HIDDEN PARK ESTATES A PLANNED COMMUNITY

A Replat of Parcel I 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 I West, Willamette Meridian, Jackson County, City of Phoenix, Oregon.

N35°05'28"W

PRIVATE STORM
DRAIN EASEMENT

LOT 10

5640 5Q FT

LOT 4

5977 5Q FT

56.00'

406.14

PLAT

4657 SQ FT

573°49'04"E

27.69'

LOT 5

5506 SQ FT

75.14

CENTERLINE OF CENTRAL OREGON & PACIFIC RAILROAD COMPANY—
(MEAN AVERAGE OF EXISTING MAINLINE TRACKS)

BASIS OF BEARINGS

610.20

528°44'23'E 0 C2

LOT 2

6880 SQ FT

59.00'

N35°05'05"W 619.27'

LOT 12

5091 5Q FT

535°05'28"E

NUMBER

LOT 11

4821 SQ FT

PREPARED FOR:

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

N35°04'49

125.63

2.00

* * RECEIVED * *

Date April 5,2000 By CA

240.19'

68.21

BURIED 1.3' DEEP

6 FOOT TALL-

WOOD FENCE

LOT 1

7559 SQ FT

B FOOT TALL

57.83

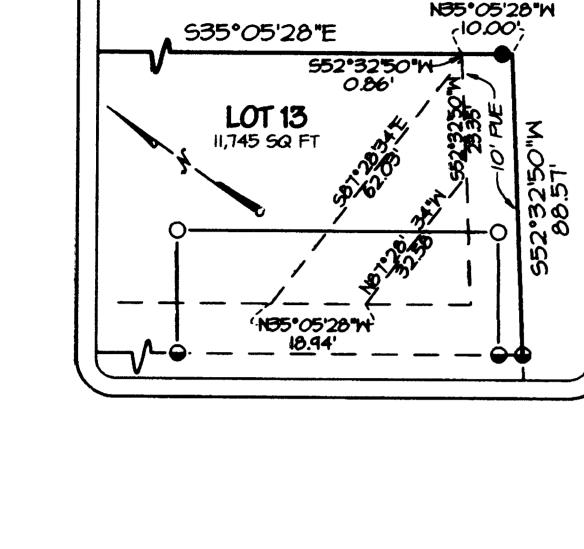
SOUND WALLY

LOT 13

11,740 SQ FT

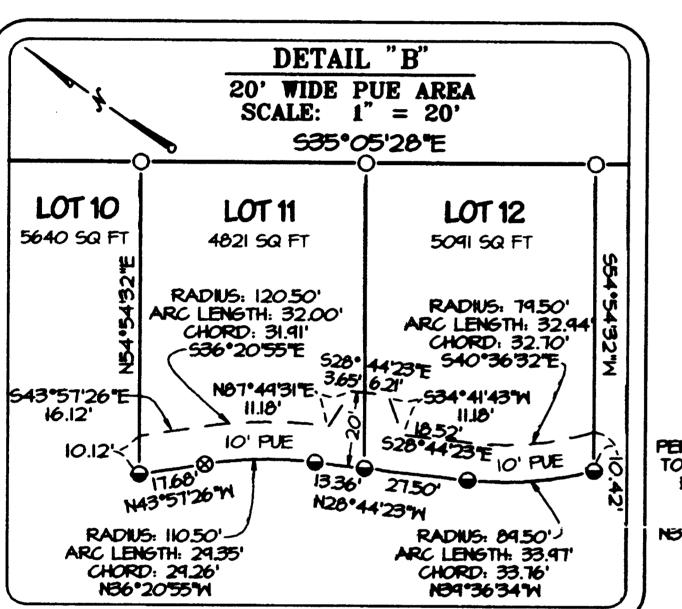
CENTERLINE OF 4 INCH-WIDE, 6 FOOT TALL VINYL FENCE

211.13'



DETAIL "A"

15' WIDE WATER LINE EASEMENT SCALE: 1" = 30'



1/4 CORNER OF SECTION'S 9 AND 16, IN TOWNSHIP 38 SOUTH, RANGE I WEST-OF THE WILLAMETTE MERIDIAN

DETAIL "C"

15' WIDE SANITARY SEWER EASEMENT

SCALE: 1" = 30'

LOT 7

6718 SQ FT

N35°09'31"W

N35°05'28"W

PERPENDICULAR to the north BOUNDARY N35"05'05"W

RADIUS: 47.50' ARC LENGTH: 3.85'

CHORD: 3.85'

-563°06'37"W

LOT 6

6337 SQ FT

LEGEND

POINT

"PLS 2675".

IO-FOOT WIDE
PRIVATE STORM
DRAIN EASEMENT

COMMON AREA

LOT 6

6337 5Q FT

FOOT TALL

SOUND WALL

6718 SQ FT

34.82

- Ø Indicates a set 5/8 by 30 inch rebar with a yellow plastic cap marked "NEATHAMER LS 2675", set flush with surface.
- O Indicates a set 5/8 by 24 inch rebar with a yellow plastic cap marked "NEATHAMER LS 2675", set flush with surface.
- Indicates a set 5/8 by 24 inch rebar with a yellow plastic cap marked "NEATHAMER LS 2675", set flush with surface. Monuments set as I foot witness monuments to the westerly boundary, to accomodate for 8 foot tall sound wall.
- Indicates a found 5/8 inch rebar, with red plastic cap marked "BOYDEN RLS 281", or as noted hereon. Reference: 5/N 12134.
- Indicates a found 5/8 inch rebar with yellow plastic cap marked "D.W. EDWARDS PLS 741". Reference: S/N 11997.
- ▲ Indicates a found 3/4 Inch diameter pipe, -0.3 foot below surface. Monument falls 0.06' easterly of westerly boundary line. Reference: S/N 1033, 6589, 11997, and 12134.
- ☐ Indicates a found 1/2 inch diameter pipe, 0.7 foot below surface. Reference: 5/N 1033, 11997, and 12134.
- Indicates a computed position, nothing found or set.
- S/N Indicates a survey filed by number in the office of the Jackson County Surveyor, Jackson County, Oregon.
- DOC # Indicates a document as filed by number in the Official Records of the Jackson County, Oregon.
- PUE Indicates a Public Utility Easement.

CURVE TABLE

LOT 3

7131 5Q FT

S/N 12134

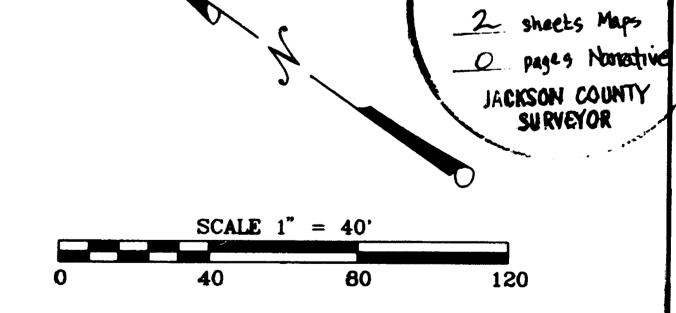
61.00

#	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA
CI	110.50'	40.00'	546*32'12"E	39.78'	20°44'31"
C2	110.50	14.32'	532°27'10"E	14.31'	7*25'33"
C3	89.50'	4.10'	530°03'13"E	4.10'	2°37'40"
C4	89.50'	19.67'	537°39'45"E	19.63'	12*35'23"
C 5	19.50'	19.82'	573°04'44"E	18.98'	58*14'35"
C6	37.50'	6.04'	N82°24'41"E	6.03'	9°13'26"
C7	37.50'	59.86'	547°14'59"E	53.70'	91*27'13"
C8	37.50'	13.71'	508°57'23"W	13.64'	20°57'30"
C9	37.50'	27.68'	540°34'57"W	27.06'	42*17'38"
CIO	37.50'	14.22'	572°35'27"W	14.13'	21°43'22"
CII	37.50'	26.37'	N76°24'06"W	25.83'	40°17'32"
CI2	37.50'	46.17'	N20°59'05"W	43.31'	70°32'28"
C13	19.50'	18.00'	N12°09'41"W	17.37'	52°53'34"
C14	19.50'	1.82'	N41°16'58"W	1.82'	5°20'56"
C15	110.50'	29.35'	N36°20'55"M	29.26'	15°13'03"
C16	89.50'	33.97'	N39°36'43"W	33.76'	21°44'39"
C17	89.50'	10.031	N53°41'45"M	10.03'	6°25'25"
C18	135.00'	51.40'	N45°59'58"W	51.09'	21°49'00"

I hereby certify that this is an exact copy of the original.

LINE TABLE

#	DISTANCE	BEARING
LI	16.72'	561°03'04"W
L2	16.17'	529°17'11"E
L3	13.81	954°54'32"W
L4	16.00'	556°54'28"E
L5	17.68'	N43°57'26"W
L6	13.36'	N28°44'23"W
L7	27.50'	N28°44'23"W
L8	9.38'	N56*54'28"W



BASIS OF BEARINGS

The easterly line of Parcel I of Partition Plat Number P-67-1990, filed as Survey Number 12134, in the office of the Jackson County Surveyor, Jackson County, Oregon.

REGISTERED PROFESSIONAL LAND SURVEYOR Nohert V. Neathamer OREGON JULY 19, 1994

ROBERT V. NEATHAMER Renewal Date 12/31/00 PREPARED BY: Neathamer Surveying, Inc. 304 South Central Avenue Medford, Oregon 97501 Phone (541) 732-2869

 $FAX (541)^{2}732-1382$

PROJECT NUMBER: 99009 DATE: March 28, 2000 Sheet 2 of 2 © CEN

T38 IW 16AB, Tax Lot 2300

COMMON

AREA

7306 5Q FT

Drawing S:\Scott Dunn Construction\First Street-Phoenix\FINAL PLATHIDDEN PARK EST.pro

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 Narch 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

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

STATE OF OREGON County of Jackson



March

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.

Before me:

Notary Bublic - Oregon

WITNESS my hand and seal this 25th day of ___

., 2000. * * RECEIVED * * Date April 5, 2000 By CID This survey Consists of: sheet(s) Map pagn(s) Pharative JACKSON COUNTY SURVEYOR

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

Perform a boundary survey and prepare a Final Plat for a Planned Community, pursuant to Client's instructions and as approved by the City of Phoenix Planning Commission, Files Numbered: PUD99-1 and

Procedure: Utilizing a Nikon DTM-520 and a Husky FS-2 with TDS software, all found monuments were tied in a closed traverse. Based on said traverse and monuments, Survey Number 12134, and Document Number 99-52064, the project boundaries and interior lots were computed and monumented as depicted hereon.

HIDDEN PARK ESTATES

A PLANNED COMMUNITY

A Replat of Parcel I 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, Ranae I West, Willamette Meridian, Jackson County, City of Phoenix,

Prepared For:

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

SURVEYOR'S CERTIFICATE

l, 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 I 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.

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 25th day of . T. Scott Dunn

STATE OF OREGON County of Jackson

The foregoing instrument was acknowledged before me: Long
Neathane , on: March 78, 2000 by T. Scott Dunn and Rhonda L. Dunn, as Beneficiaries of the above noted Trust

Notary Rublic - 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 Amerititile, dated March 3, 2000, Order Number 736218-5UB:

ITEM # 5: Property subject to the restrictive covenants, including the term and provisions thereof to waive right of remonstrance 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 97-27799, 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."

Drawing 5:\Scott Dunn Construction\First Street-Phoenix\FINAL PLAT\HIDDEN PARK EST.pro

I certify that, pursuant to the authority granted to me, that this plat is hereby approved.

enis L. Munay	MARCH 29, 2000
Planning Director	Date

Examined and approved this 30 day of March

Examined and approved this 30th day of March Jackson County Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of <u>Thatch</u> 3/

Olleen Santord Tax Collector

Examined and approved as required by O.R.S. 92.100 this ______ day of MARCH , 2000.

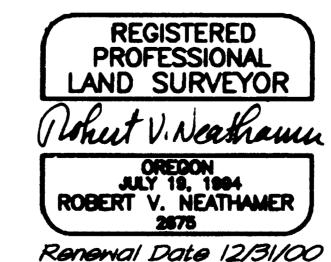
Assessor

RECORDING

FILED FOR RECORD THIS THE DEDAY OF LAND _____ 2000 AT 4:340'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____. County Clerk

I hereby certify that this is an exact copy of the original. Nohut V. Weathamer Surveyor



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

Sheet 1 of 2 © CEN

T38 IW 16AB, Tax Lot 2300