

AVALON PARK ESTATES, PHASE IX

A REPLAT
OF
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.
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 the INITIAL POINT of this subdivision, a 5/8 inch iron pin, being the Southeast corner of Lot 35 of Avalon Park Estates, Phase VIII, 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 North 89°47'02" West, along the South line of said Lot, 106.57 feet, to a 5/8 inch iron pin, being the Southwest corner of said Lot and the Northeast corner of Avalon Park Estates, Phase IV, according to the Official Plat thereof, now of record; thence South 0°05'58" West, along the East line of said Avalon Park Estates, Phase IV, 91.02 feet, to a 5/8 inch iron pin; 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 and a long chord bearing and distance of (South 17°26'58" East, 12.06 feet) to a 5/8 inch iron pin; thence along the arc of a curve to the 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) to a 5/8 inch iron pin; thence South 13°34'42" East, 103.72 feet, to a 5/8 inch iron pin, being the Southeast corner of said Avalon Park Estates, Phase IV; thence along the arc of a curve to the left having a radius of 75.00 feet, a central angle of 88°44'07", a length of 116.15 feet and a long chord bearing and distance of (North 45°45'49" East, 104.89 feet); thence along the arc of a curve to the right having a radius of 125.00 feet, a central angle of 35°31'31", a length of 77.50 feet and a long chord bearing and distance of (North 19°09'30" East, 76.27 feet); thence North 0°03'23" East, 52.08 feet, to a 2 1/2 inch brass cap monumenting the Southwest Corner of Donation Land Claim No. 42, located in said Township and Range; thence North 0°05'37" East, along the West line of said Claim, 60.00 feet to the POINT OF BEGINNING.

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 16 day of May, 1995 at 11:13 o'clock
A. M. and recorded in Volume 20 at Page 30 of the Plat
Records of Jackson County, Oregon

Kathleen S. Beckett *Cheryl Oggeris*
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 4 day of MAY, 1995.
Michael Hoyt
Mike Hoyt, President

The foregoing instrument was acknowledged before me: 5-4-95
Karna T. Toliver
Notary Public, State of Oregon

CURVE DATA:

CURVE	RADIUS	DELTA	LENGTH	BEARING	LONG CHORD	DISTANCE
A	20.00	35°05'51"	12.25	S17°26'58"E	12.06	12.06
B	35.00	113°17'39"	69.21	S21°38'56"W	58.47	58.47
C	35.00	35°05'51"	12.25	S17°26'58"E	12.06	12.06
D	35.00	113°17'39"	69.21	S21°38'56"W	58.47	58.47
E	75.00	88°44'07"	116.15	S45°45'49"W	104.89	104.89
F	125.00	35°31'31"	77.50	N15°43'53"E	61.90	61.90
G	125.00	6°51'15"	14.95	N33°29'38"E	14.94	14.94
H	125.00	35°31'31"	77.50	N19°09'30"E	76.27	76.27
I	100.00	88°44'07"	154.87	N45°45'48"E	139.85	139.85

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

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 IX.

IN WITNESS WHEREOF, We have set our hands and seals this 4th day of May, 1995.

Gary T. Whittle - Pres
Gary T. Whittle, President
PACIFIC CREST PROPERTIES, INC.

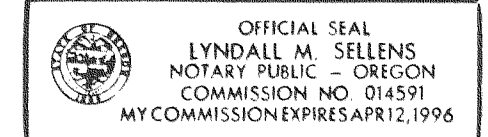
Diana M. Bilyeu President
Diana M. Bilyeu, President
BILYEU CONSTRUCTION, INC.

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: MAY 4, 1995 My commission expires 4-12-96

Sydney M. Sellers
Notary Public, State of Oregon



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 5-9-95
Planning Director Date

Examined and approved this 9th day of May, 1995.

Keith Smith
City Engineer

Examined and approved as required by O.R.S. 92.100 as of 10 May 95

Marlene Kune, deputy 10 May 95
Assessor Date

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

92.095 have been paid as of May 10, 1995
Lynda Abbott, Deputy 5/10/95
Tax Collector Date

Examined and approved this 9th day of May, 1995.

Roger Polenta
County Surveyor

LEGEND:

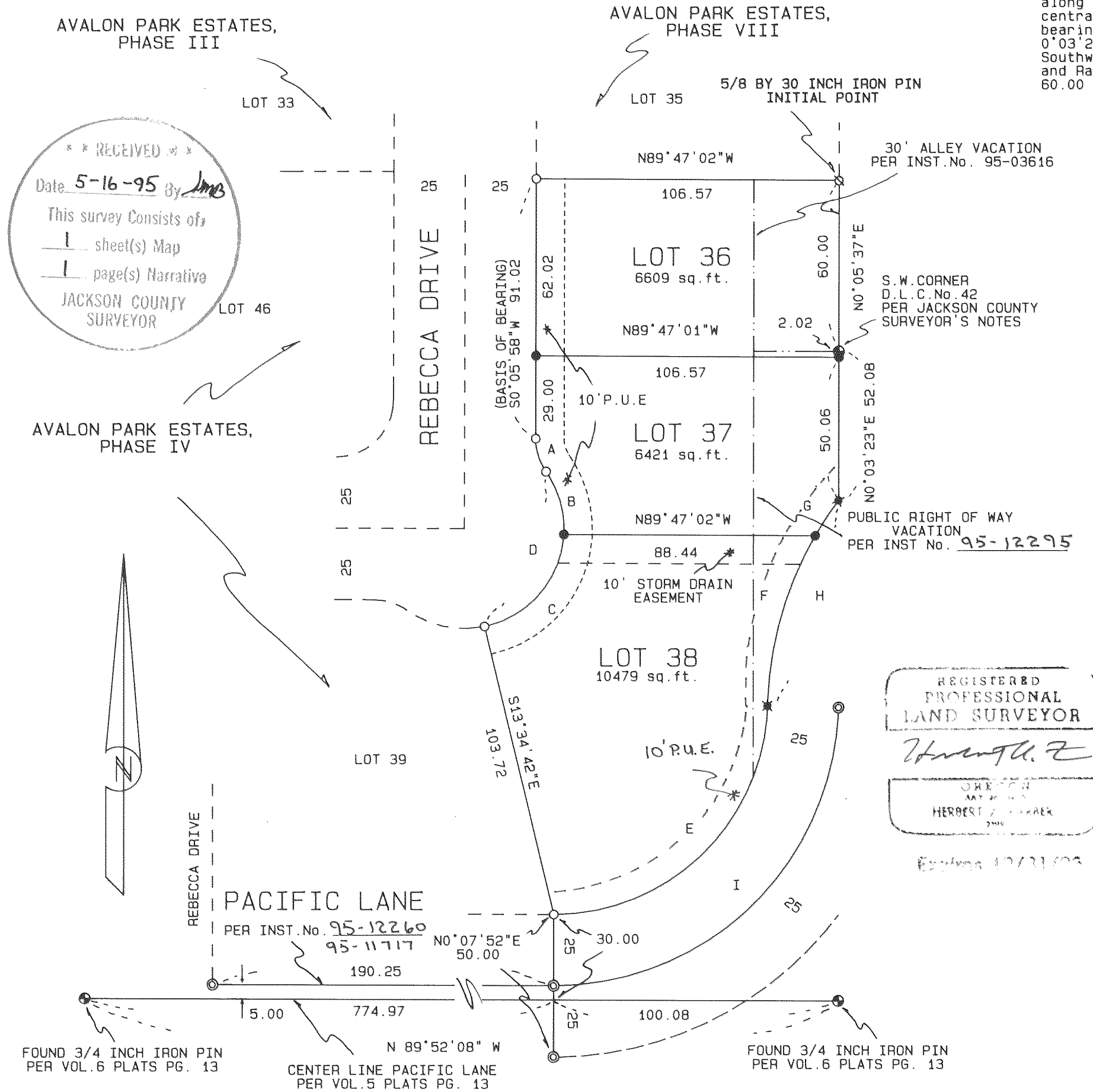
- S/N INDICATES FILED SURVEY NUMBER AT THE SURVEYOR'S OFFICE, JACKSON COUNTY, OREGON
- P.U.E. INDICATES PUBLIC UTILITY EASEMENT
- VOL. AND PG. ARE VOLUME AND PAGE OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON
- BASIS OF BEARING IS A PORTION OF THE EAST LINE OF AVALON PARK ESTATES, PHASE IV AS INDICATED HEREON
- FOUND 5/8 INCH IRON PIN PER S/N 14395
- FOUND 5/8 INCH IRON PIN PER S/N 14414
- 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"
- MONUMENT PER PENDING MAP OF SURVEY OF PACIFIC LANE SEE NARRATIVE

WATER RIGHT STATEMENT:

THERE ARE NO WATER RIGHTS APPURTENANT TO THIS PROPERTY

SURVEYED BY: FARBER SURVEYING OFFICE:
P.O. BOX 5286 908 EAST JACKSON ST.
CENTRAL POINT, OREGON 97502 MEDFORD, OREGON 97504
PHONE: (503) 776-0846

COMPUTED BY: HAF, FAF ROTATION: 0°
SCALE: 1 inch = 40 feet ORIGIN: 9830.000 N 9710.000 E
DATE: 13 APR 1995 JOB NO.: 0316-93



THERE SHALL BE NO ACCESS TO PACIFIC LANE FROM LOTS 38 AND 37

14502

Survey No. _____

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, Jackson County, Oregon.

Purpose: To survey and monument Avalon Park Estates,
Phase IX, approved as Phase IV by the City of
Phoenix Planning Commission. Due to a delay
in recording the public right of way vacation
noted on the accompanying plat, Lots 36 to 38
were removed from Phase IV and subsequently
approved as Phase IX.
Monuments per pending Map of Survey as
indicated on the accompanying plat will be set
by this office upon completion of the
construction of Pacific Lane which was created
by Deed Document as shown on the accompanying
plat.

Procedure: Utilizing control established in the
performance of filed survey nos. 13709, 13854,
14107, 14414, 14415 and 14395, I set the
subdivision corners as indicated.

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

Date: March 10, 1995

faf\lane\nar9.doc

REGISTERED
PROFESSIONAL
LAND SURVEYOR



OREGON
JULY 26, 1983
HERBERT A. FARBER
2789

Expires 12/31/95

