

WESTRIDGE VILLAGE AT VISTA POINTE, PHASE 2 AND PHASE 3
(A PLANNED COMMUNITY)

LOCATED IN:
PARCEL 1 OF PARTITION PLAT NO. P-14-2003
IN THE N.W. 1/4 OF SECTION 22, T.37S., R.1W., W.M.
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 EASEMENT LABELED AS A PUBLIC UTILITY EASEMENT.

WE HEREBY DESIGNATE SAID SUBDIVISION AS WESTRIDGE VILLAGE AT VISTA POINTE, PHASE 2 AND PHASE 3.

KEY WEST PROPERTIES:

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 14th DAY OF August, 2006.

STATE OF OREGON)
COUNTY OF JACKSON) ss.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF August, 2006, BY JOHN SCHLEINING, PRESIDENT OF LARVAN, INC., A NEW JERSEY CORPORATION (A PARTNER OF KEY WEST PROPERTIES).

BEFORE ME: [Signature]
NOTARY



IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 16 DAY OF August, 2006.

STATE OF OREGON)
COUNTY OF JACKSON) ss.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16 DAY OF August, 2006, BY C.A. GALPIN, AS AN AUTHORIZED MEMBER OF GALPIN, LLC, AN OREGON LIMITED LIABILITY COMPANY (A PARTNER OF KEY WEST PROPERTIES).

BEFORE ME: [Signature]
NOTARY

[Signature]
C.A. Galpin
GALPIN, LLC

BANK OF THE CASCADES, THE UNDERSIGNED BENEFICIARY OF A CERTAIN TRUST DEED DATED OCTOBER 9, 2003 AND RECORDED OCTOBER 14, 2003 AS DOCUMENT NO. 03-70614, 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.

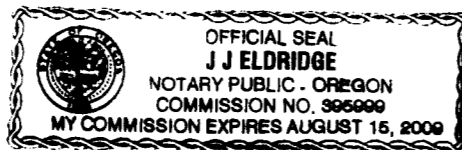
IN WITNESS WHEREOF, SIGNED THIS 15th DAY OF August, 2006.

[Signature]
AUTHORIZED REPRESENTATIVE OF BANK OF THE CASCADES
TITLE SVP

STATE OF OREGON)
COUNTY OF JACKSON) ss.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF August, 2006, BY Mike Peil, KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF BANK OF THE CASCADES.

BEFORE ME: [Signature]
NOTARY



APPROVED FOR RECORDING:

[Signature]
COUNTY COMMISSIONER/ADMINISTRATOR

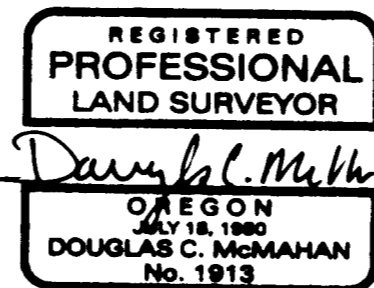
4/20/07
DATE

RECORDER:

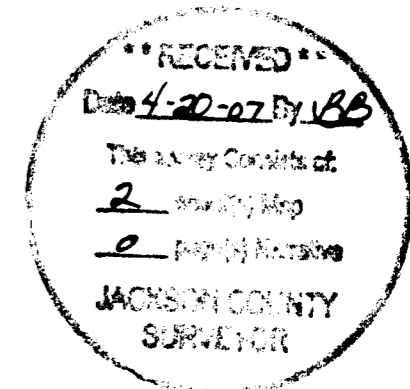
FILED FOR RECORD THIS 20 DAY OF APRIL, 2007 AT 2:51 O'CLOCK P.M. AND RECORDED IN VOLUME 33 OF PLATS AT PAGE 25 OF RECORDS OF JACKSON COUNTY, OREGON.

[Signature]
Kathleen S Beckett
COUNTY CLERK

[Signature]
Barbara J Shaw
DEPUTY



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



*** 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 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 IS AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES.

BEGINNING at a point on the Southwesterly 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-Westerly point of curve on the Southerly right-of-way line of Vista Pointe Drive for the INITIAL POINT OF BEGINNING; thence along said right-of-way line, along the arc of a 168.50 foot radius curve to the right (the long chord to which bears North 77°28'09" East 86.80 feet) an arc distance of 87.79 feet; thence along the arc of a 231.50 foot radius curve to the left (the long chord to which bears South 89°32'06" East 15.59 feet) an arc distance of 15.59 feet to a point on the Southwesterly right-of-way line of Brownridge Terrace; thence along said right-of-way line along the arc of a 20.00 foot radius curve to the right (the long chord to which bears South 51°54'28" East 25.47 feet) an arc distance of 27.62 feet; thence South 12°21'04" East 12.00 feet; thence along the arc of a 227.50 foot radius curve to the left (the long chord to which bears South 19°54'13" East 59.80 feet) an arc distance of 59.98 feet; thence South 27°27'23" East 783.16 feet; thence along the arc of a 227.50 foot radius curve to the left (the long chord to which bears South 32°14'22" East 37.94 feet) an arc distance of 37.98 feet; thence South 37°01'20" East 23.25 feet; thence along the arc of a 20.00 foot radius curve to the right (the long chord to which bears South 02°32'04" West 25.47 feet) an arc distance of 27.62 feet to a point on the Northwesterly right-of-way line of Chablis Terrace; thence along said right-of-way line, along the arc of a 231.50 foot radius curve to the left (the long chord to which bears South 39°09'17" West 23.72 feet) an arc distance of 23.73 feet; thence along the arc of a 168.50 foot radius curve to the right (the long chord to which bears South 49°22'51" West 76.74 feet) an arc distance of 77.42 feet; thence South 62°32'37" West 25.00 feet; thence along the arc of a 20.00 foot radius curve to the right (the long chord to which bears North 71°03'33" West 29.00 feet) an arc distance of 32.44 feet to a point on the Northeasterly right-of-way line of McAndrews Road; thence along said right-of-way line North 27°27'23" West 62.89 feet; thence North 28°22'14" West 131.63 feet; thence North 27°27'23" West 590.23 feet; thence North 26°25'19" West 116.34 feet; thence North 27°27'23" West 73.61 feet; thence North 17°32'38" East 28.28 feet to a point on the aforementioned Southerly right-of-way line of Vista Pointe Drive; thence along said right-of-way line North 60°51'11" East 30.01 feet to the INITIAL POINT OF BEGINNING.

[Signature]
SURVEYOR

*** APPROVALS ***

MEDFORD CITY PLANNING

I CERTIFY THAT, PURSUANT TO AUTHORITY GRANTED IN ORDINANCE NO. 5785 THIS PLAT IS HEREBY APPROVED.

[Signature]
PLANNING DIRECTOR

March 2, 2007
DATE

EXAMINED AND APPROVED THIS 29th DAY OF August, 2006.

[Signature]
CITY ENGINEER

[Signature]
CITY SURVEYOR

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100 AS OF APRIL 20, 2006.

[Signature]
ASSASSOR, DEPARTMENT OF ASSESSMENT

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID. AS OF 4-20-07.

[Signature]
TAX COLLECTOR

WESTRIDGE VILLAGE AT VISTA POINTE, PHASE 2 AND PHASE 3 (A PLANNED COMMUNITY)

LOCATED IN:
PARCEL 1 OF PARTITION PLAT NO. P-14-2003
IN THE N.W. 1/4 OF SECTION 22, T.37S., R.1W., W.M.
IN THE CITY OF MEDFORD, JACKSON COUNTY, OREGON

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH
 209.250 OREGON REVISED STATUTES

PURPOSE: TO SURVEY, MONUMENT AND PREPARE FINAL PLAT OF WESTRIDGE VILLAGE AT VISTA POINTE, PHASE 2 AND PHASE 3, 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 PLAT OF FOREST RIDGE AT VISTA POINTE, PHASE 1 AND FILED SURVEY NO. 17700 FOR CONTROL, I ESTABLISHED THE MONUMENTS AS SHOWN HEREON. AN ELECTRONIC TOTAL STATION WAS USED TO MAKE ALL MEASUREMENTS. INSTRUMENT NO. 04-033091, OF THE OFFICIAL DEED RECORDS, WAS USED TO DETERMINE CLIENT'S PROPERTY.

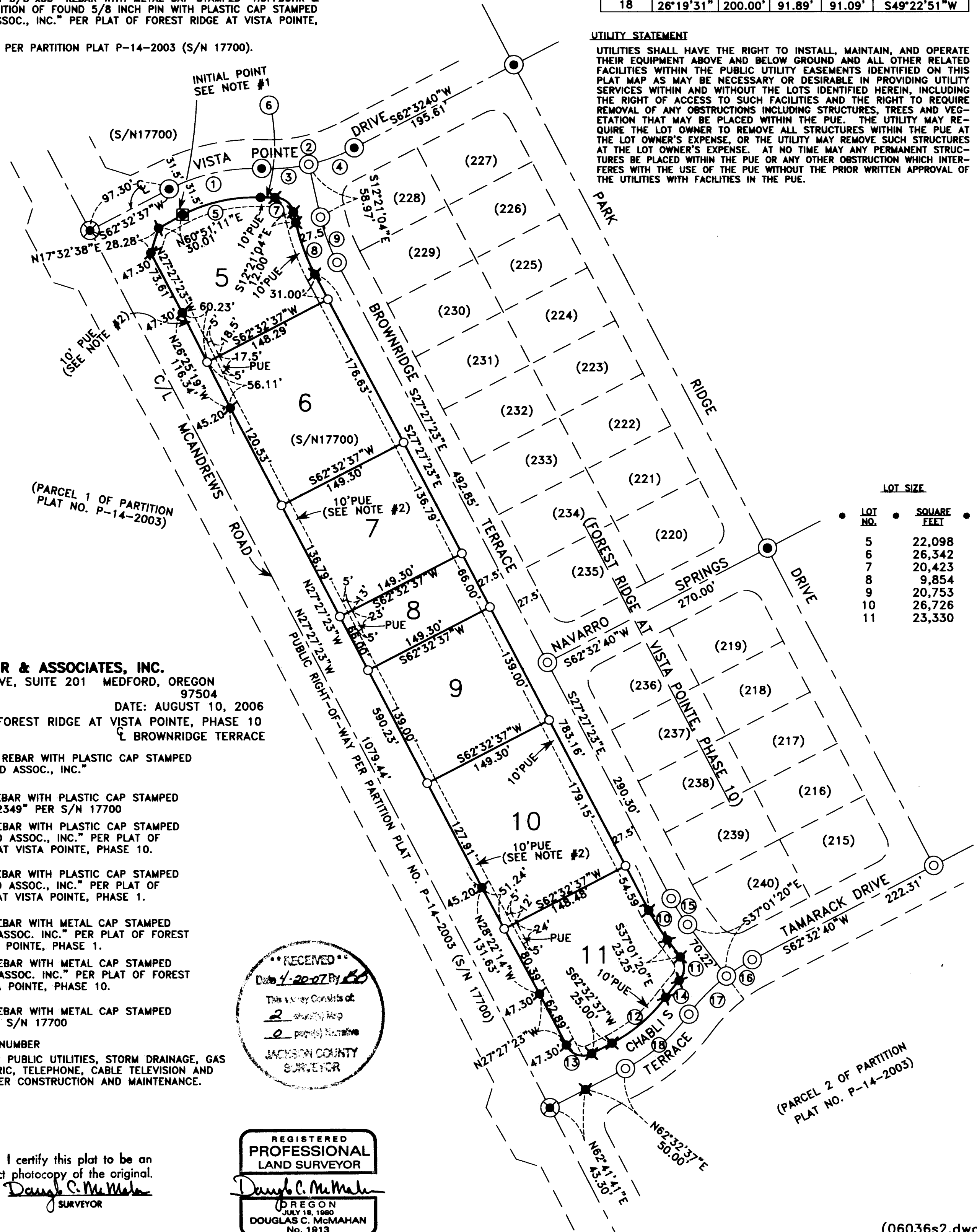
NOTES:

- 1.) 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 1.
- 2.) 10' PUE DEDICATED PER PARTITION PLAT P-14-2003 (S/N 17700).

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
1	29°51'03"	200.00'	104.20'	103.03'	S77°28'09"W
2	29°51'00"	200.00'	104.20'	103.02'	S77°28'10"W
3	14°44'44"	200.00'	51.47'	51.33'	S85°01'18"W
4	15°06'16"	200.00'	52.72'	52.57'	S70°05'48"W
5	29°51'03"	168.50'	87.79'	86.80'	N77°28'09"E
6	03°51'32"	231.50'	15.59'	15.59'	S89°32'06"E
7	79°06'48"	20.00'	27.62'	25.47'	S51°54'28"E
8	15°06'19"	227.50'	59.98'	59.80'	S19°54'13"E
9	15°06'19"	200.00'	52.73'	52.58'	S19°54'13"E
10	09°33'58"	227.50'	37.98'	37.94'	S32°14'22"E
11	79°06'48"	20.00'	27.62'	25.47'	S02°32'04"W
12	26°19'31"	168.50'	77.42'	76.74'	S49°22'51"W
13	92°56'16"	20.00'	32.44'	29.00'	N71°03'33"W
14	05°52'22"	231.50'	23.73'	23.72'	S39°09'17"W
15	09°33'58"	200.00'	33.39'	33.35'	S32°14'22"E
16	09°34'01"	200.00'	33.40'	33.36'	S57°45'40"W
17	16°45'34"	200.00'	58.50'	58.29'	S44°35'53"W
18	26°19'31"	200.00'	91.89'	91.09'	S49°22'51"W

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.

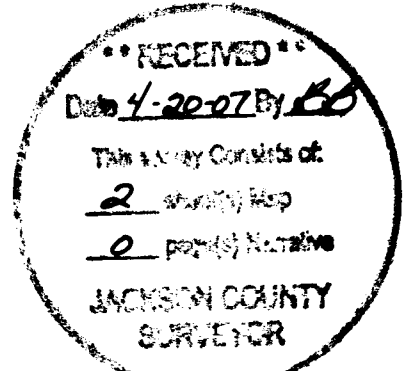


LOT SIZE	
LOT NO.	SQUARE FEET
5	22,098
6	26,342
7	20,423
8	9,854
9	20,753
10	26,726
11	23,330

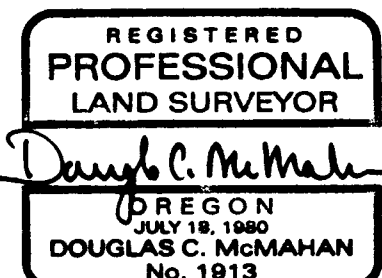
HOFFBUHR & ASSOCIATES, INC.
 880 GOLF VIEW DRIVE, SUITE 201 MEDFORD, OREGON
 (541) 779-4641 97504
 SCALE: 1" = 80' DATE: AUGUST 10, 2006
 BASIS OF BEARING: FOREST RIDGE AT VISTA POINTE, PHASE 10
 BROWN RIDGE TERRACE

- = SET 5/8"x24" REBAR WITH PLASTIC CAP STAMPED "HOFFBUHR AND ASSOC., INC."
- = FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "D.MINNECI LS 2349" PER S/N 17700
- ⊗ = FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "HOFFBUHR AND ASSOC., INC." PER PLAT OF FOREST RIDGE AT VISTA POINTE, PHASE 10.
- = FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "HOFFBUHR AND ASSOC., INC." PER PLAT OF FOREST RIDGE AT VISTA POINTE, PHASE 1.
- ⊙ = 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 METAL CAP STAMPED "HOFFBUHR & ASSOC. INC." PER PLAT OF FOREST RIDGE AT VISTA POINTE, PHASE 10.
- ⊗ = FOUND 5/8" REBAR WITH METAL CAP STAMPED "LS 2349" PER S/N 17700

S/N = FILED SURVEY NUMBER
 PUE = EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, GAS WATER, ELECTRIC, TELEPHONE, CABLE TELEVISION AND SANITARY SEWER CONSTRUCTION AND MAINTENANCE.



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



(PARCEL 2 OF PARTITION PLAT NO. P-14-2003)