

# Plat of CROOKED CREEK SUBDIVISION FOURTH 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 20055777  
Plat Cabinet Number C.938-C939

**SCALE: 1"=100'**

**BASIS OF BEARING**

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

## 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 plastic cap marked "BGB SURVEY MARKER" set by Crooked Creek Subdivision Second Addition
- ▲ Found 5/8" iron pin set by Mountain View Third Addition
- ◆ Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by Crooked Creek Subdivision Third Addition
- ⊗ Found 3/4" iron pin, Initial Point of Beginning Mountain View Third Addition
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- ◇ Set Brass Washer marked "OPLS 991" in lead plug
- Set Brass Washer marked "OPLS 991" in lead plug for centerline reference point
- Easement Line 10 feet in width created this plat
- Centerline of Street
- ⊥ Transformer easement 15' x 15'

<b>Curve C1</b> $\Delta=5^{\circ}23'17''$ $R=4000.00$ $L=376.15$ $T=188.22$ $L.C.=376.01$ $N87^{\circ}25'50''E$	<b>Curve C2</b> $\Delta=1^{\circ}00'10''$ $R=4030.00$ $L=70.54$ $T=35.27$ $L.C.=70.53$ $S85^{\circ}14'17''W$	<b>Curve C3</b> $\Delta=0^{\circ}56'35''$ $R=3970.00$ $L=65.34$ $T=32.67$ $L.C.=65.34$ $S85^{\circ}12'30''W$	<b>Curve C4</b> $\Delta=1^{\circ}25'52''$ $R=4030.00$ $L=100.67$ $T=50.34$ $L.C.=100.66$ $S87^{\circ}18'35''W$	<b>Curve C5</b> $\Delta=1^{\circ}27'00''$ $R=3970.00$ $L=100.47$ $T=50.24$ $L.C.=100.46$ $S87^{\circ}16'20''W$
<b>Curve C6</b> $\Delta=1^{\circ}23'55''$ $R=4030.00$ $L=98.38$ $T=49.19$ $L.C.=98.38$ $S88^{\circ}43'29''W$	<b>Curve C7</b> $\Delta=1^{\circ}17'04''$ $R=3970.00$ $L=88.99$ $T=44.50$ $L.C.=88.99$ $S88^{\circ}38'22''W$	<b>Curve C8</b> $\Delta=0^{\circ}42'02''$ $R=4030.00$ $L=49.28$ $T=24.64$ $L.C.=49.28$ $S89^{\circ}46'28''W$	<b>Curve C9</b> $\Delta=0^{\circ}50'35''$ $R=3970.00$ $L=58.42$ $T=29.21$ $L.C.=58.41$ $S89^{\circ}42'11''W$	<b>Curve C10</b> $\Delta=0^{\circ}49'45''$ $R=3860.00$ $L=55.82$ $T=27.91$ $L.C.=55.82$ $S85^{\circ}09'03''W$
<b>Curve C11</b> $\Delta=0^{\circ}53'33''$ $R=3860.00$ $L=60.12$ $T=30.06$ $L.C.=60.12$ $S86^{\circ}00'41''W$	<b>Curve C12</b> $\Delta=1^{\circ}29'09''$ $R=3860.00$ $L=100.10$ $T=50.05$ $L.C.=100.09$ $S87^{\circ}12'02''W$	<b>Curve C13</b> $\Delta=1^{\circ}19'35''$ $R=3860.00$ $L=89.37$ $T=44.69$ $L.C.=89.37$ $S88^{\circ}36'24''W$	<b>Curve C14</b> $\Delta=0^{\circ}51'17''$ $R=3860.00$ $L=57.58$ $T=28.79$ $L.C.=57.58$ $S89^{\circ}41'50''W$	<b>Curve C15</b> $\Delta=1^{\circ}24'14''$ $R=4000.00$ $L=98.01$ $T=49.01$ $L.C.=98.00$ $S 85^{\circ}26'19''W$

### Intersection Reference Monuments

"D" Street and Leonard Lane	Kristen Way and Leonard Lane	Jeff Lane and Kristen Way
L1 - N. 56°06'18" E. 34.55 L2 - S. 56°06'18" W. 31.88 L3 - N. 57°44'21" W. 34.92 L4 - S. 57°44'21" E. 33.27	L5 - N. 44°58'13" E. 10.93 L6 - S. 44°58'13" W. 10.91 L7 - N. 45°10'19" W. 11.11 L8 - S. 45°10'19" E. 10.78	L9 - N. 29°21'28" E. 38.97 L10 - S. 29°21'28" W. 36.06 L11 - N. 36°49'19" W. 30.06 L12 - S. 36°49'19" E. 31.69

### COVENANTS AND RESTRICTIONS

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

### NARRATIVE

I establish the East line of Lot 11 and "D" Street from found monuments set by CROOKED CREEK SUBDIVISION THIRD ADDITION. The South line of this subdivision was established from found monuments set by Partition Number 2003-0006 for the South line of said partition. The North line was established from found monuments along Emily Drive set on CROOKED CREEK SUBDIVISION SECOND ADDITION. The East line and the North line of Lots 11 through 15 was located from found monuments set by MOUNTAIN VIEW Second and Third additions. Note that there is no Lot 48. This subdivision was developed from the extreme West and East ends and worked to the middle, keeping the numbers listed on the preliminary plat. Julie Way was originally unplanned, but was required to be built. Lot 48 was the last lot in this addition and was therefore left off the plat. There will be no Lot 48. I find no other unusual conditions on this survey.

### REFERENCE MATERIAL

- 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 2001-13  
 Plat of CROOKED CREEK SUBDIVISION SECOND AND THIRD ADDITIONS  
 Eastern Oregon Title Co. Title Report 03-13993 (UPDATED)
- 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

### EASEMENTS

The 20 foot sewer easement documented by MF Number 20005272 is now located entirely within Leonard Lane, within this subdivision.

The water line easement documented by MF Number 133377 is now located entirely within Kristen Way within this subdivision. A 10 foot wide water utility easement is created along the North line of Lot 34 and the South line of Lot 35, being 5 feet on Lot 34 and 5 feet on Lot 35.

### 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 FOURTH 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.938-C939 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 13, 1973  
GREGORY T. BLACKMAN  
991

Renewal Date: Dec. 31, 2007

Gregory T. Blackman, OPLS 991



# Plat of CROOKED CREEK SUBDIVISION FOURTH ADDITION

Microfilm Number 20075577T  
Plat Cabinet Number C938 + C939

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, Island City,  
Union County, Oregon

## 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 LEONARD LANE KRISTEN WAY, JEFF LANE and D STREET, and the utility easements as shown along the North line of Lot 34, and the South line of Lot 35. the 10 foot wide utility easement, and the 15 ft by 15 ft transformer easements as shown, 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

## SURVEYOR'S CERTIFICATE

I Gregory T. Blackman, Registered Professional Land Surveyor, hereby certify that I have platted CROOKED CREEK SUBDIVISION FOURTH 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 Southwest corner of Lot 24, Crooked Creek Subdivision Third Addition,

Thence: North 89°52'31" West, along the South line of Parcel 3 of Major Partition Number 2003-0006, a distance of 285.91 feet, to the PC of a 3860.00-foot radius curve to the left;

Thence: Along said curve, a distance of 362.99 feet (the long chord which bears South 87°25'50" West, a distance of 362.85 feet);

Thence: South 84°24'22" West, along said South line, a distance of 44.55 feet;

Thence: North 0°18'35" West, along West line of Parcel 3 of Major Partition Number 2003-0006, a distance of 281.30 feet;

Thence: North 84°44'12" East, a distance of 20.26 feet;

Thence: North 2°19'39" West, a distance of 118.98 feet, to the South right-of-way line of Jeff Lane;

Thence: North 15°47'08" West, a distance of 60.42 feet, to the North right-of-way line of Jeff Lane;

Thence: North 0°18'35" West, a distance of 434.10 feet;

Thence: South 89°21'16" East, a distance of 100.14 feet;

Thence: North 0°18'35" West, a distance of 100.01 feet, to the South right-of-way line of Emily Drive;

Thence: South 89°24'30" East, along said right-of-way line, a distance of 160.02 feet, to the West line of Mountain View, Third Addition;

Thence: South 0°18'35" East, along said West line, a distance of 515.23 feet;

Thence: South 0°47'57" East, along the Southwest line of Mountain View, Third Addition, a distance of 130.13 feet;

Thence: South 37°57'58" East, a distance of 28.08 feet;

Thence: South 61°11'36" East, a distance of 20.16 feet;

Thence: South 88°15'42" East, a distance of 65.22 feet;

Thence: South 88°58'18" East, a distance of 179.04 feet, to the Initial Point of Mountain View Third Addition;

Thence: North 89°49'24" East, along the South line of Mountain View Second Addition, a distance of 157.75 feet, to the Northwest corner of Lot 10, Crooked Creek Subdivision Third Addition;

Thence: South 0°18'35" East, along the West line of said lot, a distance of 119.63 feet, to the North right-of-way line of Leonard Lane;

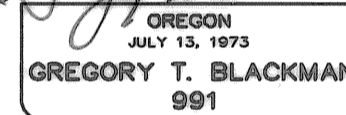
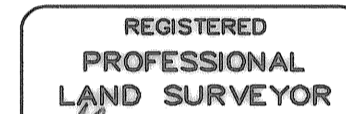
Thence: South 4°25'07" West, a distance of 60.17 feet, to the South right-of-way line of Leonard Lane;

Thence: South 0°18'35" East, along the West line of Lot 24, Crooked Creek Subdivision, Third Addition, a distance of 110.00 feet to the point of beginning.

Said tract containing 369,968 sq. ft. (8.49 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, 2007

## APPROVALS

### UNION COUNTY SURVEYOR

Approved this 18 day of SEPTEMBER, 2007.

by Richard A. Shaver  
Richard A. Shaver, Wallowa County Surveyor

### CITY OF ISLAND CITY PLANNING

Approved this 25<sup>th</sup> day of September, 2007.

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

### ISLAND CITY COUNCIL

Approved this 24<sup>th</sup> day of September, 2007.

Dale DeLong  
Mayor  
Darrel Lee Brennan  
Councilman  
Robb Red  
Councilman  
Sharon Vermillion  
Councilman  
Delmer E. Hanson  
Councilman

## 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 FOURTH 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 C938-C939 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

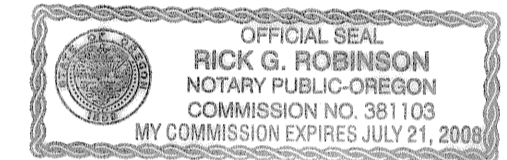
Gregory T. Blackman  
Gregory T. Blackman, OPLS 991

## ACKNOWLEDGMENT

State of Oregon      SS  
County of Union

Know all these people by these presents, on this 17<sup>th</sup> day of SEPTEMBER, 2007, 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

### 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 2007-2008 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: 9/27/07  
Linda L. Hill, Union County Assessor/Tax Collector

### UNION COUNTY COMMISSION

Approved this 3<sup>rd</sup> day of October, 2007.

Colleen MacLeod      Steve McClure  
Colleen MacLeod      Steve McClure  
Nellie Bogue Hibbert  
Nellie Bogue Hibbert

## 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 3<sup>rd</sup> day of October, 2007, at 9:15 o'clock A.M., and filed in Plat Cabinet No. C938-C939 Union County records. Microfilm No. 20075577T.

Union County Clerk by Robin A. Church  
Robin A. Church