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*Please send tax statements to:*  
After recording, please return to:  
City of Sherwood  
Engineering Department  
22560 SW Pine Street  
Sherwood, OR 97140


Washington County, Oregon **2011-037633**  
 05/20/2011 03:21:21 PM  
 D-DD Cnt=1 Stn=9 D MOON  
 \$15.00 \$5.00 \$11.00 \$15.00 - Total = \$46.00



01599978201100376330030034

I, Richard Hobernicht, Director of Assessment and Taxation and Ex-Officio County Clerk for Washington County, Oregon, do hereby certify that the within instrument of writing was received and recorded in the book of records of said county.

*Richard Hobernicht*  
 Richard Hobernicht, Director of Assessment and Taxation, Ex-Officio County Clerk



### DEDICATION DEED

D.R. Horton, Inc.-Portland, a Delaware corporation, GRANTOR, does on behalf of itself, its heirs, successors and assigns hereby grant, convey and dedicate to the CITY OF SHERWOOD, a municipal corporation of the State of Oregon, GRANTEE, certain real property situated in the City of Sherwood described as:

Tract "A" Pinehurst Estates, recorded in Plat Book 139 at page 25 recorded as document number 2002005031 in the city of Sherwood, county of Washington, State of Oregon and as depicted in the attached Exhibit "A" (Plat Map) which is attached and incorporated by reference herein.

The true consideration for this conveyance is \$ 0.00. However the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

GRANTOR hereby covenants to and with GRANTEE that they are the owner of said property, which is free from all encumbrances, except for easements, conditions and restrictions of record, and will warrant and defend the easement rights herein granted from all lawful claims whatsoever, except as stated herein.

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IN WITNESS WHEREOF, the above named Grantor has caused this instrument to be signed.

DATED this 3<sup>rd</sup> day of May, 2011.

D.R. HORTON, INC.-PORTLAND, a Delaware corporation

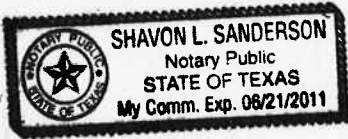
[Signature]  
\_\_\_\_\_  
PRESIDENT + CEO  
\_\_\_\_\_  
Title

STATE OF TEXAS )  
COUNTY OF TARRANT )

This instrument was acknowledged before me on May 3, 2011 by DONALD J. TOMNITZ  
PRES. + CEO (title) of D.R. Horton, Inc.-Portland, a Delaware corporation, on behalf of said corporation.

(Personalized Seal)

[Signature]  
Notary Public's Signature



Accepted on behalf of the City of Sherwood, Oregon,

Approved As To Form:  
Per email sent by City legal  
counsel on 1/31/11

By: [Signature]  
\_\_\_\_\_  
Title: City Manager

Dated this 11 day of May, 2011

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# PINEHURST ESTATES

LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 31,  
TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN  
CITY OF SHERWOOD  
WASHINGTON COUNTY, OREGON  
PLAT PREPARED SEPTEMBER 28, 2001



**PROJECT DESIGN CONSULTANTS**  
PLANNING • ENVIRONMENTAL • ENGINEERING • SURVEYING  
701 B Street, Suite 800, San Diego, CA 92101  
619-235-6471 FAX 619-234-0349



**SURVEYOR'S CERTIFICATE**

I, RICHARD H. GRAUE HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THE ANNEXED MAP OF "PINEHURST ESTATES", THAT THE INITIAL POINT IS A 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "PROJECT DESIGN CONSULTANTS", SAID POINT BEING THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF SW OLD HIGHWAY 99 WEST (COUNTY ROAD 1426) AND THE SOUTHERLY RIGHT-OF-WAY LINE OF SW TIMBREL LANE (COUNTY ROAD 441), SAID INITIAL POINT BEARS N 01°20'17" E, 1,284.80 FEET FROM A 2" BRASS DISK AT THE SOUTHWEST CORNER OF SECTION 31, T.2S., R.1W., W.M., THENCE FROM SAID INITIAL POINT NORTH 89°36'08" EAST 676.03 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO THE INTERSECTION OF SAID SOUTHERLY RIGHT-OF-WAY LINE WITH THE WESTERLY RIGHT-OF-WAY LINE OF SW MIDDLETON ROAD (COUNTY ROAD 176); THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE SOUTH D1°58'31" EAST 876.90 FEET TO THE NORTH LINE OF THE PLAT OF "NORTHFIELD"; THENCE NORTH 89°52'31" WEST 706.24 FEET ALONG SAID NORTH LINE TO SAID EASTERLY RIGHT-OF-WAY LINE OF SW OLD HIGHWAY 99 WEST; THENCE NORTH 00°00'01" EAST 870.15' ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO SAID INITIAL POINT, CONTAINS 13.856 ACRES MORE OR LESS.

AS PER O.R.S. 92.070(2), I, RICHARD H. GRAUE, ALSO SAY THAT THE POSTMONUMENTATION OF THE REMAINING MONUMENTS WITHIN THIS SUBDIVISION WILL BE ACCOMPLISHED WITHIN 90 CALENDAR DAYS FOLLOWING THE COMPLETION OF THE PAVING IMPROVEMENTS, OR WITHIN ONE YEAR FOLLOWING THE ORIGINAL PLAT RECORDATION, WHICHEVER COMES FIRST, IN ACCORDANCE WITH O.R.S. 92.060.

*Richard H. Graue*  
RICHARD H. GRAUE  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 930



RENEWAL DATE 08/30/03

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

**LEGEND**

- FOUND 5/8"x30" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "ALPHA ENG. INC.," UNLESS OTHERWISE NOTED.
- 5/8"x30" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "PROJECT DESIGN CONSULTANTS" TO BE POSTMONUMENTED. SET ON 3 - 4 - 04
- \* ▲ 5/8"x30" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "PROJECT DESIGN CONSULTANTS" TO BE SET ON 2.50 FOOT OFFSET ON LOT LINE OR ON RADIAL LINE AND TO BE POSTMONUMENTED. SET ON 3 - 04 - 04
- 5/8"x30" IRON ROD WITH ALUMINUM CAP INSCRIBED "PROJECT DESIGN CONSULTANTS" TO BE POSTMONUMENTED. SET ON 3 - 4 - 04
- INDICATES SUBDIVISION BOUNDARY
- - - INDICATES CENTER LINE OF ROAD
- - - - - INDICATES EASEMENT AS NOTED
- P.S.D.E. INDICATES PUBLIC STORM DRAINAGE EASEMENT ON LOTS 2, 3, 27, 28, 31, 32, 44, 45, 53, 54, AND TRACT "A" FOR THE PURPOSE OF MAINTAINING THE PUBLIC STORM DRAINAGE FACILITIES.

FOUND 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "ALPHA ENG. INC." WAS REMOVED DURING CONSTRUCTION AND HAS BEEN REPLACED FROM REFERENCES WITH A 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "PROJECT DESIGN CONSULTANTS".

INITIAL POINT  
FOUND 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "ALPHA ENG. INC." WAS REMOVED DURING CONSTRUCTION AND HAS BEEN REPLACED FROM REFERENCES WITH A 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "PROJECT DESIGN CONSULTANTS".

2" BRASS DISK IN MONUMENT BOX  
US BT BOOK 10, PAGE 111

