

# Plat of CROOKED CREEK SOUTH ADDITION

A Subdivision of a portion of Parcel 3 of Major Partition Number 2003-0006  
Situating in the Southeast Quarter of the Southwest Quarter of Section 3,  
Township 3 South, Range 38 East of the Willamette Meridian, Island City,  
Union County, Oregon

Microfilm Number 20056543T  
Plat Cabinet Number C 796-797

## BASIS OF BEARING

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

**SCALE: 1"=50'**

### REFERENCE MATERIAL

Survey Number 3-83  
Survey No. 011-1994 Minor Partition No. 1994-05  
Minor Partition No. 1997-22 Major Partition No. 2003-0006  
Mountain View Second, Third and Fourth Additions  
Minor Partition 1992-22, Major Partition Number 2001-013  
Plat of CROOKED CREEK THIRD ADDITION  
Eastern Oregon Title Co. Title Report 03-13993 (UPDATED)  
Union County Monumentation Records  
DEEDS  
Microfilm No. 35195 Microfilm No. 36454  
Microfilm No. 90737 Microfilm No. 125207  
Microfilm No. 20015201 Microfilm No. 133377  
Microfilm No. 133378 Microfilm No. 971897  
Microfilm No. 971898 Microfilm Number 20015061  
Microfilm No. 20005272 Microfilm No. 159479  
Microfilm No. 153611

### LEGEND

- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by Major Partition Number 2001-13
- ◆ Found 5/8" iron pin with set by Mountain View First Addition
- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by Crooked Creek Subdivision Third Addition
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- Centerline of Street
- Utility Easement Line created this Plat and existing easements
- Bio Swale easement created this plat and existing easements
- 25' ingress and egress easement to Island City and Lots 30, 31, & 32

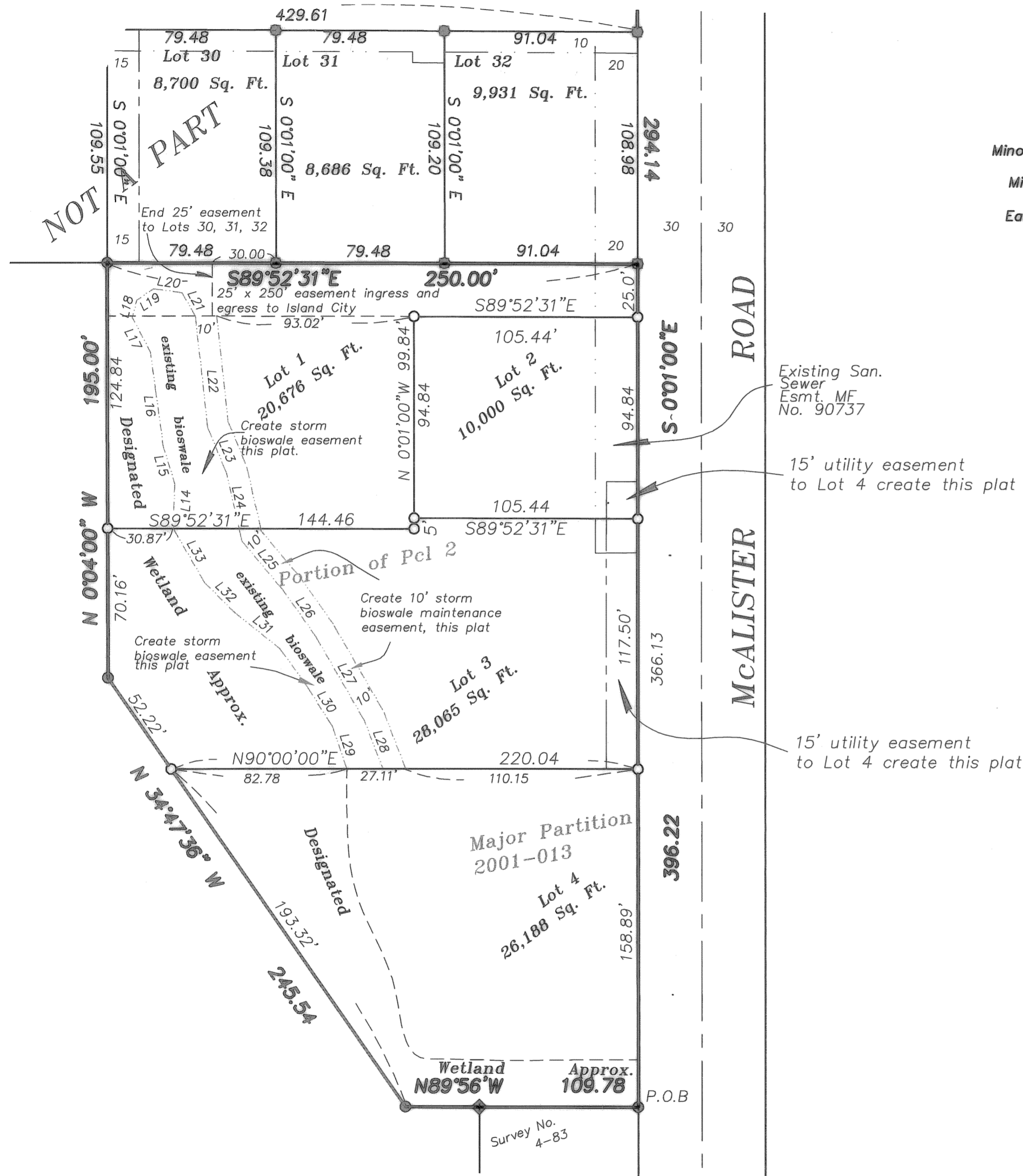
BIO SWALE LINE TABLE		
LINE	LENGTH	BEARING
L14	21.22	S 1°59'46"W
L15	18.04	N 17°11'58"W
L16	26.71	S 7°51'03"E
L17	18.05	N 27°47'34"W
L18	8.41	S 13°58'13"W
L19	9.57	S 56°20'05"E
L20	13.63	S 82°31'24"E
L21	12.78	S 28°53'34"E
L22	52.33	S 6°15'06"E
L23	22.76	N 22°31'00"W
L24	33.43	S 12°53'50"E
L25	29.31	N 39°55'43"W
L26	27.64	N 35°33'29"W
L27	45.32	S 30°04'48"E
L28	24.56	S 21°07'11"E
L29	21.09	S 18°44'40"E
L30	22.35	N 32°24'14"W
L31	27.14	N 51°43'01"W
L32	20.04	S 45°13'13"E
L33	29.69	N 30°08'30"W

### COVENANTS AND RESTRICTIONS

Covenants and restrictions filed as document 20042965 with CROOKED CREEK SUBDIVISION as amended by document number 20053504, are hereby adopted and apply to this subdivision. Enforcement of the covenants and restrictions filed as document 20042965, and as amended by 20053504 are intended to be in full force upon filing this plat with the Union County Clerk.

### NARRATIVE

This subdivision was ordered by Russell and Sharon Lester. This is the Fourth of several additions of CROOKED CREEK SUBDIVISION. The exterior of this subdivision was established by the South line of CROOKED CREEK THIRD ADDITION. I found the controlling monuments for the West, the South lines of the Subdivision, as well as the West line of McAlister Road as monumented by Major Partition Number 2001-013 all of which were undisturbed. We are creating a 15 foot utility easement to Lot Number 4, across Lot 2 and 3 to access the sewer, water and power. A 25 foot ingress and egress easement to the City of Island City for the entire length of the North end of this subdivision, as well as a 25' easement for ingress and egress to lots 30, 31, and 32 extends to a point 30 feet west of the Southeast corner of Lot 30. This plat also creates an easement for an existing bio swale across Lot 1 and Lot 3. An existing wet land exists along the West line and South line of this Subdivision. The wet land is not delineated at this time, and no construction is intended to encroach into the wet land. The approximate location of the existing wet land is shown pictorially for information purposes only. I find no unusual conditions on this survey.



### SURVEYOR'S EXACT COPY STATEMENT

I, Gregory T. Blackman, registered Oregon Surveyor No. 991, do hereby certify that I am the Surveyor who prepared the Plat of CROOKED CREEK SOUTH 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 C 796-797 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

*Gregory T. Blackman*  
Gregory T. Blackman, OPLS 991

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Gregory T. Blackman*  
OREGON  
JULY 13, 1973  
GREGORY T. BLACKMAN  
991

Renewal Date: Dec. 31, 2005

# Plat of CROOKED CREEK SOUTH ADDITION

Microfilm Number 20056543T  
Plat Cabinet Number C 796-797

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Situating in the Southeast Quarter of the Southwest Quarter of Section 3,  
Township 3 South, Range 38 East of the Willamette Meridian, Island City,  
Union County, Oregon

## SURVEYOR'S CERTIFICATE

I Gregory T. Blackman, Registered Professional Land Surveyor, hereby certify that I have platted CROOKED CREEK SOUTH ADDITION, a subdivision of a portion of Parcel 3 of Major Partition Number 2003-0006, situated in the Southeast Quarter of the Southwest Quarter of Section 3, Township 3 South, Range 38 East of the Willamette Meridian, more particularly described as follows;

Beginning at the Southeast corner of said Major Partition Number 2003-0006, said point being on the West right of way line of McAlister Road;

Thence; N 0°01'00" W, along said West right of way line, a distance of 396.22 feet;

Thence; N 89°52'31" W, a distance of 250.00 feet;


Thence; S 0°04'00" E, a distance of 195.00 feet;

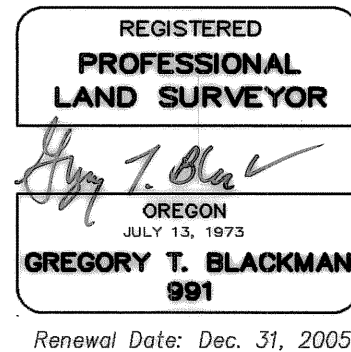
Thence; S 34°47'36" E, a distance of 245.54 feet;

Thence; S 89°56'00" E, along the South line of said Major Partition, a distance of 109.78 feet, to the Point of Beginning of this description.

Said parcel containing 84,928 sq. ft., 1.95 acres.

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

  
Gregory T. Blackman, OPLS 991  
Baggett, Griffith and Blackman  
2006 Adams Avenue  
LaGrande, OR 97850



## APPROVALS


### UNION COUNTY SURVEYOR

Approved this 4<sup>th</sup> day of Nov., 2005.

by Jack W. Burris, Baker Co. Surveyor  
Jack W. Burris, Wallowa County Surveyor

### SURVEYOR'S EXACT COPY STATEMENT

I, Gregory T. Blackman, registered Oregon Surveyor No. 991, do hereby certify that I am the Surveyor who prepared the Plat of CROOKED CREEK SOUTH ADDITION, and that the annexed tracing is an exact copy of said Subdivision Plat as the same is on file in UNION COUNTY Plat Cabinet Number C 796-797 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.070.

  
Gregory T. Blackman, OPLS 991

## DECLARATION

Know all people by these presents that R & S PROPERTIES, consisting of 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, do state that they are the owners of the land represented 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 plat, and we do for ourselves, our heirs and assigns, create the 15 foot wide utility easement across Lots 2 and 3 to Lot 4, and create an easement to the City of Island City for maintenance and access to a bio-swale as depicted on the annexed plat, we also hereby create a 25 foot easement to the City of Island City for ingress and egress from McAlister Road along the North line of said Lot 1, to the West line of Lot 1, We also create a 25 ft. easement for ingress and egress to Lot 2 of this plat, as well as to Lots 30, 31, and 32 of CROOKED CREEK THIRD ADDITION as platted, all in accordance with O.R.S. Chapter 92.

Sharon L. Lester, Trustee Russell L. Lester, Trustee  
Sharon L. Lester, Trustee Russell L. Lester, Trustee

Know all people by these presents the FIRST BANK, successor in interest to PIONEER BANK, a Federal Savings Bank, is a mortgage holder on the land represented on the annexed map, and more particularly described in the accompanying Surveyors Certificate and does hereby consent to the Subdivision and road dedication and the easements on the annexed map, in accordance with the provisions of O.R.S. Chapter 92.

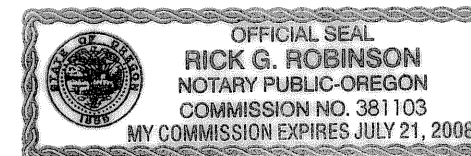
  
Jeff Puckett, Vice President of First Bank

## ACKNOWLEDGMENT

State of Oregon SS  
County of Union

Know all these people by these presents, on this 13<sup>th</sup> day of September, 2005, before me a Notary Public in and for said County and State, personally appeared Sharon L. Lester, and Russell L. Lester, 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



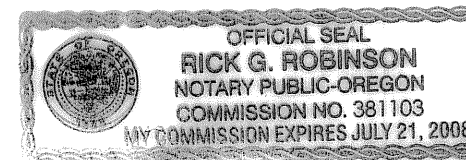
Notarial seal

## ACKNOWLEDGMENT

State of Oregon SS  
County of Union

Know all these people by these presents, on this 13<sup>th</sup> day of September, 2005, before me a Notary Public in and for said County and State, personally appeared Jeff Puckett, who being duly sworn did say that he is the identical person named in the foregoing instrument, and who acknowledged to me that he executed the same freely and voluntarily.

  
Notary Public for the State of Oregon



Notarial seal

## APPROVALS

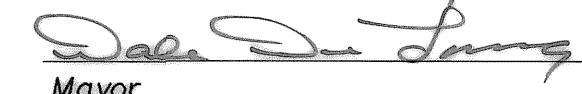
### CITY OF ISLAND CITY PLANNING

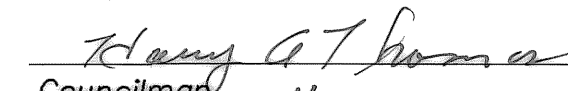
Approved this 13<sup>th</sup> day of September, 2005.

  
Judy A. Rygg, Planning Officer, City of Island City

### ISLAND CITY COUNCIL

Approved this 13<sup>th</sup> day of September, 2005.

  
Mayor

  
Councilman

  
Councilman

  
Councilman

  
Councilman

### UNION COUNTY ASSESSOR/TAX COLLECTOR


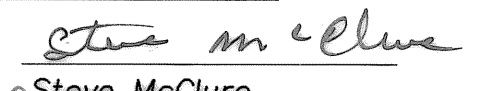
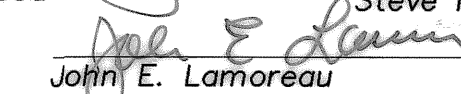
I hereby certify that pursuant to O.R.S. 92.095, all ad valorem taxes and all special assessments, fees and other charges required by law to be placed upon the 2005-2006 tax roll which became a lien on the land within this subdivision, or will become a lien during the tax year but not certified to the tax collector for collection have been paid.

by Linda L. Hill Date: 11/9/05

Linda L. Hill, Union County Assessor/Tax Collector

### UNION COUNTY COMMISSION

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2005.

  
Colleen MacLeod  
  
Steve McClure  
  
John E. Lamoreau

## 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 the 7<sup>th</sup> day of December, 2005, at 10:45 clock A M, and filed in Plat Cabinet No. C 796-797, Union County records. Microfilm No. 20056543T.

Union County Clerk by R. Dottie Bogue Hubbard  
R. Church deputy