

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that RYAN BLACKWELL DRYWALL, 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 Medford for public use, all street rights-of-way, and public utility easements, including additional 150 feet right-of-way dedication for Hondeleau Lane, as shown hereon. Declarant hereby creates a 5-foot wide private storm drain easement over, across, under and through Lots 2 and 3, for the use and benefit of Lots 1-2 inclusive, as shown hereon, and a 5-foot wide private storm drain easement, over, across, under and through Lots 6, 7, and 8, for the use and benefit of Lots 6-8 inclusive, as shown hereon. Further, the Declarant hereby creates a 25-foot wide Rogue River Valley Irrigation District and City of Medford Storm Drain-Irrigation Easement over, across, under and through Lots 12 and 13 as shown hereon. Further, the Declarant conveys in fee simple, to the City of Medford, those areas portrayed and designated hereon as a one-foot street plugs. By the approval of this plat, the City of Medford declares that upon dedication of the extension of the affected streets, it thereby dedicates the street plugs for public street right-of-way purposes.

Declarant has caused this tract of land to be surveyed and platted into lots, streets and public utility easements, as shown 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 HONDELEAU VILLAGE PHASES 1 & 2.

IN WITNESS WHEREOF, signed this 16 day of August, 2006.

Ryan S. Blackwell, President RYAN BLACKWELL DRYWALL, INC.

STATE OF OREGON } ss County of Jackson

Personally appeared the above named Ryan S. Blackwell, known to me as the President of RYAN BLACKWELL DRYWALL, 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 its corporate bylaws, to be his voluntary act and deed.

WITNESS my hand and seal this 16th day of August, 2006.

Before me: Mark Neathamer, NOTARY PUBLIC-OREGON COMMISSION NO.: 374275 MY COMMISSION EXPIRES: Oct. 30th, 2007

RELEASE

People's Bank of Commerce, an Oregon Corporation, as holders of beneficiary interest under that certain Trust Deed dated and recorded as Instrument Number 05-046040 on August 2, 2005, in the Official Records of Jackson County, Oregon, do hereby release from lien of said Trust Deed all property shown hereon as dedicated to public use.

Signed this 17th day of August, 2006.

Ken Trautman, President PEOPLE'S BANK OF COMMERCE REAL ESTATE LOAN CENTER

STATE OF OREGON } ss County of Jackson

Personally appeared the above named Ken Trautman, known to me to be the President of the PEOPLE'S BANK REAL ESTATE LOAN CENTER, an Oregon Corporation, and acknowledged the foregoing instrument, to be his voluntary act and deed.

WITNESS my hand and seal this 17th day of August, 2006.

Before me: Mark Neathamer, NOTARY PUBLIC-OREGON COMMISSION NO.: 374275 MY COMMISSION EXPIRES: Oct. 30th, 2007

Hondeleau Village Phases 1 & 2 shall be subject to the Covenants, Conditions and Restrictions as contained in Document Number 2006-044244 recorded August 30, 2006, Official Records of Jackson County, Oregon.

HONDELEAU VILLAGE PHASES 1 & 2

Located in the Southeast One-Quarter of the Northwest One-Quarter of Section 8, Township 37 South, Range 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

SURVEYOR'S CERTIFICATE:

I, Cael E. 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:

All that real property located within the Southeast One-Quarter of the Northwest One-Quarter of Section 8, Township 37 South, Range 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon, being more particularly described as follows:

Commencing at the quarter section corner common to Sections 5 and 8 in Township 37 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon; thence South 00°06'35" East, along the East line of the Northwest One-Quarter of said Section 8, 1335.82 feet to the centerline of Hondeleau Lane; thence North 89°40'05" West, along said centerline, 327.50 feet to a point on said centerline; thence South 00°06'35" East, 30.00 feet to the northwest corner of that certain tract described in Document No. 05-014478 of the Official Records of Jackson County, Oregon; thence continue South 00°06'35" East along the west line of said tract, 150 feet to the True Point of Beginning and the Initial Point; thence continue South 00°06'35" East along the west line of said tract, 634.37 feet to the southwest corner of said tract; thence South 89°40'05" East, 49.82 feet; thence South 56°28'05" East, 48.27 feet to the southeast corner of said tract; thence North 00°06'35" West, 662.30 feet to the southerly right of way of Hondeleau Lane; thence North 89°40'05" West, along said right of way, 140.00 feet to the northwest corner of said tract; thence South 00°06'35" East along the west line of said tract, 150 feet to the Point of Beginning.

Cael E. Neathamer, Surveyor

NARRATIVE:

PURPOSE: To survey and monument Client's property pursuant to the conditionally approved Tentative Subdivision Plat, File Number LD5-04-93, as approved by the City of Medford Planning Commission on July 8, 2004.

PROCEDURE: Utilizing a Trimble 5600 Total Station and a TSCE Data Collector with Trimble software, all found monuments were tied within closed loop traverses or via redundant ties. Records utilized for this survey: Documents Numbered 93-00172, 94-08307, 05-03601 and 05-14478, all of the Official Records of Jackson County, Oregon; Surveys Numbered 2600 and 8324, OWEN PARK SUBDIVISION, UNIT 2, now of record and filed as Survey Number 13153; HUSKER BUTTE SUBDIVISION, now of record and filed as Survey Number 15504, as filed in the office of the Jackson County Surveyor.

Utilizing said record documents and maps, established the North-South centerline of Section 8. The centerline of Hondeleau Lane was determined utilizing found monuments at the east end of Hondeleau Lane and its intersection with Mallard Lane, per Surveys 2600 and 15504. Record widths were utilized to establish the rights of way. The westerly and southerly boundaries were determined utilizing found monuments per Survey 2600. The easterly boundary was established by record distance from and parallel to the westerly boundary line.

Utilizing said Document Number 05-14478 and the established right of way, the exterior boundary, interior lots and streets were computed and monumented as depicted hereon. The first monument was set on April 26, 2006.

I hereby certify that this is an exact copy of the original. Cael E. Neathamer, Surveyor

** RECEIVED ** DATE 8-30-06 BY AB This survey consists of: 2 sheet(s) Map 0 page(s) Narrative JACKSON COUNTY SURVEYOR

PREPARED FOR:

RYAN BLACKWELL DRYWALL, INC. 2621 Whittle, Suite 5 Medford, OR 97504

NOTES:

The hereon described property is subject to the following matters of record and land use restrictions:

The effect of said property, or any part thereof, lying within the Medford Irrigation District, and subject to all water and irrigation rights, easements for ditches and canals, and all regulations of said District, including any and all assessments, liens and charges assessed, and to be assessed.

The effect of said property, or any part thereof, lying within the Rogue River Valley Irrigation District, and subject to all water and irrigation rights, easements for ditches and canals, and all regulations of said District, including any and all assessments, liens and charges assessed, and to be assessed.

Right of way for irrigation ditch or pipe to carry water to other tracts, reserved in deed from Walter H. Leverette et ux, recorded April 21, 1927, in Volume 165, Page 171, Deed Records of Jackson County, Oregon, no exact location given.

Easements for the transmission and distribution of electricity, granted to the Pacific Power and Light Company, as set forth in Volume 565, Page 451; and Volume 572, Page 132, of the Deed Records of Jackson County, Oregon, no exact location given.

Hazardous Substance Agreement and Indemnity, including the terms and provisions thereof, by and between Peoples Bank of Commerce and Ryan Blackwell Drywall, Inc., dated and recorded as Instrument Number 05-046547 on August 3, 2005, in the Official Records of Jackson County, Oregon.

APPROVALS:

I DECLARE that, the Rogue River Valley Irrigation District releases and relinquishes all right, title and interest of the grantor in the premises by the reason of that certain easement granted in Volume 165, Page 171, lying within the boundaries of this subdivision, as shown hereon, and hereby approves the easement created as a Rogue River Valley Irrigation District and City of Medford Storm Drain-Irrigation Easement within Lots 12 and 13, as shown hereon.

Jeff Cohen, Manager August 17, 2006, Date

CITY OF MEDFORD PLANNING DEPARTMENT FILE NUMBER: LDS-04-93.

I certify that, pursuant to the authority granted in Ordinance No. 5785, of the City of Medford Municipal Code, this plat is hereby approved.

John O. Datt, Planning Director August 30, 2006, Date

Examined and approved this 23rd day of August, 2006.

Lanum Boshaw, City Engineer; Cael E. Neathamer, City Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 42.095 have been paid as of August 30, 2006.

Carel A. Jensen, Tax Collector Deputy

Examined and approved as required by O.R.S. 42.100 this 30th day of August, 2006.

Amanda Kirkpatrick, deputy Assessor Deputy

RECORDING

APPROVED FOR RECORDING: [Signature] August 30, 2006, Date County Commissioner/Administrator

FILED FOR RECORD THIS THE 30TH DAY OF August, 2006 AT 2:56 O'CLOCK P.M. AND RECORDED IN VOLUME 32 OF PLATS AT PAGE 72 OF THE RECORDS OF JACKSON

COUNTY, OREGON Kathleen S. Beckett, County Clerk; Sonya P. Morgan, Deputy

REGISTERED PROFESSIONAL LAND SURVEYOR

Cael E. Neathamer, OREGON JULY 09, 2001 CAEL E. NEATHAMER 56545

Renewal Date 12/31/06

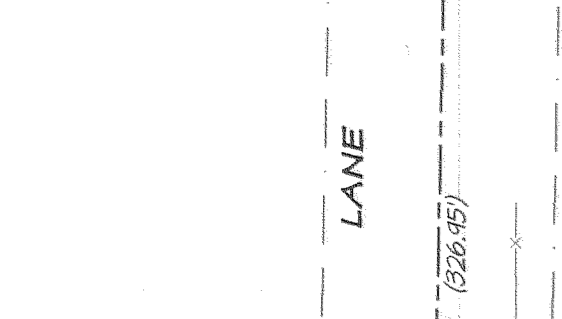
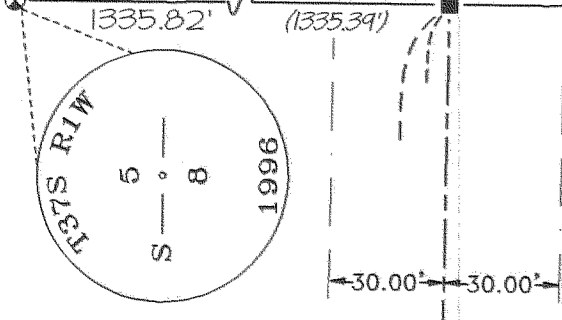
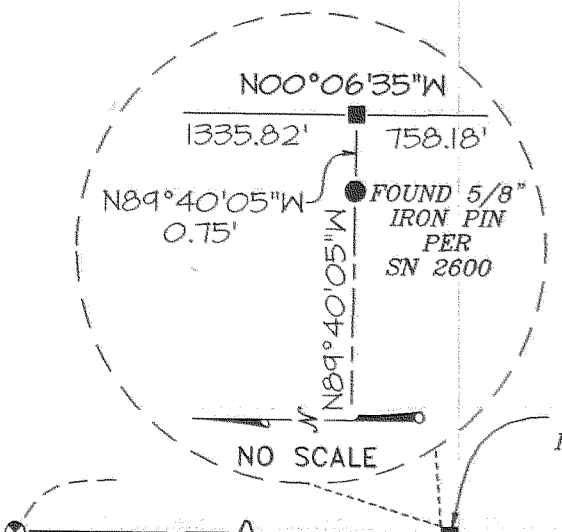
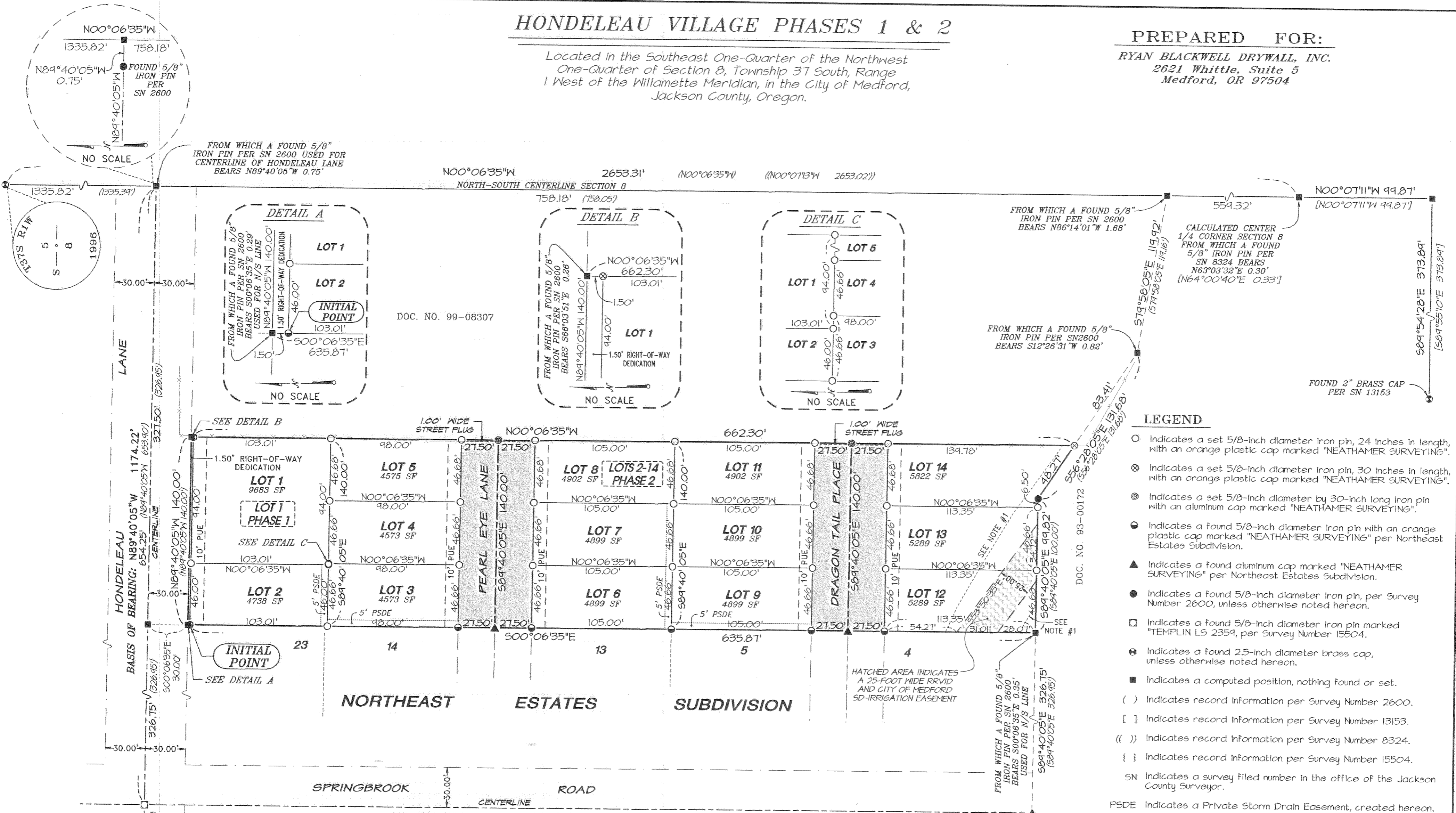
PREPARED BY: Neathamer Surveying, Inc. 3132 State Street, Suite 110 P.O. Box 1584 Medford, Oregon 97501-0120 Phone (541) 732-2869 FAX (541) 732-1382

PROJECT NUMBER: 05043 PLOT DATE: August 14, 2006 Sheet 1 of 2

HONDELEAU VILLAGE PHASES 1 & 2

Located in the Southeast One-Quarter of the Northwest One-Quarter of Section 8, Township 37 South, Range 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

PREPARED FOR:
RYAN BLACKWELL DRYWALL, INC.
 2621 Whittle, Suite 5
 Medford, OR 97504



- LEGEND**
- Indicates a set 5/8-inch diameter iron pin, 24 inches in length, with an orange plastic cap marked "NEATHAMER SURVEYING".
 - ⊗ Indicates a set 5/8-inch diameter iron pin, 30 inches in length, with an orange plastic cap marked "NEATHAMER SURVEYING".
 - ⊙ Indicates a set 5/8-inch diameter by 30-inch long iron pin with an aluminum cap marked "NEATHAMER SURVEYING".
 - Indicates a found 5/8-inch diameter iron pin with an orange plastic cap marked "NEATHAMER SURVEYING" per Northeast Estates Subdivision.
 - ▲ Indicates a found aluminum cap marked "NEATHAMER SURVEYING" per Northeast Estates Subdivision.
 - Indicates a found 5/8-inch diameter iron pin, per Survey Number 2600, unless otherwise noted hereon.
 - Indicates a found 5/8-inch diameter iron pin marked "TEMPLIN LS 2359, per Survey Number 15504.
 - ⊕ Indicates a found 2.5-inch diameter brass cap, unless otherwise noted hereon.
 - Indicates a computed position, nothing found or set.
 - () Indicates record information per Survey Number 2600.
 - [] Indicates record information per Survey Number 13153.
 - (()) Indicates record information per Survey Number 8324.
 - { } Indicates record information per Survey Number 15504.
 - SN Indicates a survey filed number in the office of the Jackson County Surveyor.
 - PSDE Indicates a Private Storm Drain Easement, created hereon.
 - Doc. No. Indicates a document number pursuant to the Official Records of Jackson County, Oregon.
 - PUE Indicates a public utility easement, created hereon.
 - SD Indicates Storm Drain.
 - Indicates an existing fence line.

NOTES:

#1 A portion of that certain right of way for irrigation ditch or pipe to carry water to other tracts, reserved in deed from Walter H. Leverette et ux, recorded April 21, 1927, in Volume 165, Page 171, Deed Records Jackson County, Oregon, located within the boundaries of Lots 12-14 inclusive as shown hereon to be extinguished, and create a 25-foot wide RRVID and City of Medford SD-Irrigation Easement as stated within the Declaration and shown hereon.

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.

I hereby certify that this is an exact copy of the original.
Carl E. Neatham
 Surveyor

**** RECEIVED ****
 DATE 8-30-06 BY *CB*
 This survey consists of:
 2 sheet(s) Map
 0 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
Carl E. Neatham
OREGON
 JULY 09, 2001
CAEL E. NEATHAM
 56545
 Renewal Date 12/31/06

BASIS OF BEARINGS:
 The centerline of Hondeleau Lane per Survey Number 2600 as filed in the office of the Jackson County Surveyor.

PREPARED BY: Neatham Surveying, Inc.
 3132 State Street, Suite 110
 P.O. Box 1584
 Medford, Oregon 97501-0120
 Phone (541) 732-2869
 FAX (541) 732-1382

PROJECT NUMBER: 05043 PLOT DATE: August 14, 2006
 Sheet 2 of 2 © GEN DPC