

SURVEYOR'S CERTIFICATE

I, Arnold R. Kegel, a registered professional engineer, being first duly sworn, do hereby certify that I have correctly subdivided, surveyed and marked with legal monuments the lands represented on this plot of Crooked River Ranch No. 6, a subdivision to Jefferson County, Oregon, located in portions of Sections 9 and 10, Township 13 South, Range 12 East, Willamette Meridian.

Meridian

The basis of bearing for this survey is the South Oregon Lambert Coordinate System utilizing U.S.C. & G.S. Triangulation Stations, Juni, Geneva, Big Falls and Peninsula No. 2 for reference.

Subdivision Retracement Survey

I commenced this survey at the initial point for the survey of Crooked River Ranch No. 3 as recorded in Volume 3, Book of Plots, Pages 1 through 12, records of the Clerk of Jefferson County, Oregon. Said point being a brass cap set in a poured concrete base marked as described in said recorded survey.

I then traveled South $0^{\circ}34'29''$ West along the subdivision line common to sections 9 and 10, Township 13 South, Range 12 East, Willamette Meridian, a distance of 1,400.50 feet to an existing $\frac{5}{8}$ inch iron rod monument with one bearing tree and loose marked stone as the corner common to Section 9, 10, 15 & 16. (Said corner bears North $89^{\circ}44'37''$ West, 826.47 feet as measured along the subdivision line common to Sections 10 & 15 from the intersection of said subdivision line with the westerly boundary of the Plat of Crooked River Ranch No. 3. Said corner also bears North $86^{\circ}35'35''$ West, 624.59 feet from the Northwest corner of the subdivision of Crooked River Ranch, Phase II as recorded in Volume 12, Pages 18 through 165, Book of Miscellaneous Records of the Clerk of Jefferson County, Oregon.) I removed said iron rod and set a reinforced concrete monument 24 ins. high with a 6×6 ins. base tapering to a 4×4 ins. top, 18 ins. into the ground, affixed with a brass cap inscribed with proper location data (hereafter referred to as "standard concrete monument".)

I then traveled North $88^{\circ}53'18''$ West along the subdivision lines common to Sections 9 and 16, Township 13 South, Range 12 East, Willamette Meridian, 2,704.55 feet to a stone $8 \times 10 \times 16$ ins. in a rock mound marked $\frac{1}{4}$ on the North face as the one-quarter section corner common to Sections 9 and 16. I removed this stone and set a standard concrete monument.

I then continued North $89^{\circ}32'39''$ West along said common section line 2,580.96 feet to the corner common to Sections 8, 9, 16 & 17, Township 13 South, Range 12 East, Willamette Meridian, witnessed by two bearing trees as described by the Surveyor General. I re-established the corner position and set a standard concrete monument.

I then traveled North $0^{\circ}27'40''$ East along the subdivision line common to Sections 8 and 9, Township 13 South, Range 12 East, Willamette Meridian, a distance of 2,663.50 feet to the one-quarter section corner common to Sections 8 and 9 where I set a standard concrete monument by single proportion measurement, having found no evidence of the original corner monument or its accessories.

I then continued North $0^{\circ}27'40''$ East along said common section line 2,663.49 feet to a 5 foot high juniper post set in a rock mound along an old fence line marking the corner common to Sections 4, 5, 8 and 9, Township 13 South, Range 12 East, Willamette Meridian. I removed this post and set a standard concrete monument.

I then traveled South $88^{\circ}49'14''$ East along the subdivision line common to Sections 4 and 9, a distance of 2,642.12 feet to a $\frac{5}{8}$ inch iron rod in an old stone base as described in a survey of Crooked River Ranch No. 3, marking the one-quarter section corner common to Sections 4 and 9, Township 13 South, Range 12 East, Willamette Meridian. I removed this iron rod and set a standard concrete monument.

I then continued South $89^{\circ}15'50''$ East along the subdivision line common to Sections 4 and 9, a distance of 2,653.98 feet to the corner common to Sections 3, 4, 9 and 10, Township 13 South, Range 12 East, Willamette Meridian. (Said corner being located in the canyon of the Crooked River and having been re-established by double proportion measurement as described on the subdivision map this sheet.)

I then traveled South $0^{\circ}34'29''$ West along the subdivision line common to Sections 9 and 10 a distance of 2,641.29 feet to a brass cap set in a concrete base marking the one-quarter section corner common to Sections 9 and 10, Township 13 South, Range 12 East, Willamette Meridian. (Said corner bears South $0^{\circ}27'47''$ East, 166.41 feet from the U.S.C. & G.S. Triangulation Station Peninsula No. 2.)

I then continued South $0^{\circ}34'29''$ West along said common section line 1,269.81 feet to the initial point of Crooked River Ranch No. 3, which is also the initial point of this survey.

MONUMENTATION

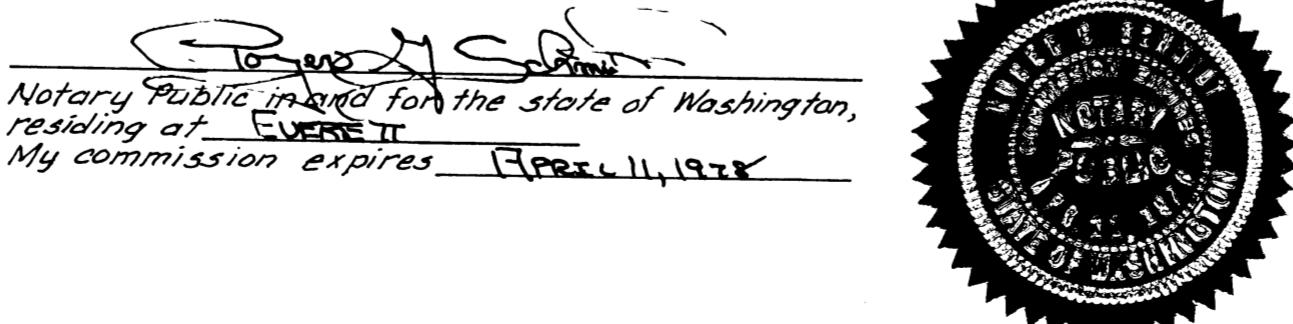
To mark the survey points, I set $\frac{5}{8}$ ins. iron rod monuments about 12 ins. below the ground surface along the road centerline at points of curvature, intersections with the section lines and at the road intersections. The angle points along the external boundary of the plat are marked with $\frac{5}{8} \times 24$ ins. iron rods extending 3 ins. above the ground. All internal lot corners are marked with $\frac{1}{2} \times 24$ ins. iron rod extending 3 ins. above the ground and witnessed with $\frac{1}{2} \times 4 \times 48$ ins. painted wood stakes. (Certain ground conditions required shortening of some iron rods.) Subdivision corners are marked with standard concrete monuments as described.

Legal Description of Plat Boundary

Beginning at the initial point of the plat of Crooked River Ranch No. 3 as described in Volume 3 of Plats, Pages 1 through 12, Records of the Clerk of Jefferson County, Oregon, said point also being the initial point of this survey; thence South $89^{\circ}27'14''$ East along the southerly boundary of said plat, 417.97 feet to the southwesterly corner thereof; thence South $15^{\circ}44'03''$ East along the westerly boundary of said plat, 1,454.65 feet to a point which intersects the subdivision line common to Sections 10 and 15, Township 13 South, Range 12 East, Willamette Meridian; thence North $89^{\circ}44'37''$ West along said subdivision line 826.47 feet to the corner common to Sections 9, 10, 15 and 16, Township 13 South, Range 12 East, Willamette Meridian. (Said corner bears South $0^{\circ}34'29''$ West a distance of 1,400.50 feet from the initial point); thence North $88^{\circ}53'18''$ West along the subdivision line common to Sections 9 and 16, 1,603.24 feet; thence North $1^{\circ}06'42''$ East at right angles to said subdivision line 651.89 feet; thence North $16^{\circ}28'12''$ West 786.63 feet; thence North $44^{\circ}23'03''$ West 300.20 feet; thence North $14^{\circ}23'00''$ West, 1,081.33 feet to intersect the center and section subdivision line at a point 360.29 feet easterly of the center of section corner; thence South $89^{\circ}16'58''$ East along the said center of section line, 2,318.87 feet to the one-quarter section corner common to Sections 9 and 10, Township 13 South, Range 12 East, Willamette Meridian; thence South $0^{\circ}34'29''$ West along the subdivision line common to Sections 9 and 10, 1,269.81 feet to the initial point of this survey.

The area contained in this legal description comprises 135.31 acres, of which 114.12 acres is in lots, 8.58 acres in community tracts and 12.61 acres in road rights of way.

Notary Public in and for the state of Washington,
residing at EVERETT
My commission expires APRIL 11, 1978

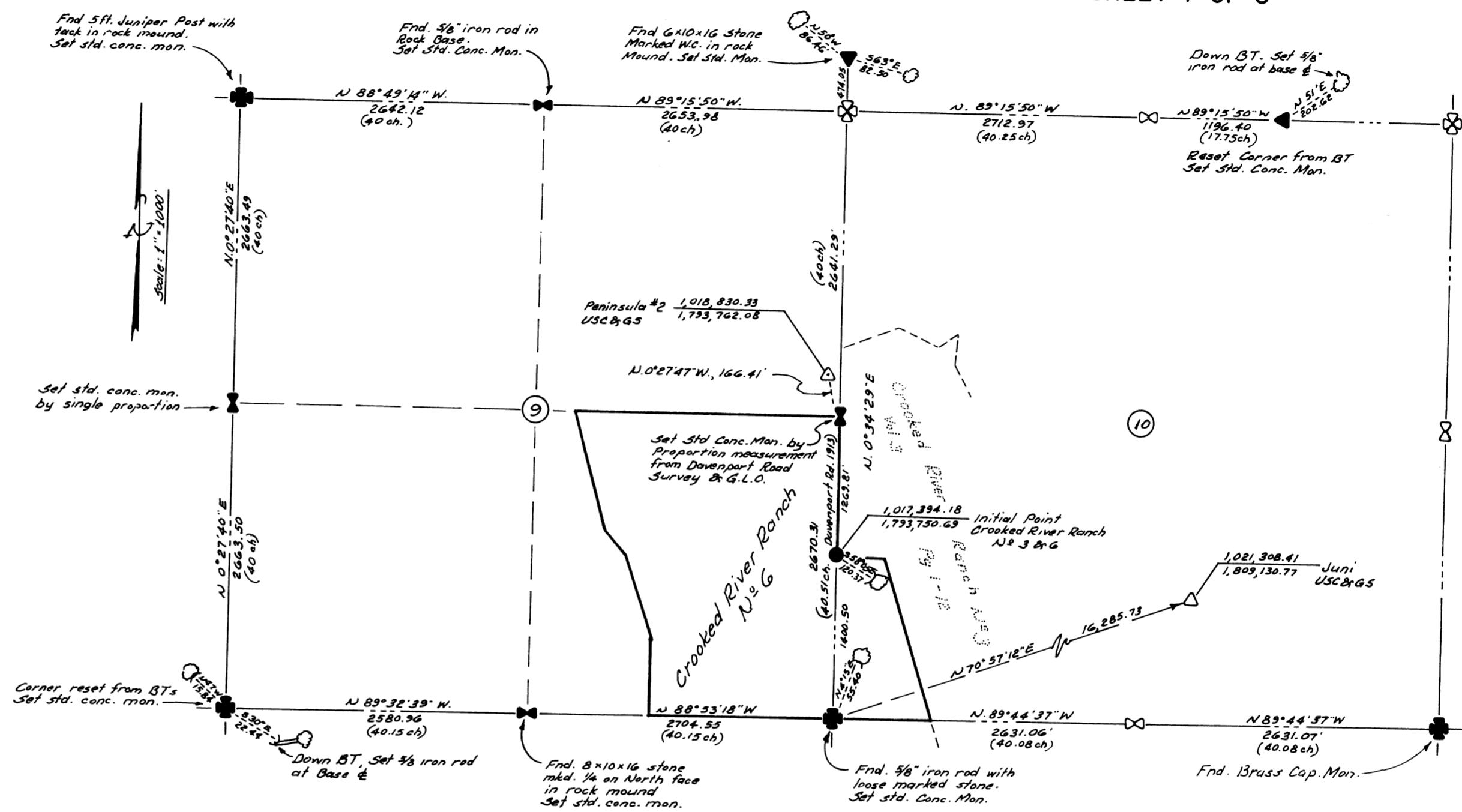


Covenants, Conditions and Restrictions - Deeds - Vol 52 Pg 854

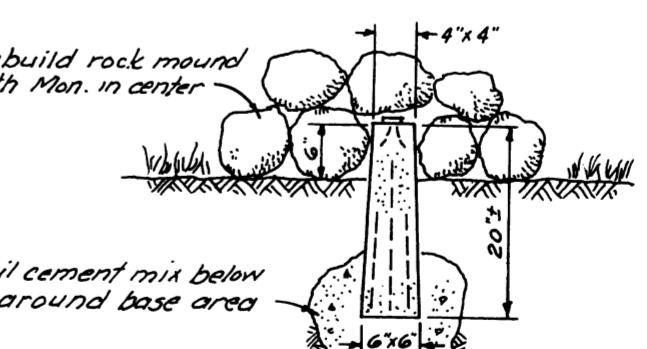
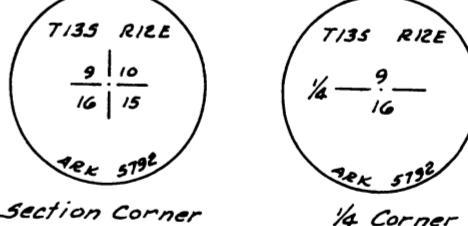
BOOK 3 PAGE 29

CROOKED RIVER RANCH NO. 6 SECTIONS 9 & 10, TWP. 13 S., RGE. 12 E. W.M. JEFFERSON COUNTY, OREGON

SHEET 1 OF 3



Brass Cap Scribe Detail (Typ.)



Standard Concrete Monument!
Not to Scale

RECORDING CERTIFICATE

Filed for Record at the request of the County Court this 9th day of October 1974, at 30 minutes past 10:00 A.M., and recorded in Volume 3 of Plats, Pages 29 thru 31, Records of the Clerk of Jefferson County, Oregon.

Elaine L. Henderson
Clerk of Jefferson County



Arnold R. Kegel Engineer Certificate No. 5792

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. Mac Pherson

William R. Mac Pherson, Authorized Partner
Crooked River Ranch, A Limited Partnership

Sydney Gross
Sydney Gross

Sarah Gross
Sarah Gross

T. Graham Bell

T. Graham Bell

June L. Bell
June L. Bell

K. J. Walter

By: K.J. Walter First National Bank of Oregon, Trustee Helen Bird

William R. Mac Pherson

William R. Mac Pherson, President of Crooked River Ranch Club and Maintenance Association

ACKNOWLEDGEMENTS

State of Washington
County of King S.S.

This is to certify that on the 4th day of September, 1974, 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. Dwyer

Notary Public in and for the state of Washington, Residing at Seattle
My commission expires 11/6/74

State of California
County of Los Angeles S.S.

This is to certify that on the 6 day of September, 1974, before me the undersigned, a Notary Public, personally appeared, Sydney Gross and Sarah Gross, his wife, to me 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 the uses and purposes therein mentioned.
Witness my hand and official seal the day and year first above written.

Lola B. McCormick

Notary Public in and for the state of California, residing at 503 Dempsey
My commission expires Sept 30 1975

State of Arizona
County of Santa Cruz S.S.

This is to certify that on the 13th day of September, 1974, before me the undersigned, a Notary Public, personally appeared, T. Graham Bell and June L. Bell, his wife, to me 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 the uses and purposes therein mentioned.
Witness my hand and official seal the day and year first above written.

Lewis Norman Carter

Notary Public in and for the state of Arizona, residing at 1000 Santa Cruz, Phoenix
My commission expires January 25th, 1976

State of Oregon
County of Multnomah S.S.

On this 20th day of September, 1974, before me, personally appeared K. J. Walter and Helen Bird, 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 the day and year first above written.

Virginia Mallory
Notary Public in and for the state of Oregon, residing at Portland
My commission expires 10-18-76

State of Washington
County of King S.S.

On this 4th day of September, 1974, 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.
Witness my hand and official seal hereunto affixed the day and year first above written.

June L. Dwyer
Notary Public in and for the state of Washington, residing at Seattle
My commission expires 11/6/74

ASSESSORS 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 1974 to 1975 tax roll, which become a lien on this subdivision or will become a lien during this calendar year, but not yet certified to the tax collector for collection, have been paid to me, and have examined and approved the subdivision shown on this plat.

County Assessor: Henry P. Horan
Date: Oct 4 1974

SHERIFF'S CERTIFICATE

I hereby certify that all taxes have been paid in accordance with provisions of ORS 92-095.

County Sheriff: Lawton L. Perkins
Date: 10-04-74

APPROVALS-JEFFERSON COUNTY OFFICIALS

John W. Hawthorne
Surveyor

Examined and Approved.
This 4th day of October, 1974.

Ted M. Freeman
Chairman, Planning Commission

Examined and Approved.
This 4th day of October, 1974.

Bryan Christian
Planter

Examined and Approved.
This 4th day of October, 1974.

Steven F. Boedigheimer
Sanitarian

Examined and Approved.
This 4th day of October, 1974.

Herschel Read
Judge

Examined and Approved.
This 9th day of October, 1974.

Yvonne Olson
Commissioner

Examined and Approved.
This 9th day of October, 1974.

Gordon Galbraith
Commissioner

Examined and Approved.
This 9th day of October, 1974.

RESTRICTIONS & RESERVATIONS

GENERAL

All purchasers of lots within this plot 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 plot, any additional plots, and owners of parcels of Crooked River Ranch, Phase I and II as well as special memberships being offered. Specific association documents are recorded in Volume 50, Pages 390 and 391, Records of the Clerk of Jefferson 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 plot 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 plot or additional plots 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 Jefferson County and that all construction shall be free of liens, costs and other liabilities and obligations. Acceptance is at exclusive opinion of the County Court.

COMMUNITY PROPERTY

Areas designated as "Community" in the plat are properties to be owned, developed and maintained by the association for the benefit of owners of all of the lots in this plot or any additional plot or subdivisions of the Crooked River Ranch and other association members, as set forth in the instruments of record.

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 plots of Crooked River Ranch, their invitees and licensees, and other association members, for the purposes of ingress and egress over, across and along the rear and sidelines of these lots as shown on the face of the plat and identified thereon as "Riding and Walking Trails". This easement shall be for the purposes of: (1) riding and walking trails. (2) utilities. The use of motorized vehicles is expressly prohibited with the 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 plot 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 plans shall further conform to the elements in the building code ordinance as adopted by Jefferson County and shall be submitted to the Jefferson County Building Inspector and shall receive approval and have a permit issued prior to the start of any construction.

SANITATION RESTRICTIONS

Field tests have been conducted and the results reviewed by the Jefferson County Health Department and the Oregon State Department of Environmental Quality resulting in an acceptable sewage disposal site being situated on each and every lot in this subdivision. The location of the satisfactory tests have been placed upon a map which is on file with the Jefferson County Health Department and recorded in Volume 12, Book of Miscellaneous Records, Pages 262, Records of the Clerk of Jefferson County, Oregon.

It shall be the responsibility of the lot owner to formulate a total building plan which gives proper consideration to the element of sewage disposal. Said plan shall be submitted to the Jefferson County Health Department and shall receive approval and have a permit issued prior to the start of any construction.

CROOKED RIVER RANCH

NO. 6

SHEET 2 OF 3

CROOKED RIVER RANCH NO. 6

SHEET 3 OF 3

