

CROOKED CREEK SUBDIVISION FIFTH ADDITION

Situated in the Southwest quarter of Section 3, Township 3 South, Range 38 East of the Willamette Meridian, City of Island City, Union County, Oregon

Microfilm Number 2024 0640
Plat Cabinet Number E613, E614, E615

BASIS OF BEARING

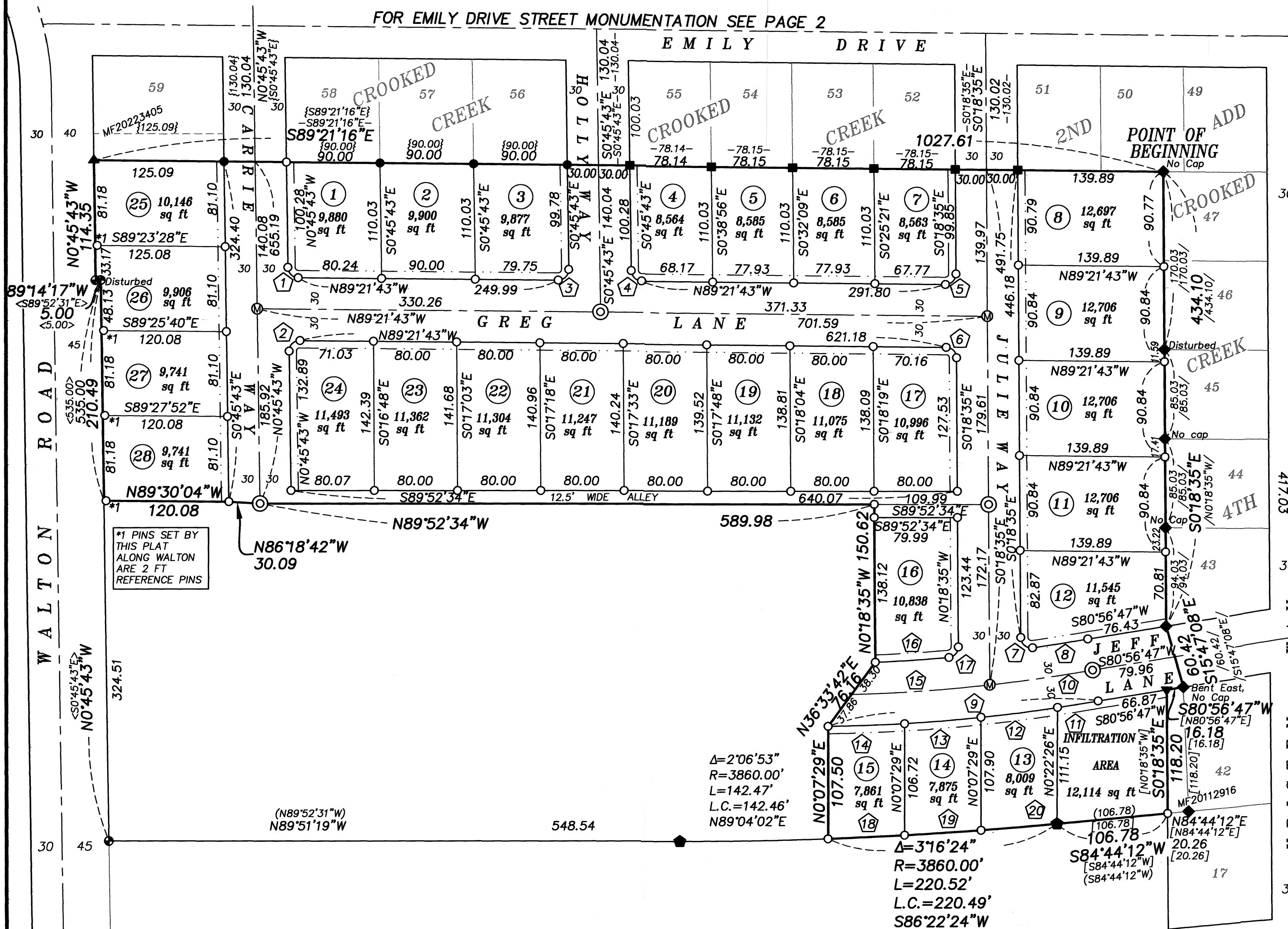
Forward bearing as published by the U.S.C. and G.S. from Δ COLLEGE to Δ VALLEY
Dated 1946.

SCALE: 1"=80'

LEGEND

- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by plat of CROOKED CREEK SUBDIVISION
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by plat of CROOKED CREEK SECOND ADDITION
- ▲ Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Survey Number 023-2011
- ◆ Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, unless otherwise noted, set by plat of CROOKED CREEK FOURTH ADDITION
- ◆ Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Partition Plat 2001-013
- Found 5/8" iron pin set by Survey Number 002-2006
- ▼ Found 5/8" iron pin, set by Survey Number 027-2011
- Found lead plug reference with brass screw set by CROOKED CREEK SUBDIVISION SECOND ADDITION
- Set 5/8" iron pin with plastic cap marked BGB SURVEY MARKER
- ⊙ Set 5/8" iron pin with 2" brass cap encased in concrete marked BGB SURVEY MARKER
- Set lead plug reference with brass screw and washer marked "OPLS 83571"
- () Record distance as per Partition Plat 20030006
- { } Record distance as per plat of CROOKED CREEK SUBDIVISION
- - - Record distance as per CROOKED CREEK SUBDIVISION SECOND ADDITION
- / / Record distance as per CROOKED CREEK FOURTH ADDITION
- < > Record distance as per Survey 002-2006
- [] Record distance as per Survey 027-2011
- Easement line
- Centerline
- Ⓜ Manhole—unable to set brass cap (See Page 2 for references)

FOR EMILY DRIVE STREET MONUMENTATION SEE PAGE 2



REFERENCE MATERIAL

Union County Monumentation Records
Survey Number 002-2006
Survey Number 027-2011
Survey Number 023-2011
Partition Plat 20010013T
Partition Plat 20030006T
Crooked Creek Subdivision (original,
2nd, 3rd, and 4th additions)

DEED REFERENCES

Microfilm Document 152008
Microfilm Document 20055468
Microfilm Document 20112445

Updated Title Report 21-34438, dated
January 23, 2023,
prepared by Eastern Oregon Title, Inc.

NARRATIVE

This subdivision was done at the request of Russ Lester, owner of the land within. Mr. Lester wanted to divide the property as shown. Extérieurs were placed by Partition Plat 2003-0006, Surveys 002-2006 and 027-2011, and Crooked Creek Subdivisions. I recover monuments from said land divisions with the exception of those removed by construction and find them to be harmonious with record measurement and accept them in place. Monuments removed were reset at record position. I find no unusual conditions with this subdivision.

REGISTERED
**PROFESSIONAL
LAND SURVEYOR**

Jeffrey S. Hsu

OREGON
JUNE 2, 2010
**JEFFREY S. HSU
83571**

Renewal Date: June 30, 2025

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- PAGE 3 - SURVEYOR'S CERTIFICATE, DECLARATION, ACKNOWLEDGEMENTS, APPROVALS

SURVEYOR'S EXACT COPY STATEMENT

I, Jeffrey S. Hsu, registered Oregon Surveyor No. 83571, do hereby certify that I am the Surveyor who prepared the Plat of CROOKED CREEK SUBDIVISION FIFTH ADDITION and that the annexed tracing is an exact copy of said Subdivision Plat as the same is on file in UNION COUNTY Cabinet Number E613, E614, E615 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

Jeffrey S. Hsu
Jeffrey S. Hsu, OPLS 83571

CROOKED CREEK SUBDIVISION FIFTH ADDITION

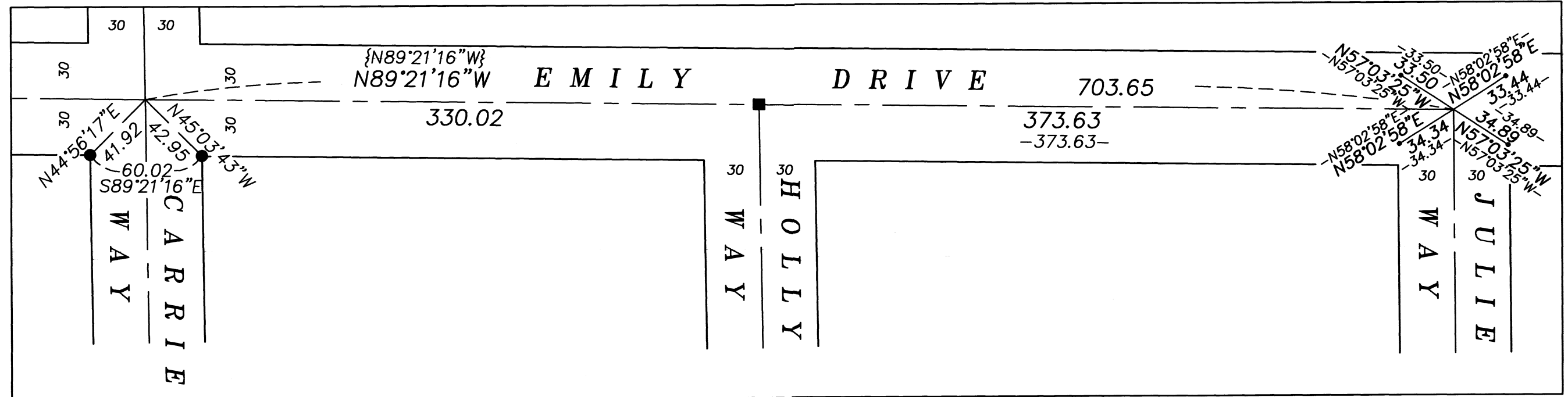
Situated in the Southwest quarter of Section 3, Township 3 South, Range 38 East of the Willamette Meridian, City of Island City, Union County, Oregon

CURVE TABLE

① Δ=88°36'00" R=10.00' L=15.46' L.C.=13.97' S45°03'43"E	② Δ=91°24'00" R=10.00' L=15.95' L.C.=14.31' S44°56'17"W	③ Δ=91°24'00" R=10.00' L=15.95' L.C.=14.31' N44°56'17"E	④ Δ=88°36'00" R=10.00' L=15.46' L.C.=13.97' S45°03'43"E
⑤ Δ=90°56'51" R=10.00' L=15.87' L.C.=14.26' N45°09'51"E	⑥ Δ=89°03'09" R=10.00' L=15.54' L.C.=14.02' N44°50'09"W	⑦ Δ=97°38'14" R=10.00' L=17.04' L.C.=15.05' S49°07'42"E	⑧ Δ=1°59'13" R=1546.00' L=53.61' L.C.=53.61' N81°03'35"E
⑨ Δ=1°05'46" R=1576.00' L=30.15' L.C.=30.15' N84°15'36"E	⑩ Δ=3°37'46" R=1576.00' L=99.84' L.C.=99.82' N81°53'51"E	⑪ Δ=1°24'25" R=1606.00' L=39.43' L.C.=39.43' N80°47'10"E	⑫ Δ=2°38'38" R=1606.00' L=74.11' L.C.=74.10' N82°48'42"E
⑬ Δ=2°37'52" R=1606.00' L=73.75' L.C.=73.75' N85°26'57"E	⑭ Δ=2°37'27" R=1606.00' L=73.55' L.C.=73.55' N88°04'37"E	⑮ Δ=4°50'41" R=1576.00' L=133.26' L.C.=133.22' N86°08'05"E	⑯ Δ=2°37'42" R=1546.00' L=70.92' L.C.=70.91' N86°22'08"E
⑰ Δ=85°21'52" R=10.00' L=14.90' L.C.=13.56' N42°22'21"E	⑱ Δ=1°05'32" R=3860.00' L=73.58' L.C.=73.58' N87°27'50"E	⑲ Δ=1°05'36" R=3860.00' L=73.66' L.C.=73.66' N86°22'16"E	⑳ Δ=1°05'16" R=3860.00' L=73.28' L.C.=73.28' N85°16'50"E

STREET MONUMENTATION DETAIL

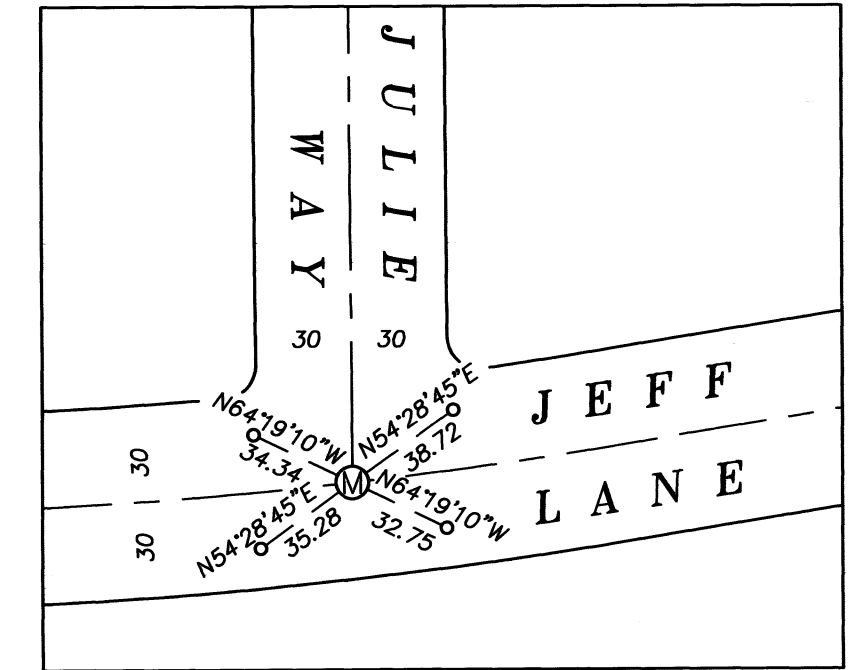
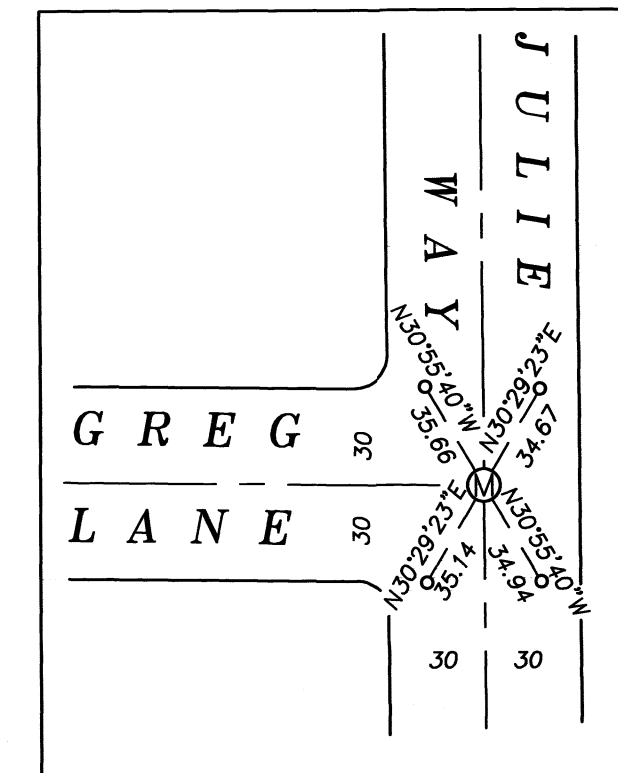
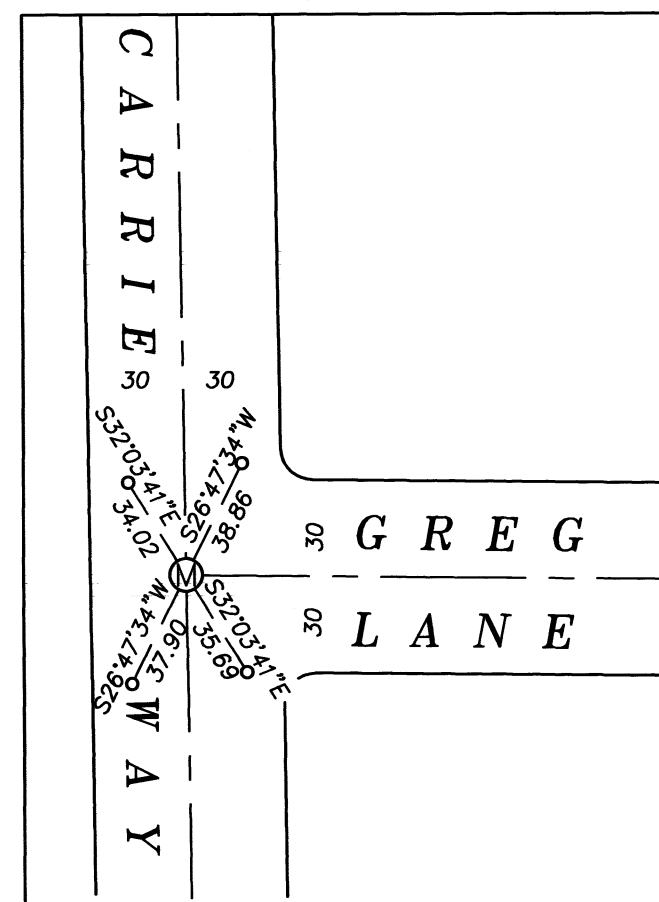
SCALE: 1"=60'



NOTES AND EASEMENTS

Subject to the terms and conditions of Dedication Deed, conveyed to the County of Union, State of Oregon, dated September 26, 2005, recorded October 6, 2005, as Microfilm Document No. 20055468, Records of Union County, Oregon. Dedication of that portion of Walton Road as it abuts the West side of this property.

Easement, 7 foot wide along the Greg Lane, Carrie Way, Julie Way, Holly Way, and Jeff Lane right-of-ways, along all lots within this subdivision, as shown, for construction and maintenance of utilities, created by this plat.



SURVEYOR'S EXACT COPY STATEMENT

I, Jeffrey S. Hsu, registered Oregon Surveyor No. 83571, do hereby certify that I am the Surveyor who prepared the Plat of CROOKED CREEK SUBDIVISION FIFTH ADDITION and that the annexed tracing is an exact copy of said Subdivision Plat as the same is on file in UNION COUNTY Cabinet Number E013, E014, E015 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

Jeffrey S. Hsu
Jeffrey S. Hsu, OPLS 83571

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JUNE 2, 2010
JEFFREY S. HSU
83571

Renewal Date: June 30, 2025

CROOKED CREEK SUBDIVISION FIFTH ADDITION

Microfilm Number 20240640
Plat Cabinet Number E6B, E64, E65

Situated in the Southwest quarter of Section 3, Township 3 South, Range 38 East of the Willamette Meridian, City of Island City, Union County, Oregon

SURVEYOR'S CERTIFICATE

I, Jeffrey S. Hsu, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted the land within this subdivision, situated in the Southwest quarter of Section 3, in Township 3 South, Range 38 East of the Willamette Meridian, being a subdivision of a portion of parcel 3 of Partition Plat 2003-0006, as filed in Microfilm 20032863T, Slides 693-695, Plat Cabinet C, Plat Records of Union County, City of Island City, Union County, Oregon, more particularly described as follows,

Beginning at the Northwest corner of Lot 47 of Crooked Creek Subdivision 4th Addition, as filed in Microfilm 2007557T, Slides 938-939, Plat Cabinet C, Plat Records of Union County, C 938-939, Plat Records of Union County,

Thence: South 0°18'35" East, along the West line of lots 43-47 of said subdivision, a distance of 434.10 feet, to the North right of way line of Jeff Lane,

Thence: South 15°47'08" East, a distance of 60.42 feet, to the Northwest corner of Lot 42 of said subdivision,

Thence: South 80°56'47" West, along the North line of that tract conveyed to Russell D. Housden and Judy K. Housden by deed recorded as Microfilm Number 20112916, deed records of Union County, Oregon, a distance of 16.18 feet.

Thence: South 0°18'35" East, along Housden tract, a distance of 118.20 feet to the South line of Parcel 3 of Partition Plat 2003-0006, filed as Microfilm Number 20032863T, and stored in Slides 693, 694 and 695, Plat Cabinet File C, Plat Records of Union County,

Thence: South 84°44'12" West, along said South line of Parcel 3, a distance of 106.78, to the P.C. of a 3,860.00-foot radius curve to the right,

Thence: Along said curve and along said South line of said Parcel 3, a distance of 220.52 feet, through a central angle of 3°16'24", (the long chord which bears South 86°22'24" East, a distance of 220.49 feet),

Thence: North 0°07'29" East, a distance of 107.50 feet,

Thence: North 36°33'42" East, a distance of 76.16 feet,

Thence: North 0°18'35" West, a distance of 150.62 feet,

Thence: North 89°52'34" West, a distance of 589.98 feet,

Thence: North 86°18'42" West, a distance of 30.09 feet,

Thence: North 89°30'04" West, a distance of 120.08 feet, to the East right of way of Walton Road,

Thence: North 0°45'43" West, along said East right of way line, a distance of 210.49 feet,


Thence: South 89°14'17" West, along said East right of way line, a distance of 5.00 feet,

Thence: North 0°45'43" West, along said East right of way line, a distance of 114.35 feet, to that tract conveyed to Damon M. Reinecke, Soledad F. Reinecke and Katherine Anne Reinecke by deed recorded as Microfilm Number 20223405, deed records of Union County, Oregon,

Thence: South 89°21'16" East, along the South line of said Reinecke tract, the South line of Crooked Creek Subdivision, and the South line of Crooked Creek 2nd Addition, a distance of 1027.61 feet, to the Point of Beginning

Containing 422,615 sq. ft. (9.7 ac.)

I further certify that I made this survey and plat by order of and under the direction of the owners thereof, and that the boundary and lot corners are marked with monuments as indicated on the annexed plat, in accordance with O.R.S. 92.050 and 92.060.


Jeffrey S. Hsu, OPLS 83571
Baggett, Griffith and Blackman
2006 Adams Avenue
LaGrande, OR 97850



DECLARATION AND DEDICATION

Know all people by these presents that RUSSELL L. LESTER and SHARON L. LESTER, Trustees of the Russell L. Lester and Sharon L. Lester Revocable Living Trust Agreement, dated February 25, 2002, are the owners of the land within this subdivision, said land being more particularly described in the accompanying Surveyor's Certificate, and have caused the same to be surveyed and platted as shown on the annexed map, and do hereby dedicate, donate, and convey to public use forever GREG LANE, CARRIE WAY, HOLLY WAY, JULIE WAY, and JEFF LANE, the 12.5 ft. wide alley, and infiltration area, and do hereby create the 7 ft. utility easement along said right of ways, as shown on annexed map, all in accordance with O.R.S. Chapter 92.



RUSSELL L. LESTER, Trustee

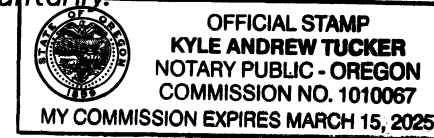

SHARON L. LESTER, Trustee

ACKNOWLEDGMENT

State of Oregon SS
County of Union

Know all people by these presents, on this 7th day of November, 2023, before me a Notary Public in and for said State and County, personally appeared RUSSELL L. LESTER and SHARON L. LESTER who are known to me to be the identical persons named in the foregoing instrument, and who acknowledged to me that they executed the same freely and voluntarily.


Notary Public for
the State of Oregon




Notarial seal

APPROVALS

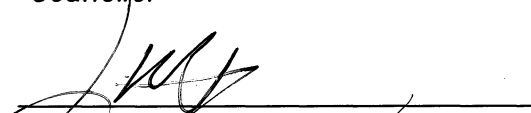
Island City Council


We hereby approve this subdivision and accept the road dedication as shown on annexed map.

Approved this 2nd day of April, 2024.



Mayor



Councilor


Councilor


Councilor


Councilor


Councilor


Councilor

SURVEYOR'S EXACT COPY STATEMENT

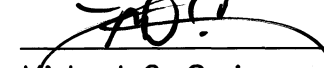
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Jeffrey S. Hsu, OPLS 83571

APPROVALS

Union County Surveyor

Examined and recommended for approval as per O.R.S. Chapter 92 this 8th day of NOVEMBER, 2023.

by Grant County Surveyor 
Michael C. Springer
Grant County Surveyor


City of Island City Planning

Approved this 2nd day of April, 2024



Karen Howton
City Administrator

Union County Commission

Approved this 3 day of April, 2024



Donna Beverage


Matt Scarfo


Paul Anderes

Union County Assessor / Tax Collector

I hereby certify that pursuant to O.R.S. 92.095, all ad valorem taxes and all special assessments, fees and other charges required by law to be placed upon the 2023-2024 tax roll which became a lien on the land within this Subdivision, or will become a lien during the tax year but not certified to the tax collector for collection have been paid.

by 
Cody Yavra, Union County Assessor/Tax Collector Date: 4/3/24

FILING STATEMENT

Union County Clerk

State of Oregon SS
County of Union

I do hereby certify that the attached Subdivision plat, was received for record on this 3rd day of April, 2024, at 9:25 a.m., and recorded in Plat Cabinet No. E6B, E64, E65 Union County records. Microfilm Number 20240640

Lisa Feik
Union County Clerk by  Deputy Clerk