

MOUNTAIN TOP VILLAGE AT VISTA POINTE, PHASE 1 (A PLANNED COMMUNITY)

LOCATED IN:

PARCEL 3 OF PARTITION PLAT NO. P-80-2006 IN
IN THE NORTHEAST 1/4 AND 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 RONALD L. DELUCA, TRUSTEE OF THE DELUCA REVOCABLE TRUST, DATED MARCH 17, 1998, IS THE OWNER IN FEE SIMPLE OF THE LANDS 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. WE DO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE, THOSE EASEMENTS LABELED AS PUBLIC UTILITY EASEMENTS. WE DO HEREBY GRANT TO THE CITY OF MEDFORD AND ITS ASSIGNEES A SANITARY SEWER EASEMENT FOR ACCESS AND MAINTENANCE OF SANITARY SEWER FACILITIES ACROSS THE PRIVATE STREET AS SHOWN. WE DO ALSO HEREBY GRANT TO THE CITY OF MEDFORD AND ITS ASSIGNEES, A STORM DRAIN EASEMENT FOR ACCESS AND MAINTENANCE OF DRAINAGE AREAS ACROSS THE PRIVATE STREET AS SHOWN. WE HEREBY DESIGNATE SAID SUBDIVISION AS MOUNTAIN TOP VILLAGE AT VISTA POINTE, PHASE 1.

MOUNTAN TOP VILLAGE AT VISTA POINTE, PHASE 1

IN WITNESS WHEREOF, I have set my hand and seal this 20th day of January, 2023.

STATE OF OREGON)
County of Jackson)ss.

Ronald L. DeLuca
Ronald L. DeLuca, Trustee

The foregoing instrument was acknowledged before me this 20th day of January, 2023, by

Ronald L. DeLuca, Trustee of the DeLuca Revocable Trust, date March 17, 1998.

BEFORE ME: [Signature]
Notary Public - Oregon

COMMISSION NO: 1018339

MY COMMISSION EXPIRES: 10/25/2025

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250 OREGON REVISED STATUTES

PURPOSE: TO SURVEY AND MONUMENT MOUNTAIN TOP VILLAGE AT VISTA POINTE, PHASE 1,
AS APPROVED BY THE CITY OF MEDFORD PLANNING DEPARTMENT (FILE NO. LDS-17-088)

PROCEDURE: THE BOUNDARY OF THE PROPERTY NOW BEING SUBDIVIDED HAS BEEN PREVIOUSLY SURVEYED AND MONUMENTED PER LAND PARTITION FILED AS SURVEY NO. 19302 AND PROPERTY LINE ADJUSTMENT FILED AS SURVEY NO. 21646. MONUMENTS PER THOSE SURVEYS WERE LOCATED AND HELD FOR CONTROL. THE LOCATION OF THE SUBDIVISION LOTS WAS COMPUTED ACCORDING TO CLIENTS DIRECTION AND MONUMENTS WERE SET AS SHOWN.

*** SURVEYOR'S CERTIFICATE ***

STATE OF OREGON)
County of Jackson) ss.

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.

The following described tract of land consolidates the vacated portions of Bordeaux Avenue and the north half of Evening Ridge Terrace from Document No. 2007-36758 with that parcel acquired in Document No. 2014-009107, all of which is more fully described as follows:

Parcel 3 of land partition filed for record August 22, 2006 and recorded as Partition Plat No. P-80-2006 of "Record of Partition Plats" in Jackson County, Oregon (index file Volume 17, Page 80) and is on file in the office of the Jackson County Surveyor as No. 19302.

TOGETHER WITH the following described tract of land: Commencing at the Northwest corner of Parcel 3 of land partition filed for record August 22, 2006 and recorded as Partition Plat No. P-80-2006 of "Record of Partition Plats" in Jackson County, Oregon (index file Volume 17, Page 80) and is on file in the office of the Jackson County Surveyor as No. 19302; thence along the easterly right-of-way line of Bordeaux Avenue, South 31°50'23" West 228.19 feet to the POINT OF BEGINNING; thence along the arc of a 20.00 foot radius curve to the left (the long chord to which bears South 13°08'17" East 28.27 feet) a distance of 31.40 feet; thence South 31°46'48" West 30.00 feet; thence along the arc of 20.00 foot radius non-tangent curve to the left (the long chord to which bears South 76°51'43" West 28.30 feet) a distance of 31.43 feet to the easterly right-of-way line of the aforesaid Bordeaux Avenue; thence North 31°50'23" East 70.00 feet to the point of beginning.

Being a portion of street vacated by Ordinance No. 2007-159 and recorded as Instrument No. 2007-036758, Official Records, Jackson County, Oregon.

TOGETHER WITH the following described tract of land: BEGINNING at the most easterly corner of Lot 83 of Forest Ridge at Vista Pointe, Phase 4, a planned community, according to the Official Plat thereof, now of record in Jackson County, Oregon; thence North 56°11'45" West along the northerly boundary of said Lot 83, 101.00 feet; thence continue along said boundary, along the arc of a 20.00 foot radius curve to the left (the long chord to which bears South 78°48'15" East 28.28 feet) an arc distance of 31.42 feet to the easterly right-of-way of Bordeaux Avenue; thence along said right-of-way, North 33°48'15" East 70.00 feet to the Southwesterly boundary of Lot 82 of the aforesaid Forest Ridge at Vista Pointe, Phase 4; thence along said boundary, along the arc of a 20.00 foot radius non-tangent curve to the left (the long chord to which bears South 11°11'45" East 28.28 feet) an arc distance of 31.42 feet; thence continue along the south line of said Lot 82, South 56°11'45" East 101.00 feet to the westerly line of Parcel 3 of land partition filed for record August 22, 2006 and recorded as Partition Plat No. P-80-2006 of "Record of Partition Plats" in Jackson County, Oregon (index file Volume 17, Page 80) and is on file in the office of the Jackson County Surveyor as No. 19302; thence along said westerly line, South 33°48'15" West 30.00 feet to the point of beginning.

Being a portion of street vacated by Ordinance No. 2007-159 and recorded as Instrument No. 2007-036758, Official Records, Jackson County, Oregon.

EXCEPTING THEREFROM the following described tract of land: BEGINNING at the most southerly corner of Lot 82 of Forest Ridge at Vista Pointe, Phase 4, a planned community, according to the Official Plat thereof, now of record in Jackson County, Oregon; thence along the easterly boundary of said Lot 82 North 33°48'15" East 80.00 feet to the northeast corner of said Lot 82, thence leaving said easterly line, South 56°11'45" East 60.71 feet; thence South 05°04'28" West 91.39 feet; thence along the arc of a 115.00 foot radius non-tangent curve to the left (the long chord to which bears North 54°47'45" West 5.62 feet) a distance of 5.62 feet; thence North 56°11'45" West 99.02 feet to the point of beginning.

Darrell L. Huck
SURVEYOR

*** APPROVALS ***

MEDFORD CITY PLANNING

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

[Signature] Planning Director
Date FEB 1, 2023

Examined and approved this 31 day of JANUARY, 2023.

[Signature] City Engineer
[Signature] City Surveyor

Examined and approved as required by O.R.S. 92.100 as of February 7th, 2023.

[Signature] 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 7th day of FEBRUARY, 2023.

[Signature] deputy
Tax Collector

APPROVED FOR RECORDING:

[Signature]
County Commissioner/Administrator
Date 2/7/23

RECORDER:

Filed for record this 7th day of February, 2023 at 1:18 O'Clock P.M. and recorded in

Volume 119 of Plats at page 04 of records of Jackson County, Oregon.

[Signature]
County Clerk

[Signature]
Deputy

RECEIVED
Date 2/7/23 By DB
This survey Consists of:
2 sheet(s) Map
0 pages(s) Narrative
JACKSON COUNTY
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

[Signature]
OREGON
FEBRUARY 4, 1985
DARRELL L. HUCK
2023
Expires 6/30/2023

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

(17002fni plat sh2 r2 9-6-22.DWG)

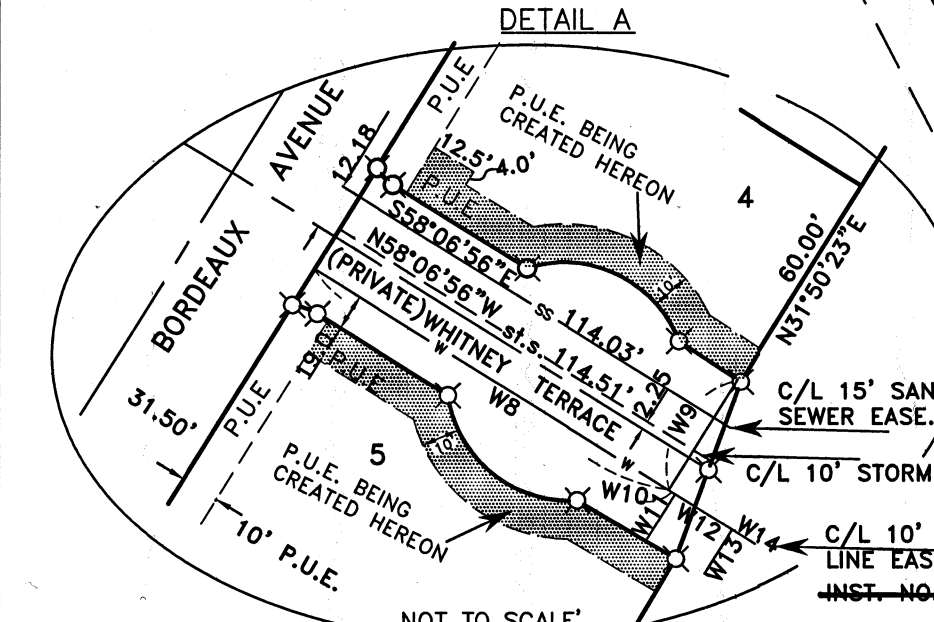
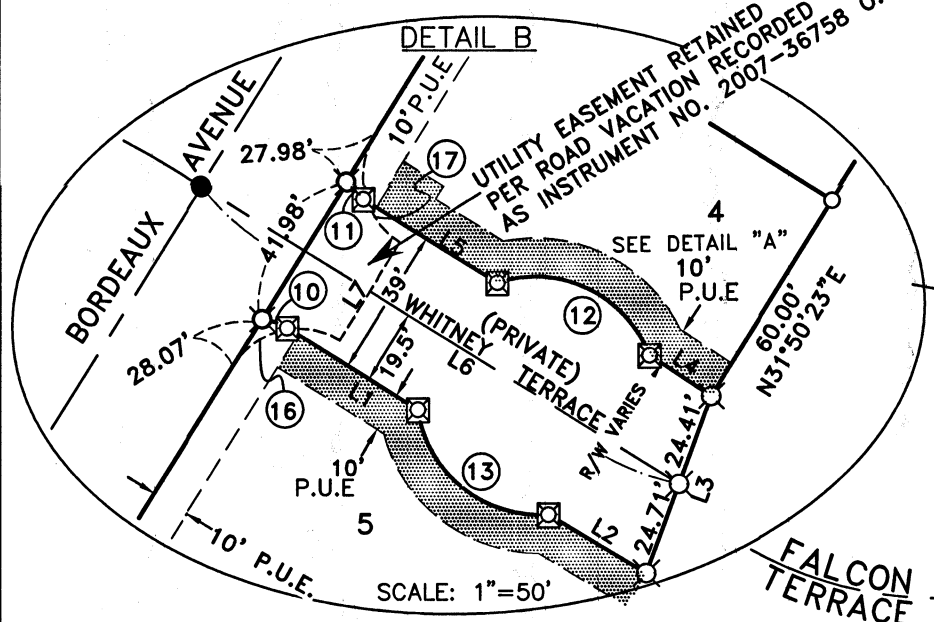
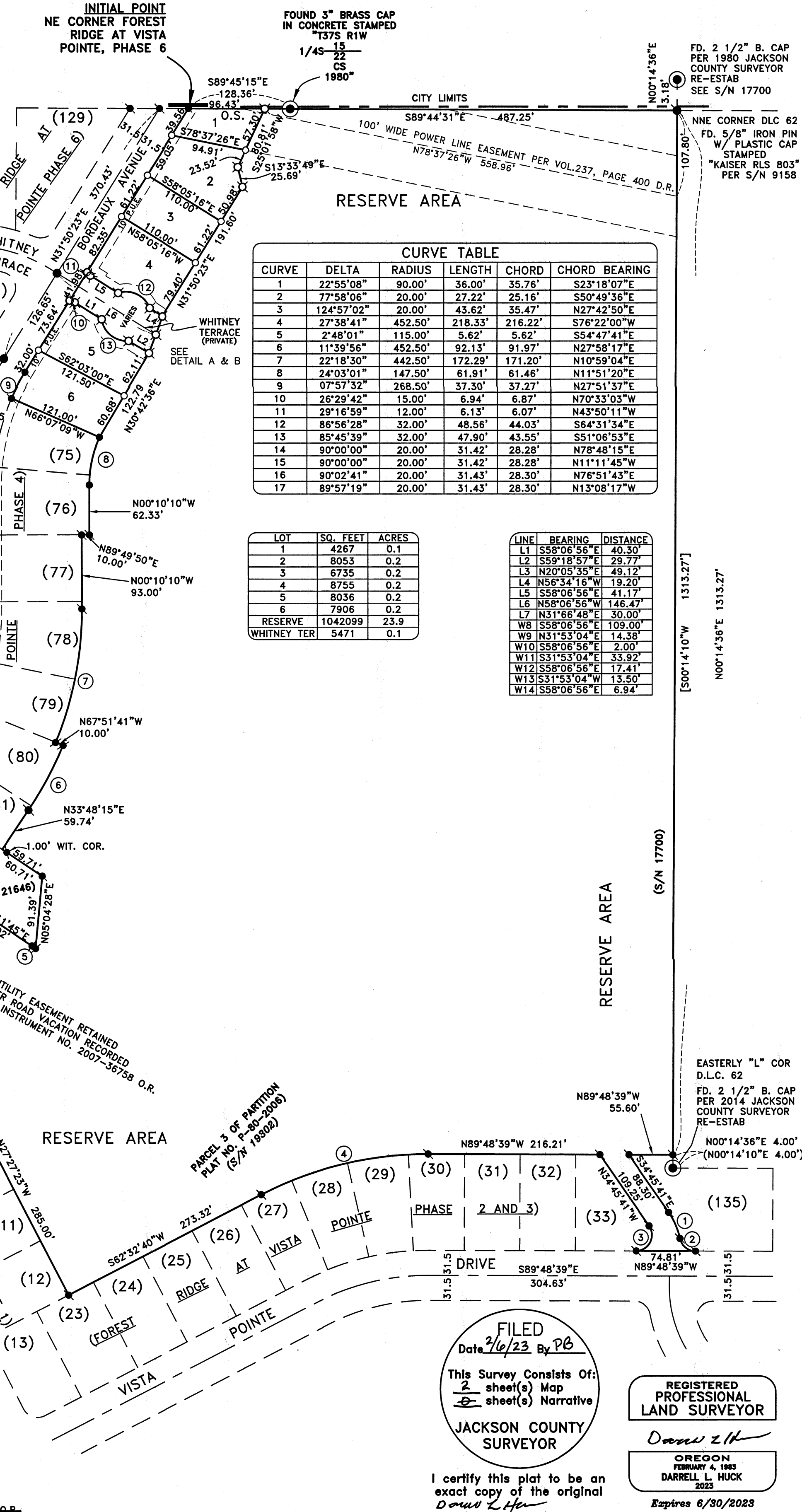
HOFFBUHR & ASSOCIATES, INC.
880 GOLF VIEW DRIVE, SUITE 201
MEDFORD, OREGON 97504
(541) 779-4641

BY: DARRELL L. HUCK PLS No. 2023
SCALE: 1" = 100' March 1, 2022
BASIS OF BEARING: FOREST RIDGE AT VISTA POINTE PHASE 4
CENTERLINE BORDEAUX AVE.

MOUNTAIN TOP VILLAGE AT VISTA POINTE, PHASE 1

Located In:
PARCEL NO. 3 OF PARTITION PLAT NO. P-80-2006
IN THE N.E. AND N.W. 1/4 OF SECTION 22,
TOWNSHIP 37 SOUTH, RANGE 1 WEST, W.M.,
IN THE CITY OF MEDFORD, JACKSON COUNTY, OREGON

- = SET 5/8"x24" REBAR WITH PLASTIC CAP STAMPED "HOFFBUHR AND ASSOC., INC."
- ⊗ = SET 5/8"x30" IRON REINFORCING PIN WITH PLASTIC CAP STAMPED "HOFFBUHR & ASSOC. INC."
- ⊠ = SET LEAD PLUG & TACK W/ BRASS WASHER STAMPED "L.S. 2023"
- = FOUND LEAD PLUG & TACK W/ BRASS WASHER MARKED "L.S. 2023" IN CONCRETE DRIVEWAY
- = FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "HOFFBUHR AND ASSOC., INC." PER FINAL PLATS OF FOREST RIDGE AT VISTA POINTE PHASES 1-4, 6, AND S/N 21646 UNLESS NOTED OTHERWISE
- = FOUND 5/8" REBAR WITH METAL 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
- D.R. = DEED RECORDS, JACKSON COUNTY, OREGON
- O.R. = OFFICIAL RECORDS, JACKSON COUNTY, OREGON
- O.S. = Open Space
- S/N = FILED SURVEY NUMBER
- [-] = RECORD PER SURVEY NO. 19302 & 17700
- (-) = RECORD PER SURVEY NO. 19305



CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
1	22°55'08"	90.00'	36.00'	35.76'	S23°18'07"E
2	77°58'06"	20.00'	27.22'	25.16'	S50°49'36"E
3	124°57'02"	20.00'	43.62'	35.47'	N27°42'50"E
4	27°38'41"	452.50'	218.33'	216.22'	S76°22'00"W
5	2°48'01"	115.00'	5.62'	5.62'	S54°47'41"E
6	11°39'56"	452.50'	92.13'	91.97'	N27°58'17"E
7	22°18'30"	442.50'	172.29'	171.20'	N10°59'04"E
8	24°03'01"	147.50'	61.91'	61.46'	N11°51'20"E
9	07°57'32"	268.50'	37.30'	37.27'	N27°51'37"E
10	26°29'42"	15.00'	6.94'	6.87'	N70°33'03"W
11	29°16'59"	12.00'	6.13'	6.07'	N43°50'11"W
12	86°56'28"	32.00'	48.56'	44.03'	S64°31'34"E
13	85°45'39"	32.00'	47.90'	43.55'	S51°06'53"E
14	90°00'00"	20.00'	31.42'	28.28'	N78°48'15"E
15	90°00'00"	20.00'	31.42'	28.28'	N11°11'45"W
16	90°02'41"	20.00'	31.43'	28.30'	N76°51'43"E
17	89°57'19"	20.00'	31.43'	28.30'	N13°08'17"W

LOT SQ. FEET ACRES

LOT	SQ. FEET	ACRES
1	4267	0.1
2	8053	0.2
3	6735	0.2
4	8755	0.2
5	8036	0.2
6	7906	0.2
RESERVE	1042099	23.9
WHITNEY TER	5471	0.1

LINE BEARING DISTANCE

LINE	BEARING	DISTANCE
L1	S58°06'56"E	40.30'
L2	S59°18'57"E	29.77'
L3	N20°05'35"E	49.12'
L4	N56°34'16"W	19.20'
L5	S58°06'56"E	41.17'
L6	N58°06'56"E	146.47'
L7	N31°66'48"E	30.00'
WB	S58°06'56"E	109.00'
W9	N31°53'04"E	14.38'
W10	S58°06'56"E	2.00'
W11	S31°53'04"E	33.92'
W12	S58°06'56"E	17.41'
W13	S31°53'04"E	13.50'
W14	S58°06'56"E	6.94'

FILED
Date 2/6/23 By PB
This Survey Consists Of:
2 sheet(s) Map
2 sheet(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
DARRELL L. HUCK
FEBRUARY 4, 1985
2023
Expires 6/30/2023

I certify this plat to be an exact copy of the original
DARRELL L. HUCK
SURVEYOR (17002 fml plat sh2 r1 3-9-21.DWG)
SHEET 2 OF 2