

RESOLUTION 3199

EXERCISING THE POWER OF EMINENT DOMAIN

Findings

- A. The City of Bend ("City") has the authority to exercise the power of eminent domain under the City of Bend Charter, ORS 223.105, 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. The City is the road authority for all highways, roads, streets and alleys, other than state highways, within the boundaries of the City, under ORS 810.010, and has the authority to use the power of eminent domain for the purpose of establishing, laying out, extending or widening streets, under ORS 223.105.
- C. The project known as the Neff and Purcell Intersection Improvements Project (the "Project"), 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 this Project, it is necessary to acquire the interests in property described in the Attachment A.

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 properties being acquired are necessary for the construction of the Project and are in the public interest. The Project has 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 Attachment 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 upon adoption.

Adopted by motion of the Bend City Council on May 6, 2020.

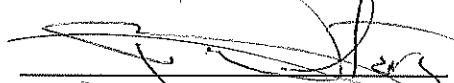
YES: Sally Russell, Mayor NO: none
Bruce Abernethy
Barb Campbell
Bill Moseley
Justin Livingston
Gena Goodman-Campbell
Chris Piper


Sally Russell, Mayor

ATTEST:


Robyn Christie, City Recorder

APPROVED AS TO FORM:


Mary A. Winters, City Attorney

Attachment A

RESOLUTION EXERCISING THE POWER OF EMINENT DOMAIN

Neff and Purcell Intersection Improvements Project (1TNPS)

Enclosed:

Legal descriptions and exhibits for temporary and permanent easements to be acquired at:

Property	Page
1449 NE Purcell Boulevard	3
Right of Way Acquisition	4
Temporary Construction Easement Acquisition	6
1695 NE Purcell Boulevard	8
Right of Way Acquisition	9
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1660 NE Neff Road	16
Temporary Construction Easement Acquisition	17
1893 NE Neff Road	19
Slope Easement Acquisition	20
1929 NE Neff Road	22
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2000 NE Neff Road	27
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1449 NE Purcell Boulevard

Property Owner: Shepard Investment Group LLC



AKS ENGINEERING & FORESTRY, LLC
2777 NW Lolo Drive, Suite 150, Bend, OR 97703
P: (541) 317-8429 | www.aks-eng.com

AKS Job #7716

OFFICES IN: BEND, OR - KEIZER, OR - TUALATIN, OR - VANCOUVER, WA

EXHIBIT A

Legal Description

(Right-of-Way Dedication, Tax Lot 100 Map 17-12-34BA)

A tract of land located in the Northwest One-Quarter of Section 34, Township 17 South, Range 12 East, Willamette Meridian, City of Bend, Deschutes County, Oregon, and being more particularly described as follows:

Commencing at the North One-Quarter corner of Section 34, thence along the north line of said section, also being the centerline of NE Neff Road, South 89°34'58" West, 340.37 feet; thence perpendicular to the said north section line and centerline South 00°25'02" East 40.00 feet to the south right-of-way line of said road, also being the northwest corner of the land described in Statutory Warranty Deed 2012-047838, Deschutes County Official Records, and the Point of Beginning; thence along the said south right-of-way line (40.00 feet from centerline) North 89°34'58" East 280.28 feet to the west right-of-way line of NE Purcell Blvd; thence along said west right-of-way line (30.00 feet from centerline) South 00°09'32" East, 267.73 feet; thence continuing along said west right-of-way line on a curve to the right with a radius of 292.56 feet, through a central angle of 40°48'47", a distance 208.40 feet (the chord which bears South 20°14'51" West 204.02 feet); thence along perpendicular to said west right-of-way line North 49°20'45" West 2.00 feet to a point of non-tangent curvature with a radial bearing of North 49°20'45" West; thence along a curve to the left (curve being parallel with and 2.00 westerly of, when measured at right angles to the said west right-of-way line, and being 32.00 feet from centerline) with a radius of 290.56 feet, through a central angle of 40°48'47", a distance of 206.97 feet (the chord which bears North 20°14'51" East 202.62 feet); thence parallel with and 2.00 feet westerly of, when measured at right angles to said west right-of-way line (32.00 feet from centerline) North 00°09'32" West, 37.20 feet; thence perpendicular to said west right-of-way line South 89°50'28" West 2.50 feet; thence parallel with and 4.50 feet westerly of, when measured at right angles to said west right-of-way line (34.50 feet from centerline) North 00°09'32" West 127.27 feet; thence North 13°55'46" West 18.91 feet; thence parallel with and 9.00 feet westerly of, when measured at right angles to said west right-of-way line (39.00 feet from centerline) North 00°09'32" West 54.70 feet; thence North 42°11'16" West 29.03 feet to a point 8.50 feet southerly of the said south right-of-way line of NE Neff Road; thence parallel with and 8.50 feet southerly of, when measured at right angles to said south right-of-way line (48.50 feet from centerline) South 89°34'58" West 91.33 feet; thence perpendicular to said south right-of-way line North 00°25'02" West 2.00 feet; thence parallel with and 6.50 feet southerly of, when measured at right angles to said south right-of-way line (46.50 feet from centerline) South 89°34'58" West 160.47 feet to the westerly line of the land described in said Statutory Warranty Deed 2012-047838; thence along said westerly Deed line North 00°25'31" West 6.50 feet to the Point of Beginning.

The above described Tract of land contains 4,146 square feet, more or less.

04/21/2020

REGISTERED
PROFESSIONAL
LAND SURVEYOR

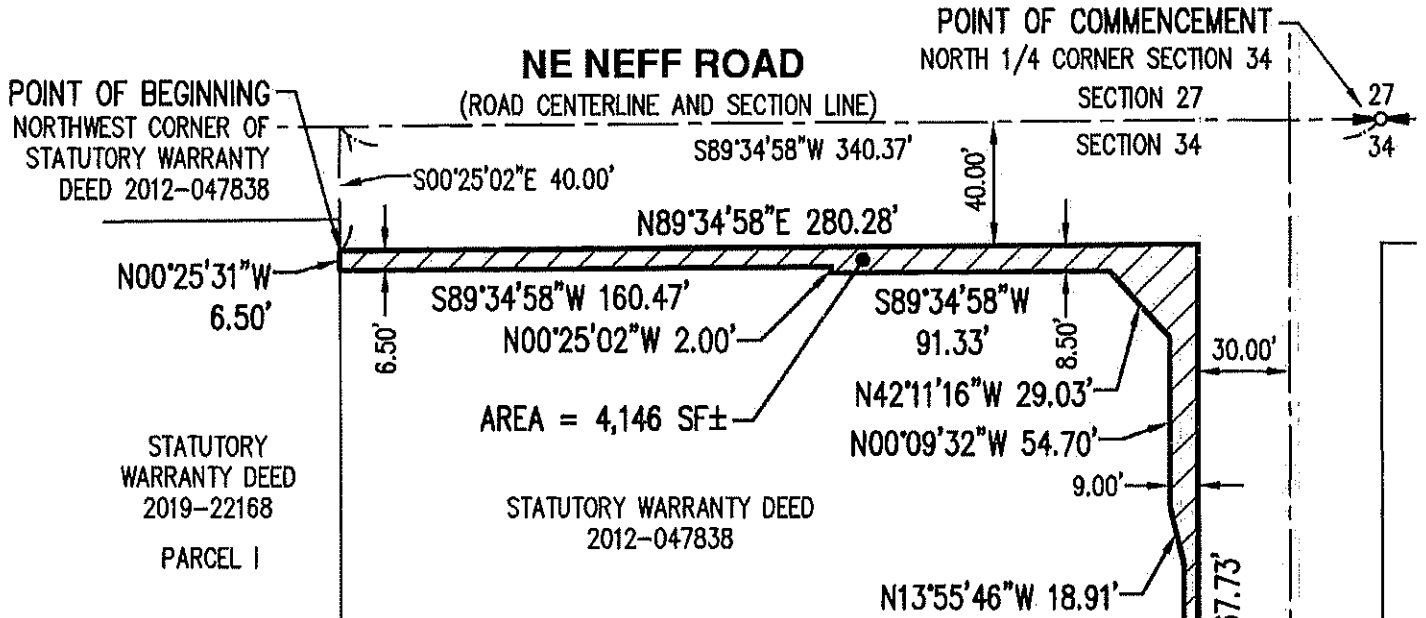
OREGON
MARCH 8, 2016
JACOB D. POWELL
90744PLS

RENEWS: 12/31/20

EXHIBIT B

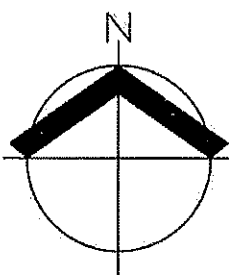
MAP OF LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE NW 1/4 OF SEC. 34,
T17S, R12E, W.M., CITY OF BEND, DESCHUTES COUNTY, OREGON



CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	292.56'	40°48'47"	208.40'	S20°14'51"W 204.02'
C2	290.56'	40°48'47"	206.97'	N20°14'51"E 202.62'

PREPARED FOR
CITY OF BEND
710 NW WALL STREET
BEND, OR 97703



SCALE: 1" = 60 FEET



04/21/2020

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LAND SURVEYOR

Jacob D. Powell

OREGON
MARCH 8, 2016
JACOB D. POWELL
90744PLS
RENEWS: 12/31/20

N49°20'45"W 2.00'
(RADIAL BEARING)

RIGHT-OF-WAY DEDICATION - TAX LOT 100 MAP 17-12-34BA	EXHIBIT B
AKS ENGINEERING & FORESTRY, LLC 2777 NW LOLO DR, STE 150 BEND, OR 97703 541.317.8429 WWW.AKS-ENG.COM	DRWN: JDP CHKD: MSK AKS JOB: 7116





AKS ENGINEERING & FORESTRY, LLC
2777 NW Lolo Drive, Suite 150, Bend, OR 97703
P: (541) 317-8429 | www.aks-eng.com

AKS Job #7716

OFFICES IN: BEND, OR - KEIZER, OR - TUALATIN, OR - VANCOUVER, WA

EXHIBIT A

Legal Description

(Temporary Construction Easement, Tax Lot 100 Map 17-12-34BA)

Two tracts of land located in the Northwest One-Quarter of Section 34, Township 17 South, Range 12 East, Willamette Meridian, City of Bend, Deschutes County, Oregon, and being more particularly described as follows:

Tract 1

Commencing at the North One-Quarter corner of Section 34, thence along the north line of said section, also being the centerline of NE Neff Road, South 89°34'58" West, 179.91 feet; thence perpendicular to said north section line and centerline South 00°25'02" East, 48.50 feet to the Point of Beginning; thence parallel with and 48.50 feet southerly of, when measured at right angles to said north section line and centerline North 89°34'58" East, 91.34 feet; thence South 42°11'16" East, 12.86 feet; thence South 47°48'44" West, 5.00 feet; thence North 42°11'16" West, 10.62 feet; thence parallel with and 53.50 feet southerly of, when measured at right angles to the said north section line and centerline South 89°34'58" West, 89.10 feet; thence perpendicular to said north section line and centerline North 00°25'02" West, 5.00 feet to the Point of Beginning.

The above described Tract of land contains 510 square feet, more or less.

Tract 2

Commencing at the North One-Quarter corner of Section 34, thence along the north line of said section, also being the centerline of NE Neff Road, South 89°34'58" West, 29.91 feet to the centerline of NE Purcell Blvd; thence along said centerline South 00°09'32" East, 89.43 feet; thence perpendicular to said centerline South 89°50'28" West, 39.00 feet to the Point of Beginning; thence parallel with and 39.00 feet westerly of, when measured at right angles to said centerline South 00°09'32" East, 35.60 feet; thence South 13°55'46" East, 18.91; thence parallel with and 34.50 westerly of said centerline South 00°09'32" East, 127.27 feet; thence perpendicular to said centerline North 89°50'28" East, 2.50 feet; thence parallel with and 32.00 feet westerly of said centerline South 00°09'32" East, 36.16 feet; thence perpendicular to said centerline South 89°50'28" West, 8.39 feet; thence North 65°52'00" West, 11.64 feet; thence parallel with and 51.00 feet westerly of, when measured at right angles to the said centerline North 00°09'32" West, 48.38 feet; thence perpendicular to said centerline North 89°50'28" East, 11.50 feet; thence parallel with and 39.50 feet westerly of, when measured at right angles to the said centerline North 00°09'32" West 109.66 feet; thence North 13°55'46" West, 18.91 feet; thence parallel with and 44.00 feet westerly of when measured at right angles to the said centerline North 00°09'32" West, 36.20 feet; thence perpendicular to said centerline of road North 89°50'28" East 5.00 feet to the Point of Beginning.

The above described Tract of land contains 1,766 square feet, more or less.

04/21/2020

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PROFESSIONAL
LAND SURVEYOR

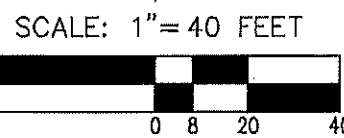
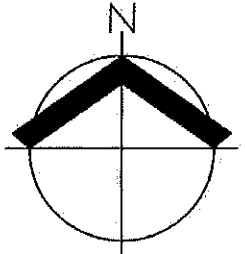
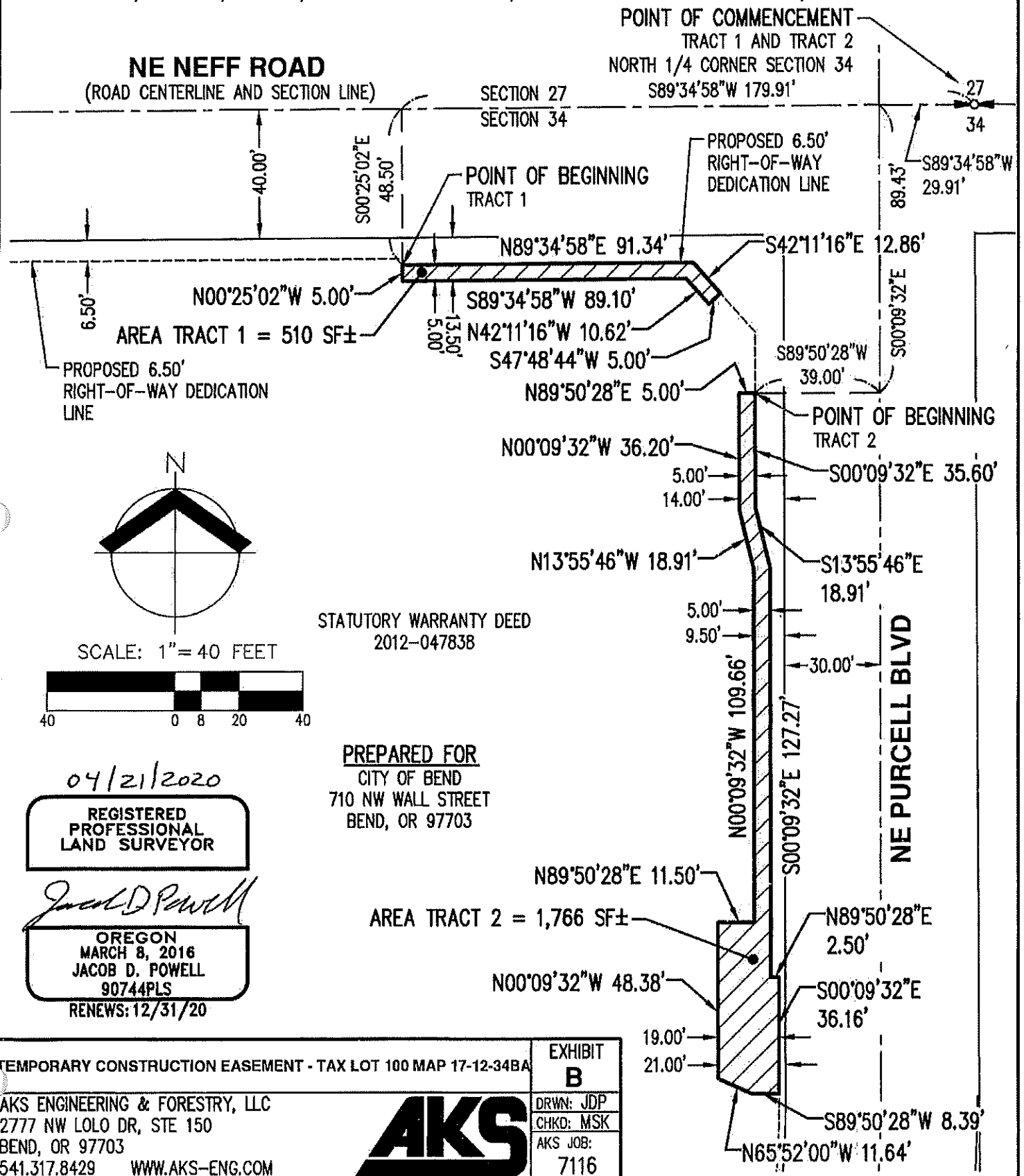
OREGON
MARCH 8, 2016
JACOB D. POWELL
90744PLS

RENEWS: 12/31/20

EXHIBIT B

MAP OF LEGAL DESCRIPTION

TWO TRACTS OF LAND LOCATED IN THE NW 1/4 OF SEC. 34,
T17S, R12E, W.M., CITY OF BEND, DESCHUTES COUNTY, OREGON



04/21/2020

REGISTERED PROFESSIONAL LAND SURVEYOR

Jacob D Powell

OREGON
MARCH 8, 2016
JACOB D. POWELL
90744PLS
RENEWS: 12/31/20

AKS ENGINEERING & FORESTRY, LLC
2777 NW LOLO DR, STE 150
BEND, OR 97703
541.317.8429 WWW.AKS-ENG.COM

EXHIBIT B
DRWN: JDP
CHKD: MSK
AKS JOB: 7116

1695 NE Purcell Boulevard

Property Owner: Crest Butte Apartments LLC



AKS ENGINEERING & FORESTRY, LLC
 2777 NW Lolo Drive, Suite 150, Bend, OR 97703
 P: (541) 317-8429 | www.aks-eng.com

AKS Job #7716

OFFICES IN: BEND, OR - KEIZER, OR - TUALATIN, OR - VANCOUVER, WA

EXHIBIT A

Legal Description

(Right-of-Way Dedication, Tax Lot 101 Map 17-12-27CD)

A tract of land located in the Southwest One-Quarter of Section 27, Township 17 South, Range 12 East, Willamette Meridian, City of Bend, Deschutes County, Oregon, and being more particularly described as follows:

Commencing at the South One-Quarter corner of Section 27, thence along the south line of said section, also being the centerline of NE Neff Road, South $89^{\circ}34'58''$ West, 60.00 feet to the southerly extension of the west right-of-way line of NE Purcell Blvd; these along said southerly extension of the west right-of-way line (30.00 feet from centerline), North $00^{\circ}06'25''$ East, 40.00 feet to the intersection of the north right-of-way line of NE Neff Road and the west right-of-way line of NE Purcell Blvd, also being the Southeast corner of the land described in Statutory Warranty Deed 2009-53801, Deschutes County Official Records, and being the Point of Beginning; thence along said west right-of-way line (30.00 feet from centerline) North $00^{\circ}06'25''$ East, 324.77 feet; thence leaving said west right-of-way line South $26^{\circ}40'03''$ West, 21.25 feet; thence parallel with and 9.50 feet westerly of, when measured at right angles to the said west right-of-way line (39.50 feet from centerline) South $00^{\circ}06'25''$ West, 177.73 feet; thence South $19^{\circ}21'53''$ West, 21.22 feet; thence parallel with and 16.50 feet westerly of, when measured at right angles to said west right-of-way line (46.50 feet from centerline) South $00^{\circ}06'25''$ West, 47.45 feet; thence South $09^{\circ}04'49''$ West, 22.44 feet; thence parallel with and 20.00 feet westerly of, when measured at right angles to the said west right-of-way line (50.00 feet from centerline) South $00^{\circ}06'25''$ West, 16.17 feet; thence South $56^{\circ}33'06''$ West 41.11 feet to the said north right-of-way line of NE Neff Road (40.00 feet from center line); thence along said north right-of-way line North $89^{\circ}34'58''$ East 54.26 feet to the Point of Beginning.

The above described Tract of land contains 4,380 square feet, more or less.

04/20/2020

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 PROFESSIONAL
 LAND SURVEYOR

Jacob D. Powell

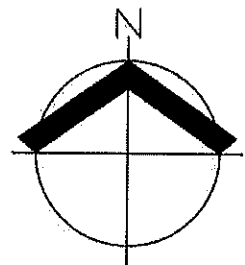
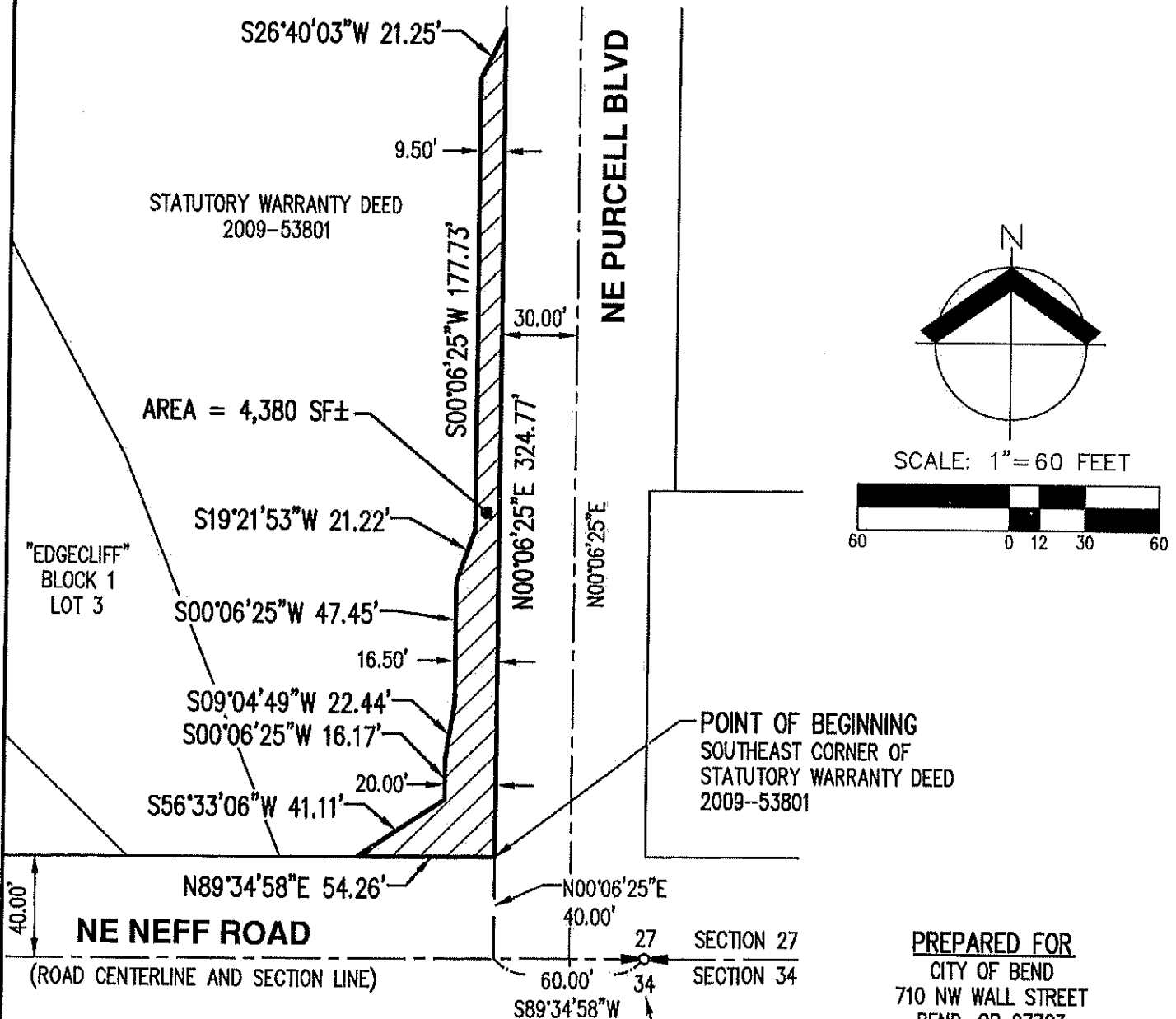
OREGON
 MARCH 8, 2018
 JACOB D. POWELL
 90744PLS

RENEWS: 12/31/20

EXHIBIT B

MAP OF LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE SW 1/4 OF SEC. 27,
T17S, R12E, W.M., CITY OF BEND, DESCHUTES COUNTY, OREGON



SCALE: 1" = 60 FEET



PREPARED FOR
CITY OF BEND
710 NW WALL STREET
BEND, OR 97703

04/20/2020
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PROFESSIONAL
LAND SURVEYOR

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OREGON
MARCH 8, 2016
JACOB D. POWELL
90744PLS
RENEWS: 12/31/20

POINT OF COMMENCEMENT
SOUTH 1/4 CORNER SECTION 27

RIGHT-OF-WAY DEDICATION - TAX LOT 101 MAP 17-12-27CD		EXHIBIT B
AKS ENGINEERING & FORESTRY, LLC 2777 NW LOLO DR, STE 150 BEND, OR 97703 541.317.8429 WWW.AKS-ENG.COM		DRWN: JDP CHKD: MSK AKS JOB: 7116





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AKS Job #7716

OFFICES IN: BEND, OR - KEIZER, OR - TUALATIN, OR - VANCOUVER, WA

EXHIBIT A

Legal Description

(Slope Easement, Tax Lot 101 Map 17-12-27CD)

A tract of land located in the Southwest One-Quarter of Section 27, Township 17 South, Range 12 East, Willamette Meridian, City of Bend, Deschutes County, Oregon, and being more particularly described as follows:

Commencing at the South One-Quarter corner of Section 27, thence along the south line of said section, also being the centerline of NE Neff Road, South $89^{\circ}34'58''$ West, 113.89 feet; thence perpendicular to said centerline North $00^{\circ}25'02''$ West, 40.00 feet to the north right-of-way line of said road, and being the Point of Beginning; thence along said north right-of-way line South $89^{\circ}34'58''$ West, 12.07 feet; thence leaving said north right-of-way line North $49^{\circ}22'40''$ East, 21.16 feet; thence South $83^{\circ}22'39''$ East, 13.30 feet; thence North $30^{\circ}56'34''$ East, 22.18 feet; thence North $16^{\circ}16'47''$ East, 13.90 feet; thence North $02^{\circ}47'04''$ West 23.29, feet; thence North $12^{\circ}20'23''$ East, 18.53 feet; thence North $05^{\circ}56'12''$ West, 32.15 feet; thence North $13^{\circ}21'12''$ East, 56.58 feet to a line 39.50 feet westerly from the centerline of NE Purcell Blvd; thence parallel with and 39.50 feet westerly of, when measures at right angles to said centerline South $00^{\circ}06'25''$ West, 44.45 feet; thence South $19^{\circ}21'53''$ West, 21.22 feet; thence parallel with and 46.50 feet westerly of, when measured at right angles to said centerline South $00^{\circ}06'25''$ West, 47.45 feet; thence South $09^{\circ}04'49''$ West, 22.44 feet; thence parallel with and 50.00 feet westerly of, when measured at right angles to said centerline of road South $00^{\circ}06'25''$ West, 16.17 feet; thence South $56^{\circ}33'06''$ West 41.11 feet to said north right-of-way line of NE Neff Road (40.00 feet from center line); and the Point of Beginning.

The above described Tract of land contains 1,057 square feet, more or less.

04/20/2020

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 PROFESSIONAL
 LAND SURVEYOR

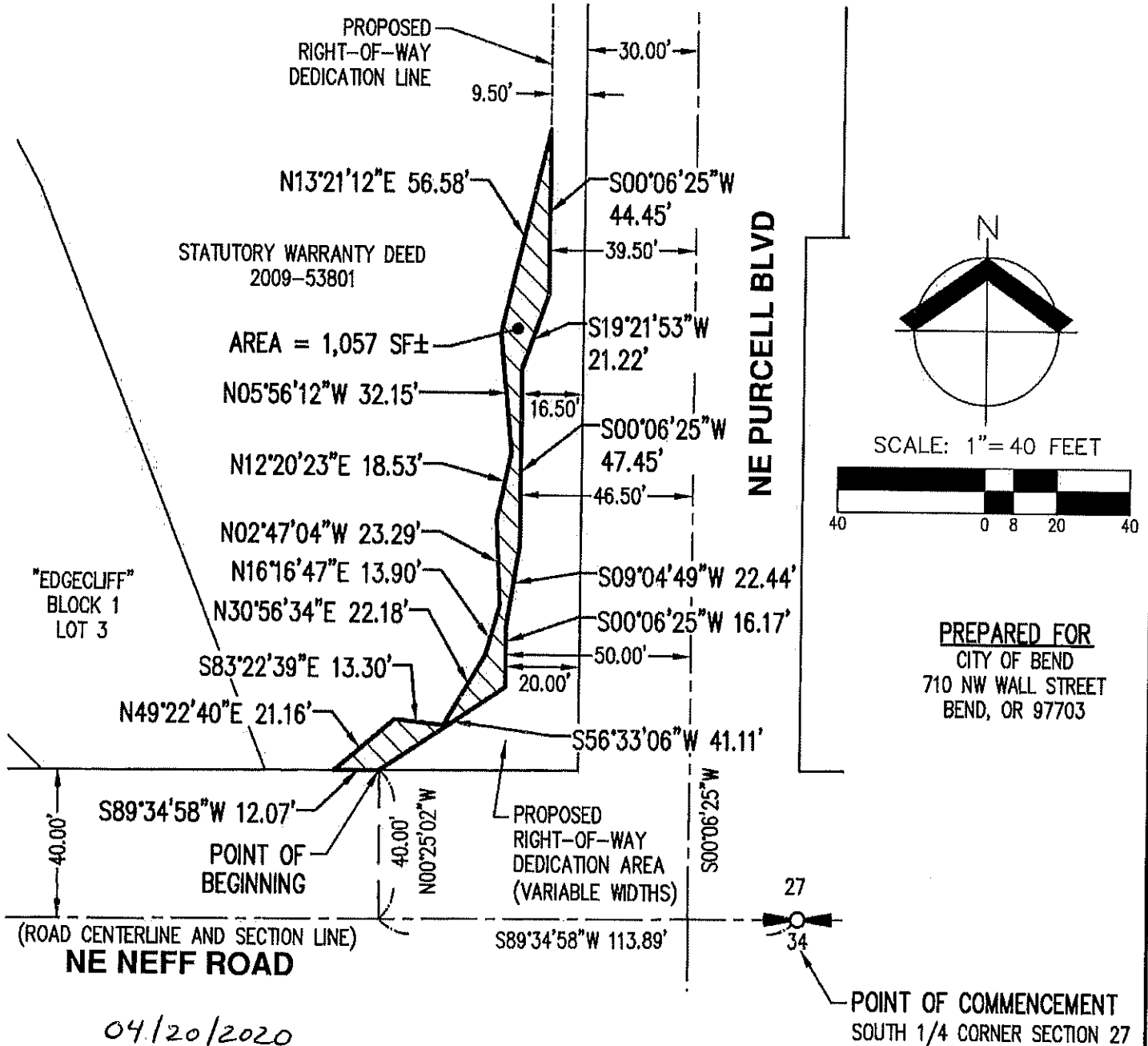
OREGON
 MARCH 8, 2016
 JACOB D. POWELL
 90744PLS

RENEWS: 12/31/20

EXHIBIT B

MAP OF LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE SW 1/4 OF SEC. 27,
T17S, R12E, W.M., CITY OF BEND, DESCHUTES COUNTY, OREGON



04/20/2020

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Jacob D. Powell

OREGON
MARCH 8, 2016
JACOB D. POWELL
90744PLS

RENEWS: 12/31/20

SLOPE EASEMENT - TAX LOT 101 MAP 17-12-27CD

AKS ENGINEERING & FORESTRY, LLC
2777 NW LOLO DR, STE 150
BEND, OR 97703
541.317.8429 WWW.AKS-ENG.COM

AKS

EXHIBIT
B

DRWN: JDP
CHKD: MSK
AKS JOB:

7116

1700 NE Purcell Boulevard

Property Owner: St Charles Medical Center



AKS ENGINEERING & FORESTRY, LLC
2777 NW Lolo Drive, Suite 150, Bend, OR 97703
P: (541) 317-8429 | www.aks-eng.com

AKS Job #7716

OFFICES IN: BEND, OR - KEIZER, OR - TUALATIN, OR - VANCOUVER, WA

EXHIBIT A

Legal Description

(Slope Easement, Tax Lot 201 Map 17-12-27CD)

A tract of land located in the Southeast One-Quarter of Section 27, Township 17 South, Range 12 East, Willamette Meridian, City of Bend, Deschutes County, Oregon, and being more particularly described as follows:

Commencing at the South One-Quarter corner of Section 27, thence along the west line of the Southeast One-Quarter of Section 27, also being the east right-of-way line of NE Purcell Road and an extension thereof (30.00 feet from centerline) North 00°06'25" East 183.79 feet to the south boundary line of the plat of "Quail Hollow"; thence leaving said west line of the Southeast One-Quarter along the south boundary line of said plat North 89°41'10" East 10.00 feet to the Point of Beginning; thence along said east right-of-way line (40.00 feet from centerline) North 00°06'25" East 36.23 feet; thence leaving said east right-of-way line South 04°30'12" East 36.32 feet to the south boundary line of said plat; thence along the south boundary line of said plat South 89°41'10" West 2.92 feet to the Point of Beginning.

The above described Tract of land contains 53 square feet, more or less.

04/20/2020

REGISTERED
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Jacob D. Powell

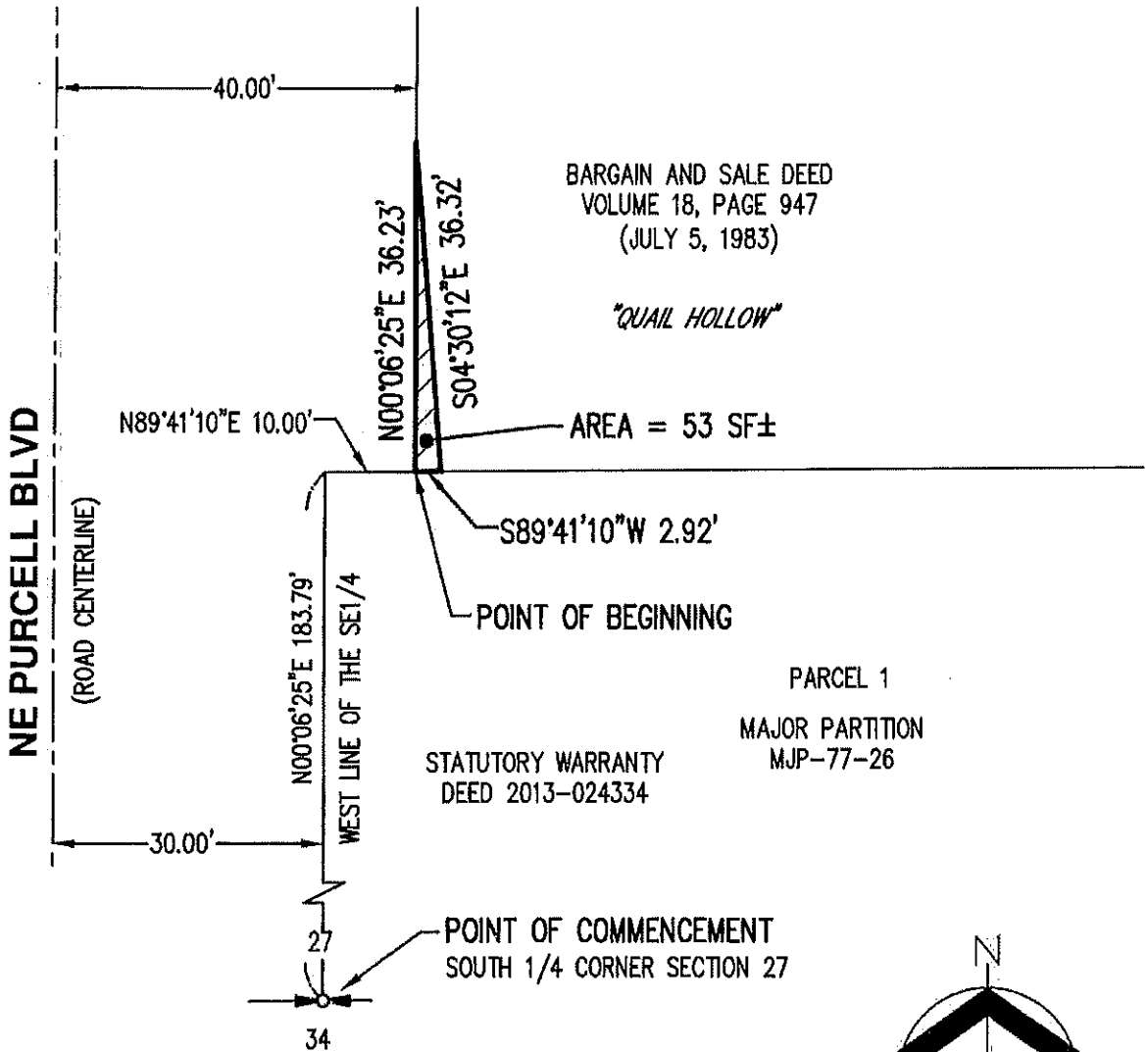
OREGON
MARCH 8, 2018
JACOB D. POWELL
90744PLS

RENEWS: 12/31/20

EXHIBIT B

MAP OF LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE SE 1/4 OF SEC. 27,
T17S, R12E, W.M., CITY OF BEND, DESCHUTES COUNTY, OREGON



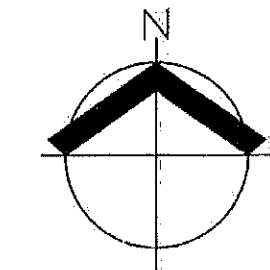
04/20/2020

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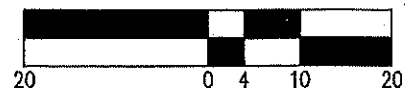
Jacob D. Powell

OREGON
MARCH 8, 2016
JACOB D. POWELL
90744PLS
RENEWS: 12/31/20

PREPARED FOR
CITY OF BEND
710 NW WALL STREET
BEND, OR 97703



SCALE: 1" = 20 FEET



SLOPE EASEMENT - TAX LOT 201 MAP 17-12-27DC		EXHIBIT B
AKS ENGINEERING & FORESTRY, LLC 2777 NW LOLO DR, STE 150 BEND, OR 97703 541.317.8429 WWW.AKS-ENG.COM		DRWN: JDP CHKD: MSK AKS JOB: 7116



1660 NE Neff Road

Property Owner: JC US Trust



AKS ENGINEERING & FORESTRY, LLC
2777 NW Lolo Drive, Suite 150, Bend, OR 97703
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AKS Job #7716

OFFICES IN: BEND, OR - KEIZER, OR - TUALATIN, OR - VANCOUVER, WA

EXHIBIT A

Legal Description

(Temporary Construction Easement, Tax Lot 5103 Map 17-12-27CC)

A tract of land located in the Southwest One-Quarter of Section 27, Township 17 South, Range 12 East, Willamette Meridian, City of Bend, Deschutes County, Oregon, and being more particularly described as follows:

Beginning at the southeast corner of Lot 1, Block 3, Plat of "Eastwood Addition", thence along the east line of said lot North 00°12'33" East, 5.12 feet; thence leaving said east lot line parallel with and 5.00 feet northerly of, when measured at right angles to the southerly line (as defined by deed) of the land described in Statutory Warranty Deed 2016-25315, recorded June 27, 2016, Deschutes County Official Records North 77°35'20" East, 33.30 feet; thence perpendicular to said southerly deed line South 12°24'40" East, 5.00 feet to said southerly deed line; thence along said southerly deed line South 77°35'20" West, 8.81 feet to the north right-of-way line of NE Neff Road, and being 30.00 feet from the located road centerline as defined by the September 21, 1910 Alum Neff County Road Survey Report (not as-traveled centerline); thence leaving said southerly deed line along said north right-of-way line South 62°57'00" West, 28.12 feet to the southerly extension of said east line of Lot 1; thence along said southerly extension North 00°12'33" East, 7.28 feet to the Point of Beginning.

The above described Tract of land contains 260 square feet, more or less.

04/21/2020



Jacob D. Powell

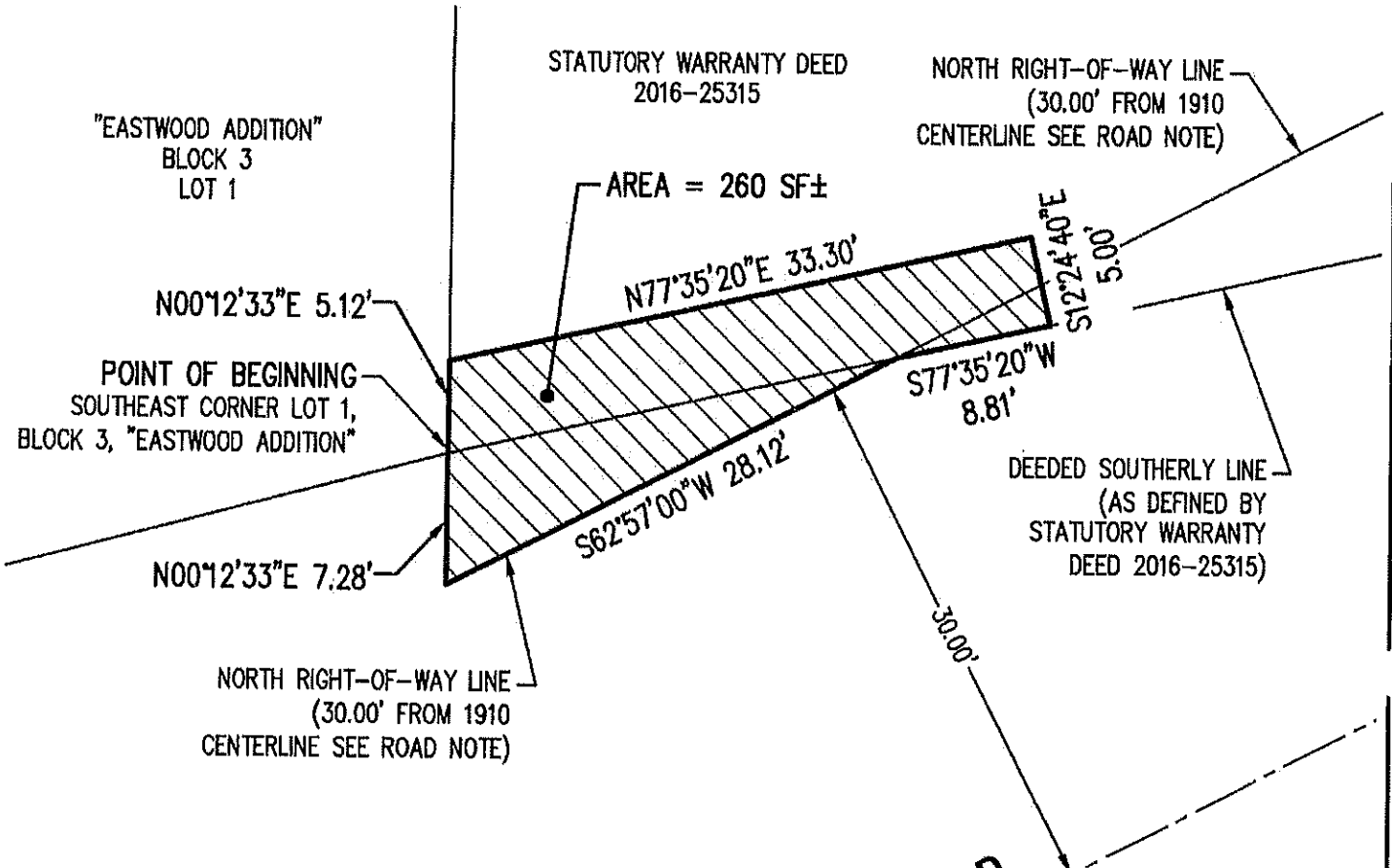


RENEWS: 12/31/20

EXHIBIT B

MAP OF LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE SW 1/4 OF SEC. 27,
T17S, R12E, W.M., CITY OF BEND, DESCHUTES COUNTY, OREGON

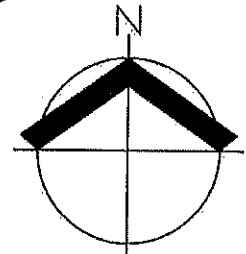


ROAD NOTE

THE 1910 CENTERLINE WAS DERIVED FROM THE SEPTEMBER 21, 1910 ALUM NEFF COUNTY ROAD SURVEY REPORT, BY STATUTE THE RIGHT-OF-WAY WIDTH OF SAID ROAD IS 60'. (30' HALF WITH AS SHOWN). THE CENTERLINE SHOWN IS NOT THE AS TRAVELED CENTERLINE.

NE NEFF ROAD

1910 CENTERLINE (NOT AS TRAVELED) (SEE ROAD NOTE)



SCALE: 1" = 10 FEET



PREPARED FOR
CITY OF BEND
710 NW WALL STREET
BEND, OR 97703

04/21/2020

**REGISTERED
PROFESSIONAL
LAND SURVEYOR**

Jacob D. Powell

**OREGON
MARCH 8, 2016
JACOB D. POWELL
90744PLS**

RENEWS: 12/31/20

TEMPORARY CONSTRUCTION EASEMENT - TAX LOT 5103 MAP 17-12-27CC		EXHIBIT B
AKS ENGINEERING & FORESTRY, LLC 2777 NW LOLO DR, STE 150 BEND, OR 97703 541.317.8429 WWW.AKS-ENG.COM		
		DRWN: JDP
		CHKD: NSW
AKS JOB:		7116

1893 NE Neff Road

Property Owner: Todd A. Schock



AKS ENGINEERING & FORESTRY, LLC
2777 NW Lolo Drive, Suite 150, Bend, OR 97703
P: (541) 317-8429 | www.aks-eng.com

AKS Job #7716

OFFICES IN: BEND, OR - KEIZER, OR - TUALATIN, OR - VANCOUVER, WA

EXHIBIT A

Legal Description

(Slope Easement, Tax Lot 100 Map 17-12-34BA)

A tract of land located in the Northwest One-Quarter of Section 34, Township 17 South, Range 12 East, Willamette Meridian, City of Bend, Deschutes County, Oregon, and being more particularly described as follows:

Commencing at the North One-Quarter corner of Section 34, thence along the North line of said section, also being the centerline of NE Neff Road, South 89°34'58" West, 221.84 feet; thence perpendicular to said north section line and centerline of road South 00°25'02" East, 46.50 feet to the Point of Beginning; thence parallel with and 46.50 feet southerly of, when measured at right angles to said north section line and centerline North 89°34'58" East, 41.94 feet; thence South 00°19'31" East, 4.33 feet; thence North 88°17'21" West, 20.32 feet; thence North 81°02'31" West, 21.92 feet to the Point of Beginning.

The above described Tract of land contains 119 square feet, more or less.

04/20/2020

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Jacob D. Powell

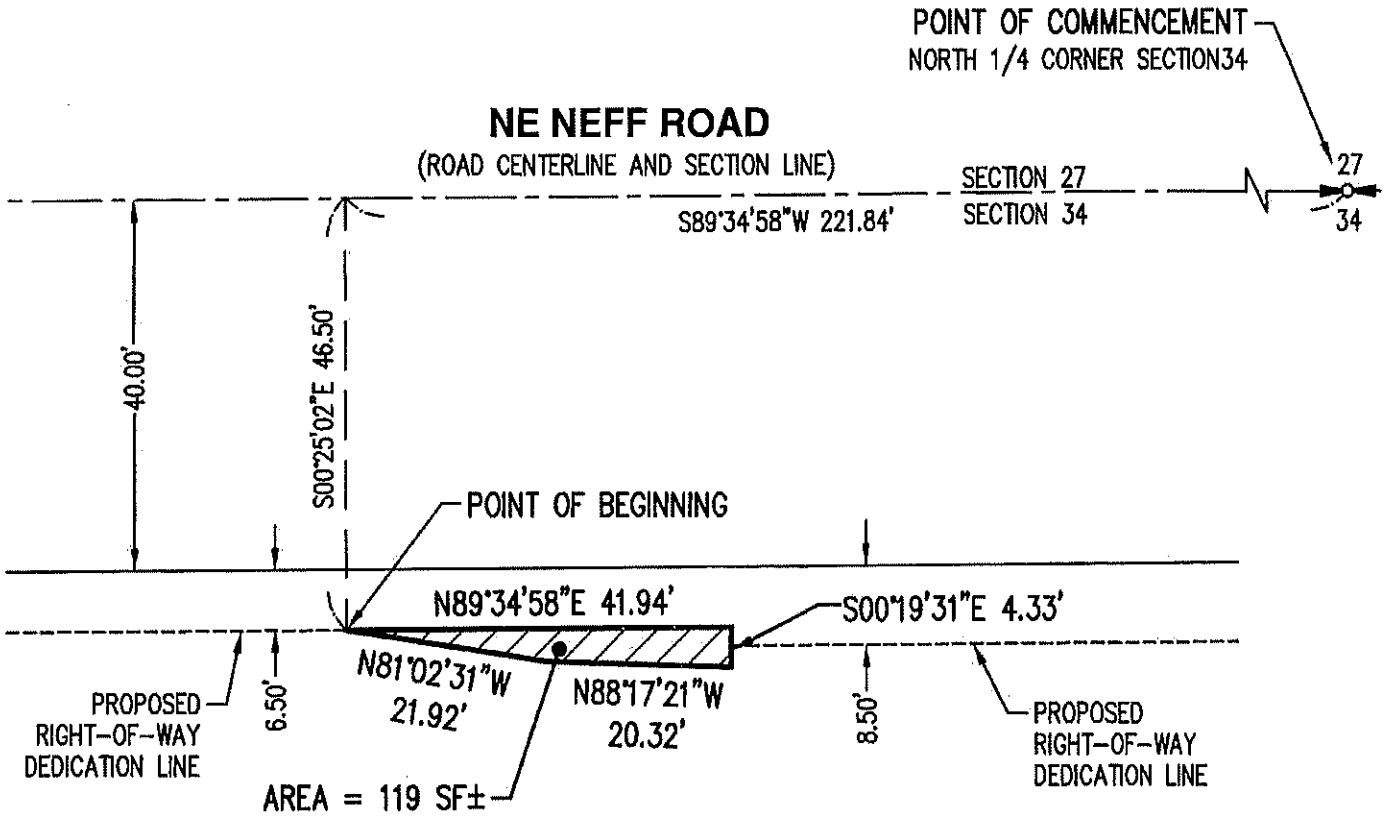
OREGON
MARCH 8, 2016
JACOB D. POWELL
90744PLS

RENEWS: 12/31/20

EXHIBIT B

MAP OF LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE NW 1/4 OF SEC. 34,
T17S, R12E, W.M., CITY OF BEND, DESCHUTES COUNTY, OREGON



STATUTORY WARRANTY DEED
2012-047838

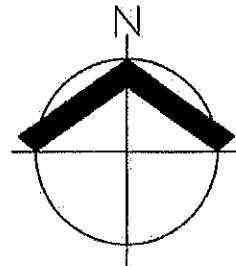
04/20/2020

REGISTERED
PROFESSIONAL
LAND SURVEYOR

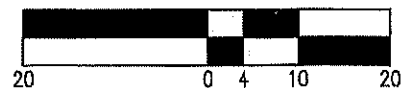
Jacob D. Powell

OREGON
MARCH 8, 2016
JACOB D. POWELL
90744PLS
RENEWS: 12/31/20

PREPARED FOR
CITY OF BEND
710 NW WALL STREET
BEND, OR 97703



SCALE: 1" = 20 FEET



SLOPE EASEMENT - TAX LOT 100 MAP 17-12-34BA

EXHIBIT
B

AKS ENGINEERING & FORESTRY, LLC
2777 NW LOLO DR, STE 150
BEND, OR 97703
541.317.8429 WWW.AKS-ENG.COM

AKS

DRWN: JDP
CHKD: MSK
AKS JOB:
7116

1929 NE Neff Road

Property Owner: MMOZ LLC



AKS ENGINEERING & FORESTRY, LLC
2777 NW Lolo Drive, Suite 150, Bend, OR 97703
P: (541) 317-8429 | www.aks-eng.com

AKS Job #7716

OFFICES IN: BEND, OR - KEIZER, OR - TUALATIN, OR - VANCOUVER, WA

EXHIBIT A

Legal Description

(Right-of-Way Dedication, Tax Lot 300 Map 17-12-34BA)

A tract of land located in the Northwest One-Quarter of Section 34, Township 17 South, Range 12 East, Willamette Meridian, City of Bend, Deschutes County, Oregon, and being more particularly described as follows:

Commencing at the North One-Quarter corner of Section 34, thence along the north line of said section, also being the centerline of NE Neff Road, South 89°34'58" West, 340.37 feet; thence perpendicular to said north section line and centerline South 00°25'02" East 30.00 feet to the south right-of-way line of said road, also being the northeast corner of the land described as Parcel I in Statutory Warranty Deed 2019-22168, Deschutes County Official Records, and the Point of Beginning; thence along said south right-of-way line (30.00 feet from centerline) South 89°34'58" West, 80.00 feet to the west line of said Parcel I; thence along said west line of Parcel 1 South 00°25'31" East, 10.00 feet; thence parallel with and 10.00 southerly of, when measured at right angles to said south right-of-way line (40.00 feet from centerline) North 89°34'58" East, 58.72 feet; thence perpendicular to said south right-of-way line South 00°25'02" East, 6.50 feet; thence parallel with and 16.50 feet southerly of, when measured at right angles to said south right-of-way line (46.50 feet from centerline) North 89°34'58" East, 21.28 feet to the east line of said Parcel I; thence along the east line of said Parcel I North 00°25'31" West, 16.50 feet to the Point of Beginning.

The above described Tract of land contains 938 square feet, more or less.

04/20/2020



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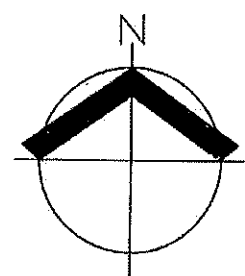
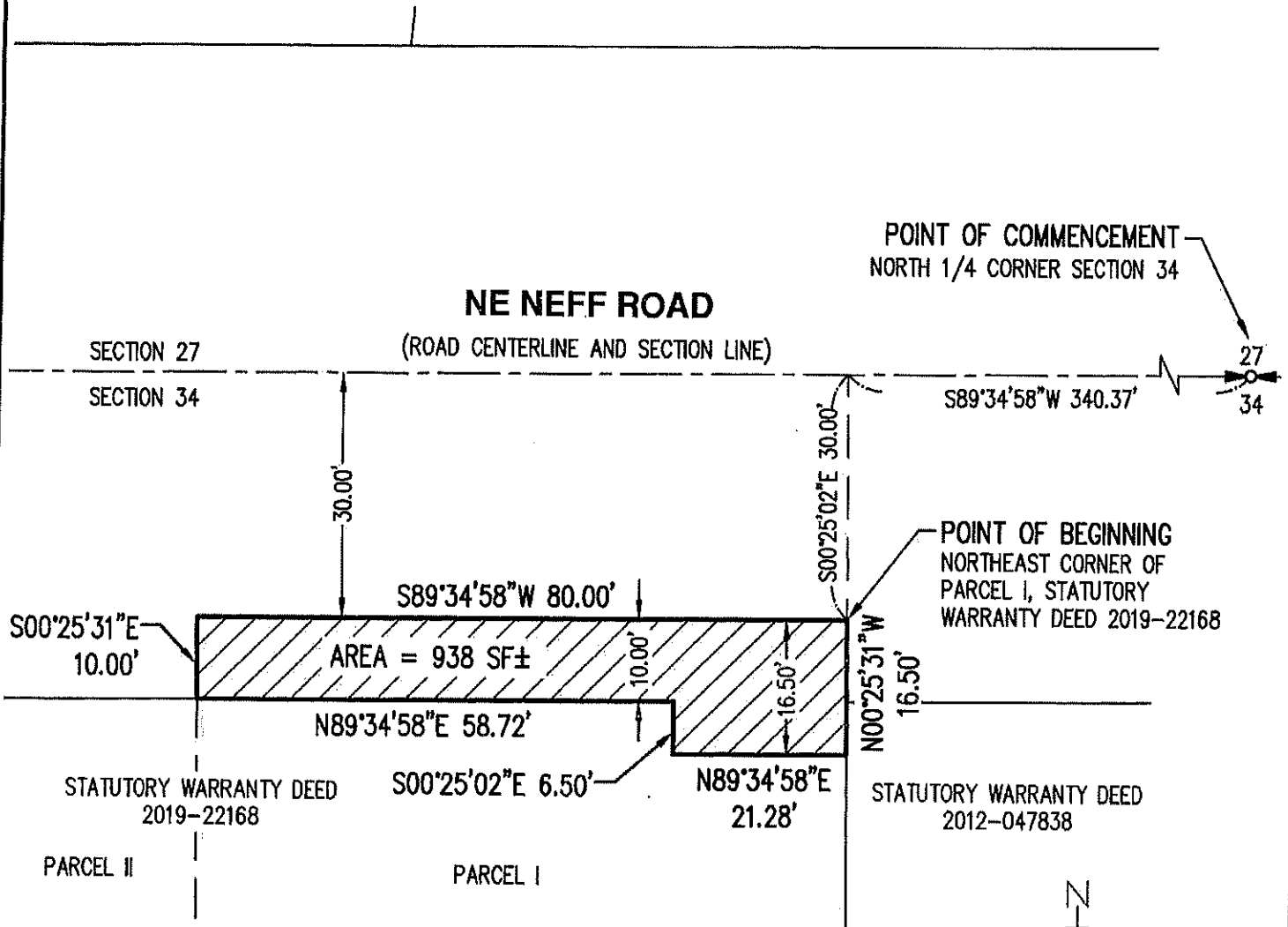


RENEWS: 12/31/20

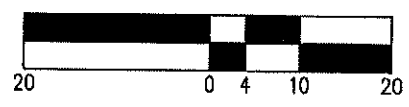
EXHIBIT B

MAP OF LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE NW 1/4 OF SEC. 34,
T17S, R12E, W.M., CITY OF BEND, DESCHUTES COUNTY, OREGON



SCALE: 1" = 20 FEET



04/20/2020

**REGISTERED
PROFESSIONAL
LAND SURVEYOR**

Jacob D. Powell

**OREGON
MARCH 8, 2016
JACOB D. POWELL
90744PLS
RENEWS: 12/31/20**

PREPARED FOR
CITY OF BEND
710 NW WALL STREET
BEND, OR 97703

RIGHT-OF-WAY DEDICATION - TAX LOT 300 MAP 17-12-34BA		EXHIBIT B
AKS ENGINEERING & FORESTRY, LLC 2777 NW LOLO DR, STE 150 BEND, OR 97703 541.317.8429 WWW.AKS-ENG.COM		DRWN: JDP CHKD: MSK AKS JOB: 7116





AKS ENGINEERING & FORESTRY, LLC
2777 NW Lolo Drive, Suite 150, Bend, OR 97703
P: (541) 317-8429 | www.aks-eng.com

AKS Job #7716

OFFICES IN: BEND, OR - KEIZER, OR - TUALATIN, OR - VANCOUVER, WA

EXHIBIT A

Legal Description

(Slope Easement, Tax Lot 300 Map 17-12-34BA)

A tract of land located in the Northwest One-Quarter of Section 34, Township 17 South, Range 12 East, Willamette Meridian, City of Bend, Deschutes County, Oregon, and being more particularly described as follows:

Commencing at the North One-Quarter corner of Section 34, thence along the north line of said section, also being the centerline of NE Neff Road, South 89°34'58" West, 361.65 feet; thence perpendicular to said north section line and centerline of road South 00°25'02" East, 40.00 feet to the Point of Beginning; thence parallel with and 40.00 feet southerly of, when measured at right angles to said centerline South 89°34'58" West, 40.33 feet; thence South 85°05'44" East, 40.50 feet; thence perpendicular to said centerline North 00°25'02" West, 3.76 feet to the Point of Beginning.

The above described Tract of land contains 76 square feet, more or less.

04/20/2020

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PROFESSIONAL
LAND SURVEYOR

Jacob D Powell

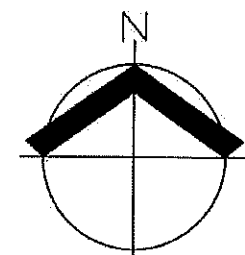
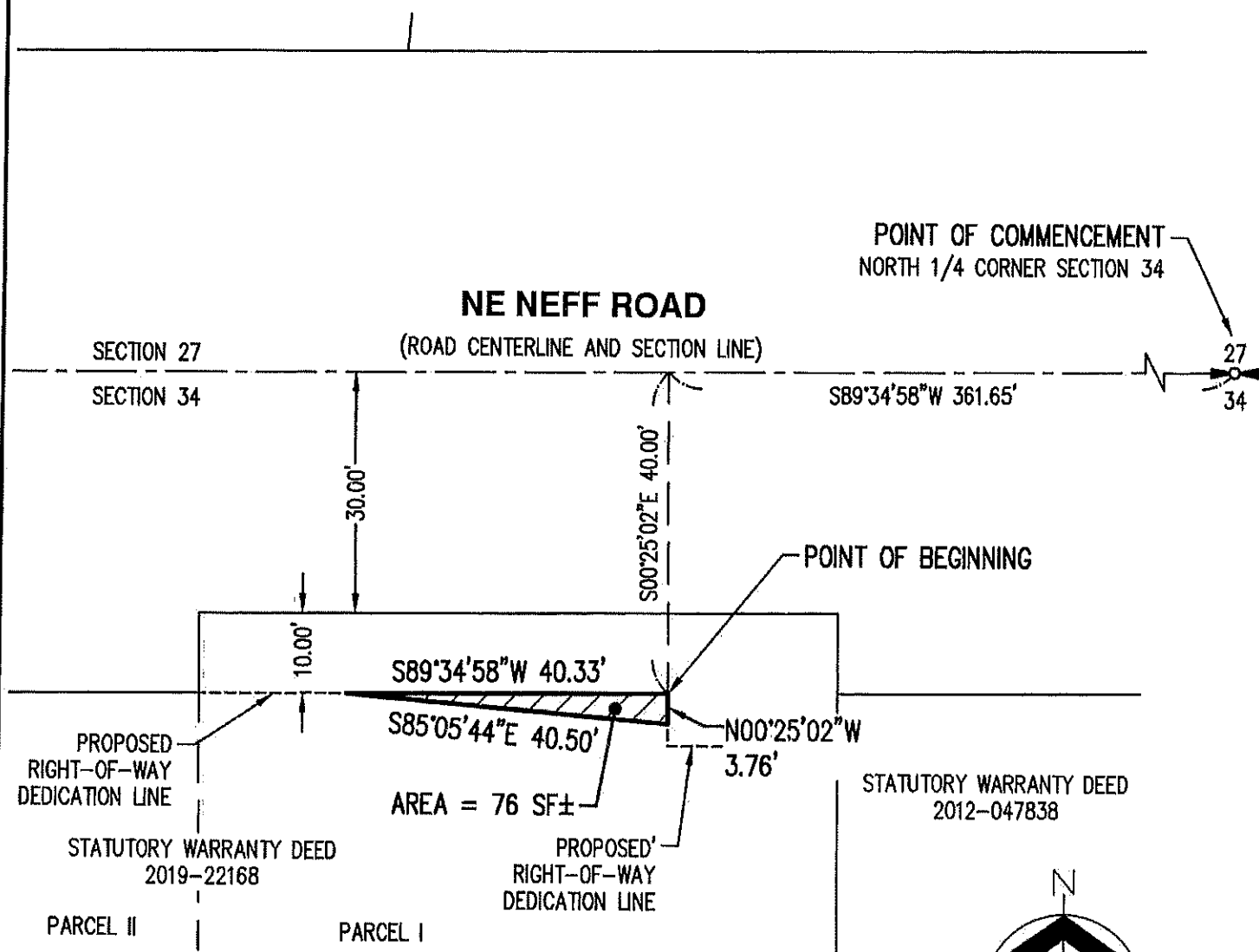
OREGON
MARCH 8, 2016
JACOB D. POWELL
90744PLS

RENEWS: 12/31/20

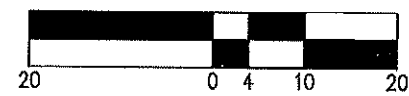
EXHIBIT B

MAP OF LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE NW 1/4 OF SEC. 34,
T17S, R12E, W.M., CITY OF BEND, DESCHUTES COUNTY, OREGON



SCALE: 1" = 20 FEET



04/20/2020

**REGISTERED
PROFESSIONAL
LAND SURVEYOR**

Jacob D. Powell

OREGON
MARCH 8, 2016
JACOB D. POWELL
90744PLS
RENEWS: 12/31/20

PREPARED FOR
CITY OF BEND
710 NW WALL STREET
BEND, OR 97703

SLOPE EASEMENT - TAX LOT 300 MAP 17-12-34BA		EXHIBIT B
AKS ENGINEERING & FORESTRY, LLC 2777 NW LOLO DR, STE 150 BEND, OR 97703 541.317.8429 WWW.AKS-ENG.COM		DRWN: JDP CHKD: MSK AKS JOB: 7116



2000 NE Neff Road

Property Owner: St Charles Health Systems LLC



AKS ENGINEERING & FORESTRY, LLC
 2777 NW Lolo Drive, Suite 150, Bend, OR 97703
 P: (541) 317-8429 | www.aks-eng.com

AKS Job #7716

OFFICES IN: BEND, OR - KEIZER, OR - TUALATIN, OR - VANCOUVER, WA

EXHIBIT A

Legal Description

(Right-of-Way Dedication, Tax Lots 2300 and 2600 Map 17-12-27CD)

A tract of land located in the Southeast One-Quarter of Section 27, Township 17 South, Range 12 East, Willamette Meridian, City of Bend, Deschutes County, Oregon, and being more particularly described as follows:

Commencing at the South One-Quarter corner of Section 27, thence along the south line of said section, also being the centerline of NE Neff Road North $89^{\circ}40'29''$ East, 220.19 feet; thence perpendicular to said section and centerline North $00^{\circ}19'31''$ West, 40.00 feet to the north right-of-way line of said road, and also being the southeast corner of the land described in Statutory Warranty Deed 2013-024334 and the Point of Beginning; thence along said north right-of-way line (40.00 feet from centerline) South $89^{\circ}40'29''$ West, 219.89 feet to the west line of the Southeast One-Quarter of Section 27 (from which bears North $00^{\circ}06'25''$ East 40.00 feet from said South One-Quarter corner), also be the east right-of-way line of NE Purcell Blvd (30.00 feet from centerline); thence along said west line of the Southeast One-Quarter and said east right-of-way line North $00^{\circ}06'25''$ East, 108.23; thence perpendicular to said east right-of-way line South $89^{\circ}53'35''$ East, 16.50 feet; thence parallel with and 16.50 feet easterly of, when measured at right angles to the said east right-of-way line (46.50 feet from centerline) South $00^{\circ}06'25''$ West, 69.35 feet; thence South $46^{\circ}13'30''$ East, 50.65 feet to a point 3.50 feet northerly from said north right-of-way line of NE Neff Road; thence parallel with and 3.50 feet northerly of, when measured at right angles to the said north right-of-way line (43.50 feet from centerline) North $89^{\circ}40'29''$ East, 166.75 feet to the east line of said Statutory Warranty Deed 2013-024334; thence along said east line South $00^{\circ}05'44''$ West, 3.50 feet to the Point of Beginning.

The above described Tract of land contains 3,142 square feet, more or less.

04/21/2020

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 LAND SURVEYOR

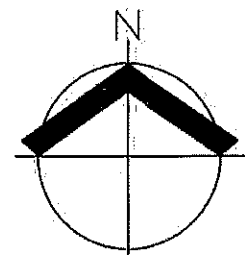
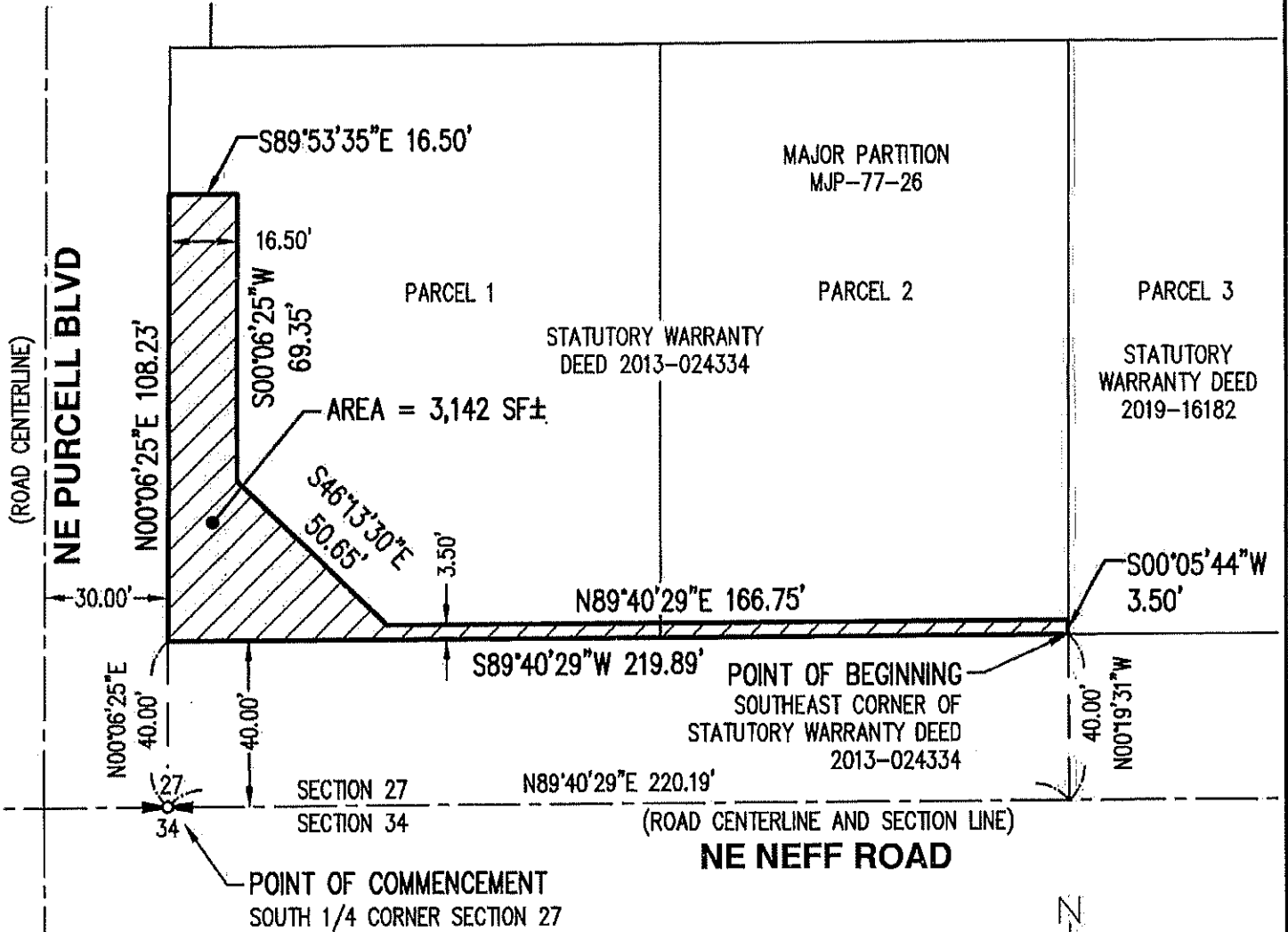
OREGON
 MARCH 8, 2016
 JACOB D. POWELL
 90744PLS

RENEWS: 12/31/20

EXHIBIT B

MAP OF LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE SE 1/4 OF SEC. 27,
T17S, R12E, W.M., CITY OF BEND, DESCHUTES COUNTY, OREGON



SCALE: 1" = 40 FEET



04/21/2020

**REGISTERED
PROFESSIONAL
LAND SURVEYOR**

Jacob D. Powell

OREGON
MARCH 8, 2016
JACOB D. POWELL
90744PLS
RENEWS: 12/31/20

PREPARED FOR
CITY OF BEND
710 NW WALL STREET
BEND, OR 97703

RIGHT-OF-WAY DEDICATION - TAX LOT 2300 & 2600 MAP 17-12-27DC		EXHIBIT B
AKS ENGINEERING & FORESTRY, LLC 2777 NW LOLO DR, STE 150 BEND, OR 97703 541.317.8429 WWW.AKS-ENG.COM		DRWN: JDP CHKD: MSK AKS JOB: 7116





AKS ENGINEERING & FORESTRY, LLC
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 P: (541) 317-8429 | www.aks-eng.com

AKS Job #7716

OFFICES IN: BEND, OR - KEIZER, OR - TUALATIN, OR - VANCOUVER, WA

EXHIBIT A

Legal Description

(Slope Easement, Tax Lots 2300 and 2600 Map 17-12-27CD)

A tract of land located in the Southeast One-Quarter of Section 27, Township 17 South, Range 12 East, Willamette Meridian, City of Bend, Deschutes County, Oregon, and being more particularly described as follows:

Commencing at the South One-Quarter corner of Section 27, thence along the west line of the Southeast One-Quarter of Section 27, also being the east right-of-way line of NE Purcell Blvd and an extension thereof (30.00 feet from centerline) North $00^{\circ}06'25''$ East, 148.23 feet to the Point of Beginning; thence continuing along said west line of the Southeast One-Quarter and east right-of-way line North $00^{\circ}06'25''$ East, 35.56 feet to the south boundary line of the plat of "Quail Hollow"; thence along said south boundary line North $89^{\circ}41'10''$ East, 12.92 feet; thence leaving said south boundary line South $14^{\circ}16'02''$ East, 8.80 feet; thence South $74^{\circ}59'17''$ East, 10.90 feet; thence South $10^{\circ}52'38''$ East 26.79 feet; thence perpendicular to the said west line of the Southeast One-Quarter of Section 27 North $89^{\circ}53'35''$ West, 14.24 feet; thence parallel with and 16.50 feet easterly of, when measured at right angles to the said west line of the Southeast One-Quarter of Section 27 North $00^{\circ}06'25''$ East, 1.97 feet; thence perpendicular to said west line of the Southeast One-Quarter of Section 27 North $89^{\circ}53'35''$ West 16.50 feet to the Point of Beginning.

The above described Tract of land contains 885 square feet, more or less.

04/20/2020

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 LAND SURVEYOR

Jacob D. Powell

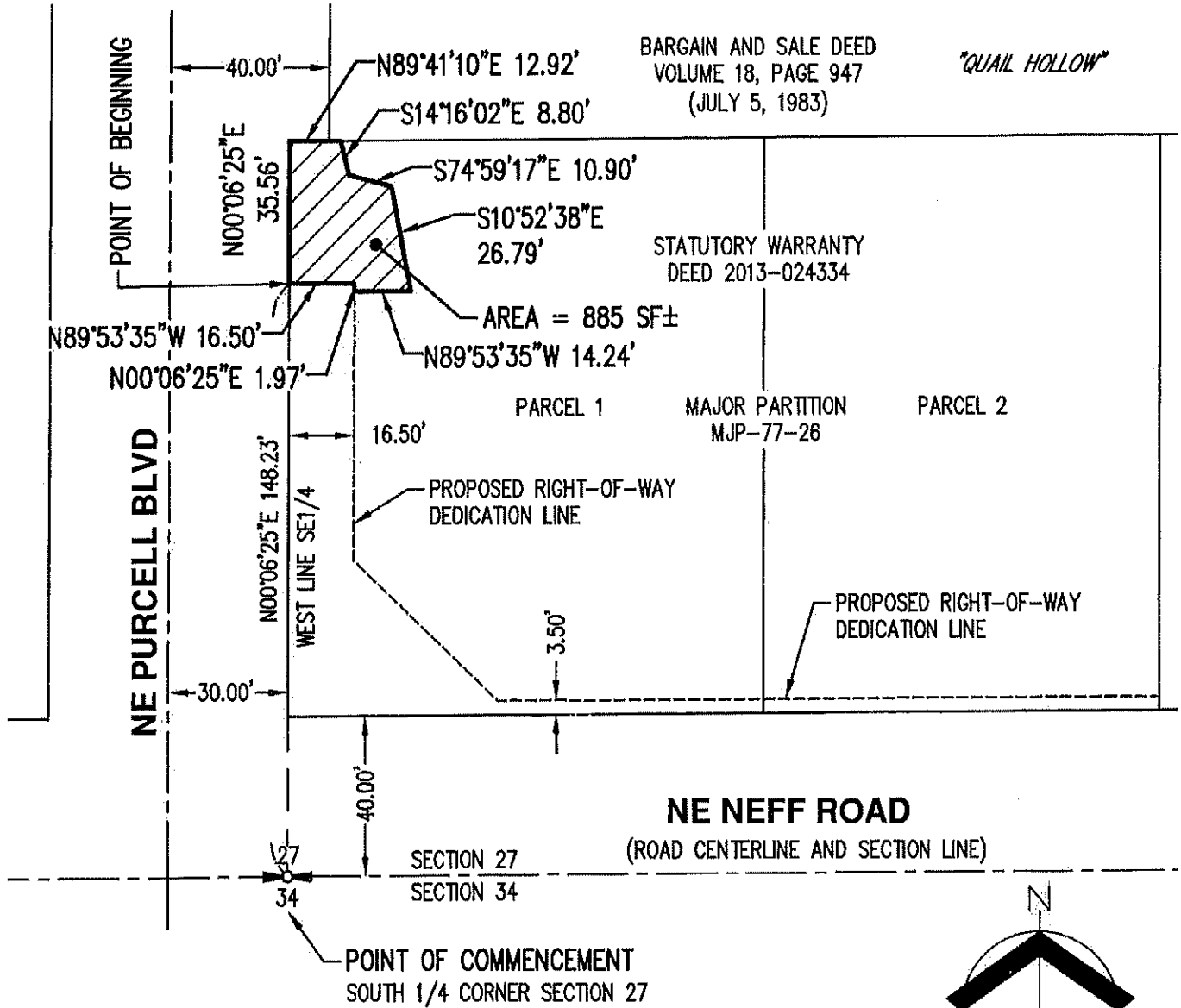
OREGON
 MARCH 8, 2016
 JACOB D. POWELL
 90744PLS

RENEWS: 12/31/20

EXHIBIT B

MAP OF LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE SE 1/4 OF SEC. 27,
T17S, R12E, W.M., CITY OF BEND, DESCHUTES COUNTY, OREGON



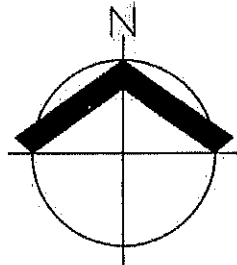
04/20/2020

**REGISTERED
PROFESSIONAL
LAND SURVEYOR**

Jacob D. Powell

**OREGON
MARCH 8, 2016
JACOB D. POWELL
90744PLS
RENEWS: 12/31/20**

PREPARED FOR
CITY OF BEND
710 NW WALL STREET
BEND, OR 97703



SCALE: 1" = 40 FEET



SLOPE EASEMENT - TAX LOT 2300 & 2600 MAP 17-12-27DC		EXHIBIT B
AKS ENGINEERING & FORESTRY, LLC 2777 NW LOLO DR, STE 150 BEND, OR 97703 541.317.8429 WWW.AKS-ENG.COM		DRWN: JDP CHKD: MSK AKS JOB: 7116





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 P: (541) 317-8429 | www.aks-eng.com

AKS Job #7716

OFFICES IN: BEND, OR - KEIZER, OR - TUALATIN, OR - VANCOUVER, WA

EXHIBIT A

Legal Description

(Temporary Construction Easement, Tax Lots 2300 and 2600 Map 17-12-27CD)

Two tracts of land located in the Southeast One-Quarter of Section 27, Township 17 South, Range 12 East, Willamette Meridian, City of Bend, Deschutes County, Oregon, and being more particularly described as follows:

Tract 1

Commencing at the South One-Quarter corner of Section 27, thence along the south line of said section, also being the centerline of NE Neff Road North 89°40'29" East, 220.22 feet; thence perpendicular to said south section line and centerline North 00°19'31" West, 43.50 feet to a point on the east line of the land described in Statutory Warranty Deed 2013-024334 and the Point of Beginning; thence parallel with and 43.50 northerly of, when measured at right angles to said south section line and centerline South 89°40'29" West, 166.75 feet; thence North 46°13'30" West, 14.37 feet; thence parallel with and 53.50 feet northerly of, when measured at right angles to said south section line and centerline North 89°40'29" East, 177.14 feet to the east line of said Statutory Warranty Deed 2013-024334; thence along said east said Deed line South 00°05'44" West, 10.00 feet to the Point of Beginning.

The above described Tract of land contains 1,719 square feet, more or less.

Tract 2

Commencing at the South One-Quarter corner of Section 27, thence along the west line of the Southeast One-Quarter of Section 27 North 00°06'25" East, 78.88 feet; thence perpendicular to the said west line of the Southeast One-Quarter South 89°53'35" East, 16.50 feet to the Point of Beginning; thence parallel with and 16.50 feet westerly of, when measured at right angles to the said west line of the Southeast One-Quarter (46.50 feet easterly from centerline of NE Purcell Blvd) North 00°06'25" East 67.38 feet; thence perpendicular to the said west line of the Southeast One-Quarter South 89°53'35" East 10.00 feet; thence parallel with and 26.50 feet easterly of, when measured at right angles to the said west line of the Southeast One-Quarter (56.50 feet easterly from centerline of NE Purcell Blvd) South 00°06'25" West, 76.92 feet; thence North 46°13'30" West, 13.82 feet to the Point of Beginning.

The above described Tract of land contains 721 square feet, more or less.

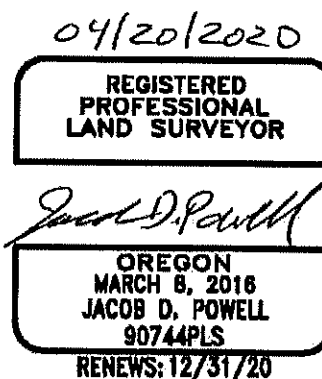
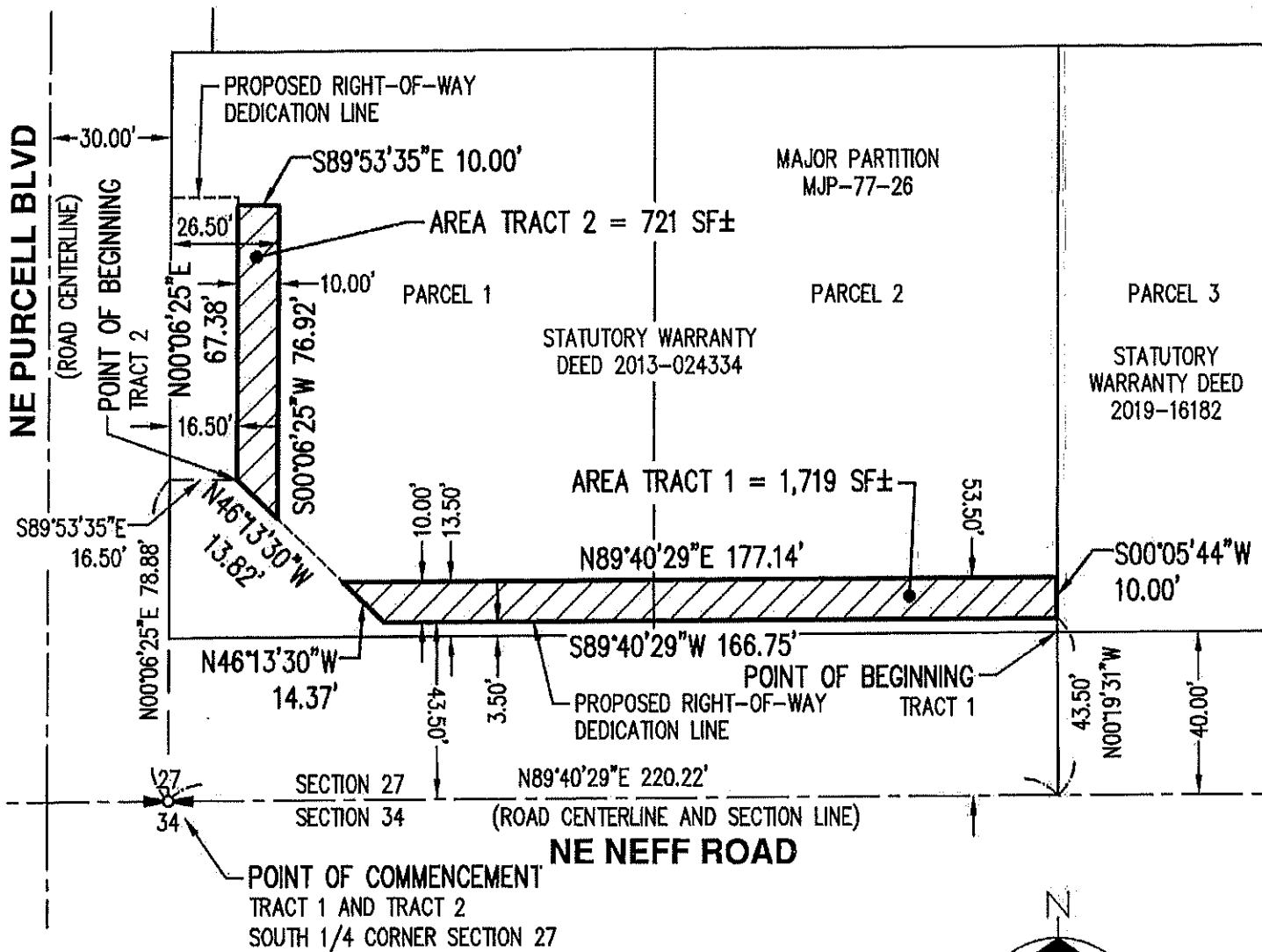


EXHIBIT B

MAP OF LEGAL DESCRIPTION

TWO TRACTS OF LAND LOCATED IN THE SE 1/4 OF SEC. 27,
T17S, R12E, W.M., CITY OF BEND, DESCHUTES COUNTY, OREGON



04/20/2020

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Jacob D. Powell

OREGON
MARCH 8, 2016
JACOB D. POWELL
90744PLS
RENEWS: 12/31/20

PREPARED FOR
CITY OF BEND
710 NW WALL STREET
BEND, OR 97703

SCALE: 1" = 40 FEET



TEMPORARY CONSTRUCTION EASEMENT - TAX LOT 2300 & 2600 MAP 17-12-27DC

AKS ENGINEERING & FORESTRY, LLC
2777 NW LOLO DR, STE 150
BEND, OR 97703
541.317.8429 WWW.AKS-ENG.COM

AKS

EXHIBIT
B

DRWN: JDP
CHKD: MSK
AKS JOB:
7116



AKS ENGINEERING & FORESTRY, LLC
2777 NW Lolo Drive, Suite 150, Bend, OR 97703
P: (541) 317-8429 | www.aks-eng.com

AKS Job #7716

OFFICES IN: BEND, OR - KEIZER, OR - TUALATIN, OR - VANCOUVER, WA

EXHIBIT A

Legal Description

(Wall Easement, Tax Lots 2300 and 2600 Map 17-12-27CD)

Two tracts of land located in the Southeast One-Quarter of Section 27, Township 17 South, Range 12 East, Willamette Meridian, City of Bend, Deschutes County, Oregon, and being more particularly described as follows:

Tract 1

Commencing at the South One-Quarter corner of Section 27, thence along the south line of said section, also being the centerline of NE Neff Road North 89°40'29" East, 220.22 feet; thence perpendicular to said south section line and centerline of road North 00°19'31" West, 43.50 feet to a point on the east line of the land described in Statutory Warranty Deed 2013-024334 and the Point of Beginning; thence parallel with and 43.50 northerly of, when measured at right angles to the said south section line and centerline South 89°40'29" West, 166.75 feet; thence North 46°13'30" West, 7.18 feet; thence parallel with and 48.50 feet northerly of, when measured at right angles to the said south section line and centerline North 89°40'29" East, 171.94 feet to the east line of said Statutory Warranty Deed 2013-024334; thence along said east said Deed line South 00°05'44" West, 5.00 feet to the Point of Beginning.

The above described Tract of land contains 847 square feet, more or less.

Tract 2

Commencing at the South One-Quarter corner of Section 27, thence along the west line of the Southeast One-Quarter of Section 27 North 00°06'25" East, 78.88 feet; thence perpendicular with the said west line of the Southeast One-Quarter South 89°53'35" East, 16.50 feet to the Point of Beginning; thence parallel with and 16.50 feet easterly of when measured at right angles to the said west line of the Southeast One-Quarter (46.50 feet easterly of the centerline of NE Purcell Blvd) North 00°06'25" East 69.35 feet; thence perpendicular to the said west line of the Southeast One-Quarter North 89°53'35" West 16.50 feet to the said west line of the Southeast One-Quarter; thence along the said west line of the Southeast One-Quarter (30.00 feet easterly of the centerline of NE Purcell Blvd) North 00°06'25" East, 5.00 feet; thence perpendicular to the said west line of the Southeast One-Quarter South 89°53'35" East 21.50 feet; thence parallel with and 21.50 feet easterly of, when measured at right angles to the said west line of the Southeast One-Quarter (51.50 feet easterly of the centerline of NE Purcell Blvd) South 00°06'25" West, 79.12 feet; thence North 46°13'30" West, 6.91 feet to the Point of Beginning.

The above described Tract of land contains 466 square feet, more or less.

04/21/2020

REGISTERED
PROFESSIONAL
LAND SURVEYOR

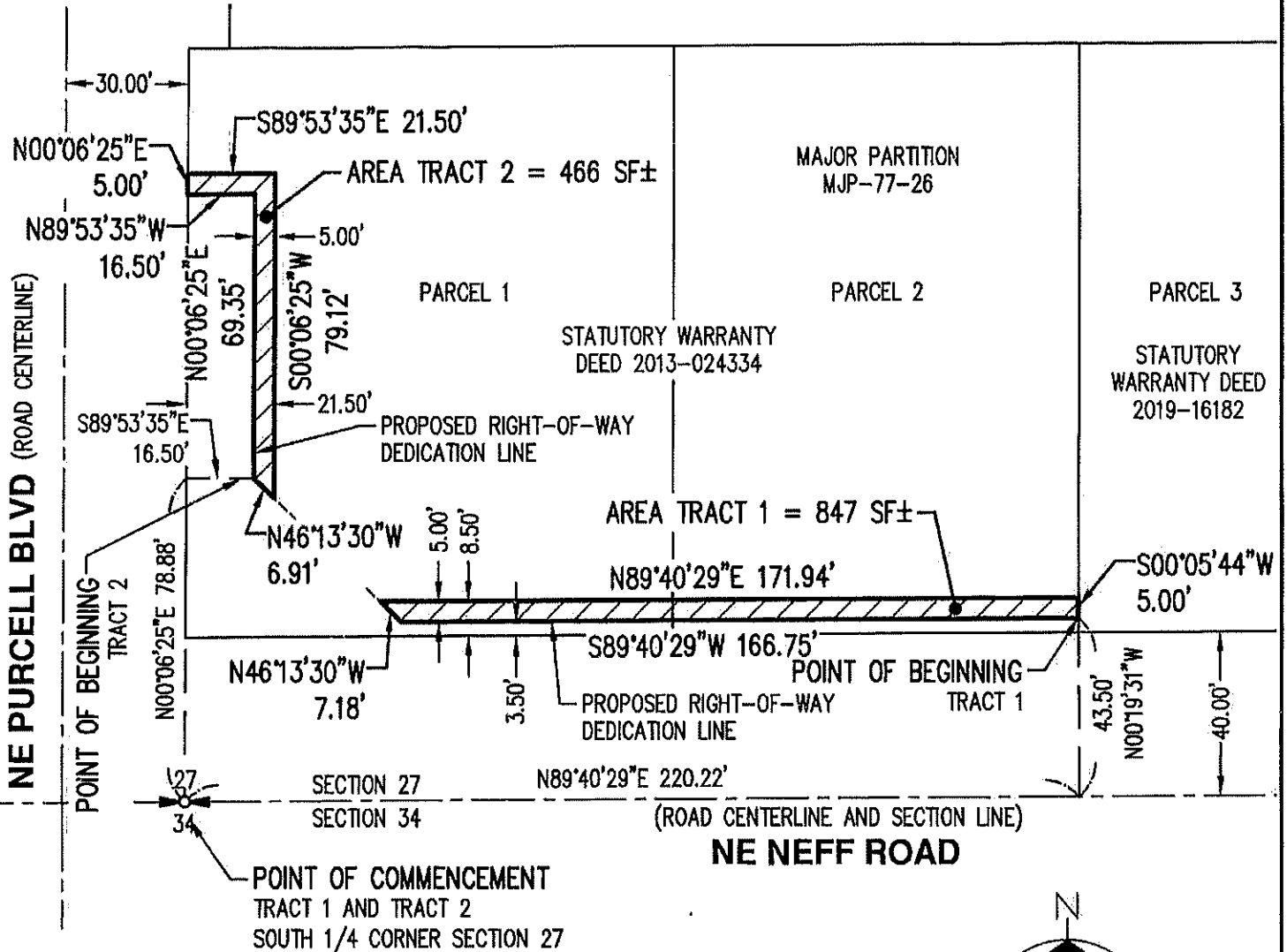
Jacob D. Powell

OREGON
MARCH 8, 2016
JACOB D. POWELL
90744PLS
RENEWS: 12/31/20

EXHIBIT B

MAP OF LEGAL DESCRIPTION

TWO TRACTS OF LAND LOCATED IN THE SE 1/4 OF SEC. 27,
T17S, R12E, W.M., CITY OF BEND, DESCHUTES COUNTY, OREGON



04/21/2020

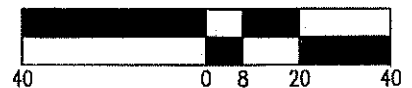
REGISTERED
PROFESSIONAL
LAND SURVEYOR

Jacob D. Powell

OREGON
MARCH 8, 2016
JACOB D. POWELL
90744PLS
RENEWS: 12/31/20

PREPARED FOR
CITY OF BEND
710 NW WALL STREET
BEND, OR 97703

SCALE: 1" = 40 FEET



WALL EASEMENT - TAX LOT 2300 & 2600 MAP 17-12-27DC

AKS ENGINEERING & FORESTRY, LLC
2777 NW LOLO DR, STE 150
BEND, OR 97703
541.317.8429 WWW.AKS-ENG.COM

AKS

EXHIBIT
B

DRWN: JDP
CHKD: MSK
AKS JOB:
7116

2100 NE Neff Road

Property Owner: SWAG Holdings LLC



AKS ENGINEERING & FORESTRY, LLC
2777 NW Lolo Drive, Suite 150, Bend, OR 97703
P: (541) 317-8429 | www.aks-eng.com

AKS Job #7716

OFFICES IN: BEND, OR - KEIZER, OR - TUALATIN, OR - VANCOUVER, WA

EXHIBIT A

Legal Description

(Slope Easement, Tax Lot 2400 Map 17-12-27CD)

A tract of land located in the Southeast One-Quarter of Section 27, Township 17 South, Range 12 East, Willamette Meridian, City of Bend, Deschutes County, Oregon, and being more particularly described as follows:

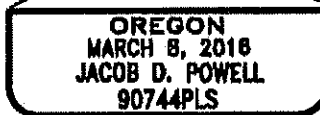
Commencing at the South One-Quarter corner of Section 27, thence along the south line of said section also being the centerline of NE Neff Road North 89°40'29" East, 220.19 feet; thence perpendicular to said south section line and centerline North 00°19'31" West, 40.00 feet to the north right-of-way line of said road, also being the southwest corner of the land described in Statutory Warranty Deed 2019-16182 and the Point of Beginning; thence along the west line of said Deed North 00°05'44" East, 10.35 feet; thence South 86°11'03" East, 143.30 feet to the said north right-of-way line and the southeast corner of said Deed; thence along the said north right-of-way line (40.00 feet from centerline) South 89°40'29" West, 143.00 feet to the Point of Beginning.

The above described Tract of land contains 740 square feet, more or less.

04/20/2020



Jacob D. Powell

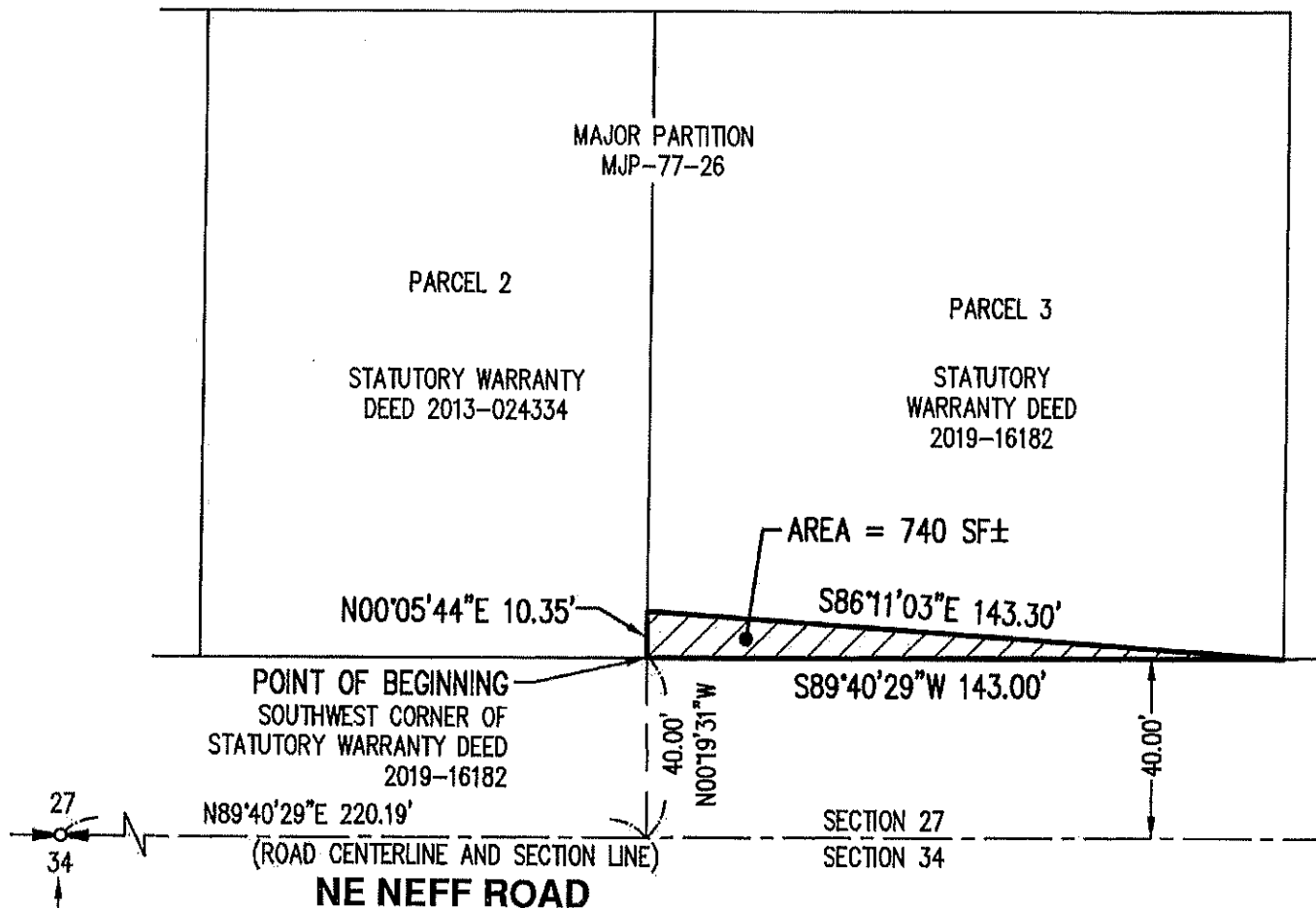


RENEWS: 12/31/20

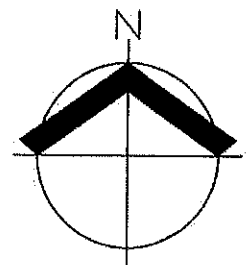
EXHIBIT B

MAP OF LEGAL DESCRIPTION

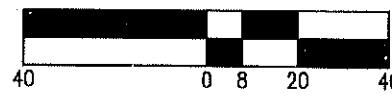
A TRACT OF LAND LOCATED IN THE SE 1/4 OF SEC. 27,
T17S, R12E, W.M., CITY OF BEND, DESCHUTES COUNTY, OREGON



POINT OF COMMENCEMENT
SOUTH 1/4 CORNER SECTION 27



SCALE: 1" = 40 FEET



04/20/2020

**REGISTERED
PROFESSIONAL
LAND SURVEYOR**

Jacob D. Powell

OREGON
MARCH 8, 2016
JACOB D. POWELL
90744PLS

RENEWS: 12/31/20

PREPARED FOR
CITY OF BEND
710 NW WALL STREET
BEND, OR 97703

SLOPE EASEMENT - TAX LOT 2400 MAP 17-12-27DC		EXHIBIT B
AKS ENGINEERING & FORESTRY, LLC 2777 NW LOLO DR, STE 150 BEND, OR 97703 541.317.8429 WWW.AKS-ENG.COM		DRWN: JDP CHKD: NSW AKS JOB: 7116



1500 NE Whisper Ridge Drive

Property Owner: REBTEB LLC



AKS ENGINEERING & FORESTRY, LLC
2777 NW Lolo Drive, Suite 150, Bend, OR 97703
P: (541) 317-8429 | www.aks-eng.com

AKS Job #7716

OFFICES IN: BEND, OR - KEIZER, OR - TUALATIN, OR - VANCOUVER, WA

EXHIBIT A

Legal Description

(Right-of-Way dedication, Tax Lot 5900 Map 17-12-34AB)

A tract of land located in the Northeast One-Quarter of Section 34, Township 17 South, Range 12 East, Willamette Meridian, City of Bend, Deschutes County, Oregon, and being more particularly described as follows:

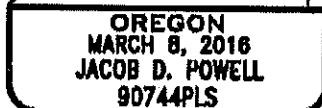
Commencing at the North One-Quarter corner of Section 34, thence along the extension of the west line of Lot 13 of the plat of "Whisper Ridge" also being an extension of the east right-of-way line of NE Purcell Blvd (variable width from centerline) South 00°17'03" East, 40.00 feet to the south right-of-way line of NE Neff Road, also being the Northwest corner of said Lot 13 and the Point of Beginning; thence along said west Lot line and east right-of-way line South 00°17'03" East, 99.04 feet; thence North 14°08'35" East, 25.45 feet; thence perpendicular to said west Lot line and east right-of-way line North 89°42'57" East, 5.16 feet; thence parallel with and 11.50 easterly of, when measured at right angles to said west Lot line and east right-of-way line North 00°17'03" West, 57.49 feet; thence North 43°02'14" East, 19.20 feet to the east line of said Lot; thence along said east Lot line North 18°44'23" West, 3.11 feet to the south right-of-way line of NE Neff Road; thence along said south right-of-way line (40.00 feet from centerline) South 89°40'29 West, 23.69 feet to the Point of Beginning.

The above described Tract of land contains 1,063 square feet, more or less.

04/20/2020



Jacob D. Powell

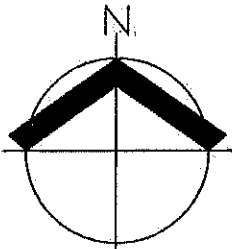


RENEWS: 12/31/20

EXHIBIT B

MAP OF LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE NE 1/4 OF SEC. 34,
T17S, R12E, W.M., CITY OF BEND, DESCHUTES COUNTY, OREGON



SCALE: 1" = 20 FEET



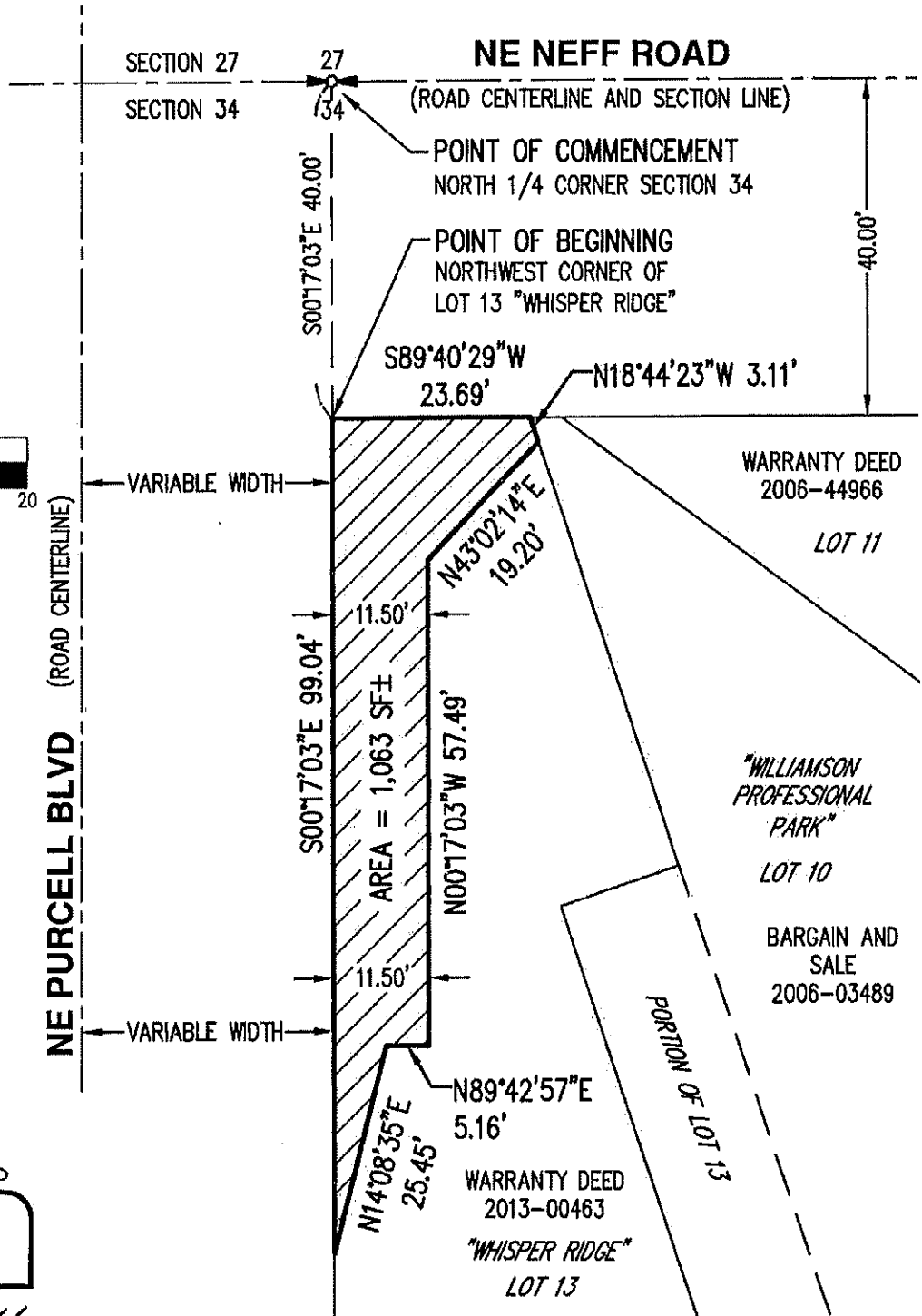
PREPARED FOR
CITY OF BEND
710 NW WALL STREET
BEND, OR 97703

04/20/2020

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Jacob D. Powell

OREGON
MARCH 8, 2016
JACOB D. POWELL
90744PLS
RENEWS: 12/31/20



RIGHT-OF-WAY DEDICATION - TAX LOT 5900 MAP 17-12-34AB

AKS ENGINEERING & FORESTRY, LLC
2777 NW LOLO DR, STE 150
BEND, OR 97703
541.317.8429 WWW.AKS-ENG.COM



EXHIBIT
B

DRWN: JDP
CHKD: NSW
AKS JOB:
7116



AKS ENGINEERING & FORESTRY, LLC
2777 NW Lolo Drive, Suite 150, Bend, OR 97703
P: (541) 317-8429 | www.aks-eng.com

AKS Job #7716

OFFICES IN: BEND, OR - KEIZER, OR - TUALATIN, OR - VANCOUVER, WA

EXHIBIT A

Legal Description

(Slope Easement, Tax Lot 5900 Map 17-12-34AB)

A tract of land located in the Northeast One-Quarter of Section 34, Township 17 South, Range 12 East, Willamette Meridian, City of Bend, Deschutes County, Oregon, and being more particularly described as follows:

Commencing at the North One-Quarter corner of Section 34, thence along the west line of Lot 13 of the plat of "Whisper Ridge" and an extension thereof South 00°17'03" East, 139.04 feet to the Point of Beginning; thence continuing along said west Lot line, also being the east right-of-way line of NE Purcell Blvd (variable width from centerline) South 00°17'03" East, 78.21 feet; thence North 06°09'54" East, 42.03 feet; thence North 04°22'54" East, 41.34 feet; thence North 20°15'43" East, 10.90 feet; thence North 09°34'32" East, 10.78 feet; thence North 00°10'22" East, 27.16 feet; thence North 51°43'41 East, 4.12 feet to the westerly line of a 20 foot wide sanitary easement per the plat of "Williamson Park" and described in that deed recorded on April 12, 1984, as Book 335, Page 1588, Deschutes County Deed Records; thence along said westerly easement line, also being parallel with and 20.00 feet westerly of, when measured at right angles to the easterly line of said Lot 13 North 18°44'23" West, 18.06 feet; thence parallel with and 11.50 feet easterly of, when measured at right angles to said west line of Lot 13 South 00°17'03" East 47.76 feet; thence perpendicular to said west lot line South 89°42'57" West 5.16 feet; thence South 14°08'35" West 25.45 feet to the Point of Beginning.

The above described Tract of land contains 635 square feet, more or less.

04/20/2020



Jacob D. Powell

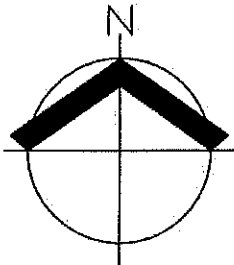


RENEWS: 12/31/20

EXHIBIT B

MAP OF LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE NE 1/4 OF SEC. 34,
T17S, R12E, W.M., CITY OF BEND, DESCHUTES COUNTY, OREGON



SCALE: 1" = 20 FEET



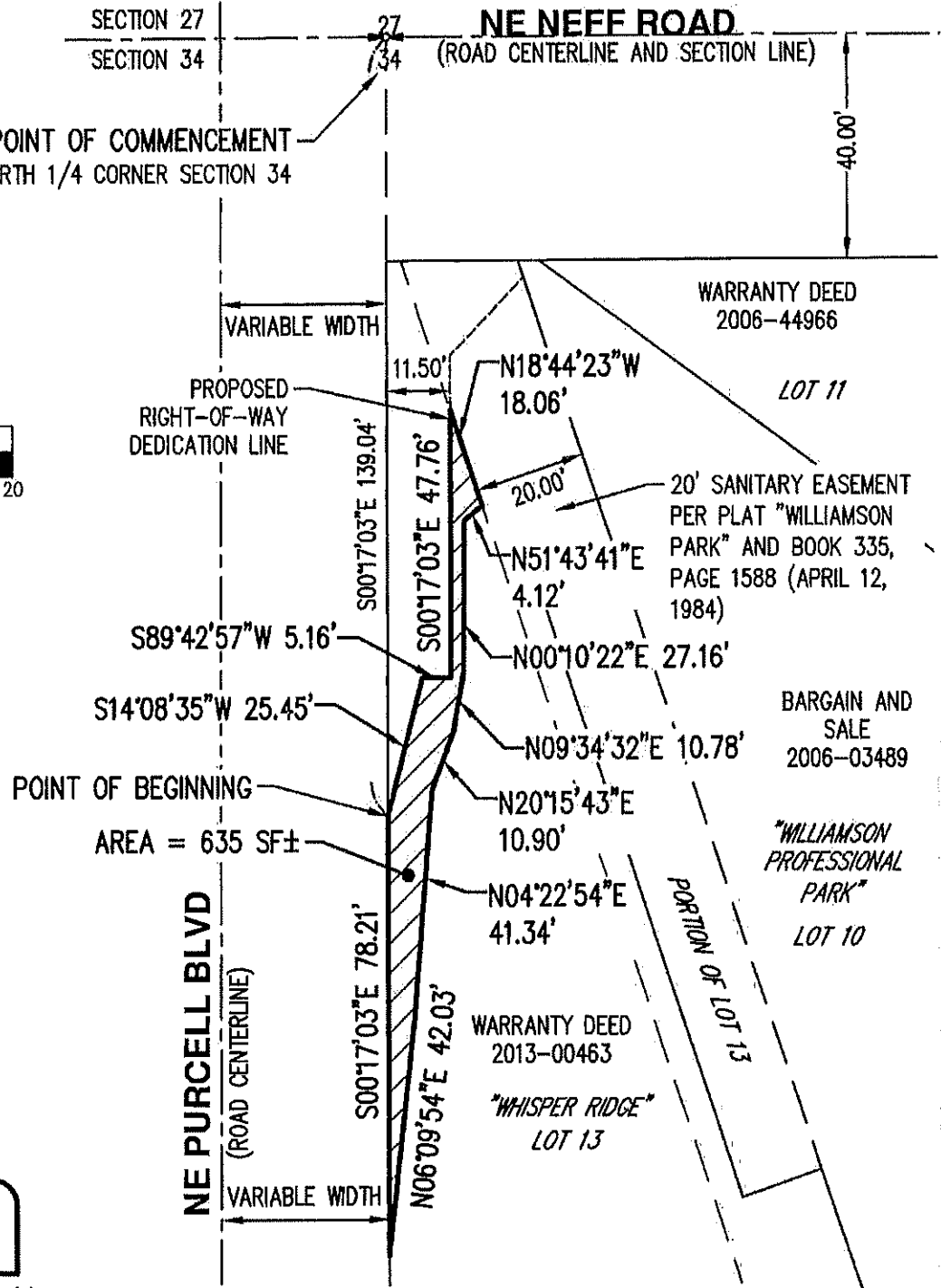
PREPARED FOR
CITY OF BEND
710 NW WALL STREET
BEND, OR 97703

04/20/2020

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Jacob D. Powell

OREGON
MARCH 8, 2016
JACOB D. POWELL
90744PLS
RENEWS: 12/31/20



SLOPE EASEMENT - TAX LOT 5900 MAP 17-12-34AB		EXHIBIT B
AKS ENGINEERING & FORESTRY, LLC 2777 NW LOLO DR, STE 150 BEND, OR 97703 541.317.8429 WWW.AKS-ENG.COM		DRWN: JDP CHKD: NSW AKS JOB: 7116





AKS ENGINEERING & FORESTRY, LLC
 2777 NW Lolo Drive, Suite 150, Bend, OR 97703
 P: (541) 317-8429 | www.aks-eng.com

AKS Job #7716

OFFICES IN: BEND, OR - KEIZER, OR - TUALATIN, OR - VANCOUVER, WA

EXHIBIT A

Legal Description

(Temporary Construction Easement, Tax Lot 5900 Map 17-12-34AB)

A tract of land located in the Northeast One-Quarter of Section 34, Township 17 South, Range 12 East, Willamette Meridian, City of Bend, Deschutes County, Oregon, and being more particularly described as follows:

Commencing at the North One-Quarter corner of Section 34, thence along the west line of Lot 13 of the plat of "Whisper Ridge" and an extension thereof South $00^{\circ}17'03''$ East, 84.32 feet; thence perpendicular to said west Lot line North $89^{\circ}42'57''$ East, 11.50 feet to the Point of Beginning; thence parallel with and 11.50 feet easterly of, when measured at right angles to said west Lot line South $00^{\circ}17'03''$ East, 30.07 feet; thence perpendicular to said west Lot line South $89^{\circ}42'57''$ West, 5.16 feet; thence South $14^{\circ}08'35''$ West, 9.37 feet; thence perpendicular to said west Lot line North $89^{\circ}42'57''$ East 12.49 feet; thence parallel with and 16.50 feet easterly of, when measured at right angles to said west Lot line North $00^{\circ}17'03''$ West, 39.15 feet; thence perpendicular to said west Lot line South $89^{\circ}42'57''$ West 5.00 feet to the Point of Beginning.

The above described Tract of land contains 253 square feet, more or less.

04/20/2020

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

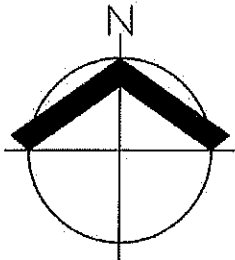
OREGON
 MARCH 8, 2016
 JACOB D. POWELL
 90744PLS

RENEWS: 12/31/20

EXHIBIT B

MAP OF LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE NE 1/4 OF SEC. 34,
T17S, R12E, W.M., CITY OF BEND, DESCHUTES COUNTY, OREGON



SCALE: 1" = 20 FEET



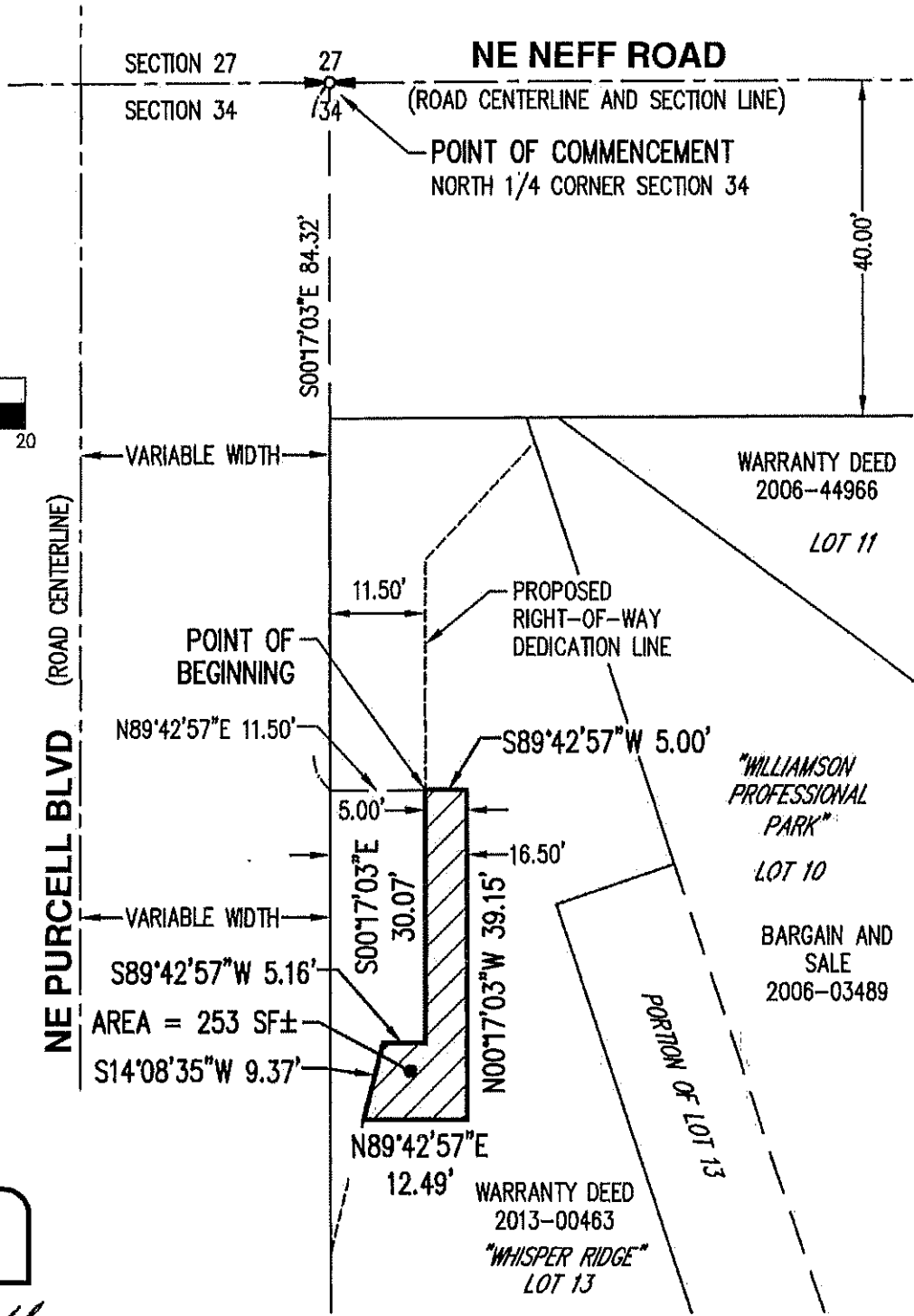
PREPARED FOR
CITY OF BEND
710 NW WALL STREET
BEND, OR 97703

04/20/2020

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Jacob D. Powell

OREGON
MARCH 8, 2016
JACOB D. POWELL
90744PLS
RENEWS: 12/31/20



TEMPORARY CONSTRUCTION EASEMENT - TAX LOT 5900 MAP 17-12-34AB

AKS ENGINEERING & FORESTRY, LLC
2777 NW LOLO DR, STE 150
BEND, OR 97703
541.317.8429 WWW.AKS-ENG.COM



EXHIBIT
B

DRWN: JDP
CHKD: NSW
AKS JOB:
7116

1620 NE Eastwood Drive

Property Owner: Kristina Maugg



AKS ENGINEERING & FORESTRY, LLC
2777 NW Lolo Drive, Suite 150, Bend, OR 97703
P: (541) 317-8429 | www.aks-eng.com

AKS Job #7716

OFFICES IN: BEND, OR - KEIZER, OR - TUALATIN, OR - VANCOUVER, WA

EXHIBIT A

Legal Description

(Slope Easement, Tax Lot 3300 Map 17-12-27CC)

A tract of land located in Lot 1, Block 3, Plat of "Eastwood Addition", and situated in the Southwest One-Quarter of Section 27, Township 17 South, Range 12 East, Willamette Meridian, City of Bend, Deschutes County, Oregon, and being more particularly described as follows:

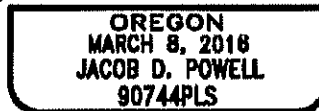
Beginning at the southwest corner of Lot 1, Block 3, Plat of "Eastwood Addition", thence along the west line of said lot North 00°08'51" East, 10.00 feet, thence leaving said west lot line South 55°06'25" East, 4.90 feet, thence North 81°22'15" East, 31.87 feet; thence North 78°17'38" East, 47.21 feet to the southerly line of said lot; thence along said southerly lot line South 75°14'01" West, 84.58 feet to the Point of Beginning.

The above described Tract of land contains 230 square feet, more or less.

04/21/2020



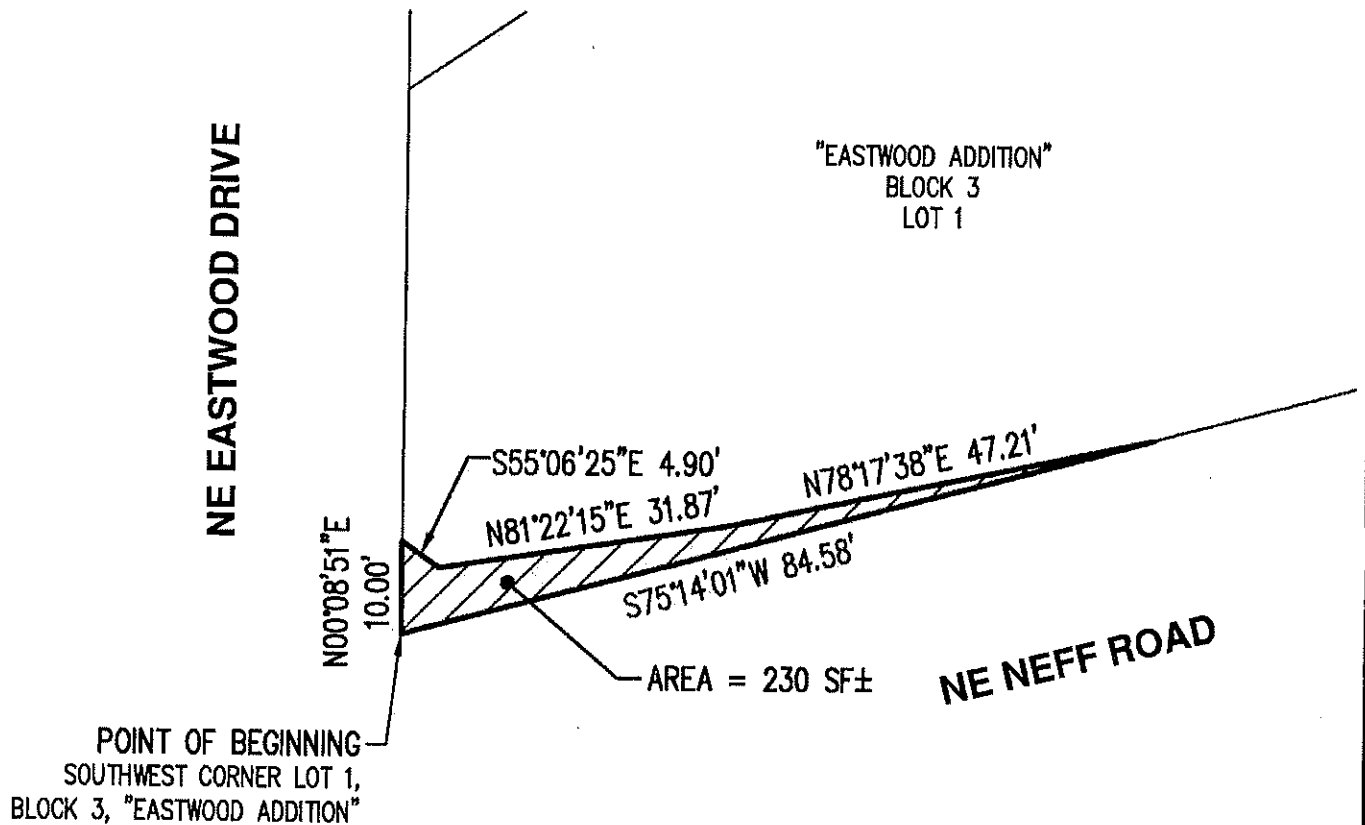
Jacob D. Powell



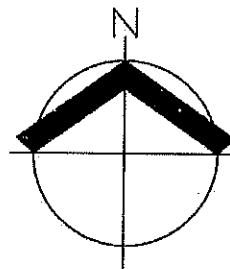
RENEWS: 12/31/20

EXHIBIT B

MAP OF LEGAL DESCRIPTION
 A TRACT OF LAND LOCATED IN LOT 1, BLOCK 3, PLAT OF
 "EASTWOOD ADDITION", AND SITUATED THE
 SW 1/4 OF SEC. 27, T17S, R12E, W.M., CITY OF BEND,
 DESCHUTES COUNTY, OREGON



POINT OF BEGINNING
 SOUTHWEST CORNER LOT 1,
 BLOCK 3, "EASTWOOD ADDITION"



SCALE: 1" = 20 FEET



PREPARED FOR
 CITY OF BEND
 710 NW WALL STREET
 BEND, OR 97703

04/21/2020

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Jacob D. Powell

OREGON
 MARCH 8, 2016
 JACOB D. POWELL
 90744PLS

RENEWS: 12/31/20

SLOPE EASEMENT - TAX LOT 3300 MAP 17-12-27CC		EXHIBIT B
AKS ENGINEERING & FORESTRY, LLC 2777 NW LOLO DR, STE 150 BEND, OR 97703 541.317.8429 WWW.AKS-ENG.COM		DRWN: JDP CHKD: NSW AKS JOB: 7116



2036 NE Williamson Court

Property Owner: Sobala Family Trust



AKS ENGINEERING & FORESTRY, LLC
2777 NW Lolo Drive, Suite 150, Bend, OR 97703
P: (541) 317-8429 | www.aks-eng.com

AKS Job #7716

OFFICES IN: BEND, OR - KEIZER, OR - TUALATIN, OR - VANCOUVER, WA

EXHIBIT A

Legal Description

(Slope Easement, Tax Lot 6012 Map 17-12-34AB)

A tract of land located in the Northeast One-Quarter of Section 34, Township 17 South, Range 12 East, Willamette Meridian, City of Bend, Deschutes County, Oregon, and being more particularly described as follows:

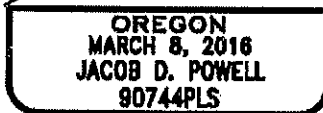
Commencing at the North One-Quarter corner of Section 34, thence along the north line of said section, also being the centerline of NE Neff Road North 89°40'29" East, 27.43 feet; thence perpendicular to said section and centerline South 00°19'31" East, 40.00 feet to the south right-of-way line of said road, also being the northwest corner of Lot 11 of the plat of "Williamson Professional Park" and the Point of Beginning; thence along said south right-of-way line (40.00 feet from centerline) North 89°40'29" East, 182.62 feet; thence South 84°59'40" West, 85.22 feet; thence South 78°19'46" West, 37.37 feet; thence South 81°01'13" West 34.95 feet to the westerly line of said Lot; thence along said westerly Lot line North 53°52'40" West 32.93 feet to the Point of Beginning.

The above described Tract of land contains 1,529 square feet, more or less.

04/20/2020



Jacob D. Powell

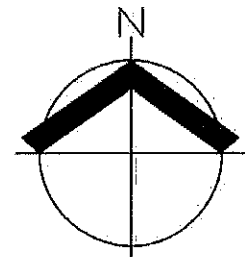
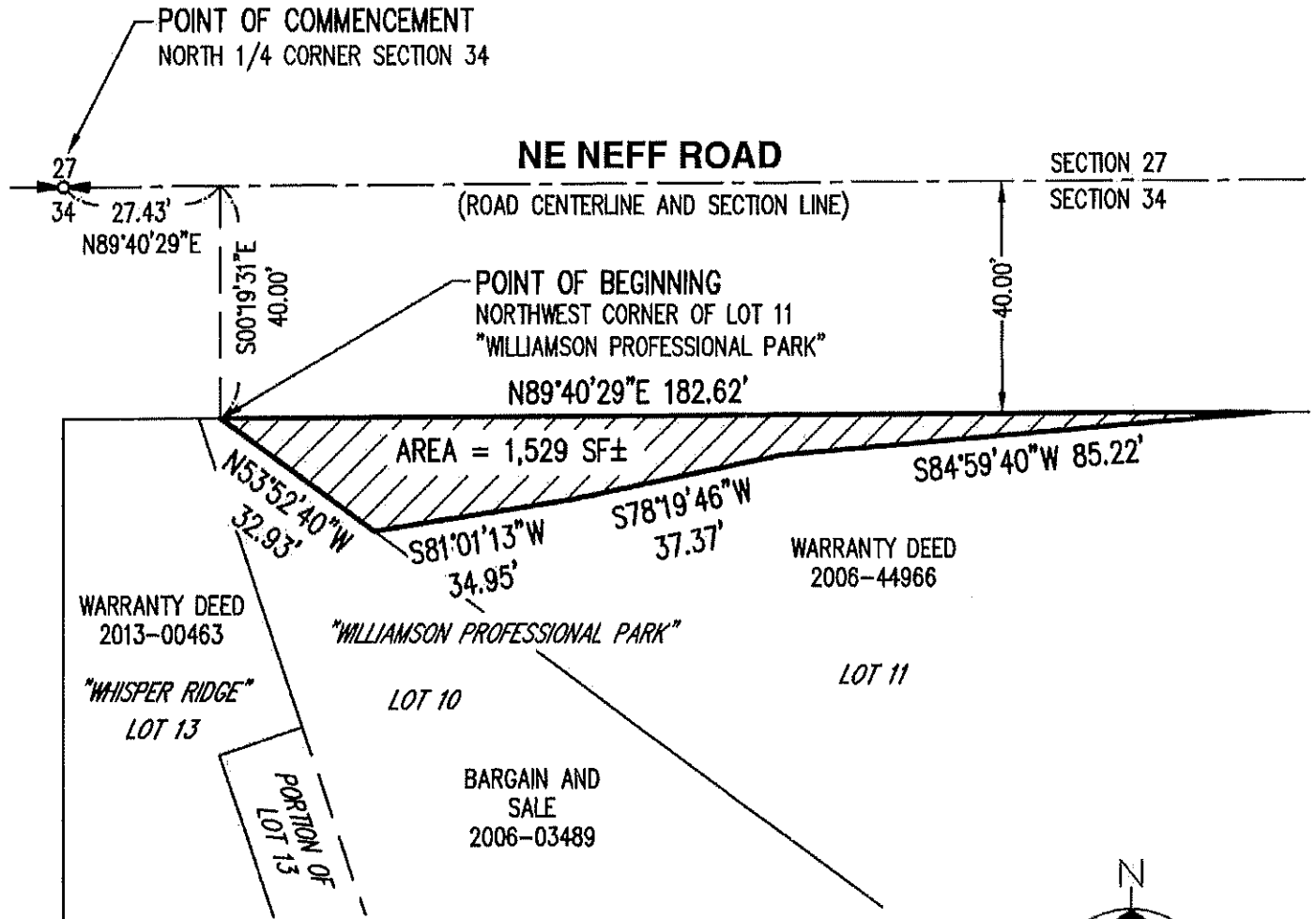


RENEWS: 12/31/20

EXHIBIT B

MAP OF LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE NE 1/4 OF SEC. 34,
T17S, R12E, W.M., CITY OF BEND, DESCHUTES COUNTY, OREGON



SCALE: 1" = 30 FEET



04/20/2020

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Jacob D. Powell

OREGON
MARCH 8, 2016
JACOB D. POWELL
90744PLS
RENEWS: 12/31/20

PREPARED FOR

CITY OF BEND
710 NW WALL STREET
BEND, OR 97703

SLOPE EASEMENT - TAX LOT 6012 MAP 17-12-34AB

AKS ENGINEERING & FORESTRY, LLC
2777 NW LOLO DR, STE 150
BEND, OR 97703
541.317.8429 WWW.AKS-ENG.COM

AKS

EXHIBIT
B

DRWN: JDP
CHKD: NSW
AKS JOB:
7116

2041 NE Williamson Court

Property Owner: UTD 2/20/04



AKS ENGINEERING & FORESTRY, LLC
2777 NW Lolo Drive, Suite 150, Bend, OR 97703
P: (541) 317-8429 | www.aks-eng.com

AKS Job #7716

OFFICES IN: BEND, OR - KEIZER, OR - TUALATIN, OR - VANCOUVER, WA

EXHIBIT A
Legal Description
(Right-of-Way Dedication, Tax Lot 6013 Map 17-12-34AB)

A tract of land located in the Northeast One-Quarter of Section 34, Township 17 South, Range 12 East, Willamette Meridian, City of Bend, Deschutes County, Oregon, and being more particularly described as follows:

Commencing at the North One-Quarter corner of Section 34, thence along the north line of said section, also being the centerline of NE Neff Road North 89°40'29" East, 27.43 feet; thence perpendicular to said section and centerline South 00°19'31" East, 40.00 feet to the south right-of-way line of said road, also being the northeast corner of Lot 10 of the plat of "Williamson Professional Park" and the Point of Beginning; thence along said south right-of-way line South 89°40'29" West, 3.77 feet to the northwest corner of said Lot; thence along the westerly line of said Lot South 18°44'23" East, 3.11 feet; thence North 43°02'18" East, 4.06 feet to the Point of Beginning.

The above described Tract of land contains 6 square feet, more or less.

04/20/2020



Jacob D. Powell

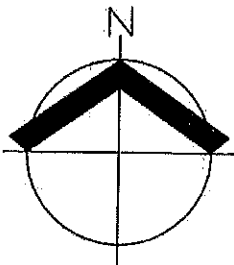
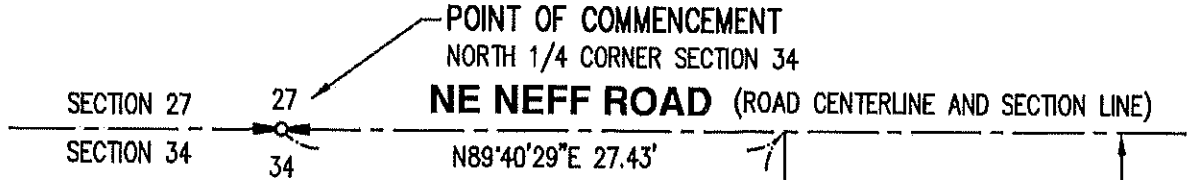


RENEWS: 12/31/20

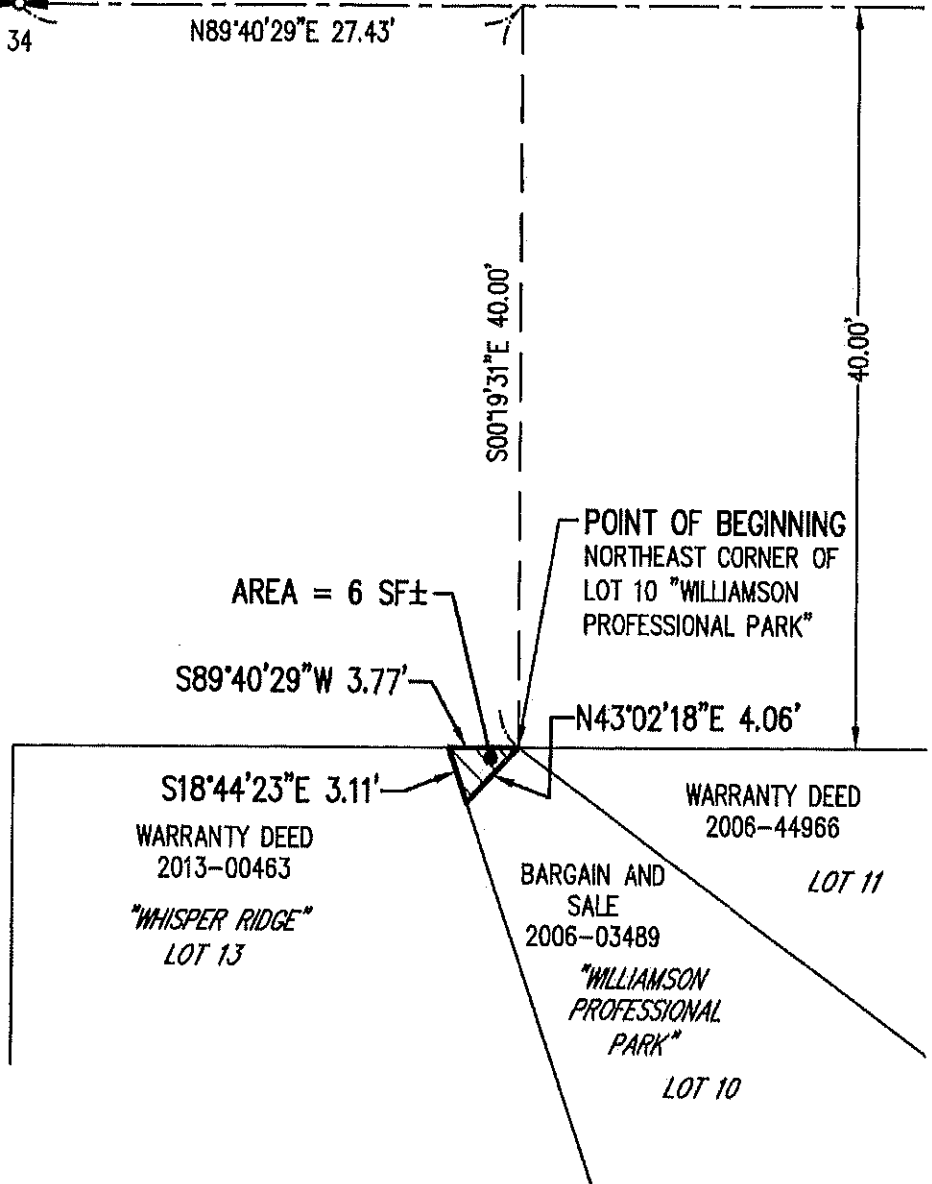
EXHIBIT B

MAP OF LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE NE 1/4 OF SEC. 34,
T17S, R12E, W.M., CITY OF BEND, DESCHUTES COUNTY, OREGON



SCALE: 1" = 10 FEET



PREPARED FOR
CITY OF BEND
710 NW WALL STREET
BEND, OR 97703

04/20/2020

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Jacob D. Powell

OREGON
MARCH 8, 2016
JACOB D. POWELL
90744PLS
RENEWS: 12/31/20

RIGHT-OF-WAY DEDICATION - TAX LOT 6013 MAP 17-12-34AB		EXHIBIT B
AKS ENGINEERING & FORESTRY, LLC 2777 NW LOLO DR, STE 150 BEND, OR 97703 541.317.8429 WWW.AKS-ENG.COM		DRWN: JDP CHKD: NSW AKS JOB: 7116





AKS ENGINEERING & FORESTRY, LLC
2777 NW Lolo Drive, Suite 150, Bend, OR 97703
P: (541) 317-8429 | www.aks-eng.com

AKS Job #7716

OFFICES IN: BEND, OR - KEIZER, OR - TUALATIN, OR - VANCOUVER, WA

EXHIBIT A

Legal Description

(Slope Easement, Tax Lot 6013 Map 17-12-34AB)

A tract of land located in the Northeast One-Quarter of Section 34, Township 17 South, Range 12 East, Willamette Meridian, City of Bend, Deschutes County, Oregon, and being more particularly described as follows:

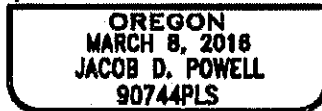
Commencing at the North One-Quarter corner of Section 34, thence along the north line of said section, also being the centerline of NE Neff Road North 89°40'29" East, 27.43 feet; thence perpendicular to said section and centerline South 00°19'31" East, 40.00 feet to the south right-of-way line of said road, also being the northeast corner of Lot 10 of the plat of "Williamson Professional Park" and the Point of Beginning; thence along the northeasterly line of said Lot South 53°52'40" East, 32.93 feet; thence South 81°01'13" West, 2.78 feet; thence South 56°13'13" West, 20.50 feet to the westerly line of said Lot; thence along said westerly Lot line North 18°44'23" West, 29.86 feet; thence North 43°02'18" East, 4.06 feet to the Point of Beginning.

The above described Tract of land contains 391 square feet, more or less.

04/20/2020



Jacob D Powell

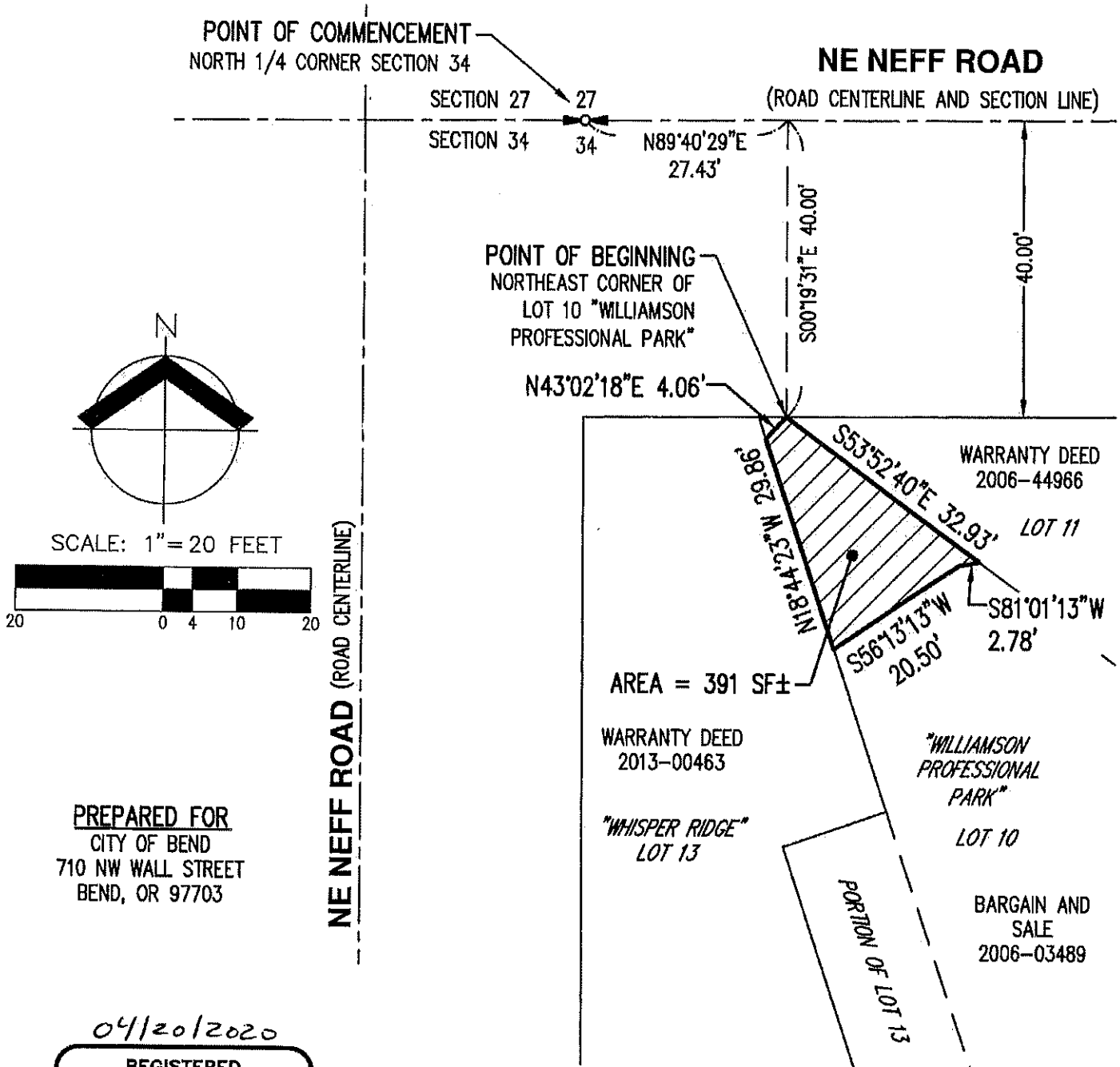


RENEWS: 12/31/20

EXHIBIT B

MAP OF LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE NE 1/4 OF SEC. 34,
T17S, R12E, W.M., CITY OF BEND, DESCHUTES COUNTY, OREGON



PREPARED FOR
CITY OF BEND
710 NW WALL STREET
BEND, OR 97703

04/20/2020
REGISTERED
PROFESSIONAL
LAND SURVEYOR

Jacob D. Powell
OREGON
MARCH 8, 2016
JACOB D. POWELL
90744PLS
RENEWS: 12/31/20

SLOPE EASEMENT - TAX LOT 6013 MAP 17-12-34AB		EXHIBIT B
AKS ENGINEERING & FORESTRY, LLC 2777 NW LOLO DR, STE 150 BEND, OR 97703 541.317.8429 WWW.AKS-ENG.COM		DRWN: JDP CHKD: NSW AKS JOB: 7116

