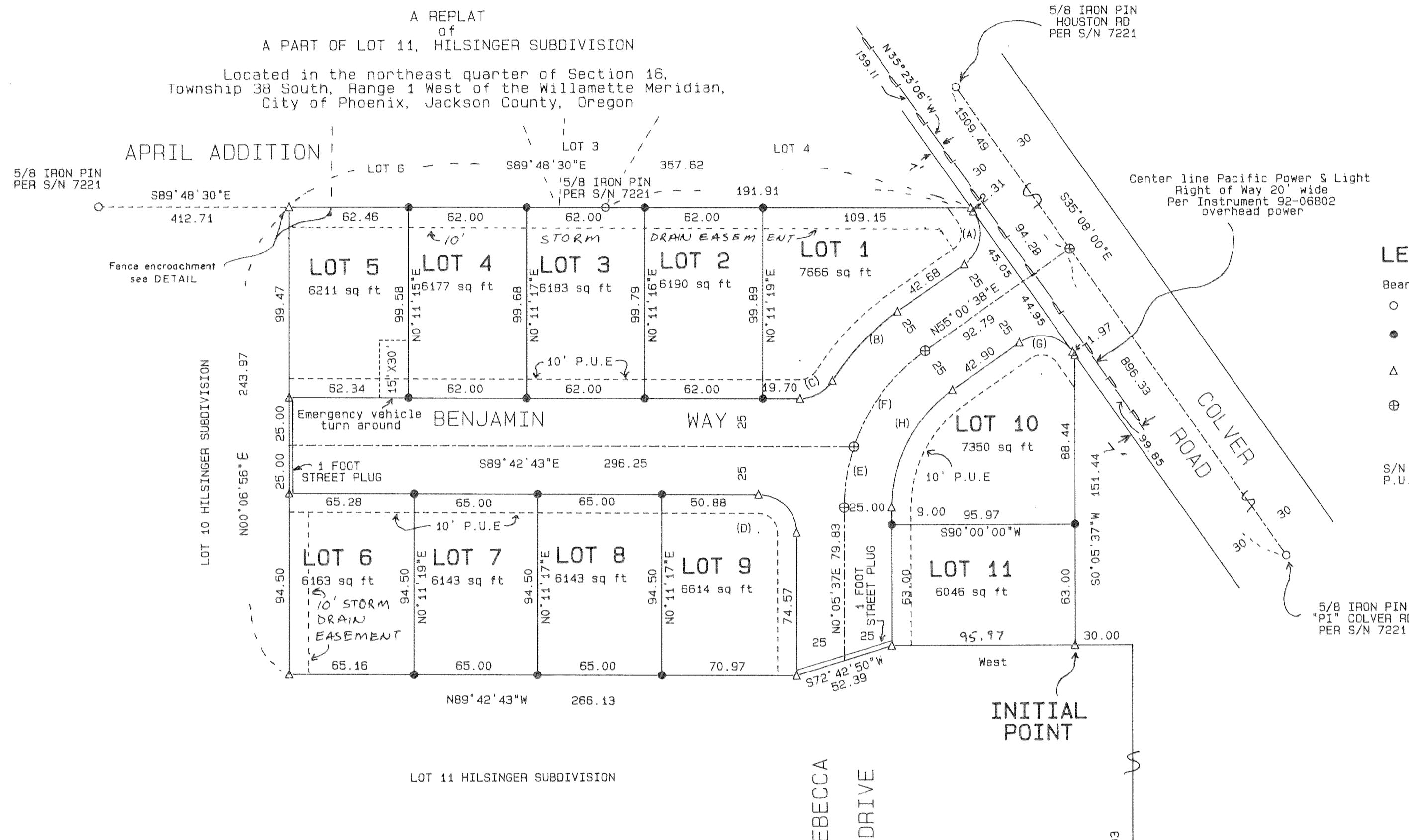


AVALON PARK ESTATES, PHASE I

A REPLAT
of
A PART OF LOT 11, HILSINGER SUBDIVISION
Located in the northeast quarter of Section 16,
Township 38 South, Range 1 West of the Willamette Meridian,
City of Phoenix, Jackson County, Oregon

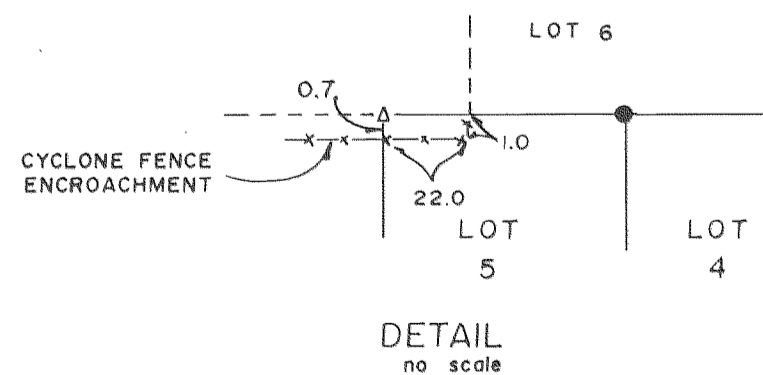


LEGEND:

- Bearing is based on Geodetic bearing as shown hereon.
- Found monument as described.
 - Set 5/8 X 24" iron pin with a yellow plastic cap marked "FARBER PLS 2189".
 - △ Set 5/8 X 30" iron pin with a yellow plastic cap marked "FARBER PLS 2189".
 - ⊕ Set 8 X 24" concrete monument with a 2" brass cap marked "FARBER PLS 2189" with a 5/8 X 24" iron pin inserted within.
- S/N = Jackson County Surveyors File No.
P.U.E. = Public Utility Easement

CURVE DATA

Curve	Radius	Delta	Length	Chord Bearing	Distance
(A)	20.00	90°08'38"	31.47	N09°56'19"E	28.32
(B)	125.00	22°54'58"	50.00	N43°33'09"E	49.66
(C)	20.00	58°11'37"	30.31	N61°11'28"E	19.45
(D)	20.00	89°48'20"	31.35	N44°48'33"W	28.24
(E-F)	100.00	54°55'01"	95.85	N27°33'07"E	92.22
(E)	100.00	18°30'24"	32.30	N09°20'48"E	32.16
(F)	100.00	36°24'37"	63.55	N36°48'20"E	62.48
(G)	20.00	89°51'22"	31.37	N80°03'41"W	28.25
(H)	75.00	54°55'01"	71.89	S27°33'08"W	69.17

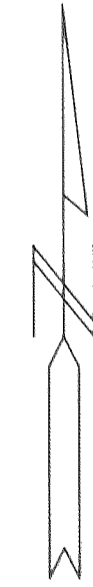


SW COR DLC No. 42
CONCRETE MON. W/ BRASS CAP
PER Ja. Co. Sur.

BASIS OF BEARING
5/8 IRON PIN, Sta. 17
BRS. S1°13'15"W 138.70 FT
-1°35'15"
SCALE FACTOR 1.00001736
Per S/N 5011

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

Herbert A. Farber



REGISTERED
PROFESSIONAL
LAND SURVEYOR
Herbert A. Farber
OREGON
JULY 26, 1985
HERBERT A. FARBER
2189

Expires 12/31/93

SURVEYED BY: FARBER & SONS, INC. FARBER SURVEYING P.O. BOX 5286 CENTRAL POINT, OREGON 97502	OFFICE: 908 EAST JACKSON MEDFORD, OREGON 97504 PHONE: (503) 776-0846
COMPUTED BY: HAF SCALE: 1 inch = 50 feet DATE: 27 SEP 1993	ROTATION: 0° ORIGIN: 10350.000 N 9400.000 E JOB No.: 0316-93

AVALON PARK ESTATES, PHASE I

A REPLAT

of

A PART OF LOT 11, HILSINGER SUBDIVISION

Located in the northeast quarter of Section 16,
Township 38 South, Range 1 West of the Willamette Meridian,
City of Phoenix, Jackson County, Oregon

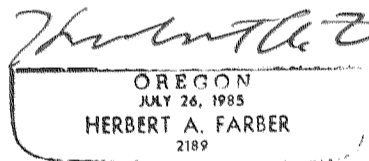
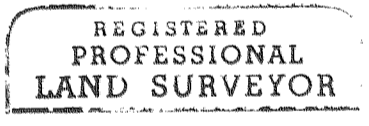
SURVEYOR'S CERTIFICATE:

State of Oregon }
County of Jackson } SS

I, Herbert A. Farber, a duly registered Professional Land Surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with proper monuments, as provided by law, the tract of land hereon shown, said plat being a correct representation of the same, and the following is an accurate description of the boundary lines:

Commencing at a brass capped monument marking the Southwest corner of Donation Land Claim No 42 located in the northeast quarter of Section 16, Township 38 South, Range 1 West of the Willamette Meridian, City of Phoenix, Jackson County, Oregon; thence North 0°05'37" East, along the west line of said claim, 562.03 feet; thence West 30.00 feet to a point on the East line of Lot 11 of HILSINGER Subdivision according to the Official Plat thereof, now of Record, said point also being the Initial Point of AVALON PARK ESTATES, PHASE I; thence continuing West 95.97 feet; thence South 72°42'50" West 52.39 feet; thence North 89°42'43" West 266.13 feet to a point on the west line of said Lot; thence North 0°06'56" East, along said west line, 243.97 feet to the northwest corner of said lot on the south line of APRIL ADDITION TO THE CITY OF PHOENIX, according to the Official Plat thereof, now of Record; thence South 89°48'30" East, along said south line, 357.62 feet to the westerly right of way line of Colver Road; thence South 35°08'00" East, along said right of way, 94.28 feet; thence South 0°05'37" West, along said east line of said Lot, 151.44 feet to the Initial Point.

Herbert A. Farber
Herbert A. Farber, PLS



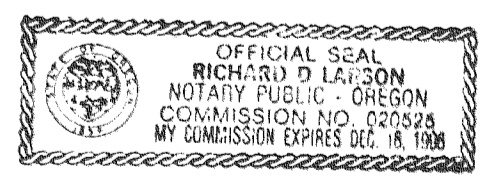
RELEASE:

Expires 12/31/93

We, Bank of Southern Oregon, as beneficiary of that Trust Deed dated June 23, 1993, recorded June 24, 1993, as Instrument Number 93-20623, Official Records of Jackson County, Oregon, affecting the land described hereon, hereby release from the lien of said Trust Deed all property shown hereon as dedicated to the public use.

Signed this 21 day of October, 1993
Michael Neff
Mike Neff
President

The foregoing instrument was acknowledged before me:
Richard D. Larson
Notary Public, State of Oregon



DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, that PACIFIC CREST PROPERTIES, INC., an Oregon Corporation and BILYEU CONSTRUCTION, INC., an Oregon Corporation, doing business as AVALON PARK ESTATES, are the owners in fee simple of the lands hereon described, and that we have subdivided the same into lots, and streets as shown hereon, and the number and size of the lots and the lengths of all lines are plainly set forth, and that this plat is a correct representation of the Subdivision, and we do hereby dedicate to the public for public use all streets together with all easements as shown hereon, and hereby grant to the City of Phoenix in fee simple, that area portrayed and designated hereon as a street plug. By its approval of the plat, the City of Phoenix declares that upon the approved dedication of the extension of the affected street, it thereby dedicates this street plug for public street purposes. We do hereby designate said subdivision as AVALON PARK ESTATES, PHASE I.

IN WITNESS WHEREOF, We have set our hands and seals this 18th day of OCT, 1993.

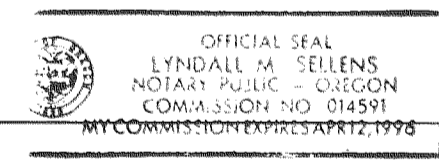
Gary T. Whittle
GARY T. WHITTLE, President
PACIFIC CREST PROPERTIES, INC.

Diana M. Bilyeu
DIANA M. BILYEU, President
BILYEU CONSTRUCTION, INC.

State of Oregon }
County of Jackson } SS

Personally appeared the above named Gary T. Whittle, President of PACIFIC CREST PROPERTIES, INC., and Diana M. Bilyeu, President of BILYEU CONSTRUCTION, INC., acknowledge the foregoing to be their voluntary act and deed.

Before me:



Lyndall M. Sellens

WATER RIGHTS STATEMENT:

There are no water rights appurtenant to this property.

APPROVALS:

I certify that pursuant to authority granted in the Subdivision Ordinance for the City of Phoenix.

Dennis L. Murray 10-26-93
Planning Director Date

Examined and approved this 26 day of October, 1993
Keith Smith
City Engineer

Examined and approved as required by O.R.S. 92.100 as of
Mark Bune 27 Oct 93
Deputy Assessor, Department of Assessment

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of 27 October 1993
Gary Cadden
Tax Collector

Examined and approved by the Talent Irrigation District in regular session this 5th day of September, 1993.
Michael M. McInerney *John Hall*
President Secretary

STATEMENT PER T.I.D.:

This tract of land as set forth hereon shall no longer be eligible for Talent Irrigation District water, although the property does lie within the exterior boundaries of the Talent Irrigation District and is subject to the statutory powers, rules and regulations of the district.

Examined and approved this 22 day of October, 1993.

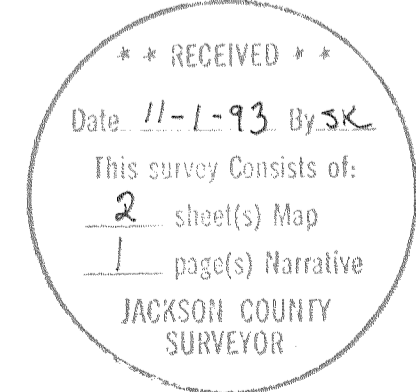
Wendell Thomas
County Surveyor

RECORDER:

For order of the County Court approving this plat see Volume _____, Page _____ of County Commissioner's Journal of Proceedings.

Filed for record this 1 day of November, 1993, at 1:11 'clock P.M. and recorded in Volume 18 of Plats on Page 37 of the Plat Records of Jackson County, Oregon.

Kathleen S. Beckett *Cheryl Augeris*
County Clerk Deputy



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

Survey No. 13709

SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

Survey for: Avalon Park Estates
P.O. Box 1488
Medford, Oregon 97501

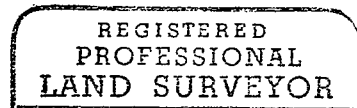
Location: Located in the northeast quarter of Section
16, Township 38 South, Range 1 West of the
Willamette Meridian, City of Phoenix, Jackson
County, Oregon.

Purpose: To survey and monument Avalon Park Estates
subdivision as approved by the City of Phoenix
Planning Commission File No. SUB93-2.

Procedure: Controlling monuments were tied in a closed
traverse. The lots and streets were computed
and monumented as shown on the accompanying
plat.

Bearing is base on Filed Survey No. 5011 as
shown.

Surveyed by: Farber & Sons, Inc.
Farber Surveying
908 East Jackson
Medford, Oregon 97504



Date: September 27, 1993

