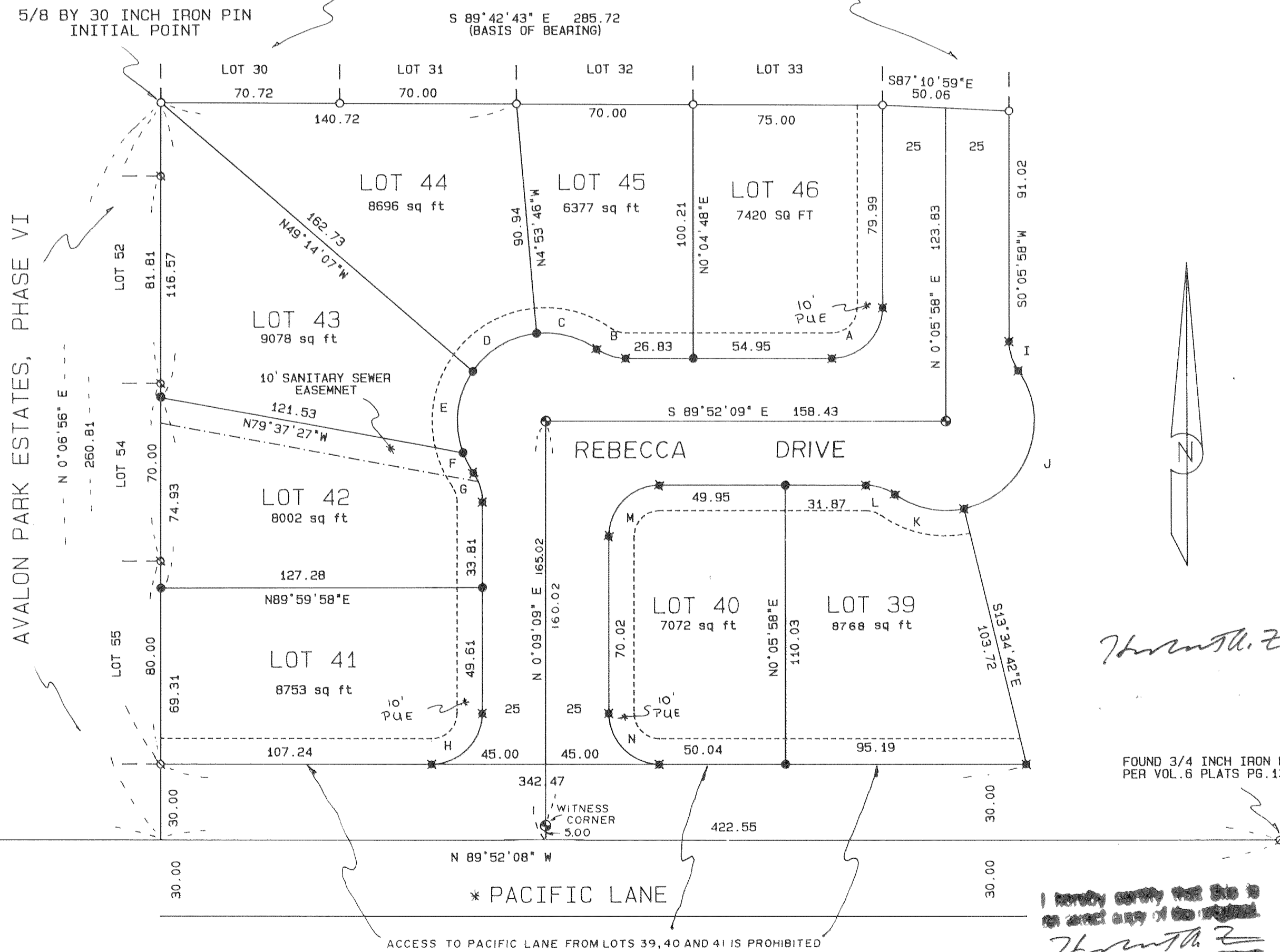


AVALON PARK ESTATES, PHASE IV

A REPLAT
OF
A PORTION OF LOT 12, 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.

AVALON PARK ESTATES, PHASE III



CURVE DATA:

CURVE or TANGENT	RADIUS	DELTA	LENGTH	BEARING LONG CORD & DISTANCE	BEARING TANGENT & DISTANCE
A	20.00	90°01'53"	31.43	S45°06'54"W	28.29
B	20.00	35°05'43"	12.25	N72°19'18"W	12.06
C	35.00	41°05'33"	25.11	N75°19'43"W	24.58
D	35.00	49°30'52"	30.25	S59°21'42"W	29.31
E	35.00	55°13'27"	33.74	S 6°59'29"W	32.44
F	35.00	14°19'32"	8.75	S27°46'50"E	8.73
G	20.00	35°05'45"	12.25	S17°23'44"E	12.06
H	20.00	89°58'43"	31.41	S45°08'30"E	28.28
I	20.00	35°05'51"	12.25	S17°26'58"E	12.06
J	35.00	113°17'39"	69.21	S21°38'56"W	58.47
K	35.00	46°55'46"	28.67	N78°14'11"W	27.87
L	20.00	35°05'51"	12.25	N72°19'14"W	12.06
M	20.00	89°58'42"	31.41	S45°08'30"W	28.28
N	20.00	90°01'17"	31.42	S44°51'30"E	28.29
O	75.00	88°39'06"	116.04	N45°48'19"E	104.81
P	125.00	28°44'31"	62.71	N15°51'03"E	62.05
Q	125.00	6°42'17"	14.63	N33°34'27"E	14.62

LEGEND:

S/N INDICATES FILED SURVEY NUMBER AT THE SURVEYOR'S OFFICE, JACKSON COUNTY, OREGON.
P.U.E. INDICATES PUBLIC UTILITY EASEMENT.
BASIS OF BEARING IS THE SOUTH LINE OF AVALON PARK ESTATES, PHASE III AS INDICATED HEREON.
FOUND 5/8 INCH IRON PIN PER S/N 14107
FOUND 5/8 INCH IRON PIN PER S/N 14218
FOUND MONUMENT 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*
SET 8 BY 24 INCH CONCRETE MONUMENT WITH BRASS DISK MARKED *FARBER PLS 2189* WITH A 5/8 BY 24 INCH IRON PIN DEPOSITED WITHIN
NOTE: A STREET PLUG DEDICATION CREATED BY VOL. 19 AT PAGE 31 OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON IS EXTINGUISHED BY THE RECORDING OF THIS PLAT.
A TEMPORARY EASEMENT CREATED BY INSTRUMENT No. 95-00657, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON IS EXTINGUISHED BY THE RECORDING OF THIS PLAT.
*PACIFIC LANE HAS A PENDING VACATION WHICH WILL REDUCE THE RIGHT OF WAY TO THE NORTH 50.00 FEET OF WHICH.

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: 4 JAN 1995

ROTATION: 0°
ORIGIN: 9840.000 N 9410.000 E
JOB No.: 0316-93

AVALON PARK ESTATES, PHASE IV

A REPLAT OF A PORTION OF LOT 12, 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.

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

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

IN WITNESS WHEREOF, We have set our hands and seals this 22ND day of February, 1995.

Gary T. Whittle, President of Pacific Crest Properties, Inc. signed by Diana M. Bilyeu.

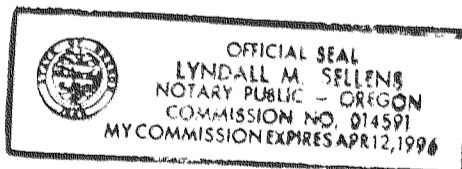
Diana M. Bilyeu, President of Bilyeu Construction, Inc.

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: 2-22-95 My commission expires 4-12-96

Lyndall M. Sellens, Notary Public, State of Oregon

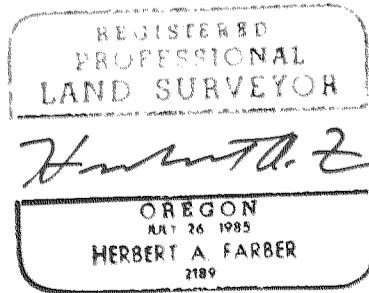


WATER RIGHTS STATEMENT:

THERE ARE NO WATER RIGHTS APPURTENANT TO THIS PROPERTY.

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

Signature of notary.



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 monumenting the Southwest corner of Lot 30 of Avalon Park Estates, Phase III, according to the Official Plat thereof, now of record; thence South 89°42'43" East, along the South line of said Avalon Park Estates, Phase III, 285.72 feet, to a 5/8 inch iron pin, being the Southeast corner of Lot 33, of said Avalon Park Estates, Phase III; thence South 87°40'59" East, along said South line, 50.06 feet, to a 5/8 inch iron pin being the Southeast corner of said Avalon Park Estates, Phase III; thence South 0°05'58" West, 91.02 feet; thence along the arc of a curve to the left having a radius of 20.00 feet, a central angle of 35°05'51", a length of 12.25 feet and a long chord bearing and distance of South 17°26'58" East, 12.06 feet; thence along the arc of a curve right having a radius of 35.00 feet, a central angle of 113°17'39", a length of 69.21 feet and a long chord bearing and distance of South 21°38'56" West, 58.47 feet; thence South 13°34'42" East, 103.72 feet, to a point on the South line of Lot 12, Hillsinger Subdivision, according to the Official Plat thereof, now of record; thence North 89°52'08" West, along said South line, 342.47 feet, to the Southwest corner of said Lot 12; thence North 0°06'56" East, along the West line of said Lot 12, 260.81 feet, to the POINT OF BEGINNING.

Herbert A. Farber, PLS 2189

RELEASE:

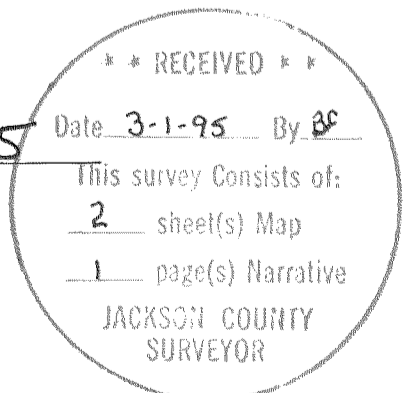
We, Bank of Southern Oregon, as beneficiary of that Trust Deed dated November 28, 1994, recorded November 30, 1994, as Instrument Number 94-42395, Official Records of Jackson County, Oregon, affecting the land described hereon, hereby release from the lien of said Trust Deed all property shown hereon as dedicated to the public use.

Signed this 22 day of FEBRUARY, 1995.

Michael Hoyt, Mike Hoyt, President

The foregoing instrument was acknowledged before me: 2-22-95

Anna I. Arise, Notary Public, State of Oregon



APPROVAL:

I certify that pursuant to authority granted in the Subdivision Ordinance for the City of Phoenix this Plat is hereby approved. Denis L. Murray, Planning Director, FEB. 27, 1995

Examined and approved this 23 day of February 1995. Keith Smith, City Engineer

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of 11-10-94. Colleen Stanford, Tax Collector, 09-27-95

Examined and approved as required by O.R.S. 92.100 as of 11-10-94. Ron Lundberg, Assessor, 02-27-95

Examined and approved this 27th day of FEBRUARY 1995. County Surveyor

RECORDER:

Filed for record this 1 day of March, 1995 at 3:00 o'clock P.M. and recorded as Partition Plat No. of the

Official Records of Jackson County, Oregon. Index Volume 20, Page 16

Kathleen S. Beckett, County Clerk, Jay A. Ramster, Deputy

County Surveyor's File No.

Table with 2 columns: SURVEYED BY (FARBER SURVEYING), OFFICE (908 EAST JACKSON ST.), COMPUTED BY (HAF), ROTATION (0°), SCALE (1 inch : 40 feet), ORIGIN (9840.000 N 9410.000 E), DATE (5 JAN 1995), JOB No. (0316-93)

Survey No. 14414

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 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.

Purpose: To survey and monument Avalon Park Estates,
Phase IV, as approved by the City of Phoenix
Planning Commission.

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: January 5, 1995

faf

REGISTERED
PROFESSIONAL
LAND SURVEYOR



OREGON
JULY 26, 1985
HERBERT A. FARBER
2189

Expires 12/31/95

