

PARTITION PLAT No. P-82-1995

AND  
PROPERTY LINE ADJUSTMENT  
MAP OF SURVEY

LOT 10, 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

AVALON PARK ESTATES

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, being a 5/8 by 30 inch iron pin, monumenting the northeast corner of Lot 60, Avalon Park Estates, Phase VI, recorded in Volume 19, Page 48 of the Plat Records of Jackson County, Oregon, located in northeast quarter of Section 16, Township 38 South, Range 1 West, of the Willamette Meridian, Jackson County, Oregon; thence North 0°06'56" East, parallel with the east line of Lot 10, Hilsinger Sub-Division, recorded in Volume 5, Page 13 of the Plat Records of said County, 316.44 feet; thence North 89°48'30" West, parallel with the south line of said Lot 10, 170.06 feet, to the west line of said Lot 10; thence North 0°06'15" East, along said west line, 183.56 feet, to a 5/8 inch iron pin monumenting the northwest corner of said Lot 10; thence South 89°48'30" East, along the north line of said Lot 10, 412.71 feet, to a 5/8 inch iron pin, monumenting the northwest corner of Lot 5, Avalon Park Estates, Phase I, recorded in Volume 18, Page 37 of the Plat Records of said County, also being the northeast corner of said Lot 10, Hilsinger Sub-Division; thence South 0°06'56" West, along the east line of said Lot 10 and the southerly projection thereof, Phase V, recorded in Volume 20, Page 18 of the Plat Records of said County; thence North 0°06'56" East, to the west line of said Lot 47; thence North 0°06'56" East, 92.51 feet, to line, 5.78 feet, to a 5/8 inch iron pin monumenting the northwest corner of said Lot 47; thence North 89°48'30" West, along said west line, 50.00 feet, to a 5/8 inch iron pin monumenting the northeast corner of Lot 48, said Avalon Park Estates, Phase V; thence South 0°06'56" West, along the east line of said Lot 48, 13.73 feet; thence West, 100.00 feet, to the east line of said Lot 60, Avalon Park Estates, Phase VI; thence North 0°06'56" East, along said east line, 14.07 feet, to the POINT OF BEGINNING.

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, are the owners of the lands hereon described, and that we have partitioned the same into parcels as shown hereon and size of the parcels and the lengths of all lines are plainly set forth, and that this plat is a correct representation of the Partition, and we do hereby dedicate to the public for public use the easements and additional street right of way for Hilsinger Road, as shown hereon.

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

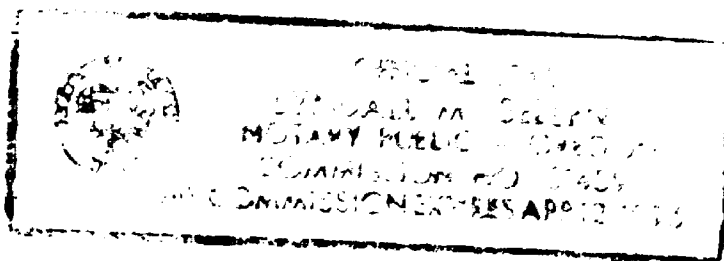
Diana M. Bilyeu  
Diana M. Bilyeu, President  
BILYEU CONSTRUCTION, INC.

State of Oregon )  
County of Jackson ) SS

Personally appeared the above named Gary T. Whittle, and Diana M. Bilyeu, and acknowledged the foregoing to be their voluntary act and deed.

Before me: 10-11-95 My commission expires 4-12-96

Syndall M. Sellers  
Notary Public, State of Oregon



38-1W-16AB TL1400  
1500  
1600  
1700

APPROVALS:

I certify that pursuant to authority granted in the Subdivision Ordinance for the City of Phoenix this Plat is hereby approved

Dennis L. Mumay 11-9-95  
Planning Director Date  
All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of  
K. Serovatus 11-14-95  
Tax Collector Date  
Kent A. Lamm 11-14-95  
Deputy Assessor Date  
Examined and approved this 20th day of October 1995  
Robert Roberts  
County Surveyor

RECORDER:

Filed for record this 14 day of November, 1995 at 2:51 o'clock  
P.M. and recorded as Partition Plat No. P-82-1995 of the  
Official Records of Jackson County, Oregon. Index Volume 4, Page 41  
Kathleen S. Beckett Cheryl Augeris  
County Clerk Deputy  
County Surveyor's File No. 14731

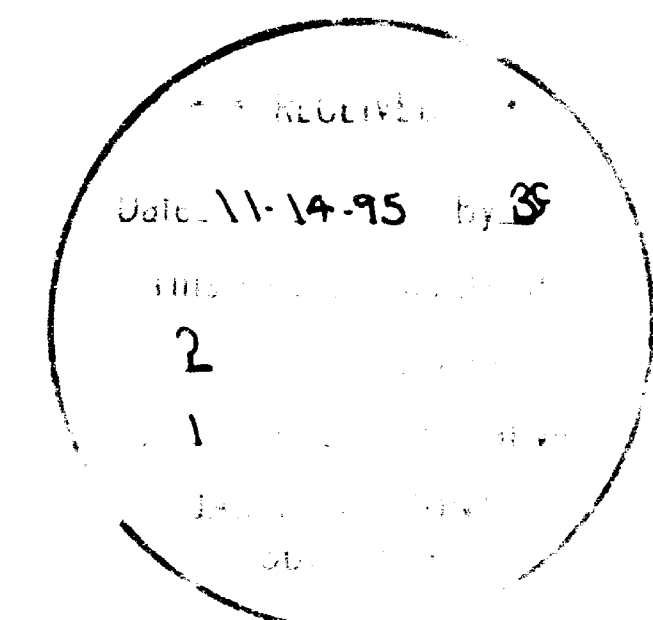
PARTITION CONSENT AFFIDAVIT:

From La Mae P. Hughes and Janet F. Alexander and Lorán T. Hughes and Deanna L. Lommer and Catherine A. Hughes, as beneficiaries, recorded as Instrument No. 95-32651 Official Records of Jackson County, Oregon.

From Marvin Ray Davis and Eugene Edwin Davis and Donna Jean Davis and Berta C. Davis, as beneficiaries, recorded as Instrument No. 95-32653 Official Records of Jackson County, Oregon.

From Leola M. Bowman, as beneficiary, recorded as Instrument No. 95-32650 Official Records of Jackson County, Oregon.

From Glen W. Rosenow and/or Ruth E. Rosenow, as beneficiaries, recorded as Instrument No. 95-32652 Official Records of Jackson County, Oregon.



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 : 50.0 feet DATE: 28 SEP 1995	ROTATION: 0° ORIGIN: 10438.000 N 8752.000 E JOB No.: 0316-93	

Herbert A. Farber

Survey No. 14731

SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

Survey for: Avalon Park Estates  
908 East Jackson  
Medford, Oregon 97504

Location: Lot 10, Hilsinger sub-Division, located in the  
northeast quarter of Section 16, Township 38  
South, Range 1 West of the Willamette  
Meridian, City of Phoenix, Jackson County,  
Oregon.

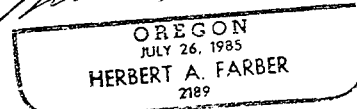
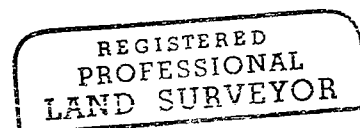
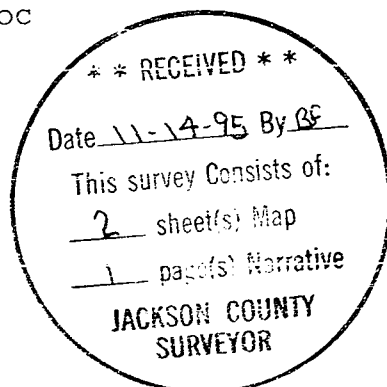
Purpose: To survey and monument the partition and  
property line adjustment as approved by the  
City of Phoenix Planning Commission.  
File Nos. mlp 95-3/ sub 95-2

Procedure: Utilizing control established by this office  
in the performance of several other surveys in  
the area. I establish additional control on  
the interior of the project and set the  
property line adjustment and partition  
monuments as shown on the accompanying plat.

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

Date: September 28, 1995

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Expires 12/31/95

PARTITION PLAT No. P-82-1995

AND  
PROPERTY LINE ADJUSTMENT  
MAP OF SURVEY

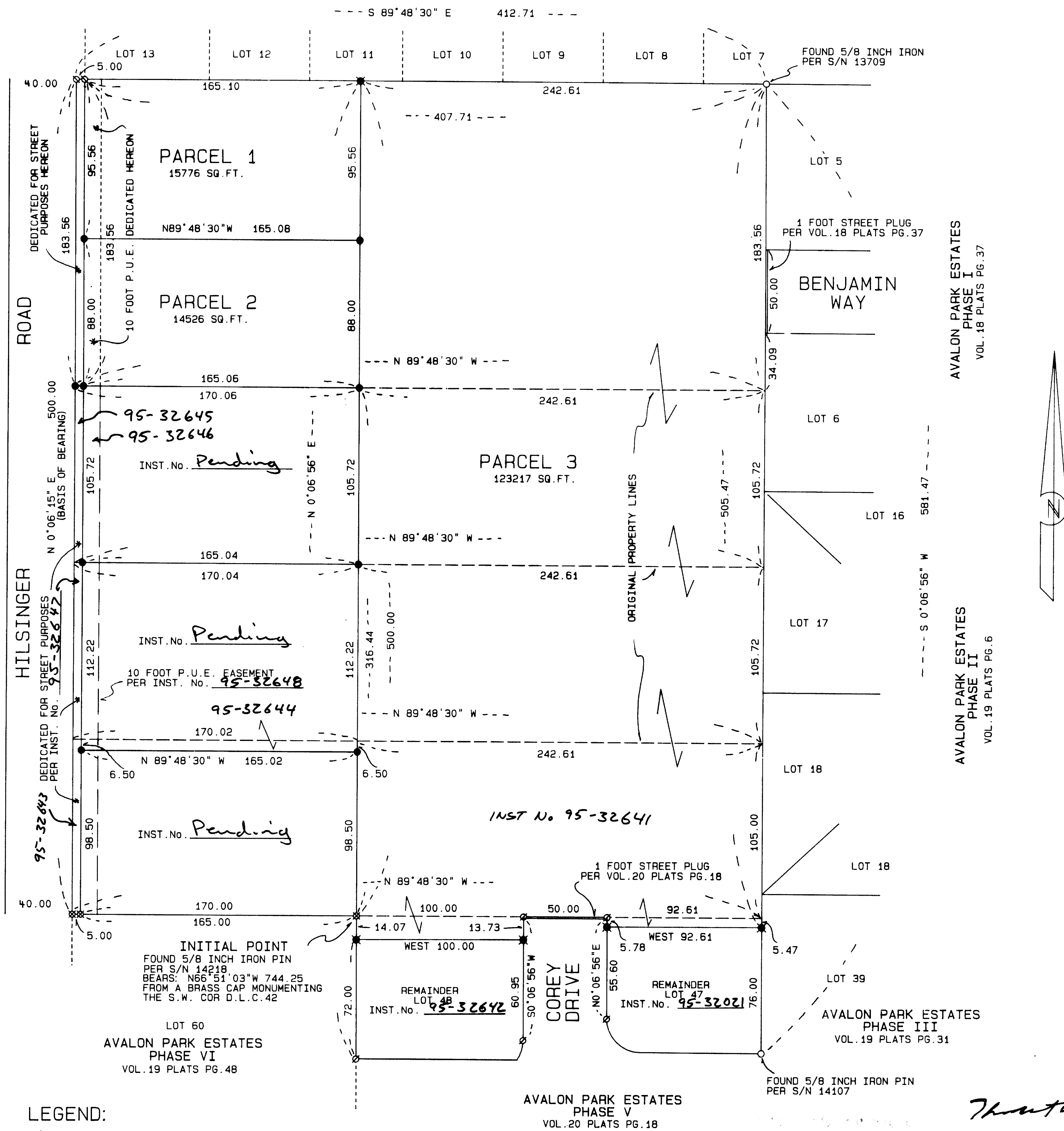
LOT 10, HILSINGER SUBDIVISION LOCATED IN THE NORTHEAST  
QUARTER OF SECTION 16, TOWNSHIP 38 SOUTH, RANGE 1 WEST OF THE  
WILLAMETTE MERIDIAN, CITY OF PHOENIX, JACKSON COUNTY, OREGON

FOR

AVALON PARK ESTATES

APRIL ADDITION TO THE CITY OF PHOENIX  
VOL. 13 PLATS PG. 35

NOTE: PROPERTY LINE ADJUSTMENT RESULTING IN  
PARCELS 1, 2 AND 3 OF PARTITION  
DESCRIBED PER INST. No.



LEGEND:

- S/N INDICATES SURVEY NUMBER ON FILE AT THE JACKSON COUNTY SURVEYOR'S OFFICE, OREGON
- BASIS OF BEARING IS THE EAST LINE OF HILSINGER ROAD PER S/N 14218 AS SHOWN HEREON
- P.U.E. IS PUBLIC UTILITY EASEMENT FOR ELECTRIC, WATER, GAS, TELEPHONE, CABLE TELEVISION AND SANITARY SEWER.
- VOL. PLATS PG., ARE VOLUME AND PAGE OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON
- INST. No. IS INSTRUMENT NUMBER OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON
- NOTE: UNABLE TO LOCATE RIGHT OF WAY FOR PUMP PURPOSES PER VOLUME 396, PAGE 447 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON
- FOUND MONUMENT AS INDICATED
- FOUND 5/8 INCH IRON PIN PER S/N 14218
- FOUND 5/8 INCH IRON PIN PER S/N 14415
- FOUND 5/8 INCH IRON PIN PER S/N 7221
- 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"

AVALON PARK ESTATES  
PHASE V  
VOL. 20 PLATS PG. 18

SURVEYED BY: FARBER SURVEYING  
P.O. BOX 5286  
CENTRAL POINT, OREGON 97502

OFFICE:  
908 EAST JACKSON  
MEDFORD, OREGON 97504  
PHONE: (503) 776-0846

COMPUTED BY: HAF, FAF  
SCALE: 1 inch : 50 feet  
DATE: 28 SEP 1995

ROTATION: 90°  
ORIGIN: 10160.000 N 9800.000 E  
JOB No.: 0316-93