

Legend:

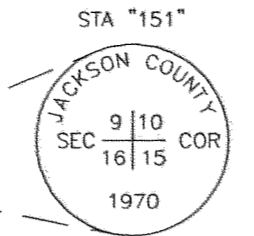
Basis of Bearing is NAD-83 True North as derived by global positioning system observations.
 S/N is filed survey number at the Jackson County Surveyor's Office, Oregon.
 () is record data as indicated.
 Inst.No. is Instrument Number of the Official Records of Jackson County, Oregon.

- ⊗ found 3" J.C. Surveyor brass cap in monument case
 - found 5/8 inch iron pin monument per S/N 15888 or as indicated.
 - ⊗ found 5/8 inch iron pin monument per S/N 7896.
 - ⊗ found 5/8 inch iron pin monument per S/N 14941.
 - ⊗ 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 marked "FARBER PLS 2189" in 8 by 24 inch concrete monument with a 5/8 by 24 inch iron rod placed within.
- note: found monument per S/N 14941 destroyed by construction, set a 5/8 by 30 inch iron pin with yellow plastic cap marked "FARBER PLS 2189".

Curve and tangent data:

| CURVE or TANGENT | RADIUS | DELTA | LENGTH | BEARING LONG CHORD & DISTANCE | BEARING TANGENT & DISTANCE |
|-----------------------------|---------|-----------|--------|-------------------------------|----------------------------|
| Lot and center line data | | | | | |
| 1 | 30.0 | 90°01'57" | 47.14 | S45°03'58"E 42.44 | |
| 2 | 125.00 | 4°00'58" | 8.76 | S88°04'27"E 8.76 | |
| 3 | 125.00 | 22°55'06" | 50.00 | S74°36'25"E 49.67 | |
| 4 | 125.00 | 22°55'06" | 50.00 | S51°41'19"E 49.67 | |
| 5 | 125.00 | 5°21'14" | 11.68 | S37°33'09"E 11.68 | |
| 6 | 125.00 | 11°36'39" | 25.33 | S29°04'13"E 25.29 | |
| 7 | 125.00 | 19°28'48" | 42.50 | S13°31'29"E 42.29 | |
| 8 | 20.00 | 41°43'45" | 14.57 | S24°38'58"E 14.25 | |
| 9 | 20.00 | 44°35'24" | 15.57 | S67°48'32"E 15.18 | |
| 10 | 30.00 | 59°02'30" | 30.91 | S60°34'59"E 29.56 | |
| 11 | | | | S63°06'53"E 15.83 | |
| 12 | 30.00 | 27°00'06" | 14.14 | S17°33'42"E 14.00 | |
| 13 | 30.00 | 20°31'26" | 10.75 | S 6°12'05"W 10.69 | |
| 14 | 30.00 | 19°11'25" | 10.05 | S26°03'30"W 10.00 | |
| 15 | | | | S63°06'53"E 15.55 | |
| 16 | 30.00 | 54°14'34" | 28.40 | S62°46'29"W 27.35 | |
| 17 | 30.00 | 76°46'55" | 40.20 | S 6°12'05"W 37.26 | |
| 18 | 30.00 | 19°28'16" | 10.20 | N 3°35'11"W 10.15 | |
| 19 | | | | S76°40'41"W 41.92 | |
| 20 | | | | S76°40'41"W 39.01 | |
| 21 | | | | S76°40'41"W 42.58 | |
| 22 | 30.00 | 22°20'21" | 11.70 | N17°19'07"E 11.62 | |
| 23 | 30.00 | 61°24'28" | 32.15 | N59°11'32"E 30.64 | |
| 24 | 20.00 | 99°44'40" | 34.82 | N40°01'26"E 30.58 | |
| 25 | 75.00 | 25°01'38" | 32.76 | N22°21'43"W 32.50 | |
| 26 | 75.00 | 55°12'24" | 72.27 | S62°28'44"E 69.50 | |
| 27 | 30.00 | 86°48'29" | 45.45 | S46°30'49"W 41.23 | |
| 28 | 5760.75 | 0°23'37" | 39.58 | S35°16'48"E 39.58 | |
| 29 | 5760.75 | 0°36'15" | 60.75 | S35°46'43"E 60.75 | |
| 30 | 5760.75 | 0°32'15" | 54.04 | S36°20'58"E 54.04 | |
| 31 | 5760.75 | 0°40'00" | 67.03 | S36°57'05"E 67.03 | |
| 32 | 5760.75 | 1°09'04" | 115.74 | S37°51'37"E 115.74 | |
| 33 | 5760.75 | 1°09'31" | 116.49 | S39°00'55"E 116.49 | |
| 34 | 5760.75 | 4°30'42" | 453.62 | S37°20'20"E 453.50 | |
| 35 | 100.00 | 55°12'24" | 96.35 | S62°28'44"E 92.67 | |
| 36 | 100.00 | 34°49'00" | 60.77 | S17°28'02"E 59.84 | |
| Common access easement data | | | | | |
| A | 30.00 | 12°22'03" | 6.48 | S24°52'43"E 6.46 | |
| B | | | | S63°06'53"E 97.00 | |
| C | | | | S26°53'07"W 32.00 | |
| D | | | | N63°06'53"W 17.00 | |
| E | 10.00 | 90°00'00" | 15.71 | N18°06'53"W 14.14 | |
| F | | | | N63°06'53"W 61.00 | |
| G | | | | S76°40'41"W 40.94 | |
| H | 10.00 | 90°00'00" | 15.71 | S31°40'41"W 14.14 | |
| I | | | | S76°40'41"W 17.00 | |
| J | | | | N13°19'19"W 32.00 | |
| K | | | | N76°40'41"E 76.49 | |

found 5/8" iron pin monument set by this office per S/N 15888 not tied by this survey

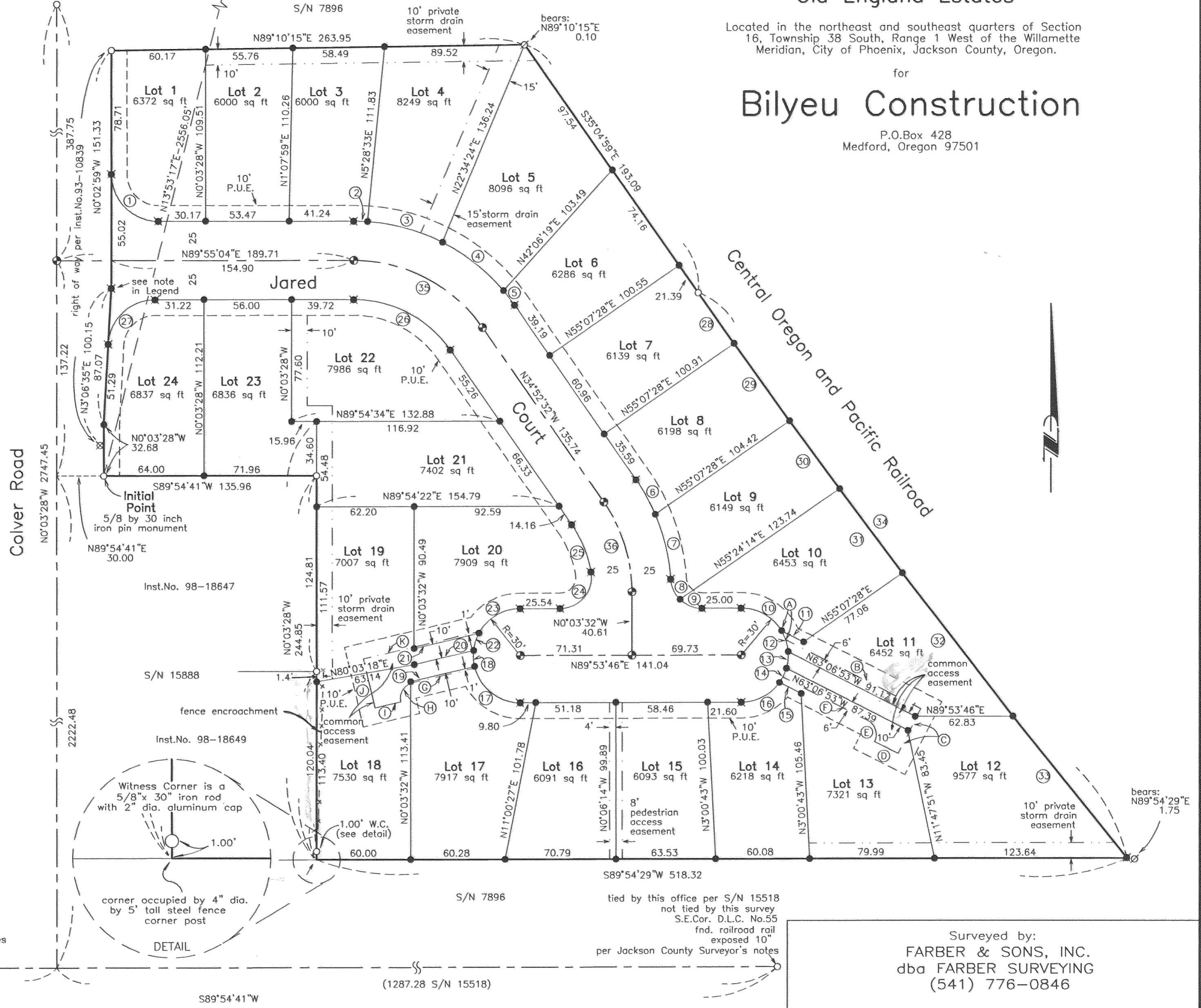


Old England Estates

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

for Bilyeu Construction

P.O.Box 428
Medford, Oregon 97501



REGISTERED PROFESSIONAL LAND SURVEYOR

HERBERT A. FARBER
OREGON JULY 26, 1983
RENEWAL DATE 12-31-99

tied by this office per S/N 15518 not tied by this survey S.W.Cor. D.L.C. No.55 found brass cap in center line, flush per Jackson County Surveyor's notes

tied by this office per S/N 15518 not tied by this survey S.E.Cor. D.L.C. No.55 found railroad rail exposed 10" per Jackson County Surveyor's notes

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

SCALE: 1" = 50'
DATE: OCTOBER 6, 1998
JOB NO. 0590-96A
FILE: HOWTON\ENGLAT.FLX

Old England Estates

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

for

Bilyeu Construction, Inc.

P.O. Box 428 Medford, Oregon 97501

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:

Commencing at a railroad rail, monumenting the southeast corner of Donation Land Claim No. 55, located in Township 38 South, Range 1, West of the Willamette Meridian, Jackson County, Oregon; thence South 89°54'41" West, along the south line of said Donation Land Claim, 1287.28 feet, to the center line of Colver Road; thence North 0°03'28" West, along said center line, 2222.48 feet; thence North 89°54'41" East, parallel to the south line of said Donation Land Claim, 30.00 feet, to a 5/8 inch iron pin on the east right of way line of said Colver Road monumenting the northwest corner of that tract described in Instrument No. 98-18647 of the Official Records of Jackson County, Oregon and the Initial POINT OF BEGINNING; thence North 0°03'28" West, along said right of way, 32.68 feet, to a 5/8 inch iron pin on that easterly right of way line of said Colver Road as described in Instrument No. 93-10839 of said Official Records; thence North 3°06'35" East, along said right of way line, 87.07 feet, to a 5/8 inch iron pin monument; thence North 0°02'59" West, along said right of way line, 151.33 feet, to a 5/8 inch iron pin monumenting the northwest corner of that tract described in Instrument No. 98-18648 of said Official Records; thence North 89°10'15" East, along the north line of said tract, 263.95 feet, to the westerly right of way line of the Central Oregon and Pacific Railroad, from which a 5/8 inch iron pin bears, North 89°10'15" East, 0.10 feet; thence South 35°04'59" East, along said westerly right of way line, 193.09 feet, to a 5/8 inch iron pin monument; thence continue along said right of way line along the arc of a curve to the left having a radius of 5760.75 feet, a central angle of 4°30'42", a length of 453.62 feet and a long chord bearing and distance of (South 37°20'20" East, 453.50 feet), to the south east corner of said tract, from which a 5/8 inch iron pin monument bears, North 89°54'29" East, 1.75 feet; thence South 89°54'29" West, along the south line of said tract, 518.32 feet, to the southeast corner of that tract described in Instrument No. 98-18649 of said Official Records, from which a 5/8 inch iron pin monument bears, North 0°03'28" West, 1.00 feet; thence North 0°03'28" West, along the east line of said tract and the east line of that tract described in Instrument No. 98-18647 of said Official Records, 244.85 feet, to a 5/8 inch iron pin monumenting the northeast corner of that tract described in said Instrument No. 98-18647; thence South 89°54'41" West, along the north line of said tract, 135.96 feet, to the Initial POINT OF BEGINNING.

Herbert A. Farber, PLS 2189

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

Purpose: To survey and monument Old England Estates, a subdivision as approved by the City of Phoenix Planning Commission, File No. SUB 98-2.

Procedure: Control was utilized as established by this office in the performance of this and other surveys. The monuments shown hereon were established from this control. The boundary established by Survey No. 15888 attempted to resolve the conflict between the right of way of Colver Road to the south of this project and the right of way created by Jackson County Roads and Parks as depicted on Survey No. 14941 and described by Instrument No. 93-10836 located in the Official Records of Jackson County. The confusion is a result of multiple PI monuments as depicted on Survey No. 15888. It is this surveyor's determination that the original 60 foot right of way, being 30 feet on each side of the depicted center line and its intersection with the right of way created by the County in 1993 intersects 32.68 feet north of the southwest corner of Lot 24. The southerly found monument from Survey No. 14941 falls within the original 60 foot right of way.

Declaration:

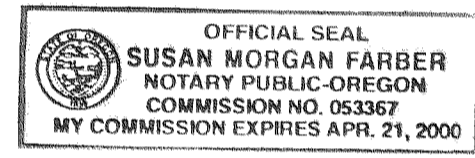
KNOW ALL MEN BY THESE PRESENTS, that we Bilyeu Construction, Inc. are the owners of the lands hereon described, and that we have subdivided the same into lots and streets as shown hereon and size of the lots and the lengths of all lines are plainly set forth, and that this plat is a correct representation of the Subdivision, and we do hereby dedicate to the public for public use, the public utility easements and streets shown hereon and to the City of Phoenix the easement shown hereon as storm drain easement for ingress and egress to construct and maintain said storm drain. We hereby grant the private storm drain easements as shown hereon for the benefit of the adjoining lots within the subdivision as shown hereon. We hereby designate said Subdivision as Old England Estates.

Diana M. Bilyeu, President Bilyeu Construction, Inc.

State of Oregon } County of Jackson }

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.

Notary Public, State of Oregon



Release:

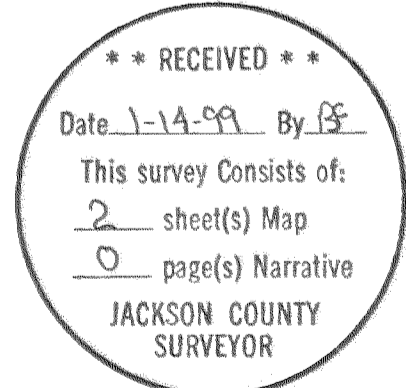
We, Bank of Southern Oregon, as beneficiary of that Trust Deed dated April 24, 1998, recorded April 29, 1998, as Instrument Number 98-18650, Official Records of Jackson County, Oregon, affecting the land described hereon, hereby release from the lien of said Trust Deed all property shown hereon as dedicated to the public use.

Signed this 16 day of Dec, 1998.

Mike Next, President

The foregoing instrument was acknowledged before me:

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. Munay, Planning Director, 1/5/99 Date

Examined and approved this 17th day of December 1998

Keith Smith, P.E., City Engineer

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

Barbara C. Weide, Tax Collector, 1-7-99 Date

Examined and approved as required by O.R.S. 92.100 as of January 7, 1999

Ron Ruding, Assessor, 1-7-1999 Date

Examined and approved this 15th day of December 1998

County Surveyor

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

Page of the Commissioner's Journal of Proceedings.

Recorder:

Filed for record this 14 day of January, 1999 at 8:00 o'clock A.M. and recorded in Volume 25 at Page 2 of the Plat Records of Jackson County, Oregon

Kathleen S. Bockett, County Clerk, Cheryl Augustin, Deputy