

SURVEYOR'S CERTIFICATE

I, ARNOLD R. KEGEL, A REGISTERED PROFESSIONAL ENGINEER, BEING FIRST DULY SWORN, DISPOSE AND SAY THAT I HAVE CORRECTLY SUBDIVIDED, SURVEYED, AND MARKED WITH LEGAL MONUMENTS THE LANDS REPRESENTED ON THIS PLAT OF CROOKED RIVER RANCH NO. 5, A SUBDIVISION TO DESCHUTES COUNTY, OREGON, LOCATED IN PORTIONS OF SECTIONS 2, 3 AND 11, TOWNSHIP 14 SOUTH, RANGE 12 EAST, W.M.

THE BASIS OF BEARING FOR THIS SURVEY IS THE SOUTH OREGON LAMBERT COORDINATE SYSTEM UTILIZING U.S.C. & G.S. TRIANGULATION STATIONS "BIG FALLS", "DIKE" AND "JUNI" FOR REFERENCE.

SUBDIVISION RETRACEMENT SURVEY

I COMMENCED THIS SURVEY AT THE INITIAL POINT FOR THE SURVEY OF CROOKED RIVER RANCH NO. 4, AS RECORDED IN VOLUME 13 OF PLATS, PAGE 26, RECORDS OF THE CLERK OF DESCHUTES COUNTY, OREGON, SAID POINT BEING A CONCRETE MONUMENT AFFIXED WITH A BRASS CAP MARKED AS DESCRIBED IN SAID SURVEY AND SITUATED ON THE LINE BETWEEN TOWNSHIPS 13 SOUTH AND 14 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN (ALSO KNOWN AS THE JEFFERSON-DESCHUTES COUNTY LINE).

I THEN TRAVELED NORTH 89°02'28" WEST ALONG SAID TOWNSHIP LINE 2640.45 FEET TO A STONE CORNER, 14x9x8 INS., AT AN OLD FENCE CORNER WITH ONE BURNED OUT BEARING TREE, DESCRIBED BY THE SURVEYOR GENERAL AS THE SECTION CORNER COMMON TO SECTIONS 34 AND 35, TOWNSHIP 13 SOUTH, AND SECTIONS 2 AND 3, TOWNSHIP 14 SOUTH, RANGE 12 EAST, W.M. I REMOVED THIS STONE AND SET A REINFORCED CONCRETE MONUMENT 24 INS. HIGH WITH A 6x6 INS. BASE TAPERING TO A 4x4 INS. TOP, 18 INS. INTO THE GROUND AND AFFIXED WITH A BRASS CAP INSCRIBED WITH PROPER LOCATION DATA (HEREAFTER REFERRED TO AS "STANDARD CONCRETE MONUMENT").

FROM THIS SECTION CORNER THE ONE-QUARTER SECTION CORNER COMMON TO SECTIONS 2 AND 3, TOWNSHIP 14 SOUTH, RANGE 12 EAST, WHICH IS A CONCRETE MONUMENT DESCRIBED IN THE SURVEY OF CROOKED RIVER RANCH NO. 4, BEARS SOUTH 0°11'34" WEST 2636.11 FEET.

I THEN TRAVELED NORTH 89°31'30" WEST ALONG SAID TOWNSHIP LINE 2646.78 FEET TO AN EXISTING STONE CORNER, 12x10x8 INS., WITH A ROCK MOUND ESTABLISHED DURING THE UNITED STATES SURVEY OF JULY 1871 BY THE GENERAL LAND OFFICE AS THE NORTH ONE-QUARTER CORNER TO SECTION 3, TOWNSHIP 14 SOUTH, RANGE 12 EAST. I REMOVED THIS STONE AND SET A STANDARD CONCRETE MONUMENT INSCRIBED "INITIAL POINT - CROOKED RIVER RANCH NO. 5, ARK-5792-RFA 8-73".

I THEN TRAVELED NORTH 89°51'33" WEST ALONG SAID TOWNSHIP LINE 2391.17 FEET TO THE TOP EDGE OF A VERTICAL ROCK RIM 200 FEET ABOVE THE DESCHUTES RIVER WHERE I SET A BRASS CAP AS A WITNESS POINT MARKED "W.P.-PT. A". I THEN CONTINUED ALONG SAID TOWNSHIP LINE 199.95 FEET TO A BOULDER, 47x31x33 INS. MARKED WITH AN "X", ON THE EAST BANK OF THE DESCHUTES RIVER, DESCRIBED BY THE SURVEYOR GENERAL AS WITNESS TO THE CORNER COMMON TO SECTIONS 33 AND 34, TOWNSHIP 13 SOUTH, AND SECTIONS 3 AND 4, TOWNSHIP 14 SOUTH, RANGE 12 EAST, W.M., WHOSE POSITION FALLS IN THE RIVER 35.35 FEET WESTERLY, AS MEASURED ALONG SAID TOWNSHIP LINE. I SET A SCRIBED BRASS TABLET IN THE BOULDER TO PERPETUATE ITS LOCATION.

I THEN TRAVELED SOUTH 47°32'46" WEST 48.28 FEET TO A BOULDER, 48x36x20 INS. MARKED WITH 3 NOTCHES, ON THE SECTION LINE COMMON TO SECTIONS 3 AND 4, TOWNSHIP 14 SOUTH, RANGE 12 EAST, DESCRIBED BY THE SURVEYOR GENERAL AS WITNESS TO SAID CORNER COMMON TO SECTIONS 33 AND 34, TOWNSHIP 13 SOUTH, AND SECTIONS 3 AND 4, TOWNSHIP 14 SOUTH, RANGE 12 EAST, W.M., WHOSE POSITION FALLS IN THE DESCHUTES RIVER NORTH 0°28'34" EAST 32.68 FEET FROM SAID WITNESS CORNER. I SET A SCRIBED BRASS TABLET IN THE BOULDER TO PERPETUATE ITS LOCATION.

I THEN TRAVELED SOUTH 0°28'34" WEST ALONG THE LINE COMMON TO SECTIONS 3 AND 4 A DISTANCE OF 269.68 FEET TO THE TOP OF A VERTICAL ROCK RIM 200 FEET ABOVE SAID RIVER WHERE I SET A BRASS CAP AS A WITNESS POINT MARKED "W.P.-PT. B". I THEN CONTINUED SOUTH 0°28'34" WEST ALONG SAID COMMON SECTION LINE 2274.74 FEET TO THE ONE-QUARTER SECTION CORNER COMMON TO SAID SECTIONS 3 AND 4, WHERE I SET A STANDARD CONCRETE MONUMENT BY SINGLE PROPORTIONATE MEASUREMENT, HAVING FOUND NO EVIDENCE OF THE ORIGINAL CORNER MONUMENT OR ITS ACCESSORIES.

I THEN TRAVELED SOUTH 0°28'34" WEST ALONG SAID COMMON SECTION LINE A DISTANCE OF 940.16 FEET TO THE TOP OF A VERTICAL ROCK RIM 150 FEET ABOVE THE DESCHUTES RIVER WHERE I SET A BRASS CAP AS A WITNESS POINT MARKED "W.P.-PT. C".

I THEN CONTINUED SOUTH 0°28'34" WEST ALONG SAID COMMON SECTION LINE 239.84 FEET TO THE APPROXIMATE THREAD OF THE DESCHUTES RIVER.

I THEN CONTINUED SOUTH 0°28'34" WEST ALONG SAID COMMON SECTION LINE 1453.73 FEET TO THE CORNER COMMON TO SECTIONS 3, 4, 9, AND 10, TOWNSHIP 14 SOUTH, RANGE 12 EAST, W.M., WHERE I SET A STANDARD CONCRETE MONUMENT BY DOUBLE PROPORTIONATE MEASUREMENT AFFIXED WITH A BRASS CAP AND MARKED FOR LOCATION, HAVING FOUND NO EVIDENCE OF THE ORIGINAL CORNER MONUMENT OR ITS ACCESSORIES.

SAID CORNER BEARS NORTH 89°26'49" EAST 2650.11 FEET FROM THE ONE-QUARTER SECTION CORNER COMMON TO SECTIONS 4 AND 9, WHERE I FOUND A SCRIBED STAKE IN A ROCK MOUND, AND ALSO BEARS NORTH 0°21'25" WEST 5267.63 FEET FROM THE SECTION CORNER COMMON TO SECTIONS 9, 10, 15 AND 16, TOWNSHIP 14 SOUTH, RANGE 12 EAST, W.M., WHERE I FOUND AN EXISTING FENCE CORNER, HAVING FOUND NO EVIDENCE OF THE ORIGINAL CORNER MONUMENT OR ITS ACCESSORIES FOR THE ONE-QUARTER SECTION CORNER COMMON TO SECTIONS 9 AND 10.

I THEN TRAVELED SOUTH 89°18'12" EAST ALONG THE LINE COMMON TO SECTIONS 3 AND 10 A DISTANCE OF 1034.84 FEET TO THE APPROXIMATE THREAD OF THE DESCHUTES RIVER.

I THEN CONTINUED SOUTH 89°18'12" EAST ALONG SAID COMMON SECTION LINE 305.53 FEET TO THE TOP OF A VERTICAL ROCK RIM 150 FEET ABOVE THE DESCHUTES RIVER WHERE I SET A BRASS CAP AS A WITNESS POINT MARKED "W.P.-PT. D".

I THEN CONTINUED SOUTH 89°18'12" EAST ALONG SAID COMMON SECTION LINE 1314.47 FEET TO A STONE, 12x10x6 INS., IN A ROCK MOUND WITNESSED WITH A SCRIBED STAKE, DESCRIBED BY THE SURVEYOR GENERAL AS THE ONE-QUARTER SECTION CORNER COMMON TO SECTIONS 3 AND 10. I REMOVED THIS STONE AND SET A STANDARD CONCRETE MONUMENT AFFIXED WITH A BRASS CAP AND MARKED FOR LOCATION. I THEN TRAVELED SOUTH 89°25'47" EAST ALONG SAID COMMON SECTION LINE 2635.66 FEET TO THE SECTION CORNER COMMON TO SECTIONS 2, 3, 10 AND 11, TOWNSHIP 14 SOUTH, RANGE 12 EAST, W.M. MARKED BY A CONCRETE MONUMENT AFFIXED WITH A BRASS CAP, AS SET FOR AND DESCRIBED IN THE SURVEY OF CROOKED RIVER RANCH NO. 4. I THEN TRAVELED SOUTH 0°13'57" WEST ALONG THE LINE COMMON TO SECTIONS 10 AND 11 A DISTANCE OF 2630.77 FEET TO THE ONE-QUARTER SECTION CORNER COMMON TO SAID SECTIONS 10 AND 11, WHERE I SET A STANDARD CONCRETE MONUMENT BY SINGLE PROPORTIONATE MEASUREMENT AFFIXED WITH A BRASS CAP AND MARKED FOR LOCATION, HAVING FOUND NO EVIDENCE OF THE ORIGINAL CORNER MONUMENT OR ITS ACCESSORIES. I CONTINUED SOUTH 0°13'57" WEST ALONG SAID COMMON SECTION LINE 2630.77 FEET TO A STONE WITH FOUR NOTCHES IN THE NORTHEAST FACE, 12x8x6 INS., IN A ROCK MOUND, DESCRIBED BY THE SURVEYOR GENERAL AS THE SECTION CORNER COMMON TO SECTIONS 10, 11, 14 AND 15, TOWNSHIP 14 SOUTH, RANGE 12 EAST, W.M. I REMOVED THIS STONE AND SET A STANDARD CONCRETE MONUMENT AFFIXED WITH BRASS CAP AND MARKED FOR LOCATION. I THEN TRAVELED SOUTH 88°11'17" EAST ALONG THE LINE COMMON TO SECTIONS 11 AND 14, A DISTANCE OF 2627.53 FEET TO THE ONE-QUARTER SECTION CORNER COMMON TO SAID SECTIONS 11 AND 14, WHICH I SET BY SINGLE PROPORTIONATE MEASUREMENT, HAVING FOUND NO EVIDENCE OF THE ORIGINAL CORNER MONUMENT OR ITS ACCESSORIES. I DID NOT SET ANY MONUMENT OR MARKER AT THIS LOCATION. I THEN CONTINUED SOUTH 88°11'17" EAST ALONG SAID COMMON SECTION LINE 2627.53 FEET TO A STONE, 18x10x7 INS., WITH A ROCK MOUND AND ONE BEARING TREE, DESCRIBED BY THE SURVEYOR GENERAL AS THE SECTION CORNER COMMON TO SECTIONS 11, 12, 13 AND 14, TOWNSHIP 14 SOUTH, RANGE 12 EAST. I REMOVED THIS STONE AND SET A MODIFIED CONCRETE MONUMENT AFFIXED WITH A BRASS CAP AND MARKED FOR LOCATION. I THEN TRAVELED NORTH 0°56'34" EAST ALONG THE LINE COMMON TO SECTIONS 11 AND 12, A DISTANCE OF 2647.28 FEET TO THE ONE-QUARTER CORNER COMMON TO SAID SECTIONS 11 AND 12, MARKED BY A CONCRETE MONUMENT WITH A BRASS CAP, AS SET FOR AND DESCRIBED IN THE SURVEY OF CROOKED RIVER RANCH NO. 4. THUS, COMPLETING THE RECOVERY AND RETRACEMENT WORK NECESSARY TO CORRECTLY SUBDIVIDE PORTIONS OF SECTIONS 2, 3 AND 11, TOWNSHIP 14 SOUTH, RANGE 12 EAST, W.M. TO SET THE EXTERNAL BOUNDARY OF THE PLAT OF CROOKED RIVER RANCH NO. 5.

LEGAL DESCRIPTION OF PLAT BOUNDARY

BEGINNING AT THE NORTH ONE-QUARTER CORNER OF SECTION 3, TOWNSHIP 14 SOUTH, RANGE 12 EAST, W.M., THE INITIAL POINT OF THIS SURVEY; THENCE NORTH 89°51'33" WEST ALONG THE NORTH LINE OF SAID SECTION 2626.47 FEET TO THE NORTHEAST CORNER OF SECTION 3; THENCE SOUTH 0°28'34" WEST ALONG THE WEST LINE OF SAID SECTION 2577.10 FEET TO THE WEST ONE-QUARTER CORNER OF SAID SECTION; THENCE CONTINUING SOUTH 0°28'34" WEST ALONG THE WEST LINE OF SAID SECTION 1180.00 FEET TO THE APPROXIMATE THREAD OF THE DESCHUTES RIVER; THENCE ALONG THE APPROXIMATE THREAD OF SAID RIVER BY THE FOLLOWING COURSES AND DISTANCES: SOUTH 55°16'04" EAST 324.09 FEET, SOUTH 31°30'00" EAST 1340.00 FEET, AND SOUTH 22°00'00" EAST 150.00 FEET TO INTERSECT THE SOUTH LINE OF SAID SECTION 3; THENCE SOUTH 89°18'12" EAST ALONG SAID SOUTH LINE 1620.00 FEET TO THE SOUTH ONE-QUARTER CORNER OF SAID SECTION; THENCE SOUTH 89°25'47" EAST ALONG THE SOUTH LINE OF SAID SECTION 2635.66 FEET TO THE SECTION CORNER COMMON TO SECTIONS 2, 3, 10 AND 11; THENCE SOUTH 0°13'57" WEST ALONG THE WEST LINE OF SECTION 11 A DISTANCE OF 1315.38 FEET TO THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION; THENCE SOUTH 87°50'55" EAST ALONG SAID SOUTH LINE 1318.92 FEET TO THE EAST LINE OF SAID SUBDIVISION; THENCE NORTH 0°18'12" EAST ALONG SAID EAST LINE 1303.23 FEET TO THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 2; THENCE SOUTH 87°19'27" EAST ALONG SAID SOUTH LINE 1321.00 FEET TO THE EAST LINE OF SAID SUBDIVISION; THENCE NORTH 0°17'36" EAST ALONG SAID EAST LINE 1339.02 FEET TO THE NORTH LINE OF SAID SUBDIVISION; THENCE NORTH 88°07'03" WEST ALONG SAID NORTH LINE 1319.34 FEET TO THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 2; THENCE NORTH 0°20'15" EAST ALONG SAID EAST LINE 1320.69 FEET TO THE NORTH LINE OF SAID SUBDIVISION; THENCE NORTH 88°54'46" W ALONG SAID NORTH LINE 1317.95 FEET TO THE ONE-QUARTER CORNER COMMON TO SECTIONS 2 AND 3; THENCE NORTH 0°11'34" EAST ALONG THE EAST LINE OF SECTION 2 A DISTANCE OF 2636.11 FEET TO THE NORTHEAST CORNER OF SAID SECTION; THENCE NORTH 89°31'30" WEST ALONG THE NORTH LINE OF SAID SECTION 2646.78 FEET TO THE INITIAL POINT OF THIS SURVEY.

THE LAND AREA CONTAINED WITHIN THIS PLAT IS 773.94 ACRES.

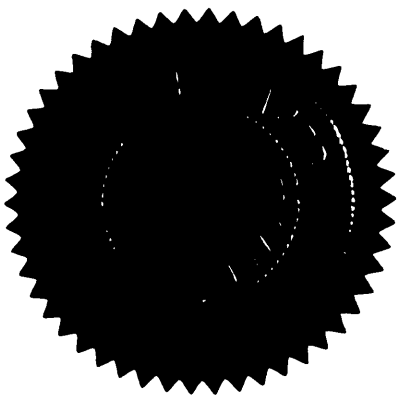
CROOKED RIVER RANCH NO.5
SECTIONS 2,3 & 11, TWP. 14 S., RGE. 12 E., W.M.
DESCHUTES COUNTY, OREGON
PLAT NO. 157
SHEET 1 OF 9

ALL ROAD INTERSECTIONS, POINTS OF CURVATURE AND INTERSECTION OF SECTION LINES WITH ROAD CENTERLINES ARE MARKED WITH 5/8 x 18 INS. IRON ROD MONUMENTS BURIED 6 INS. INTO THE GROUND. ALL LOT CORNERS ARE MARKED WITH 1/2 x 18 INS. IRON ROD EXTENDING 3 INS. ABOVE THE GROUND WITH 48 IN. HIGH WOODEN WITNESS STAKES. ALL ANGLE POINTS ON THE EXTERNAL BOUNDARY LINE ARE MARKED WITH 5/8 x 18 INS. IRON ROD EXTENDING 3 INS. ABOVE THE GROUND.



ARNOLD R. KEGEL *Arnold R. Kegel* ENGINEER CERTIFICATE NO. 5792

Warren E. Aye
NOTARY PUBLIC IN AND FOR THE STATE OF
WASHINGTON RESIDING AT SEATTLE
MY COMMISSION EXPIRES NOV. 22, 1973



RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF THE COUNTY COURT THIS 26 DAY OF November 1973, AT 55 MINUTES PAST 9, A.M., AND RECORDED IN VOLUME 13 OF PLATS PAGE 30, RECORDS OF THE CLERK OF DESCHUTES COUNTY, OREGON.

Kathleen Patterson
CLERK OF DESCHUTES COUNTY
by James Elders, deputy

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY. *Arnold R. Kegel*

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, OWNERS IN FEE SIMPLE, CONTRACT PURCHASERS AND OTHER HOLDERS OF INTEREST IN THE LAND BEING PLATTED, HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL ROADS, STREETS, AVENUES, AND PLACES, AND THE USE THEREOF FOR ANY HIGHWAY PURPOSE, ALSO THE RIGHT TO MAKE NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS AND THE RIGHTS OF PERPETUAL DRAINAGE FROM THE ROADWAY INTO THEIR NATURAL COURSES ACROSS THE LOTS SHOWN THEREON.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS.

William R MacPherson
WILLIAM R MAC PHERSON, AUTHORIZED PARTNER
CROOKED RIVER RANCH, A LIMITED PARTNERSHIP

T. Graham Bell
T. GRAHAM BELL

June L Bell
JUNE L BELL

BY K.J. Walter FIRST NATIONAL BANK OF OREGON, TRUSTEE
BY Joseph C Gander JOSEPH C GANDER

William R MacPherson
WILLIAM R MAC PHERSON, PRESIDENT OF
CROOKED RIVER RANCH CLUB AND MAINTENANCE ASSOCIATION

ACKNOWLEDGEMENTS

STATE OF WASHINGTON SS
COUNTY OF KING

THIS IS TO CERTIFY THAT ON THE 3 DAY OF August, 1973, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED, WILLIAM R MAC PHERSON, AUTHORIZED PARTNER OF CROOKED RIVER RANCH, A LIMITED PARTNERSHIP, TO ME KNOWN TO BE 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

June L. Boyer
NOTARY PUBLIC IN AND FOR THE STATE OF
Washington, RESIDING AT Seattle
MY COMMISSION EXPIRES 11/6/75

STATE OF ARIZONA SS
COUNTY OF SANTA CRUZ

THIS IS TO CERTIFY THAT ON THE 25th DAY OF July, 1973, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED, T. GRAHAM BELL AND JUNE L BELL, HIS WIFE, TO BE KNOWN TO BE 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

Laurie Norman Carter
NOTARY PUBLIC IN AND FOR THE STATE OF
Arizona, RESIDING AT Flagstaff, Arizona
MY COMMISSION EXPIRES January 29, 1976

STATE OF OREGON SS
COUNTY OF MULTNOMAH

ON THIS 20th DAY OF August, 1973, BEFORE ME, PERSONALLY APPEARED K.J. Walter AND Joseph C. Gander TO ME KNOWN TO BE THE Assistant Vice President AND Assistant Cashier, RESPECTIVELY, OF FIRST NATIONAL BANK OF OREGON THAT EXECUTED THE WITHIN DEDICATION AND ACKNOWLEDGED THE SAID DEDICATION TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE SAID DEDICATION AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION.
WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.

Virginia Malloy
NOTARY PUBLIC IN AND FOR THE STATE OF
OREGON, RESIDING AT Portland
MY COMMISSION EXPIRES 10-18-74

STATE OF WASHINGTON SS
COUNTY OF KING

ON THIS 6th DAY OF August, 1973, BEFORE ME, PERSONALLY APPEARED WILLIAM R MAC PHERSON TO ME KNOWN TO BE THE PRESIDENT OF CROOKED RIVER RANCH CLUB AND MAINTENANCE ASSOCIATION, THE CORPORATION THAT EXECUTED THE WITHIN DEDICATION AND ACKNOWLEDGED THE SAID DEDICATION TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THE SAID DEDICATION AND THAT THE SEAL AFFIXED IS THE SEAL OF SAID CORPORATION.
WITNES MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN

Nancy E. Ager
NOTARY PUBLIC IN AND FOR THE STATE OF
WASHINGTON, RESIDING AT Seattle
MY COMMISSION EXPIRES Nov. 22, 1973

ASSESSOR'S CERTIFICATE

I HEREBY CERTIFY THAT ALL AD VALOREM TAXES AND SPECIAL ASSESSMENTS, FEES, AND OTHER CHARGES REQUIRED BY THE LAW TO BE PLACED ON THE 1973 TO 1974 TAX ROLL WHICH BECOME A LIEN ON THIS SUBDIVISION OR WILL BECOME A LIEN DURING THIS CALENDAR YEAR, BUT HAVE NOT YET BEEN CERTIFIED TO THE TAX COLLECTOR FOR COLLECTION, HAVE NOW BEEN PAID TO ME, AND I HAVE EXAMINED AND APPROVED THE SUBDIVISION SHOWN ON THIS PLAT

COUNTY ASSESSOR: H. J. Hout DATE Nov. 16, 1973

SHERIFF'S CERTIFICATE

I HEREBY CERTIFY THAT ALL TAXES HAVE BEEN PAID IN ACCORDANCE WITH PROVISIONS OF ORS 92 095

COUNTY SHERIFF: J. C. Shaw, Sheriff DATE 11-16-73
By Norma M. Hays, Int. Deputy

APPROVALS - DESCHUTES COUNTY OFFICIALS

Quincy J. Perry
SURVEYOR

Charles L. Plummer
ASSISTANT DIRECTOR OF PUBLIC WORKS

Walt M. Pulest
PLANNING COMMISSION CHAIRMAN

Torin D. Morgan
PLANNING DIRECTOR

W. H. F. Feller
COMMISSIONER

W. H. F. Feller
COMMISSIONER

Albert A. Young
COMMISSIONER

EXAMINED AND APPROVED.
THIS 15th DAY OF November, 1973.

EXAMINED AND APPROVED
THIS 15th DAY OF November, 1973

EXAMINED AND APPROVED.
THIS 19th DAY OF November, 1973

EXAMINED AND APPROVED
THIS 21st DAY OF November, 1973

EXAMINED AND APPROVED
THIS 21st DAY OF Nov, 1973

EXAMINED AND APPROVED
THIS 21 DAY OF Nov, 1973

EXAMINED AND APPROVED
THIS 21 DAY OF Nov, 1973

CROOKED RIVER RANCH

NO. 5

PLAT NO. 157

SHEET 2 OF 9

RESTRICTIONS AND RESERVATIONS

GENERAL

ALL PURCHASERS OF LOTS WITHIN THIS PLAT ARE SUBJECT TO CERTAIN RULES, REGULATIONS, RESTRICTIONS AND RESERVATIONS OF A NON PROFIT CORPORATION ENTITLED "CROOKED RIVER RANCH CLUB AND MAINTENANCE ASSOCIATION," HEREAFTER KNOWN AS THE "ASSOCIATION". SAID ASSOCIATION IS COMPRISED OF ALL OWNERS OF LOTS WITHIN THIS PLAT, ANY ADDITIONAL PLATS, AND OWNERS OF PARCELS OF CROOKED RIVER RANCH, PHASES I AND II AND LOTS OF NO. 3 AS WELL AS SPECIAL OWNERSHIPS BEING OFFERED. SPECIFIC ASSOCIATION DOCUMENTS ARE RECORDED IN VOLUME 30, PAGES 590 AND 591 RECORDS OF THE CLERK OF JEFFERSON COUNTY, OREGON AND AGAIN IN VOLUME 200, PAGES 306-314 RECORDS OF THE CLERK OF DESCHUTES COUNTY, OREGON.

ROAD MAINTENANCE

THE OBLIGATION FOR THE COST OF REMOVAL OF SNOW FROM AND THE MAINTAINING OF ALL ROADS, STREETS, AVENUES, AND PLACES WITHIN THIS PLAT SHALL BE THE RESPONSIBILITY OF THE ASSOCIATION, WHICH SHALL KEEP THE ROADS IN GOOD REPAIR AND SHALL RENDER THEM PASSABLE AT ALL TIMES. SAID MAINTENANCE SHALL BE CONDUCTED WITH FUNDS OF THE ASSOCIATION OBTAINED FROM ITS MEMBERS AND SHALL BE AT NO COST TO THE COUNTY.

IN THE EVENT THAT ANY OF THE OWNERS OF ANY OF THE LOTS OF THIS PLAT OR ADDITIONAL PLATS OR SUBDIVISIONS SHALL PETITION THE COUNTY COURT TO INCLUDE ROADS IN THE COUNTY ROAD SYSTEM, IT IS UNDERSTOOD THAT THE ASSOCIATION SHALL FULLY DEVELOP THE ROAD SYSTEM TO ROAD STANDARDS OF DESCHUTES COUNTY AND THAT ALL CONSTRUCTION SHALL BE FREE OF LIENS, COSTS AND OTHER LIABILITIES AND OBLIGATIONS. ACCEPTANCE IS AT EXCLUSIVE OPINION OF COUNTY COURT.

TRAIL EASEMENT

A NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE ASSOCIATION FOR THE BENEFIT OF OWNERS OF ALL LOTS OF THIS OR ANY ADDITIONAL PLATS OF CROOKED RIVER RANCH, THEIR INVITEES AND LICENSEES, AND OTHER ASSOCIATION MEMBERS, FOR PURPOSES OF INGRESS AND EGRESS OVER, ACROSS AND ALONG THE REAR AND SIDELINES OF THOSE LOTS AS SHOWN ON THE FACE OF THE PLAT AND IDENTIFIED THEREON AS "RIDING & WALKING TRAILS." THIS EASEMENT SHALL BE FOR PURPOSES OF: (1) RIDING AND WALKING TRAILS (2) UTILITIES. THE USE OF MOTORIZED VEHICLES IS EXPRESSLY PROHIBITED WITH EXCEPTION OF EMERGENCY EQUIPMENT OF PROTECTION, MEDICAL, OR FIREFIGHTING AGENCIES ON SUCH TERMS AND CONDITIONS AS MAY BE DEEMED ADVISABLE.

BUILDING RESTRICTIONS

ALL BUILDING PLANS FOR STRUCTURES TO BE BUILT IN THIS PLAT MUST BE SUBMITTED TO AND RECEIVE APPROVAL FROM THE ARCHITECTURAL CONTROL COMMITTEE OF THE ASSOCIATION. PARTICULAR EMPHASIS IS PLACED UPON THE TYPE OF STRUCTURE, SETBACKS, COMPATIBILITY AND SPECIAL CONSIDERATION FOR METHODS OF SEWAGE DISPOSAL. THE 50 FOOT SETBACK LINE SHOWN ON PLAT.

SANITATION RESTRICTIONS

PHYSICAL CONDITIONS WITHIN THIS PLAT REQUIRE SPECIAL CONSIDERATION ON THE PART OF THE LOT OWNER IN FORMULATING A TOTAL BUILDING PLAN THAT INCLUDES A SATISFACTORY METHOD OF SEWAGE DISPOSAL. IN ORDER TO AID IN THIS CONSIDERATION, THE OWNER SHALL SUBMIT HIS PLAN TO THE ARCHITECTURAL CONTROL COMMITTEE FOR REVIEW AND CONCURRENCE PRIOR TO SUBMITTAL TO THE COUNTY AUTHORITIES. THE COMMITTEE RESERVES THE RIGHT TO REJECT THE PLAN AND TO PREVENT CONSTRUCTION IF THE PLAN DOES NOT MEET CRITERIA FOR PREVENTION OF A PUBLIC HEALTH HAZARD OR POSSIBILITY OF A NUISANCE.

ACCEPTANCE OF THIS PLAT BY DESCHUTES COUNTY DOES NOT GIVE APPROVAL TO EACH INDIVIDUAL LOT. A SEPARATE PERMIT IS REQUIRED PRIOR TO CONSTRUCTION. ISSUANCE IS BASED UPON SUITABILITY OF THE INDIVIDUAL BUILDING PLAN WITH RESPECT TO THE PARTICULAR SITE CONDITIONS.

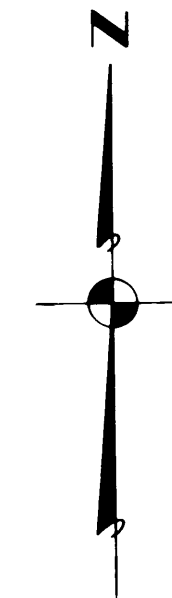
AGREEMENT FOR ROAD MAINTENANCE

DETAILS OF THE AGREEMENT BETWEEN DESCHUTES COUNTY AND THE HOLDERS OF INTEREST IN THE LAND AND THE ASSOCIATION ARE SET FORTH IN A SEPARATE DOCUMENT AS FILED IN VOLUME 101 PAGES 164 ~~1150~~ RECORDS OF THE CLERK OF DESCHUTES COUNTY

Deed

CS06488

CROOKED RIVER RANCH NO. 5 PLAT NO. 157 SHEET NO. 3 OF 9



SCALE: 1" = 1000'
BASIS OF BEARINGS
SOUTH OREGON LAMBERT
COORDINATE SYSTEM

NOTE:

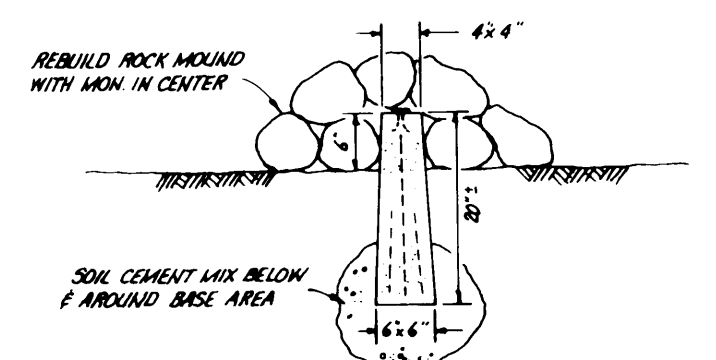
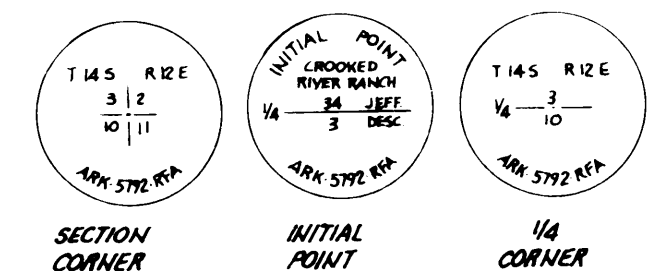
ANGULAR CONTROL FOR THIS SURVEY WAS BY THEODOLITE MODELS DKM-1 AND DKM-2. LINEAL CONTROL WAS BY ELECTRONIC MEASUREMENT EQUIPMENT: ELECTRO-TAPE MODEL DM-20 AND CUBI-TAPE MODEL DM-60.

BEARING VALUES SHOWN IN PARENTHESES ARE FROM THOSE SHOWN ON CROOKED RIVER RANCH PHASES I AND II.

LEGEND:

- INITIAL POINT
- ✚ SECTION CORNER SET
- ✚ SECTION CORNER FOUND (PREVIOUSLY SET)
- ✚ CALCULATED POSITION (NOT SET)
- ✚ 1/4 SECTION CORNER SET
- ✚ 1/4 SECTION CORNER FOUND (PREVIOUSLY SET)
- ✚ CALCULATED POSITION (NOT SET)
- ◀ WITNESS CORNER
- ◻ WITNESS POINT
- △ U.S.C & G.S. TRIANGULATION STATION

BRASS CAP SCRIBE DETAIL (TYPICAL)

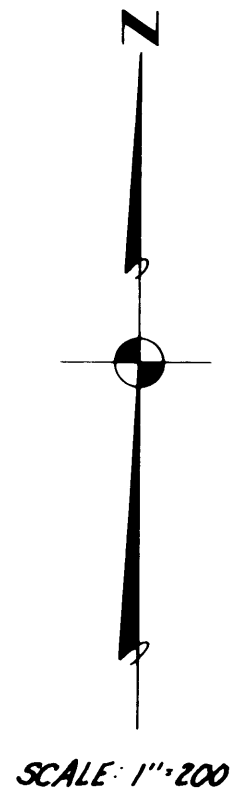
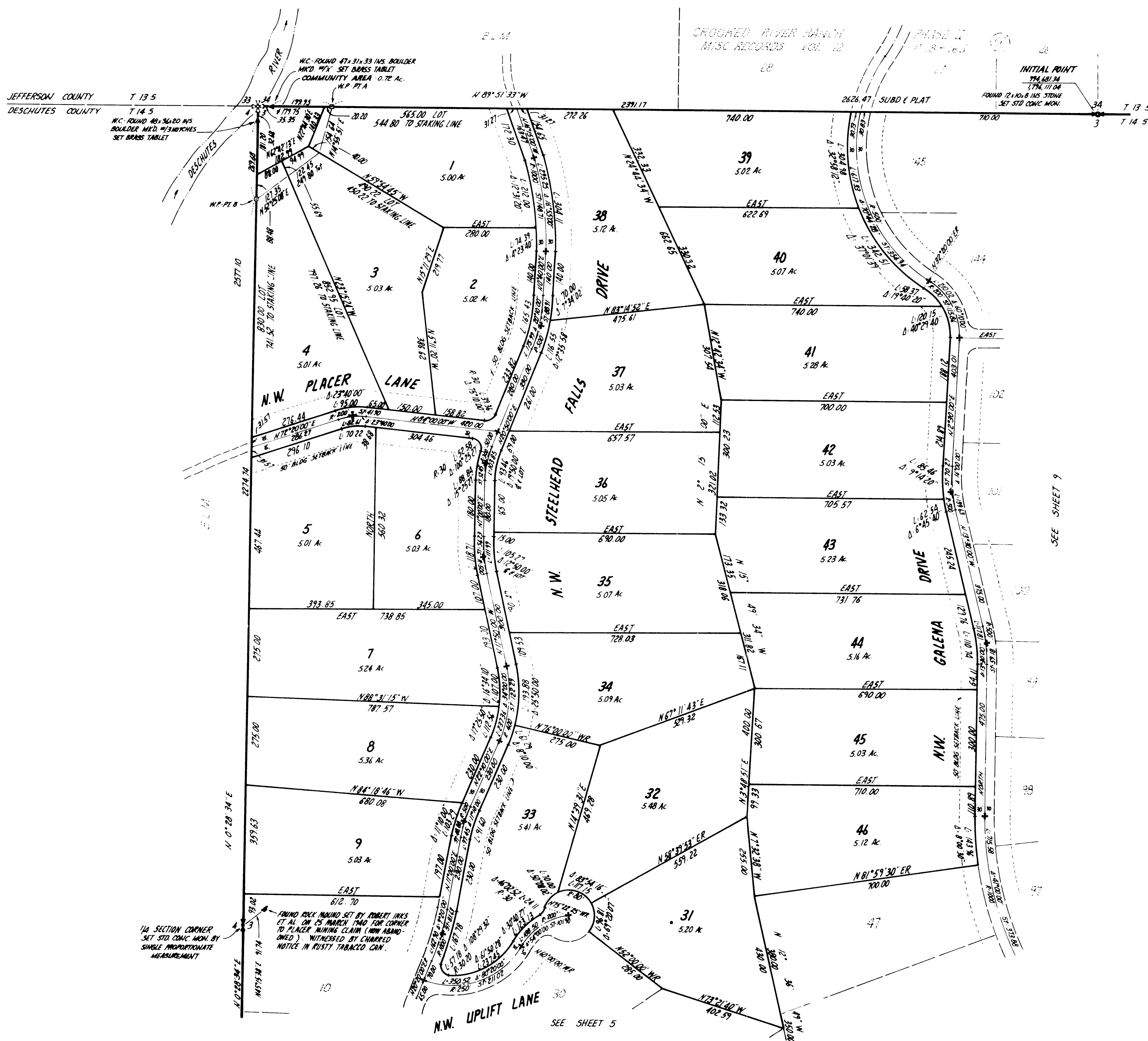


STANDARD CONCRETE MONUMENT (RFA) (NOT TO SCALE)

CS06488

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY. *Donald B. Kugel*

CROOKED RIVER RANCH
NO. 5
PLAT NO. 157
SHEET 4 OF 9



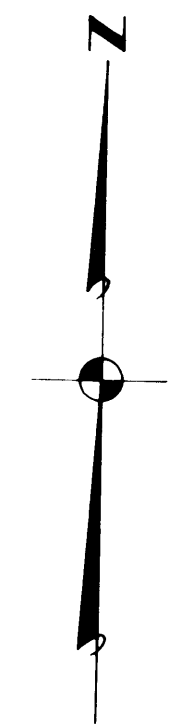
ACREAGE SHOWN ON EACH LOT INCLUDES PORTIONS OF THE ROAD RIGHT OF WAY

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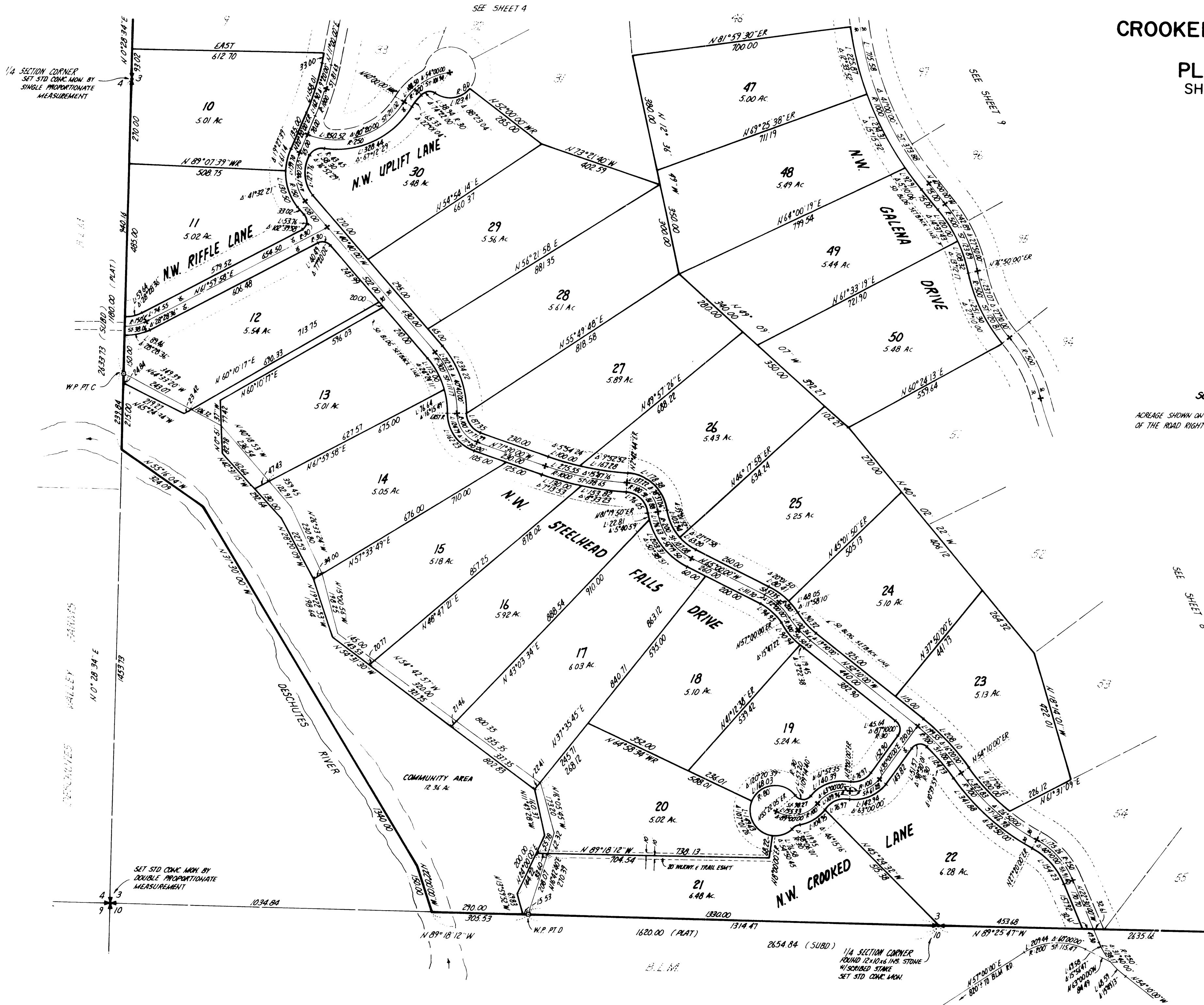
CS06488

254

CROOKED RIVER RANCH
NO. 5
PLAT NO. 157
SHEET 5 OF 9



SCALE: 1" = 200'
ACREAGE SHOWN ON EACH LOT INCLUDES PORTIONS
OF THE ROAD RIGHT OF WAY



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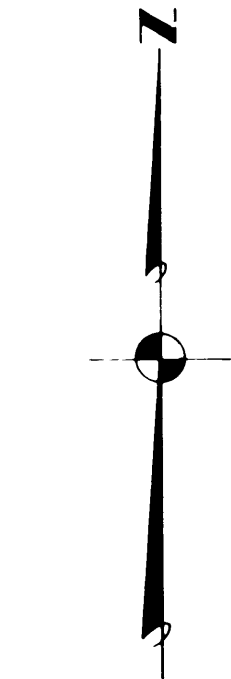
I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY. *Arnold J. Kugel*

CROOKED RIVER RANCH
NO. 5
PLAT NO. 157
SHEET NO. 6 OF 9

SEE SHEET 5

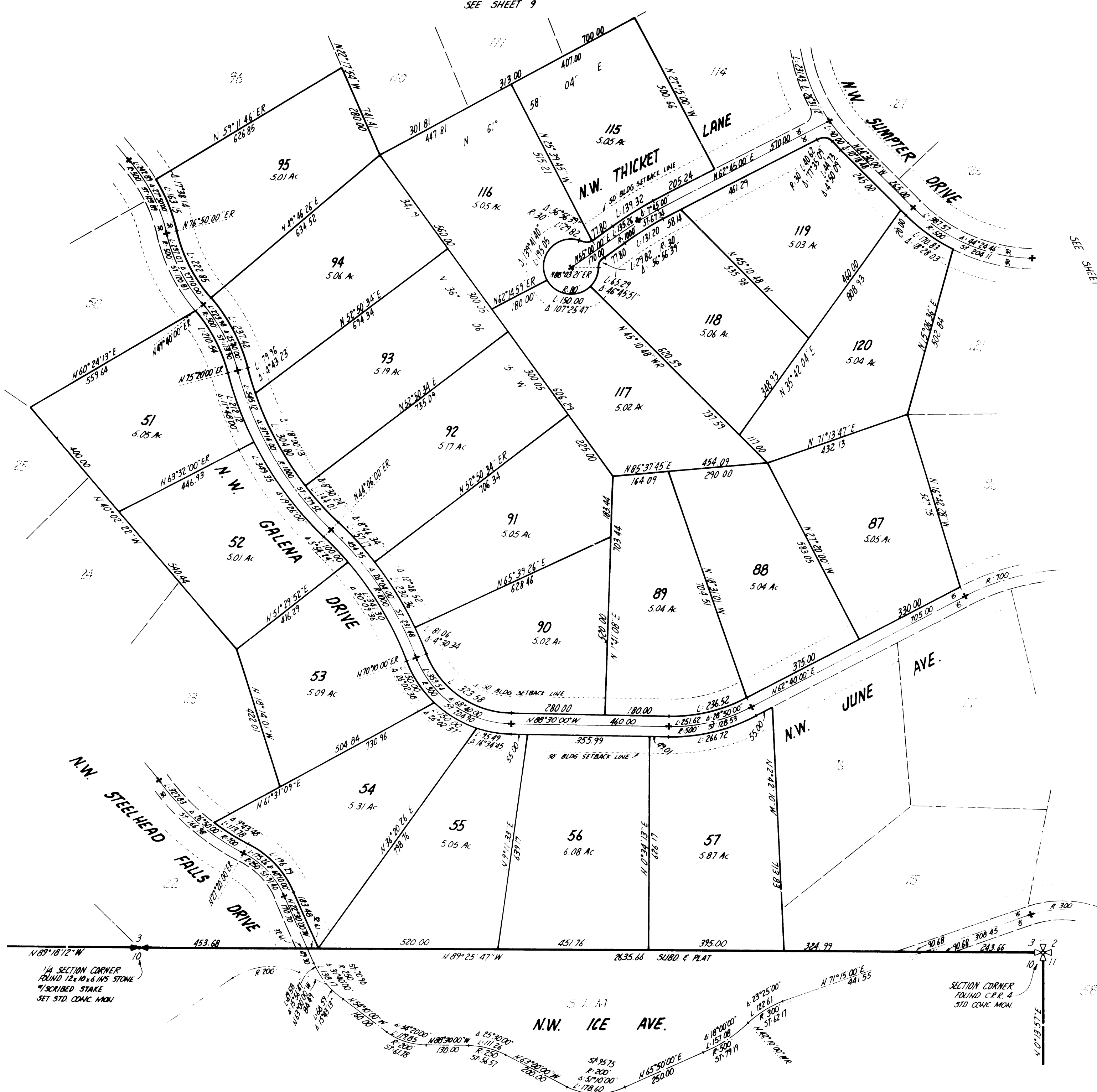
SEE SHEET 8

SEE SHEET 7

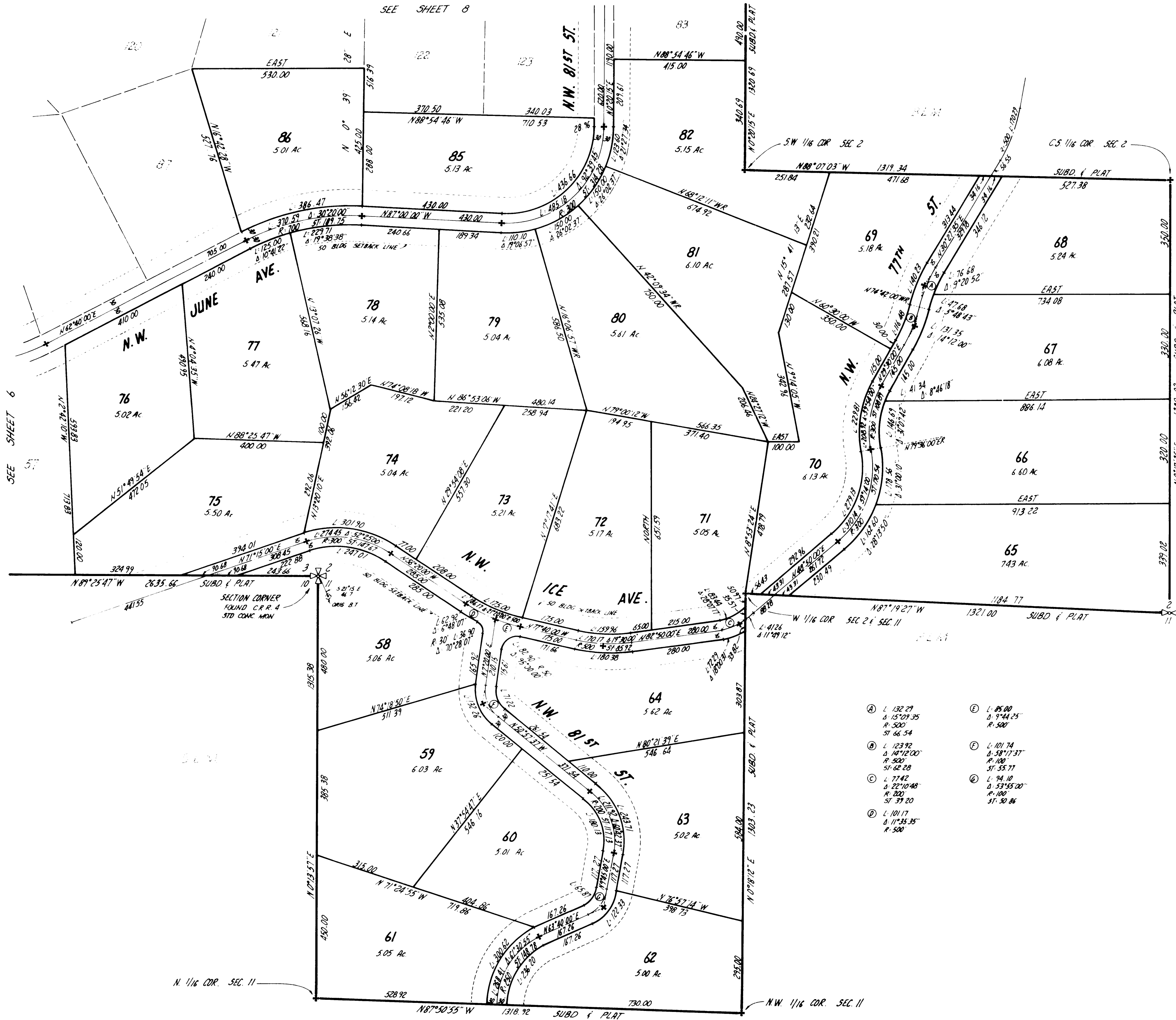


SCALE: 1" = 200'

ACREAGE SHOWN ON EACH LOT INCLUDES PORTIONS
OF THE ROAD RIGHT OF WAY.

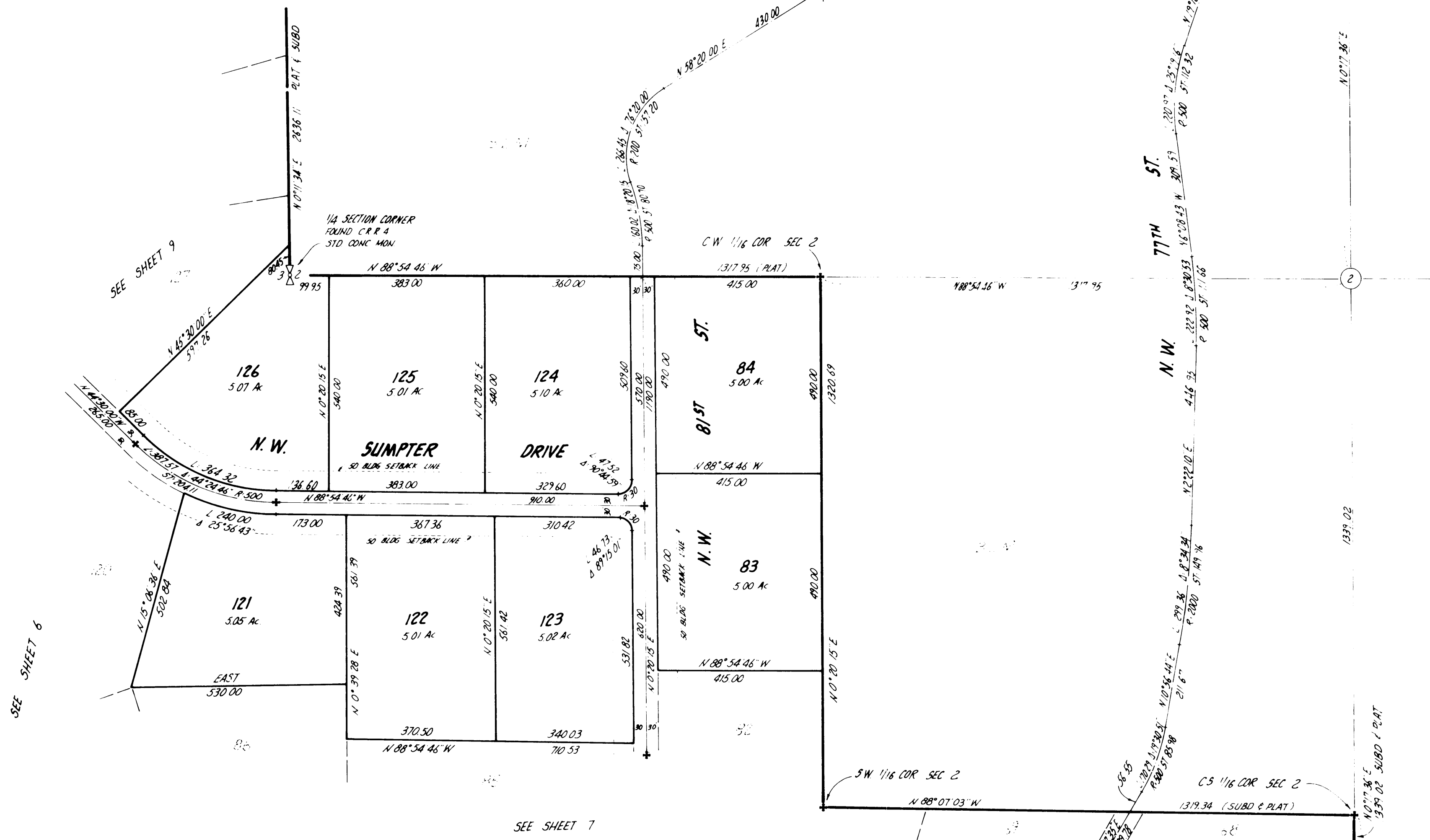


CROOKED RIVER RANCH
NO. 5
PLAT NO. 157
SHEET 7 OF 9



- (A) L 132.29
Δ 15°09'35"
R 500
ST 66.54
- (B) L 123.92
Δ 14°12'00"
R 500
ST 62.28
- (C) L 77.42
Δ 22°10'48"
R 200
ST 37.20
- (D) L 101.17
Δ 11°35'35"
R 500
- (E) L 85.00
Δ 9°44'25"
R 500
- (F) L 101.74
Δ 58°17'37"
R 100
ST 55.77
- (G) L 94.10
Δ 53°55'00"
R 100
ST 30.86

CROOKED RIVER RANCH
NO. 5
PLAT NO. 157
SHEET NO. 8 OF 9



SCALE: 1"=200'
ACREAGE SHOWN ON EACH LOT INCLUDES PORTIONS
OF THE ROAD RIGHT OF WAY

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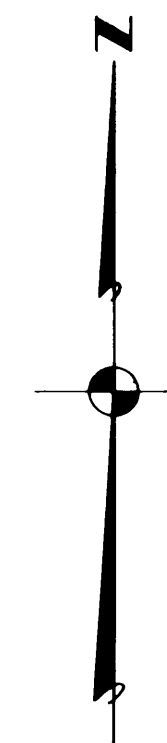
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CROOKED RIVER RANCH

NO. 5

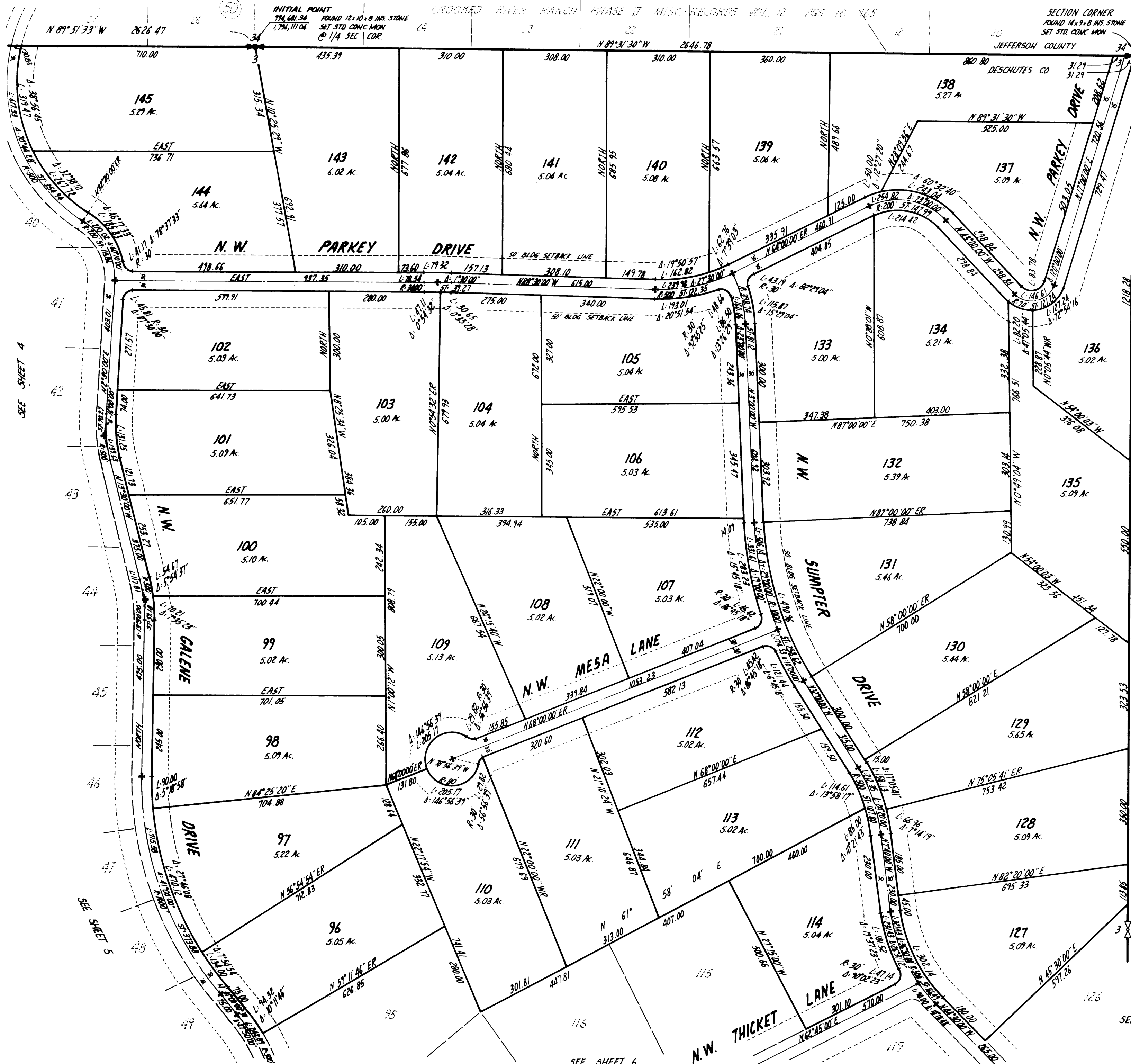
PLAT NO. 157

SHEET NO. 9 OF 9



SCALE: 1" = 200'

ACREAGE SHOWN ON EACH LOT INCLUDES PORTIONS OF THE ROAD RIGHT OF WAY.



SEE SHEET 6

SEE SHEET 8

CS06488

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