

RESOLUTION NO. 2896

RESOLUTION EXERCISING THE POWER OF EMINENT DOMAIN

Findings

- A. The City of Bend has the authority to exercise the power of eminent domain under the City of Bend Charter, ORS 223.105(2) and ORS Chapter 35 when deemed necessary by the City of Bend's governing body to accomplish public purposes.
- B. The City has the responsibility of providing safe transportation routes for commerce, convenience and to adequately serve the traveling public.
- C. The project known as the Reed Market (Newberry to 27th) has been planned in accordance with appropriate engineering standards for the construction of transportation infrastructure so that property damage is minimized, transportation promoted, and travel safeguarded.
- D. To accomplish these projects, it is necessary to acquire the property and the interests in the property described in Exhibit A and shown on Exhibit B.

Based on these findings, the City Council of the City of Bend resolves as follows:

- Section 1. The Council accepts the Findings as facts in support of this Resolution. The projects for which the property is being acquired are necessary for the construction of the projects and are in the public interest. The projects have been planned, designed, located, and will be constructed in a manner which will be most compatible with the greatest public good and the least private injury.
- Section 2. The power of eminent domain is exercised with respect to each of the properties and interests in property described in Exhibit A. Each is acquired subject to payment of just compensation and subject to procedural requirements of Oregon law.
- Section 3. City staff and the City's agents and attorneys are authorized and requested to attempt to agree with the owner and other persons in interest as to the compensation to be paid for each acquisition. In the event that no satisfactory agreement can be reached, City staff, agents and attorneys are authorized to commence and prosecute condemnation proceedings necessary to finally determine just compensation or any other issue appropriate to be determined by a court in connection with the acquisition. This authorization is not intended to expand the jurisdiction of any court to decide matters determined above or determinable by the City Council.

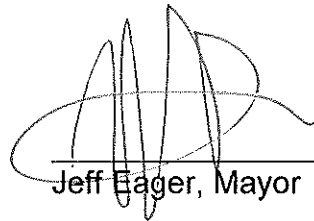
Section 4. The City of Bend expressly reserves its jurisdiction to determine the necessity or propriety of any acquisition, its quantity, quality, or locality, and to change or abandon any acquisition.

Section 5. This resolution takes effect immediately on passage.

Adopted by roll call vote on October 17, 2012.

YES: Tom Greene
Scott Ramsay
Mark Capell
Jodie Barram
Jim Clinton
Mayor Jeff Eager

NO: None




Jeff Eager, Mayor

ATTEST:



Robyn Christie, City Recorder

Approved as to form:



Mary A. Winters, City Attorney

EXHIBIT A
PROPERTY DESCRIPTION

EXHIBIT A

**Reed Market Road
Reed Market Road Right-of-Way Acquisition
TL 181210AA 03500
RM-1**

PROPERTY DESCRIPTION

A parcel of land containing 2,700 square feet (0.06 acres), more or less, located in the north 140.00 feet of the East Half of the East Half of the Northwest Quarter of the Northeast Quarter of the Northeast Quarter (E1/2 E1/2 NW1/4 NE1/4 NE1/4) of Section 10, Township 18 South, Range 12 East, Willamette Meridian, City of Bend, Deschutes, Oregon, being more particularly described as follows:

The east 30.00 feet of said north 140.00 feet of the East Half of the East Half of the Northwest Quarter of the Northeast Quarter of the Northeast Quarter (E1/2 E1/2 NW1/4 NE1/4 NE1/4), excepting therefrom: those portion lying within public right of ways.

See attached map titled "EXHIBIT B", hereby incorporated by reference.

**REGISTERED
PROFESSIONAL
LAND SURVEYOR**

**OREGON
JULY 19, 1994
DAVID R. WILLIAMS
2686**

RENEWAL DATE: 06/30/14

EXHIBIT A

**Reed Market Road
Reed Market Road Right-of-Way Acquisition
TL 181210AA 03600
RM-2**

PROPERTY DESCRIPTION

A parcel of land containing 100 square feet, more or less, located in the north 135.00 feet of the West Half of the East Half of the Northwest Quarter of the Northeast Quarter of the Northeast Quarter (W1/2 E1/2 NW1/4 NE1/4 NE1/4) of Section 10, Township 18 South, Range 12 East, Willamette Meridian, City of Bend, Deschutes, Oregon, being more particularly described as follows:

The west 10.00 feet of the south 10.00 feet of the north 50.00 of said north 135.00 feet of the West Half of the East Half of the Northwest Quarter of the Northeast Quarter of the Northeast Quarter (W1/2 E1/2 NW1/4 NE1/4 NE1/4), excepting therefrom: those portion lying within public right of ways.

See attached map titled "EXHIBIT B", hereby incorporated by reference.

**REGISTERED
PROFESSIONAL
LAND SURVEYOR**

**OREGON
JULY 19, 1994
DAVID R. WILLIAMS
2686**

RENEWAL DATE: 06/30/14

EXHIBIT A

**Reed Market Road
Reed Market Road Right-of-Way Acquisition
TL 181210AA 03800
RM-3**

PROPERTY DESCRIPTION

A parcel of land containing 2,822 square feet (0.06 acres), more or less, located in the Northeast Quarter of the Northeast Quarter (NE1/4 NE1/4) of Section 10, Township 18 South, Range 12 East, Willamette Meridian, City of Bend, Deschutes, Oregon, being the north 10.00 feet of the following described parcel per Volume 2005 Page 11755, Deschutes County Official Records:

Commencing at the Northeast corner of said Section 10, thence North 89°45'25" West 1326.95 feet along the North line of said Section 10, to the East one-sixteenth corner of said Section 10; thence leaving said North line South 00°12'18" West 30.00 feet to a point on the Southerly right of way of Reed Market Road and the POINT OF BEGINNING; thence along said Southerly right of way South 89°45'25" East 281.72 feet; thence leaving said Southerly right of way South 00°14'32" West 20.00 feet; thence South 44°45'59" East 21.21 feet; thence South 00°14'32" West 282.50 feet; thence North 89°45'25" West 296.51 feet; thence North 00°12'18" East 317.50 feet to the POINT OF BEGINNING.

See attached map titled "EXHIBIT B", hereby incorporated by reference.

**REGISTERED
PROFESSIONAL
LAND SURVEYOR**

**OREGON
JULY 19, 1994
DAVID R. WILLIAMS
2688**

RENEWAL DATE: 06/30/14

EXHIBIT A

**Reed Market Road
Reed Market Road Right-of-Way Acquisition
TL 181203DD 02800
RM-4**

PROPERTY DESCRIPTION

A parcel of land containing 1,490 square feet (0.03 acres), more or less, located in the East 1/2 of Lot 21, "Replat of Lot 14, Block 1, Daly Estates", in the Southeast One-Quarter of the Southeast One-Quarter (SE1/4 SE1/4) of Section 3, Township 18 South, Range 12 East, Willamette Meridian, City of Bend, Deschutes, Oregon, being more particularly described as follows:

The South 10 feet of said East 1/2 of Lot 21.

See attached map titled "EXHIBIT B", hereby incorporated by reference.

**REGISTERED
PROFESSIONAL
LAND SURVEYOR**

**OREGON
JULY 19, 1994
DAVID R. WILLIAMS
2686**

RENEWAL DATE: 08/30/14

EXHIBIT A

**Reed Market Road
Reed Market Road Right-of-Way Acquisition and Temporary Easement
TL 181203DD 02900
RM-5**

PROPERTY DESCRIPTION

A parcel of land containing 1,490 square feet (0.03 acres), more or less, located in the West 1/2 of Lot 21, "Replat of Lot 14, Block 1, Daly Estates", in the Southeast One-Quarter of the Southeast One-Quarter (SE1/4 SE1/4) of Section 3, Township 18 South, Range 12 East, Willamette Meridian, City of Bend, Deschutes, Oregon, being more particularly described as follows:

The South 10 feet of said West 1/2 of Lot 21.

TOGETHER WITH:

TEMPORARY EASEMENT DESCRIPTION

A parcel of land containing 338 square feet (0.01 acres), more or less, located in the West 1/2 of Lot 21, "Replat of Lot 14, Block 1, Daly Estates", in the Southeast One-Quarter of the Southeast One-Quarter (SE1/4 SE1/4) of Section 3, Township 18 South, Range 12 East, Willamette Meridian, City of Bend, Deschutes, Oregon, being more particularly described as follows:

Commencing at the southeast corner of said West 1/2 of Lot 21, Block 1, "Replat of Lot 14, Block 1, Daly Estates"; thence North 00°04'41" East along the east boundary of said West 1/2 of Lot 21, Block 1, a distance of 10.00 feet; thence leaving said boundary, North 89°24'26" West a distance of 59.54 feet to the True Point of Beginning; thence continuing North 89°24'26" West a distance of 42.19 feet; thence North 00°35'34" East a distance of 8.00 feet; thence South 89°24'26" East a distance of 42.19 feet; thence South 00°35'34" West a distance of 8.00 feet to the True Point of Beginning.

Bearings are based on the Central Oregon Coordinate System.

See attached map titled "EXHIBIT B", hereby incorporated by reference.

**REGISTERED
PROFESSIONAL
LAND SURVEYOR**

**OREGON
JULY 19, 1994
DAVID R. WILLIAMS
2686**

RENEWAL DATE: 06/30/14

EXHIBIT A

**Reed Market Road
Reed Market Road Right-of-Way Acquisition and Temporary Easement
TL 181203DD 03000
RM-6**

PROPERTY DESCRIPTION

A parcel of land containing 1,537 square feet (0.04 acres), more or less, located in the East 1/2 of Lot 8, Block 1, "Daly Estates", in the Southeast One-Quarter of the Southeast One-Quarter (SE1/4 SE1/4) of Section 3, Township 18 South, Range 12 East, Willamette Meridian, City of Bend, Deschutes, Oregon, being more particularly described as follows:

The South 10 feet of said East 1/2 of Lot 8, Block 1, "Daly Estates".

TOGETHER WITH:

TEMPORARY EASEMENT DESCRIPTION

A parcel of land containing 1,476 square feet (0.03 acres), more or less, located in the East 1/2 of Lot 8, Block 1, "Daly Estates", in the Southeast One-Quarter of the Southeast One-Quarter (SE1/4 SE1/4) of Section 3, Township 18 South, Range 12 East, Willamette Meridian, City of Bend, Deschutes, Oregon, being more particularly described as follows:

Commencing at the southeast corner of said East 1/2 of Lot 8, Block 1, "Daly Estates"; thence North 00°04'41" East along the east boundary of said East 1/2 of Lot 8, Block 1, a distance of 10.00 feet; thence leaving said boundary, North 89°24'26" West a distance of 35.51 feet to the True Point of Beginning; thence continuing North 89°24'26" West a distance of 72.00 feet; thence North 00°35'34" East a distance of 20.50 feet; thence South 89°24'26" East a distance of 72.00 feet; thence South 00°35'34" West a distance of 20.50 feet to the True Point of Beginning.

Bearings are based on the Central Oregon Coordinate System.

See attached map titled "EXHIBIT B", hereby incorporated by reference.

**REGISTERED
PROFESSIONAL
LAND SURVEYOR**

**OREGON
JULY 19, 1994
DAVID R. WILLIAMS
2886**

RENEWAL DATE: 06/30/14

EXHIBIT A

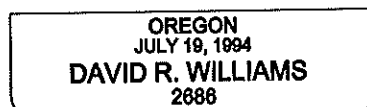
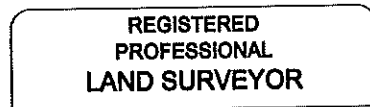
**Reed Market Road
Reed Market Road Right-of-Way Acquisition
TL 181203DD 03100
RM-7**

PROPERTY DESCRIPTION

A parcel of land containing 1,537 square feet (0.04 acres), more or less, located in the West 1/2 of Lot 8, Block 1, "Daly Estates", in the Southeast One-Quarter of the Southeast One-Quarter (SE1/4 SE1/4) of Section 3, Township 18 South, Range 12 East, Willamette Meridian, City of Bend, Deschutes, Oregon, being more particularly described as follows:

The South 10 feet of said West 1/2 of Lot 8, Block 1, "Daly Estates".

See attached map titled "EXHIBIT B", hereby incorporated by reference.



RENEWAL DATE: 08/30/14

EXHIBIT A

**Reed Market Road
Reed Market Road Right of Way Acquisition
TL 181210BA 04800
RM-9**

PROPERTY DESCRIPTION

A parcel of land containing 688 square feet (0.02 acres), more or less, located in Lot 15, Block 14, "Desert Woods II", in the Northeast One-Quarter of the Northwest One-Quarter (NE1/4 NW1/4) of Section 10, Township 18 South, Range 12 East, Willamette Meridian, City of Bend, Deschutes, Oregon, being more particularly described as follows:

The north 5.00 feet of said Lot 15, Block 14, "Desert Woods II".

See attached map titled "EXHIBIT B", hereby incorporated by reference.

**REGISTERED
PROFESSIONAL
LAND SURVEYOR**

**OREGON
JULY 19, 1994
DAVID R. WILLIAMS
2686**

RENEWAL DATE: 08/30/14

EXHIBIT A

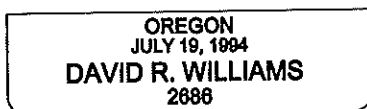
**Reed Market Road
Reed Market Road Right of Way Acquisition
TL 181210BA 02700
RM-10**

PROPERTY DESCRIPTION

A parcel of land containing 1,022 square feet (0.02 acres), more or less, located in Lot 31, Block 12, "Desert Woods II", in the Northeast One-Quarter of the Northwest One-Quarter (NE1/4 NW1/4) of Section 10, Township 18 South, Range 12 East, Willamette Meridian, City of Bend, Deschutes, Oregon, being more particularly described as follows:

The north 5.00 feet of said Lot 31, Block 12, "Desert Woods II".

See attached map titled "EXHIBIT B", hereby incorporated by reference.



RENEWAL DATE: 06/30/14

EXHIBIT A

**Reed Market Road
Reed Market Road Temporary Easement
TL 181203CD 09300
RM-12**

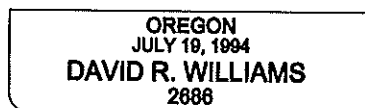
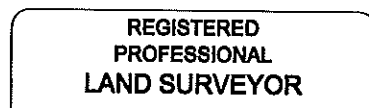
PROPERTY DESCRIPTION

A parcel of land containing 452 square feet (0.01 acres), more or less, located in Lot 58, Block 7, "Tanglewood Phase II", in the Southeast One-Quarter of the Southwest One-Quarter (SE1/4 SW1/4) of Section 3, Township 18 South, Range 12 East, Willamette Meridian, City of Bend, Deschutes, Oregon, being more particularly described as follows:

Commencing at the southwest corner of said Lot 58, Block 7; thence North 88°41'10" East along the north right of way line of Reed Market Road a distance of 29.84 feet to the True Point of Beginning; thence leaving said right of way line, North 01°18'50" West a distance of 5.00 feet; thence North 88°41'10" East a distance of 90.47 feet; thence South 01°18'50" East a distance of 5.00 feet to said north right of way line; thence South 88°41'10" West a distance of 90.47 feet to the True Point of Beginning.

Bearings are based on the Central Oregon Coordinate System.

See attached map titled "EXHIBIT B", hereby incorporated by reference.



RENEWAL DATE: 06/30/14

EXHIBIT A

**Reed Market Road
Reed Market Road Temporary Easement
TL 181203CD 09200
RM-13**

PROPERTY DESCRIPTION

A parcel of land containing 221 square feet (0.01 acres), more or less, located in Lot 7, Block 9, "Tanglewood Phase II", in the Southeast One-Quarter of the Southwest One-Quarter (SE1/4 SW1/4) of Section 3, Township 18 South, Range 12 East, Willamette Meridian, City of Bend, Deschutes, Oregon, being more particularly described as follows:

Beginning at the southwest corner of said Lot 7, Block 9; thence North 01°18'50" West along the west boundary of said Lot 7 a distance of 5.00 feet; thence North 88°41'10" East a distance of 44.19 feet; thence South 01°18'50" East a distance of 5.00 feet to the north right of way line of Reed Market Road; thence South 88°41'10" West along said right of line a distance of 44.19 feet to the point of beginning.

Bearings are based on the Central Oregon Coordinate System.

See attached map titled "EXHIBIT B", hereby incorporated by reference.

**REGISTERED
PROFESSIONAL
LAND SURVEYOR**

**OREGON
JULY 19, 1994
DAVID R. WILLIAMS
2686
RENEWAL DATE: 08/30/14**

EXHIBIT A

**Reed Market Road
Reed Market Road Temporary Easement
TL 181203CD 04300
RM-14**

PROPERTY DESCRIPTION

A parcel of land containing 425 square feet (0.01 acres), more or less, located in Lot 6, Block 9, "Tanglewood", in the Southeast One-Quarter of the Southwest One-Quarter (SE1/4 SW1/4) of Section 3, Township 18 South, Range 12 East, Willamette Meridian, City of Bend, Deschutes, Oregon, being more particularly described as follows:

The south 5.00 feet of said Lot 6, Block 9, "Tanglewood".

See attached map titled "EXHIBIT B", hereby incorporated by reference.

**REGISTERED
PROFESSIONAL
LAND SURVEYOR**

**OREGON
JULY 19, 1994
DAVID R. WILLIAMS
2688**

RENEWAL DATE: 08/30/14

EXHIBIT A

**Reed Market Road
Reed Market Road Temporary Easement
TL 181203CD 04200
RM-15**

PROPERTY DESCRIPTION

A parcel of land containing 350 square feet (0.01 acres), more or less, located in Lot 5, Block 9, "Tanglewood", in the Southeast One-Quarter of the Southwest One-Quarter (SE1/4 SW1/4) of Section 3, Township 18 South, Range 12 East, Willamette Meridian, City of Bend, Deschutes, Oregon, being more particularly described as follows:

The south 5.00 feet of said Lot 5, Block 9, "Tanglewood".

See attached map titled "EXHIBIT B", hereby incorporated by reference.

**REGISTERED
PROFESSIONAL
LAND SURVEYOR**

**OREGON
JULY 19, 1994
DAVID R. WILLIAMS
2688**

RENEWAL DATE: 06/30/14

EXHIBIT A

**Reed Market Road
Reed Market Road Temporary Easement
TL 181203CD 04100
RM-16**

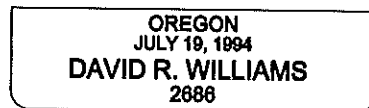
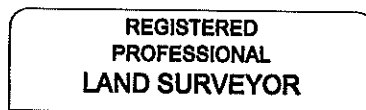
PROPERTY DESCRIPTION

A parcel of land containing 234 square feet (0.01 acres), more or less, located in Lot 4, Block 9, "Tanglewood", in the Southeast One-Quarter of the Southwest One-Quarter (SE1/4 SW1/4) of Section 3, Township 18 South, Range 12 East, Willamette Meridian, City of Bend, Deschutes, Oregon, being more particularly described as follows:

Beginning at the southeast corner of said Lot 4; thence South 88°41'10" West along the northerly right of way line of Reed Market Road a distance of 40.96 feet to the northerly right of way line of F.A. Hunnell Road; thence North 68°18'50" West along said northerly right of way of F.A. Hunnell Road a distance of 12.80 feet; thence leaving said right of way line, North 88°41'10" East a distance of 52.74 feet to the east boundary of said Lot 4; thence South 01°18'50" East along said east boundary a distance of 5.00 feet to the point of beginning.

Bearings are based on the Central Oregon Coordinate System.

See attached map titled "EXHIBIT B", hereby incorporated by reference.



RENEWAL DATE: 06/30/14

EXHIBIT A

**Reed Market Road
Reed Market Road Temporary Easement
TL 181203CD 03900
RM-17**

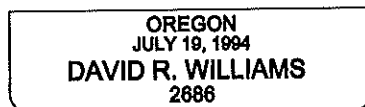
PROPERTY DESCRIPTION

A parcel of land containing 290 square feet (0.01 acres), more or less, located in Lot 2, Block 9, "Tanglewood", in the Southeast One-Quarter of the Southwest One-Quarter (SE1/4 SW1/4) of Section 3, Township 18 South, Range 12 East, Willamette Meridian, City of Bend, Deschutes, Oregon, being more particularly described as follows:

Beginning at the southwest corner of said Lot 2; thence North 01°18'50" West along the west boundary of said Lot 2 a distance of 5.00 feet; thence leaving said west boundary, North 88°41'10" East a distance of 69.24 feet to the northerly right of way line of F.A. Hunnell Road; thence South 76°11'10" West along said northerly right of way line a distance of 23.10 feet to the northerly right of way of Reed Market Road; thence South 88°41'10" West along said northerly right of way line of Reed Market Road a distance of 46.69 feet to the point of beginning.

Bearings are based on the Central Oregon Coordinate System.

See attached map titled "EXHIBIT B", hereby incorporated by reference.



RENEWAL DATE: 06/30/14

EXHIBIT A

**Reed Market Road
Reed Market Road Temporary Easement
TL 181203CD 03800
RM-18**

PROPERTY DESCRIPTION

A parcel of land containing 137 square feet, more or less, located in Lot 1, Block 9, "Tanglewood", in the Southeast One-Quarter of the Southwest One-Quarter (SE1/4 SW1/4) of Section 3, Township 18 South, Range 12 East, Willamette Meridian, City of Bend, Deschutes, Oregon, being more particularly described as follows:

Beginning at the southeast corner of said Lot 1; thence South 88°41'10" West along the northerly right of way line of Reed Market Road a distance of 27.34 feet; thence leaving said right of way, North 01°18'50" West a distance of 5.00 feet; thence North 88°41'10" East a distance of 27.34 feet to the east boundary of said Lot 1; thence South 01°18'49" East a distance of 5.00 feet to the point of beginning.

Bearings are based on the Central Oregon Coordinate System.

See attached map titled "EXHIBIT B", hereby incorporated by reference.

**REGISTERED
PROFESSIONAL
LAND SURVEYOR**

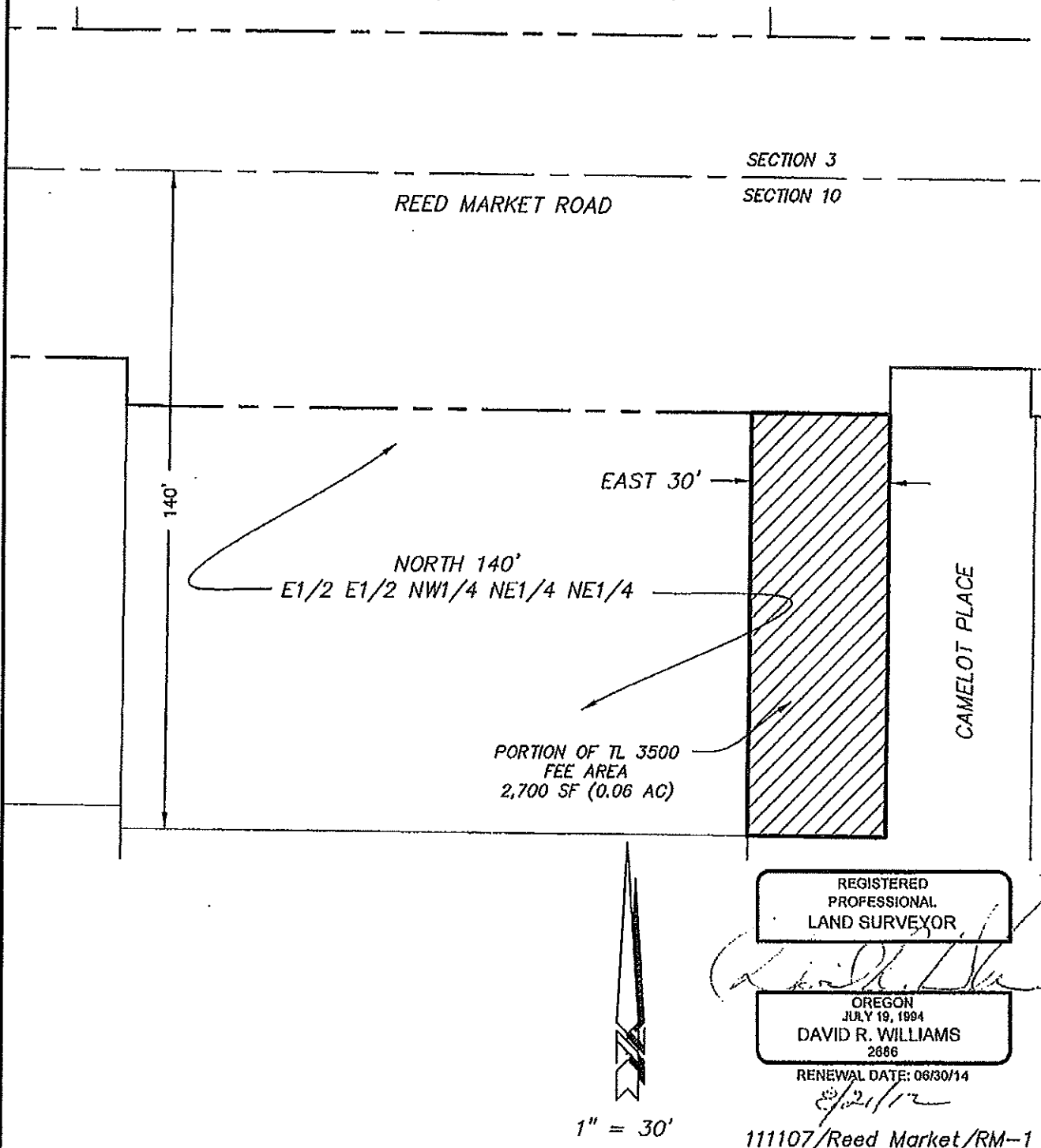
**OREGON
JULY 19, 1894
DAVID R. WILLIAMS
2688**

RENEWAL DATE: 06/30/14

EXHIBIT B
Reed Market Right of Way
Condemnation Resolution
Legal Maps

EXHIBIT B

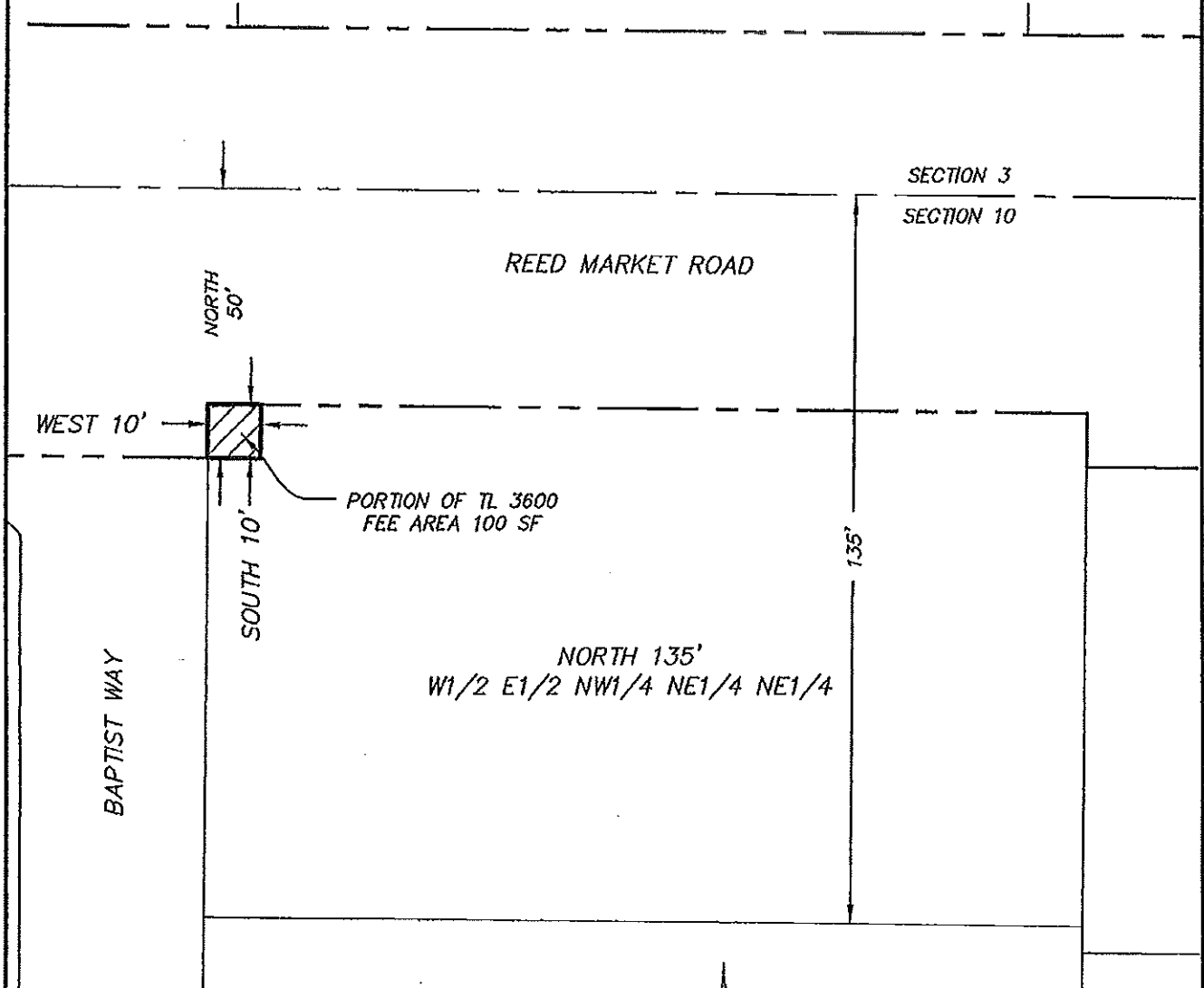
REED MARKET ROAD/RM-1
RIGHT-OF-WAY ACQUISITION PARCEL - TL 181210AA 03500
LOCATED IN: NORTH 140' OF E1/2 E1/2 NW1/4 NE1/4 NE1/4 OF
SECTION 10, T18S, R12E, W.M.,
CITY OF BEND, DESCHUTES COUNTY, OREGON



HWA <small>HICKMAN, WILLIAMS & ASSOCIATES, P.C.</small> <small>13719 O.E. STREET, SUITE 100 BEND, OREGON 97701 PHONE: 325-3351 FAX: 325-3350</small>	REED MARKET ROAD/RM-1		SHEET
	RIGHT-OF-WAY ACQUISITION PARCEL - TL 181210AA 03500		1/1
	SCALE: 1" = 30'	DRAWN BY: JAM	DATE: 08/09/12

EXHIBIT B

REED MARKET ROAD/RM-2
 RIGHT-OF-WAY ACQUISITION PARCEL - TL 181210AA 03600
 LOCATED IN: NORTH 135' OF W1/2 E1/2 NW1/4 NE1/4 OF
 SECTION 10, T18S, R12E, W.M.,
 CITY OF BEND, DESCHUTES COUNTY, OREGON



1" = 30'

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

David R. Williams

OREGON
 JULY 19, 1994
 DAVID R. WILLIAMS
 2686

RENEWAL DATE: 08/30/14

111107/Reed Market/RM-2

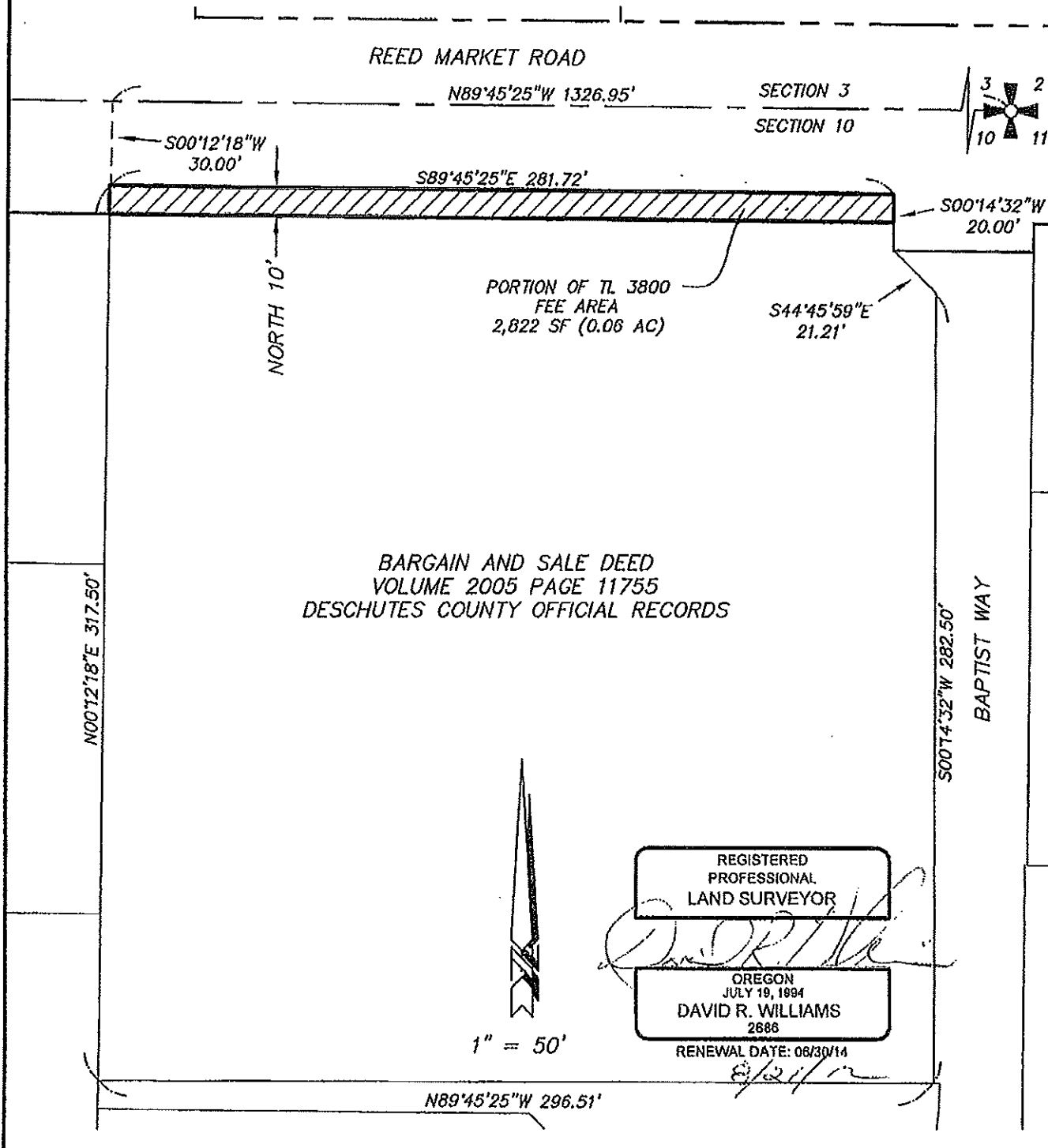
HWA PROFESSIONAL ENGINEERS & SURVEYORS
 HICKMATH, WILLIAMS & ASSOCIATES, P.C.
 13330 N. DEER CREEK, SUITE 100
 BEND, OREGON 97701
 PHONE 531-327-1111 FAX 531-327-1111

REED MARKET ROAD/RM-2		
RIGHT-OF-WAY ACQUISITION PARCEL - TL 181210AA 03600		
SCALE: 1" = 30'	DRAWN BY: JAM	DATE: 08/09/12

SHEET
 1/1

EXHIBIT B

REED MARKET ROAD/RM-3
 RIGHT-OF-WAY ACQUISITION PARCEL - TL 181210AA 03800
 LOCATED IN: NE1/4 NE1/4 OF SECTION 10, T18S, R12E, W.M.,
 CITY OF BEND, DESCHUTES COUNTY, OREGON



REGISTERED
PROFESSIONAL
LAND SURVEYOR

David R. Williams

OREGON
JULY 19, 1994
DAVID R. WILLIAMS
2666

RENEWAL DATE: 08/30/14

8/21/12

HWA PROFESSIONAL ENGINEERS
& PLANNERS
HUCKLEBERRY, WILLIAMS & ASSOCIATES, P.C.
11110 S.E. WOLF ROAD, BEND, OR
97701-5100
PHONE: 531-324-1351 FAX: 531-313-8114

REED MARKET ROAD/RM-3
 RIGHT-OF-WAY ACQUISITION PARCEL - TL 181210AA 03800
 SCALE: 1" = 50' DRAWN BY: JAM DATE: 08/09/12

SHEET
1/1

EXHIBIT B

REED MARKET ROAD/RM-4
RIGHT-OF-WAY ACQUISITION PARCEL - TL 181203DD 02800
LOCATED IN: EAST 1/2 OF LOT 21, "REPLAT OF LOT 14, BLOCK 1, DALY ESTATES"
IN THE SE1/4 SE1/4 OF SECTION 3, T18S, R12E, W.M.,
CITY OF BEND, DESCHUTES COUNTY, OREGON

EAST 1/2 LOT 21,
"REPLAT OF LOT 14, BLOCK 1,
DALY ESTATES"

DALY ESTATES DRIVE

SOUTH 10'

PORTION OF TL 2800
FEE AREA
1,490 SF (0.03 AC)

REED MARKET ROAD

SECTION 3

SECTION 10

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 19, 1894
DAVID R. WILLIAMS
2686

RENEWAL DATE: 06/30/14

1" = 40'

111107/Reed Market/RM-4

HWA SURVEYORS, ENGINEERS
& PLANNERS
HICKMAHL, WILLIAMS & ASSOCIATES, INC.
23710 O.E. REEF ROAD, PORTLAND
OREGON 97206-1174
PHONE: (503) 251-1174 FAX: (503) 251-5414

REED MARKET ROAD/RM-4

RIGHT-OF-WAY ACQUISITION PARCEL - TL 181203DD 02800

SHEET
1/1

SCALE: 1" = 40'

DRAWN BY: JAM

DATE: 08/09/12

EXHIBIT B

REED MARKET ROAD/RM-5
 RIGHT-OF-WAY ACQUISITION PARCEL & TEMPORARY EASEMENT - TL 181203DD 02900
 LOCATED IN: WEST 1/2 OF LOT 21, "REPLAT OF LOT 14, BLOCK 1, DALY ESTATES"
 IN THE SE1/4 SE1/4 OF SECTION 3, T18S, R12E, W.M.,
 CITY OF BEND, DESCHUTES COUNTY, OREGON

WEST 1/2 LOT 21,
 "REPLAT OF LOT 14, BLOCK 1,
 DALY ESTATES"

PORTION OF TL 2900
 FEE AREA
 1,490 SF (0.03 AC)

PORTION OF TL 2900
 TEMPORARY EASEMENT AREA
 338 SF (0.01 AC)

SOUTH 10'

N00°35'34"E
 8.00'

S89°24'26"E
 42.19'

S00°35'34"W
 8.00'

N89°24'26"W
 59.54'

N00°04'41"E
 10.00'

N89°24'26"W
 42.19'

EASEMENT
 POINT OF
 BEGINNING

EASEMENT
 POINT OF
 COMMENCEMENT

SECTION 3

SECTION 10

REED MARKET ROAD

BAPTIST WAY

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

David R. Williams

OREGON
 JULY 10, 1984
 DAVID R. WILLIAMS
 2686

8/21/12

1" = 40'

RENEWAL DATE: 06/30/14

111107/Reed Market/RM-5

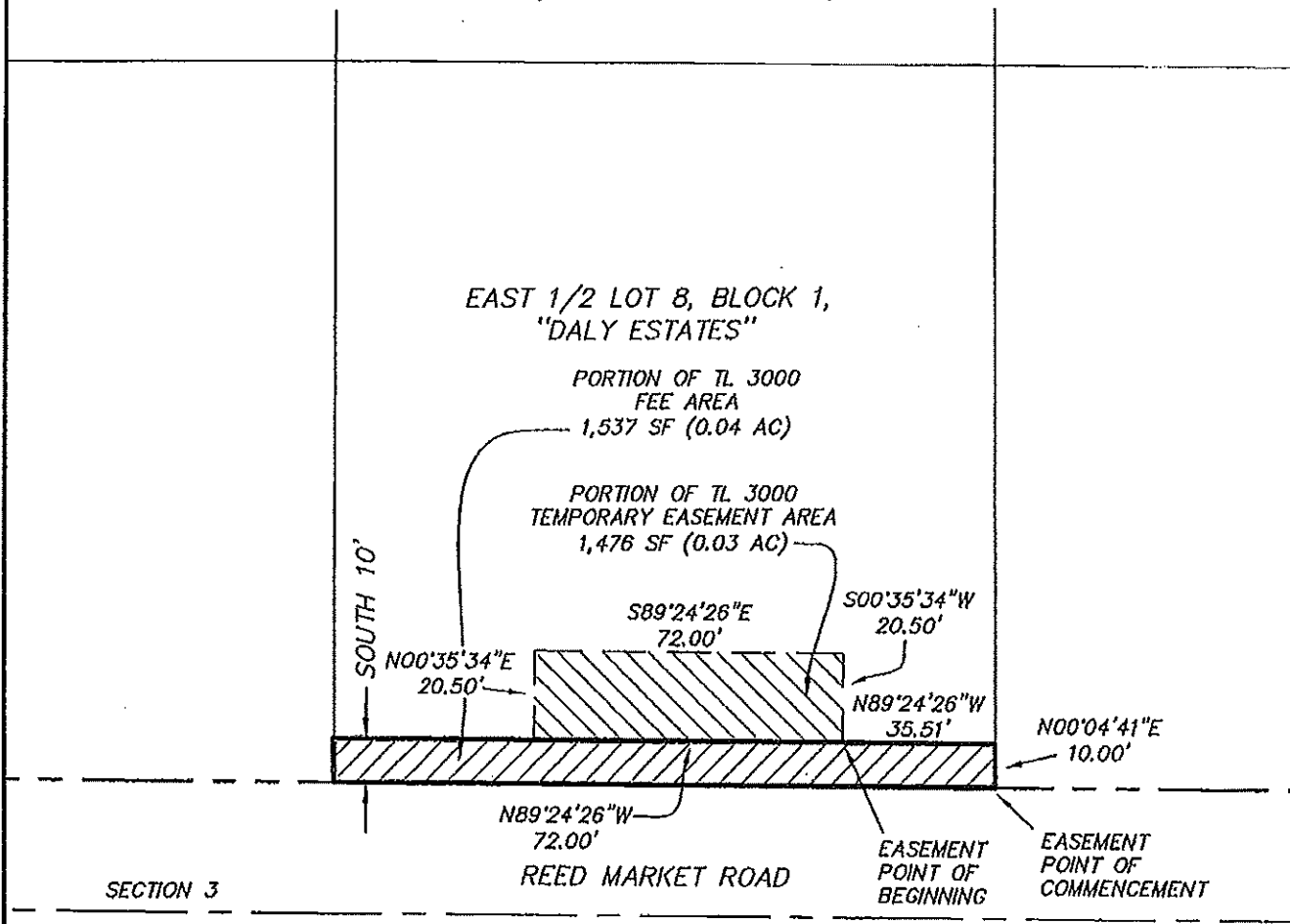
HWA SURVEYING ENGINEERS
 & PLANNERS
 HICKMAN, WILLIAMS & ASSOCIATES, P.C.
 47710 S. EAST BOLD, TRV 142
 BEND, OREGON 97701
 PHONE 541.333.7427 FAX 541.333.4131

REED MARKET ROAD/RM-5
 RIGHT-OF-WAY ACQUISITION PARCEL & TEMP. EASE. -TL 181203DD 02900
 SCALE: 1" = 40' DRAWN BY: JAM DATE: 08/09/12

SHEET
 1/1

EXHIBIT B

REED MARKET ROAD/RM-6
 RIGHT-OF-WAY ACQUISITION PARCEL & TEMPORARY EASEMENT - TL 181203DD 03000
 LOCATED IN: EAST 1/2 OF LOT 8, BLOCK 1, "DALY ESTATES"
 IN THE SE1/4 SE1/4 OF SECTION 3, T18S, R12E, W.M.,
 CITY OF BEND, DESCHUTES COUNTY, OREGON



REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

David R. Williams

OREGON
 JULY 19, 1994
 DAVID R. WILLIAMS
 2886
 RENEWAL DATE: 08/30/14

1" = 40'

9/13/12

111107/Reed Market/RM-6

HWA SURVEILL ENGINEERS & PLANNERS
 HICKMAN, WILLIAMS & ASSOCIATES, R.C.
 11700 S. BAYVIEW, SUITE 110
 BEND, OREGON 97701
 PHONE: 531-331-3311 FAX: 531-331-3311

REED MARKET ROAD/RM-6		
RIGHT-OF-WAY ACQUISITION PARCEL & TEMP. EASE. -TL 181203DD 03000		
SCALE: 1" = 40'	DRAWN BY: JAM	DATE: 09/13/12

SHEET
 1/1

EXHIBIT B

REED MARKET ROAD/RM-7
RIGHT-OF-WAY ACQUISITION PARCEL - TL 181203DD 03100
LOCATED IN: WEST 1/2 OF LOT 8, BLOCK 1, "DALY ESTATES"
IN THE SE1/4 SE1/4 OF SECTION 3, T18S, R12E, W.M.,
CITY OF BEND, DESCHUTES COUNTY, OREGON

PETTIGREW ROAD

SOUTH 10'

WEST 1/2 LOT 8, BLOCK 1,
"DALY ESTATES"

PORTION OF TL 3100
FEE AREA
1,537 SF (0.04 AC)

REED MARKET ROAD

SECTION 3

SECTION 10



1" = 40'

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 19, 1894
DAVID R. WILLIAMS
2886

8/21/12

RENEWAL DATE: 06/30/14

111107/Reed Market/RM-7

HWA SURVEYORS, ENGINEERS
& PLANNERS
HICKMAN, WILLIAMS & ASSOCIATES, INC.
17750 N. HUNT ROAD, SUITE 100
BEND, OREGON 97701
PHONE: 503.338.3381 FAX: 503.338.4414

REED MARKET ROAD/RM-7

RIGHT-OF-WAY ACQUISITION PARCEL - TL 181203DD 03100

SHEET
1/1

SCALE: 1" = 40' DRAWN BY: JAM DATE: 08/09/12

EXHIBIT B

REED MARKET ROAD/RM-9
RIGHT OF WAY ACQUISITION PARCEL - TL 181210BA 04800
LOCATED IN: LOT 15, BLOCK 14, "DESERT WOODS II"
IN THE NE1/4 NW1/4 OF SECTION 10, T18S, R12E, W.M.,
CITY OF BEND, DESCHUTES COUNTY, OREGON

REED MARKET ROAD

PORTION OF TL 4800
FEE AREA
688 SF (0.02 ACRES)

NORTH 5'

LOT 15, BLOCK 14
DESERT WOODS II

QUAY COURT

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 19, 1994
DAVID R. WILLIAMS
2686

RENEWAL DATE: 08/30/14

1" = 40'

111107/Reed Market/RM-9

HWA INVESTIGATION & ANALYSIS
HECKLAD, WILLIAMS & ASSOCIATES, INC.
11110 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36
PHONE: 503.325.1111 FAX: 503.325.1112

REED MARKET ROAD/RM-9

RIGHT OF WAY ACQUISITION PARCEL - TL 181210BA 04800

SHEET
1/1

SCALE: 1" = 40'

DRAWN BY: JAM

DATE: 08/09/12

EXHIBIT B

REED MARKET ROAD/RM-10
RIGHT OF WAY ACQUISITION PARCEL - TL 181210BA 02700
LOCATED IN: LOT 31, BLOCK 12, "DESERT WOODS II"
IN THE NE1/4 NW1/4 OF SECTION 10, T18S, R12E, W.M.,
CITY OF BEND, DESCHUTES COUNTY, OREGON

REED MARKET ROAD

SECTION 3
SECTION 10

PORTION OF TL 2700
FEE AREA
1,022 SF (0.02 ACRES)

NORTH 5'

LOT 31, BLOCK 12
DESERT WOODS II

ROCKWAY TERRACE

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 19, 1984
DAVID R. WILLIAMS
2696

1" = 40'

RENEWAL DATE: 06/30/14

111107/Reed Market/RM-10

HWA INTERNATIONAL ENGINEERS
& ARCHITECTS
HACKMAN, WILLIAMS & ASSOCIATES, P.C.
12150 O.E. BURT ROAD, SUITE 100
TIGARD, OREGON 97138
PHONE 503.325.1151 FAX 503.325.1411

REED MARKET ROAD/RM-10

RIGHT OF WAY ACQUISITION PARCEL - TL 181210BA 02700

SHEET
1/1

SCALE: 1" = 40' DRAWN BY: JAM DATE: 08/09/12

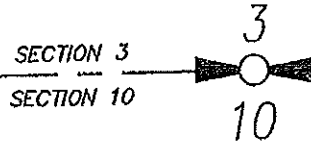
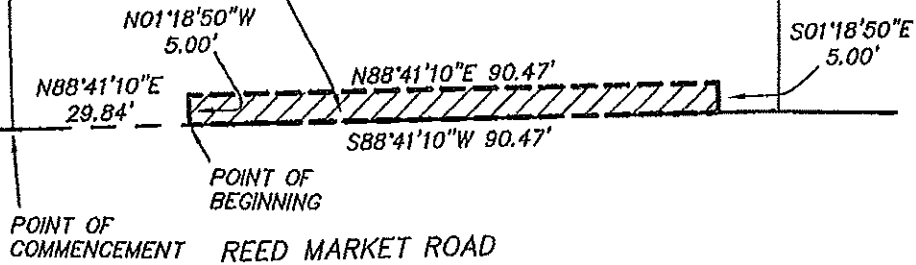
EXHIBIT B

REED MARKET ROAD/RM-12
 TEMPORARY EASEMENT - TL 181203CD 09300
 LOCATED IN: LOT 58, BLOCK 7, "TANGLEWOOD PHASE II"
 IN THE SE1/4 SW1/4 OF SECTION 3, T18S, R12E, W.M.,
 CITY OF BEND, DESCHUTES COUNTY, OREGON

SHADOWWOOD DRIVE

LOT 58, BLOCK 7
 TANGLEWOOD PHASE II

PORTION OF TL 9300
 TEMPORARY EASEMENT AREA
 452 SF (0.01 ACRES)



SECTION 3
 SECTION 10

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

David R. Williams

OREGON
 JULY 19, 1994
 DAVID R. WILLIAMS
 2686

RENEWAL DATE: 06/30/14

8/21/12

1" = 30'

111107/Reed Market/RM-12

HWA HICKMAN, WILLIAMS & ASSOCIATES, P.C.
 4277 N.E. REEF ROAD, SUITE 100
 BEND, OREGON 97701
 PHONE 531-3111 FAX 531-3111

REED MARKET ROAD/RM-12
 TEMPORARY EASEMENT - TL 181203CD 09300
 SCALE: 1" = 30' DRAWN BY: JAM DATE: 08/09/12

SHEET
 1/1

EXHIBIT B

REED MARKET ROAD/RM-13
TEMPORARY EASEMENT - TL 181203CD 09200
LOCATED IN: LOT 7, BLOCK 9, "TANGLEWOOD PHASE II"
IN THE SE1/4 SW1/4 OF SECTION 3, T18S, R12E, W.M.,
CITY OF BEND, DESCHUTES COUNTY, OREGON

ARBORWOOD AVENUE

SHADOWWOOD DRIVE

LOT 7, BLOCK 9
TANGLEWOOD PHASE II

PORTION OF TL 9200
TEMPORARY EASEMENT AREA
221 SF (0.01 ACRES)

N01°18'50"W
5.00'

S01°18'50"E
5.00'

N88°41'10"E 44.19'

S88°41'10"W 44.19'

POINT OF
BEGINNING

REED MARKET ROAD

SECTION 3

SECTION 10



1" = 30'

REGISTERED
PROFESSIONAL
LAND SURVEYOR

David R. Williams

OREGON
JULY 19, 1904
DAVID R. WILLIAMS
2686

RENEWAL DATE: 08/30/14

111107/Reed Market/RM-13

HWA PROFESSIONAL ENGINEERS
& SURVEYORS
HICKMAJL, WILLIAMS & ASSOCIATES, INC.
111107 REED ROAD, SEASIDE
REG. OR 014509 0704
PHONE: 541.325.1215 FAX: 541.325.1216

REED MARKET ROAD/RM-13

TEMPORARY EASEMENT - TL 181203CD 09200

SCALE: 1" = 30'

DRAWN BY: JAM

DATE: 08/09/12

SHEET

1/1

EXHIBIT B

REED MARKET ROAD/RM-14
TEMPORARY EASEMENT - TL 181203CD 04300
LOCATED IN: LOT 6, BLOCK 9, "TANGLEWOOD"
IN THE SE1/4 SW1/4 OF SECTION 3, T18S, R12E, W.M.,
CITY OF BEND, DESCHUTES COUNTY, OREGON

ARBORWOOD AVENUE

LOT 6, BLOCK 9
TANGLEWOOD

SOUTH 5'

PORTION OF TL 4300
TEMPORARY EASEMENT AREA
425 SF (0.01 ACRES)

REED MARKET ROAD

SECTION 3

SECTION 10

8/21/12
REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 10, 1994
DAVID R. WILLIAMS
2686

RENEWAL DATE: 08/30/14

1" = 30'

111107/Reed Market/RM-14

HWA HICKMAIR, WILLIAMS & ASSOCIATES, LLC
PROFESSIONAL ENGINEERS
& SURVEYORS
111107/REED MARKET ROAD/RM-14
111107/REED MARKET ROAD/RM-14

REED MARKET ROAD/RM-14

RIGHT-OF-WAY ACQUISITION PARCEL - TL 181203CD 04300

SCALE: 1" = 30'

DRAWN BY: JAM

DATE: 08/09/12

SHEET
1/1

EXHIBIT B
REED MARKET ROAD/RM-15
TEMPORARY EASEMENT - TL 181203CD 04200
LOCATED IN: LOT 5, BLOCK 9, "TANGLEWOOD"
IN THE SE1/4 SW1/4 OF SECTION 3, T18S, R12E, W.M.,
CITY OF BEND, DESCHUTES COUNTY, OREGON

ARBORWOOD AVENUE

LOT 5, BLOCK 9
TANGLEWOOD

PORTION OF TL 4200
TEMPORARY EASEMENT AREA
350 SF (0.01 ACRES)

SOUTH 5'

REED MARKET ROAD

SECTION 3

SECTION 10



1" = 30'

8/21/12
 REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

David R. Williams

OREGON
 JULY 19, 1984
 DAVID R. WILLIAMS
 2686

RENEWAL DATE: 06/30/14

111107/Reed Market/RM-15

HWA SURVEYORS, ENGINEERS
 & PLANNERS
 HICKMAN, WILLIAMS & ASSOCIATES, INC.
 41111 O & BILEY ROAD, BUREAU
 BEND, OREGON 97701
 PHONE: 313.329.4133 FAX: 313.329.4131

REED MARKET ROAD/RM-15
 TEMPORARY EASEMENT - TL 181203CD 04200
 SCALE: 1" = 30' DRAWN BY: JAM DATE: 08/09/12

SHEET
1/1

HWA
HICKMAN, WILLIAMS & ASSOCIATES, INC.
LAND SURVEYORS
111107/Reed Market/RM-16

SCALE: 1" = 30'
DRAWN BY: JAM
DATE: 08/09/12
TEMPORARY EASEMENT - TL 181203CD 04100
REED MARKET ROAD/RM-16
SHEET 1/1

111107/Reed Market/RM-16
RENEWAL DATE: 06/30/14

2088
DAVID R. WILLIAMS
OREGON
JULY 19, 1994

REGISTERED
PROFESSIONAL
LAND SURVEYOR

D.R. Williams
8/2/12

SECTION 10
SECTION 3

REED MARKET ROAD
POINT OF BEGINNING

F.A. HUNNELL ROAD
N68°18'50"W
12.80'

S88°41'10"W 40.96'
N88°41'10"E 52.74'
5.00' S01°18'50"E

PORTION OF TL 4100
TEMPORARY EASEMENT AREA
234 SF (0.01 ACRES)

LOT 4, BLOCK 9
TANGLEWOOD

REED MARKET ROAD/RM-16
TEMPORARY EASEMENT - TL 181203CD 04100
LOCATED IN: LOT 4, BLOCK 9, "TANGLEWOOD"
IN THE SE1/4 SW1/4 OF SECTION 3, T18S, R12E, W.M.,
CITY OF BEND, DESCHUTES COUNTY, OREGON
ARBORWOOD AVENUE

EXHIBIT B

EXHIBIT B

REED MARKET ROAD/RM-18
TEMPORARY EASEMENT - TL 181203CD 03800
LOCATED IN: LOT 1, BLOCK 9, "TANGLEWOOD"
IN THE SE1/4 SW1/4 OF SECTION 3, T18S, R12E, W.M.,
CITY OF BEND, DESCHUTES COUNTY, OREGON

ARBORWOOD AVENUE

TEAKWOOD DRIVE

LOT 1, BLOCK 9
TANGLEWOOD

PORTION OF TL 3800
TEMPORARY EASEMENT AREA
137 SF

N01°18'50"W 5.00'
N88°41'10"E 27.34'
S01°18'50"E 5.00'
27.34'
S88°41'10"W

POINT OF BEGINNING

REED MARKET ROAD

SECTION 3

SECTION 10



1" = 30'

8/25/12
REGISTERED
PROFESSIONAL
LAND SURVEYOR
David R. Williams
OREGON
JULY 19, 1984
DAVID R. WILLIAMS
2686
RENEWAL DATE: 06/30/14

111107/Reed Market/RM-18

HWA SURVEYING ENGINEERS
& LAND SURVEYORS
HECKMAN, WILLIAMS & ASSOCIATES, INC.
11750 N.E. BIRCH ROAD, SUITE 100
TIGARD, OREGON 97146
PHONE: 503.325.4371 FAX: 503.325.4311

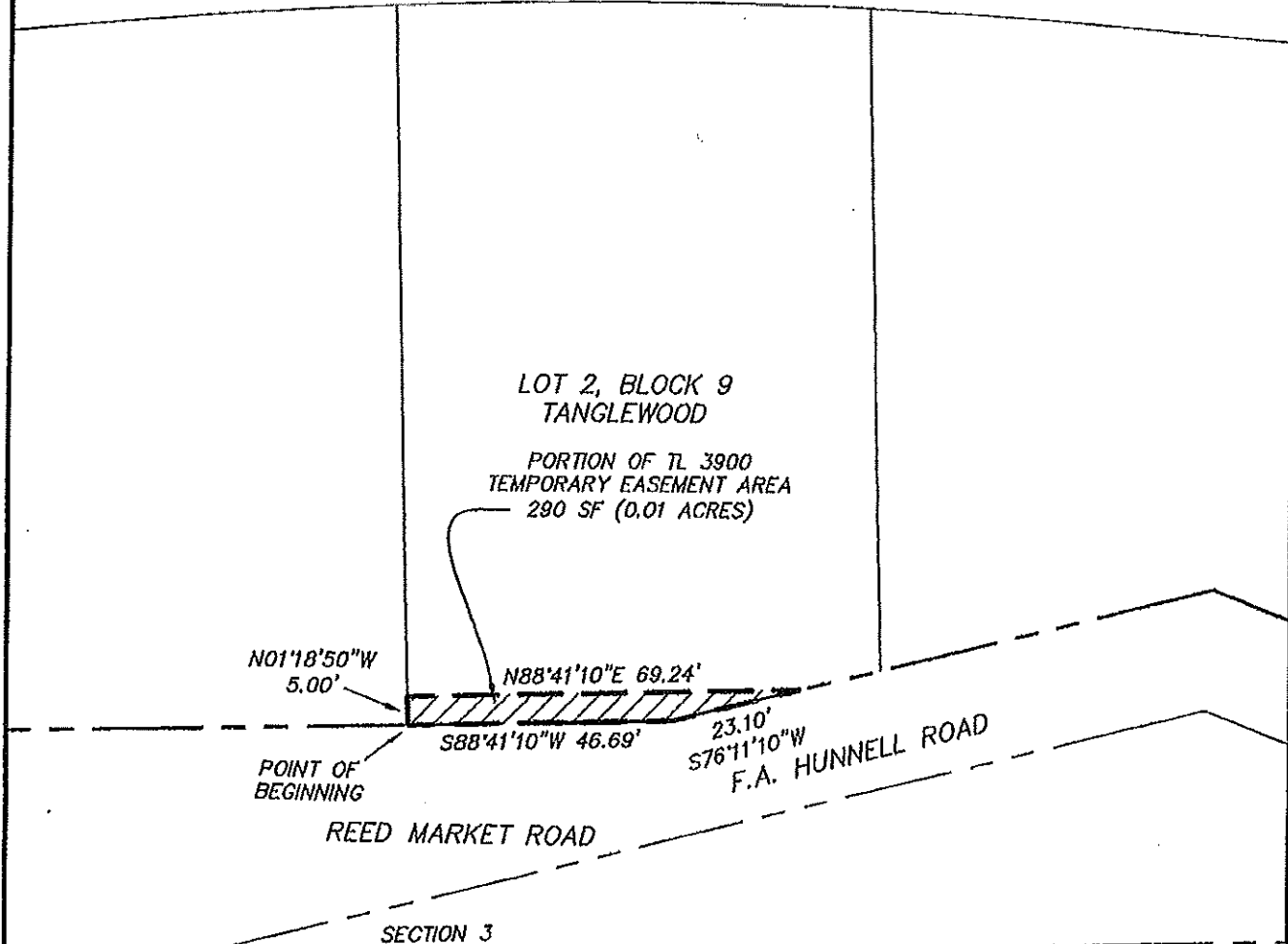
REED MARKET ROAD/RM-18
TEMPORARY EASEMENT - TL 181203CD 03800
SCALE: 1" = 30' DRAWN BY: JAM DATE: 08/09/12

SHEET
1/1

EXHIBIT B

REED MARKET ROAD/RM-17
TEMPORARY EASEMENT - TL 181203CD 03900
LOCATED IN: LOT 2, BLOCK 9, "TANGLEWOOD"
IN THE SE1/4 SW1/4 OF SECTION 3, T18S, R12E, W.M.,
CITY OF BEND, DESCHUTES COUNTY, OREGON

ARBORWOOD AVENUE



SECTION 3
SECTION 10

2/21/12
REGISTERED
PROFESSIONAL
LAND SURVEYOR
David R. Williams
OREGON
JULY 19, 1994
DAVID R. WILLIAMS
2686
RENEWAL DATE: 06/30/14



1" = 30'

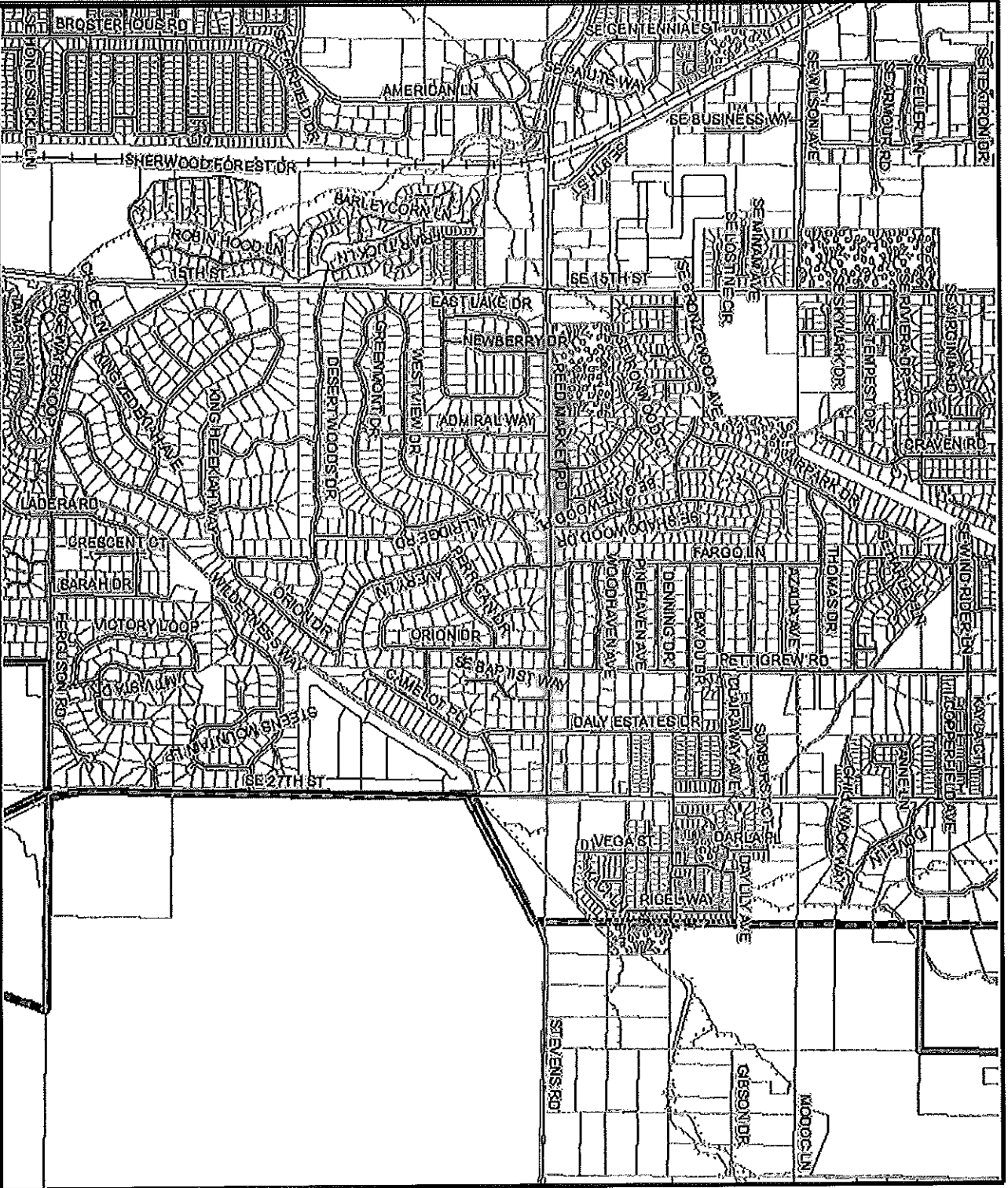
111107/Reed Market/RM-17

HWA SURVEYING ENGINEERS & PLANNERS
WICKHAM, WILLIAMS & ASSOCIATES, INC.
15730 N. RUBY ROAD, SUITE 100
BEND, OREGON 97701
PHONE: 541.338.3391 FAX: 541.338.3454

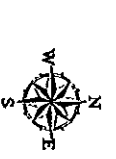
REED MARKET ROAD/RM-17		
TEMPORARY EASEMENT - TL 181203CD 03900		
SCALE: 1" = 30'	DRAWN BY: JAM	DATE: 08/09/12

SHEET
1/1

Reed Market (Newberry to 27th) Project location



- Tracts
- Streets
- Streets
- Primary Highway
- Streams
- Canals
- River
- ▨ Parks
- ▨ Airport Lease Space
- ▨ CITY
- ▨ GROUND LEASE
- ▨ Airport
- ▨ City Limits
- ▨ Urban Reserve Area
- ▨ Urban Growth Boundary



1,455 ft

This map is for reference purposes only. Information was derived from City of Bend and Deschutes County GIS records. Care was taken in the creation of this map, but it is provided "AS IS." Please contact the City of Bend to verify map info or to report errors.



