

Plat of CROOKED CREEK SUBDIVISION

A Subdivision of a portion of Parcel 3 of Minor Partition Number 2003-0006
 Situated in the Northwest 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 20042964T
 Plat Cabinet Number C 732-733
 Com/Prestriict. 20042965

BASIS OF BEARING

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

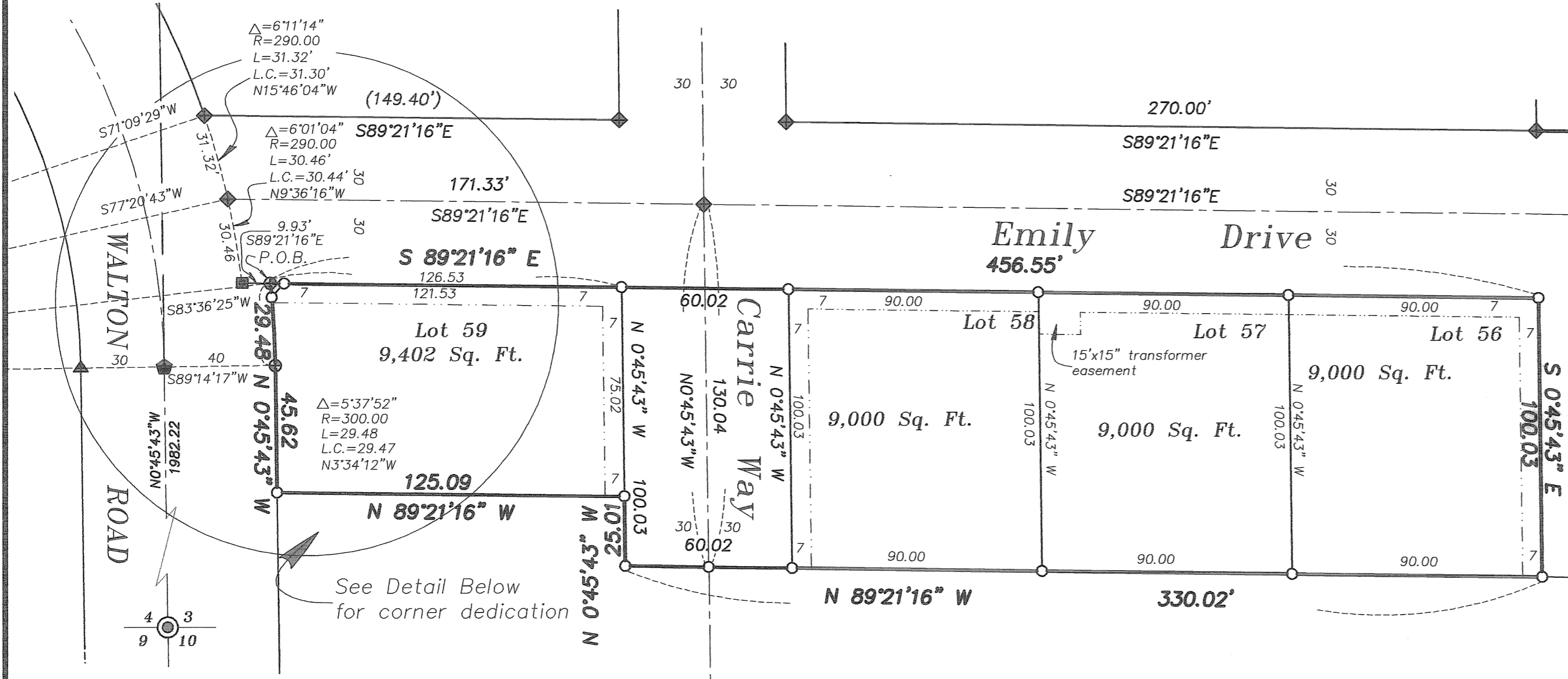
SCALE: 1" = 40'

COVENANTS AND RESTRICTIONS

Covenants and restrictions have been created and are being filed
 simultaneously with this plat.

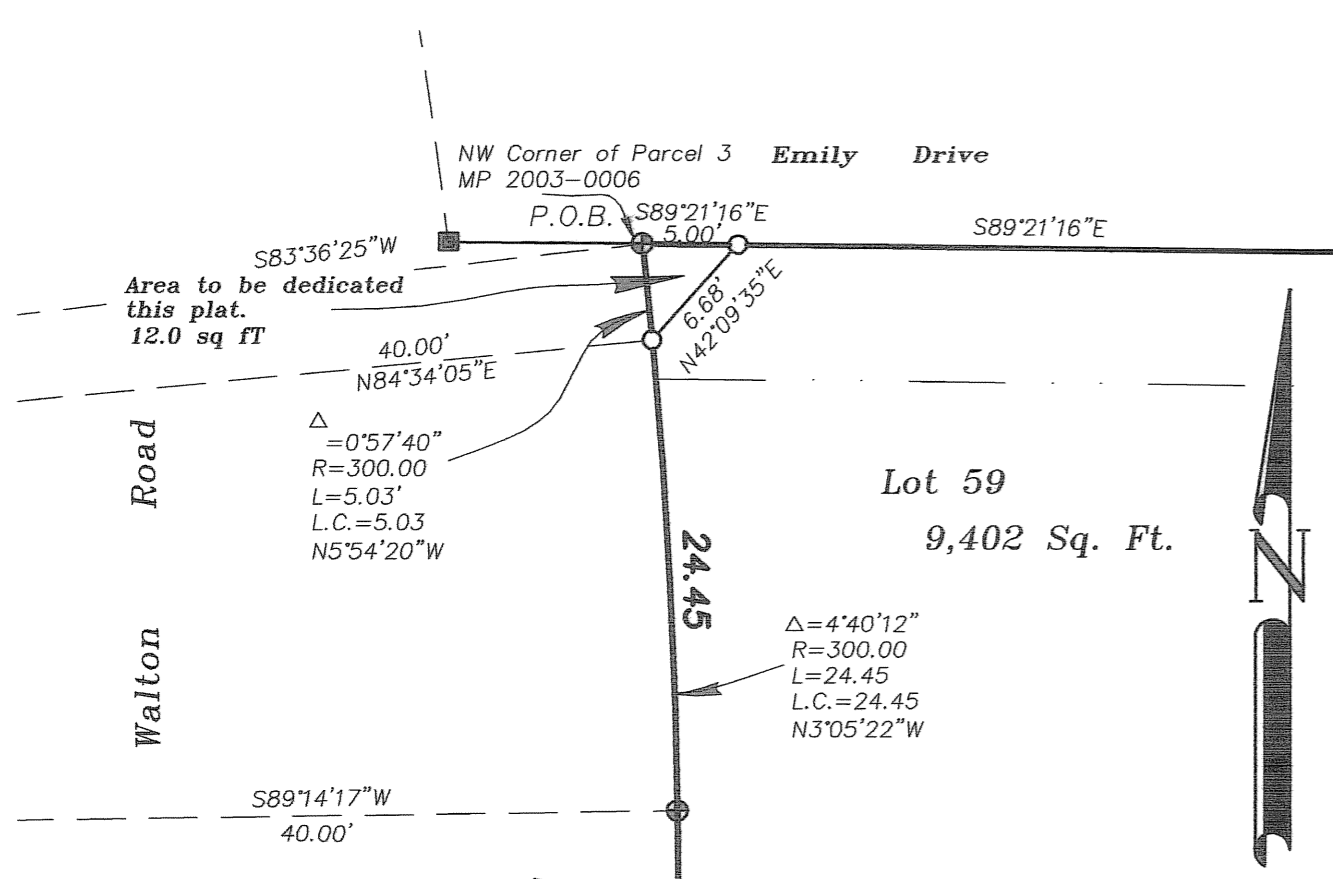
LEGEND

- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by Major Partition Number 2001-013
- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by Minor Partition Number 1994-05
- ◆ Found 5/8" iron pin with plastic cap marked "AP&A" in a water valve box set by Survey Number 1994-011
- ◆ Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by Minor Partition Plat Number 2003-0006
- ▲ Found 5/8" iron pin with plastic cap marked "AP&A" set by Survey Number 94-011
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- ⊙ Found 2 1/2" Aluminum monument in a water valve box as per Major Partition Number 1992-022
- Centerline of Street
- 7 ft. Utility Easement Line created this plat.



DETAIL FOR DEDICATION

SCALE 1" = 10 FEET



REFERENCE MATERIAL

Survey No. 011-1994 Minor Partition No. 1994-05
 Minor Partition No. 1997-22 Minor Partition No. 2003-0006
 Mountain View Second, Third and Fourth Additions
 Minor Partition 1992-22, Major Partition Number 2001-13
 Eastern Oregon Title Co. Title Report 03-13993 (UPDATED)
 Union County Monumentation Records
 DEEDS
 Microfilm No. 35195 Microfilm No. 36454
 Microfilm No. 90738 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

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Gregory T. Blackman
 OREGON
 JULY 13, 1973
 GREGORY T. BLACKMAN
 991

Renewal Date: Dec. 31, 2005

NARRATIVE

This subdivision was ordered by Russell and Sharon Lester. This is the first of several additions of CROOKED CREEK SUBDIVISION. The Lesters wanted to plat these lots first due to the fact that the infrastructure was being done by a block grant and would enable the Lesters to plat four lots immediately. I find the monuments along Emily Drive, defining said street, as well as monuments along Walton Road, which in turn define the West side of the Subdivision. The Lesters own the property to the South of this subdivision, as well as the property to the East of this subdivision. Emily Drive was dedicated by Major Partition Number 2003-0006. Carrie Way is to be dedicated with this plat, as well as create a 7 foot wide utility easement along the North line of the Lots, as well as along the East and West line of Carrie Way. The Lesters have created covenants and restrictions for this subdivision, that will be filed with this plat. The Lesters will file the same covenants and restrictions with each future addition.

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 SUBDIVISION and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number S 732-733 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.070.

Gregory T. Blackman
 Gregory T. Blackman, OPLS 991

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Situating in the Northwest 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 20042964 T
Plat Cabinet Number 0132-133
Cov / Restrict. 20042965

SURVEYOR'S CERTIFICATE

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

Beginning at the Northwest corner of said Parcel 3, of said Major Partition Number 2003-0006, said point being on the South line of Emily Drive;

Thence; S 89°21'16" E, along said South line of Emily Drive, a distance of 456.55 feet;

Thence; S 0°45'43" E, a distance of 100.03 feet;

Thence; N 89°21'16" W, a distance of 330.02 feet;

Thence; N 0°45'43" W, a distance of 25.01 feet;

Thence; N 89°21'16" W, a distance of 125.09 feet, to the East line of WALTON ROAD, as platted by Major Partition Number 2001-013, Union County Plat Records;

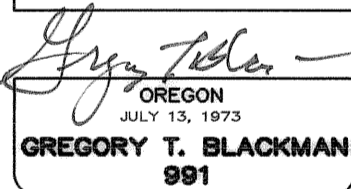
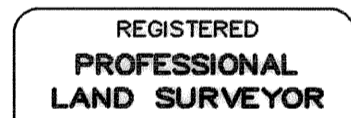
Thence; N 0°45'43" W, a distance of 45.62 feet to the P.C. of a curve Left with a radius of 300.00 feet;

Thence; around said curve, (long Chord bears N 3°34'12" W, 29.47 feet) a distance of 29.48 feet to the point of beginning of this description.

Said parcel containing 42,398 sq. ft., 0.97 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
Gregory T. Blackman, OPLS 991
Baggett, Griffith and Blackman
2006 Adams Avenue
LaGrande, OR 97850



Renewal Date: Dec. 31, 2005

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 SUBDIVISION, and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Plat Cabinet Number 0132-133 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.070.

Gregory T. Blackman
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, hereby dedicate, donate and convey to the public use forever the easements and roads as shown, including the area located at the intersection of the South Line of Emily Drive and the East Line of Walton Road, all in accordance with O.R.S Chapter 92.

Sharon L. Lester
Sharon L. Lester, Trustee

Russell L. Lester
Russell L. Lester, Trustee

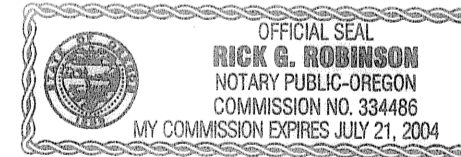
ACKNOWLEDGEMENT

State of Oregon SS
County of Union

Know all these people by these presents, on this 28th day of MAY, 2004, 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.

Nick G. Whelan
Notary Public for the State of Oregon

Notarial seal



APPROVALS

UNION COUNTY COMMISSION

Approved this 28th day of MAY, 2004.
Colleen MacLeod *Steve McClure*
Colleen MacLeod Steve McClure
John E. Lamoreau
John E. Lamoreau

APPROVALS

UNION COUNTY SURVEYOR

Approved this 28th day of MAY, 2004.

by *Jack W. Burris*
Jack W. Burris, Wallowa County Surveyor

CITY OF ISLAND CITY PLANNING

Approved this 1st day of June, 2004.

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

ISLAND CITY COUNCIL

Approved this 1st day of June, 2004.

Dale De Lang
Mayor
Hanna Thomas
Councilman
Brian E. Hanson *Jaime Lee Brennan*
Councilman

UNION COUNTY ASSESSOR

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 2003-2004 tax roll which became a lien on the land within this partition, or will become a lien during the tax year but not certified to the tax collector for collection have been paid.

by *Patty Gooderham* Date: 6/1/04
Patty Gooderham, Union County Assessor

FILING STATEMENT

UNION COUNTY CLERK

State of Oregon SS
County of Union

I do hereby certify that the attached partition plat was received for record on the 2nd day of June, 2004, at 11:15 o'clock A M, and filed in Plat Cabinet No. 0132-133, Union County records. Microfilm No. 20042964 T.

Union County Clerk by *Patty Gooderham*