

AVALON PARK ESTATES, PHASE VII

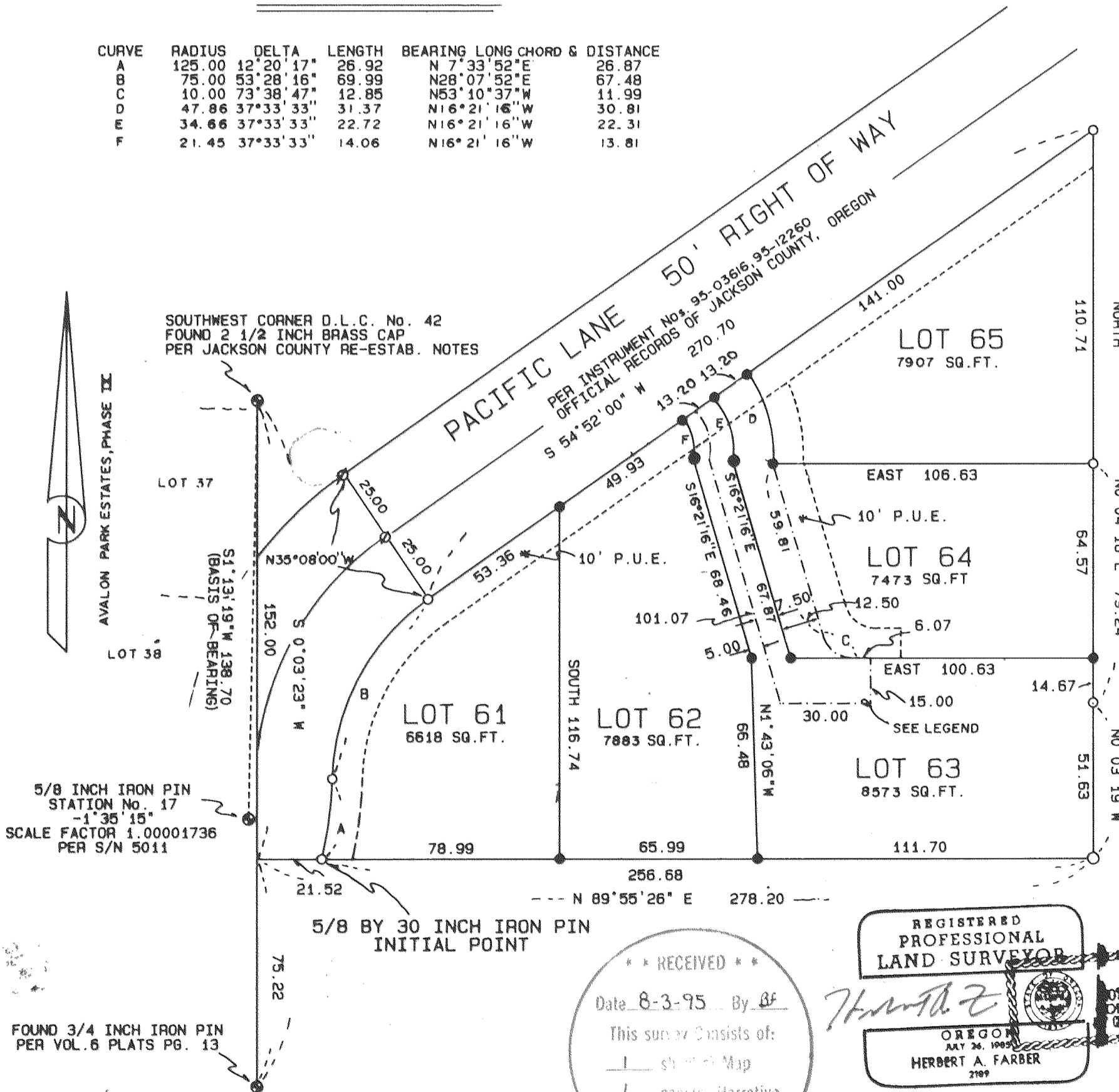
Located in the northeast quarter of Section 16, Township 38 South, Range 1 West of the Willamette Meridian, City of Phoenix, Jackson County, Oregon.

for

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

CURVE DATA:

CURVE	RADIUS	DELTA	LENGTH	BEARING	LONG CHORD & DISTANCE
A	125.00	12°20'17"	25.92	N 7°33'52"E	26.87
B	75.00	53°28'16"	69.99	N28°07'52"E	67.48
C	10.00	73°38'47"	12.85	N53°10'37"W	11.99
D	47.86	37°33'33"	31.37	N16°21'16"W	30.81
E	34.66	37°33'33"	22.72	N16°21'16"W	22.31
F	21.45	37°33'33"	14.06	N16°21'16"W	13.81



FOUND 3/4 INCH IRON PIN PER VOL. 6 PLATS PG. 13
38-1W-16A TL 602.500
38-1W-16A TL 2900

RECEIVED
Date 8-3-95 By BF
This survey consists of:
1 sheet Map
1 paper Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
HERBERT A. FARBER
2189
Expires 12/31/95

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:

Commencing at a 2 1/2 inch brass cap monumenting the Southwest corner of Donation Land Claim No. 42, located in the Northeast Quarter of Section 16, Township 38 South, Range 1 West of the Willamette Meridian, Jackson County, Oregon; thence South 0°03'23" West, along the center line of the County road as shown on Hilsinger Sub-division, according to the official plat thereof now of record, 152.00 feet, to the Southwest corner of that tract described in Volume 584, Page 87 of the Deed Records of Jackson County, Oregon, thence North 89°55'26" East, along the South line of said tract, 21.52 feet to a 5/8 inch iron pin, being the INITIAL POINT OF BEGINNING thence continue North 89°55'26" East, along said South line, 256.68 feet, to a 5/8 inch iron pin, being the Southeast corner of said tract; thence North 0°03'19" West, along the East line of said tract 51.63 feet, to a 5/8 inch iron pin, being a point on the South line of that tract described in Volume 243, Page 118 of said Deed Records, thence North 0°04'16" East, 79.24 feet, to a 5/8 inch iron pin; thence North, 110.71 feet to a 5/8 inch iron pin, thence South 54°52'00" West, 270.70 feet, to a 5/8 inch iron pin; thence along the arc of a curve to the left having a radius of 75.00 feet, a central angle of 53°28'16", a length of 69.99 feet and a long chord bearing and distance of (South 28°07'52" West, 67.48 feet); thence along the arc of a curve to the right having a radius of 125.00 feet, a central angle of 12°20'17", a length of 26.92 feet and a long chord bearing and distance of (South 7°33'52" West, 26.87 feet) to the POINT OF BEGINNING.

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 3 day of Aug, 1995 at 8:23 o'clock
A. M. and recorded in Volume 20 at Page 44 of the Plat
Records of Jackson County, Oregon

Kathleen S. Beckert, County Clerk
Cheryl Augerus, Deputy

LEGEND:

- S/N INDICATES FILED SURVEY NUMBER AT THE SURVEYOR'S OFFICE, JACKSON COUNTY, OREGON
- P.U.E. INDICATES PUBLIC UTILITIES EASEMENT
- BASIS OF BEARING IS BASED ON GEODETIC BEARING AS SHOWN HEREON
- FOUND 5/8 INCH IRON PIN WITH YELLOW PLASTIC CAP MARKED "FARBER PLS 2189" PER S/N 14491
- SET 5/8 BY 24 INCH IRON PIN WITH YELLOW PLASTIC CAP MARKED "FARBER PLS 2189"
- ⊙ FOUND MONUMENT AS INDICATED
- INDICATES INGRESS AND EGRESS AND UTILITIES FOR LOTS 63 AND 64 AND EMERGENCY VEHICLE TURNAROUND. NO PARKING ALLOWED.
- NOTE: AN EASEMENT IN FAVOR OF BEAR CREEK VALLEY SANITARY AUTHORITY PER INSTRUMENT NO. 90-30799 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON DOES NOT APPLY TO THIS PROPERTY.
- ⊕ MONUMENT PER PENDING MAP OF SURVEY OF PACIFIC LANE, SEE NARRATIVE

RELEASE:

We, Bank of Southern Oregon, as beneficiary of that Trust Deed dated March 14, 1995, recorded March 30, 1995, as Instrument Number 95-08443, 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.

19 day of July, 1995
Michael Neyt, President
Notary Public, State of Oregon

The foregoing instrument was acknowledged before me: 7-19-95

Anna T. Arispe, Notary Public, State of Oregon

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 VII.

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

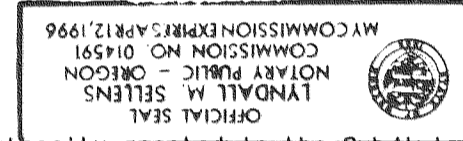
Gary T. Whittle, President
Pacific Crest Properties, Inc.
Diana M. Bilyeu, President
Bilyeu Construction, Inc.

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.

Syndall M. Sellens, My commission expires 4-12-96

APPROVAL:



I, Keith Smith, Planning Director, 7-21-95 Date

Examined and approved this 18 day of July, 1995

Keith Smith, City Engineer

Examined and approved as required by O.R.S. 92.100 as of July 31, 1995

Assessor, July 31, 1995 Date

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of

7-31-95 Date
Tax Collector

Examined and approved this 31st day of July, 1995

Roger Roberts, County Surveyor

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

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, FAF SCALE: 1 inch = 40 feet DATE: 12 APR 1995	ROTATION: 0° ORIGIN: 9880.000 N 9915.000 E JOB No.: 0316-93

Survey No. 14616

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,
Willamette Meridian, Jackson County, Oregon

Purpose: To survey and monument Avalon Park, Phase VII,
as approved by the City of Phoenix Planning
Commission. File No. SUB94-4
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: April 12, 1995

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Herbert A. Farber

OREGON
JULY 26, 1985
HERBERT A. FARBBER
2189

Expires 12/31/95

** RECEIVED **
Date 8-3-95 By BF
This survey consists of:
1 sheet(s) Map
1 para(s) Narrative
JACKSON COUNTY
SURVEYOR

Vol 20 / pg 24
82 10 / 93
111 / 52