

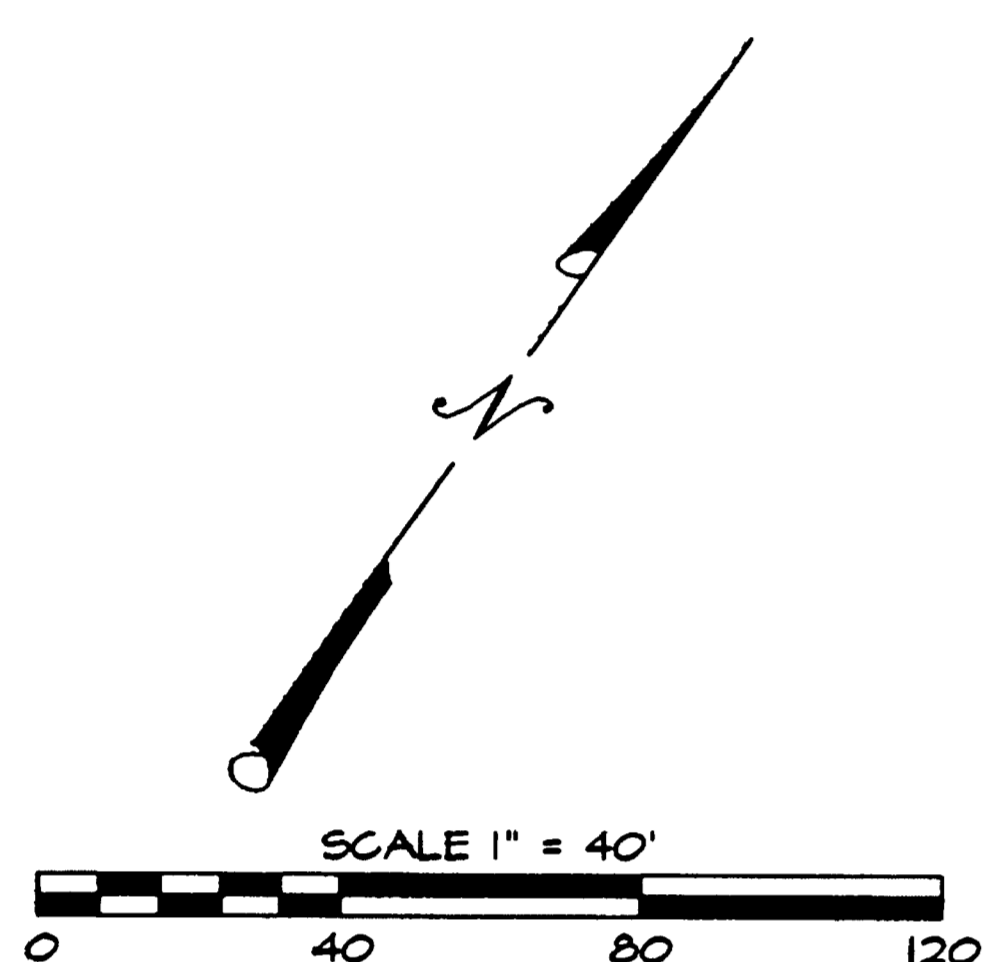
WEST COLVER ESTATES

A PLANNED COMMUNITY

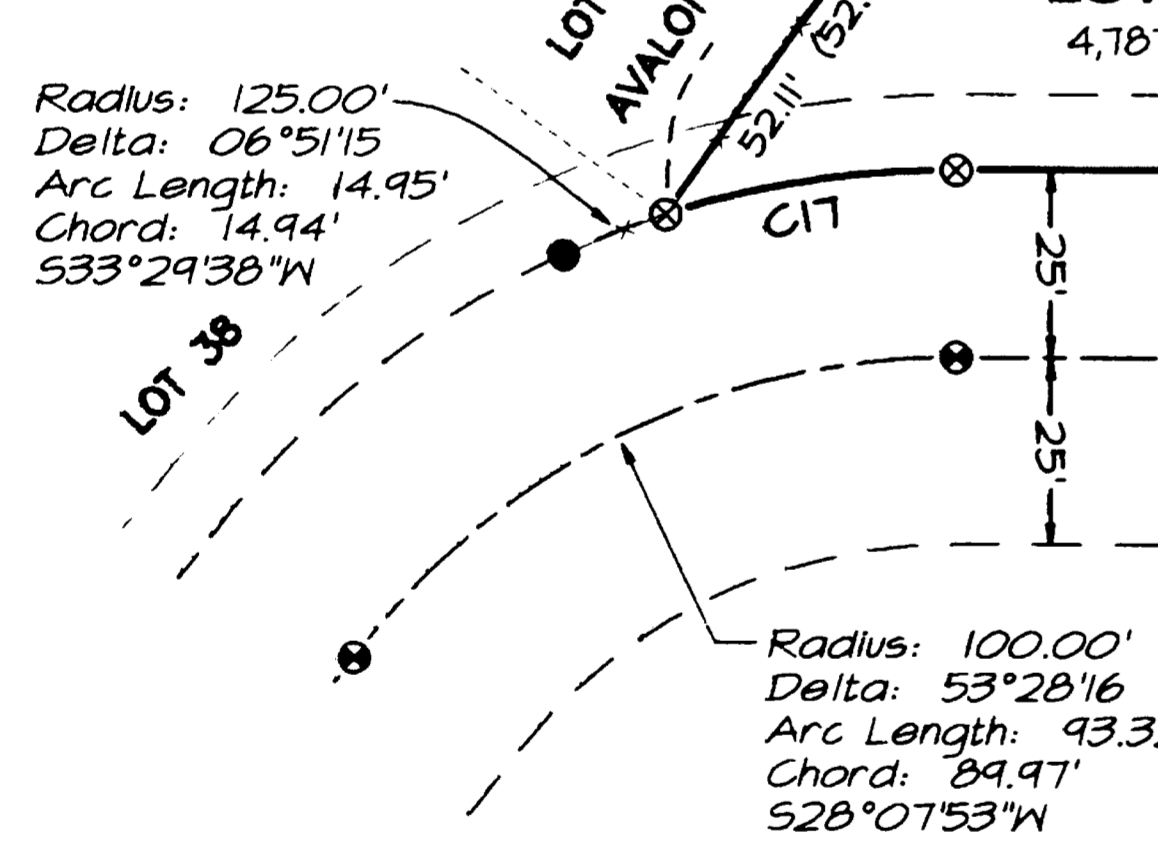
Located within Donation Land Claim Number 42, in the Northeast One-quarter of Section 16, Township 38 South, Range 1 West, Willamette Meridian, City of Phoenix, Jackson County, Oregon.

Prepared For:

T. Scott Dunn Construction Inc.
4088 Cedar Lane
Medford, Oregon 97501



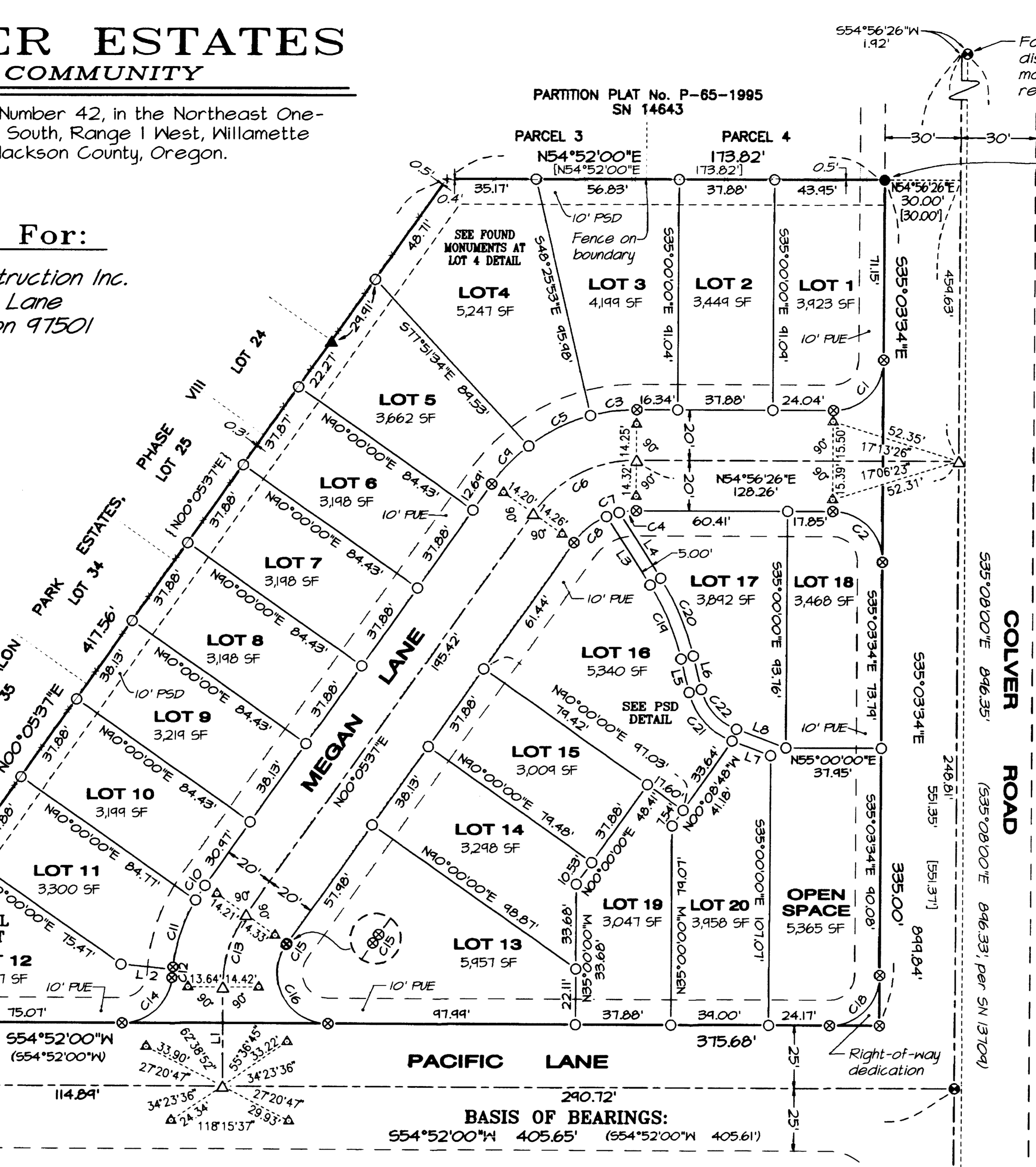
SCALE 1" = 40'



Line Table

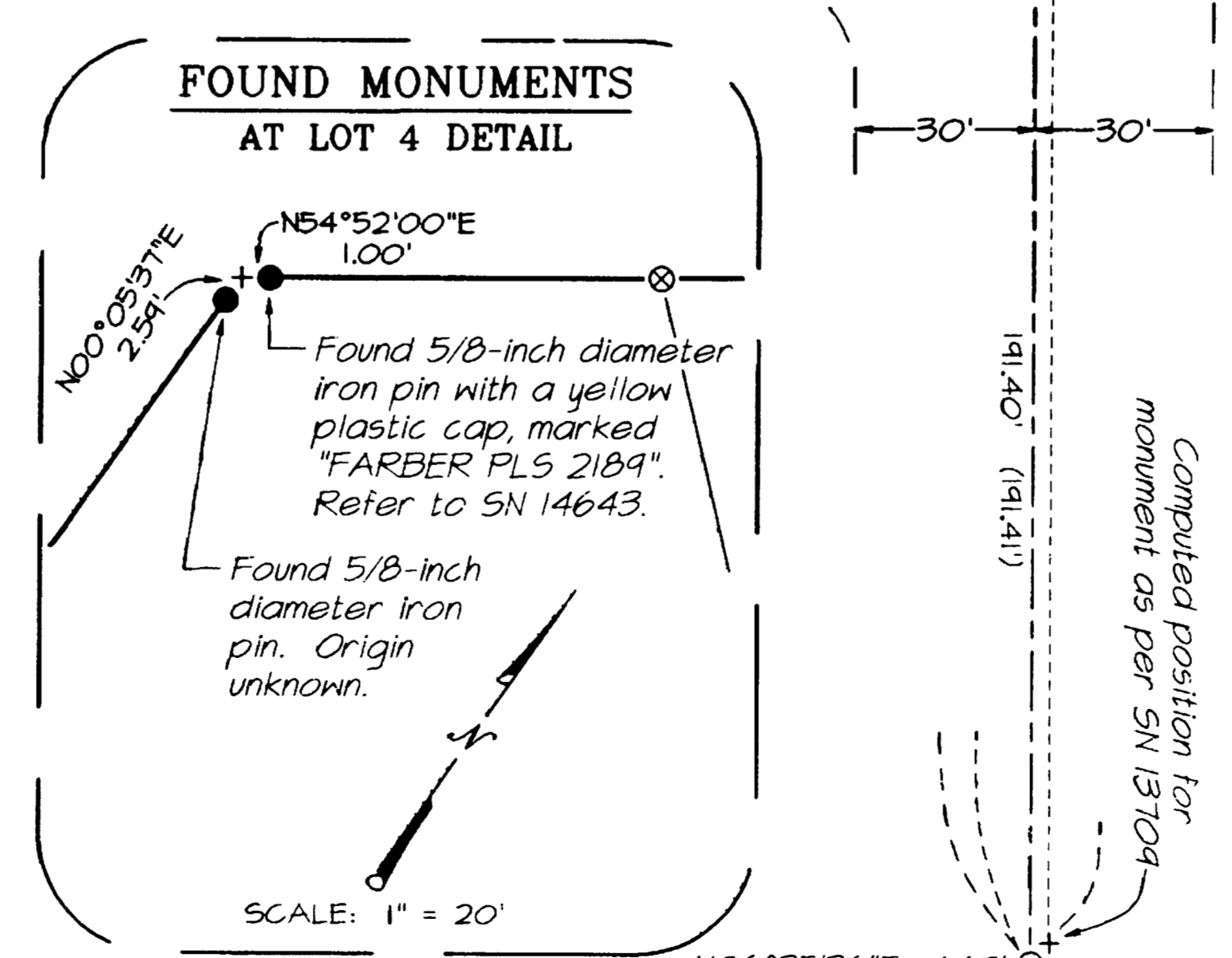
LINE #	BEARING	DISTANCE
L1	N35°08'00"W	34.35'
L2	N60°31'43"E	20.78'
L3	S67°46'43"E	32.13'
L4	S67°46'43"E	30.80'
L5	S48°57'21"E	13.66'
L6	S48°57'21"E	13.66'
L7	N75°15'31"E	16.48'
L8	N75°15'31"E	21.12'

I hereby certify that this is an exact copy of the original.
Carl E. Neathamer
Surveyor



Curve Table

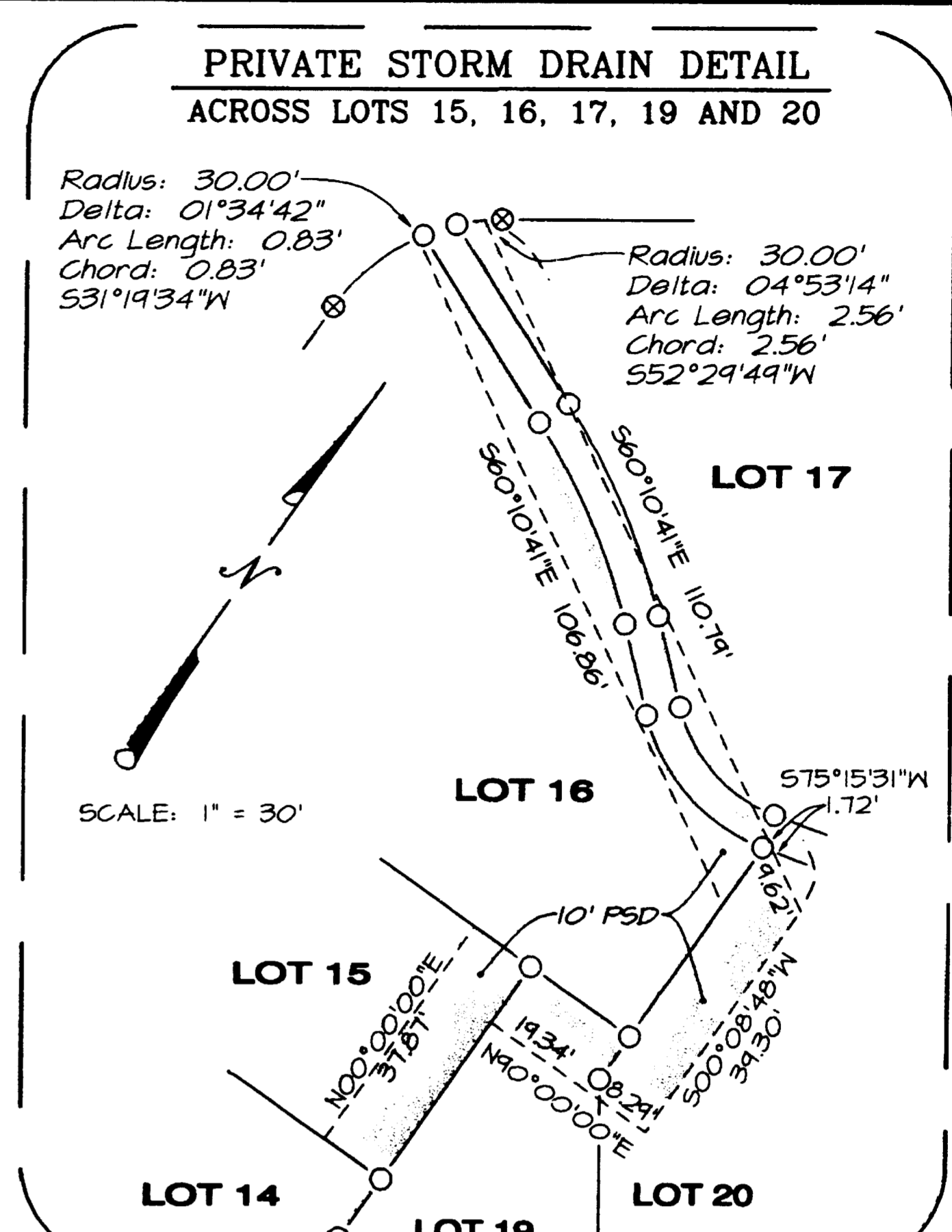
CURVE #	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	40°00'00"	20.00'	31.42'	N04°56'26"E	28.28'
C2	40°00'00"	20.00'	31.42'	S00°03'34"E	28.28'
C3	15°04'06"	70.00'	18.41'	N47°24'23"E	18.36'
C4	12°56'04"	30.00'	6.77'	N48°28'24"E	6.76'
C5	22°36'11"	10.00'	21.62'	N28°34'12"E	21.44'
C6	54°50'49"	50.00'	47.86'	N27°31'02"E	46.06'
C7	04°53'28"	30.00'	5.18'	N37°03'39"E	5.17'
C8	32°01'18"	30.00'	16.77'	N16°06'16"E	16.55'
C9	17°10'27"	70.00'	20.98'	N08°40'50"E	20.90'
C10	05°34'30"	70.00'	6.91'	N02°44'08"W	6.91'
C11	23°54'24"	70.00'	24.21'	N17°31'05"W	24.00'
C12	02°03'35"	70.00'	2.52'	N80°30'04"W	2.52'
C13	35°13'31"	50.00'	30.74'	N17°31'11"W	30.26'
C14	86°23'52"	20.00'	30.16'	N11°40'04"E	27.38'
C15	00°47'34"	30.00'	0.42'	N00°18'10"W	0.42'
C16	124°26'03"	20.00'	43.44'	N62°54'54"W	35.39'
C17	17°58'10"	125.00'	34.20'	S45°52'55"W	34.04'
C18	89°55'34"	20.00'	31.39'	S04°54'13"W	28.27'
C19	18°49'22"	47.50'	32.03'	S58°22'02"E	31.84'
C20	18°49'22"	102.50'	33.67'	S58°22'02"E	33.52'
C21	55°47'08"	27.50'	26.78'	S76°50'55"E	25.73'
C22	55°47'08"	22.50'	21.91'	S76°50'55"E	21.05'



Found 2 inch diameter brass disk with a center punch, marked "FARBER PLS 2184", refer to SN 13704.

Found 5/8-inch diameter iron pin with a yellow plastic cap, marked "FARBER PLS 2184", refer to SN 14643, at southerly side of fence line; bears S48°06'41"W, 0.16' from computed position.

**** RECEIVED ****
DATE 6-4-02 BY *OB*
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR



- Legend**
- ⊗ Indicates a set 5/8-inch diameter iron pin, 30 inches in length, with an orange plastic cap marked "C NEATHAMER LS 56545", top set flush with the surface.
 - Indicates a set 5/8-inch diameter iron pin, 24 inches in length, with an orange plastic cap marked "C NEATHAMER LS 56545", top set flush with the surface.
 - △ Indicates a set 38-caliber shell set in curb line with a tack and a brass tag marked "NEATHAMER LS 56545", top set at or just below the surface.
 - ▲ Indicates a set 5/8-inch diameter iron pin, 30 inches in length with an aluminum cap marked "C/L MON LS 56545", top set flush with the pavement.
 - ▲ Found 5/8-inch diameter iron pin with a yellow plastic cap, marked "FARBER PLS 2184", refer to SN 14395.
 - Indicates a Found 2-1/2 inch diameter brass cap marking the Southwest Corner of Donation Land Claim Number 42, buried 0.9-foot, located in a fence line.
 - Indicates a Found 5/8-inch diameter iron pin, with a yellow plastic cap marked "FARBER PLS 2184", refer to SN 14502, unless otherwise noted hereon.
 - ⊙ Indicates a Found 2 inch diameter brass disk with a center punch, marked "FARBER PLS 2184", refer to SN 14536, unless otherwise noted hereon.
 - ⊕ Indicates a Found 5/8-inch diameter iron pin with a 2 inch diameter aluminum cap marked "PLS 2184", being the "PI" of Colver Road as per SN 15888.
 - + Indicates a computed position, no monument Found or set.
 - SN Indicates a survey filed by number in the office of the Jackson County Surveyor.
 - PUE Indicates a public utility easement for electric, telephone, gas, water, cable television, communications, sanitary sewer, storm drainage, sidewalk, construction and maintenance thereof, as being created hereon.
 - Doc No Indicates an instrument recorded by number of the Official Records of Jackson County, Oregon.
 - SF Indicates the number of square feet within a closed area such as a lot.
 - PSD Indicates a private storm drain easement, being created hereon.
 - () Indicates record information as per SN 14536, or as noted hereon.
 - [] Indicates record information as per SN 14643.
 - { } Indicates record information as per SN 14395 and SN 14502.
 - Indicates an existing fence.
- Basis of Bearings:**
The monumented center line of Pacific Lane, as depicted hereon, and on Survey Number 14536, filed in the Office of the Jackson County Surveyor.

REGISTERED PROFESSIONAL LAND SURVEYOR
Carl E. Neathamer
OREGON
JULY 08, 2001
CAEL E. NEATHAMER
56545
Renewal Date 12/31/02

PREPARED BY: Neathamer Surveying, Inc.
304 South Central Avenue
Medford, Oregon 97501
Phone (541) 732-2869
FAX (541) 732-1382

PROJECT NUMBER: 01031 DATE: May 22, 2002
Sheet 2 of 2 © CEN

134/10

WEST COLVER ESTATES A PLANNED COMMUNITY

Located within Donation Land Claim Number 42, in the Northeast One-quarter of Section 16, Township 38 South, Range 1 West, Willamette Meridian, City of Phoenix, Jackson County, Oregon.

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that T. SCOTT DUNN CONSTRUCTION, INC., an Oregon Corporation, hereinafter referred to as Declarant, is the fee title owner of the real property depicted hereon and more particularly described in the "SURVEYOR'S CERTIFICATE" herewith, does hereby dedicate to the City of Phoenix for public use all streets, and all public utility easements as depicted hereon, and does hereby create private storm drain easements for the use and benefit of Lots 2 through 5, and Lots 14, 15, 19, and 20, as depicted hereon. WEST COLVER ESTATES, A PLANNED COMMUNITY shall be subject to the Covenants, Conditions and Restrictions setting forth Open Space requirements, maintenance and other items by the WEST COLVER ESTATES HOME OWNERS ASSOCIATION, as approved by the City of Phoenix on recorded on June 4, 2002, of the Official Records of Jackson County, Oregon. Declarant has caused this tract of land to be surveyed and platted into lots, streets, public and private easements, and Open Space, as depicted hereon, and the number of each lot and the course and length of all lines are plainly set forth hereon, and that this plat is a correct representation of the subdivision. Declarant hereby designates this subdivision as WEST COLVER ESTATES, A PLANNED COMMUNITY.

Bylaws 02-30490

Signed this 23 day of May, 2002.

T. Scott Dunn
T. Scott Dunn, President
T. SCOTT DUNN CONSTRUCTION

STATE OF OREGON }
County of Jackson } SS

Personally appeared the above named T. Scott Dunn, known to me as the President and an authorized agent of T. SCOTT DUNN CONSTRUCTION, INC., an Oregon Corporation, and by authority of its bylaws or by resolution of its board of directors, acknowledged the foregoing instrument, pursuant to the authority of the corporations bylaws, to be his voluntary act and deed.

WITNESS my hand and seal this 23 day of May, 2002.

Before me:

Cory Neathamer NOTARY PUBLIC-OREGON
COMMISSION NO.: 328978
MY COMMISSION EXPIRES: Nov. 9, 2003

RELEASE

T. Scott Dunn and Rhonda L. Dunn, as holders of beneficiary interest under that certain Trust Deed dated April 4, 2002, and as recorded on April 22, 2002, as Instrument Number 02-22341, Official Records of Jackson County, Oregon, do hereby release from lien of said Trust Deed all property described in the "SURVEYOR'S CERTIFICATE" as being dedicated to the City of Phoenix for public use.

Signed this 23 day of May, 2002.

T. Scott Dunn T. Scott Dunn
Rhonda L. Dunn Rhonda L. Dunn

STATE OF OREGON }
County of Jackson } SS

Personally appeared the above named T. Scott Dunn and Rhonda L. Dunn, known to me as beneficiaries of above stated Trust Deed, and acknowledged the foregoing instrument to be their voluntary act and deed.

WITNESS my hand and seal this 23 day of May, 2002.

Before me:

Cory Neathamer NOTARY PUBLIC-OREGON
COMMISSION NO.: 328978
MY COMMISSION EXPIRES: Nov. 9, 2003

Prepared For:

T. Scott Dunn Construction Inc.
4088 Cedar Lane
Medford, Oregon 97501

SURVEYOR'S CERTIFICATE

I, Cael E. Neathamer, a Registered Professional Land Surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with the proper monuments as provided by law, the tract of land shown hereon and that this plat is a correct representation of said tract and that the following is an accurate description of the boundary:

All that real property situated within Donation Land Claim Number 42, in the Northeast One-quarter of Section 16, Township 38 South, Range 1 West of the Willamette Meridian, in the City of Phoenix, Jackson County, Oregon, more particularly described as follows:

Beginning at a brass cap marking the Southwest Corner of Donation Land Claim Number 42, in said township and range, thence along the westerly line of said claim, also being along the easterly boundary of AVALON PARK ESTATES PHASE IX, recorded May 16, 1995, in Volume 20 of Plats at Page 30 of the Records of Jackson County, Oregon, and the easterly boundary of AVALON PARK ESTATES PHASE VIII, recorded February 16, 1995, in Volume 20 of Plats at Page 9 of the Records of Jackson County, Oregon, North 00°05'31" East, a distance of 365.45 feet, being at an angle point on the southerly boundary of Parcel 3 of Partition Plat Number P-65-1995, recorded August 24, 1995, in the Record of Partition Plats of Jackson County, Oregon; thence along said southerly boundary and the southerly boundary of Parcel 4 of said plat, North 54°52'00" East, a distance of 173.82 feet, to a point on the westerly right-of-way of Colver Road; thence along said right-of-way, South 35°03'34" East, a distance of 335.00 feet, to a point on the northerly right-of-way of Pacific Lane, as described in Instrument Number 95-03616 of the Official Records of Jackson County, Oregon; thence along said northerly right-of-way, South 54°52'00" West, a distance of 375.68 feet, to the beginning of a curve to the left, having a radius of 125.00 feet and a central angle of 17°58'10", the long chord bears South 45°52'55" West, a distance of 39.04 feet; thence along the arc of said curve 39.20 feet, being at the corner common to Lots 37 and 38 of aforesaid AVALON PARK ESTATES PHASE IX; thence along the easterly boundary of said subdivision, North 00°05'31" East, a distance of 52.11 feet to the Point of Beginning.

Cael E. Neathamer
Surveyor

NOTES:

WEST COLVER ESTATES, A PLANNED COMMUNITY, IS SUBJECT TO THE FOLLOWING MATTERS OF RECORD:

Easement for existing public utilities in the vacated portion of Railroad Addition Subdivision area reserved by Ordinance 744 and the conditions imposed by said ordinance, as contained in Document Number 95-03616 of the Official Records of Jackson County, Oregon.

RELEASE

PremierWest Bank, as holders of beneficiary interest under that certain Trust Deed dated July 18, 2001, and recorded July 20, 2001, as Instrument Number 01-34431 of the Official Records of Jackson County, Oregon, affecting the land depicted hereon, do hereby release from lien of said trust deed, all property described in the "SURVEYOR'S CERTIFICATE" hereon, dedicated to the City of Phoenix for public use.

Signed this 23 day of May, 2002.

Gene Taylor
GENE TAYLOR, Robert W. Dyer, Vice President
Commercial Real Estate Officer
PremierWest Bank

STATE OF OREGON }
County of Jackson } SS

Personally appeared the above named Gene Taylor, Vice President, Commercial Real Estate Officer for PremierWest Bank, and acknowledged the foregoing instrument to be his voluntary act and deed.

WITNESS my hand and seal this 23 day of May, 2002.

Before me:

Cory Neathamer NOTARY PUBLIC-OREGON
COMMISSION NO.: 328978
MY COMMISSION EXPIRES: Nov. 9, 2003

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

Purpose: Perform a boundary survey and prepare a Final Plat for a Planned Community, pursuant to the instructions of T. Scott Dunn, and as approved by the City of Phoenix Planning Commission on November 26, 2001, as Files Numbered: PUD01-01 and SUB01-01.

Procedure: Utilizing a Nikon DTM-520 and a Ranger 200-R with TD5 software, all found monuments were tied in a closed traverse. Based on said traverse and monuments, Document Number 02-22340 of the Official Records of Jackson County, Oregon; the AVALON PARK ESTATES, PHASE I, PHASE VII, PHASE VIII, and PHASE IX, and Survey Numbers: 14536 and 14643, resultant boundaries and interior lots were computed and monumented as depicted hereon.

APPROVALS:

I certify that, pursuant to the authority granted to me, that this plat is hereby approved.

Daniel L. Mumay Planning Director
5-22-02 Date

Examined and approved this 22nd day of MAY, 2002.

Scott J. Pingle
City Engineer

Examined and approved this 22nd day of May, 2002.

Roger Roberts
Jackson County Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 92.045 have been paid as of May 24, 2002.

Carole Applegate Deputy
Tax Collector Deputy

Examined and approved as required by O.R.S. 92.100 this 24 day of 24 MAY, 2002.

Dan Ross Deputy
Assessor Deputy

RECORDING

FILED FOR RECORD THIS THE 4 DAY OF June, 2002, AT 1:46 CLOCK P.M. AND RECORDED IN VOLUME 28 OF PLATS AT PAGE 31 OF THE RECORDS OF JACKSON COUNTY, OREGON.

FOR THE ORDER OF THE COUNTY COURT APPROVING THIS PLAT SEE VOLUME _____

PAGE _____

Kathleen S. Berkitt
County Clerk

Glenn E. Bartlett
Deputy

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

Cael E. Neathamer
Surveyor

REGISTERED PROFESSIONAL LAND SURVEYOR

Cael E. Neathamer

OREGON
JULY 09, 2001
CAEL E. NEATHAMER
56545

Renewal Date 12/31/02

PREPARED BY: Neathamer Surveying, Inc.
304 South Central Avenue
Medford, Oregon 97501
Phone (541) 732-2869
FAX (541) 732-1382

PROJECT NUMBER: 01031 DATE: May 22, 2002

Sheet 1 of 2 © CEN

RECEIVED
DATE 6-4-02 BY 86
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR