

Plat of CROOKED CREEK SUBDIVISION THIRD ADDITION

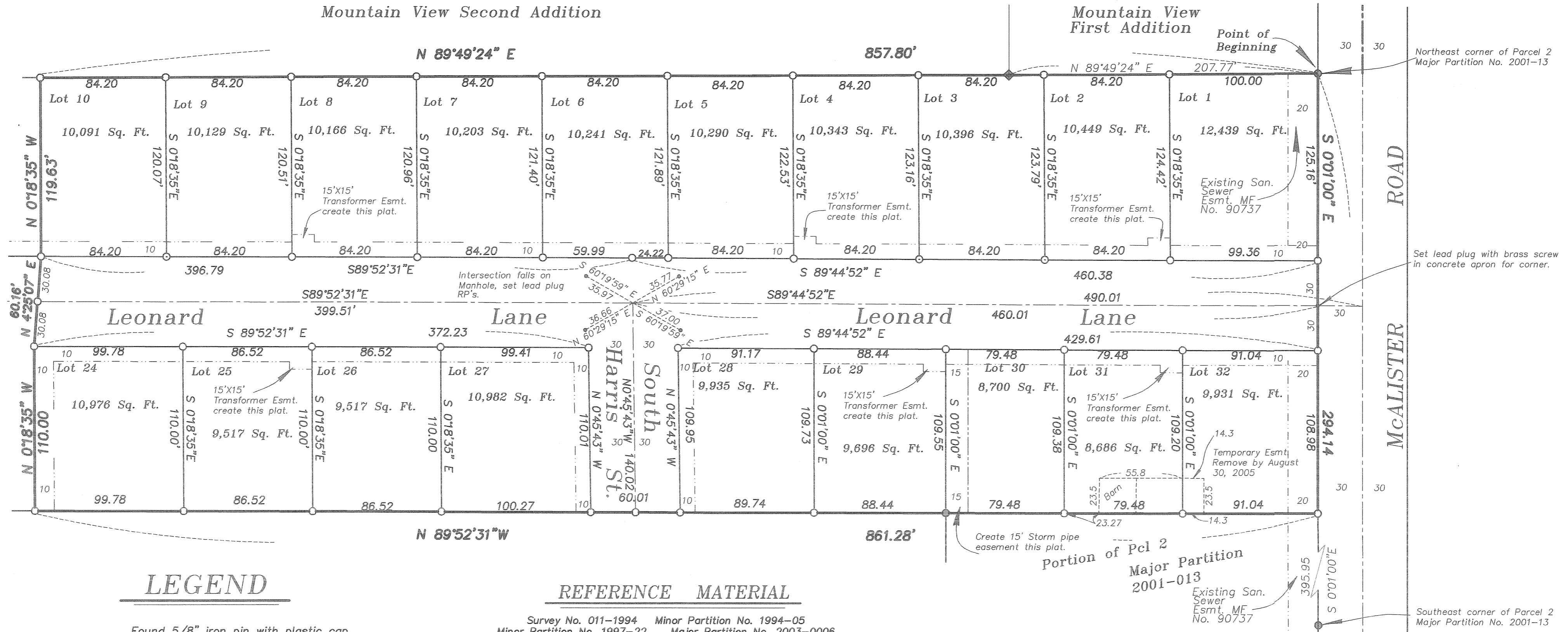
A Subdivision of a portion of Parcel 3 of Major Partition Number 2003-0006
Situated in the Southeast Quarter of the Southwest Quarter of Section 3,
Township 3 South, Range 38 East of the Willamette Meridian, Island City,
Union County, Oregon

Microfilm Number 20050783T
Plat Cabinet Number C758-759

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"=50'



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
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- Set lead plug with brass screw in curb or concrete apron for reference to centerline monument as noted.
- Centerline of Street
- 10 ft. Utility Easement Line created this plat.
- Temporary easement for existing structures, to be removed and extinguished by August 30, 2005.
- 15' easement line for Storm Water line created by this plat.

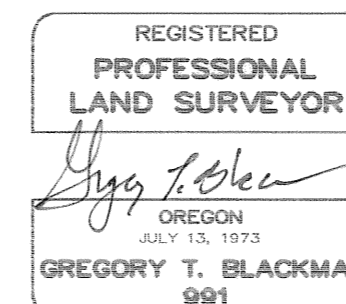
REFERENCE MATERIAL

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. 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

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, THIRD 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 C758-759 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



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 Third of several additions of CROOKED CREEK SUBDIVISION. I found a 5/8 inch pin with plastic cap marked "BGB SURVEY MARKER" at the Northeast corner of Parcel Number 2 of Major Partition Number 2001-13, as well as a 5/8 inch 5/8 pin set by Mountain View First Addition along the North line of this subdivision. I establish the West line of McAlister by driving a line from the Northeast corner of said Parcel 2 to the Southeast corner of Parcel 2 of said Major Partition Number 2001-13. I then drive record bearing through the found 5/8 inch rebar set by Major Partition Number 2001-13 to the East to intersect the West line of McAlister Road and establish the South line of this subdivision. The Lesters own the land to the West of this Subdivision, which will be the next phase of this subdivision. I find an encroachment of a barn along the South line of Lot 31 and 32 of this subdivision and create a temporary easement to be extinguished by August 30, 2005, upon the removal of said barn. The barn sets on the Lester Property, and is the property of Mr. and Mrs. Lester. I find no other unusual conditions with this survey.

Plat of CROOKED CREEK SUBDIVISION THIRD ADDITION

Microfilm Number 20050785T
Plat Cabinet Number C758-759

A Subdivision of a portion of Parcel 3 of ^{Major} ~~Minor~~ 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

SURVEYOR'S CERTIFICATE

I Gregory T. Blackman, Registered Professional Land Surveyor, hereby certify that I have platted CROOKED CREEK SUBDIVISION THIRD 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 Mountain View Addition to Island City, said point being remonumented by Major Partition Plat Number 2003-0006, said point being on the West right of way line of McAlister Road;

Thence; S 0°01'00" E, along said West right of way line, a distance of 294.14 feet;

Thence; N 89°52'31" W, a distance of 861.28 feet;

Thence; N 0°18'35" W, a distance of 110.00 feet;


Thence; N 4°25'07" E, a distance of 60.16 feet;

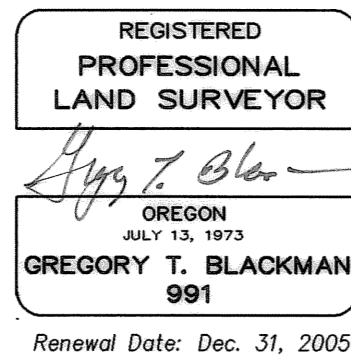
Thence; N 0°18'35" W, a distance of 119.63 feet, to the South line of Mountain View Second Addition to Island City;

Thence; N 89°49'24" E, along the South line of Mountain View Second Addition, and along the South line of Mountain View Addition, a distance of 857.80 feet, to the Point of Beginning of this description.

Said parcel containing 250,854 sq. ft., 5.759 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 10th day of FEBRUARY, 2005.

by Jack W. Burris
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 SUBDIVISION THIRD 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 C758-759 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.070.

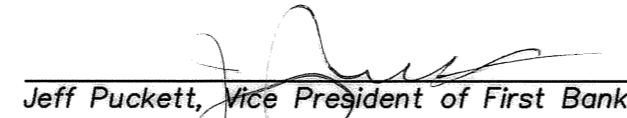

Gregory T. Blackman, OPLS 991

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, hereby dedicate, donate and convey to the public use forever LEONARD LANE and SOUTH HARRIS STREET, and the utility easements as shown, together with a temporary easement to accommodate the existing structure on Lots 31 and 32 as depicted on the annexed plat, 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.

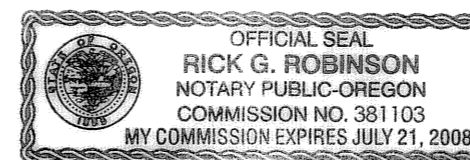

Jeff Puckett, Vice President of First Bank

ACKNOWLEDGMENT

State of Oregon SS
County of Union

Know all these people by these presents, on this 3RD day of FEBRUARY, 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.

Nick G. Robinson
Notary Public for
the State of Oregon



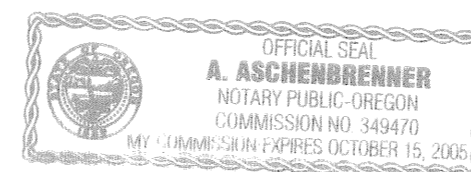
Notarial seal

ACKNOWLEDGMENT

State of Oregon SS
County of Union

Know all these people by these presents, on this 10th day of February, 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.

Daschen Bennet
Notary Public for
the State of Oregon



Notarial seal

APPROVALS

CITY OF ISLAND CITY PLANNING

Approved this 14th day of February, 2005.

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

ISLAND CITY COUNCIL

Approved this 14th day of February, 2005.

Dale De Long
Mayor

Andrew C. Young
Councilman

Robb Pea
Councilman

George Lee Brennan
Councilman

Schmer Eltonson Harry A. Thomas
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 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: 2/15/05
Linda L. Hill, Union County Assessor/Tax Collector

UNION COUNTY COMMISSION

Approved this _____ day of _____, 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 16 day of Feb, 2005, at 2:14 o'clock P.M., and filed in Plat Cabinet No. C758-759, Union County records.
Microfilm No. 20050785T.

Union County Clerk
by Patricia Boyne Dubbert