

Plat of CROOKED CREEK SUBDIVISION SECOND ADDITION

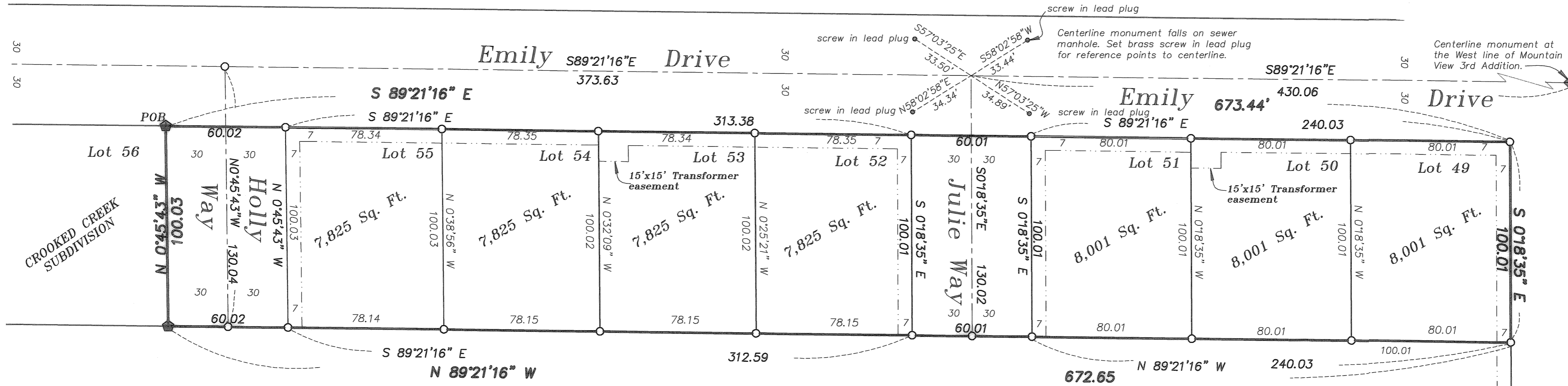
A Subdivision of a portion of Parcel 3 of Major Partition Number 2003-0006
Situated in the Northwest Quarter of the Southwest Quarter of Section 3,
Township 3 South, Range 38 East of the Willamette Meridian, Island City,
Union County, Oregon

Microfilm Number 20050444T
Plat Cabinet Number C756, C757

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'



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 Minor Partition Plat Number 2003-0006
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- Centerline of Street
- 7 ft. Utility Easement Line created by this plat, including the transformer easements as shown.
- Set brass screw in lead plug in curbs for reference to centerline intersect.

NOTE: The transformer easements are created by this plat and are intended to be 15'x15'. Seven feet of the 15 feet are included in the 7 foot utility easement created for the conduits.

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
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

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, SECOND ADDITION, and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number C756-7 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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

Renewal Date: Dec. 31, 2005

COVENANTS AND RESTRICTIONS

Covenants and restrictions filed as document 20042965 with CROOKED CREEK SUBDIVISION, are hereby adopted and apply to this subdivision. Enforcement of the covenants and restrictions filed as document 20042965 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 second of several additions of CROOKED CREEK SUBDIVISION. I find the two monuments along the East line of Lot 56 of said CROOKED CREEK SUBDIVISION, which define the West line of this subdivision, as well as the centerline monument of Emily Drive at the West line of Mountain View Third Addition, which defined the Centerline of said Emily Drive. The East line, as well as the South line of this Addition was created at the direction of Russell Lester. It is the intent of the Lesters to create and dedicate Holly Way and Julie Way with this plat, as well as the utility easements shown on this plat. 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.

Plat of CROOKED CREEK SUBDIVISION SECOND ADDITION

Microfilm Number 200504447
Plat Cabinet Number C756, C757

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, Island City,
Union County, Oregon

SURVEYOR'S CERTIFICATE

I, Gregory T. Blackman, Registered Professional Land Surveyor, hereby certify that I have platted CROOKED CREEK SUBDIVISION SECOND ADDITION, 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, more particularly described as follows;

Beginning at the Northeast corner of Lot 56, of CROOKED CREEK SUBDIVISION 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 673.44 feet;

Thence; S 0°18'35" E, a distance of 100.01 feet;

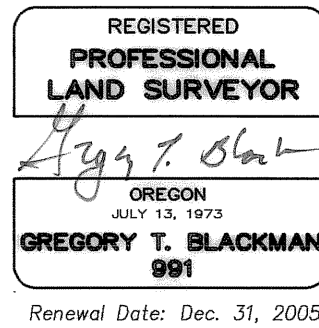
Thence; N 89°21'16" W, a distance of 672.65 feet;

Thence; N 0°45'43" W, a distance of 100.03 feet, to the point of beginning;

Said parcel containing 67,303 sq. ft., 1.55 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



APPROVALS

UNION COUNTY SURVEYOR

Approved this 17 day of Jan., 2005.

by Thomas J. Hanley
Thomas J. Hanley, Baker 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 SUBDIVISION SECOND 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 C756-7 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 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 do for ourselves, our heirs and assigns, hereby dedicate, donate and convey to the public use forever HOLLY WAY, and JULIE WAY, and the utility 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

Know all people by these presents that FIRSTBANK, 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 Surveyor's Certificate and does hereby consent to the Subdivision, road dedications and the utility easements as shown on the annexed map, in accordance with the provisions of O.R.S. Chapter 92.

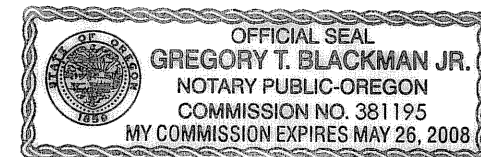
Jeff Puckett
Jeff Puckett, Vice President of FIRSTBANK

ACKNOWLEDGMENT

State of Oregon SS
County of Union

Know all these people by these presents, on this 19th day of JANUARY, 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.

Gregory T. Blackman
Notary Public for the State of Oregon



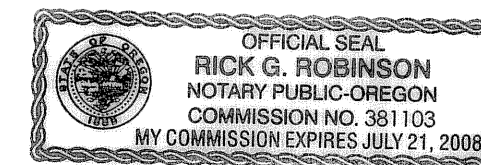
Notarial seal

ACKNOWLEDGMENT

State of Oregon SS
County of Union

Know all these people by these presents, on this 20th day of JANUARY, 2005, before me a Notary Public in and for said County and State, personally appeared Jeff Puckett, Vice President of FIRSTBANK, 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.

Rick G. Robinson
Notary Public for the State of Oregon



Notarial seal

APPROVALS

CITY OF ISLAND CITY PLANNING

Approved this 20th day of January, 2005.

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

ISLAND CITY COUNCIL

Approved this 20 day of JANUARY, 2005.

Dale De Long
Mayor
Harvey A. Thomas Kevin Wagoner
Councilman Councilman
James Lee Berman
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 2004-2005 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: 1/25/05
Linda L. Hill, Union County Assessor

UNION COUNTY COMMISSION

Approved this 26 day of January, 2005.

Colleen MacLeod Steve McClure
Colleen MacLeod Steve McClure
John E. Lamoreau
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 27th day of Jan, 2005, at 4:59 o'clock P.M., and filed in Plat Cabinet No. C756-7, Union County records.

Microfilm No. 200504447
Wells Bogue Hibbert
Union County Clerk by W. B. Hibbert, Deputy