

# CROOKED RIVER RANCH NO. 13

## JEFFERSON COUNTY, OREGON

SHEET 1 OF 1

### GENEVA VIEW LOOP CENTERLINE CURVE DATA

- |                                       |                                       |
|---------------------------------------|---------------------------------------|
| ① R=215.00<br>Δ=82°49'46"<br>L=310.82 | ④ R=1250.00<br>Δ=6°31'18"<br>L=142.28 |
| ② R=215.00<br>Δ=67°12'18"<br>L=252.19 | ③ R=215.00<br>Δ=15°37'28"<br>L=58.63  |

### APPROVALS - JEFFERSON COUNTY OFFICIALS

<u>James W. Hawthorne</u> SURVEYOR	EXAMINED AND APPROVED THIS <u>3<sup>rd</sup></u> DAY OF <u>August</u> , 1977
<u>Don B. Rice</u> SANITARIAN	EXAMINED AND APPROVED THIS <u>3<sup>rd</sup></u> DAY OF <u>Aug</u> , 1977
<u>Bryan Christian</u> PLANNING DIRECTOR	EXAMINED AND APPROVED THIS <u>3<sup>rd</sup></u> DAY OF <u>Aug</u> , 1977
<u>Ted M. Freeman</u> PLANNING COMMISSION CHAIRMAN	EXAMINED AND APPROVED THIS <u>2<sup>nd</sup></u> DAY OF <u>AUG</u> , 1977
<u>Herschel Reed</u> JUDGE	EXAMINED AND APPROVED THIS <u>11</u> DAY OF <u>Aug</u> , 1977
<u>Gordon Galbraith</u> COMMISSIONER	EXAMINED AND APPROVED THIS <u>11</u> DAY OF <u>Aug</u> , 1977
<u>Mary Norton</u> COMMISSIONER	EXAMINED AND APPROVED THIS ____ DAY OF ____, 1977

### 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 Ziemke  
DATE: 8-3-77

### SURVEYOR'S CERTIFICATE

I, ARNOLD R. KEGEL, A REGISTERED PROFESSIONAL ENGINEER, BEING FIRST DULY SWORN, DISPOSE AND SAY THAT I HAVE CORRECTLY SUBDIVIDED AND MARKED WITH LEGAL MONUMENTS THE LANDS REPRESENTED ON THIS PLAT OF CROOKED RIVER RANCH NO. 13, A SUBDIVISION OF JEFFERSON COUNTY, OREGON, LOCATED IN SECTION 8, TOWNSHIP 13 SOUTH, RANGE 12 EAST, W.M.

ARNOLD R. KEGEL Arnold R. Kegel ENGINEER CERTIFICATE #5792  
REGISTERED PROFESSIONAL ENGINEER  
OREGON  
JAN. 6, 1981

James S. Kull  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING AT EVERETT  
MY COMMISSION EXPIRES 7/29/78

### 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", "SQUAW MOUTH" AND "PENINSULA NO. 2" FOR REFERENCE.

### MONUMENTATION

SUBDIVISION CORNERS AND EXTERIOR ANGLE POINTS ARE MARKED WITH CONCRETE MONUMENTS WITH LEAD PLUGS AS DESCRIBED. ROAD CENTERLINE CONTROL AT INTERSECTIONS AND POINTS OF CURVATURE ARE MARKED WITH 5/8 INCH IRON ROD BURIED 12 INCHES BELOW SUBGRADE AS SHOWN. LOT CORNERS ARE MARKED WITH 1/2 INCH IRON ROD EXTENDING 3 INCHES ABOVE GROUND SURFACE AND WITNESSED WITH 1/2 x 4 x 48 INCH PAINTED STAKES.

### INITIAL POINT

THE INITIAL POINT OF THIS SURVEY IS THE CENTER NORTH 1/16 CORNER OF SECTION 8, TOWNSHIP 13 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, (BEING ALSO THE SOUTHWEST CORNER OF THE NE 1/4 OF THE NW 1/4 OF SAID SECTION 8) WHICH IS A STANDARD CONCRETE MONUMENT AS DESCRIBED IN THE PLAT OF CROOKED RIVER RANCH NO. 10, AS RECORDED IN VOLUME 4 OF PLATS, PAGES 27 THROUGH 38, RECORDS OF JEFFERSON COUNTY, OREGON.

I Scribed the BRASS CAP in said monument to read "INITIAL POINT CRR No. 13, 1977" CN 1/16. SAID CORNER BEARS SOUTH 0°30'10" WEST A DISTANCE OF 1331.65 FEET FROM THE ONE-QUARTER CORNER COMMON TO SECTIONS 5 AND 8, TOWNSHIP 13 SOUTH, RANGE 12 EAST, W.M. THE COORDINATES OF THIS POINT ARE NORTH 1,020,084.60 AND EAST 1,785,822.89, SOUTH OREGON LAMBERT GRID.

### SUBDIVISION RETRACEMENT

REFER TO THE PLAT OF CROOKED RIVER RANCH NO. 10 FOR RETRACEMENT OF SECTION 8, TOWNSHIP 13 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN.

### LEGAL DESCRIPTION OF PLAT BOUNDARY

BEGINNING AT THE SOUTHWEST CORNER OF THE NE 1/4 OF THE NW 1/4 OF SECTION 8, TOWNSHIP 13 SOUTH, RANGE 12 EAST, W.M., SAID CORNER BEING THE INITIAL POINT OF THIS SURVEY; THENCE NORTH 89°30'10" WEST FOR 1317.32 FEET TO THE SOUTHWEST CORNER OF SAID NE 1/4 OF THE NW 1/4; THENCE NORTH 0°42'47" EAST FOR 1331.80 FEET TO THE NORTHWEST CORNER OF SAID NE 1/4 OF THE NW 1/4, SAID CORNER BEING ALSO THE SOUTHWEST CORNER OF THE PLAT OF CROOKED RIVER RANCH NO. 11, AS RECORDED IN VOLUME 4 OF PLATS, PAGES 20 THROUGH 26, RECORDS OF THE CLERK OF JEFFERSON COUNTY, OREGON; THENCE SOUTH 89°29'48" EAST ALONG THE SOUTH BOUNDARY OF SAID PLAT FOR 1312.43 FEET TO THE NORTH ONE-QUARTER CORNER COMMON TO SECTIONS 5 AND 8, SAID CORNER BEING ALSO THE NORTHWEST CORNER OF THE PLAT OF CROOKED RIVER RANCH NO. 10; THENCE SOUTH 0°10'30" WEST ALONG THE WEST BOUNDARY OF SAID PLAT OF CROOKED RIVER RANCH NO. 10 FOR 1331.65 FEET TO THE INITIAL POINT OF THIS SURVEY. CONTAINING 40.20 ACRES.

### RESTRICTIONS & RESERVATIONS

#### GENERAL

EACH PURCHASER OF LOTS IN THIS PLAT IS REQUIRED TO RETAIN ACTIVE MEMBERSHIP IN THE CROOKED RIVER RANCH CLUB AND MAINTENANCE ASSOCIATION, A NON PROFIT CORPORATION, AND IS THEREBY SUBJECT TO ALL CONDITIONS, COVENANTS, RESTRICTIONS, RULES AND REGULATIONS AS SET FORTH IN COMPLETE ASSOCIATION DOCUMENTS FILED IN VOLUME \_\_\_\_ PAGES \_\_\_\_ THROUGH \_\_\_\_, RECORDS OF THE CLERK OF JEFFERSON COUNTY, OREGON.

#### ROAD MAINTENANCE

OBLIGATION FOR ROAD MAINTENANCE RESTS WITH THE ASSOCIATION USING FUNDS COLLECTED FROM ITS MEMBERS AT NO COST TO THE COUNTY. IN THE EVENT THAT ANY OF THE OWNERS OF LOTS WITHIN THIS PLAT OR OTHER DIVISIONS OF CROOKED RIVER RANCH 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 SHALL BE AT EXCLUSIVE OPTION OF THE COUNTY COURT.

#### SEWAGE DISPOSAL

EACH LOT HAS AN ACCEPTABLE SEWAGE DISPOSAL SITE AS REVIEWED AND APPROVED BY THE OREGON DEPARTMENT OF ENVIRONMENTAL QUALITY AND ITS AGENT, JEFFERSON COUNTY HEALTH DEPARTMENT. RESULTS ARE ON FILE WITH THE JEFFERSON COUNTY HEALTH DEPARTMENT. TEST LOCATIONS ARE SHOWN ON THIS PLAT.

#### 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.

#### ASSOCIATION AGREEMENT

THE CROOKED RIVER RANCH CLUB & MAINTENANCE ASSOCIATION DOES HEREBY AGREE THAT EACH PURCHASER OF LOTS IN THIS PLAT WILL AUTOMATICALLY BECOME A MEMBER OF THE ASSOCIATION SUBJECT TO ALL RULES, REGULATIONS, RESTRICTIONS, CONDITIONS AND FEE SCHEDULES THEREOF.

STATE OF WASHINGTON S.S. William R. MacPherson  
COUNTY OF SNOHOMISH WILLIAM R. MACPHERSON, PRESIDENT  
THIS IS TO CERTIFY THAT ON THIS 20<sup>th</sup> DAY OF MAY, 1977, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED WILLIAM R. MACPHERSON, 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. WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

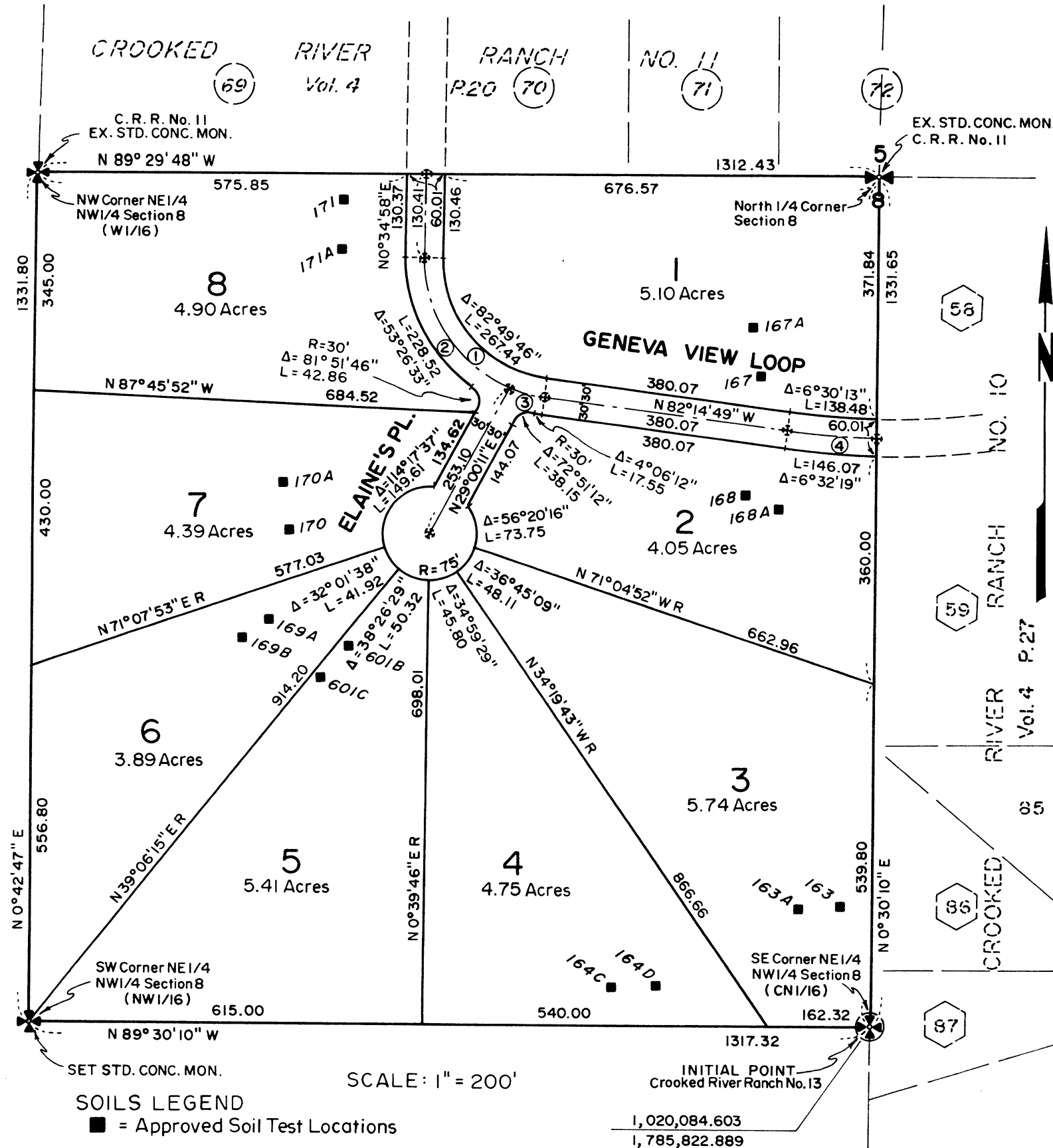
James S. Kull  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING AT EVERETT  
MY COMMISSION EXPIRES 7/29/78

### RECORDING CERTIFICATE

File No. 124307

FILED FOR RECORD AT THE REQUEST OF THE COUNTY COURT THIS 15<sup>th</sup> DAY OF August, 1977, AT 29 MINUTES PAST noon, P.M. AND RECORDED IN VOLUME 4 OF PLATS, PAGE 40, RECORDS OF THE CLERK OF JEFFERSON COUNTY, OREGON.

Elaine L. Henderson  
CLERK OF JEFFERSON COUNTY



### DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT WE THE UNDERSIGNED, OWNERS IN FEE SIMPLE 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 RIGHT OF PERPETUAL DRAINAGE FROM THE ROADWAYS INTO THEIR NATURAL COURSES ACROSS THE LOTS SHOWN THEREON.

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

Merton Jack Benefiel Elaine J. Benefiel  
MERTON JACK BENEFIEL ELAINE J. BENEFIEL

### ACKNOWLEDGEMENTS

STATE OF OREGON S.S.  
COUNTY OF MULTNOMAH

THIS IS TO CERTIFY THAT ON THIS 2 DAY OF JUNE, 1977, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED MERTON JACK BENEFIEL AND ELAINE J. BENEFIEL, HUSBAND AND 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.

Robert E. Kull  
NOTARY PUBLIC IN AND FOR THE STATE OF OREGON  
RESIDING AT 201 N.E. 170th PORTLAND  
MY COMMISSION EXPIRES JUNE 29, 1980

### SHERIFF'S CERTIFICATE

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

Lambert P. Perkins  
COUNTY SHERIFF  
DATE: 08-04-77

