

AVALON PARK ESTATES, PHASE VI

A REPLAT  
OF  
A PART OF LOT 13, 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.

LEGEND:

- S/N INDICATES SURVEY NUMBER ON FILE AT THE SURVEYOR'S OFFICE IN JACKSON COUNTY, OREGON
- VOL. AND PG. INDICATES VOLUME AND PAGE OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON
- BASIS OF BEARING IS THE NORTH LINE OF AVALON PARK ESTATES, PHASE I AS INDICATED HEREON
- INDICATES MONUMENT FOUND AS INDICATED
- 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"
- INDICATES EASEMENT FOR INGRESS, EGRESS FOR LOTS 54 AND 53 AND EMERGENCY VEHICLE TURN AROUND, NO PARKING ALLOWED IN THIS EASEMENT

CURVE DATA:

CURVE	RADIUS	DELTA	LENGTH	BEARING	LONG CORD & DISTANCE
A	10.00	90°00'52"	15.71	N45°07'21"E	14.14
B	20.00	89°58'23"	31.41	N44°52'56"W	28.28

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Thomas A. E.*

OREGON  
JULY 26, 1955  
14080007 / 12-1-78

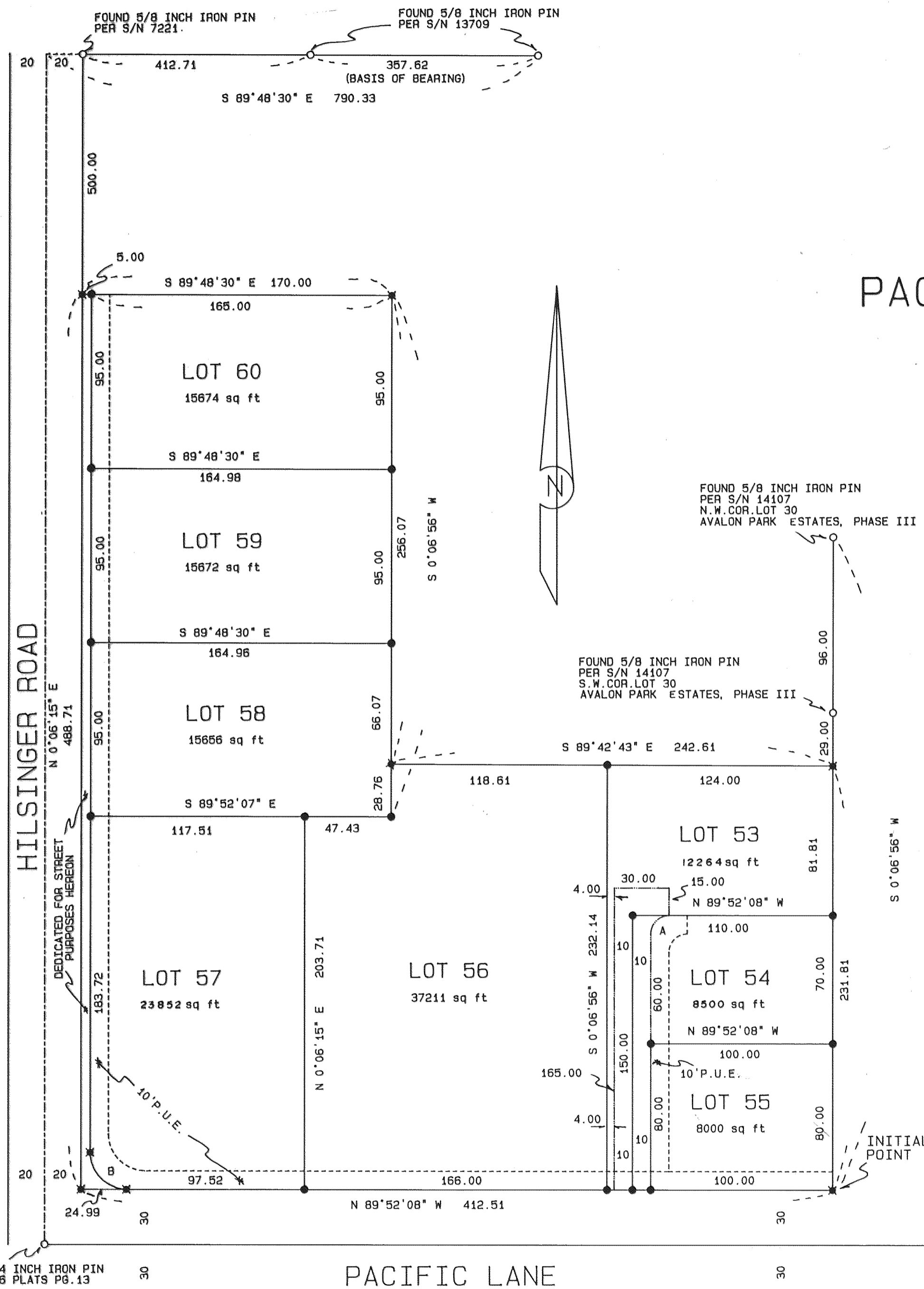
Expires 12/31/95

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 = 50 feet  
DATE: 7 SEP 1994

ROTATION: 0°  
ORIGIN: 9845.000 N 9045.000 E  
JOB No.: 0316-93



AVALON PARK ESTATES, PHASE VI

A REPLAT OF A PART OF LOT 13, 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 } SS County of Jackson }

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 the a 5/8 inch iron pin being the INITIAL POINT of this subdivision, also being the Southeast corner of Lot 13, Hilsinger Subdivision, 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; thence N 89° 52' 08" West, along the South line of said Lot, 412.51 feet, to the Southwest corner of said Lot; thence North 0° 06' 15" East, along the West line of said Lot, 488.71 feet, to the Northwest corner of said Lot; thence South 89° 48' 30" East, along the North line of said Lot, 170.00 feet; thence South 0° 06' 56" West, leaving said line, 256.07 feet; thence South 89° 42' 43" East, 242.61 feet, to a point on the East line of said Lot 13; thence South 0° 06' 56" West, along said East line, 231.81 feet to the INITIAL POINT.

Herbert A. Farber, PLS 2189

APPROVALS:

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

Dennis L. Murray, Planning Director, Date: OCTOBER 4, 1994

Examined and approved this 5 day of October 1994. Keith Smith, City Engineer

Examined and approved as required by O.R.S. 92.100 as of Keith Smith, Assessor, Date: October 5, 1994

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of 10-5-94, Tax Collector

Examined and approved this 28th day of September 1994. Western Thomas, County Surveyor

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 dedicate to the public for public use all easements as shown hereon and hereby dedicate for road purposes the land shown hereon. We hereby designate said Subdivision as Avalon Park Estates, Phase VI.

IN WITNESS WHEREOF, We have set our hands and seals this \_\_\_ day of \_\_\_, 199\_\_.

Official Seal: LYNDALL M. SELLENS, NOTARY PUBLIC - OREGON, COMMISSION NO. 014591, MY COMMISSION EXPIRES APRIL 2, 1996

Gary T. Whittle, President, PACIFIC CREST PROPERTIES, INC. Diana M. Bilyeu, President, BILEYU CONSTRUCTION, INC.

Official Seal: LYNDALL M. SELLENS, NOTARY PUBLIC - OREGON, COMMISSION NO. 014591, MY COMMISSION EXPIRES APRIL 2, 1996

Theodora Mata, Notary Public, State of Oregon

State of Oregon } SS 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: Sep 29, 1994 My commission expires 4-12-96 Lyndall M. Sellens

RECORDER:

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

Filed for record this 6 day of October, 1994 at 11:00 clock A. M. and recorded in Volume 19 at Page 48 of the Plat Records of Jackson County, Oregon

Kathleen S. Belkett, County Clerk, Deputy: Herbert A. Farber

Official Seal: LYNDALL M. SELLENS, NOTARY PUBLIC - OREGON, COMMISSION NO. 014591, MY COMMISSION EXPIRES APRIL 2, 1996

Theodora Mata, Notary Public, State of Oregon

RELEASE:

I, Theodora Mata, as beneficiary of that Trust Deed dated August 3, 1994, recorded August 8, 1994, as Instrument Number 94-28880, 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 30th day of Sept., 1994.

Theodora Mata, Theodora Mata

The foregoing instrument was acknowledged before me: 9-30-94

I, Theodora Mata, as beneficiary of that Trust Deed dated August 3, 1994, recorded August 8, 1994, as Instrument Number 94-28881, 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 30th day of Sept., 1994.

Theodora Mata, Theodora Mata

The foregoing instrument was acknowledged before me: 9-30-94

WATER RIGHT STATEMENT:

THERE ARE NO WATER RIGHTS APPURTENANT TO THIS PROPERTY

\*\* RECEIVED \*\* Date 10-6-94 By BF This survey Consists of: 2 sheet(s) Map 1 page(s) Narrative JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

HERBERT A. FARBER, 2189

Expires 12/31/96

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 : 50 feet DATE: 1 SEP 1994

ROTATION: 0° ORIGIN: 9800.000 N 9280.000 E JOB No.: 0316-93

Survey No. 14218

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 13, 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.

Purpose: To survey and monument Avalon Park Estates,  
Phase VI, as approved by the City of Phoenix  
Planning Commission, File No. SUB 94-2

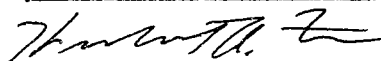
Procedure: Utilizing control established in the  
performance of filed survey number 13709,  
13854, 14107, I monument the lots and streets  
as computed and shown on the accompanying  
plat.

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

Date: September 7, 1994

faf

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR



OREGON  
JULY 26, 1985  
HERBERT A. FARBER  
2189

Expires 12/31/95

