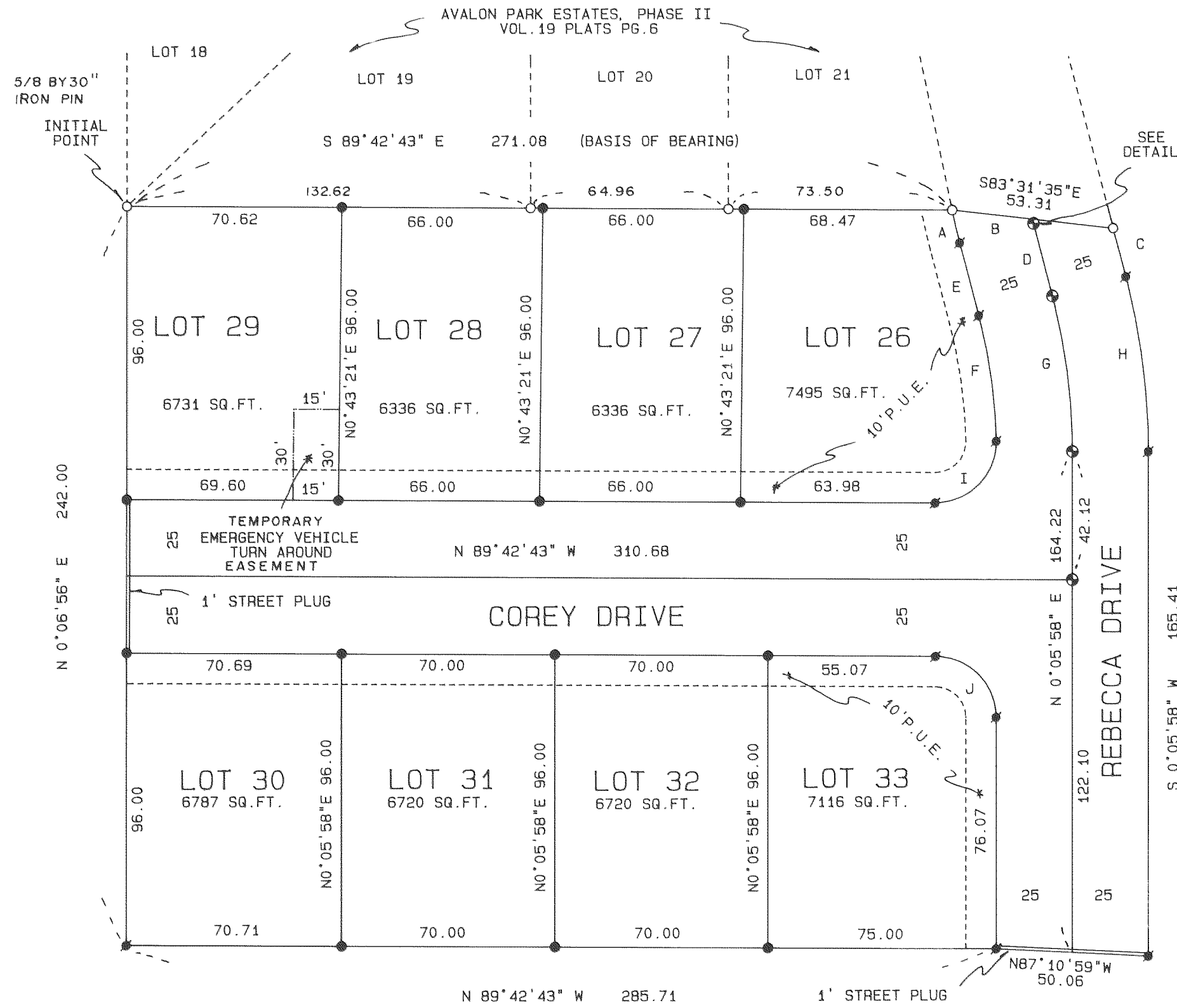


AVALON PARK ESTATES, PHASE III

A REPLAT
OF
A PORTION OF LOTS 11 AND 12, 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.
FOR

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



CURVE OR TANGENT DATA:

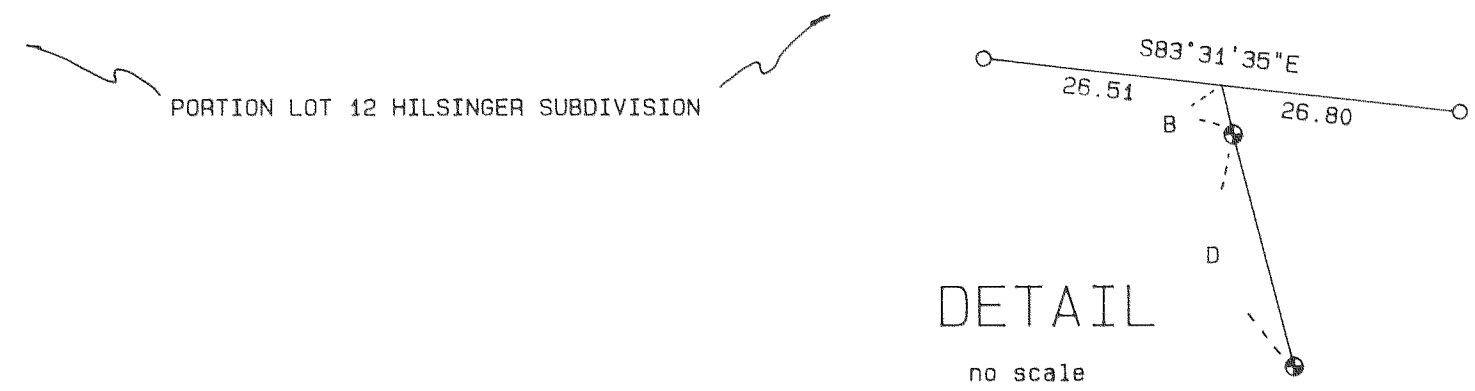
CURVE OR TANGENT	RADIUS	DELTA	LENGTH	BEARING LONG CORD & DISTANCE	BEARING TANGENT & DISTANCE
A	225.00	2°48'03"	11.00	S13°14'54"E 11.00	11.00
B	200.00	0°24'44"	1.44	S14°25'33"E 1.44	1.44
C				S14°38'55"E 16.35	16.35
D				S14°38'55"E 24.57	24.57
E				S14°38'55"E 24.57	24.57
F	175.00	13°37'40"	41.62	S 7°50'05"E 41.53	41.53
G	200.00	14°44'53"	51.48	S 7°16'29"E 51.34	51.34
H	225.00	14°44'53"	57.92	S 7°16'29"E 57.76	57.76
I	20.00	91°18'32"	31.87	S44°38'01"W 28.61	28.61
J	20.00	89°48'41"	31.35	S44°48'22"E 28.24	28.24

LEGEND:

S/N INDICATES FILED SURVEY NUMBER AT THE JACKSON COUNTY SURVEYOR'S OFFICE, OREGON
P. U. E. INDICATES PUBLIC UTILITIES EASEMENTS
BASIS OF BEARING IS THE SOUTH LINE OF AVALON PARK ESTATES, PHASE II PER S/N 13854 AS INDICATED HEREON
○ FOUND 5/8 INCH IRON PIN WITH YELLOW PLASTIC CAP MARKED "FARBER PLS 2189" PER S/N 13854
● SET 5/8 BY 24 INCH IRON PIN WITH YELLOW PLASTIC CAP MARKED "FARBER PLS 2189"
● SET 5/8 BY 30 INCH IRON PIN WITH YELLOW PLASTIC CAP MARKED "FARBER PLS 2189"
● SET 8 BY 24 INCH CONCRETE MONUMENT WITH A 2 INCH BRASS CAP MARKED "FARBER PLS 2189" WITH A 5/8 BY 24 INCH IRON PIN DEPOSITED WITHIN
NOTE: AN EASEMENT CREATED BY INSTRUMENT No. 92-06802 OF THE OFFICIAL RECORDS OF JACKSON COUNTY DOES NOT APPLY TO THIS PROPERTY
A STREET PLUG DEDICATION CREATED BY VOL. 19 AT PAGE 6 OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON IS EXTINGUISHED BY THE RECORDING OF THIS PLAT
THE TEMPORARY EMERGENCY VEHICLE TURN AROUND IN LOT 29 IS EXTINGUISHED BY THE CITY OF PHOENIX APPROVAL OF THE EXTENSION OF COREY DRIVE

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

Herbert A. Farber



PROFESSIONAL
LAND SURVEYOR
Herbert A. Farber
OREGON
JULY 26 1995
HERBERT A. FARBER
2145

SURVEYED BY: FARBER 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: 18 JUL 1994	ROTATION: 0° ORIGIN: 10048.000 N 9522.000 E JOB No.: 0316-93

ASSESSOR'S MAP No. 381W16AB TL1300
381W16AC TL100

10/2/97

AVALON PARK ESTATES, PHASE III

A REPLAT OF A PORTION OF LOTS 11 AND 12, 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.

FOR

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

SURVEYOR'S CERTIFICATE:

State of Oregon } County of Jackson } SS

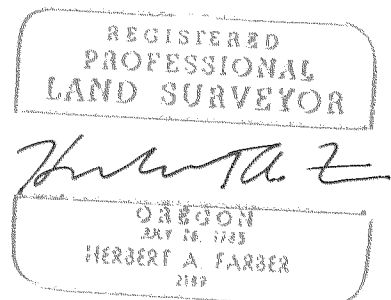
I, Herbert A. Farber, a duly registered Professional Land Surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with proper monuments, as provided by law, the tract of land hereon shown, said plat being a correct representation of the same, and the following is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

BEGINNING at a 5/8 inch iron pin being the INITIAL POINT of this subdivision and the Southwest corner of Lot 19 of Avalon Park Estates, Phase II according to the Official Plat thereof now of record, thence South 89°52'43" East, along the South line of said Avalon Park Estates, Phase II, 271.08 feet to a 5/8 inch iron pin being the Southeast corner of Lot 21 of said Avalon Park Estates, Phase II; thence South 83°31'35" East, 53.31 feet, to a 5/8 inch iron pin, being the Southwest corner of Lot 23 of said Avalon Park Estates, Phase II; thence South 14°38'55" East, leaving said South line, 15.35 feet; thence along the arc of a curve to the right, having a radius of 225.00 feet, a central angle of 14°44'53", a length of 57.92 feet and a long chord bearing and distance of South 7°16'29" East, 57.76 feet; thence South 0°05'58" West, 165.41 feet; thence North 87°10'59" West, 50.06 feet; thence North 89°42'43" West, 285.71 feet, to a point on the West line of Lot 12 of Hilsinger Subdivision, according to the Official Plat thereof, now of record; thence North 0°06'56" East, along said line and an extension thereof, 242.00 feet to the POINT OF BEGINNING.

Herbert A. Farber, PLS 2189

WATER RIGHTS STATEMENT:

THERE ARE NO WATER RIGHTS APPURTENANT TO THIS PROPERTY



Expires 12/31/93

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 III.

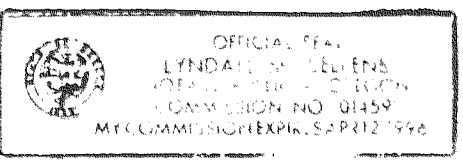
IN WITNESS WHEREOF, We have set our hands and seals this 20th day of July, 1994, 1994.

Gary T. Whittle, President, Pacific Crest Properties, Inc. and Diana M. Bilyeu, President, Bilyeu Construction, Inc.

State of Oregon } County of Jackson } 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: July 20, 1994 My commission expires 4-12-96

Ryndall M. Sellens



CONSENT AFFIDAVIT FROM THE MUNSON LIVING TRUST, HAROLD C. MUNSON, TRUSTEE, AND A.E. MUNSON, TRUSTEE, AS BENEFICIARY, RECORDED AS INSTRUMENT NO. 94-27575, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

AFFIDAVIT OF CORRECTION, O.R. 94-27576 V. THOMAS, C.S. 8-10-94

APPROVALS:

I certify that pursuant to authority granted in the Subdivision Ordinance for the City of Phoenix this Plat is hereby approved. Dennis Murray, Planning Director, July 21, 1994.

Examined and approved this 21 day of July, 1994. Keith Smith, City Engineer.

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of July 25, 1994. Colleen Stanford, Deputy Tax Collector.

Examined and approved as required by O.R.S. 92.100 as of July 25, 1994. Ron Lindberg, Deputy Assessor.

Examined and approved this 21st day of July, 1994. Daryl Thomas, County Surveyor.

RECORDER:

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

Filed for record this 26 day of July, 1994 at 4:09 P.M. and recorded in Volume 19 at Page 31 of the Plat Records of Jackson County, Oregon.

Kathleen S. Beckett, County Clerk and Glenda E. Bartlett, Deputy.

County Surveyor's File No. _____

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

10/2/67

Survey No. 14107

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: 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 III as approved by the Phoenix planning
Department.

Procedure: Utilizing control established in Avalon Park
Estates, Phases I and II and establishing
additional control on the interior of this
project, I set the monuments as shown on the
accompanying plat

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

Date: June 6, 1994

faf

REGISTERED
PROFESSIONAL
LAND SURVEYOR



OREGON
JULY 26, 1925
HERBERT A. FARBER
2189

Expires 12/31/95

Suro. 5⁰⁰
6⁰⁰
10:31

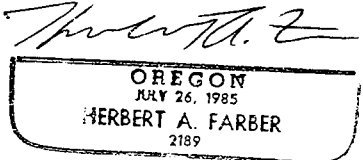
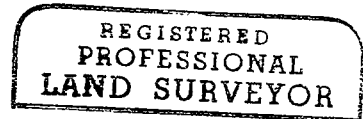
Farber & Sons, Inc.
Farber Surveying
908 East Jackson
Medford, Oregon 97504

14107

AFFIDAVIT OF CORRECTION
pursuant to O.R.S. 209.255

I, Herbert A. Farber, Registered Professional Land Surveyor of the State of Oregon, No. 2189, do hereby state that I have discovered a drafting error on my Plat of Avalon Park Estates Phase III, filed for record the 26th day of July, 1994, and recorded in Volume 19, page 31 of Records of Jackson County, Oregon and recorded in the Office of Jackson County Surveyor as: County Surveyor File No. 14107

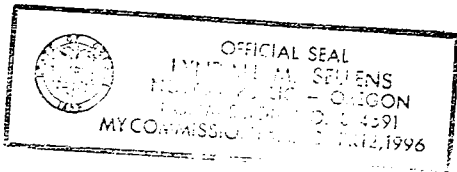
Herbert A. Farber
Herbert A. Farber, P.L.S.2189



STATE OF OREGON)
County of Jackson) ss.

July 27 A.D. 1994

Personally appeared the above named Herbert A. Farber, a Registered Professional Land Surveyor, and acknowledged the foregoing instrument to be his voluntary act and deed.



Syndall M. Sellers

The correction is:
On the following release should appear on sheet 1 of 2,
From The Munson Living Trust, Harold C. Munson, Trustee and
A.E. Munson, Trustee, as beneficiary, recorded as
Instrument No. 94-27575
Official Records of Jackson County, Oregon.

The Jackson County Surveyor hereby certifies that this Affidavit of Correction has been examined and approved for recording

July 27, 1994
Date

Vesley Thomas
Jackson County Surveyor

Jackson County, Oregon
Recorded
OFFICIAL RECORDS

10:31 JUL 27 1994 A.M.

KATHLEEN S. BECKETT
CLERK and RECORDER

By *Joy Ramirez* Deputy