

HIDDEN PARK ESTATES

A PLANNED COMMUNITY

A Replat of Parcel 1 of Partition Plat Number P-67-1990, filed as Survey Number 12134, Located Within Donation Land Claim Number 42, in the Northeast One-Quarter of Section 16, Township 38 South, Range 1 West, Willamette Meridian, Jackson County, City of Phoenix, Oregon.

Prepared For:

T. Scott Dunn Construction, Inc.
4088 Cedar Lane
Medford, Oregon 97501

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that T. SCOTT DUNN CONSTRUCTION, INC., an Oregon Corporation, hereinafter referred to as Declarant, is the fee title owner of the real property depicted hereon and more particularly described in the "SURVEYOR'S CERTIFICATE" herewith, and does hereby dedicate to the City of Phoenix for public use a sanitary sewer easement, a waterline easement, and all public utility easements as depicted hereon. Declarant shall be subject to the Covenants, Conditions and Restrictions as approved by the City of Phoenix on March 29, 2000, and as contained in Document Number 00-13379 recorded 04-05-00 Official Records of Jackson County, Oregon.

Declarant has caused this tract of land to be surveyed and platted into lots, a private street, and public utility easements, as depicted hereon, and the number of each lot and the course and length of all lines are plainly set forth, hereon and this plat is a correct representation of the subdivision. Declarant, hereby designates this subdivision as HIDDEN PARK ESTATES, A PLANNED COMMUNITY.

IN WITNESS WHEREOF, signed this 28th day of March, 2000.

T. Scott Dunn
T. Scott Dunn, President
T. SCOTT DUNN CONSTRUCTION, INC.

STATE OF OREGON }
County of Jackson } SS

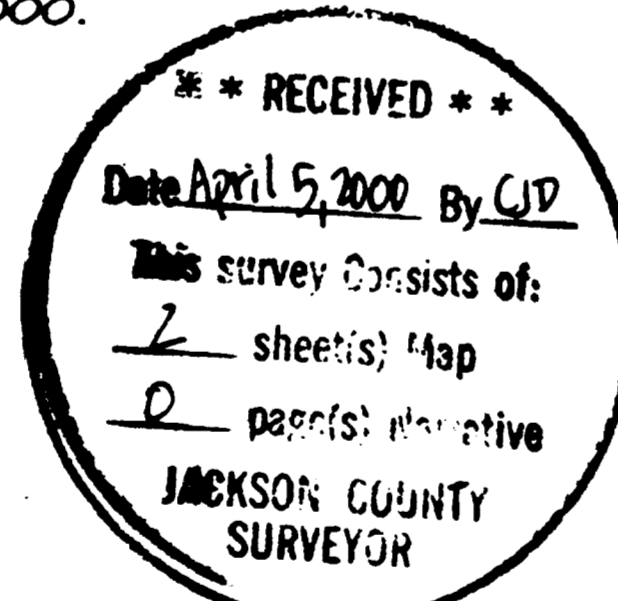


Personally appeared the above named T. Scott Dunn, known to me as the President and an authorized agent of T. SCOTT DUNN CONSTRUCTION, INC., an Oregon Corporation, and by authority of its bylaws or by resolution of its board of directors, acknowledged the foregoing instrument, pursuant to the authority of the corporations bylaws, to be his voluntary act and deed.

WITNESS my hand and seal this 28th day of March, 2000.

Before me:

[Signature]
Notary Public - Oregon



SURVEYOR'S CERTIFICATE

I, Robert V. Neathamer, a 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 that this plat is a correct representation of said tract and that the following is an accurate description of the boundary:

Parcel 1 of Partition Plat Number P-67-1990, as recorded on August 2, 1990, in the Record of Partition Plats of Jackson County, Oregon, and filed as Survey Number 12134, in the Office of the Jackson County Surveyor, Jackson County, Oregon.

Robert V. Neathamer
Surveyor

RELEASE

T. Scott Dunn and Rhonda L. Dunn, as holders of beneficiary interest under that certain Trust Deed dated October 1, 1999, recorded as Instrument Number 99-52064, Official Records of Jackson County, Oregon, affecting the land depicted hereon, do hereby release from lien of said Trust Deed all property described in the "DECLARATION" as being dedicated hereon to the City of Phoenix for public use.

Signed this 28th day of March, 2000

T. Scott Dunn Rhonda L. Dunn
T. Scott Dunn Rhonda L. Dunn

STATE OF OREGON }
County of Jackson } SS

The foregoing instrument was acknowledged before me: Cory Neathamer, on: March 29, 2000 by T. Scott Dunn and Rhonda L. Dunn, as Beneficiaries of the above noted Trust Deed.

[Signature]
Notary Public - Oregon



NOTES:

- All of Rhonda Lane to be included in the PUE.
- Common Area to include hatched area, as depicted hereon. Common Area is to be owned and maintained by the Home Owners Association for HIDDEN PARK ESTATES, PUD.
- The following are line items on a Subdivision Guarantee Report from Amerititle, dated March 3, 2000, Order Number 136218-SUB:
 - ITEM # 5: Property subject to the restrictive covenants, including the term and provisions thereof to waive right of reembrace for improvements for sewer or street of adjacent property, as recorded in Document Number 90-19408
 - ITEM # 6 & 7: Property subject to covenant to construct and maintain barrier along track side and all provisions thereof. Property also subject to the reservation of all mineral and mineral rights, interest, and royalties, including without limiting the generality thereof, oil, gas, and other hydrocarbon substances, as well as metallic or other solid materials, in and under said property, including the terms and provisions thereof, in favor of the Southern Pacific Transportation Company, a Delaware Corporation, as disclosed by instrument Recorded in Document Number 90-19536.
 - ITEMS #8 & #9: Project subject to that easement as contained in Document Number 97-27199, as recorded on July 25, 1997 of the Official Records of Jackson County, Oregon. Said document is ambiguous in nature, and cannot be accurately located.

APPROVALS:

I certify that, pursuant to the authority granted to me, that this plat is hereby approved.
Dennis L. Mumay MARCH 29, 2000
Planning Director Date

Examined and approved this 28 day of March, 2000.
[Signature]
City Engineer

Examined and approved this 30th day of March, 2000.
[Signature]
Jackson County Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of March 31, 2000.
Tax Collector [Signature] Deputy

Examined and approved as required by O.R.S. 92.100 this 31 day of MARCH, 2000.
Assessor [Signature] Deputy

RECORDING

FILED FOR RECORD THIS THE 05 DAY OF April, 2000 AT 4:30 O'CLOCK PM AND RECORDED IN VOLUME 26 OF PLATS AT PAGE 11 OF THE RECORDS OF JACKSON COUNTY, OREGON.

FOR THE ORDER OF THE COUNTY COURT APPROVING THIS PLAT SEE VOLUME _____, PAGE ____
Nathaniel S. Bechert [Signature]
County Clerk Deputy

I hereby certify that this is an exact copy of the original.
Robert V. Neathamer
Surveyor



Robert V. Neathamer
Oregon
JULY 18, 1994
ROBERT V. NEATHAMER
2878
Renewal Date 12/31/00

PREPARED BY: Neathamer Surveying, Inc.
304 South Central Avenue
Medford, Oregon 97501
Phone (541) 732-2869
FAX (541) 732-1382

PROJECT NUMBER: 99009 DATE: March 28, 2000
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