

AVALON PARK ESTATES, PHASE VIII

A REPLAT
OF
A PORTION 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

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 also the Southwest corner of Lot 23, Avalon Park Estates, Phase II, 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 East, along the South line of said Lot, 88.12 feet, to a 5/8 inch iron pin, being the Southeast corner of said Lot, also being a point on the East line of Lot 11, Hilsinger Subdivision, according to the Official Plat thereof, now of record; thence South 0°05'37" West, along the East line of said Lot 11, 12.02 feet, to the Southeast corner of said Lot 11; thence East, 30.00 feet, to a point on the West line of Donation Land Claim No. 42, located in said Township and Range; thence South 0°05'37" West, along said West line 226.90 feet; thence North 89°47'02" West, 106.57 feet, to the Southeast corner of Avalon Park Estates, Phase III, according to the Official Plat thereof, now of record; thence North 0°05'58" East, along the East line of said Avalon Park Estates, Phase III, 165.41 feet; thence along the arc of a curve to the left, 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 North 7°16'29" West, 57.76 feet; thence North 14°38'55" West, 16.35 feet to the INITIAL POINT.

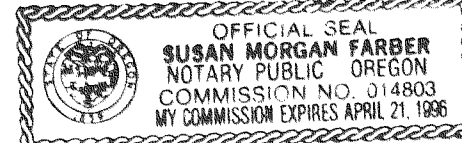
Herbert A. Farber
Herbert A. Farber, PLS 2189

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. We hereby designate said Subdivision as Avalon Park Estates, Phase VIII.

IN WITNESS WHEREOF, We have set our hands and seals this 23 day of NOVEMBER, 1995.

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: 11-23-94 My commission expires 4-21-96

WATER RIGHT STATEMENT:

THERE ARE NO WATER RIGHTS APPURTENANT TO THIS PROPERTY

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 this Plat is hereby approved.

Denis L. Murray 2-4-95
Planning Director Date

Examined and approved this 10th day of February 1995.

Keith Smith
City Engineer

Examined and approved as required by O.R.S. 92.100 as of FEBRUARY 12, 1995

Keith Smith FEBRUARY 12, 1995
Assessor Date

All taxes, fees, assessments, or other charges as required by O.R.S.

92.095 have been paid as of 2-10-95

Derivatus 2-10-95
Tax Collector Date

Examined and approved this 17th day of January 1995.

Herbert A. Farber
County Surveyor

RECORDER:

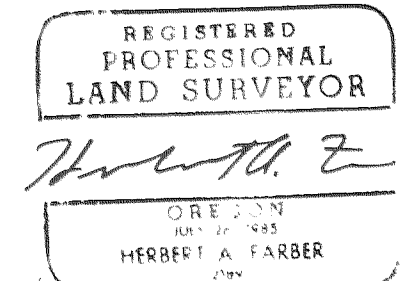
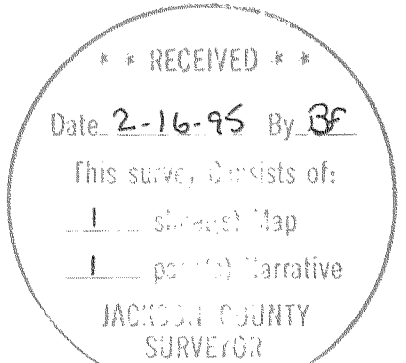
For order of the County Court approving this plat see Volume _____, Page _____, of the County Commissioner's Journal

Filed for record this 16 day of February 1995 at 8:25 clock
A. M. and recorded in Volume 20 at Page 9 of the Plat
Records of Jackson County, Oregon

Kathleen S. Beckett *Cheryl Augeris*
County Clerk Deputy

LEGEND:

- S/N indicates survey number on file at the surveyor's office, Jackson County, Oregon.
 - Basis of Bearing is the East line of Avalon Park Estates, Phase III, as shown hereon.
 - found 5/8 inch iron pin per S/N 14107
 - found 5/8 inch iron pin per S/N 13854
 - found brass cap set in concrete, monumenting the Southwest corner D.L.C. No. 42 per Jackson County Surveyors records
 - 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"
- NOTE: an easement created by Instrument No. 92-06802 of the Official Records of Jackson County, Oregon, does not apply to this property.
- P.U.E. indicates public utility easement



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: 28 JUL 1994	ROTATION: 0° ORIGIN: 10100.000 N 9760.000 E JOB NO.: 0316-93

Survey No. 14395

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.

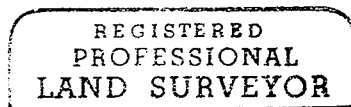
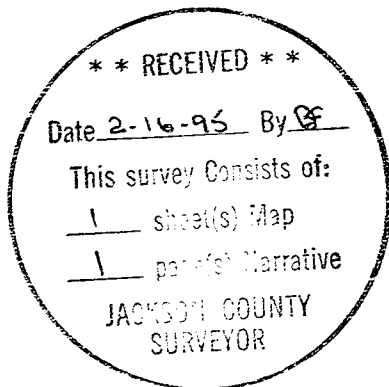
Purpose: To survey and monument Avalon Park Estates,
Phase VIII as approved by the Phoenix planning
Department.

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

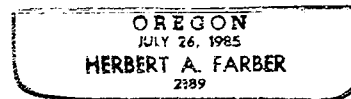
Surveyed by: Farber & Sons, Inc.
Farber Surveying
908 East Jackson Street
Medford, Oregon 97504

Date: July 28, 1994

faf



Herbert A. Farber



Expires 12/31/95