

AVALON PARK ESTATES, PHASE X

A PORTION OF 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

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

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:

Parcel 3 of Partition Plat No. P-82-1995, of the Plat Records of Jackson County, Oregon, Index Volume 6, Page 82, Jackson County Surveyor's File No. 14731, being more fully described as follows:

BEGINNING at the INITIAL POINT, a 5/8 inch iron pin, monumenting the northwest corner of Avalon Park Estates, Phase I, as recorded in Volume 18, at Page 37 of the Plat Records of Jackson County, Oregon, Jackson County Surveyor's file number 13709, said corner also being the northeast corner of Lot 10, Hilsinger Sub-division, as recorded in Volume 5 at Page 13 of said Plat Records, 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°48'30" West, along the north line of said Lot 10, 242.61 feet; thence South 0°06'56" West, 500.00 feet, to the northwest corner of Lot 48, of Avalon Park Estates, Phase V, as recorded in Volume 20 at Page 18 of said Plat Records; thence South 0°06'56" West, along the west line of said Lot 48, 14.07 feet; thence East, 100.00 feet, to the east line of said Lot 48; thence North 0°06'56" East, along said east line, 13.37 feet, to the northeast corner of said Lot 48; thence South 89°48'30" East, 50.00 feet, to the northwest corner of Lot 47, of said Avalon Park Estates, Phase V; thence South 0°06'56" West, along the west line of said Lot 47, 5.78 feet; thence East, 92.61 feet, to the east line of said Lot 47; thence North 0°06'56" East, along said east line and a northerly extension thereof, 505.47 feet, to the INITIAL POINT and 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 11 day of January, 1996 at 12:10 o'clock P. M. and recorded in Volume 21 at Page 2 of the Plat Records of Jackson County, Oregon

Kathleen S. Baskett County Clerk, Cheryl Augered Deputy

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 of the lands hereon described, and that we have subdivided the same into lots and streets 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 and streets as shown hereon. We hereby designate said Subdivision as Avalon Park Estates, Phase X.

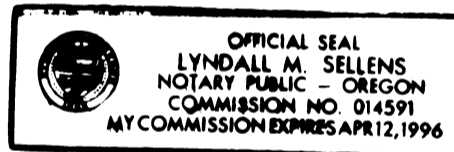
IN WITNESS WHEREOF, We have set our hands and seals this 5th day of DECEMBER, 1995.

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 acknowledged the foregoing to be their voluntary act and deed.

Before me: 12-5-95 My commission expires: 4-12-96

Lyndall M. Sellens Notary Public, State of Oregon



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

PURPOSE: TO SURVEY AND MONUMENT AVALON PARK ESTATES, PHASE X, AS APPROVED BY THE CITY OF PHOENIX PLANNING COMMISSION. FILE No. SUB95-2

PROCEDURE: UTILIZING CONTROL ESTABLISHED ON SEVERAL OTHER SURVEYS IN THE AREA AND ESTABLISHING ADDITIONAL CONTROL ON THE INTERIOR OF THE PROJECT, I MONUMENT THE SUBDIVISION AS SHOWN ON THE ACCOMPANYING PLAT.

APPROVALS:

I certify that pursuant to authority granted in the Subdivision Ordinance for the City of Phoenix this Plat is hereby approved. Dennis L. Murray, Planning Director, 1-9-96, Date

Examined and approved this 9 day of January 1996. Keith Smith, City Engineer

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of Jan 10, 1996. Carol Applegate, Deputy Tax Collector

Examined and approved as required by O.R.S. 92.100 as of 1-10-96. Assessor, January 10, 1996

Examined and approved this 11th day of December 1995. County Surveyor

RELEASE: See Affidavit of Correction Doc. No. 96-02122 "RELEASE AFFIDAVIT" "96-02121"

We, Bank of Southern Oregon, as beneficiary of that Trust Deed dated _____, recorded _____, Instrument Number _____, 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 _____ day of _____, 1995.

Mike Neyt, President

The foregoing instrument was acknowledged before me:

Notary Public, State of Oregon

REGISTERED PROFESSIONAL LAND SURVEYOR

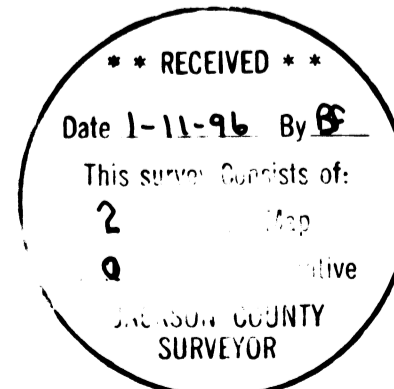
Herbert A. Farber

OREGON JULY 26, 1995 HERRBERT A. FARBER 2189

Expires 12/31/95

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 : 50 feet DATE: 20 OCT 1995

ROTATION: 0° ORIGIN: 10220.000 N 8730.000 E JOB No.: 0316-93

AVALON PARK ESTATES, PHASE X

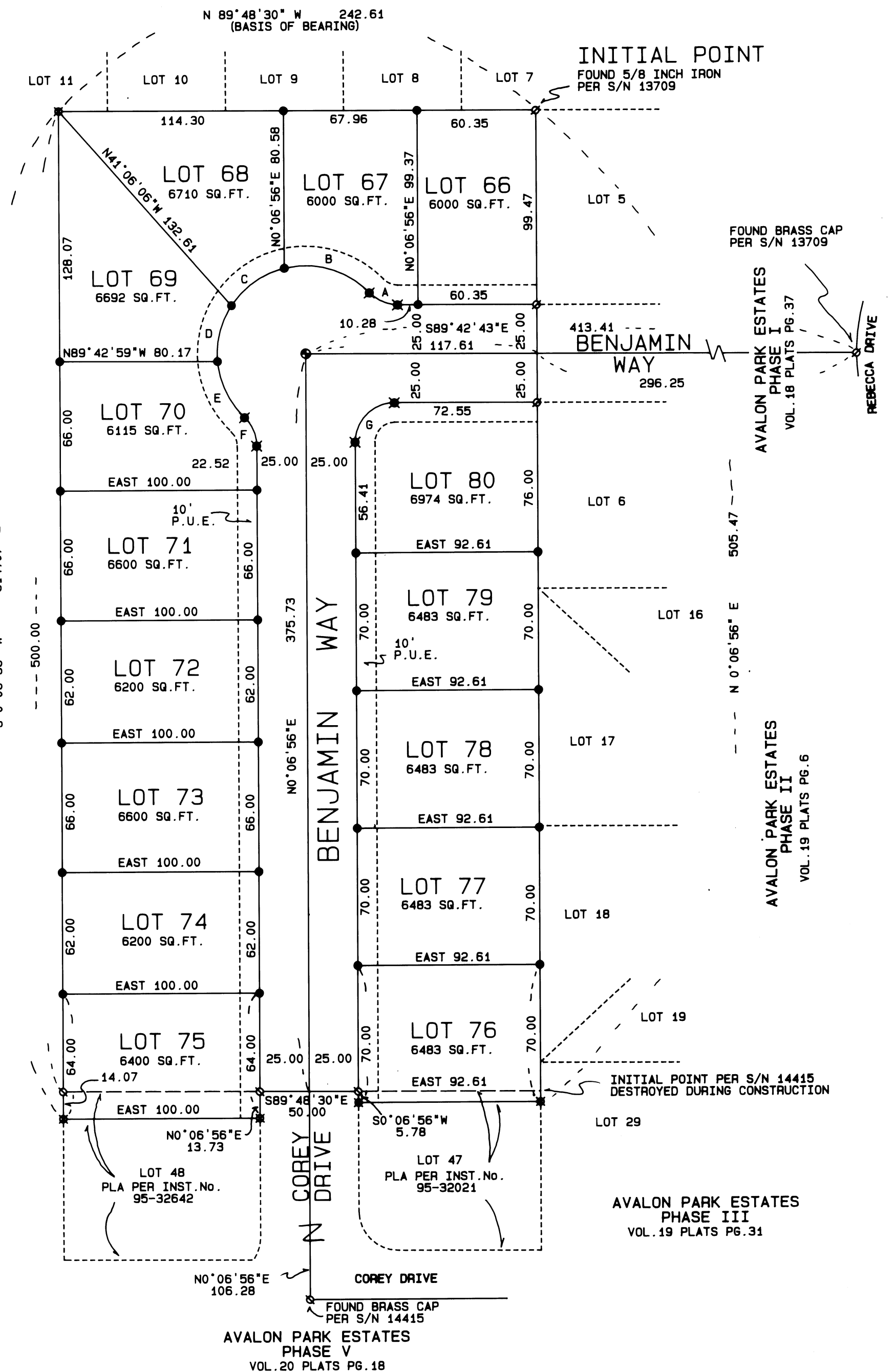
A REPLAT OF A PORTION OF LOT 10, HIL SINGER SUBDIVISION AND A PORTION OF LOTS 47 AND 48, AVALON PARK ESTATES, PHASE V.

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.

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



REGISTERED PROFESSIONAL LAND SURVEYOR
Theresa A. Z...

CURVE DATA:

CURVE	RADIUS	DELTA	LENGTH	BEARING	LONG CHORD & DISTANCE
A	20.00	46° 11' 13"	16.12	N66° 37' 06" W	15.69
B	45.00	60° 06' 33"	47.21	N73° 34' 46" W	45.07
C	45.00	42° 58' 35"	33.75	S54° 52' 40" W	32.97
D	45.00	38° 11' 50"	30.00	S14° 17' 28" W	29.45
E	45.00	41° 15' 50"	32.41	S25° 26' 22" E	31.71
F	20.00	46° 11' 13"	16.12	S22° 58' 41" E	15.69
G	20.00	90° 10' 21"	31.48	S45° 12' 06" W	28.33

LEGEND:

S/N INDICATES SURVEY NUMBER ON FILE AT THE JACKSON COUNTY SURVEYOR'S OFFICE, OREGON.
 P.U.E. IS PUBLIC UTILITY EASEMENT FOR WATER, POWER, CABLE, GAS AND SANITARY SEWER.
 BASIS OF BEARING IS THE NORTH LINE OF PARCEL 3 OF PARTITION PLAT No. P-82-1995, S/N 14731
 VOL. 13, PG. 35 ARE VOLUME AND PAGE OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON.
 NOTE: UNABLE TO LOCATE AN EASEMENT FOR PUMP, RESERVED IN BOOK 396, PAGE 447, DEED RECORDS OF JACKSON COUNTY, OREGON.

- ✘ FOUND 5/8 INCH IRON PIN WITH YELLOW PLASTIC CAP MARKED "FARBER PLS 2189" PER S/N 14731
- ✘ FOUND 5/8 INCH IRON PIN WITH YELLOW PLASTIC CAP MARKED "FARBER PLS 2189" PER S/N 13709
- ✘ FOUND 5/8 INCH IRON PIN WITH YELLOW PLASTIC CAP MARKED "FARBER PLS 2189" PER S/N 14415
- 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" FLUSH IN PAVEMENT, WITH A 5/8 BY 24 INCH IRON PIN DEPOSITED WITHIN.

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

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: 30 NOV 1995	ROTATION: 90° ORIGIN: 10170.000 N 9760.000 E JOB No.: 0316-93

14802 5.00
6.00 Surv

1:40

96-02122

AFFIDAVIT OF CORRECTION

I, Herbert A. Farber, a registered Professional Land Surveyor in the State of Oregon, having the surveyed Avalon Park Estates, Phase X, recorded as Volume 21, Page 2 of the Plat Records of Jackson County, Oregon, acknowledge the following omission in said Plat; The release on Sheet 1 of 2 by the Bank of Southern Oregon was not executed prior to the Recording of said Plat. An Affidavit of Release was executed

96-02121

and recorded as Instrument No. _____ of the Official Records of Jackson County, Oregon.

REGISTERED
PROFESSIONAL
LAND SURVEYOR



OREGON
JULY 26, 1985
HERBERT A. FARBER
2189

RENEWAL DATE 12-31-97

Prepared by: Farber Surveying
Farber and Sons, Inc.
908 East Jackson Street
Medford, Oregon 97504

Date: ~~August 15, 1994~~
January 22, 1996.

Subscribed and sworn to before me this 22 day of JANUARY,

1996. Cheryl Avgeris
Notary Public



Examined and approved January 22, 1996


Jackson County Surveyor

Jackson County, Oregon
Recorded
OFFICIAL RECORDS

1:40 JAN 22 1996 PM


County Clerk