

AVALON PARK ESTATES, PHASE II

A REPLAT
OF
A PORTION OF LOT 11, HILLSINGER 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.

FOR PACIFIC CREST PROPERTIES, INC. AND BILYEU CONSTRUCTION, INC.

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:

BEGINNING at a 5/8 inch iron pin being the INITIAL POINT of this subdivision and Avalon Park Estates, Phase I according to the Official Plat thereof now of record, located in the Northeast Quarter of Section 16, Township 38 South, Range 1 West of the Willamette Meridian, City of Phoenix, Jackson County, Oregon, said pin also, being on the East line of Lot 11 of the Hillsinger Subdivision according to the Official Plat thereof now of record; thence South 0° 05' 37" West along said East line, 263.11 feet; thence West, leaving said line, 88.12 feet; thence North 63° 31' 35" West, 53.31 feet; thence North 89° 42' 43" West, 271.08 feet to the West line of said Lot 11, thence North 0° 06' 56" East along said West line, 241.50 feet to a 5/8 inch iron pin being the Southwest corner of said Avalon Park Estates, Phase I; thence South 89° 42' 43" East along said South line, 266.13 feet; thence North 72° 42' 50" East, 52.39 feet; thence East, 95.97 feet to the INITIAL POINT

Herbert A. Farber
Herbert A. Farber, PLS 2189

SUBDIVISION CONSENT AFFIDAVIT:

From Allen Adams and Marjorie L. Adams or the survivor, as beneficiary, Instrument No. 94-06326 Official Records of Jackson County, 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 as shown hereon 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 designate 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 the City of Phoenix declares that upon the approved dedication of the extension of the affected street, it hereby dedicates this street plug for public street purposes. We hereby designate said Subdivision as Avalon Park Estates, Phase II.

IN WITNESS WHEREOF, We have set our hands and seals this 20th day of JANUARY, 1994.

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 and Diana M. Bilyeu, and acknowledge the foregoing to be their voluntary act and deed.
Before me, *Syrdall M. Selbun* my commission expires 4-1-96

WATER RIGHTS STATEMENT:

There are no water rights appurtenant to this property



AFFIDAVIT OF CORRECTION
OR 94-06327
V. THOMAS, C.S.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Herbert A. Farber
HERBERT A. FARBEN
2189

Expires 12/31/93

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

Herbert A. Farber

APPROVALS:

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

Dennis L. Murray 2-10-94
Planning Director Date

Examined and approved this 10 day of February, 1994.

Kathy A. Smith, PE
City Engineer
Keith Smith

Examined and approved as required by O.R.S. 92.100 as of FEB. 11, 1994

John M. [Signature] *Don Ross*
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 Feb 11 1994

Jerry [Signature]
Tax Collector

Examined and approved this 26th day of January, 1994

RECORDER:

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

Filed for record this 14 day of February, 1994 at 10:26 o'clock

A.M. and recorded IN VOLUME 19 OF PLATS AT PAGE 6 of the

Official Records of Jackson County, Oregon. Index Volume 19, Page 6

Kathleen S. Beckett *Cheryl Augeris*
County Clerk Deputy

County Surveyor's File No. _____

SURVEYED BY: FARBEN SURVEYING
P.O. BOX 5286
CENTRAL POINT, OREGON 97502

OFFICE:
908 EAST JACKSON ST.
MEDFORD, OREGON 97504
PHONE: (503) 776-0846

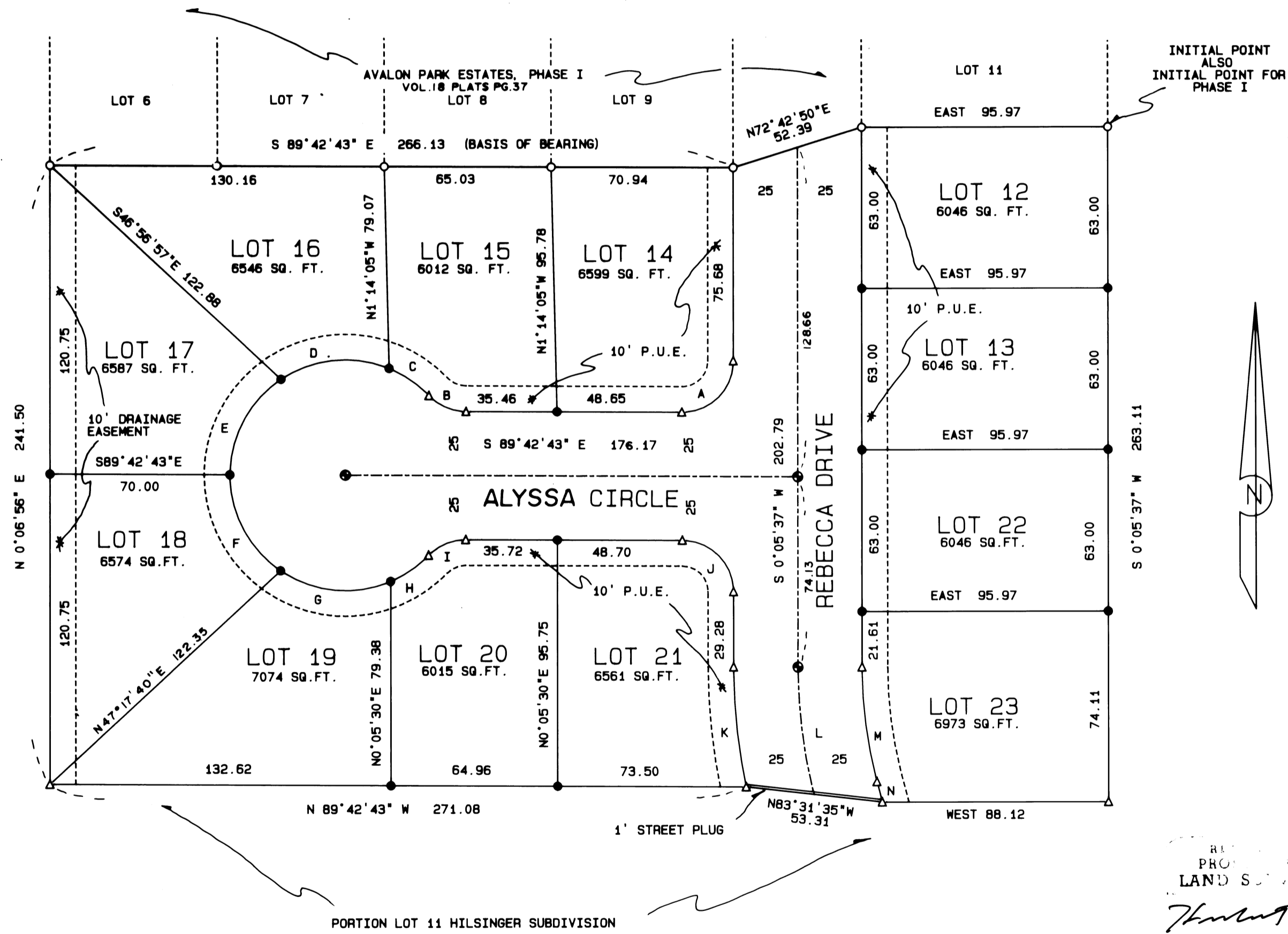
COMPUTED BY: HAF
SCALE: 1 inch = 40 feet
DATE: 11 NOV 1993

ROTATION: 0°
ORIGIN: 10280.000 N 9460.000 E
JOB No.: 0316-93

AVALON PARK ESTATES, PHASE II

A REPLAT
OF
A PORTION OF LOT 11, HILLSINGER 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.

FOR
**PACIFIC CREST PROPERTIES, INC.
AND
BILYEU CONSTRUCTION, INC.**



CURVE OR TANGENT DATA:

CURVE OR TANGENT	RADIUS	DELTA	LENGTH	BEARING	LONG CORD & DISTANCE	BEARING	TANGENT & DISTANCE
A	20.00	90° 11' 40"	31.48	S45° 11' 27" W	28.33	S45° 11' 27" W	28.33
B	20.00	46° 11' 11"	16.12	N66° 37' 08" W	15.69	N66° 37' 08" W	15.69
C	45.00	24° 08' 33"	18.96	N55° 35' 48" W	18.82	N55° 35' 48" W	18.82
D	45.00	56° 01' 21"	44.00	S84° 19' 19" W	42.27	S84° 19' 19" W	42.27
E	45.00	56° 01' 24"	44.00	S84° 17' 54" W	42.27	S84° 17' 54" W	42.27
F	45.00	56° 01' 22"	44.00	S87° 43' 23" E	42.27	S87° 43' 23" E	42.27
G	45.00	57° 09' 32"	44.89	S84° 18' 53" E	43.05	S84° 18' 53" E	43.05
H	45.00	23° 00' 17"	18.07	N55° 36' 08" E	17.95	N55° 36' 08" E	17.95
I	20.00	46° 11' 17"	16.12	N67° 11' 39" E	15.69	N67° 11' 39" E	15.69
J	20.00	89° 48' 20"	31.35	S44° 48' 33" E	28.24	S44° 48' 33" E	28.24
K	225.00	11° 56' 30"	46.90	S 5° 52' 38" E	46.81	S 5° 52' 38" E	46.81
L	200.00	14° 19' 47"	50.02	S 7° 04' 18" E	49.89	S 7° 04' 18" E	49.89
M	175.00	14° 44' 32"	45.03	S 7° 16' 39" E	44.90	S 7° 16' 39" E	44.90
N				N14° 38' 55" W	8.22	N14° 38' 55" W	8.22
C-H	45.00	272° 22' 28"	213.92	N 0° 17' 19" W	62.31	N 0° 17' 19" W	62.31

LEGEND:

S/N INDICATES FILED SURVEY NUMBER AT THE JACKSON COUNTY SURVEYOR'S OFFICE OREGON
P. U. E. INDICATES PUBLIC UTILITIES EASEMENTS
BASIS IS THE SOUTH LINE OF AVALON PARK ESTATES, PHASE I AS INDICATED HEREON
○ FOUND 5/8 INCH IRON PIN WITH YELLOW PLASTIC CAP MARKED
● FARBBER PLS 2189* PER S/N 13709
● SET 5/8 BY 24 INCH IRON PIN WITH YELLOW PLASTIC CAP MARKED
● FARBBER PLS 2189*
△ SET 5/8 BY 30 INCH IRON PIN WITH YELLOW PLASTIC CAP MARKED
● FARBBER PLS 2189*
● SET 8 BY 24 INCH CONCRETE MONUMENT WITH A 2 INCH BRASS CAP MARKED FARBBER PLS 2189* WITH A 5/8 BY 24 INCH IRON PIN DEPOSITED WITHIN
NOTE: AN EASEMENT CREATED BY INST. No. 92-06802 DOES NOT APPLY TO THE PROPERTY SHOWN HEREON

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Herbert A. Farber
OREGON
MAY 24 1984
HERBERT A. FARBBER
2189

Expires 12/31/93

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

Herbert A. Farber

• • RECEIVED • •
Date 2-14-94 By *BF*
This survey consists of:
2 sheets of Map
1 set of plat give
1 set of plat give
1 set of plat give

SURVEYED BY: FARBBER SURVEYING P.O. BOX 5286 CENTRAL POINT, OREGON 97502	OFFICE: 908 EAST JACKSON ST. MEDFORD, OREGON 97504 PHONE: (503) 776-0846
COMPUTED BY: HAF SCALE: 1 inch = 40 feet DATE: 11 NOV 1993	ROTATION: 0° ORIGIN: 10280.000 N 9490.000 E JOB No.: 0316-93

10R42

Survey No. 13854

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

Survey for: Pacific Crest Properties, Inc.
and
Bilyeu Construction, Inc.
908 East Jackson
Medford, Oregon 97504

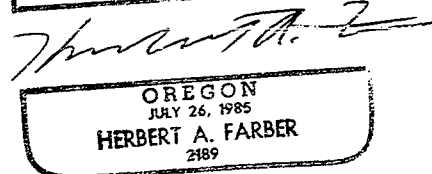
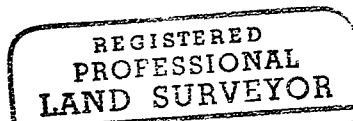
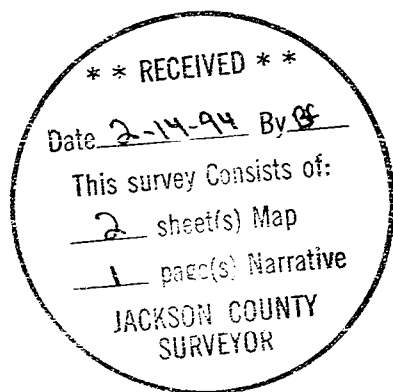
Location: A portion of Lot 11, Hillsinger Subdivision,
located in the Northeast Quarter of Section
16, Township 38 South, Range 1 West of the
Willamette Meridian, City of Phoenix, Jackson
County, Oregon

Purpose: To survey and monument Avalon Park Estates,
Phase II, as approved by the City of Phoenix
Planning Commission, file no. SUB93-2

Procedure: Utilizing control established in the
performance of filed survey number 13709, I
monument the lots and streets as computed and
shown on the accompanying plat.

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

Date: November 11, 1993



Expires 12/31/95

94-06327

11:32

5.00

Farber & Sons, Inc.
FARBER SURVEYING



FORESTRY CONSULTANT - OREGON LICENSED LAND SURVEYOR - WATER RIGHTS EXAMINER
PROPERTY BOUNDARY EXPERT - PLANNING REPORTS - CONSTRUCTION STAKING

13854

AFFIDAVIT OF CORRECTION

I, Herbert A. Farber, a registered Professional Land Surveyor in the State of Oregon, having the surveyed Avalon Park Estates, Phase II subdivision, acknowledge the following drafting omissions and errors on Sheet 1 of 2 of said Subdivision; Subdivision Consent Affidavit Instrument No. _____ Should read "94-06326" and the RECORDERS statement following recorded as should read "Volume 19 of Plats, Page 6 of the Records of Jackson County, Oregon."

Prepared by: Farber Surveying
Farber and Sons, Inc.
908 East Jackson Street
Medford, Oregon 97504

Date: February 15, 1994

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Herbert A. Farber

OREGON
JULY 26, 1986
HERBERT A. FARBER
2189

Expires 12/31/95

Subscribed and sworn to before me this 15th day of February

1994. Lyndall M. Sellens
Notary Public

OFFICIAL SEAL
LYNDALL M. SELLENS
NOTARY PUBLIC - OREGON
COMMISSION NO. 014591
MY COMMISSION EXPIRES APR 12, 1996

Examined and approved February 16, 1994

Verlynn Thomas
Jackson County Surveyor

Jackson County, Oregon
Recorded
OFFICIAL RECORDS

11:32 FEB 16 1994 A.M.

KATHLEEN S. BECKETT
CLERK and RECORDER

Geraldine Cutting Deputy