

AVALON PARK ESTATES, PHASE V

A REPLAT
OF
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
FOR

*** RECEIVED ***
Date 3-1-95 By CF
This survey consists of:
1 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY
SURVEYOR

LEGEND:

- S/N INDICATES SURVEY NUMBER ON FILE AT THE SURVEYOR'S OFFICE IN JACKSON COUNTY, OREGON
- BASIS OF BEARING IS THE WEST LINE OF AVALON PARK ESTATES, PHASE III AS INDICATED HEREON
- FOUND 5/8 INCH IRON PIN PER S/N 14218
- FOUND 5/8 INCH IRON PIN PER S/N 14107
- 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" OR AS INDICATED
- ⊙ 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

APPROVALS:

I certify that pursuant to authority granted in the Subdivision Ordinance for the City of Phoenix this Plat is hereby approved.
Dennis C. Munn 2-23-95
Planning Director Date
Examined and approved this 23 day of February 1995.
Keith Smith
City Engineer
Examined and approved as required by O.R.S. 92.100 as of 11-10-94
Ron Sudvey Deputy 2-27-95
Assessor Date
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 02-27-95
Tax Collector Date
Examined and approved this 23rd day of FEBRUARY 1995.
Gary T. Whittle
County Surveyor

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 6x54 inch wooden post being the INITIAL POINT of this Subdivision, also being the Northeast corner of Lot 13 of 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, said pin bears North 56°33'13" West, 529.38 feet, from a brass cap monumenting the Southwest corner of Donation Land Claim No. 42, located in said Township and Range; thence South 0°06'56" West, along the East line of said Lot 13, 256.47 feet; thence North 89°42'43" West, leaving said East line, 242.61 feet; thence North 0°06'56" East, 256.07 feet to a point on the North line of said Lot 13; thence South 89°48'30" East, along said North line, 242.61 feet to the INITIAL POINT.

Herbert A. Farber
Herbert A. Farber, PLS 2189

RECORDER:

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

Filed for record this 1 day of March, 1995 at 9:00 o'clock
P. M. and recorded in Volume 20 at Page 18 of the Plat
Records of Jackson County, Oregon

Kathleen S. Beckett Joy A. Ramirez
County Clerk Deputy

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 T. Arispe
Notary Public, State of Oregon

WATER RIGHT STATEMENT:

THERE ARE NO WATER RIGHTS APPURTENANT TO THIS PROPERTY

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 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 V.

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

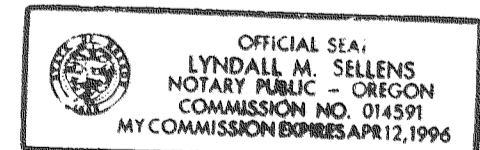
Gary T. Whittle by Diana M. Bilyeu
Gary T. Whittle, President attorney in fact as
PACIFIC CREST PROPERTIES, INC. per document # 95-04514
recorded.
Diana M. Bilyeu
Diana M. Bilyeu, President
BILYEU CONSTRUCTION, INC.

State of Oregon }
County of Jackson } SS
Personally appeared the above named Gary T. Whittle and Diana M. Bilyeu, and acknowledged the foregoing to be their voluntary act and deed.

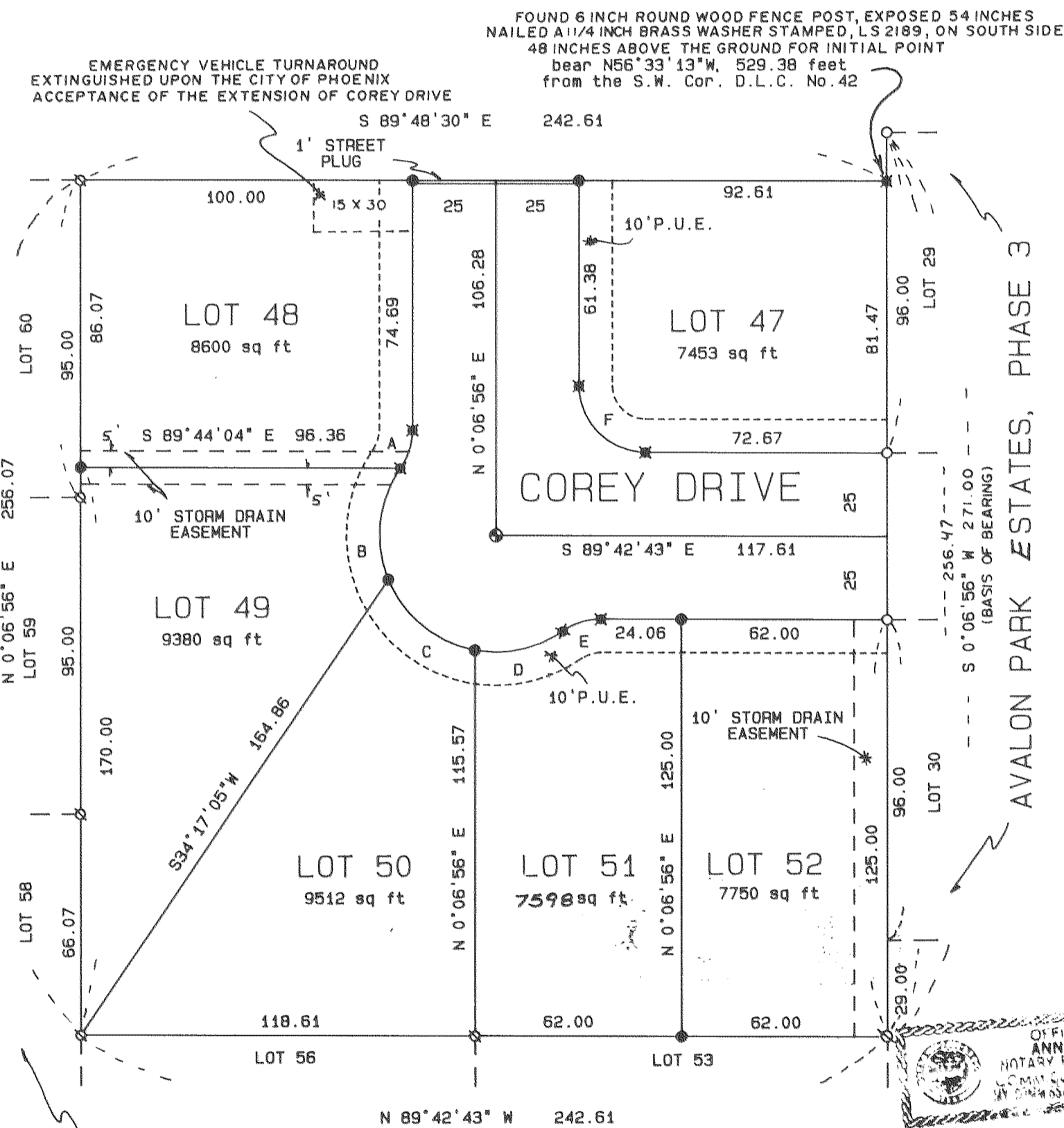
Before me: Feb. 21, 1995 My commission expires 4-12-96

Lyndall M. Sellens
Notary Public, State of Oregon

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



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: 5 JAN 1995	ROTATION: 0° ORIGIN: 10040.000 N 9288.000 E JOB No.: 0316-93



CURVE OR TANGENT	RADIUS	DELTA	LENGTH	BEARING LONG CORD & DISTANCE	OR BEARING TANGENT & DISTANCE
A	20.00	35°05'48"	12.25	S17°39'50"W	12.06
B	35.00	57°17'15"	35.00	S 6°34'07"W	33.56
C	35.00	57°17'15"	35.00	S50°43'10"E	33.56
D	35.00	45°26'42"	27.76	N77°54'49"E	27.04
E	20.00	35°05'48"	12.25	N72°44'22"E	12.06
F	20.00	89°49'39"	31.36	N44°47'54"W	28.24

REGISTERED PROFESSIONAL LAND SURVEYOR

Herbert A. Farber
HERBERT A. FARBER
2189

Survey No. 14415

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 V, as approved by the City of Phoenix
Planning Commission.

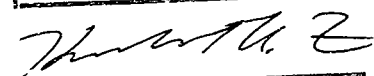
Procedure: Utilizing control established in the
performance of filed survey number 13709,
13854, 14107, I monument the lots and streets
as computed and shown on the accompanying
plat.

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

Date: January 5, 1995

faf\lane\nar5.doc

REGISTERED
PROFESSIONAL
LAND SURVEYOR



OREGON
JULY 26, 1985
HERBERT A. FARBER
2189

Expires 12/31/95