

Arborwood Park Estates

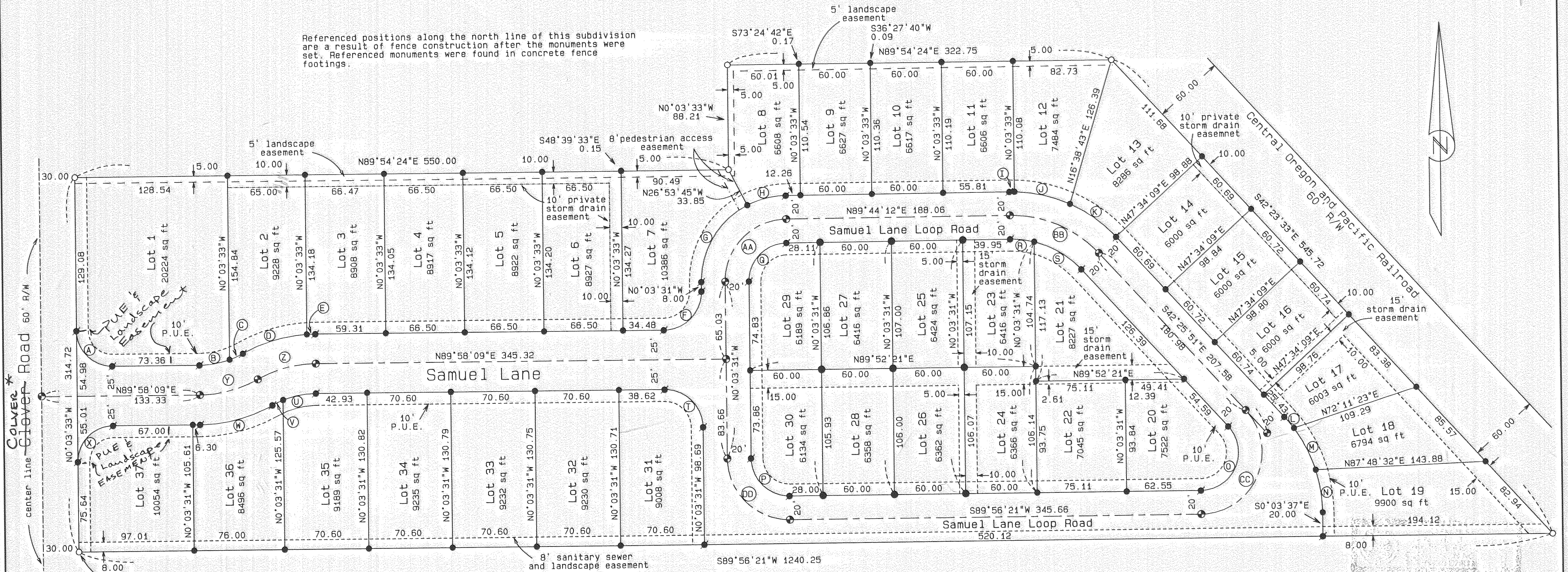
a subdivision

Located in the southwest quarter of Section 16, Township 38 South, Range 1 West of the Willametta Meridian, in the City of Phoenix, Jackson County, Oregon, for

Arborwood Park Estates

P. O. Box 428
Medford, Oregon 97501

Referenced positions along the north line of this subdivision are a result of fence construction after the monuments were set. Referenced monuments were found in concrete fence footings.



Initial Point
S.E. Cor. D.L.C. No. 55 bears: S 0°03'33"E 1324.67
N 89°54'30"E 1257.28

* AFFIDAVIT OF CORRECTION
Doc. No 97-48592, ATTACHED.
RLR, c.s.
27 May 99

Legend:

- Basis of Bearing is NAD-83 based on Global Positioning Satellite observations.
- S/N is survey number on file at the Jackson County Surveyor's Office, Oregon.
- P.U.E. is public utility easement for water, sanitary sewer, electric, gas and cable television dedicated hereon.
- fnd. 5/8 inch iron pin monument with yellow plastic cap marked "FARBER PLS 2189" per S/N 15518.
- set 5/8 by 24 inch iron pin monument with yellow plastic cap marked "FARBER PLS 2189"
- set 5/8 by 30 inch iron pin monument with yellow plastic cap marked "FARBER PLS 2189"
- set 2 1/2 inch brass disk atop an 8 by 24 inch concrete monument with a 5/8 by 24 inch iron pin placed within marked "PLS 2189".

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

Herbert A. Farber

Curve Data:

CURVE	RADIUS	DELTA	LENGTH	BEARING LONG CHORD & DISTANCE
A	30.00	89°58'17"	47.11	S45°02'43"E 42.42
B	75.00	19°37'14"	25.68	N80°09'16"E 25.56
C	75.00	9°29'56"	12.43	N65°35'23"E 12.42
D	125.00	25°50'27"	56.38	N73°45'36"E 55.90
E	125.00	3°17'18"	7.17	N88°19'30"E 7.17
F	32.00	90°01'40"	50.28	N44°57'19"E 45.27
G	72.00	62°57'37"	79.15	N34°25'18"E 75.20
H	72.00	26°49'58"	33.72	N76°19'13"E 33.41
I	120.00	25°00'12"	4.20	S89°15'45"E 4.20
J	120.00	25°54'53"	47.99	S76°48'10"E 47.67
K	120.00	25°54'54"	47.99	S53°53'18"E 47.67
L	120.00	5°56'33"	12.45	S39°27'30"E 12.44
M	120.00	18°59'14"	39.77	S26°59'42"E 39.59
N	120.00	17°26'24"	36.53	S 8°46'49"E 36.39
O	32.00	132°22'10"	73.93	S23°45'14"W 58.55
P	32.00	90°00'08"	50.27	N45°03'35"W 45.26
Q	32.00	89°47'43"	50.15	N44°50'20"W 45.17
R	80.00	14°30'35"	20.26	S83°00'31"E 45.87
S	80.00	33°19'22"	46.53	S59°05'31"E 45.24
T	32.00	89°58'20"	40.25	N45°02'41"W 45.24
U	78.00	21°38'56"	29.34	S79°08'43"W 28.17
V	78.00	7°28'48"	9.79	S64°34'48"W 9.78
W	125.00	29°07'45"	63.55	S75°24'17"W 62.87
X	30.00	90°01'42"	47.14	S44°57'18"W 42.44
Y	100.00	29°07'45"	50.84	N75°24'16"E 50.29
Z	100.00	29°07'45"	50.84	N75°24'16"E 50.29
AA	52.00	89°47'45"	81.50	N44°50'19"E 73.41
BB	100.00	47°49'57"	83.48	S66°20'50"E 81.08
CC	52.00	132°22'12"	120.14	S23°45'15"W 95.15
DD	52.00	90°00'08"	81.68	N45°03'35"W 73.54

Note: That right of way easement for pipe line and purposes connected therewith recorded in Volume 111, Page 433 of the Deed Records of Jackson County, Oregon, does not apply to this property. The right and privilege to use and maintain and access to the well and the pumping equipment thereof on described lands, reserved in Volume 520, Page 194 of the Deed Records of Jackson County, Oregon, does not apply to this property.

REGISTERED PROFESSIONAL LAND SURVEYOR

Herbert A. Farber
HERBERT A. FARBER
2189

RENEWAL DATE 12-31-97

SURVEYED BY:
FARBER & SONS, INC.
dba FARBER SURVEYING
(541) 776-0846

OFFICE LOCATION: 120 MISTLETOE MEDFORD, OREGON 97501
MAILING ADDRESS: P. O. BOX 5286 CENTRAL POINT, OREGON 97502

COMPUTED BY: FAF
SCALE = 1 inch : 60 feet
DATE: 11 NOV 1997

ROTATION: 0°
JOB No. 0590-968

ORIGIN: 8430.000 N 10460.000 E

Arborwood Park Estates

a subdivision

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

Arborwood Park Estates

P.O. Box 428
Medford, Oregon 97501

Declaration:

KNOW ALL MEN BY THESE PRESENTS, that we Bilyeu Construction, Inc. and Greater Northwest Development Company, Inc. together dba/ Arborwood Park Estates, and John M. Gritsch and Helen E. Gritsch, are the owners of the lands hereon described, and that we have subdivided the same into lots and streets as shown hereon and the size of the lots and streets, 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 the public utility easements, storm drain easements, sanitary sewer easements, pedestrian access easement and streets shown hereon and do hereby create the private storm drain easements as indicated for the benefit of the adjoining lots within the subdivision as shown hereon and hereby create the landscape easement as required by the City of Phoenix for the benefit of the City of Phoenix. We hereby designate said Subdivision as Arborwood Park Estates.

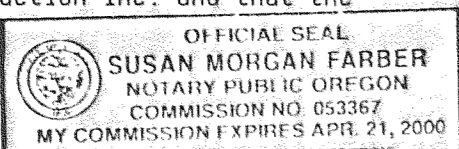
Diana M. Bilyeu
Diana M. Bilyeu, President
Bilyeu Construction Inc.

State of Oregon, }
County of Jackson) ss.

Personally appeared the above named, Diana M. Bilyeu, who proved to me to be the President of Bilyeu Construction Inc. and is acting on behalf of Bilyeu Construction Inc. and that the corporation executed it.

Before me: 11-25-97

Susan Morgan Farber
Notary Public for Oregon



Steve Andrews
Steve Andrews, President
Greater Northwest Development Company, Inc.

State of Oregon, }
County of Jackson) ss.

Personally appeared the above named, Steve Andrews, who proved to me to be the President of Greater Northwest Development Company, Inc. and is acting on behalf of Greater Northwest Development Company, Inc. and that the corporation executed it.

Before me: 11-25-97

Nick R. Ireland
Notary Public for Oregon

John M. Gritsch
John M. Gritsch

State of Oregon, }
County of Jackson) ss.

Personally appeared the above named John M. Gritsch and acknowledge the foregoing to be his voluntary act and deed.

Before me: 11-25-97

Nick R. Ireland
Notary Public for Oregon

Helen E. Gritsch
Helen E. Gritsch

State of Oregon, }
County of Jackson) ss.

Personally appeared the above named Helen E. Gritsch and acknowledge the foregoing to be her voluntary act and deed.

Before me: 11-25-97

Nick R. Ireland
Notary Public for Oregon

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, this 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 on the east right of way line of Colver Road, which bears North 0°03'33" West, 1324.67 feet and South 89°54'30" West, 1257.28 feet from a rail road rail, exposed 10 inches, monumenting the southeast corner of Donation Land Claim No. 55, located in the southeast quarter of Section 16, Township 38 South, Range 1 West of the Willamette Meridian, in the City of Phoenix, Jackson County, Oregon, thence North 0°03'33" West, along said right of way line, 314.72 feet, to a 5/8 inch iron pin monument, being the easterly most northeast corner of that tract described in Instrument No. 96-31192 of the Official Records of said County; thence along the northerly boundary of said tract through the following courses, North 89°54'24" East, 550.00 feet, to a 5/8 inch iron pin monument; thence North 0°03'33" West, 88.21 feet, to a 5/8 inch iron pin monument; thence North 89°54'24" East, 322.75 feet, to the westerly right of way line of the Central Oregon and Pacific Railroad; thence South 42°23'33" East, along said westerly right of way line, 545.72 feet, to a 5/8 inch iron pin monumenting the northeast corner of that tract described in said Volume 563 at Page 269 of said Deed Records; thence South 89°55'21" West, along the north line of said tract, 1240.25 feet, to the Initial POINT OF BEGINNING.

Herbert A. Farber
Herbert A. Farber, PLS 2189

Approvals:

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

Janis L. Murray 12-5-97
Planning Director Date

Examined and approved this 3 day of December 1997.

Keith Smith
City Engineer
Keith Smith

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of 12-12-97

Debra J. Seroatus
Tax Collector Date

Examined and approved as required by O.R.S. 92.100 as of _____

Michael D. Math 12/14/97
Assessor Deputy Date

Examined and approved this 1st day of December 1997.

Herbert A. Farber
County Surveyor

For the order of the County Court approving this plat see Volume _____

Page _____, of the Commissioner's Journal of Proceedings.

Release:

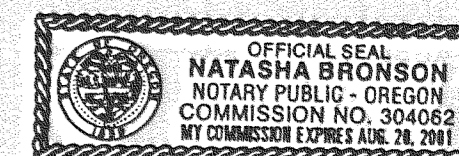
We, Bank of Southern Oregon, as beneficiary of that Trust Deed dated July 9, 1997, recorded July 18, 1997, as Instrument Number 97-27076, Official Records of Jackson County, Oregon, affecting the land described hereon, hereby release from the lien of said Trust Deed all property shown hereon as dedicated to the public use.

Signed this 8 day of December, 1997

Michael Voff
Mike Voff
President

The foregoing instrument was acknowledged before me: _____

Natasha Bronson
Notary Public, State of Oregon



Recorder:

Filed for record this 17 day of December, 1997 at 3:16 o'clock

P. M. and recorded in Volume 23 at Page 42 of the Plat

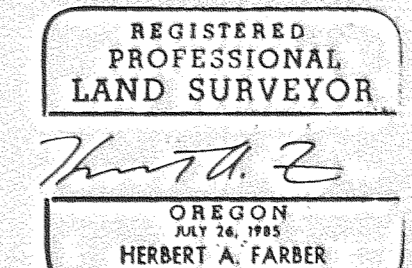
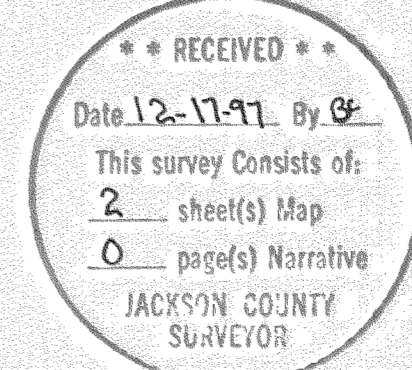
Records of Jackson County, Oregon

Kathleen S. Benton Cheryl Argers
County Clerk Deputy

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

Purpose: To survey and monument that subdivision approved by the City of Phoenix Planning Commission. Planning Commission File No. SUB 96-1 (Resubmittal of SUB 94-3)

Procedure: Utilizing control established during the performance of filed survey number 15518 and establishing additional control on the interior of the project, I locate the property and establish the lot corners and street center line monuments as shown on the accompanying plat.



RENEWAL DATE 12-31-97

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

SURVEYED BY: FARBER & SONS, INC. dba FARBER SURVEYING (541) 776-0846	
OFFICE LOCATION: 120 MISTLETOE MEDFORD, OREGON 97501	MAILING ADDRESS: P. O. BOX 5286 CENTRAL POINT, OREGON 97502
COMPUTED BY: FAF SCALE = 1 inch = 60 feet DATE: 11 NOV 1997	ROTATION: 0° JOB No. 0590-96B
ORIGIN: 8430.000 N 10510.000 E	

15606 5.00
6.00 SF

97-48592

Farber & Sons, Inc.
Farber Surveying
120 Mistletoe Street
Medford, Oregon 97504

Jackson County, Oregon
Recorded
OFFICIAL RECORDS

2.30

DEC 29 1997

2:30 PM

Herbert A. Farber
COUNTY CLERK

AFFIDAVIT OF CORRECTION
pursuant to O.R.S. 209.255

I, Herbert A. Farber, Registered Professional Land Surveyor of the State of Oregon, No. 2189, do hereby state that I have discovered a drafting error on my Subdivision Plat for Arborwood Park Estates, filed for record the 17th day of December, 1997, and filed in the Office of Jackson County Surveyor as: County Surveyor File No. 15606.

Herbert A. Farber

Herbert A. Farber, P.L.S. 2189

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Herbert A. Farber

OREGON
JULY 26, 1985
HERBERT A. FARBER
2189

RENEWAL DATE 12-31-97

STATE OF OREGON)
) ss.
County of Jackson)

December 27th A.D. 1997

Personally appeared the above named Herbert A. Farber, a Registered Professional Land Surveyor, and acknowledged the foregoing instrument to be his voluntary act and deed.

Susan Morgan Farber

OFFICIAL SEAL
SUSAN MORGAN FARBER
NOTARY PUBLIC-OREGON
COMMISSION NO. 053367
MY COMMISSION EXPIRES APR 21, 2000

The correction is:

That certain road name on sheet 2 of 2 which presently reads Clover, on the plat , should read Colver.

The Jackson County Surveyor hereby certifies that this Affidavit of Correction has been examined and approved for recording

Dec 26, 1997
Date

Gregory Robert
Jackson County Surveyor