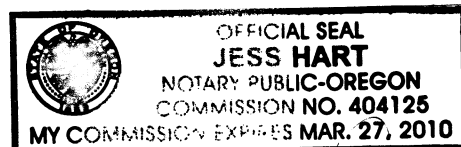
IN WITNESS WHEREOF, I have set my hand and seal this 4th day of May, 2006.

STATE OF OREGON)
County of Jackson) ss.

John Schleining
John Schleining, Larvan, Inc.

The foregoing instrument was acknowledged before me this 4th day of May, 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 10 day of May, 2006.

STATE OF OREGON)
County of Jackson) ss.

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

The foregoing instrument was acknowledged before me this 10 day of May, 2006, by C.A. Galpin, as an authorized member of GALPIN, LLC, an Oregon Limited Liability Company (partner of KEY WEST PROPERTIES).

BEFORE ME: Terry Speedling
Notary



PREMIERWEST BANK, THE UNDERSIGNED BENEFICIARY OF A CERTAIN TRUST DEED RECORDED JULY 21, 2005 AS DOCUMENT NO. 2005-043360, 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.

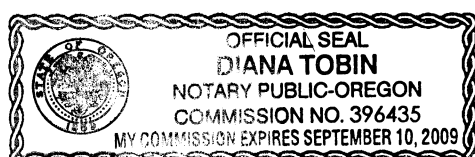
IN WITNESS HEREOF, SIGNED THIS 18 DAY OF May, 2006.

STATE OF OREGON)
County of Jackson) ss.

Gene Taylor
AUTHORIZED REPRESENTATIVE OF PREMIERWEST BANK
Vice President

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18 DAY OF May, 2006, BY GENE TAYLOR, KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF PREMIERWEST BANK.

BEFORE ME: Almani (A.Oba)
Notary



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

APPROVED FOR RECORDING:

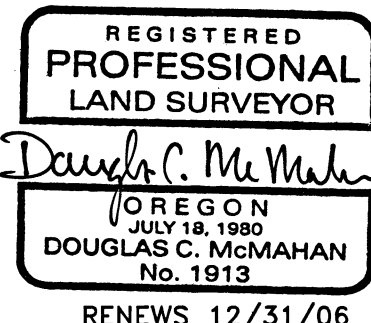
Paul Nitt
County Commissioner/Administrator

9/28/06
Date

RECORDER:

Filed for record this 23rd day of August, 2006 at 9:22 A. M. and recorded in Volume 32 of Plats at page 168 of records of Jackson County, Oregon.

Kathleen S. Beckett County Clerk
Carmen D. Helman Deputy



*** 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-Easterly corner of Lot 184 in FOREST RIDGE AT VISTA POINTE, PHASE 9, a subdivision 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, and said point being marked with a 5/8 inch rebar with metal cap, for the INITIAL POINT OF BEGINNING; thence along said Northeasterly boundary North 40°53'07" West 155.28 feet; thence South 52°05'00" West 6.34 feet; thence South 69°11'44" West 57.80 feet; thence South 59°54'22" West 18.85 feet; thence North 14°38'15" West 39.88 feet; thence North 07°01'51" East 42.39 feet; thence North 00°24'06" East 61.84 feet to a point for the Southeast corner of FOREST RIDGE AT VISTA POINT, PHASE 2 AND PHASE 3, a subdivision, according to the Official Plat thereof, now of record in said Jackson County; thence along the Easterly boundary of said subdivision North 00°24'06" East 25.52 feet; thence North 12°55'03" East 173.31 feet; thence North 02°12'44" West 61.50 feet; thence North 60°05'19" East 29.47 feet; thence North 01°56'15" East 47.13 feet; thence North 50°32'48" East 21.64 feet; thence North 04°09'51" West 41.22 feet; thence North 59°12'12" East 57.88 feet; thence North 04°10'49" West 44.87 feet; thence North 46°22'54" West 69.12 feet; thence North 65°16'52" West 68.08 feet; thence North 33°26'38" West 106.74 feet; thence North 41°42'33" West 84.64 feet; thence North 89°48'39" West 44.99 feet; thence leaving said boundary along the arc of a 20.00 foot radius curve to the left (the long chord to which bears North 50°49'36" West 25.16 feet) an arc distance of 27.22 feet; thence along the arc of a 90.00 foot radius curve to the left (the long chord to which bears North 23°18'07" West 35.76 feet) an arc distance of 36.00 feet; thence North 34°45'41" West 88.30 feet; thence South 89°48'39" East 55.60 feet to a point on the Easterly 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 along said boundary South 00°14'10" West 4.00 feet to the ELL corner of Donation Land Claim No. 62 in Township 37 South, Range 1 West of the Willamette Meridian in said Jackson County; thence continue along the boundary of said Parcel No. 1, South 89°48'39" East 651.00 feet; thence leaving said boundary South 35°29'38" East 178.46 feet; thence South 58°30'18" West 25.61 feet; thence South 74°41'21" West 43.17 feet; thence South 41°22'41" East 178.55 feet; thence South 22°57'16" East 32.86 feet; thence along the arc of a 265.00 foot radius curve to the right (the long chord to which bears South 53°52'14" West 86.72 feet) an arc distance of 87.11 feet; thence South 26°45'06" East 127.02 feet; thence South 00°07'08" West 348.90 feet; thence South 39°52'57" West 141.75 feet; thence South 49°06'53" West 270.00 feet to a point for the most-Easterly corner of Lot 185 of the aforementioned FOREST RIDGE AT VISTA POINTE, PHASE 9, said point being on the Northeasterly boundary of said FOREST RIDGE AT VISTA POINTE, PHASE 9; thence along said boundary, North 40°53'07" West 190.00 feet; thence South 49°06'53" West 41.00 feet to the INITIAL POINT OF BEGINNING.

Douglas C. McMahan
SURVEYOR

*** APPROVALS ***

MEDFORD CITY PLANNING

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

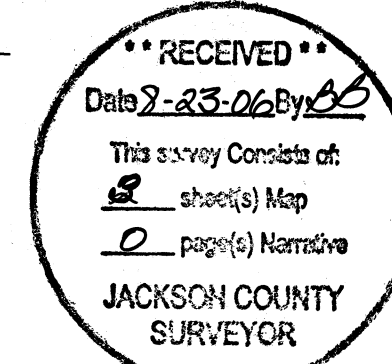
Paul O. Smith
Planning Director

August 18, 2006
Date

Examined and approved this 31st day of July, 2006.

Laura Beskow
City Engineer

Joseph B. Berg
ACTING City Surveyor



Examined and approved as required by O.R.S. 92.100 as of August 23, 2006.

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 August 23, 2006.

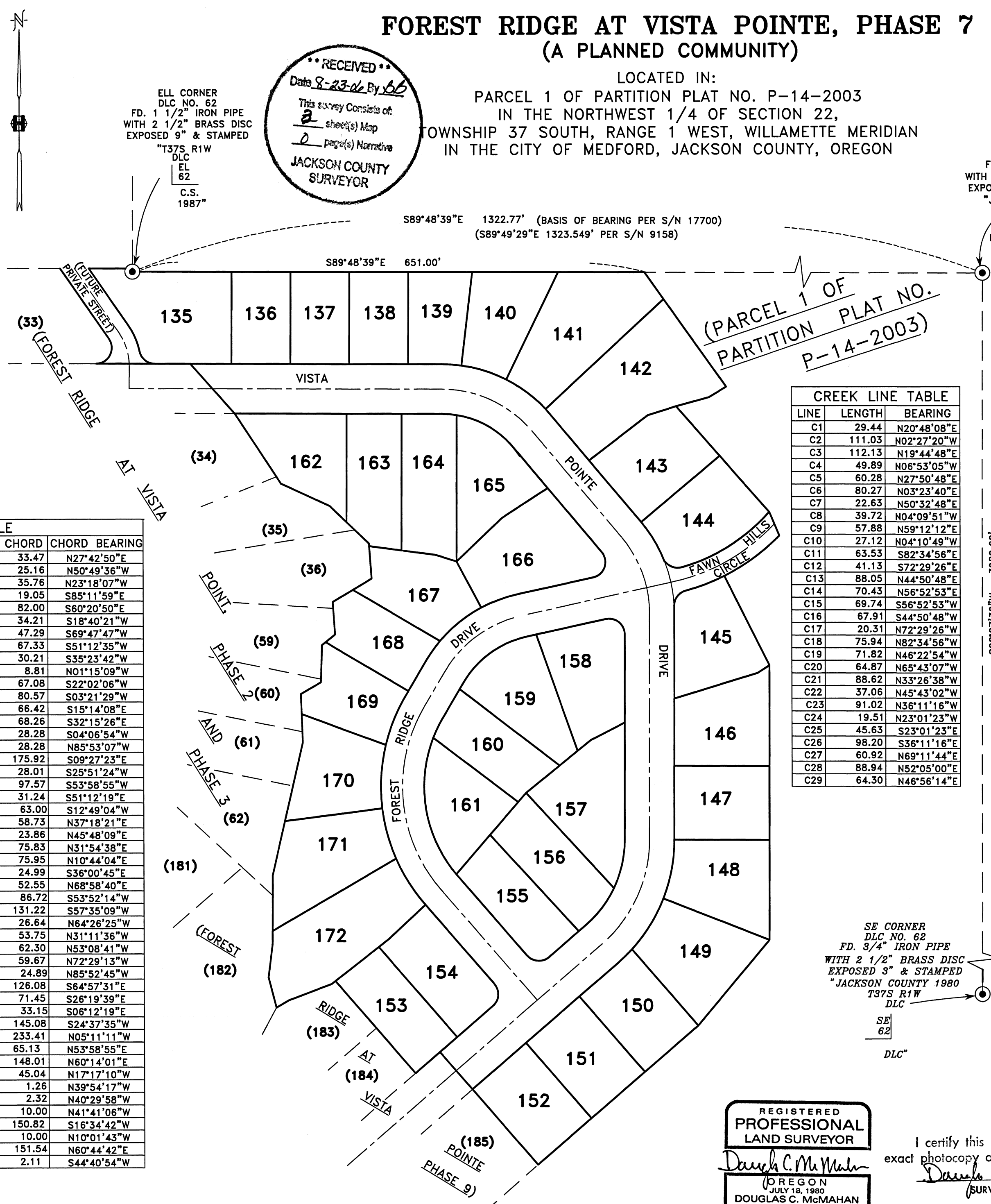
Barbara Wende
Tax Collector

FOREST RIDGE AT VISTA POINTE, PHASE 7 (A PLANNED COMMUNITY)

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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

LINE TABLE		
LINE	LENGTH	BEARING
L1	6.34	S52°05'00"W
L2	57.80	S69°11'44"W
L3	18.85	S59°54'22"W
L4	39.88	N14°38'15"W
L5	42.39	N07°01'51"E
L6	61.50	N02°12'44"W
L7	29.47	N60°05'19"E
L8	47.13	N01°56'15"E
L9	21.64	N50°32'48"E
L10	41.22	N04°09'51"W
L11	57.88	N59°12'12"E
L12	44.87	N04°10'49"W
L13	39.36	N46°22'50"W
L14	3.52	S04°10'48"E
L15	41.48	S82°34'56"E
L16	43.24	S82°34'55"E
L17	84.72	S82°34'55"E
L18	28.40	S72°29'26"E
L19	66.64	S27°51'29"E
L20	41.35	N04°10'49"W
L21	27.71	N59°12'12"E
L22	30.16	N59°12'12"E
L23	15.58	N50°32'48"E
L24	6.06	N50°32'48"E
L25	25.38	N02°12'44"W
L26	36.12	N02°12'44"W
L27	7.32	N30°30'44"E
L28	29.76	N46°22'59"W
L29	18.11	N56°56'03"E
L30	1.09	S40°53'13"E
L31	52.22	N30°30'46"E

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
1	124°57'02"	20.00	43.62	33.47	N27°42'50"E
2	77°58'06"	20.00	27.22	25.16	N50°49'36"W
3	22°55'08"	90.00	36.00	35.76	N23°18'07"W
4	9°13'21"	118.50	19.07	19.05	S85°11'59"E
5	40°28'55"	118.50	83.73	82.00	S60°20'50"E
6	117°33'26"	20.00	41.04	34.21	S18°40'21"W
7	15°18'33"	177.50	47.43	47.29	S69°47'47"W
8	21°51'53"	177.50	67.74	67.33	S51°12'35"W
9	9°45'52"	177.50	30.25	30.21	S35°23'42"W
10	2°46'53"	181.50	8.81	8.81	N01°15'09"W
11	16°57'18"	227.50	67.32	67.08	S22°02'06"W
12	20°23'57"	227.50	81.00	80.57	S03°21'29"W
13	16°47'15"	227.50	66.66	66.42	S15°14'08"E
14	17°15'22"	227.50	68.52	68.26	S32°15'26"E
15	89°59'59"	20.00	31.42	28.28	S04°06'54"W
16	90°00'01"	20.00	31.42	28.28	N85°53'07"W
17	61°18'52"	172.50	184.60	175.92	S09°27'23"E
18	9°18'43"	172.50	28.04	28.01	S25°51'24"W
19	46°56'18"	122.50	100.36	97.57	S53°58'55"W
20	102°41'15"	20.00	35.85	31.24	S51°12'19"E
21	25°21'32"	143.50	63.51	63.00	S12°49'04"W
22	23°37'03"	143.50	59.15	58.73	N37°18'21"E
23	6°37'26"	206.50	23.87	23.86	N45°48'09"E
24	21°09'37"	206.50	76.26	75.83	N31°54'38"E
25	21°11'32"	206.50	76.38	75.95	N10°44'04"E
26	77°18'40"	20.00	26.99	24.99	S36°00'45"E
27	11°22'50"	265.00	52.64	52.55	N68°58'40"E
28	18°50'01"	265.00	87.11	86.72	S53°52'14"W
29	32°25'21"	235.00	132.98	131.22	S57°35'09"W
30	83°31'28"	20.00	29.16	26.64	N64°26'25"W
31	17°01'50"	181.50	53.95	53.75	N31°11'36"W
32	19°45'46"	181.50	62.60	62.30	N53°08'41"W
33	18°55'17"	181.50	59.94	59.67	N72°29'13"W
34	7°51'48"	181.50	24.91	24.89	N85°52'45"W
35	49°42'16"	150.00	130.13	126.08	S64°57'31"E
36	27°33'26"	150.00	72.14	71.45	S26°19'39"E
37	12°41'14"	150.00	33.22	33.15	S06°12'19"E
38	48°58'35"	175.00	149.59	145.08	S24°37'35"W
39	71°23'53"	200.00	249.23	233.41	N05°11'11"W
40	46°56'18"	150.00	122.89	65.13	N53°58'55"E
41	34°26'07"	250.00	150.25	148.01	N60°14'01"E
42	34°57'02"	75.00	45.75	45.04	N17°17'10"W
43	0°23'52"	181.50	1.26	1.26	N39°54'17"W
44	00°46'18"	172.50	2.32	2.32	N40°29'58"W
45	03°09'26"	181.50	10.00	10.00	N41°41'06"W
46	33°19'26"	263.00	152.96	150.82	S16°34'42"W
47	03°09'31"	181.50	10.01	10.00	N10°01'43"W
48	34°51'12"	253.00	153.90	151.54	N60°44'42"E
49	00°27'25"	265.00	2.11	2.11	S44°40'54"W



LOT SIZE			
LOT NO.	SQUARE FEET	LOT NO.	SQUARE FEET
135	16,598	157	14,294
136-138	8,775	158	12,813
139	8,731	159	12,465
140	10,837	160	10,178
141	18,293	161	11,042
142	20,880	162	11,759
143	12,660	163	11,391
144	12,440	164	12,505
145	12,434	165	11,601
146	12,620	166	15,971
147	11,368	167	11,320
148	12,904	168	9,649
149	14,198	169	9,772
150	11,441	170	11,988
151-152	11,430	171	14,813
153	11,742	172	18,029
154	12,062	TRACT "A"	4,732
155	10,823		
156	11,775		

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 7, 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 2 AND PHASE 3, AND PHASE 9, AND FILED SURVEY NO. 17770 FOR CONTROL, I ESTABLISHED THE MONUMENTS AS SHOWN HEREON. AN ELECTRONIC TOTAL STATION WAS USED TO MAKE ALL MEASUREMENTS. INSTRUMENT NO. 04-033091, OFFICIAL DEED RECORDS, WAS USED TO DETERMINE CLIENT'S PROPERTY.

CREEK LINE TABLE		
LINE	LENGTH	BEARING
C1	29.44	N20°48'08"E
C2	111.03	N02°27'20"W
C3	112.13	N19°44'48"E
C4	49.89	N06°53'05"W
C5	60.28	N27°50'48"E
C6	80.27	N03°23'40"E
C7	22.63	N50°32'48"E
C8	39.72	N04°09'51"W
C9	57.88	N59°12'12"E
C10	27.12	N04°10'49"W
C11	63.53	S82°34'56"E
C12	41.13	S72°29'26"E
C13	88.05	N44°50'48"E
C14	70.43	N56°52'53"E
C15	69.74	S56°52'53"W
C16	67.91	S44°50'48"W
C17	20.31	N72°29'26"W
C18	75.94	N82°34'56"W
C19	71.82	N46°22'54"W
C20	64.87	N65°43'07"W
C21	88.62	N33°26'38"W
C22	37.06	N45°43'02"W
C23	91.02	N36°11'16"W
C24	19.51	N23°01'23"W
C25	45.63	S23°01'23"E
C26	98.20	S36°11'16"E
C27	60.92	N69°11'44"E
C28	88.94	N52°05'00"E
C29	64.30	N46°56'14"E

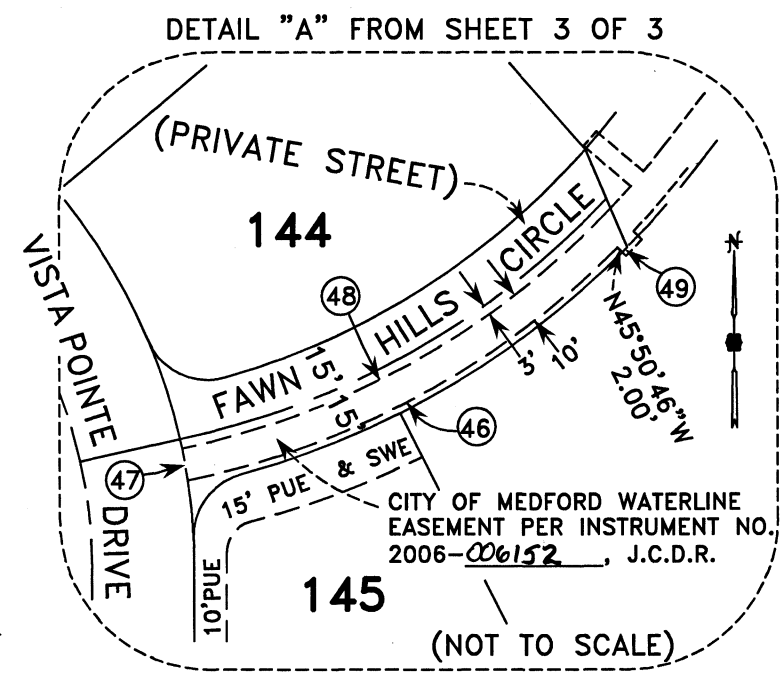
NOTES:

- INITIAL POINT - SET 5/8"x30" REBAR WITH METAL CAP STAMPED "HOFFBUHR & ASSOC INC" IN POSITION OF FOUND 5/8 INCH PIN WITH PLASTIC CAP STAMPED "HOFFBUHR AND ASSOC., INC." PER PLAT OF FOREST RIDGE AT VISTA POINTE, 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.
- SEE SHEET 3 OF 3 FOR EASEMENT, STREET AND LOT DIMENSIONS.

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

SCALE: 1 inch = 100 feet
DATE: APRIL 14, 2006
BASIS OF BEARING: FILED S/N 17700 (DLC LINE)

● = FOUND BRASS CAP MONUMENT AS SHOWN
S/N = FILED SURVEY NUMBER



REGISTERED
PROFESSIONAL
LAND SURVEYOR
Douglas C. McMahon
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. McMahon
SURVEYOR

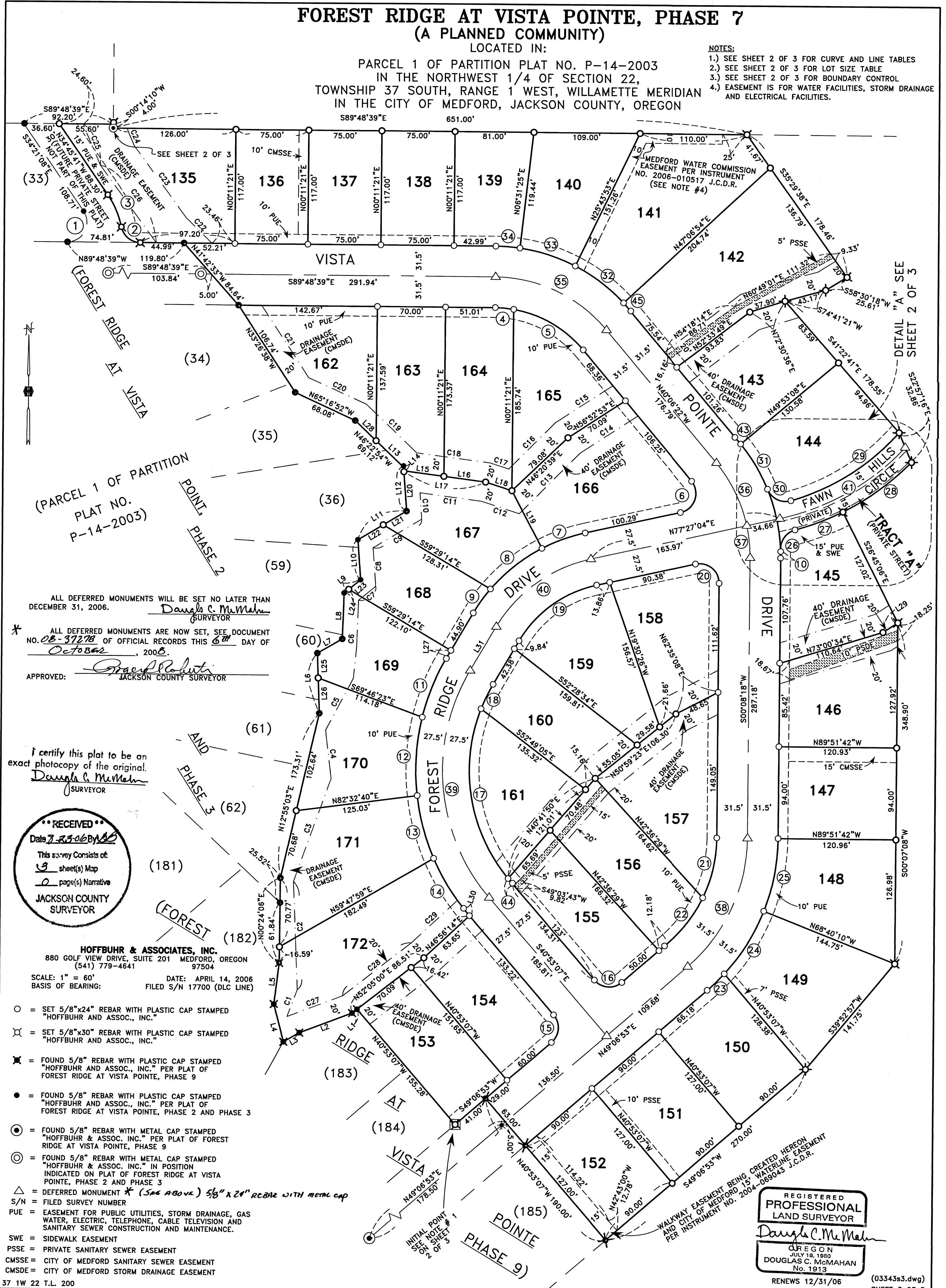
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IN THE CITY OF MEDFORD, JACKSON COUNTY, OREGON

NOTES:

- 1.) SEE SHEET 2 OF 3 FOR CURVE AND LINE TABLES
- 2.) SEE SHEET 2 OF 3 FOR LOT SIZE TABLE
- 3.) SEE SHEET 2 OF 3 FOR BOUNDARY CONTROL
- 4.) EASEMENT IS FOR WATER FACILITIES, STORM DRAINAGE AND ELECTRICAL FACILITIES.



ALL DEFERRED MONUMENTS WILL BE SET NO LATER THAN DECEMBER 31, 2006.
Douglas C. McMahon
 SURVEYOR

* ALL DEFERRED MONUMENTS ARE NOW SET, SEE DOCUMENT NO. 08-37278 OF OFFICIAL RECORDS THIS 6TH DAY OF October, 2006.
David Roberts
 JACKSON COUNTY SURVEYOR

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

RECEIVED
 Date 7-23-06 *BM*

This survey consists of:
3 sheet(s) Map
0 page(s) Narrative

JACKSON COUNTY SURVEYOR

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

SCALE: 1" = 60' DATE: APRIL 14, 2006
 BASIS OF BEARING: FILED S/N 17700 (DLC LINE)

- = 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 PLAT OF FOREST RIDGE AT VISTA POINTE, PHASE 9
- = FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "HOFFBUHR AND ASSOC., INC." PER PLAT OF FOREST RIDGE AT VISTA POINTE, PHASE 2 AND PHASE 3
- ⊙ = 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." IN POSITION INDICATED ON PLAT OF FOREST RIDGE AT VISTA POINTE, PHASE 2 AND PHASE 3
- △ = DEFERRED MONUMENT * (SEE ABOVE) 5/8" x 24" REBAR WITH METAL CAP
- S/N = FILED SURVEY NUMBER
- PUE = EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, GAS WATER, ELECTRIC, TELEPHONE, CABLE TELEVISION AND SANITARY SEWER CONSTRUCTION AND MAINTENANCE.
- SWE = SIDEWALK EASEMENT
- PSSE = PRIVATE SANITARY SEWER EASEMENT
- CMSSE = CITY OF MEDFORD SANITARY SEWER EASEMENT
- CMSDE = CITY OF MEDFORD STORM DRAINAGE EASEMENT

REGISTERED PROFESSIONAL LAND SURVEYOR
Douglas C. McMahon
 OREGON
 JULY 18, 1980
 DOUGLAS C. MCMAHAN
 No. 1913