

CROOKED RIVER RANCH NO. 7 SECTIONS 15&16, T.13S., R.12E.W.M. JEFFERSON COUNTY, OREGON

SHEET 1 OF 9

SURVEYOR'S CERTIFICATE

I Arnold R. Kegel, a registered professional engineer, being first duly sworn, do hereby say that I have correctly subdivided, surveyed and marked with legal monuments the lands represented on this plat of Crooked River Ranch No. 7, a subdivision of Jefferson County, Oregon, located in portions of Sections 15, 16, 21 and 22, 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.

Initial Point

I commenced this survey at the section corner common to Sections 9, 10, 15 and 16, Township 13 South, Range 12 East, Willamette Meridian, where I previously set a reinforced concrete monument, 24 ins. high with a 6 x 6 in. base tapering to a 4 x 4 ins. top, 18 ins. into the ground, affixed with a brass cap inscribed with property location data (hereinafter referred to as "standard concrete monument") for the survey of Crooked River Ranch No. 6, as recorded in Volume 3, Book of Plats, Pages 29 through 31, Records of the Clerk of Jefferson County, Oregon. Said corner bears South 0°34'29" West, 1,400.50 feet from the initial point of said survey of Crooked River Ranch No. 6, which is also the initial point of the survey of Crooked River Ranch No. 3, Recorded in Volume 3, Book of Plats, pages 1 through 12, Records of the Clerk of said county. Said corner also bears North 86°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 said county. Said corner also bears South 70°57'12" West, 16,285.73 feet from the U.S.C. & G.S. Triangulation Station ("Juni") I then travelled South 89°44'37" East along the sub-division line common to Sections 10 and 15, Township 13 South, Range 12 East, Willamette Meridian a distance of 826.47 feet to intersect the westerly boundary of said Crooked River Ranch No. 3 at a point 1842 feet South 15°44'03" East of the southwesterly corner of lot 187 in said subdivision. At this point I buried 6 inches below the ground surface a standard concrete monument affixed with a three inch diameter brass disk marked "Initial Point - CRR No. 7, Mar 1975 ARK 5792" for the initial point of this survey.

Subdivision Retracement Survey

I then travelled South 0°47'27" West along the sub-division line common to Sections 15 and 16, a distance of 2,665.88 feet to a scribed stake at a fence intersection with rock mound, marking the one-quarter corner common to Sections 15 and 16. I removed this stake and set a standard concrete monument.

I then travelled South 0°54'14" West along the sub-division line common to Sections 15 and 16 a distance of 2,643.90 feet to a stone 7 x 9 x 15 ins. in a rock mound marked with 3 notches South and 3 notches East, as described by the Surveyor General as the corner common to Sections 15, 16, 21 and 22, Township 13 South, Range 12 East, Willamette Meridian. I removed this stone and set a standard concrete monument. (From this corner Burton Bros. theoretical corner common to said Sections 15, 16, 21 & 22 bears North 49°41'32" West 10.25 feet as set forth in the survey of Crooked River Ranch Phase II) I then travelled South 87°56'53" West along the sub-division line common to Sections 16 and 21, a distance of 2,659.09 feet to a stone 12 x 12 x 16 ins. in a rock mound marked 1/4 on the North face as the one-quarter section corner common to Sections 16 & 21. I removed this stone and set a standard concrete monument.

I then travelled South 87°55'56" West along the sub-division line common to Sections 16 and 21, a distance of 2,658.27 feet to a stone 10 x 14 x 18 ins. in a rock mound marked with 3 notches South and 4 notches East, as described by the Surveyor General as the corner common to Sections 16, 17, 20 & 21, Township 13 South, Range 12 East, Willamette Meridian. I removed this stone and set a standard concrete monument.

I then travelled N.0°26'17" East along the sub-division line common to Sections 16 and 17, a distance of 2,658.26 feet to a stone 8 x 10 x 16 ins. in a rock mound marked with an 'X' on the top, witnessed by one bearing tree, marking the one-quarter section corner common to Sections 16 & 17. I removed this stone and set a standard concrete monument.

I then travelled N.1°42'48" East along the sub-division line common to Sections 16 and 17, a distance of 2,916.45 feet to a standard concrete monument marking the corner common to Sections 8, 9, 16 and 17, Township 13 South, Range 12 East, Willamette Meridian, which I previously set for said survey of Crooked River Ranch No. 6.

I then travelled South 89°32'39" East along the sub-division line common to Sections 9 and 16, a distance of 2,580.96 feet to a standard concrete monument marking the one-quarter corner common to Sections 9 and 16, which I previously set for said survey of Crooked River Ranch No. 6.

I then travelled South 88°53'18" East along the sub-division line common to Sections 9 and 16, a distance of 2,704.54 feet to a standard concrete monument marking the corner common to said Sections 9, 10, 15, and 16 and the point of commencement of this retracement survey.

Monumentation

Subdivision corners are marked with standard concrete monuments as described; Exterior Plat Boundary Angle Points are marked with tacked lead plug concrete monuments, brass rock caps or 5/8 ins. iron rod as described; Road Centerline Control at intersections and points of curvature are marked with 5/8 ins. iron rod buried 12 ins. below subgrade; Lot corners are marked with 1/2 ins. iron rod extending 3 ins. above ground surface and witnessed with 1/2 x 4 x 48 ins. painted cedar stakes.

Legal Description of Plat Boundary

Beginning at the southeast corner of the plat of Crooked River Ranch No. 6 as recorded in Volume 3 of Plats, Pages 29 through 31, records of the clerk of Jefferson County, Oregon, said corner being the Initial Point of this survey; thence South 15°44'03" East along the westerly boundary of the plat of Crooked River Ranch No. 3, as recorded in Volume 3 of Plats, Pages 1 through 12, Records of the Clerk of said county, a distance of 36.81 feet to the northerly boundary of the sub-division of Crooked River Ranch, Phase II as recorded in Volume 12, Pages 18 through 165, Book of Miscellaneous Records of the Clerk of said County; thence North 89°27'34" West along said northerly sub-division boundary 212.97 feet to the northwest corner of said sub-division; thence South 1°20'20" West along said westerly sub-division boundary 5,269.83 feet to the northerly margin of right-of-way for Shad Road, as described in deed recorded in Volume 50 of Deeds, Pages 435 through 440, Records of the Clerk of said County; thence North 88°12'44" West along said northerly right-of-way margin 258.30 feet to the beginning of a curve to the left with a radius of 598.17 feet; thence westerly along said northerly right-of-way margin and along said curve through a central angle of 32°53'00" an arc distance of 343.30 feet to the westerly terminus of said road right-of-way; thence North 31°05'44" West 62.54 feet to the beginning of a curve to the left with a radius of 537.31 feet; thence northwesterly along said curve through a central angle of 24°52'00" an arc distance of 233.20 feet to a point of reverse curvature and the beginning of a curve to the right with a radius of 640.00 feet; thence northwesterly along said curve through a central angle of 41°19'40" an arc distance of 461.64 feet to a point of reverse curvature and the beginning of a curve to the left with a radius of 360.00 feet; thence northwesterly along said curve through a central angle of 32°15'00" an arc distance of 328.30 feet to a point of reverse curvature and the beginning of a curve to the right with a radius of 390.00 feet; thence northwesterly along said curve through a central angle of 52°09'18" an arc distance of 355.01 feet; thence North 74°08'33" West 408.67 feet; thence North 13°03'25" East 300.41 feet; thence North 61°26'20" West 1,208.85 feet; thence North 30°30'07" West 80.00 feet; thence North 32°26'45" West 1,292.03 feet to intersect the arc of a curve at a point from which the center lies North 13°24'23" East 400.00 feet; thence northwesterly, northerly and northeasterly along said curve to the right through a central angle of 114°42'37" an arc distance of 800.83 feet to a point of tangency; thence North 38°07'00" East 1,075.00 feet to the beginning of a curve to the right with a radius of 1,750.00 feet; thence northeasterly along said curve through a central angle of 38°26'36" an arc distance of 1,174.18 feet; thence North 1°06'42" East 22.78 feet to the subdivision line common to Sections 9 and 16, Township 13 South, Range 12 East, Willamette Meridian (this point also being the southwesterly corner of said plat of Crooked River Ranch No. 6); thence South 88°53'18" East along said sub-division line 1,603.24 feet to the corner common to Sections 9, 10, 15 and 16, Township 13 South, Range 12 East, Willamette Meridian; thence South 89°44'37" East along the sub-division line common to Sections 10 and 15, Township 13 South, Range 12 East, Willamette Meridian a distance of 826.47 feet to the boundary of Crooked River Ranch No. 3 being the initial point of this survey.

The basis of bearings is the South Oregon Lambert Coordinate System. The area contained within this legal description is 322.3 acres.

INITIAL POINT - CROOKED RIVER RANCH NO. 3 & 6
EX. STD. CONC. MON. - CROOKED RIVER RANCH NO. 6
EX. STD. CONC. MON. - CROOKED RIVER RANCH NO. 6

"PENINSULA #2 USC&GS
1,016,830.33
1,793,766.08
1,809,130.77
"JUNI" USC&GS

INITIAL POINT - CROOKED RIVER RANCH NO. 7
FND. BRASS CAP IN CONC. BASE MK'D. "TENNISON ENG."

Arnold R. Kegel
Engineer Certificate No. 5792
JAN. 6, 1981
ARNOLD R. KEGEL

REBUILT ROCK MOUND WITH MON. IN CENTER
SOIL CEMENT MIX BELOW & AROUND BASE AREA
4" x 4"
1,021,308.41
1,809,130.77
"JUNI" USC&GS
62.61

STANDARD CONCRETE MONUMENT
NOT TO SCALE

BRASS CAP SCRIBE DETAIL (Typ.)

Donna Bowland
Notary Public in and for the State of Washington residing at Sweetwater
My commission expires April 12, 1976

Clarie L. Anderson
Clerk of Jefferson County

RECORDING CERTIFICATE

Filed for Record at the request of the County Court this 3 day of April 1975, at 11 minutes past 4 P.M., and recorded in Volume 3 of Plats, Pages 32 thru 40, Records of the Clerk of Jefferson County, Oregon.

Clarie L. Anderson
Clerk of Jefferson County

CROOKED RIVER RANCH
NO. 7
SHEET 2 OF 9

DEDICATION

Know All Men By These Presents, that we 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

T. Graham Bell

T. Graham Bell

K. J. Walter

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 10 day of October, 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. Boyer
Notary Public in and for the State of
Washington, Residing at Seattle
My Commission expires 11/16/78

State of California
County of Los Angeles S.S.

This is to certify that on the 25 day of October, 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 6503 Dempsey
My commission expires Sept 30 1975

State of Arizona
County of Santa Cruz S.S.

This is to certify that on the 31 day of October, 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.

John B. Glass Jr.
Notary Public in and for the State of Arizona residing
at NOGALES, SANTA CRUZ County
My Commission expires July 26, 1978

State of Oregon
County of Multnomah S.S.

On this 8th day of November, 1974, before me, personally appeared K. J. Walter and Helen Bird, 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 the day and year first above written.

Virginia Mallory

Notary Public in and for the State of
Oregon, residing at Oregon
My commission expires 11/16/76

State of Washington
County of King S.S.

On this 10 day of October, 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 hereto affixed 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 11/16/78

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 19 to 19 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: *Cecil Zemke*
Date: 4-2-75

SHERIFF'S CERTIFICATE

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

County Sheriff: *Franklin J. Petruccio*
Date: 04-02-75

APPROVALS-JEFFERSON COUNTY OFFICIALS

James W. Hawthorne
Surveyor

Examined and Approved.
This 2nd day of April, 1975.

BRYAN CHRISTIAN
BY: *Herschel Read*
Planning Director

Examined and Approved.
This 3rd day of April, 1975.

Ted M. Freeman
Planning Commission Director

Examined and Approved.
This 3rd day of April, 1975.

Herschel Read
Judge

Examined and Approved.
This 3rd day of April, 1975.

Yours Truly
Commissioner

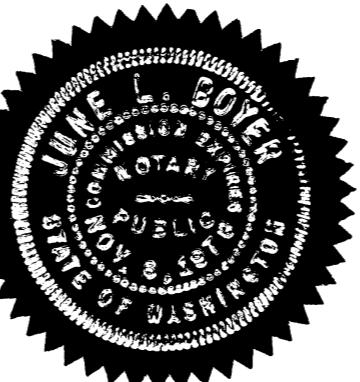
Examined and Approved.
This 3rd day of April, 1975.

Gordon Galbraith
Commissioner

Examined and Approved.
This 3rd day of April, 1975.

RESTRICTIONS & 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, Phase I and II, as well as special membership being offered. Specific association documents are recorded in Volume 53, Pages 609 thru 617, 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 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 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 the lots in this plat or any additional plat or subdivision 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 plats 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 those 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 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 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 on a map which is on file with the Jefferson County Health Department and recorded in Volume 12, Book of Miscellaneous Records, Pages 301 & 302, Records of the Clerk of Jefferson County, Oregon.

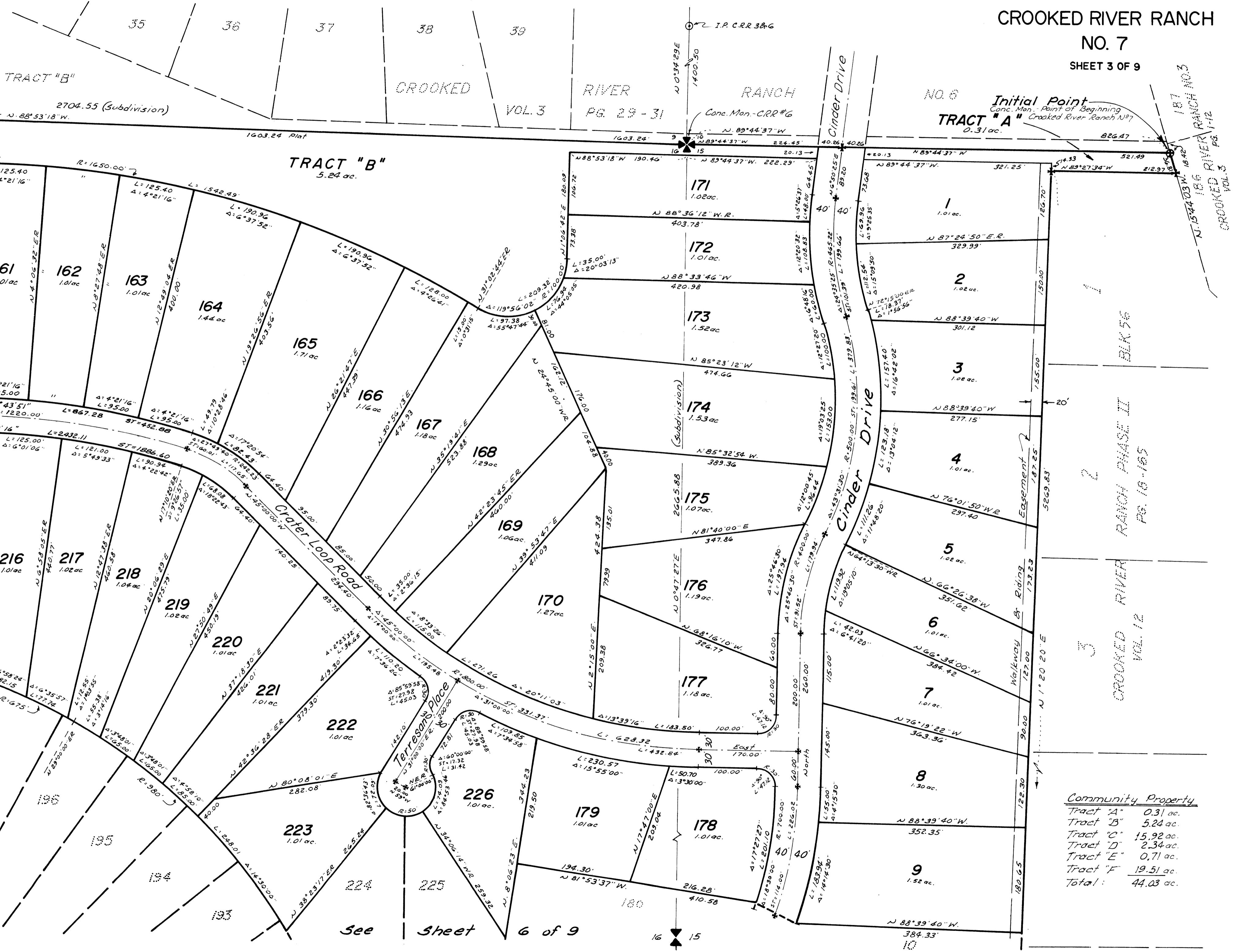
It shall be the responsibility of the owner of the lot to formulate a total building plan which gives proper consideration to the element of sewage disposal. Said plan shall be submitted to the Jefferson County Health Department and shall receive approval and have a permit issued prior to the start of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

UTILITY EASEMENT

All lots in this plat are subject to an easement 10 feet in width adjacent to the side and rear lines thereof, for purposes of drainage and utilities. For details refer to Association Documents as noted above under "GENERAL".

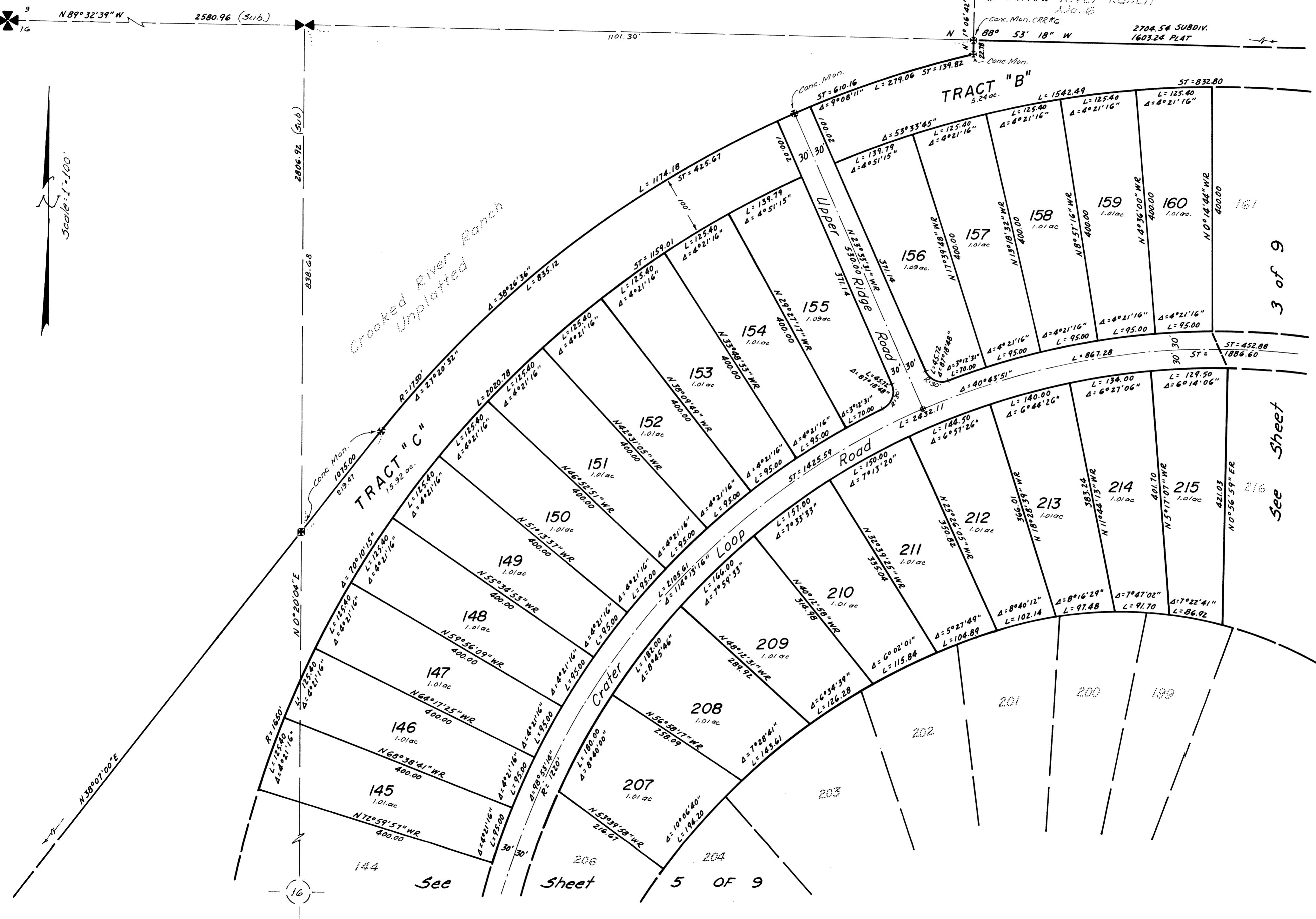
CROOKED RIVER RANCH NO. 7

SHEET 3 OF 9



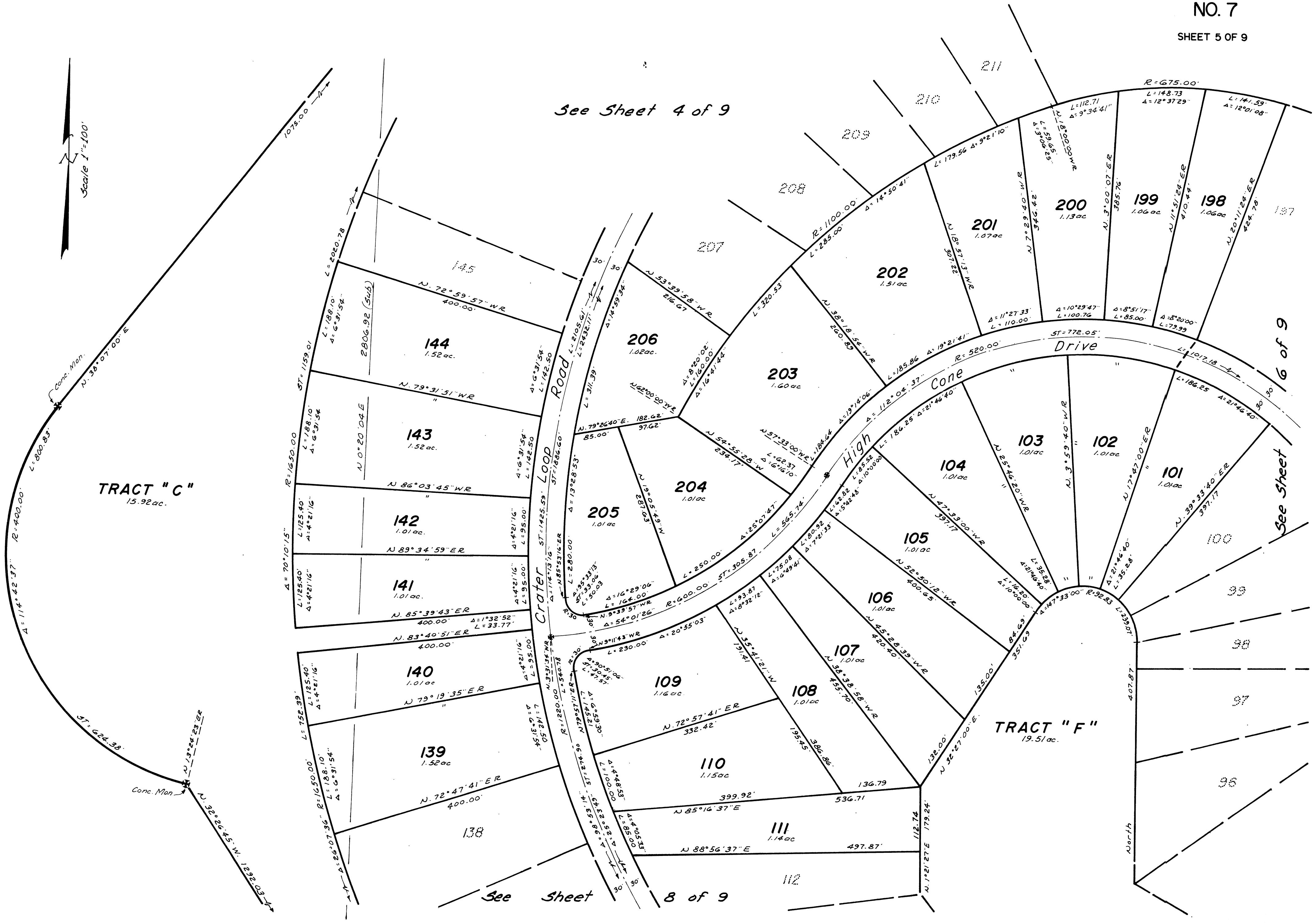
CROOKED RIVER RANCH
NO. 7

SHEET 4 OF 9



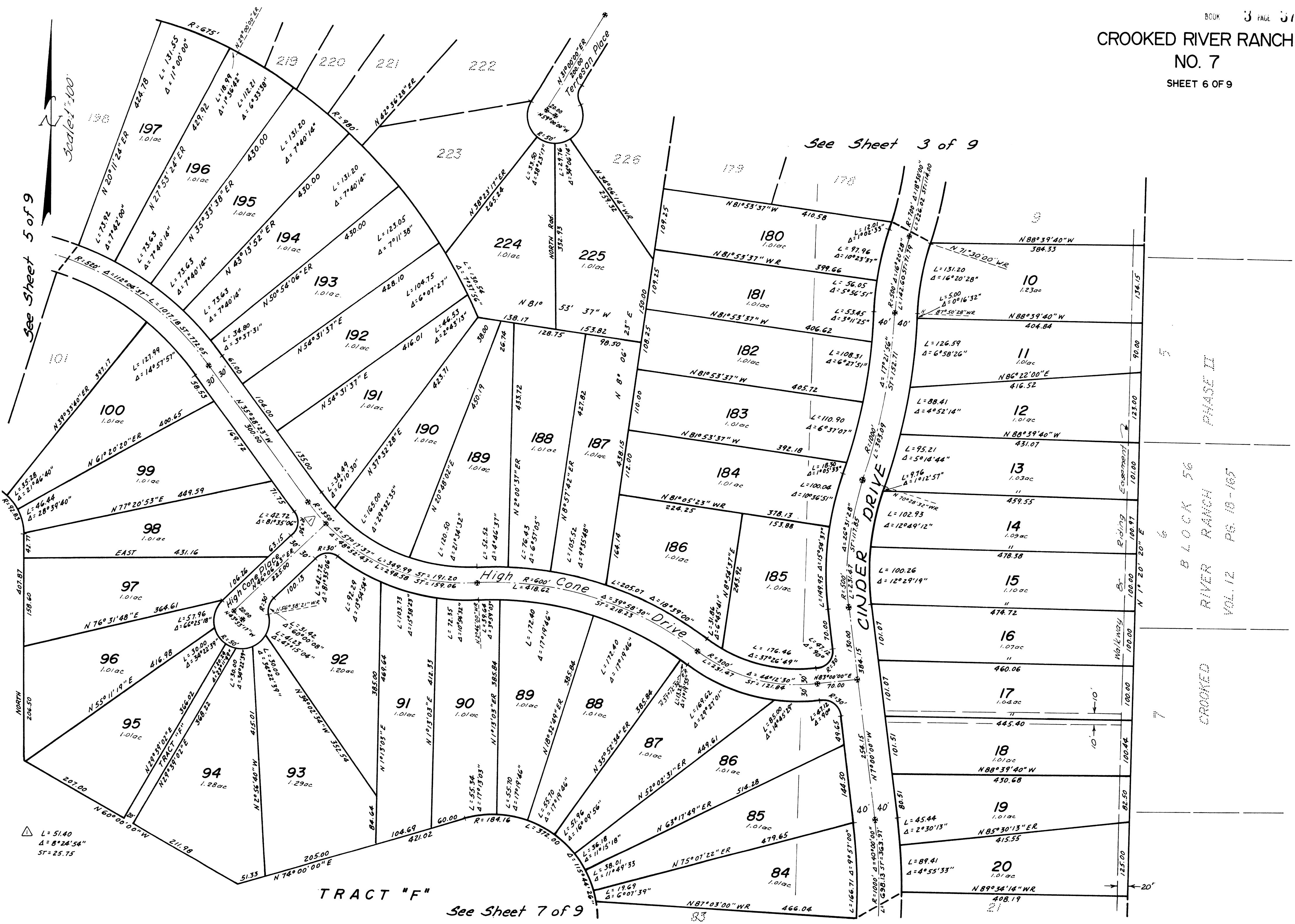
CROOKED RIVER RANCH
NO. 7

SHEET 5 OF 9



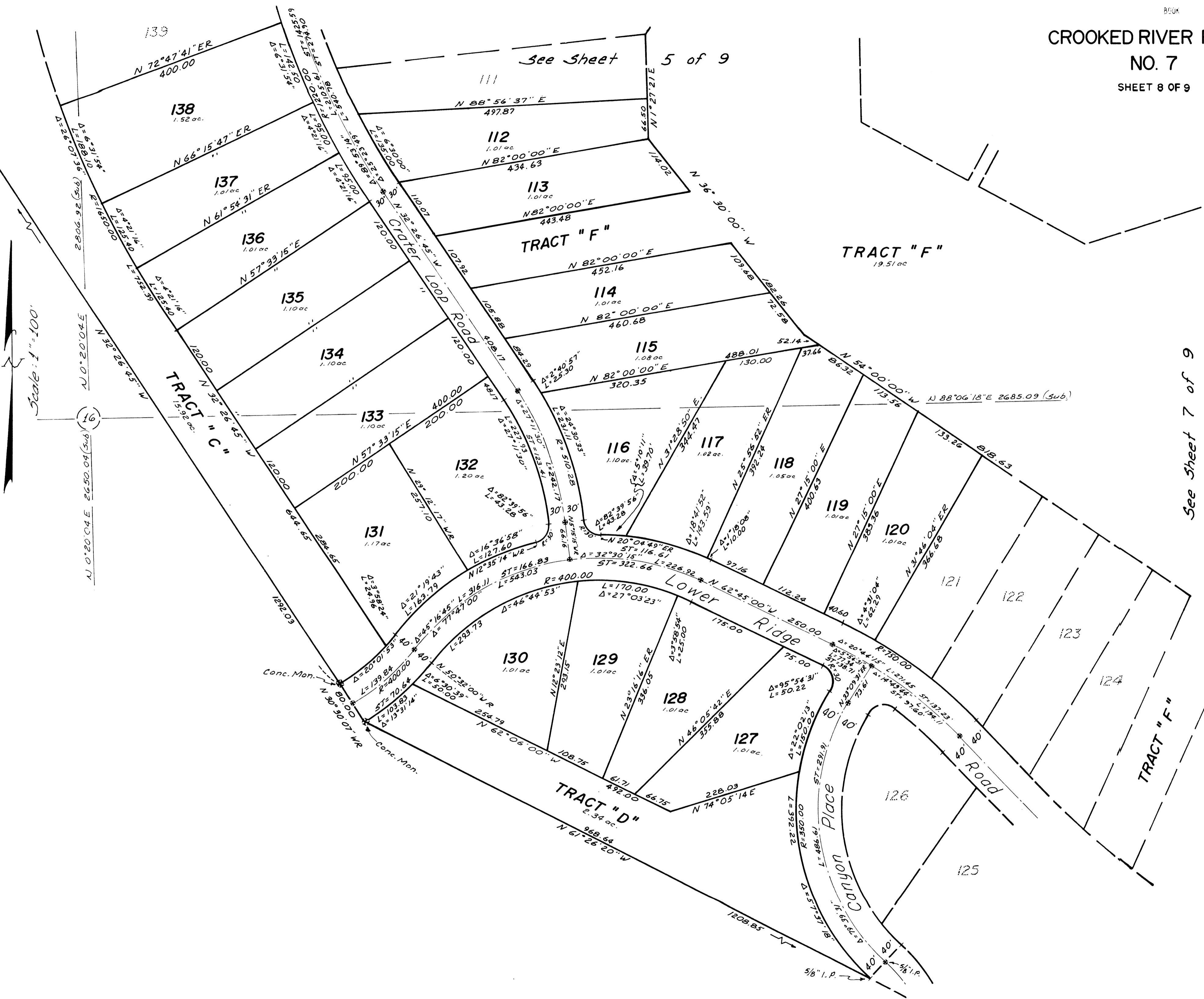
CROOKED RIVER RANCH
NO. 7

SHEET 6 OF 9



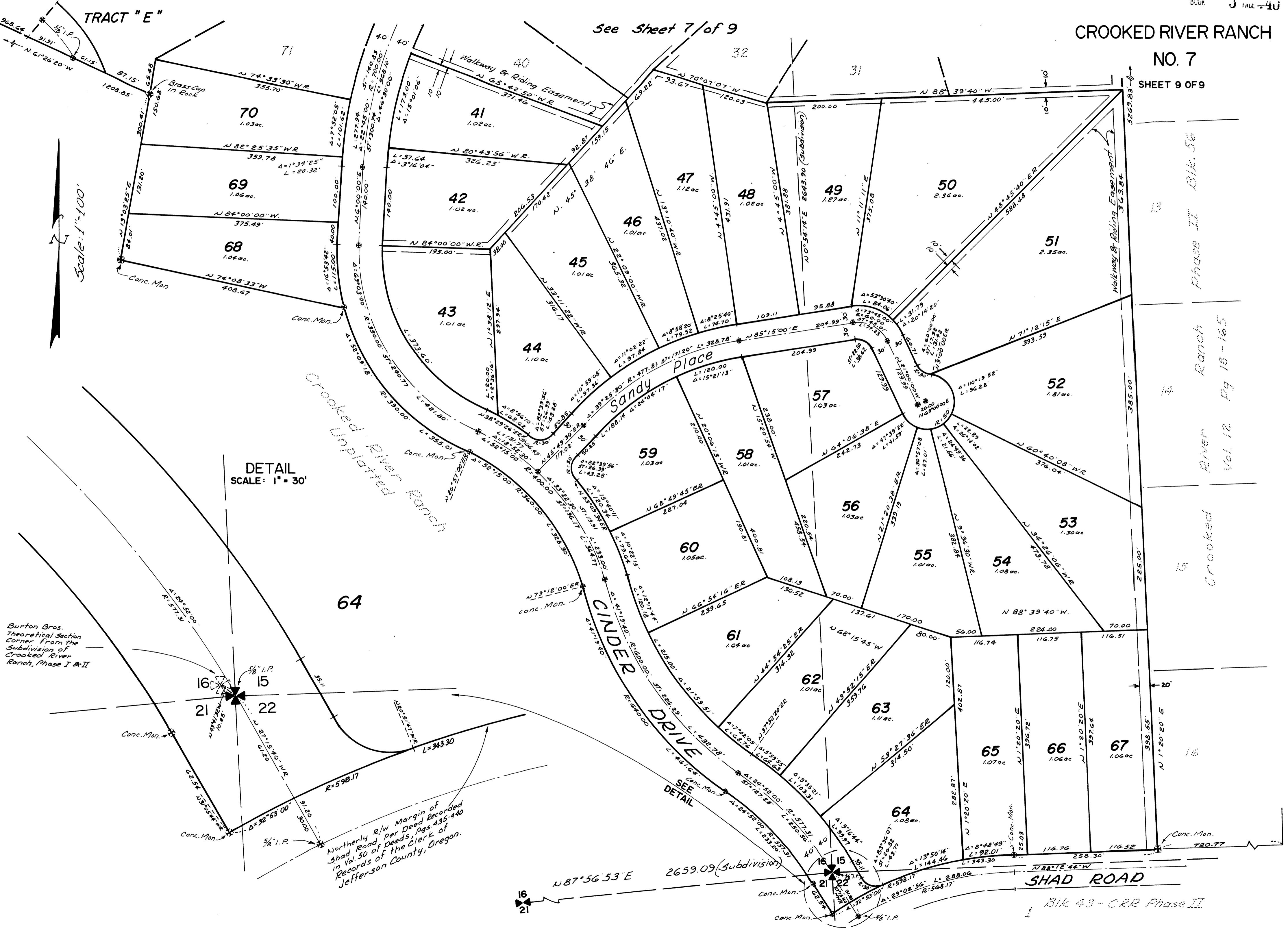
CROOKED RIVER RANCH
NO. 7

SHEET 8 OF 9



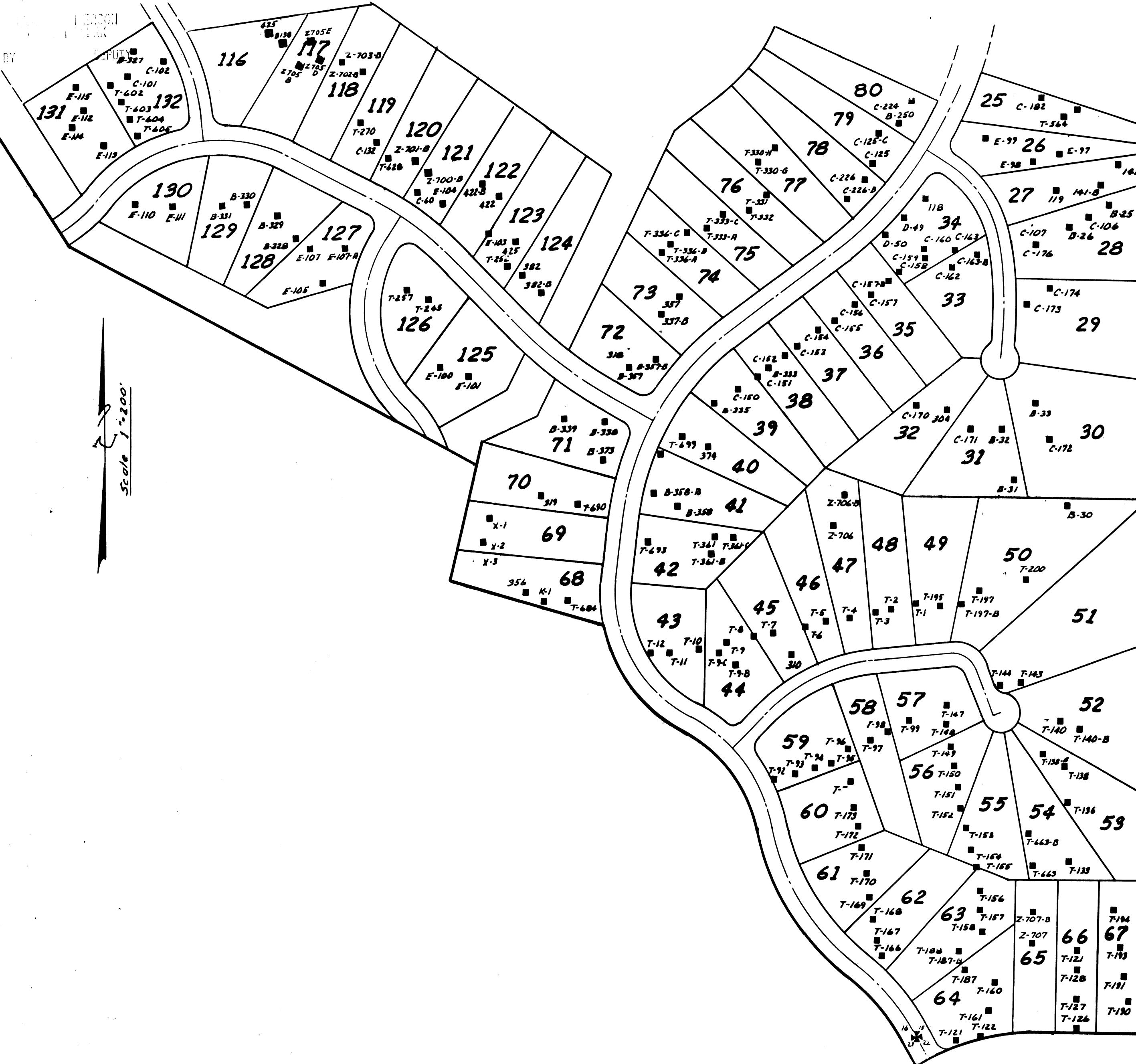
CROOKED RIVER RANCH
NO. 7

SHEET 9 OF 9



JEFFERSON COUNTY,
OREGON

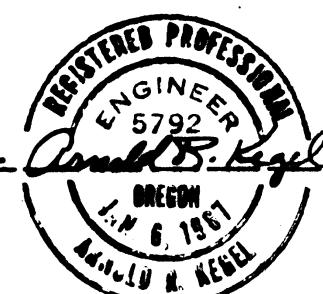
SHEET 1 OF 51



CROOKED RIVER RANCH NO. 7 SOIL TEST LOCATIONS SHEET 1 OF 2

THIS DOCUMENT IS TO SUPPLEMENT THE PLAT OF CROOKED RIVER RANCH NO. 7, RECORDED IN VOLUME 324, BOOK OF PLATS, PAGES 324 thru 40, RECORDS OF THE CLERK OF JEFFERSON COUNTY OREGON.

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



Lorraine Scott Eiden
NOTARY PUBLIC IN AND FOR THE STATE OF
Washington RESIDING AT EUGENE
MY COMMISSION EXPIRES July 30, 1977

APPROVED BY *Steven P. Boedigheimer*
STEVEN BOEDIGHEIMER J.R.S.

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF THE COUNTY COURT THIS
22 DAY OF April, 1975, AT 5 MINUTES PAST 8:00 A.M., AND
RECORDED IN VOLUME 12, BOOK OF MISCELLANEOUS RECORDS,
PAGES 301 thru 303, RECORDS OF THE CLERK OF JEFFERSON COUNTY
OREGON.

Elaine L. Henderson
CLERK OF JEFFERSON COUNTY

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CROOKED RIVER RANCH NO. 7

SCH. TEST LOCATIONS
SHEET 2 OF 2