Field Notes

"Lake Chinook Estates" Unit No. 1 (5 acre tracts)

For: Sydney Gross

Date: March 1971

Our firm was retained by the above named client to survey into 5 acre or larger parcels, portions of Sec. 24, 25, 35, and 36, T.13S., R.12E., W.M., and Sec. 31, T.13S., R.13E., W.M., Jefferson Co., Oregon.

We began our survey by re-establishing and tying in the original government survey section and ¼ section corners. The corners not found were calculated in the methods prescribed by the surveying regulations and set were necessary. All corners found and set along with R.P.'s are shown on the accompanying drawings, which by reference is made a part hereof.

The basis of bearings for this survey is from a solar observation taken on Oct 29, 1970. The notes and calculations for the solar observation are shown on an attached sheet.

The County and Public Usage Roads were located by the existing improvement.

The average error of closure for this survey was 1 : 5600.

I certify that this work was done under my direct supervision.

Signed

Richard H. Graue
L.S. 930

STATE OF OREGON

County of Jefferson

I certify that within instrument was received for record on the 24 day of March A.D. 1971 at 10:15 o'clock A.M. and recorded in book 553, page 5, Record of Surveys of said County.

Witness my hand and seal of County affixed.

By: Deputy

County Clerk.

Blaine D. Henderson

Deputy
SOLAR OBSERVATION
10/29/70
LAKE CINDOR ESTATES

ST. SET 10 P.M.

HORZ. &
AUE 08° 28' 25" OEF. 10°

VERT. &
23° 28' 10"

TIME 2.2625

TEMP 50°
ELEV. 2790

LAT 44° 23' 40"

120°° M.M. TIME 16.2625
CORR. TIME ZONE -3.00
22.2625

Sun's d 0° 10/29/70 -13° 14.6
Sun's d change for 22.2625 hr.
(22.2625/-0.03) = 0° 18.5

Sun's d - 13° 33' 06"

Sun's Bearing

179° 59' 00"
141° 09' 08"
38° 50' 52"

67.87.85
38° 50' 52"
SURVEY OF

CROOKED RIVER RANCH

PHASE 1

LEGEND

- Drainage 5" iron rods set unless otherwise noted.
- All corners of parcels are set with 5" iron rod unless otherwise noted.

LOCATED IN Sec. 31, T. 13 N., R. 4 E., W.M., AND Secs. 24, 25, 26 (30'), T. 13 N., R. 4 E., W.M., JEFFERSON CO., OREGON

SURVEY BY: BURTON BROS. ENG. INC.
437 EAGLE DR.
BEND, OREGON

DATE: MARCH 23, 1971
NOTE
This document is an official instrument of record, contents of which are intended to establish the current status of \textit{CROOKED RIVER RANCH NO. 1 & NO. 2} being recorded for the convenience of the Government agencies. It is based on the records from the County Clerk’s Office and the records from the State records.

BOUNDARY DESCRIPTION

Subdivision of Crooked River Ranch, No. 1 and No. 2, being in portions of Sections 15, 22, 23, 24, 25, 26, 27, 34, 35, and 36, Twp. 13S., Rge 12E., W.M., as follows:

Beginning at the South 1/4 corner of said Sec. 34; thence S 06°42’13” E along the South line thereof for 1930.50 feet to the SE corner of the E 1/2 W 1/2 Sec. 34; thence N 01°17’58” E along the west line thereof for 1010.80 feet to the NW corner of the E 1/2 W 1/2 of said Sec. 27; thence N 01°17’58” W along the west line thereof for 1190.00 feet to the NE corner of said Sec. 27; thence N 01°17’58” W along the north line thereof for 1190.00 feet to the NW corner of said Sec. 27; thence N 01°17’58” S along the north line thereof for 1190.00 feet to the SE corner of said Sec. 27; thence N 01°17’58” S along the north line thereof for 1930.50 feet to the NW corner of said Sec. 27; thence S 05°44’42” W along the west line of said Sec. 27 for 1316.20 feet to the SE corner of said Sec. 22; thence S 89°7’26” E along the north line thereof for 1010.80 feet to the NE corner of said Sec. 22; thence S 08°23’17” E along the east line thereof for 1010.80 feet to the NW corner of said Sec. 22; thence S 08°23’17” W along the north line thereof for 1010.80 feet to the SE corner of said Sec. 22; thence S 89°7’26” W along the west line thereof for 1316.20 feet to the beginning. The following are the exact bearings and distances as per the survey:

EXCEPT the SE 1/4, NE 1/4, of said Sec. 34.

ENGINEERING

This is a preliminary draft of the easement deed that the partition subdivision of Lake Chinook Estates, Phase I and II, prepared for Sydney and Sarah Gross in 1971 (now to be known as Crooked River Ranch No. 1 & 2). As described, it is an easement for the benefit of a public road system.

DEDICATION OF ROAD RIGHTS-OF-WAY

By: Registered Professional Land Surveyor
BURTON ENGINEERING AND SURVEYING

The dedication of road rights-of-way is accepted for the public by Jefferson County. Court subject to and together with the following agreement and conditions:

1. The developer shall complete the roadways to all weather standards by generally clearing the right-of-ways, grading the roadbed, and placing the roadbed in a six-foot crown section and constructing ditches sections twelve inches deep and located seventeen feet on each side of the roadbed. The developer shall also provide a hard base under the roadway, providing a stable intergrade which will support the roadway, and paving the roadway with a materials on the surfacing. Select specimen trees will be retained where they add to the aesthetic character of the area and are not a hazard to safe roadway travel.

2. All maintenance of the roadway shall be the responsibility and duty of the developer through the Crooked River Ranch Civil and Fire Protection Association, hereinafter referred to as the Association.

3. The Association shall keep the roads in good repair and maintenance and shall render them passable at all times. Said maintenance shall be at the cost to the County. Funds for maintenance will be obtained through the Association as set forth in the Articles of Incorporation and By-laws and Purchase Agreement between the individual lot purchasers and the Association.

4. The County agrees to consider at a future date, the acceptance of the maintenance of the roads as provided that the developer and Association have fully developed the road system to County road standards and that all construction is free of liens, costs and other liens or obligations. Acceptance is in execution of the opinion of County Court.

In witness whereof, we have hereunto set our hands and seals.

William T. Tompkins, authorized partner signed: William E. Tompkins, President

J. Lawrence & Bell

By: W. J. Lawrence & Bell

The dedication of roads rights-of-way to the public examined for Jefferson County and recommended for approval this day of April, 1971.

Clarence M. Brown
Commissioner

A. F. teen
Commissioner

Fire road requested at the request of William T. Tompkins, general partner of CROOKED RIVER RANCH, a Limited Partnership, this day of April, 1971.
SUBDIVISION OF CROOKED RIVER RANCH NO. 1 & NO. 2
FORMERLY LAKE CHINOOK ESTATES PHASE NO. 1 AND NO. 2
SECTIONS 15, 22, 23, 24, 25, 26, 27, 34, 35 & 36, TWP. 13 S., RGE. 12 E., W.M.
SECTION 31, TWP. 13 S., RGE. 13 E., W.M.

STATE OF

COUNTY OF

This is to certify that on the 3rd day of January, 1973 before me the undersigned, a Notary Public, personally appeared, WILLIAM R. MAC PHERSON, authorized owner of Crooked River Ranch, a limited partnership, to be known as the individual who executed the within dedication and acknowledged to me that he signed and sealed the same as his voluntary act and deed for the uses and purposes therein mentioned.

WITNESS my hand and official seal the day and year first above written.

STATE OF

COUNTY OF

This is to certify that on the 12th day of January, 1973 before me the undersigned, a Notary Public, personally appeared SIDNEY GROSS and SANDY GROSS, his wife, to be known as the individuals who executed the within dedication and acknowledged to me that they signed and sealed the same as their voluntary act and deed for uses and purposes therein mentioned.

WITNESS my hand and official seal the day and year first above written.

STATE OF

COUNTY OF

This is to certify that on the 12th day of January, 1973 before me the undersigned, a Notary Public, personally appeared T. WAYNE BELL and JUNE L. BELL, his wife, to be known as the individuals who executed the within dedication and acknowledged to me that they signed and sealed the same as their voluntary act and deed for uses and purposes therein mentioned.

WITNESS my hand and official seal the day and year first above written.

STATE OF

COUNTY OF

On this 15th day of March, 1973 before me, personally appeared J. H. MURPHY and JOSEPH C. HENDERSON, to be known as the individuals who executed the within dedication and acknowledged the same as their voluntary act and deed of said corporation, for the uses and purposes therein mentioned.

WITNESS my hand and official seal hereto affixed the day and year first above written.

STATE OF

COUNTY OF

On this 20th day of March, 1973 before me, personally appeared GLENN H. COOPER and KATHLEEN STIERBOEK, to be known as the individuals who executed the within dedication and acknowledged the same as their voluntary act and deed of said corporation, for the uses and purposes therein mentioned.

WITNESS my hand and official seal hereto affixed the day and year first above written.

WASHINGTON, residing at Bellevue

WASHINGTON, residing at Bellevue

WASHINGTON, residing at Bellevue

WASHINGTON, residing at Bellevue