

INNSBRUCK RIDGE AT VISTA POINTE, PHASE 1 AND PHASE 2 (A PLANNED COMMUNITY)

LOCATED IN:

A PORTION OF PARCEL 1 OF PARTITION PLAT NO. P-14-2003 IN THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 37 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN IN THE CITY OF MEDFORD, JACKSON COUNTY, OREGON

* Affidavit of Correction
Doc # 2017-027700
8/14/17 C.S. S. Fein

SHEET INDEX	
SHEET 2	LOTS, STREETS, LINE TABLE AND LOT AREA TABLE
SHEET 3	DETAILS "A", "B", "C" & "D" AND CURVE TABLE
SHEETS 4 & 5	WATER LINE EASEMENT
SHEETS 6 & 7	STORM AND SEWER EASEMENTS

*** DECLARATION ***

Know all men by these presents, that, Innsbruck, LLC, an Oregon Limited Liability Company, is the owner in fee simple of the land hereon described, and has subdivided the same into lots and private 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 does hereby dedicate to the public for public use those easements shown hereon as public utility easements (PUE), sidewalk easements (SWE) and pedestrian walkway easement (PWE) as shown hereon. We do also hereby grant to the City of Medford and its assignees, storm drainage easements (CMSDE), for access and maintenance of drainage areas across Lots 1-4, 6-8, 22, 23, 24, 30, 31, 33-35, 45, 46, 50, 51, 52 and over and across the private streets. We do hereby grant to the City of Medford and its assignees sanitary sewer easements (CMSSE) for access and maintenance of sanitary sewer facilities across Lots 10, 45 and over and across the private streets. We do also grant to the City of Medford and its assignees an access easement over and across the southerly 89.6 feet Lot 50 as shown. We hereby create private storm drain easements (PSDE) for access and maintenance of storm drain lines across Lots 8-11 for the benefit of the owners, heirs and assignees of Lots 9-12, across Lots 14-19 for the benefit of the owners, heirs and assignees of Lots 13-18, across Lots 19 and 20 for the benefit of the owners, heirs and assignees of Lots 20 and 21, across Lots 27 and 28 for the benefit of the owners, heirs and assignees of Lots 28 and 29, across Lot 33 for the benefit of the owners, heirs and assignees of Lot 32 and across Lot 45 for the benefit of the owners, heirs and assignees of Lot 47, and we do also hereby create private sanitary sewer easements (PSSE) across Lot 9 for the benefit of the owners, heirs and assignees of Lot 8, across Lots 10 and 11 for the benefit of the owners, heirs and assignees of Lots 11 and 12, across Lot 14 for the benefit of the owners, heirs and assignees of Lot 13, across Lots 16 and 17 for the benefit of the owners, heirs and assignees of Lots 15 and 17, across Lots 19, 20 and 21 for the benefit of the owners, heirs and assignees of Lots 20, 21 and 22, across Lot 23 for the benefit of the owners, heirs and assignees of Lot 31, across Lot 24 for the benefit of the owners, heirs and assignees of Lot 30, across Lots 27 and 28 for the benefit of the owners, heirs and assignees of Lots 28 and 29, and across Lot 35 for the benefit of the owners, heirs and assignees of Lot 34. We hereby create for the benefit of the owners, heirs and assignees of Lot 2, a 4-foot wide easement for the construction and maintenance of a private water line over and across Lot 3. We hereby create for the benefit of the owners, heirs and assignees of Lot 49, an easement for ingress/egress over and across lot 50. We hereby create for the benefit of the owners, heirs and assignees of Lots 1-60, private streets (Fawn Hills Circle, Murreyhill Terrace and Innsbruck Ridge) as shown hereon, for access to the public streets (Innsbruck Ridge and Murreyhill Terrace) and the private street (Fawn Hills Circle). We hereby create for the benefit of the INNSBRUCK RIDGE AT VISTA POINTE, PHASE 1 AND PHASE 2, Homeowners Association and its assignees, easements for the construction and maintenance of signs on Lots 7, 22, 32 and 48. We hereby designate said subdivision as INNSBRUCK RIDGE AT VISTA POINTE, PHASE 1 AND PHASE 2.

STATE OF OREGON) County of Jackson) ss. *** SURVEYOR'S CERTIFICATE ***

I, Darrell L. Huck, 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 shown hereon and this plat is a correct representation of the same, and the following is an accurate description of the boundary lines.

BEGINNING AT THE NORTHEAST CORNER OF TRACT DESCRIBED IN DOCUMENT NO. 2008-005401, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, BEING THE EAST-NORTHEAST CORNER OF DONATION LAND CLAIM NO. 62, TOWNSHIP 37 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, SAID JACKSON COUNTY, SAID POINT BEING ON THE 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 BEING THE INITIAL POINT OF BEGINNING OF INNSBRUCK RIDGE AT VISTA POINTE, PHASE 1 AND PHASE 2; THENCE ALONG THE BOUNDARY OF SAID TRACT AS FOLLOWS: SOUTH 00°08'22" WEST 1538.93 FEET (RECORD SOUTH 00°07'30" WEST 1539.10 FEET) TO THE MOST EASTERLY, SOUTHEAST CORNER THEREOF; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID TRACT, NORTH 89°51'38" WEST 350.00 FEET (RECORD NORTH 89°51'49" WEST 349.95 FEET); THENCE SOUTH 00°08'22" WEST 90.00 FEET (RECORD SOUTH 00°07'48" WEST 90.06 FEET); THENCE NORTH 89°51'38" WEST 245.00 FEET (RECORD NORTH 89°53'56" WEST 244.73 FEET); THENCE SOUTH 48°18'44" WEST 140.42 FEET (RECORD SOUTH 48°22'20" WEST 140.54 FEET); THENCE NORTH 28°08'30" WEST 219.85 FEET (RECORD NORTH 28°09'30" WEST 219.87 FEET) TO THE MOST EASTERLY CORNER OF LOT 193 OF FOREST RIDGE AT VISTA POINTE, PHASE 9, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD IN SAID JACKSON COUNTY; THENCE, ALONG THE EASTERLY BOUNDARY OF SAID PHASE 9, NORTH 47°24'10" WEST 21.35 FEET (RECORD NORTH 47°09'48" WEST 21.32 FEET); THENCE NORTH 40°52'09" WEST 280.00 FEET (RECORD NORTH 40°53'07" WEST); THENCE NORTH 49°07'25" EAST 260.26 FEET (RECORD NORTH 49°06'53" EAST 260.00 FEET) TO THE SOUTHEASTERLY BOUNDARY OF FOREST RIDGE AT VISTA POINTE, PHASE 7, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD IN SAID JACKSON COUNTY; THENCE, ALONG SAID BOUNDARY, NORTH 49°07'25" EAST 270.00 FEET (RECORD NORTH 49°06'53" EAST); THENCE NORTH 39°52'57" EAST 141.75 FEET; THENCE NORTH 00°07'08" EAST 348.90 FEET; THENCE NORTH 26°45'06" WEST 127.02 FEET; THENCE, ALONG THE ARC OF A 265.00 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD TO WHICH BEARS NORTH 53°52'14" EAST 86.72 FEET), AN ARC DISTANCE OF 87.11 FEET; THENCE NORTH 22°57'16" WEST 32.86 FEET; THENCE NORTH 41°22'41" WEST 178.55 FEET; THENCE NORTH 74°41'21" EAST 43.17 FEET; THENCE NORTH 58°30'19" EAST 25.61 FEET; THENCE NORTH 35°29'38" WEST 178.10 FEET (RECORD 178.46 FEET) TO THE NORTHERLY LINE OF DONATION LAND CLAIM NO. 62, SAID TOWNSHIP AND RANGE; THENCE, ALONG SAID NORTHERLY LINE, SOUTH 89°47'29" EAST 671.81 FEET (RECORD SOUTH 89°48'39" EAST 671.77 FEET) TO THE INITIAL POINT OF BEGINNING.

Darrell L. Huck
SURVEYOR

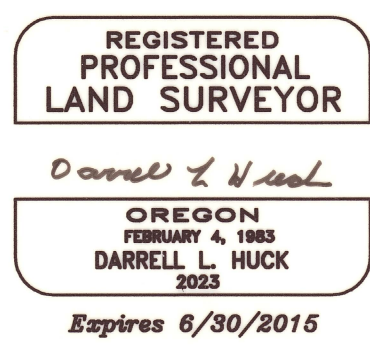
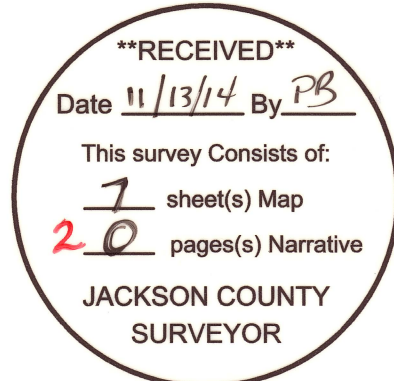
INNSBRUCK RIDGE, LLC;
IN WITNESS WHEREOF, I have set my hand and seal this 31st day of October, 2014.
STATE OF OREGON)
County of Jackson) ss. Becky Bailey
Member of Innsbruck, LLC
The foregoing instrument was acknowledged before me this 31st day of October, 2014, by BECKY BAILEY, as an authorized member of Innsbruck LLC, an Oregon Limited Liability Company.

AFFIDAVIT OF CONSENT FOR SUBDIVISION BY PIONEER TRUST BANK, N.A. RECORDED AS DOCUMENT NO. 2014-029943, OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

BEFORE ME: Nancy V. Stevenson
Notary
Nancy V. Stevenson
Notary for the State of Oregon
Comm #: 456058
Comm exp: 03/19/2015

APPROVED FOR RECORDING:
[Signature]
County Commissioner/Administrator
11/12/14
Date

RECORDER:
Filed for record this 13th day of November, 2014 at 8:55 O'Clock A.M. and recorded in Volume 40 of Plats at page 16 of records of Jackson County, Oregon.
Christine D. Walker County Clerk
Carman D. Helman Deputy



*** APPROVALS ***

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

James E. Huber Planning Director
November 7, 2014 Date

Examined and approved this 5 day of NOVEMBER, 2014.
[Signature] City Engineer
[Signature] City Surveyor

Examined and approved as required by O.R.S. 92.100 as of November 12, 2014.
[Signature] Deputy Assessor, Department of Assessment

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid.
Examined and approved this 12 day of NOV, 2014.

I certify this plat to be an exact copy of the original.
Darrell L. Huck SURVEYOR
[Signature] Tax Collector

INNSBRUCK RIDGE AT VISTA POINTE, PHASE 1 AND PHASE 2 (A PLANNED COMMUNITY)

Located in:
A PORTION OF PARCEL 1 OF PARTITION PLAT NO. P-14-2003 IN
IN THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 22,
TOWNSHIP 37 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN
IN THE CITY OF MEDFORD, JACKSON COUNTY, OREGON

ALL DEFERRED MONUMENTS WILL BE SET NO LATER THAN APRIL 25, 2015

SURVEYOR
ALL DEFERRED MONUMENTS ARE NOW SET, SEE DOCUMENT NO. 2015-015438
OF OFFICIAL RECORDS THIS 22ND DAY OF May 2015 (CS 21715)

APPROVED: *[Signature]*
JACKSON COUNTY SURVEYOR
C.O.M.

LINE TABLE		
LINE	LENGTH	BEARING
L1	29.57'	S68°31'04"W
L2	12.49'	S04°40'09"E
L3	11.28'	N59°12'32"W
L4	4.48'	N37°47'28"E
L5	13.94'	S52°50'36"E
L6	11.00'	N37°09'24"E
L7	4.43'	N52°50'36"W
L8	5.47'	N37°47'28"E
L9	11.97'	S87°45'10"E
L10	11.98'	N21°48'27"E
L11	15.00'	S39°32'05"E
L12	20.00'	N60°24'26"E
L13	11.13'	S35°57'12"E
L14	7.31'	S35°57'12"E
L15	7.34'	S48°18'44"W
L16	20.00'	N31°32'47"W
L17	12.22'	N49°26'12"E
L18	9.18'	S89°53'56"E
L19	27.52'	S40°21'30"W
L20	1.54'	N35°57'12"W
L21	42.18'	N81°04'06"E
L22	47.50'	N64°01'52"E
L23	19.97'	S84°54'20"E
L24	29.78'	N51°43'37"E
L25	38.19'	N79°45'07"W
L26	19.67'	N00°00'34"E
L27	10.93'	N52°12'31"W
L28	27.01'	S78°03'43"W
L29	77.16'	N37°47'28"E
L30	43.10'	N50°32'55"W
L31	14.48'	S59°25'49"E
L32	5.89'	N52°12'31"W
L33	4.82'	S01°20'17"W

RECORD DIMENSIONS		
OREGON HILLS, UNIT NO. 4		
LOT 126	S89°52'19"E	100.00'
LOT 127	S89°52'19"E	150.00'
LOT 127	N00°07'41"E	90.00'
LOT 138	S89°52'19"E	161.17'
LOT 107	S89°52'19"E	30.29'
LOT 107	N48°23'26"E	140.71'
LOT 99	S28°02'32"E	108.90'
LOT 100	S28°02'32"E	111.10'

FILED
Date 11/13/14 By PB
This Survey Consists Of:
7 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

HOFFBUHR & ASSOCIATES, INC.
880 GOLF VIEW DRIVE #201 MEDFORD, OREGON
(541) 779-4641 97504
SCALE: 1 inch = 100 feet DATE: AUGUST 27, 2014
BASIS OF BEARING: CENTERLINE OF VISTA POINTE DRIVE
PER FOREST RIDGE AT VISTA POINTE, PHASE 7

- = 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."
- △ = DEFERRED MONUMENT
- ✕ = 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 "D. MCMAHAN LS 1913" PER PLAT OF OREGON HILLS SUBDIVISION, UNIT NO. 4
- ✕ = FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "FARBER PLS 2189" PER PLAT OF CAMBRIDGE PARK, PHASE 1
- = FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "HOFFBUHR AND ASSOC., INC." PER PLAT OF FOREST RIDGE AT VISTA POINTE, PHASE 7
- ⊙ = FOUND BRASS DISC IN MONUMENT CASE PER PLAT OF OREGON HILLS SUBDIVISION, UNIT NO. 4
- ⊙ = FOUND 5/8" REBAR WITH METAL CAP STAMPED "HOFFBUHR AND ASSOC., INC." PER PLAT OF FOREST RIDGE AT VISTA POINTE, PHASE 7 OR 9 UNLESS OTHERWISE NOTED.
- [] = RECORD PER DOCUMENT NO. 2008-005401, J.C.D.R. AND SURVEY NO. 17700 UNLESS OTHERWISE NOTED.
- PSSE = PRIVATE SANITARY SEWER EASEMENT
- PSDE = PRIVATE STORM DRAINAGE EASEMENT
- SWE = SIDEWALK EASEMENT
- S/N = FILED SURVEY NUMBER
- J.C.D.R. = JACKSON COUNTY DEED RECORDS OR OFFICIAL RECORDS
- PUE = EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, GAS, WATER, ELECTRIC, CABLE TELEVISION AND SANITARY SEWER CONSTRUCTION AND MAINTENANCE
- PWE = PEDESTRIAN WALKWAY EASEMENT
- CMSDE = CITY OF MEDFORD STORM DRAINAGE EASEMENT
- CMSSE = CITY OF MEDFORD SANITARY SEWER EASEMENT

REGISTERED PROFESSIONAL LAND SURVEYOR
[Signature]
OREGON
FEBRUARY 4, 1983
DARRELL L. HUCK
2025
Expires 6/30/2015

ELL CORNER
DLC NO. 62
FD. 1" IRON PIPE
WITH 2 1/2" BRASS DISC
EXPOSED 6" & STAMPED
T37S R1W
DLC
2014

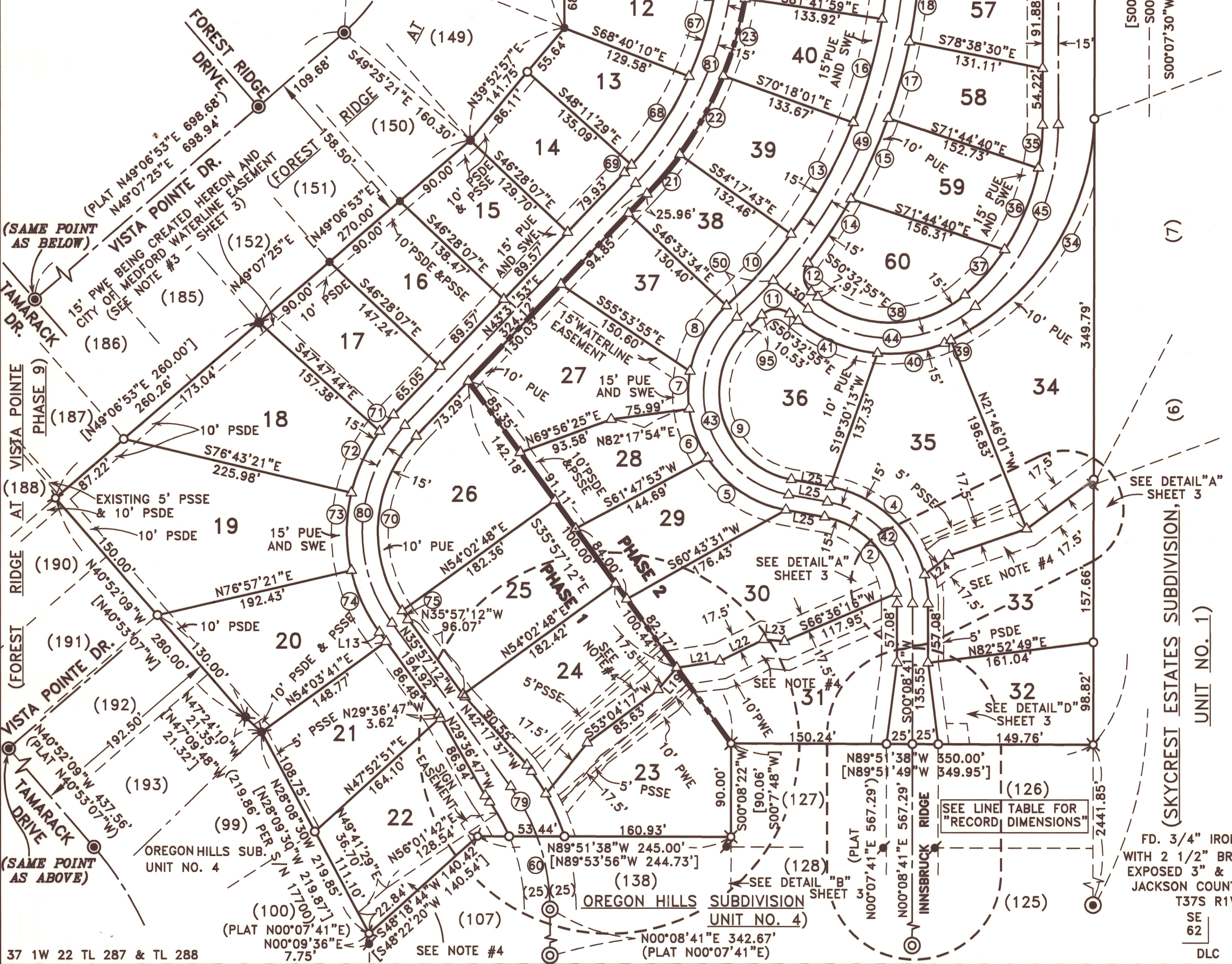
NOTE: SEE SHEET 3 OF 7 FOR CURVE TABLE

ENE CORNER
DLC NO. 62
FD. 1" IRON PIPE
WITH 2 1/2" BRASS DISC
EXPOSED 2" & STAMPED
T37S R1W
DLC
2014

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

(S/N 9158)
(PARCEL 1 OF PARTITION PLAT NO P-14-2003)
(S/N 11770)

LOT SIZE TABLE			
LOT NO.	SQUARE FEET	LOT NO.	SQUARE FEET
1	15,172	31	19,992
2	22,545	32	13,770
3	12,420	33	19,078
4	14,703	34	25,784
5	15,983	35	24,169
6	15,202	36	17,801
7	10,556	37	11,349
8	14,608	38	11,160
9	11,985	39	14,047
10	11,997	40	12,165
11	12,110	41	11,006
12	11,215	42	11,229
13	10,502	43-44	10,694
14	11,656	45	14,745
15	12,010	46	13,135
16	12,796	47	14,101
17	13,309	48	13,036
18	20,622	49	21,713
19	31,279	50	19,184
20	18,319	51	12,491
21	15,376	52	11,490
22	18,275	53	10,137
23	19,542	54	9,646
24	19,453	55	9,752
25	18,242	56	10,939
26	20,336	57	9,820
27	19,480	58	12,163
28	11,461	59	13,357
29	12,572	60	14,625
30	22,906	PRIVATE STREETS	161,823



****RECEIVED****
Date 11/13/14 By PB
This survey consists of:
7 sheet(s) Map
0 pages(s) Narrative
JACKSON COUNTY SURVEYOR

INNSBRUCK RIDGE AT VISTA POINTE, PHASE 1 AND PHASE 2 (A PLANNED COMMUNITY)

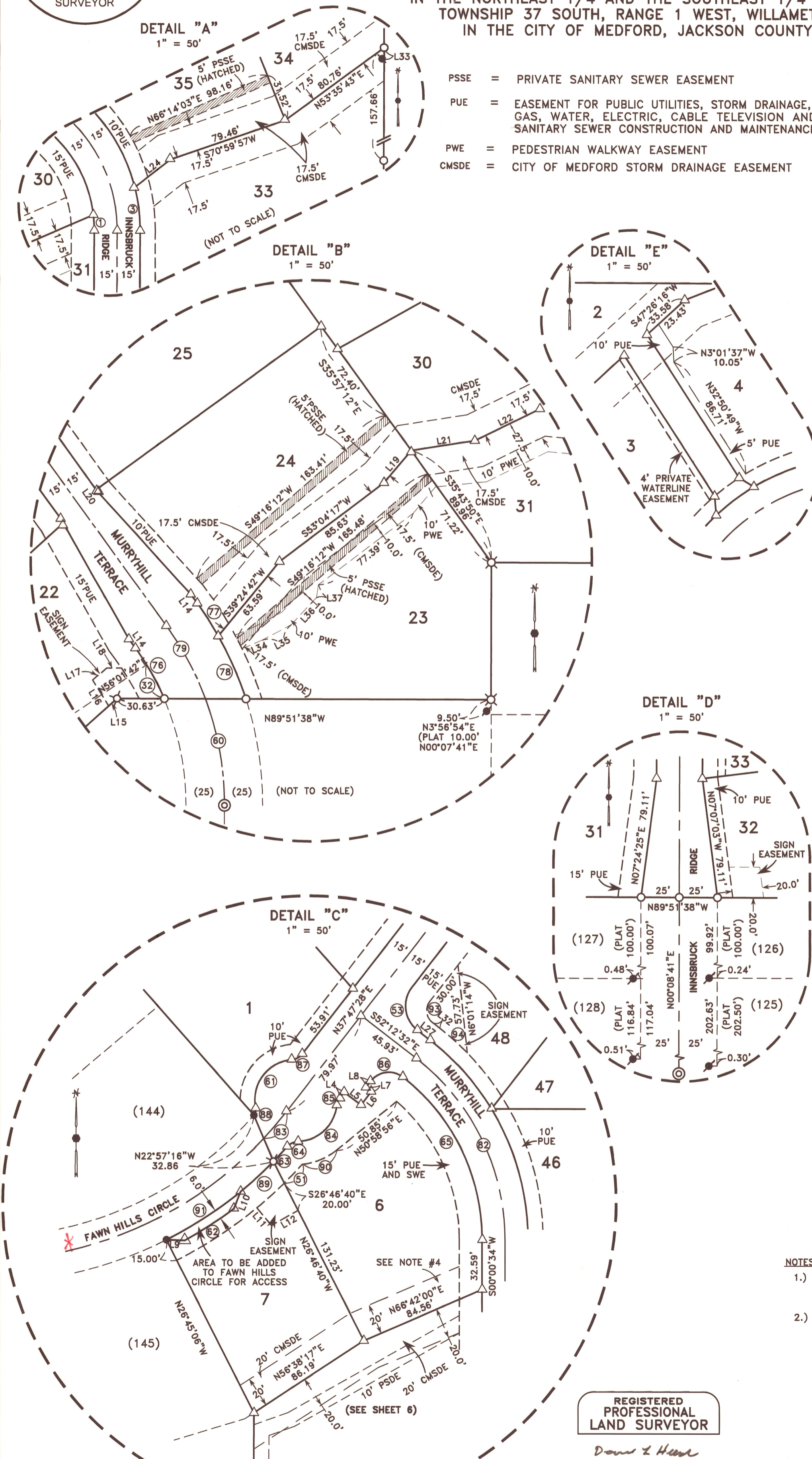
Located in:
A PORTION OF PARCEL 1 OF PARTITION PLAT NO. P-14-2003 IN THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 37 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN IN THE CITY OF MEDFORD, JACKSON COUNTY, OREGON

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	6°56'27"	85.00'	10.30'	10.29'	S03°19'33"E
2	72°57'20"	85.00'	108.23'	101.07'	S43°16'27"E
3	14°14'31"	115.00'	28.59'	28.51'	N06°58'35"W
4	65°39'17"	115.00'	131.78'	124.69'	N46°55'29"W
5	46°29'34"	115.00'	93.32'	90.78'	S56°30'20"E
6	25°33'26"	115.00'	51.30'	50.87'	S20°28'50"E
7	18°20'33"	115.00'	36.82'	36.66'	S01°28'11"W
8	36°50'39"	115.00'	73.95'	72.68'	S29°03'47"W
9	127°14'13"	85.00'	188.76'	152.30'	N16°08'00"W
10	11°03'59"	485.00'	93.68'	93.53'	S41°57'07"W
11	84°05'58"	20.00'	29.36'	26.79'	N87°24'06"E
12	88°23'36"	20.00'	30.86'	27.89'	N06°21'07"W
13	14°40'02"	485.00'	124.16'	123.82'	S29°05'06"W
14	8°19'49"	515.00'	74.88'	74.81'	N33°40'46"E
15	9°35'23"	515.00'	86.20'	86.10'	N24°43'10"E
16	12°18'55"	485.00'	104.25'	104.05'	S15°35'38"W
17	8°33'58"	515.00'	77.00'	76.93'	N15°38'29"E
18	7°25'22"	515.00'	66.72'	66.67'	N07°38'49"E
19	9°25'36"	485.00'	79.80'	79.70'	N04°43'22"E
20	3°55'34"	515.00'	35.29'	35.28'	N01°58'21"E
21	7°49'36"	365.00'	49.86'	49.82'	N39°37'05"E
22	13°38'59"	365.00'	86.96'	86.75'	N28°52'48"E
23	12°11'05"	365.00'	77.62'	77.48'	N15°57'46"E
24	09°51'39"	365.00'	62.82'	62.74'	N04°56'24"E
25	31°14'30"	165.00'	89.97'	88.86'	N15°36'41"W
26	74°52'54"	20.00'	26.14'	24.32'	S21°59'22"E
27	15°26'30"	115.00'	30.99'	30.90'	S07°43'49"W
28	121°12'40"	20.00'	42.31'	34.85'	N60°36'54"E
29	36°25'49"	215.00'	136.70'	134.41'	N41°12'55"W
30	47°34'33"	185.00'	153.62'	149.24'	S34°59'29"E
31	27°44'30"	300.00'	145.25'	143.84'	N14°57'02"W
32	8°16'30"	175.00'	25.27'	25.25'	N27°33'02"W
33	11°19'42"	185.00'	36.58'	36.52'	S05°32'21"E
34	61°33'34"	250.00'	268.60'	255.87'	N32°51'45"E
35	10°58'38"	220.00'	42.15'	42.08'	S05°36'49"W
36	22°28'52"	220.00'	86.32'	85.77'	S22°20'34"W
37	15°13'47"	220.00'	58.48'	58.31'	S41°11'53"W
38	80°38'18"	110.00'	154.81'	142.35'	S89°07'56"W
39	00°39'24"	250.00'	2.87'	2.87'	N63°58'17"E
40	28°34'11"	140.00'	69.81'	69.09'	N80°37'49"E
41	34°32'10"	140.00'	84.39'	83.12'	S67°49'00"E
42	79°53'48"	100.00'	139.45'	128.42'	N39°48'13"W
43	127°14'13"	100.00'	222.07'	179.17'	N16°08'00"W
44	80°38'18"	125.00'	175.93'	161.76'	S89°07'56"W
45	48°41'17"	235.00'	199.69'	193.74'	S24°28'09"W
46	12°15'32"	215.00'	46.00'	45.91'	N53°18'04"W
47	59°33'20"	200.00'	207.89'	198.65'	N29°39'09"W
48	30°26'23"	100.00'	53.13'	52.50'	N15°13'46"E
49	41°44'03"	500.00'	364.20'	356.20'	N20°52'36"E
50	5°44'28"	500.00'	50.10'	50.08'	N44°36'52"E
51	3°28'34"	280.00'	16.99'	16.99'	N43°45'21"E
52	34°26'07"	250.00'	150.25'	148.00'	N60°14'01"E
53	90°00'00"	20.00'	31.42'	28.28'	N07°12'33"W
54	79°31'28"	110.00'	152.68'	140.71'	N77°33'12"E
55	20°58'36"	165.00'	60.41'	60.07'	N41°43'14"W
56	28°36'49"	140.00'	69.92'	69.19'	N73°44'14"W
57	32°45'23"	140.00'	80.04'	78.95'	S75°34'40"W
58	12°42'27"	140.00'	31.05'	30.99'	S52°50'46"W
59	8°42'04"	140.00'	21.26'	21.24'	S42°08'31"W
60*	20°28'15"	200.00'	71.46'	71.08'	N10°05'26"W
*RECORD	20°29'14"	200.00'	71.51'	71.13'	N10°06'56"W
61	97°05'00"	26.50'	44.90'	39.72'	S36°23'45"W
62	8°07'00"	271.00'	38.39'	38.36'	N57°00'49"E
63	2°51'30"	265.00'	13.22'	13.22'	N43°01'28"E
64	46°14'00"	10.00'	8.07'	8.07'	N64°42'45"E
65	52°00'00"	135.00'	122.52'	118.36'	S25°59'26"E
66	8°15'11"	335.00'	48.25'	48.21'	S04°08'09"W
67	16°00'36"	335.00'	93.61'	93.30'	S16°16'02"W
68	17°32'10"	335.00'	102.53'	102.13'	S33°02'26"W
69	1°43'23"	335.00'	10.07'	10.07'	S42°40'12"W
70	77°49'01"	135.00'	183.35'	169.58'	S04°37'23"W
71	7°16'14"	165.00'	20.94'	20.92'	N39°53'46"E
72	22°53'10"	165.00'	65.91'	65.47'	S24°49'04"W
73	26°20'09"	165.00'	75.84'	75.18'	S00°12'24"W
74	22°59'32"	165.00'	66.21'	65.77'	S24°27'26"E
75	1°40'04"	135.00'	3.93'	3.93'	S35°07'10"E
76	12°32'24"	175.00'	38.30'	38.23'	S29°41'00"E
77	6°32'20"	225.00'	25.69'	25.68'	N32°40'57"W
78	11°26'38"	225.00'	44.94'	44.87'	N23°41'23"W
79	15°37'38"	200.00'	54.55'	54.38'	N28°08'23"W
80	79°29'05"	150.00'	208.09'	191.80'	N03°47'21"E
81	43°31'20"	350.00'	265.86'	259.52'	N21°46'14"E
82	52°13'06"	150.00'	136.71'	132.02'	N26°05'59"W
83	5°13'29"	250.00'	22.80'	22.79'	N40°24'13"E
84	82°46'42"	125.00'	180.59'	165.29'	N79°10'50"E
85	31°42'56"	10.00'	5.54'	5.46'	N21°56'01"E
86	90°13'06"	15.00'	23.62'	21.25'	N82°54'00"E
87	47°08'47"	10.00'	8.23'	8.00'	S61°21'53"W
88	53°31'14"	5.00'	4.67'	4.50'	S14°36'54"W
89	6°17'00"	265.00'	29.06'	29.05'	N47°35'44"E
90	33°50'14"	41.50'	24.51'	24.15'	N67°54'03"E
91	18°50'01"	265.00'	87.11'	86.72'	N53°52'14"E
92	27°33'26"	150.00'	72.14'	71.45'	N26°19'39"W
93	90°00'00"	10.00'	15.71'	14.14'	N07°12'30"W
94	07°54'21"	175.00'	24.15'	24.13'	S48°16'05"E
95	02°07'59"	515.00'	19.17'	19.17'	N46°25'07"E

NOTES:

- LOTS 2, 19, 20, 23, 24, 25, 26, 29, 30, AND 31 MAY BE REQUIRED TO BE PROTECTED BY APPROVED AUTOMATIC FIRE SPRINKLERS IF ADEQUATE FIRE APPARATUS ACCESS IS NOT PROVIDED.
- 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.
- MEDFORD WATER COMMISSION EASEMENT PER INSTRUMENTS NO. 2004-069043 AND NO. 2004-069044, J.C.D.R.
- DRAINAGE EASEMENT TO THE CITY OF MEDFORD FOR ACCESS AND MAINTENANCE OF DRAINAGE AREA BEING CREATED HEREON. (CMSDE)



I certify this plat to be an exact copy of the original
Darrell L. Huck
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
Darrell L. Huck
OREGON
FEBRUARY 4, 1983
DARRELL L. HUCK
2023
Expires 6/30/2015

21600
16L/28

INNSBRUCK RIDGE AT VISTA POINTE, PHASE 1 AND PHASE 2 (A PLANNED COMMUNITY)

Located in:
A PORTION OF PARCEL 1 OF PARTITION PLAT NO. P-14-2003 IN
IN THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 22,
TOWNSHIP 37 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN
CITY OF MEDFORD, JACKSON COUNTY, OREGON

LINE TABLE		
LINE	LENGTH	BEARING
L1	48.92'	N38°04'16"W
L2	49.47'	N52°12'32"W
L3	14.00'	S37°47'28"W
L4	4.00'	S52°12'32"E
L5	10.00'	S37°47'28"W
L6	4.00'	N52°12'32"W
L7	42.97'	S37°47'28"W
L8	4.40'	S21°06'21"E
L9	27.80'	S68°53'39"W
L10	42.69'	S89°28'00"W
L11	33.51'	N68°04'38"W
L12	44.41'	N59°25'49"W
L13	3.00'	S89°59'26"E
L14	4.33'	N30°34'11"E
L15	10.00'	N59°25'49"W
L16	4.33'	S30°34'11"W
L17	7.98'	N59°25'49"W
L18	13.20'	N11°15'34"E
L19	3.00'	N78°44'26"W
L20	18.88'	N11°15'34"E

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
1	17°52'22"	335.00'	104.50'	104.08'	N34°35'42"E
2	7°53'41"	220.00'	30.59'	30.56'	N44°37'15"E
3	13°48'28"	335.00'	80.73'	80.54'	N16°21'46"E
4	36°57'27"	253.00'	163.19'	160.38'	N59°41'35"E
5	7°44'20"	335.00'	45.25'	45.21'	N03°52'44"E
6	40°51'02"	497.00'	354.35'	346.89'	S20°26'05"W
7	25°23'47"	487.00'	215.86'	214.10'	N23°04'29"E
8	8°43'16"	487.00'	74.13'	74.06'	N04°22'12"E
9	43°31'19"	345.00'	262.06'	255.81'	S21°46'14"W
10	30°38'49"	232.00'	124.09'	122.62'	S33°14'41"W
11	9°15'55"	222.00'	35.90'	35.86'	N04°44'32"E
12	25°24'01"	222.00'	98.94'	98.12'	N23°56'56"E
13	15°18'49"	232.00'	62.01'	61.93'	S07°47'46"W
14	3°39'11"	487.00'	31.05'	31.04'	N39°00'40"E
15	33°19'26"	263.00'	152.96'	150.82'	S61°34'42"W
16	3°09'31"	181.50'	10.01'	10.00'	N10°01'43"W
17	5°36'01"	263.00'	25.71'	25.70'	S40°35'29"W
18	2°03'51"	253.00'	9.11'	9.11'	N38°49'24"E



NOTE:
SHEETS 4 AND 5 ARE FOR AN ILLUSTRATION
OF THE CITY OF MEDFORD WATER LINE
EASEMENT PER INSTRUMENT NO. 2006-
006152, J.C.D.R.

FILED
Date 11/13/14 By PB
This Survey Consists Of:
7 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

I certify this plat to be an
exact copy of the original
0 and 2 for
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Darrell L. Huck
OREGON
FEBRUARY 4, 1983
DARRELL L. HUCK
2023
Expires 6/30/2015

(SEE SHEET 5 OF 7)

(14018s4.dwg)
SHEET 4 OF 7

21600

21600
166/28

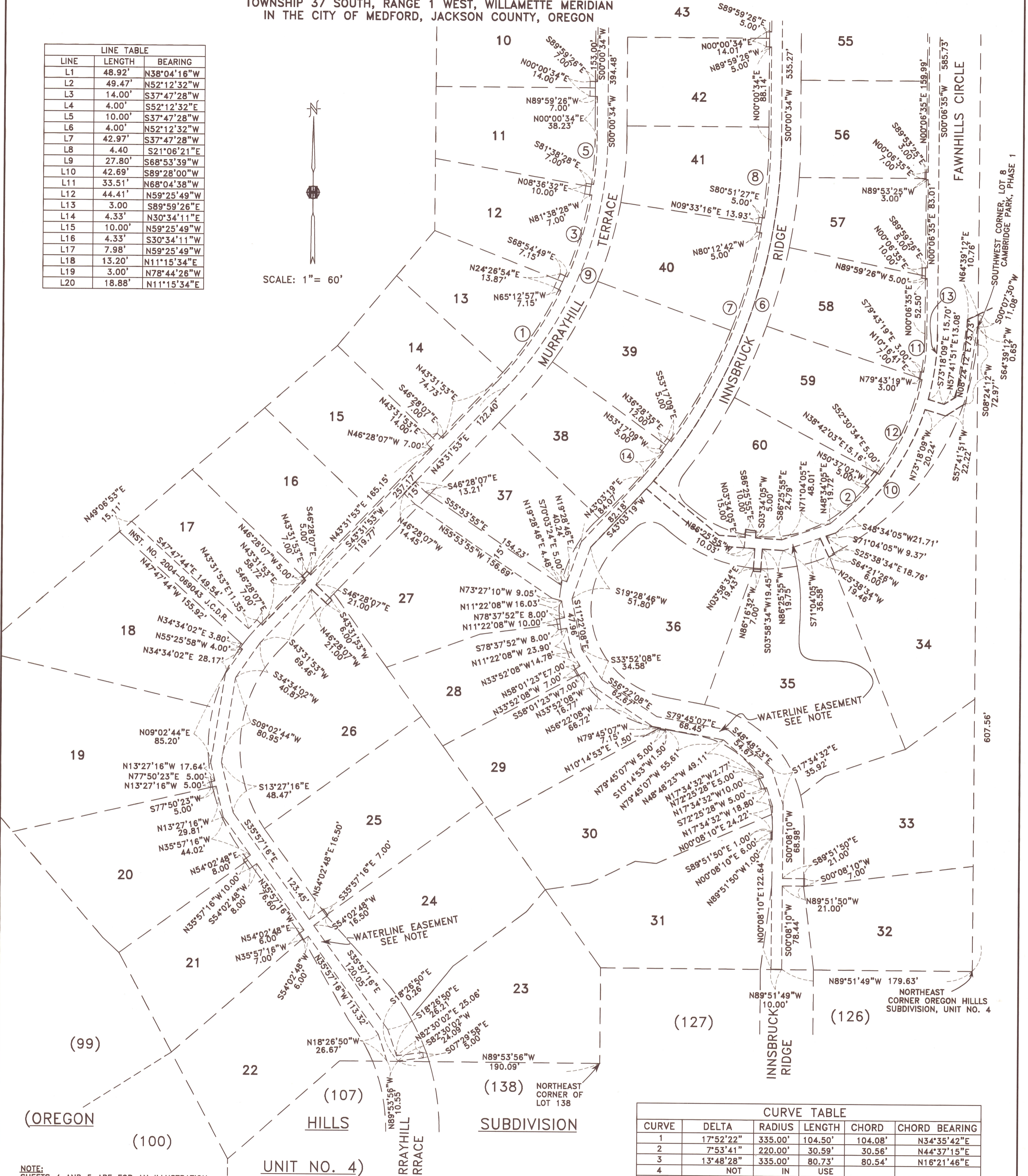
INNSBRUCK RIDGE AT VISTA POINTE, PHASE 1 AND PHASE 2 (A PLANNED COMMUNITY)

Located in:
A PORTION OF PARCEL 1 OF PARTITION PLAT NO. P-14-2003 IN
IN THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 22,
TOWNSHIP 37 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN
IN THE CITY OF MEDFORD, JACKSON COUNTY, OREGON

(SEE SHEET 4 OF 7)

LINE	LENGTH	BEARING
L1	48.92'	N38°04'16"W
L2	49.47'	N52°12'32"W
L3	14.00'	S37°47'28"W
L4	4.00'	S52°12'32"E
L5	10.00'	S37°47'28"W
L6	4.00'	N52°12'32"W
L7	42.97'	S37°47'28"W
L8	4.40'	S21°06'21"E
L9	27.80'	S68°53'39"W
L10	42.69'	S89°28'00"W
L11	33.51'	N68°04'38"W
L12	44.41'	N59°25'49"W
L13	3.00'	S89°59'26"E
L14	4.33'	N30°34'11"E
L15	10.00'	N59°25'49"W
L16	4.33'	S30°34'11"W
L17	7.98'	N59°25'49"W
L18	13.20'	N11°15'34"E
L19	3.00'	N78°44'26"W
L20	18.88'	N11°15'34"E

SCALE: 1" = 60'



CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
1	17°52'22"	335.00'	104.50'	104.08'	N34°35'42"E
2	7°53'41"	220.00'	30.59'	30.56'	N44°37'15"E
3	13°48'28"	335.00'	80.73'	80.54'	N16°21'46"E
4	NOT IN USE				
5	7°44'20"	335.00'	45.25'	45.21'	N03°52'44"E
6	40°51'02"	497.00'	354.35'	346.89'	S20°26'05"W
7	25°23'47"	487.00'	215.86'	214.10'	N23°04'29"E
8	8°43'16"	487.00'	74.13'	74.06'	N04°22'12"E
9	43°31'19"	345.00'	262.06'	255.81'	S21°46'14"W
10	30°38'49"	232.00'	124.09'	122.62'	S33°14'41"W
11	9°15'55"	222.00'	35.90'	35.86'	N04°44'32"E
12	25°24'01"	222.00'	98.94'	98.12'	N23°56'56"E
13	15°18'49"	232.00'	62.01'	61.93'	S07°47'46"W
14	3°39'11"	487.00'	31.05'	31.04'	N39°00'40"E

NOTE:
SHEETS 4 AND 5 ARE FOR AN ILLUSTRATION OF THE CITY OF MEDFORD WATER LINE EASEMENT PER INSTRUMENT NO. 2006-006152, J.C.D.R.

I certify this plat to be an exact copy of the original
Darrell L. Huck
SURVEYOR

FILED
Date 11/13/14 By PB
This Survey Consists Of:
7 sheet(s) Map
page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

Darrell L. Huck
OREGON
FEBRUARY 4, 1983
DARRELL L. HUCK
2023
Expires 6/30/2015

INNSBRUCK RIDGE AT VISTA POINTE, PHASE 1 AND PHASE 2 (A PLANNED COMMUNITY)

Located in:
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IN THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 22,
TOWNSHIP 37 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN
IN THE CITY OF MEDFORD, JACKSON COUNTY, OREGON

PRIVATE STORM DRAIN LINE TABLE

LINE	LENGTH	BEARING
SD1	45.52'	N46°26'17"E
SD2	44.26'	N68°53'39"E
SD3	46.87'	N89°28'00"E
SD4	36.53'	S68°04'38"E
SD5	26.49'	S00°00'34"W
SD6	19.77'	S00°00'34"W

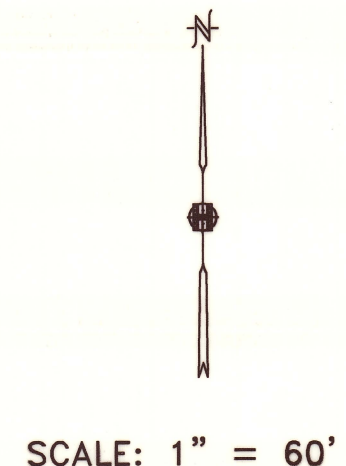
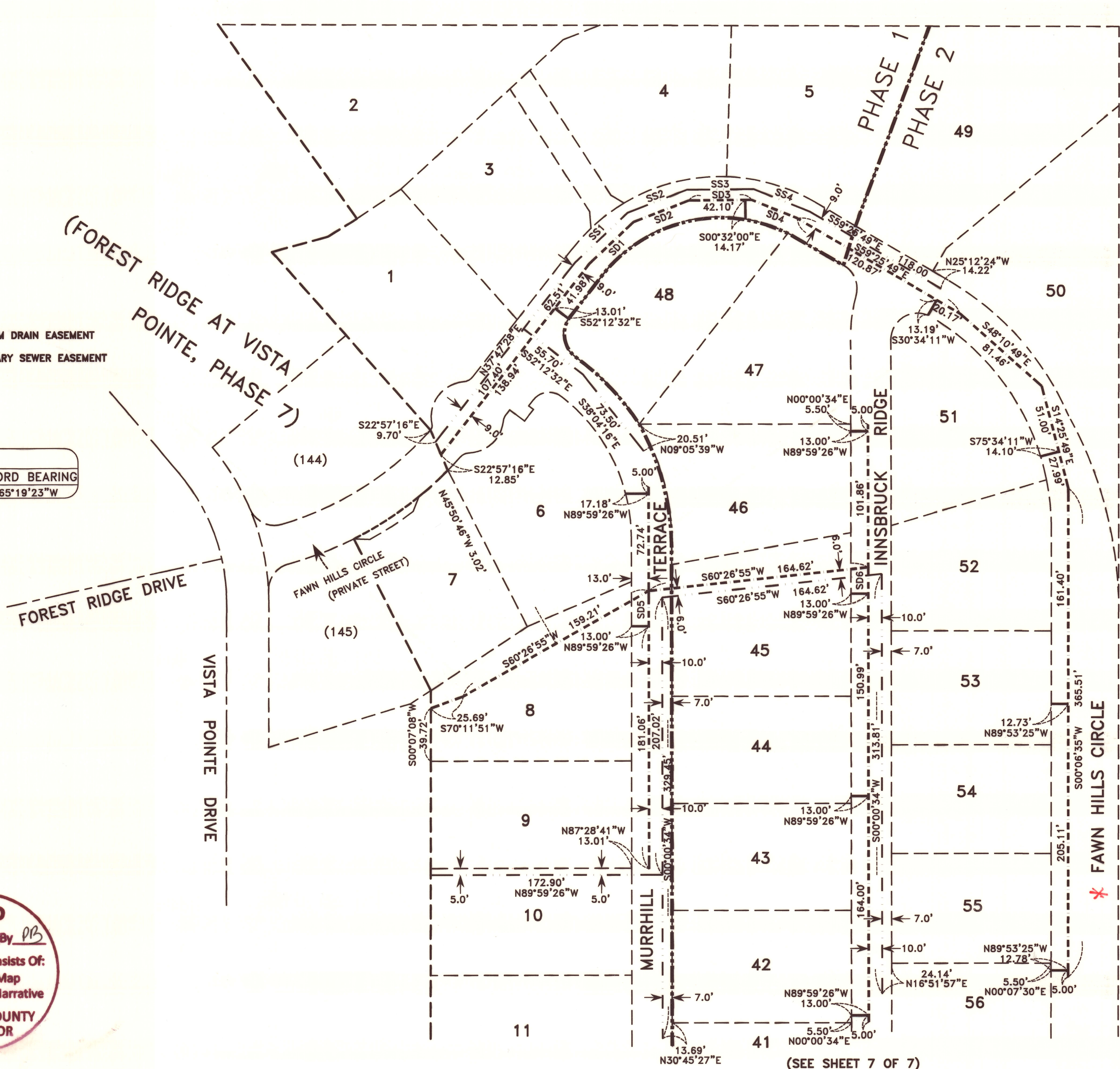
PUBLIC SANITARY SEWER LINE TABLE

LINE	LENGTH	BEARING
SS1	54.37'	N46°26'17"E
SS2	47.30'	N68°53'39"E
SS3	49.91'	N89°28'00"E
SS4	45.37'	S68°04'38"E

----- = CENTERLINE 10' PRIVATE STORM DRAIN EASEMENT
 ----- = CENTERLINE 10' PUBLIC SANITARY SEWER EASEMENT

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
1	09°44'56"	250.00'	42.54'	42.49'	S65°19'23"W



FILED
 Date 11/13/14 By *PH*
 This Survey Consists Of:
 7 sheet(s) Map
 0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

I certify this plat to be an exact copy of the original
Darrell L. Huck
 SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
Darrell L. Huck
 OREGON
 FEBRUARY 4, 1983
 DARRELL L. HUCK
 2023
 Expires 6/30/2015

INNSBRUCK RIDGE AT VISTA POINTE, PHASE 1 AND PHASE 2 (A PLANNED COMMUNITY)

Located in:
A PORTION OF PARCEL 1 OF PARTITION PLAT NO. P-14-2003 IN
IN THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 22,
TOWNSHIP 37 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN
IN THE CITY OF MEDFORD, JACKSON COUNTY, OREGON

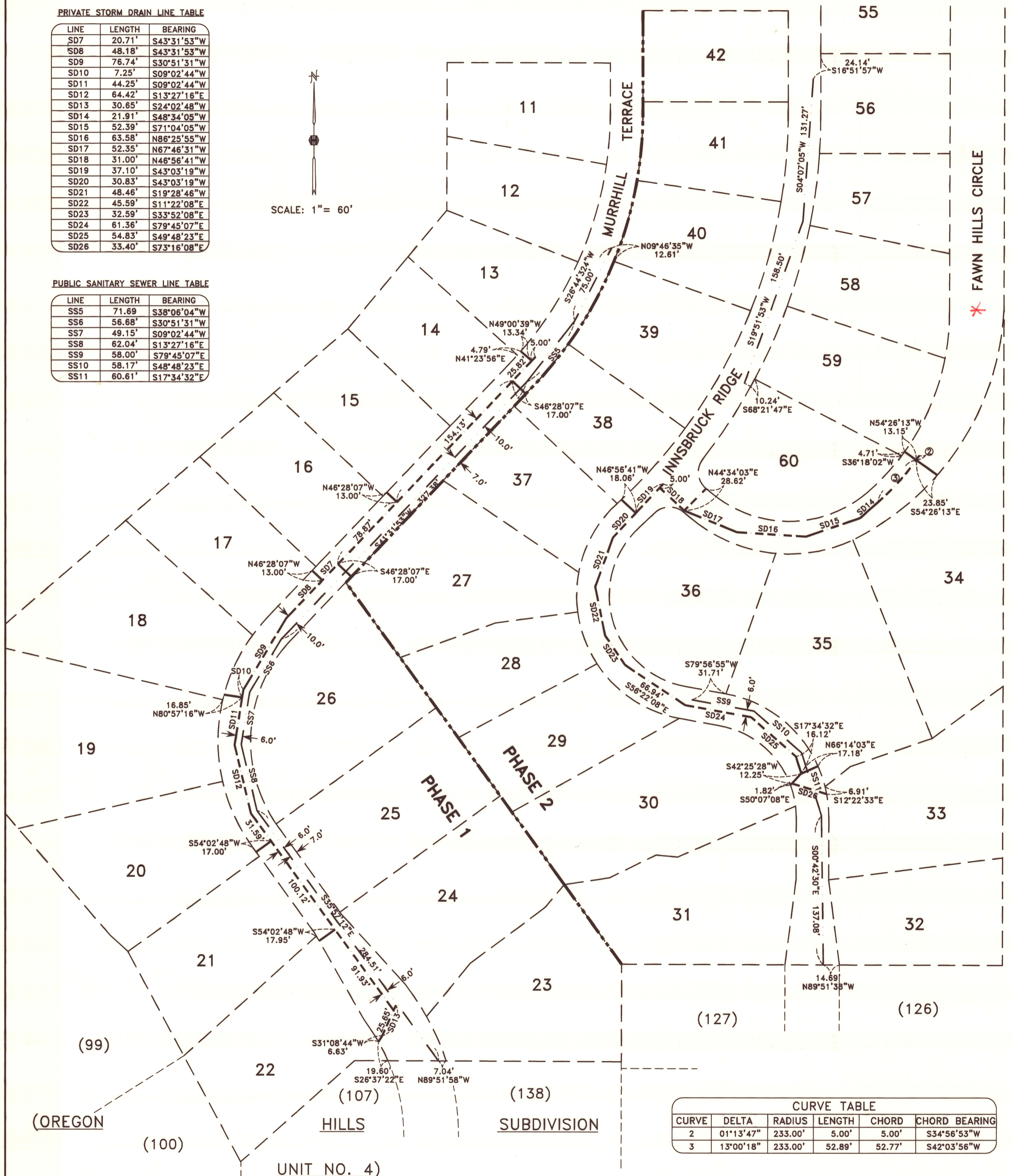
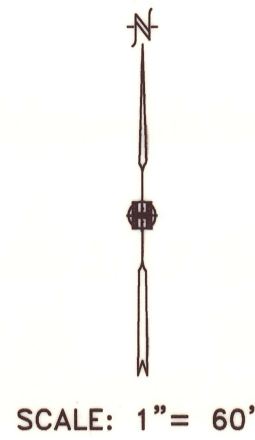
(SEE SHEET 6 OF 7)

PRIVATE STORM DRAIN LINE TABLE

LINE	LENGTH	BEARING
SD7	20.71'	S43°31'53"W
SD8	48.18'	S43°31'53"W
SD9	76.74'	S30°51'31"W
SD10	7.25'	S09°02'44"W
SD11	44.25'	S09°02'44"W
SD12	64.42'	S13°27'16"E
SD13	30.65'	S24°02'48"W
SD14	21.91'	S48°34'05"W
SD15	52.39'	S71°04'05"W
SD16	63.58'	N86°25'55"W
SD17	52.35'	N67°46'31"W
SD18	31.00'	N46°56'41"W
SD19	37.10'	S43°03'19"W
SD20	30.83'	S43°03'19"W
SD21	48.46'	S19°28'46"W
SD22	45.59'	S11°22'08"E
SD23	32.59'	S33°52'08"E
SD24	61.36'	S79°45'07"E
SD25	54.83'	S49°48'23"E
SD26	33.40'	S73°16'08"E

PUBLIC SANITARY SEWER LINE TABLE

LINE	LENGTH	BEARING
SS5	71.69	S38°06'04"W
SS6	56.68'	S30°51'31"W
SS7	49.15'	S09°02'44"W
SS8	62.04'	S13°27'16"E
SS9	58.00'	S79°45'07"E
SS10	58.17'	S48°48'23"E
SS11	60.61'	S17°34'32"E



CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
2	01°13'47"	233.00'	5.00'	5.00'	S34°56'53"W
3	13°00'18"	233.00'	52.89'	52.77'	S42°03'56"W

--- = CENTERLINE 10' PRIVATE STORM DRAIN EASEMENT
 --- = CENTERLINE 10' PUBLIC SANITARY SEWER EASEMENT

REGISTERED PROFESSIONAL LAND SURVEYOR
 OREGON
 FEBRUARY 4, 1983
 DARRELL L. HUCK
 2023
 Expires 6/30/2015

FILED
 Date 11/13/14 By PB
 This Survey Consists Of:
 7 sheet(s) Map
 0 page(s) Narrative
JACKSON COUNTY SURVEYOR

I certify this plat to be an exact copy of the original
 Dan L. Huck
 SURVEYOR

27600

GRANTOR: there is no grantor

GRANTEE: there is no grantee

After recording return to:
Jackson County Surveyor
10 South Oakdale Rm 318
Medford, Or. 97501

Jackson County Official Records 2017-027700

R-ACO

08/14/2017 02:37:12 PM

Cnt=1 SHINGLJS

\$15.00 \$10.00 \$5.00 \$8.00 \$11.00

Total: \$73.00

\$20.00 \$4.00



01778260201700277000030034

Christine Walker, County Clerk for Jackson County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.

Christine Walker - County Clerk

AFFIDAVIT OF CORRECTION
pursuant to O.R.S. 209.255

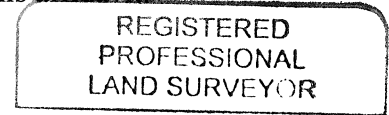
I, Darrell L. Huck, Registered Professional Land Surveyor of the State of Oregon, No. 2023, do hereby state that certain errors or omissions have been discovered on my Subdivision Plat of INNSBRUCK RIDGE AT VISTA POINTE, PHASE 1 AND PHASE 2, a planned community, filed for record November 13, 2014 and recorded in Volume 40 of Plats at Page 16 of records in Jackson County, Oregon and filed in the office of the Jackson County Surveyor as No. 21600.

The following correction to said survey is as follows:

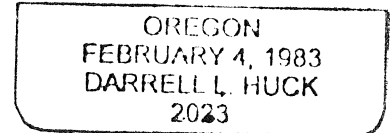
Certain drafting errors have been discovered regarding the spelling of the street name "Fawn Hills Circle" as shown on sheets 2 through 7 of the recorded plat. The correct spelling of the street name and the spelling as it should have been shown on the plat is "Fawnhills Circle".

ALSO: The survey narrative that was to accompany the recorded plat was not included with the final recording. The narrative is hereby being submitted and included with this affidavit.

IN WITNESS HEREOF, signed this 28, day of July, 2017.



Darrell L Huck

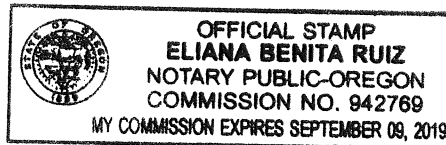


EXPIRES: 6/30/2019

STATE OF OREGON)
County of Jackson)ss.

Personally appeared the above named Darrell L. Huck, a Registered Professional Land Surveyor, and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: Eliana Benita Ruiz
Notary



JACKSON COUNTY SURVEYOR

Jackson County Surveyor hereby certifies that this Affidavit of Correction has been examined and that the changes are permitted in accordance with Chapter 209, Paragraph 255, Oregon Revised Statutes.

DATE: 8/11/2017

[Signature]

Jackson County Surveyor

SURVEY NO. 21600

**SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES**

Survey for: INNSBRUCK LLC
3140 Juanipero Drive Suite 201
Medford, Oregon 97504

Location: in Parcel 1 of Partition Plat No. P-14-2003 in the Northeast $\frac{1}{4}$ and the Southeast $\frac{1}{4}$ of Section 22, Township 37 South, Range 1 West, Willamette Meridian, in the City of Medford, Jackson County, Oregon.

Purpose: To survey and monument INNSBRUCK RIDGE AT VISTA POINTE, PHASE 1 AND 2, as approved by the City of Medford (File No. LDS-09-089)

Procedure: The property being subdivided is described in Instrument No. 2008-005401. The north line is controlled by the north boundary of Donation Land Claim (DLC) No. 62. The east line is controlled by the east boundary of DLC No. 62. The south and west boundaries are controlled by Oregon Hills Subdivision Unit No. 4 and Forest Ridge at Vista Pointe Phases 7 and 9.

A closed loop traverse was run to establish survey control for this project, tying found monuments as shown on the attached plat. The ell corner to DLC 62 and the ENE corner to DLC 62 were re-established by the Jackson County Surveyor during the process of this survey and were tied and made a part of our survey control for this project. The re-established DLC corners were held to control our north boundary. The re-established ENE DLC corner and the SE corner of DLC 62 were held to control the east boundary. Monuments found along the east boundary of Forest Ridge at Vista Pointe Phase 7 were held to control our west boundary, which reasonably fit plat record distance from the monumented centerline of Vista Pointe Drive.

The south boundary is common to the north boundary of Oregon Hills Subdivision Unit No. 4 and the northeasterly boundary of Forest Ridge at Vista Pointe Phase 9. Monuments per Forest Ridge Phase 9 were tied and held to control the portion of the boundary adjoining Phase 9. A search for monuments along the north line of Oregon Hills was made with little success. Our search area was extended southerly into the Oregon Hills subdivision, finding some monuments that were considered to be out of tolerance. This area has a history of hillside movement and monuments that were found have either moved or been disturbed. Centerline monuments in Innsbruck Ridge and Murryhill Terrace were tied and found to be in good location in relation to plat record. The centerline monuments were held as best evidence to re-establish the north boundary of the Oregon Hills Phase 4, being common to our south boundary. Plat record distance from the centerline monument in Innsbruck Ridge was held to determine the north boundary of Phase 4. Plat record angle from Innsbruck Ridge was held to determine the bearing easterly to intersect the east line of D.L.C. 62 for

the southeast corner of the project boundary. That computed bearing was then extended westerly at Plat record distance to determine the boundary angle point, being the southwest corner of Lot 31. Plat record angle and distance were held to determine the boundary angle point at the southeast corner of Lot 23. Plat record angle and distance were held to determine the boundary angle point in Lot 22. The location of this portion of the boundary is in close agreement with Phase 4 plat record dimension along the centerline of Murryhill Terrace to its intersection with the north boundary of Phase 4 of Oregon Hills. The boundary angle point located at the most southerly corner of Lot 22 was determined at plat record distance from a found monument at the southwest corner of Lot 100 of Oregon Hills Phase 4. Found monuments per Forest Ridge at Vista Pointe Phase 9 were accepted and held to control the boundary angle points in the northeasterly boundary of Lot 193 of said phase 9. Equipment used: Trimble S6 Robotic instrument

Basis of Bearing: Forest Ridge at Vista Pointe Phase 7 (centerline of Vista Pointe Drive)

Date: August 27, 2014

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Darrell L. Huck

OREGON
FEBRUARY 4, 1983
DARRELL L. HUCK
2023

EXPIRES: 6/30/2019

Darrell L. Huck
L.S. 2023 - Oregon
Expires 6/30/201~~8~~9
Hoffbuhr & Associates, Inc.
880 Golf View Drive ste 201
Medford, Oregon 97504

FILED
Date 8/14/17 By PB
This Survey Consists Of:
1 sheet(s) Map
3 page(s) Narrative
JACKSON COUNTY
SURVEYOR