

**RESOLUTION NO. 3201  
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 Bend City Council approved a Progressive Design-Build Agreement with K&E Excavating/Hamilton Construction Joint Venture for the Murphy Corridor Improvements Project (1XMCI) on December 19, 2018. The Murphy Corridor Improvements Project includes Murphy Road Modernization improvements from Mel Court to Parrell Road (a portion of Subproject 6) (the "Project"). The Project has been planned in accordance with appropriate engineering standards for the construction of transportation infrastructure to minimize property damage, promote transportation, and safeguard travel.
- 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 20, 2020.

YES: Sally Russell, Mayor  
Bruce Abernethy  
Barb Campbell  
Bill Moseley  
Justin Livingston  
Gena Goodman-Campbell  
Chris Piper

NO: none

  
Sally Russell, Mayor

ATTEST:

  
Robyn Christie, City Recorder

APPROVED AS TO FORM:

  
Mary A. Winters, City Attorney



**EXHIBIT A**  
**City of Bend**  
**Murphy Corridor Improvements**

**Public Right-of-Way Dedication**

A parcel of land lying in the NE1/4NE1/4 of Section 17 Township 18 South, Range 12 East, W.M., City of Bend, Deschutes County, Oregon and being a portion of the property described in that Statutory Warranty Deed to Christine S. Peron, recorded August 25, 1989 as Volume 190, Page 2478, Deschutes County Official Records; said parcel being that portion of said property included in a strip of land 40.00 feet in width lying on the Southerly side of the center line of Murphy Road, which center line is described as follows:

Beginning at Engineer's center line Station 20+00.00, said station being South 785.65 feet and West 8545.71 feet of the Northeast Corner of Section 16, Township 18 South, Range 12 East, W.M.; thence South 58°01'24" East 603.92 feet; thence on a 954.93 foot radius curve left (the long chord of which bears South 78°28'17" East 667.22 feet) 681.60 feet; thence North 81°04'51" East 976.90 feet; thence on a 1000.00 foot radius curve right (the long chord of which bears North 81°35'39" East 17.92 feet) 17.92 feet; thence North 82°06'27" East 336.99 feet to Engineer's center line Station 46+17.32 Back equals 41+41.70 Ahead; thence on a 510.00 foot radius curve right (the long chord of which bears South 80°41'57" East 301.51 feet) 306.08 feet to Engineer's centerline Station 44+47.78 Back equals 49+25.45 Ahead; thence South 63°30'21" East 446.07 feet; thence on a 500.00 foot radius curve left (the long chord of which bears South 76°51'35" East 230.97 feet) 233.07 feet; thence North 89°47'10" East 755.40 feet; thence on a 1500.00 foot radius curve left (the long chord of which bears North 86°34'48" East 167.79 feet) 167.88 feet; thence North 83°22'26" East 190.94 feet; thence on a 1500.00 foot radius curve right (the long chord of which bears North 86°34'48" East 167.79 feet) 167.88 feet; thence North 89°47'10" East 1002.90 feet; thence on a 4000.00 foot radius curve left (the long chord of which bears North 88°41'49" East 152.09 feet) 152.10 feet; thence North 87°36'27" East 152.47 feet to Engineer's center line Station 81+94.15, said station being South 1280.26 feet and West 2554.06 feet of the Northeast Corner of Section 16, Township 18 South, Range 12 East, W.M.

Bearings are based on County Survey No. 20174, filed March 31, 2020 Deschutes County Surveyor's Office.

This parcel of land contains 1011 square feet, more or less, outside the existing right of way.



**Parcel 2 - Temporary Construction Easement**

A parcel of land lying in the NE1/4NE1/4 of Section 17 Township 18 South, Range 12 East, W.M., City of Bend, Deschutes County, Oregon and being a portion of the property described in that Statutory Warranty Deed to Christine S. Peron, recorded August 25, 1989 as Volume 190, Page 2478, Deschutes County Official Records; said parcel being that portion of said property included in a strip of land variable in width lying on the Southerly side of the center line of Murphy Road, which center line is described in Parcel 1.

The width in feet of said strip of land is as follows:

Station	to	Station	Width on Southerly Side of Center
42+71.00		43+35.00	43.00 in a straight line to 40.00

EXCEPT therefrom Parcel 1

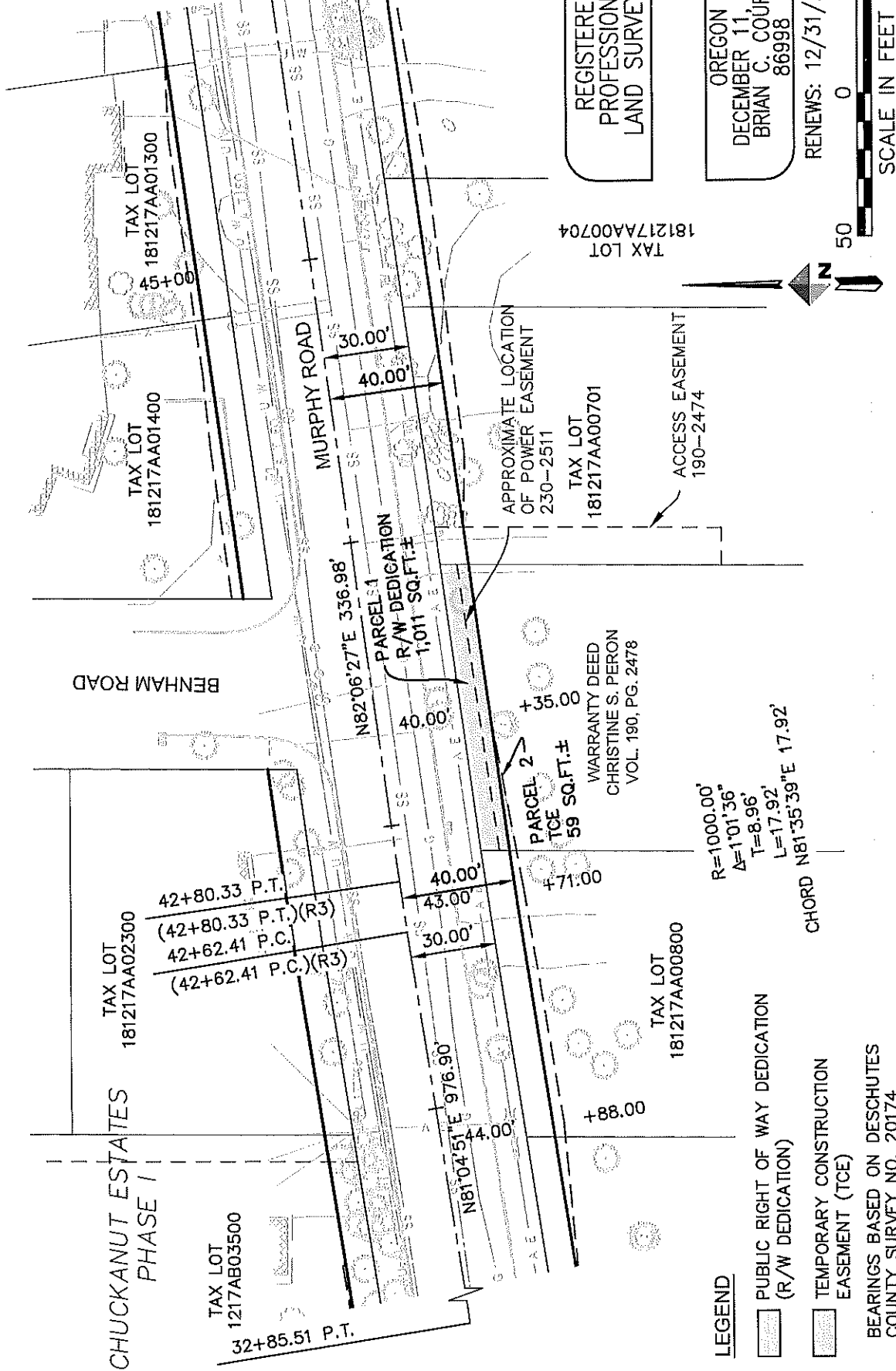
This parcel of land contains 59 square feet, more or less.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
DECEMBER 11, 2012  
BRIAN C. COURSEN  
86998

Renews: 12-31-2021

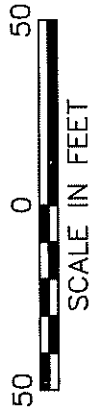
41+41.70 P.C. AHEAD  
46+17.32 P.O.T. BK



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
DECEMBER 11, 2012  
BRIAN C. COURSEN  
86998

RENEWS: 12/31/2021



PROJECT 14184-01  
DATE 4/3/2020

EXHIBIT B

MURPHY CORRIDOR IMPROVEMENTS  
TAX MAP & LOT 181217AA 00700  
CHRISTINE S. PERON

BENHAM ROAD

MURPHY ROAD

PARCEL 1  
R/W DEDICATION  
1,011 SQ.FT.±

APPROXIMATE LOCATION  
OF POWER EASEMENT  
230-2511

TAX LOT  
181217AA00701

ACCESS EASEMENT  
190-2474

WARRANTY DEED  
CHRISTINE S. PERON  
VOL. 190, PG. 2478

PARCEL 2  
TCE  
59 SQ.FT.±

R=1000.00'  
Δ=1°01'36"  
T=8.96'  
L=17.92'  
CHORD N81°35'39"E 17.92'

TAX LOT  
181217AA02300

42+80.33 P.T.  
(42+80.33 P.T.)(R3)  
42+62.41 P.C.  
(42+62.41 P.C.)(R3)

CHUCKANUT ESTATES  
PHASE I

TAX LOT  
1217AB03500

32+85.51 P.T.

TAX LOT  
181217AA00800

LEGEND

PUBLIC RIGHT OF WAY DEDICATION  
(R/W DEDICATION)

TEMPORARY CONSTRUCTION  
EASEMENT (TCE)

BEARINGS BASED ON DESCHUTES  
COUNTY SURVEY NO. 20174

**DOWL**  
www.dowl.com  
963 SW Simpson Avenue, #200  
Bend, Oregon 97702  
541-385-4172



**EXHIBIT A**  
**City of Bend**  
**Murphy Corridor Improvements**

**Public Right-of-Way Dedication**

A parcel of land lying in the NW1/4NE1/4 of Section 17 Township 18 South, Range 12 East, W.M., City of Bend, Deschutes County, Oregon and being a portion of the property described in that Bargain and Sale Deed to Brian A. Mikkeltorg and Elaine C. Mikkeltorg Revocable Trust UTA, recorded May 18, 2015 as Volume 2015, Page 18563, Deschutes County Official Records; said parcel being that portion of said property included in a strip of land 35.00 feet in width lying on the Northerly side of the center line of Murphy Road, which center line is described as follows:

Beginning at Engineer's center line Station 20+00.00, said station being South 785.65 feet and West 8545.71 feet of the Northeast Corner of Section 16, Township 18 South, Range 12 East, W.M.; thence South 58°01'24" East 603.92 feet; thence on a 954.93 foot radius curve left (the long chord of which bears South 78°28'17" East 667.22 feet) 681.60 feet; thence North 81°04'51" East 976.90 feet; thence on a 1000.00 foot radius curve right (the long chord of which bears North 81°35'39" East 17.92 feet) 17.92 feet; thence North 82°06'27" East 336.99 feet to Engineer's center line Station 46+17.32 Back equals 41+41.70 Ahead; thence on a 510.00 foot radius curve right (the long chord of which bears South 80°41'57" East 301.51 feet) 306.08 feet to Engineer's centerline Station 44+47.78 Back equals 49+25.45 Ahead; thence South 63°30'21" East 446.07 feet; thence on a 500.00 foot radius curve left (the long chord of which bears South 76°51'35" East 230.97 feet) 233.07 feet; thence North 89°47'10" East 755.40 feet; thence on a 1500.00 foot radius curve left (the long chord of which bears North 86°34'48" East 167.79 feet) 167.88 feet; thence North 83°22'26" East 190.94 feet; thence on a 1500.00 foot radius curve right (the long chord of which bears North 86°34'48" East 167.79 feet) 167.88 feet; thence North 89°47'10" East 1002.90 feet; thence on a 4000.00 foot radius curve left (the long chord of which bears North 88°41'49" East 152.09 feet) 152.10 feet; thence North 87°36'27" East 152.47 feet to Engineer's center line Station 81+94.15, said station being South 1280.26 feet and West 2554.06 feet of the Northeast Corner of Section 16, Township 18 South, Range 12 East, W.M.

Bearings are based on County Survey No. 20174, filed March 31, 2020 Deschutes County Surveyor's Office.

This parcel of land contains 727 square feet, more or less, outside the existing right of way.



### Parcel 2 - Temporary Construction Easement

A parcel of land lying in the NW1/4NE1/4 of Section 17 Township 18 South, Range 12 East, W.M., City of Bend, Deschutes County, Oregon and being a portion of the property described in that Bargain and Sale Deed to Brian A. Mikkelsen and Elaine C. Mikkelsen Revocable Trust UTA, recorded May 18, 2015 as Volume 2015, Page 18563, Deschutes County Official Records; said parcel being that portion of said property included in a strip of land 36.00 feet in width lying on the Northerly side of the center line of Murphy Road, which center line is described in Parcel 1.

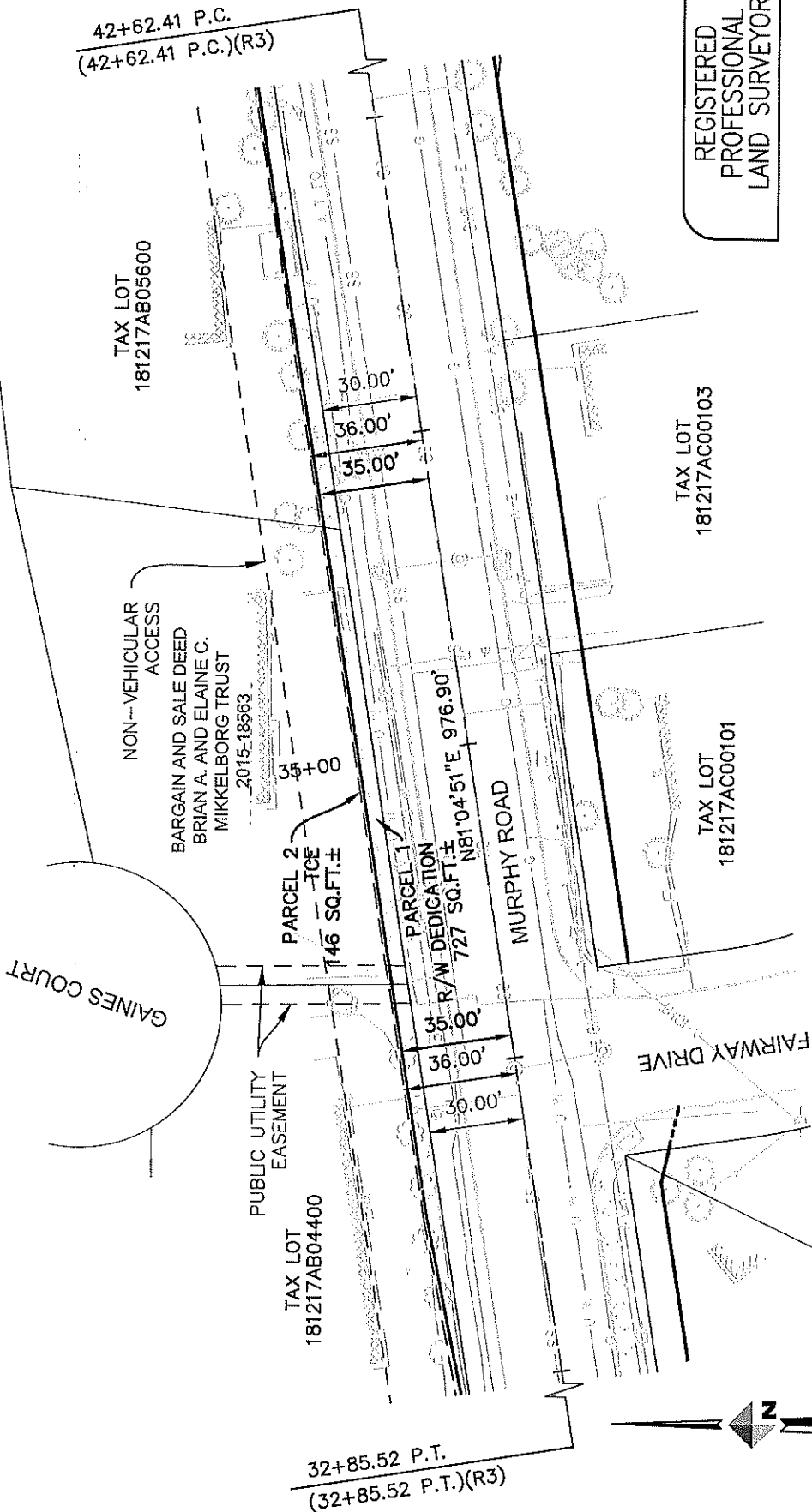
EXCEPT therefrom Parcel 1

This parcel of land contains 146 square feet, more or less.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
DECEMBER 11, 2012  
BRIAN C. COURSEN  
86998

Renews: 12-31-2021



42+62.41 P.C.  
(42+62.41 P.C.)(R3)

TAX LOT  
181217AB05600

NON-VEHICULAR  
ACCESS  
BARGAIN AND SALE DEED  
BRIAN A. AND ELAINE C.  
MIKKELBORG TRUST  
2015-18983

PARCEL 2  
TCE  
146 SQ.FT.±

PARCEL 1  
727 SQ.FT.±

35' R/W DEDICATION  
N81°04'51"E 976.90'

MURPHY ROAD

TAX LOT  
181217AC00103

TAX LOT  
181217AC00101

PUBLIC UTILITY  
EASEMENT

TAX LOT  
181217AB04400

FAIRWAY DRIVE

32+85.52 P.T.  
(32+85.52 P.T.)(R3)

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

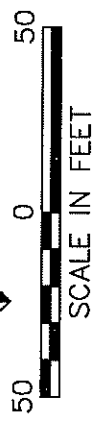
OREGON  
DECEMBER 11, 2012  
BRIAN C. COURSEN  
86998

RENEWS: 12/31/2021

LEGEND

PUBLIC RIGHT OF WAY DEDICATION  
(R/W DEDICATION)

TEMPORARY CONSTRUCTION  
EASEMENT (TCE)



BEARINGS BASED ON DESCHUTES  
COUNTY SURVEY NO. 20174

PROJECT 14184-01  
DATE 4/28/2020

MURPHY CORRIDOR IMPROVEMENTS  
TAX MAP & LOT 181217AB 05100  
BRIAN A. AND ELAINE C. MIKKELBORG TRUST

EXHIBIT B

**DOWL**  
WWW.DOWL.COM  
963 SW Simpson Avenue, #200  
Bend, Oregon 97702  
541-385-4772





**EXHIBIT A**  
**City of Bend**  
**Murphy Corridor Improvements**

**Public Right-of-Way Dedication**

A parcel of land lying in the NW1/4NE1/4 of Section 17 Township 18 South, Range 12 East, W.M., City of Bend, Deschutes County, Oregon and being a portion of the property described in that Statutory Bargain and Sale Deed to Amy E. Merrill, recorded November 10, 2015 as Volume 2015, Page 46200, Deschutes County Official Records; said parcel being that portion of said property included in a strip of land variable in width lying on the Northerly side of the center line of Murphy Road, which center line is described as follows:

Beginning at Engineer's center line Station 20+00.00, said station being South 785.65 feet and West 8545.71 feet of the Northeast Corner of Section 16, Township 18 South, Range 12 East, W.M.; thence South 58°01'24" East 603.92 feet; thence on a 954.93 foot radius curve left (the long chord of which bears South 78°28'17" East 667.22 feet) 681.60 feet; thence North 81°04'51" East 976.90 feet; thence on a 1000.00 foot radius curve right (the long chord of which bears North 81°35'39" East 17.92 feet) 17.92 feet; thence North 82°06'27" East 336.99 feet to Engineer's center line Station 46+17.32 Back equals 41+41.70 Ahead; thence on a 510.00 foot radius curve right (the long chord of which bears South 80°41'57" East 301.51 feet) 306.08 feet to Engineer's centerline Station 44+47.78 Back equals 49+25.45 Ahead; thence South 63°30'21" East 446.07 feet; thence on a 500.00 foot radius curve left (the long chord of which bears South 76°51'35" East 230.97 feet) 233.07 feet; thence North 89°47'10" East 755.40 feet; thence on a 1500.00 foot radius curve left (the long chord of which bears North 86°34'48" East 167.79 feet) 167.88 feet; thence North 83°22'26" East 190.94 feet; thence on a 1500.00 foot radius curve right (the long chord of which bears North 86°34'48" East 167.79 feet) 167.88 feet; thence North 89°47'10" East 1002.90 feet; thence on a 4000.00 foot radius curve left (the long chord of which bears North 88°41'49" East 152.09 feet) 152.10 feet; thence North 87°36'27" East 152.47 feet to Engineer's center line Station 81+94.15, said station being South 1280.26 feet and West 2554.06 feet of the Northeast Corner of Section 16, Township 18 South, Range 12 East, W.M.

The width in feet of said strip of land is as follows:

Station	to	Station	Width on Northerly Side of Center Line
31+85.00		32+85.52 P.T.	30.00 in a straight line to 32.00
32+85.52 P.T.		33+55.00	32.00 in a straight line to 35.00
33+55.00		35+00.00	35.00



Bearings are based on County Survey No. 20174, filed March 31, 2020 Deschutes County Surveyor's Office.

This parcel of land contains 773 square feet, more or less, outside the existing right of way.

**Parcel 2 - Temporary Construction Easement**

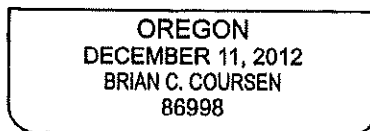
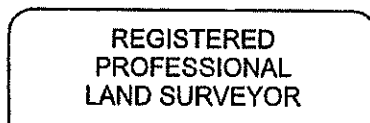
A parcel of land lying in the NW1/4NE1/4 of Section 17 Township 18 South, Range 12 East, W.M., City of Bend, Deschutes County, Oregon and being a portion of the property described in that Statutory Bargain and Sale Deed to Amy E. Merrill, recorded November 10, 2015 as Volume 2015, Page 46200, Deschutes County Official Records; said parcel being that portion of said property included in a strip of land variable in width lying on the Northerly side of the center line of Murphy Road, which center line is described in Parcel 1.

The width in feet of said strip of land is as follows:

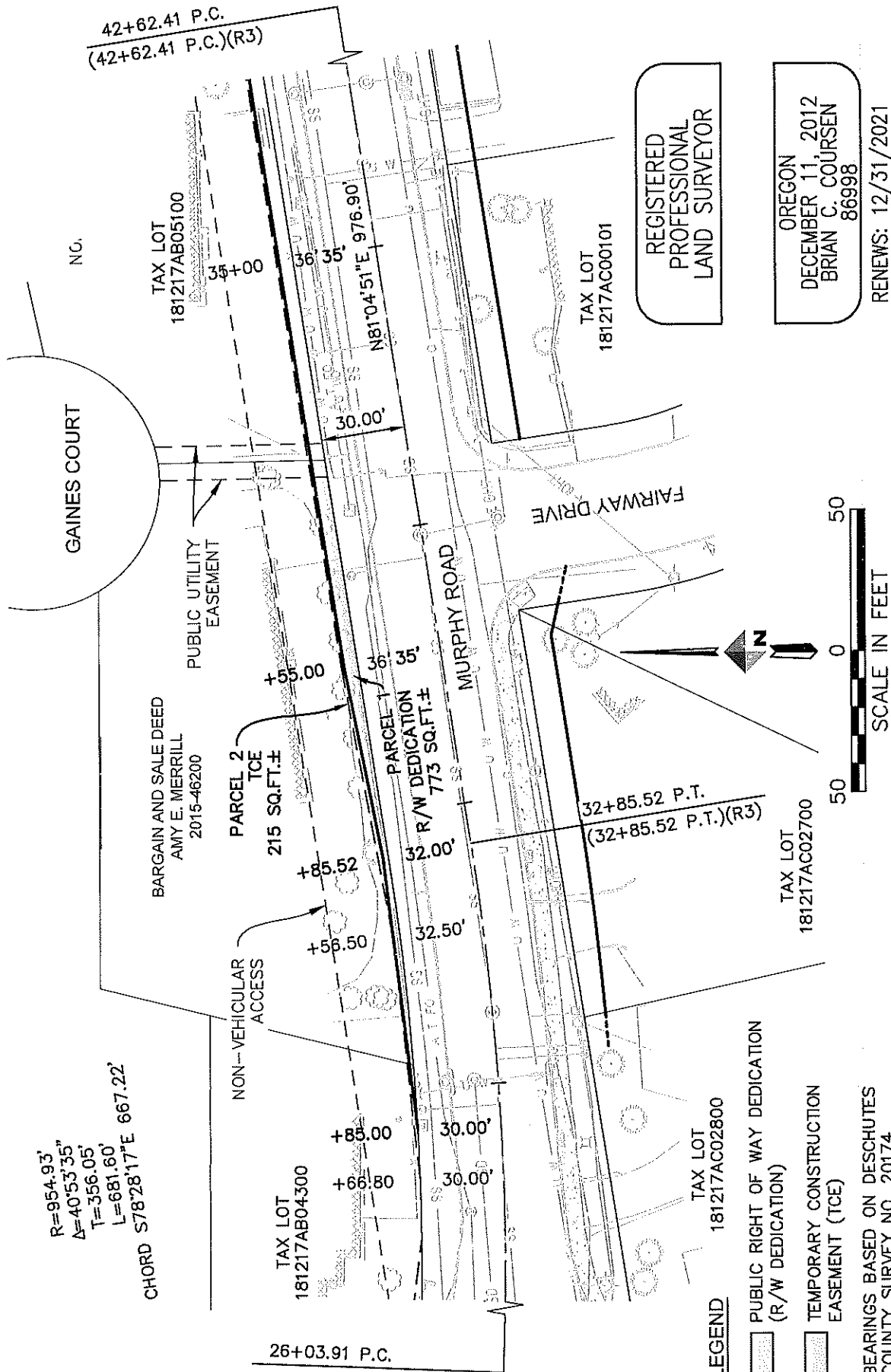
Station	to	Station	Width on Northerly Side of Center Line
31+66.80		32+56.50	30.00 in a straight line to 32.50
32+56.50		33+55.00	32.50 in a straight line to 36.00
33+55.00		35+00.00	36.00

EXCEPT therefrom Parcel 1

This parcel of land contains 215 square feet, more or less.



Renews: 12-31-2021



$R=954.93'$   
 $\Delta=40'53''35$   
 $T=356.05'$   
 $L=681.60'$   
 CHORD  $S78^{\circ}28'17''E$  667.22'

**LEGEND**  
 PUBLIC RIGHT OF WAY DEDICATION (R/W DEDICATION)  
 TEMPORARY CONSTRUCTION EASEMENT (TCE)  
 BEARINGS BASED ON DESCHUTES COUNTY SURVEY NO. 20174



REGISTERED PROFESSIONAL LAND SURVEYOR  
 OREGON  
 DECEMBER 11, 2012  
 BRIAN C. COURSEN  
 86998  
 RENEWS: 12/31/2021

PROJECT	14184-01
DATE	4/21/2020

**MURPHY CORRIDOR IMPROVEMENTS**  
 TAX MAP & LOT 181217AB 04400  
 AMY E. MERRILL

[WWW.DOWL.COM](http://WWW.DOWL.COM)  
 963 SW Simpson Avenue, #200  
 Bend, Oregon 97702  
 541-385-4772

EXHIBIT B



**EXHIBIT A**  
**City of Bend**  
**Murphy Corridor Improvements**

**Public Right-of-Way Dedication**

A parcel of land lying in the NW1/4NE1/4 of Section 17 Township 18 South, Range 12 East, W.M., City of Bend, Deschutes County, Oregon and being a portion of the property described in that Bargain and Sale Deed to the Steven and Janice Mathers Trust UTA, recorded September 5, 2017 as Volume 2017, Page 35324, Deschutes County Official Records; said parcel being that portion of said property included in a strip of land 40.00 feet in width lying on the Southerly side of the center line of Murphy Road, which center line is described as follows:

Beginning at Engineer's center line Station 20+00.00, said station being South 785.65 feet and West 8545.71 feet of the Northeast Corner of Section 16, Township 18 South, Range 12 East, W.M.; thence South 58°01'24" East 603.92 feet; thence on a 954.93 foot radius curve left (the long chord of which bears South 78°28'17" East 667.22 feet) 681.60 feet; thence North 81°04'51" East 976.90 feet; thence on a 1000.00 foot radius curve right (the long chord of which bears North 81°35'39" East 17.92 feet) 17.92 feet; thence North 82°06'27" East 336.99 feet to Engineer's center line Station 46+17.32 Back equals 41+41.70 Ahead; thence on a 510.00 foot radius curve right (the long chord of which bears South 80°41'57" East 301.51 feet) 306.08 feet to Engineer's centerline Station 44+47.78 Back equals 49+25.45 Ahead; thence South 63°30'21" East 446.07 feet; thence on a 500.00 foot radius curve left (the long chord of which bears South 76°51'35" East 230.97 feet) 233.07 feet; thence North 89°47'10" East 755.40 feet; thence on a 1500.00 foot radius curve left (the long chord of which bears North 86°34'48" East 167.79 feet) 167.88 feet; thence North 83°22'26" East 190.94 feet; thence on a 1500.00 foot radius curve right (the long chord of which bears North 86°34'48" East 167.79 feet) 167.88 feet; thence North 89°47'10" East 1002.90 feet; thence on a 4000.00 foot radius curve left (the long chord of which bears North 88°41'49" East 152.09 feet) 152.10 feet; thence North 87°36'27" East 152.47 feet to Engineer's center line Station 81+94.15, said station being South 1280.26 feet and West 2554.06 feet of the Northeast Corner of Section 16, Township 18 South, Range 12 East, W.M.

Bearings are based on County Survey No. 20174, filed March 31, 2020 Deschutes County Surveyor's Office.

This parcel of land contains 1013 square feet, more or less, outside the existing right of way.



**Parcel 2 - Temporary Construction Easement**

A parcel of land lying in the NW1/4NE1/4 of Section 17 Township 18 South, Range 12 East, W.M., City of Bend, Deschutes County, Oregon and being a portion of the property described in that Bargain and Sale Deed to the Steven and Janice Mathers Trust UTA, recorded September 5, 2017 as Volume 2017, Page 35324, Deschutes County Official Records; said parcel being that portion of said property included in a strip of land variable in width lying on the Southerly side of the center line of Murphy Road, which center line is described in Parcel 1.

The width in feet of said strip of land is as follows:

<u>Station</u>	to	<u>Station</u>	<u>Width on Southerly Side of Center Line</u>
37+04.50		37+12.00	40.00 in a straight line to 42.00
37+12.00		37+71.00	42.00 in a straight line to 40.00

EXCEPT therefrom Parcel 1

This parcel of land contains 67 square feet, more or less.



**Parcel 3 - Temporary Construction Easement**

A parcel of land lying in the NW1/4NE1/4 of Section 17 Township 18 South, Range 12 East, W.M., City of Bend, Deschutes County, Oregon and being a portion of the property described in that Bargain and Sale Deed to the Steven and Janice Mathers Trust UTA, recorded September 5, 2017 as Volume 2017, Page 35324, Deschutes County Official Records; said parcel being that portion of said property included in a strip of land variable in width lying on the Southerly side of the center line of Murphy Road, which center line is described in Parcel 1.

The width in feet of said strip of land is as follows:

Station	to	Station	Width on Southerly Side of Center Line
41+25.00		41+88.00	40.00 in a straight line to 44.00

EXCEPT therefrom Parcel 1

This parcel of land contains 107 square feet, more or less.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
DECEMBER 11, 2012  
BRIAN C. COURSEN  
86998

Renews: 12-31-2021

42+62.41 P.C.  
(42+62.41 P.C.)(R3)

TAX LOT  
181217AB03500

TAX LOT  
181217AB03600

TAX LOT  
181217AB05700

TAPADERA STREET

TAX LOT  
181217AB05600

32+85.51 P.T.  
(32+85.51 P.T.)(R3)

MURPHY ROAD

PARCEL 1  
R/W DEDICATION  
5,598 SQ.FT.±

TAX LOT  
181216AA00800

PARCEL 3  
TCE  
107 SQ.FT.±

BARGAIN AND SALE DEED  
STEVEN AND JANICE  
MATHERS TRUST UTA  
2017-35324


PARCEL 2  
TCE  
67 SQ.FT.±

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
DECEMBER 11, 2012  
BRIAN C. COURSEN  
86998

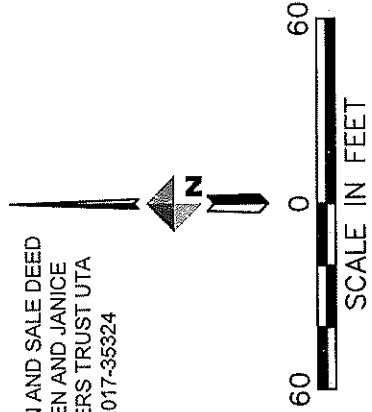
RENEWS: 12/31/2021

LEGEND

 PUBLIC RIGHT OF WAY DEDICATION  
(R/W DEDICATION)

 TEMPORARY CONSTRUCTION  
EASEMENT (TCE)

BEARINGS BASED ON DESCHUTES  
COUNTY SURVEY NO. 20174



PROJECT 14184-01  
DATE 4/20/2020

MURPHY CORRIDOR IMPROVEMENTS  
TAX MAP & LOT 181217AB 04200  
STEVEN AND JANICE MATHERS TRUST UTA

**DOWL**  
WWW.DOWL.COM  
963 SW Simpson Avenue, #200  
Bend, Oregon 97702  
541-385-4772

EXHIBIT B



**EXHIBIT A**  
**City of Bend**  
**Murphy Corridor Improvements**

**Public Right-of-Way Dedication**

A parcel of land lying in the NE1/4NE1/4 of Section 17 Township 18 South, Range 12 East, W.M., City of Bend, Deschutes County, Oregon and being a portion of the property described in that Statutory Quitclaim Deed to Brett M. Kalamen, recorded December 21, 2012 as Volume 2012, Page 51591, Deschutes County Official Records; said parcel being that portion of said property included in a strip of land 40.00 feet in width lying on the Northerly side of the center line of Murphy Road, which center line is described as follows:

Beginning at Engineer's center line Station 20+00.00, said station being South 785.65 feet and West 8545.71 feet of the Northeast Corner of Section 16, Township 18 South, Range 12 East, W.M.; thence South 58°01'24" East 603.92 feet; thence on a 954.93 foot radius curve left (the long chord of which bears South 78°28'17" East 667.22 feet) 681.60 feet; thence North 81°04'51" East 976.90 feet; thence on a 1000.00 foot radius curve right (the long chord of which bears North 81°35'39" East 17.92 feet) 17.92 feet; thence North 82°06'27" East 336.99 feet to Engineer's center line Station 46+17.32 Back equals 41+41.70 Ahead; thence on a 510.00 foot radius curve right (the long chord of which bears South 80°41'57" East 301.51 feet) 306.08 feet to Engineer's centerline Station 44+47.78 Back equals 49+25.45 Ahead; thence South 63°30'21" East 446.07 feet; thence on a 500.00 foot radius curve left (the long chord of which bears South 76°51'35" East 230.97 feet) 233.07 feet; thence North 89°47'10" East 755.40 feet; thence on a 1500.00 foot radius curve left (the long chord of which bears North 86°34'48" East 167.79 feet) 167.88 feet; thence North 83°22'26" East 190.94 feet; thence on a 1500.00 foot radius curve right (the long chord of which bears North 86°34'48" East 167.79 feet) 167.88 feet; thence North 89°47'10" East 1002.90 feet; thence on a 4000.00 foot radius curve left (the long chord of which bears North 88°41'49" East 152.09 feet) 152.10 feet; thence North 87°36'27" East 152.47 feet to Engineer's center line Station 81+94.15, said station being South 1280.26 feet and West 2554.06 feet of the Northeast Corner of Section 16, Township 18 South, Range 12 East, W.M.

Bearings are based on County Survey No. 20174, filed March 31, 2020 Deschutes County Surveyor's Office.

This parcel of land contains 1,282 square feet, more or less, outside the existing right of way.

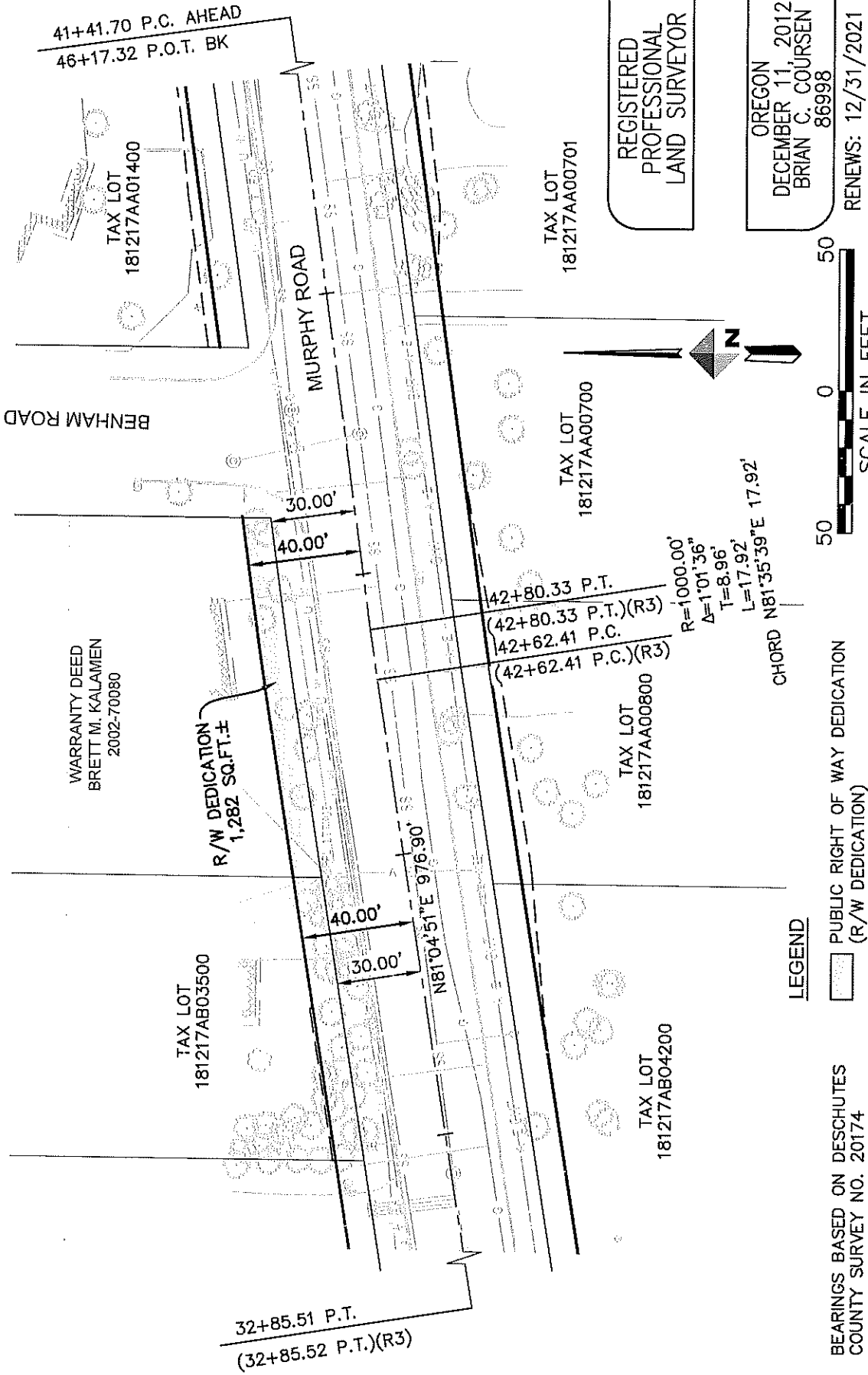




REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
DECEMBER 11, 2012  
BRIAN C. COURSEN  
86998

Renews: 12-31-2021



41+41.70 P.C. AHEAD  
46+17.32 P.O.T. BK

TAX LOT  
181217AA01400

BENHAM ROAD

MURPHY ROAD

WARRANTY DEED  
BRETT M. KALAMEN  
2002-70080

R/W DEDICATION  
1,282 SQ.FT.±

TAX LOT  
181217AB03500

32+85.51 P.T.  
(32+85.52 P.T.)(R3)

N81°04'51"E 976.90'

42+80.33 P.T.  
(42+80.33 P.T.)(R3)  
42+62.41 P.C.  
(42+62.41 P.C.)(R3)

R=1000.00'  
Δ=1°01'36"  
T=8.96'  
L=17.92'

CHORD N81°35'39"E 17.92'

TAX LOT  
181217AA00800

TAX LOT  
181217AB04200

TAX LOT  
181217AA00700

TAX LOT  
181217AA00701

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
DECEMBER 11, 2012  
BRIAN C. COURSEN  
86998

RENEWS: 12/31/2021



**LEGEND**

BEARINGS BASED ON DESCHUTES  
COUNTY SURVEY NO. 20174

PUBLIC RIGHT OF WAY DEDICATION  
(R/W DEDICATION)

PROJECT	14184-01
DATE	4/28/2020

**EXHIBIT B**

**MURPHY CORRIDOR IMPROVEMENTS**  
PUBLIC RIGHT OF WAY DEDICATION  
TAX MAP & LOT 181217AA 02300  
BRETT M KALAMEN

**DOWL**  
WWW.DOWL.COM  
963 SW Simpson Avenue, #200  
Bend, Oregon 97702  
541-386-4772



EXHIBIT A
City of Bend
Murphy Corridor Improvements

Public Right-of-Way Dedication

A parcel of land lying in the NW1/4NE1/4 of Section 17 Township 18 South, Range 12 East, W.M., City of Bend, Deschutes County, Oregon and being a portion of the property described in that Quitclaim Deed to Nathele M. Gitnes and Myron J. Gitnes, recorded August 24, 2010 as Volume 2010, Page 32967, Deschutes County Official Records; said parcel being that portion of said property included in a strip of land variable in width lying on the Southerly side of the center line of Murphy Road, which center line is described as follows:

Beginning at Engineer's center line Station 20+00.00, said station being South 785.65 feet and West 8545.71 feet of the Northeast Corner of Section 16, Township 18 South, Range 12 East, W.M.; thence South 58°01'24" East 603.92 feet; thence on a 954.93 foot radius curve left (the long chord of which bears South 78°28'17" East 667.22 feet) 681.60 feet; thence North 81°04'51" East 976.90 feet; thence on a 1000.00 foot radius curve right (the long chord of which bears North 81°35'39" East 17.92 feet) 17.92 feet; thence North 82°06'27" East 336.99 feet to Engineer's center line Station 46+17.32 Back equals 41+41.70 Ahead; thence on a 510.00 foot radius curve right (the long chord of which bears South 80°41'57" East 301.51 feet) 306.08 feet to Engineer's centerline Station 44+47.78 Back equals 49+25.45 Ahead; thence South 63°30'21" East 446.07 feet; thence on a 500.00 foot radius curve left (the long chord of which bears South 76°51'35" East 230.97 feet) 233.07 feet; thence North 89°47'10" East 755.40 feet; thence on a 1500.00 foot radius curve left (the long chord of which bears North 86°34'48" East 167.79 feet) 167.88 feet; thence North 83°22'26" East 190.94 feet; thence on a 1500.00 foot radius curve right (the long chord of which bears North 86°34'48" East 167.79 feet) 167.88 feet; thence North 89°47'10" East 1002.90 feet; thence on a 4000.00 foot radius curve left (the long chord of which bears North 88°41'49" East 152.09 feet) 152.10 feet; thence North 87°36'27" East 152.47 feet to Engineer's center line Station 81+94.15, said station being South 1280.26 feet and West 2554.06 feet of the Northeast Corner of Section 16, Township 18 South, Range 12 East, W.M.

The width in feet of said strip of land is as follows:

Table with 3 columns: Station, to, Station, Width on Southerly Side of Center Line. Row 1: 32+10.00, to, 33+54.00, 40.00. Row 2: 33+54.00, to, 33+77.00, 40.00 in a straight line to 49.00.



**NATHELE M. AND MYRON J. GITNES**

MAP AND TAXLOT 181217AC02700

Page 2 of 2

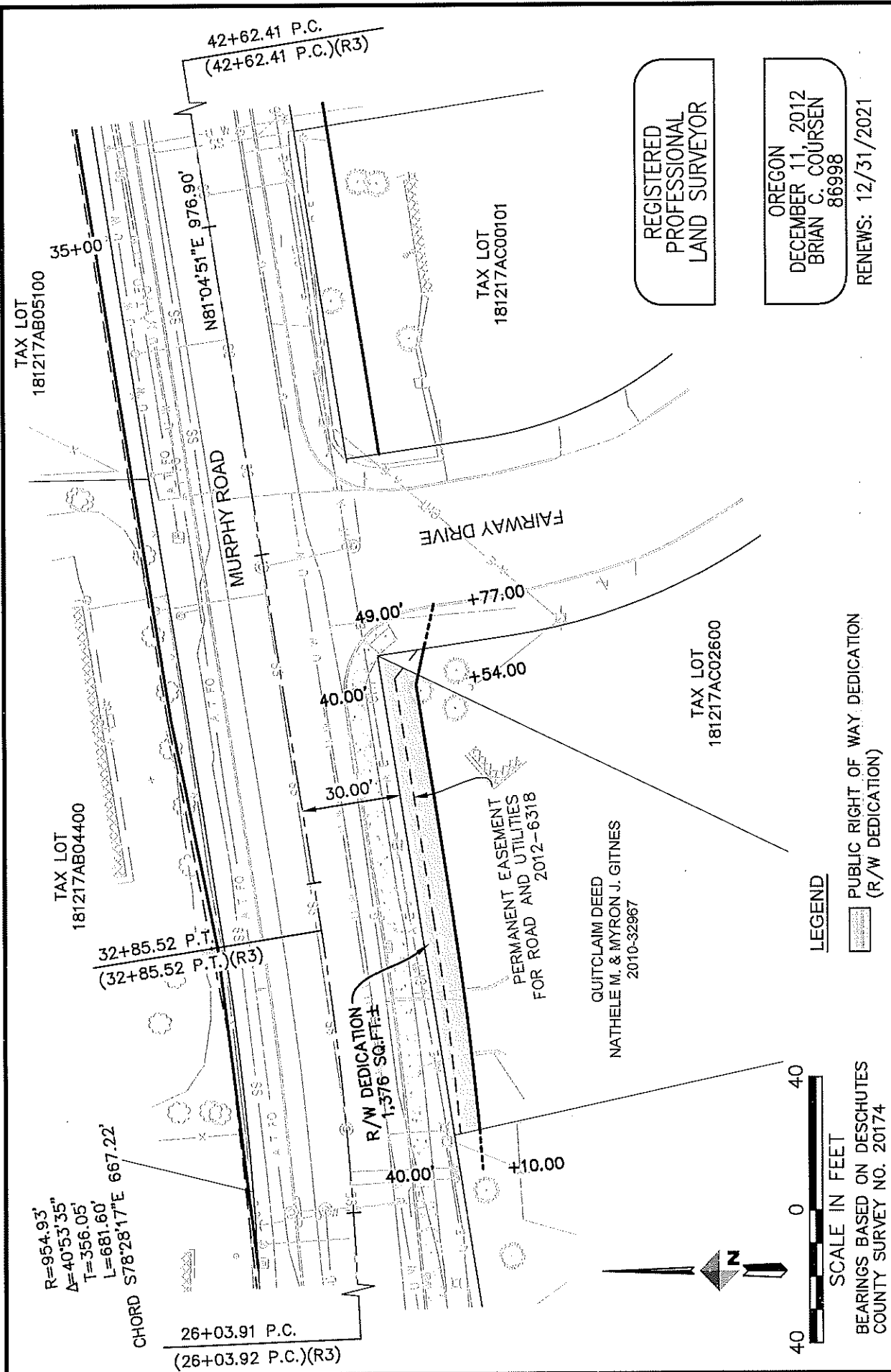
Bearings are based on County Survey No. 20174, filed March 31, 2020 Deschutes County Surveyor's Office.

This parcel of land contains 1376 square feet, more or less, outside the existing right of way.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
DECEMBER 11, 2012  
BRIAN C. COURSEN  
86998

Renews: 12-31-2021



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
DECEMBER 11, 2012  
BRIAN C. COURSEN  
86998

RENEWS: 12/31/2021

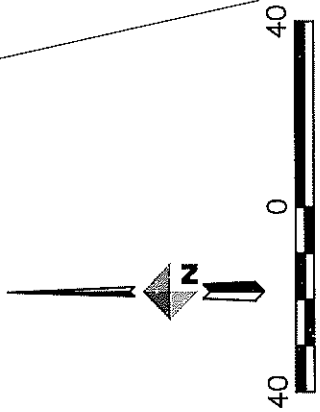
PROJECT 14184-01  
DATE 4/28/2020

EXHIBIT B

**MURPHY CORRIDOR IMPROVEMENTS**  
 PUBLIC RIGHT OF WAY DEDICATION  
 TAX MAP & LOT 181217AC 02700  
 NATHELE M. & MYRON J. GITNES

**LEGEND**

PUBLIC RIGHT OF WAY DEDICATION  
 (R/W DEDICATION)



WWW.DOWL.COM  
 963 SW Simpson Avenue, #200  
 Bend, Oregon 97702  
 541-365-4772



**EXHIBIT A**  
**City of Bend**  
**Murphy Corridor Improvements**

**Public Right-of-Way Dedication**

A parcel of land lying in the NE1/4NE1/4 of Section 17 Township 18 South, Range 12 East, W.M., City of Bend, Deschutes County, Oregon and being a portion of the property described in that Warranty Deed to William A. Gauvin, recorded January 17, 1991 as Volume 226, Page 2802, Deschutes County Official Records; said parcel being that portion of said property included in a strip of land 40.00 feet in width lying on the Southerly side of the center line of Murphy Road, which center line is described as follows:

Beginning at Engineer's center line Station 20+00.00, said station being South 785.65 feet and West 8545.71 feet of the Northeast Corner of Section 16, Township 18 South, Range 12 East, W.M.; thence South 58°01'24" East 603.92 feet; thence on a 954.93 foot radius curve left (the long chord of which bears South 78°28'17" East 667.22 feet) 681.60 feet; thence North 81°04'51" East 976.90 feet; thence on a 1000.00 foot radius curve right (the long chord of which bears North 81°35'39" East 17.92 feet) 17.92 feet; thence North 82°06'27" East 336.99 feet to Engineer's center line Station 46+17.32 Back equals 41+41.70 Ahead; thence on a 510.00 foot radius curve right (the long chord of which bears South 80°41'57" East 301.51 feet) 306.08 feet to Engineer's centerline Station 44+47.78 Back equals 49+25.45 Ahead; thence South 63°30'21" East 446.07 feet; thence on a 500.00 foot radius curve left (the long chord of which bears South 76°51'35" East 230.97 feet) 233.07 feet; thence North 89°47'10" East 755.40 feet; thence on a 1500.00 foot radius curve left (the long chord of which bears North 86°34'48" East 167.79 feet) 167.88 feet; thence North 83°22'26" East 190.94 feet; thence on a 1500.00 foot radius curve right (the long chord of which bears North 86°34'48" East 167.79 feet) 167.88 feet; thence North 89°47'10" East 1002.90 feet; thence on a 4000.00 foot radius curve left (the long chord of which bears North 88°41'49" East 152.09 feet) 152.10 feet; thence North 87°36'27" East 152.47 feet to Engineer's center line Station 81+94.15, said station being South 1280.26 feet and West 2554.06 feet of the Northeast Corner of Section 16, Township 18 South, Range 12 East, W.M.

Bearings are based on County Survey No. 20174, filed March 31, 2020 Deschutes County Surveyor's Office.

This parcel of land contains 1013 square feet, more or less, outside the existing right of way.



**Parcel 2 - Temporary Construction Easement**

A parcel of land lying in the NE1/4NE1/4 of Section 17 Township 18 South, Range 12 East, W.M., City of Bend, Deschutes County, Oregon and being a portion of the property described in that Warranty Deed to William A. Gauvin, recorded January 17, 1991 as Volume 226, Page 2802, Deschutes County Official Records; said parcel being that portion of said property included in a strip of land variable in width lying on the Southerly side of the center line of Murphy Road, which center line is described in Parcel 1.

The width in feet of said strip of land is as follows:

Station	to	Station	Width on Southerly Side of Center
41+25.00		41+88.00	40.00 in a straight line to 44.00
41+88.00		42+71.00	44.00 in a straight line to 43.00
42+71.00		43+35.00	43.00 in a straight line to 40.00

EXCEPT therefrom Parcel 1

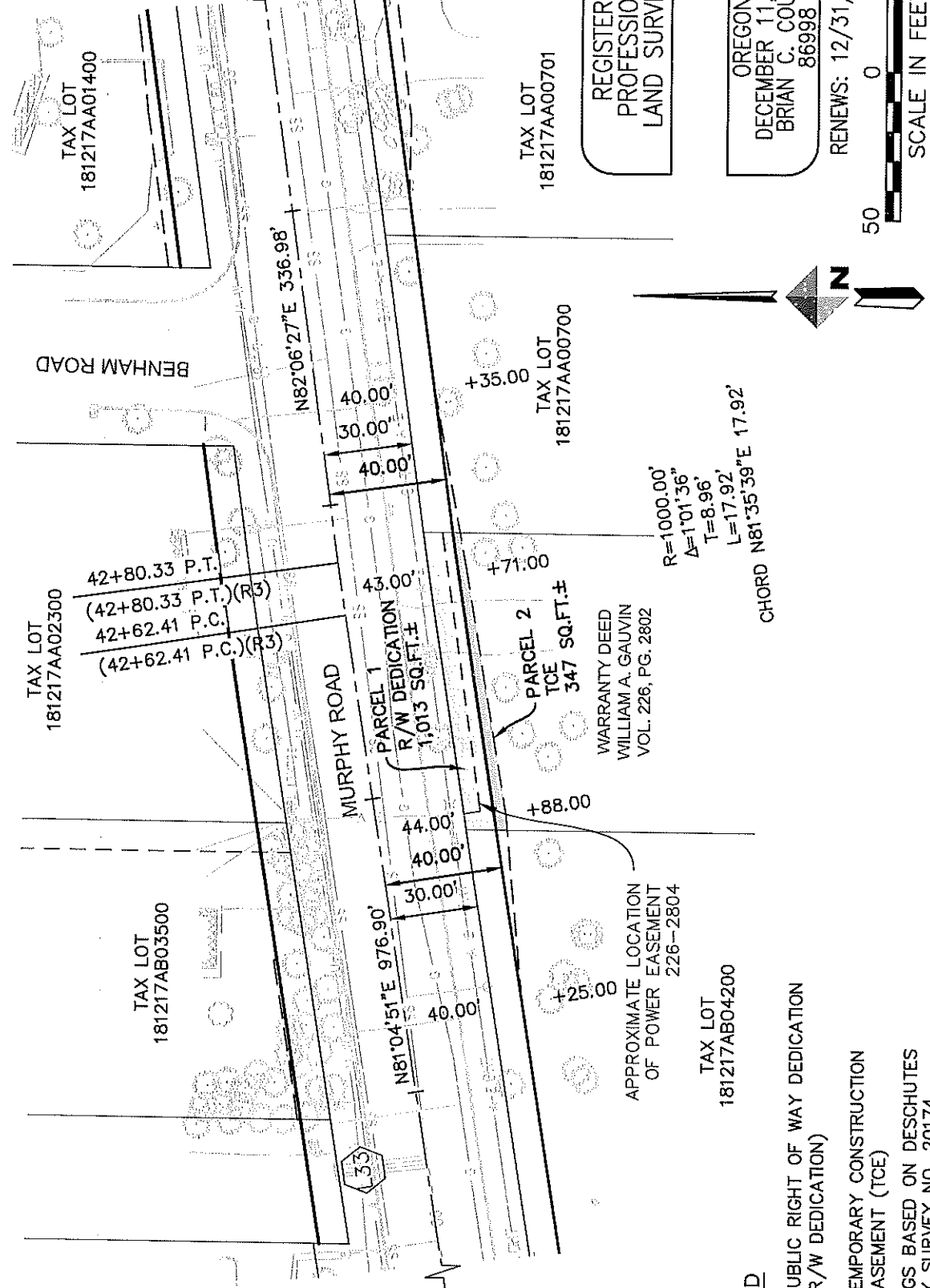
This parcel of land contains 347 square feet, more or less.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
DECEMBER 11, 2012  
BRIAN C. COURSEN  
86998

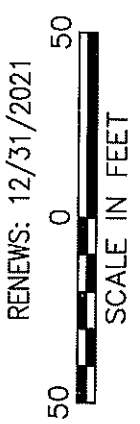
Renews: 12-31-2021

41+41.70 P.C. AHEAD  
46+17.32 P.O.T. BK



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
DECEMBER 11, 2012  
BRIAN C. COURSEN  
86998  
RENEWS: 12/31/2021



PROJECT	14184-01
DATE	4/6/2020
EXHIBIT B	

MURPHY CORRIDOR IMPROVEMENTS  
TAX MAP & LOT 181217AA 00800  
WILLIAM A. GAUVIN

- LEGEND**
- PUBLIC RIGHT OF WAY DEDICATION (R/W DEDICATION)
  - TEMPORARY CONSTRUCTION EASEMENT (TCE)
- BEARINGS BASED ON DESCHUTES COUNTY SURVEY NO. 20174

**DOWL**  
WWW.DOWL.COM  
963 SW Simpson Avenue, #200  
Bend, Oregon 97702  
541-385-4772





**EXHIBIT A  
City of Bend  
Murphy Corridor Improvements**

**Public Right-of-Way Dedication**

A parcel of land lying in the NW1/4NE1/4 of Section 17 Township 18 South, Range 12 East, W.M., City of Bend, Deschutes County, Oregon and being a portion of the property described in that Warranty Deed to Fairway Drive Trust, recorded April 24, 2019 as Volume 2019, Page 12799, Deschutes County Official Records; said parcel being that portion of said property included in a strip of land variable in width lying on the Southerly side of the center line of Murphy Road, which center line is described as follows:

Beginning at Engineer's center line Station 20+00.00, said station being South 785.65 feet and West 8545.71 feet of the Northeast Corner of Section 16, Township 18 South, Range 12 East, W.M.; thence South 58°01'24" East 603.92 feet; thence on a 954.93 foot radius curve left (the long chord of which bears South 78°28'17" East 667.22 feet) 681.60 feet; thence North 81°04'51" East 976.90 feet; thence on a 1000.00 foot radius curve right (the long chord of which bears North 81°35'39" East 17.92 feet) 17.92 feet; thence North 82°06'27" East 336.99 feet to Engineer's center line Station 46+17.32 Back equals 41+41.70 Ahead; thence on a 510.00 foot radius curve right (the long chord of which bears South 80°41'57" East 301.51 feet) 306.08 feet to Engineer's centerline Station 44+47.78 Back equals 49+25.45 Ahead; thence South 63°30'21" East 446.07 feet; thence on a 500.00 foot radius curve left (the long chord of which bears South 76°51'35" East 230.97 feet) 233.07 feet; thence North 89°47'10" East 755.40 feet; thence on a 1500.00 foot radius curve left (the long chord of which bears North 86°34'48" East 167.79 feet) 167.88 feet; thence North 83°22'26" East 190.94 feet; thence on a 1500.00 foot radius curve right (the long chord of which bears North 86°34'48" East 167.79 feet) 167.88 feet; thence North 89°47'10" East 1002.90 feet; thence on a 4000.00 foot radius curve left (the long chord of which bears North 88°41'49" East 152.09 feet) 152.10 feet; thence North 87°36'27" East 152.47 feet to Engineer's center line Station 81+94.15, said station being South 1280.26 feet and West 2554.06 feet of the Northeast Corner of Section 16, Township 18 South, Range 12 East, W.M.

The width in feet of said strip of land is as follows:

Station	to	Station	Width on Southerly Side of Center Line
33+54.00		33+77.00	40.00 in a straight line to 49.00



**FAIRWAY DRIVE TRUST**

MAP AND TAXLOT 181217AC02600

Page 2 of 2

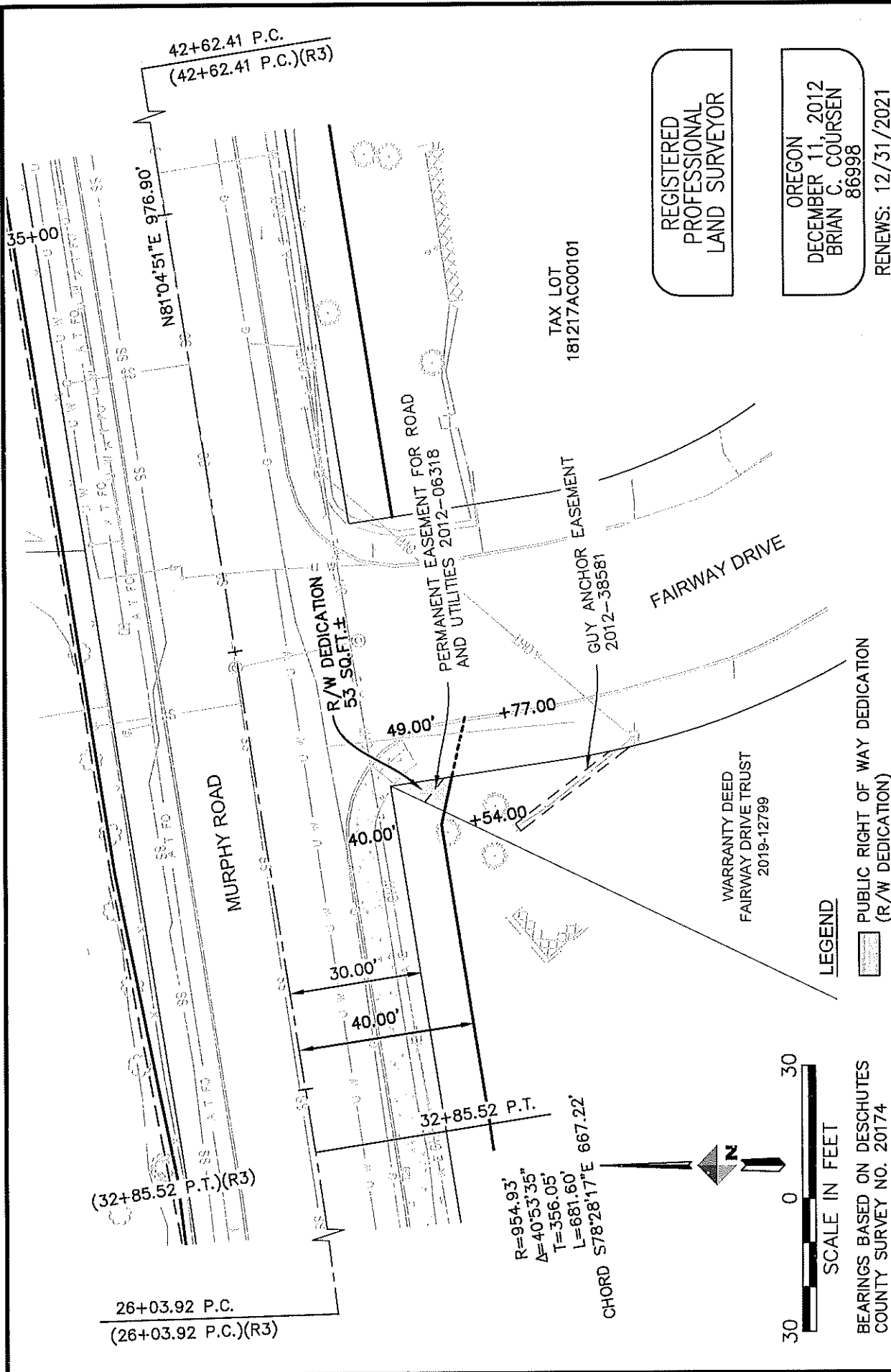
Bearings are based on County Survey No. 20174, filed March 31, 2020 Deschutes County Surveyor's Office.

This parcel of land contains 53 square feet, more or less, outside the existing right of way.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
DECEMBER 11, 2012  
BRIAN C. COURSEN  
86998

Renews: 12-31-2021



42+62.41 P.C.  
(42+62.41 P.C.)(R3)

(32+85.52 P.T.)(R3)

26+03.92 P.C.  
(26+03.92 P.C.)(R3)

N81°04'51"E 976.90'

MURPHY ROAD

R/W DEDICATION  
53 SQ.FT.±

30.00'  
40.00'

PERMANENT EASEMENT FOR ROAD  
AND UTILITIES 2012-06318

32+85.52 P.T.

R=954.93'  
Δ=40°53'35"  
T=356.05'  
L=681.60'  
CHORD S78°28'17"E 667.22'

TAX LOT  
181217AC00101

GUY ANCHOR EASEMENT  
2012-38581

FAIRWAY DRIVE

WARRANTY DEED  
FAIRWAY DRIVE TRUST  
2019-12799



BEARINGS BASED ON DESCHUTES  
COUNTY SURVEY NO. 20174

**LEGEND**

PUBLIC RIGHT OF WAY DEDICATION  
(R/W DEDICATION)

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
DECEMBER 11, 2012  
BRIAN C. COURSEN  
86998

RENEWS: 12/31/2021

PROJECT	14184-01
DATE	4/20/2020

**MURPHY CORRIDOR IMPROVEMENTS**  
TAX MAP & LOT 181217AC 02600  
FAIRWAY DRIVE TRUST

**DOWL**  
[WWW.DOWL.COM](http://WWW.DOWL.COM)  
963 SW Simpson Avenue, #200  
Blend, Oregon 97702  
541-385-4772

EXHIBIT B



**EXHIBIT A**  
**City of Bend**  
**Murphy Corridor Improvements**

**Public Right-of-Way Dedication**

A parcel of land lying in the NW1/4NE1/4 of Section 17 Township 18 South, Range 12 East, W.M., City of Bend, Deschutes County, Oregon and being a portion of the property described in that Warranty Deed to Richard C. Ertle Trust and Anita Ertle Trust, recorded February 20, 2003 as Volume 2003, Page 11679, Deschutes County Official Records; said parcel being that portion of said property included in a strip of land 40.00 feet in width lying on the Northerly side of the center line of Murphy Road, which center line is described as follows:

Beginning at Engineer's center line Station 20+00.00, said station being South 785.65 feet and West 8545.71 feet of the Northeast Corner of Section 16, Township 18 South, Range 12 East, W.M.; thence South 58°01'24" East 603.92 feet; thence on a 954.93 foot radius curve left (the long chord of which bears South 78°28'17" East 667.22 feet) 681.60 feet; thence North 81°04'51" East 976.90 feet; thence on a 1000.00 foot radius curve right (the long chord of which bears North 81°35'39" East 17.92 feet) 17.92 feet; thence North 82°06'27" East 336.99 feet to Engineer's center line Station 46+17.32 Back equals 41+41.70 Ahead; thence on a 510.00 foot radius curve right (the long chord of which bears South 80°41'57" East 301.51 feet) 306.08 feet to Engineer's centerline Station 44+47.78 Back equals 49+25.45 Ahead; thence South 63°30'21" East 446.07 feet; thence on a 500.00 foot radius curve left (the long chord of which bears South 76°51'35" East 230.97 feet) 233.07 feet; thence North 89°47'10" East 755.40 feet; thence on a 1500.00 foot radius curve left (the long chord of which bears North 86°34'48" East 167.79 feet) 167.88 feet; thence North 83°22'26" East 190.94 feet; thence on a 1500.00 foot radius curve right (the long chord of which bears North 86°34'48" East 167.79 feet) 167.88 feet; thence North 89°47'10" East 1002.90 feet; thence on a 4000.00 foot radius curve left (the long chord of which bears North 88°41'49" East 152.09 feet) 152.10 feet; thence North 87°36'27" East 152.47 feet to Engineer's center line Station 81+94.15, said station being South 1280.26 feet and West 2554.06 feet of the Northeast Corner of Section 16, Township 18 South, Range 12 East, W.M.

Bearings are based on County Survey No. 20174, filed March 31, 2020 Deschutes County Surveyor's Office.

This parcel of land contains 489 square feet, more or less, outside the existing right of way.



### Parcel 2 - Temporary Construction Easement

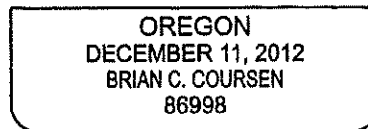
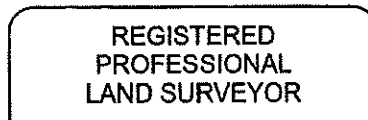
A parcel of land lying in the NW1/4NE1/4 of Section 17 Township 18 South, Range 12 East, W.M., City of Bend, Deschutes County, Oregon and being a portion of the property described in that Warranty Deed to Richard C. Ertle Trust and Anita Ertle Trust, recorded February 20, 2003 as Volume 2003, Page 11679, Deschutes County Official Records; said parcel being that portion of said property included in a strip of land variable in width lying on the Northerly side of the center line of Murphy Road, which center line is described in Parcel 1.

The width in feet of said strip of land is as follows:

Station	to	Station	Width on Northerly Side of Center Line
39+00.00		40+00.00	41.50

EXCEPT therefrom Parcel 1

This parcel of land contains 10 square feet, more or less.



Renews: 12-31-2021

WARRANTY DEED  
RICHARD C. AND ANITA ERTLE  
2003-11679

TAX LOT  
181217AB03600

PP&L EASEMENT  
168-203

TAX LOT  
181217AB03500

TAX LOT  
181217AA02300

(42+80.33 P.T.)(R3)  
(42+62.41 P.C.)(R3)

PARCEL 2  
TCE  
10 SQ.FT.±

PARCEL 1  
R/W DEDICATION  
489 SQ.FT.±

N81°04'51"E 976.90'

TAX LOT  
181217AB04200

TAX LOT  
181217AB05700

32+85.52 P.T.  
(32+85.52 P.T.)(R3)

MURPHY ROAD

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
DECEMBER 11, 2012  
BRIAN C. COURSEN  
86998

RENEWS: 12/31/2021



LEGEND

- PUBLIC RIGHT OF WAY DEDICATION (R/W DEDICATION)
- TEMPORARY CONSTRUCTION EASEMENT (TCE)

BEARINGS BASED ON DESCHUTES  
COUNTY SURVEY NO. 20174

PROJECT	14184-01
DATE	4/8/2020

EXHIBIT B

**MURPHY CORRIDOR IMPROVEMENTS**  
 TAX MAP & LOT 181217AB 03503  
 RICHARD C. ERTLE TRUST ET AL

**DOWL**  
[WWW.DOWL.COM](http://WWW.DOWL.COM)  
 963 SW Simpson Avenue, #200  
 Bend, Oregon 97702  
 541-385-4772



**EXHIBIT A**  
**City of Bend**  
**Murphy Corridor Improvements**

**Public Right-of-Way Dedication**

A parcel of land lying in the NW1/4NE1/4 of Section 17 Township 18 South, Range 12 East, W.M., City of Bend, Deschutes County, Oregon and being a portion of the property described in that Statutory Bargain and Sale Deed to EOS Real Estate Investments III, LLC, recorded April 16, 2018 as Volume 2018, Page 15125, Deschutes County Official Records; said parcel being that portion of said property included in a strip of land 40.00 feet in width lying on the Southerly side of the center line of Murphy Road, which center line is described as follows:

Beginning at Engineer's center line Station 20+00.00, said station being South 785.65 feet and West 8545.71 feet of the Northeast Corner of Section 16, Township 18 South, Range 12 East, W.M.; thence South 58°01'24" East 603.92 feet; thence on a 954.93 foot radius curve left (the long chord of which bears South 78°28'17" East 667.22 feet) 681.60 feet; thence North 81°04'51" East 976.90 feet; thence on a 1000.00 foot radius curve right (the long chord of which bears North 81°35'39" East 17.92 feet) 17.92 feet; thence North 82°06'27" East 336.99 feet to Engineer's center line Station 46+17.32 Back equals 41+41.70 Ahead; thence on a 510.00 foot radius curve right (the long chord of which bears South 80°41'57" East 301.51 feet) 306.08 feet to Engineer's centerline Station 44+47.78 Back equals 49+25.45 Ahead; thence South 63°30'21" East 446.07 feet; thence on a 500.00 foot radius curve left (the long chord of which bears South 76°51'35" East 230.97 feet) 233.07 feet; thence North 89°47'10" East 755.40 feet; thence on a 1500.00 foot radius curve left (the long chord of which bears North 86°34'48" East 167.79 feet) 167.88 feet; thence North 83°22'26" East 190.94 feet; thence on a 1500.00 foot radius curve right (the long chord of which bears North 86°34'48" East 167.79 feet) 167.88 feet; thence North 89°47'10" East 1002.90 feet; thence on a 4000.00 foot radius curve left (the long chord of which bears North 88°41'49" East 152.09 feet) 152.10 feet; thence North 87°36'27" East 152.47 feet to Engineer's center line Station 81+94.15, said station being South 1280.26 feet and West 2554.06 feet of the Northeast Corner of Section 16, Township 18 South, Range 12 East, W.M.

Bearings are based on County Survey No. 20174,  
filed March 31, 2020 Deschutes County Surveyor's Office.

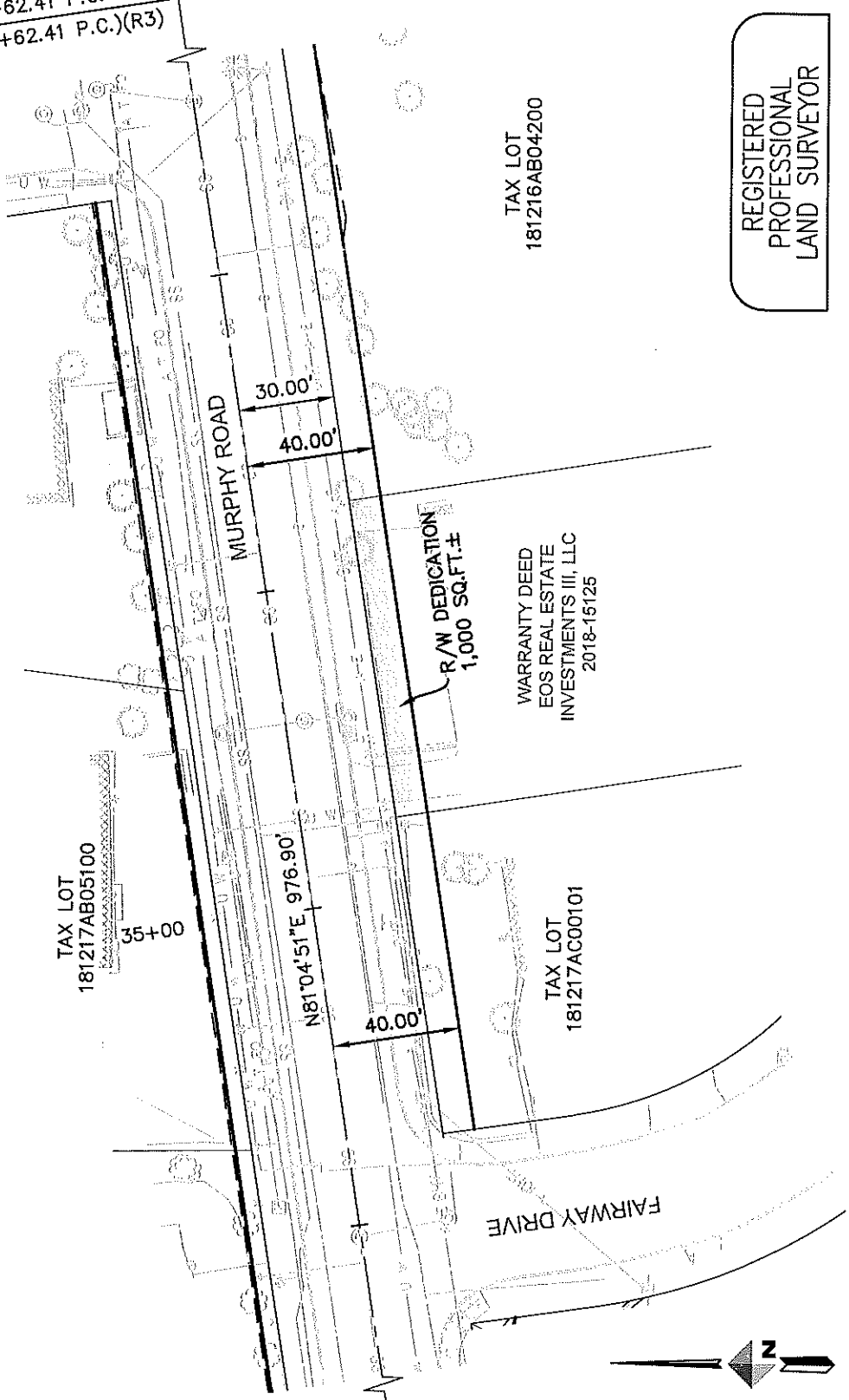
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

This parcel of land contains 1000 square feet, more or less,  
outside the existing right of way.

OREGON  
DECEMBER 11, 2012  
BRIAN C. COURSEN  
86998

Renews: 12-31-2021

42+62.41 P.C.  
(42+62.41 P.C.)(R3)



32+85.51 P.T.  
(32+85.51 P.T.)(R3)

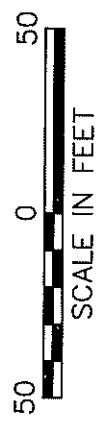
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
DECEMBER 11, 2012  
BRIAN C. COURSEN  
86998

RENEWS: 12/31/2021

**LEGEND**

▭ PUBLIC RIGHT OF WAY DEDICATION  
(R/W DEDICATION)



BEARINGS BASED ON DESCHUTES  
COUNTY SURVEY NO. 20174

PROJECT	14184-01
DATE	4/20/2020

**MURPHY CORRIDOR IMPROVEMENTS**  
 PUBLIC RIGHT OF WAY DEDICATION  
 TAX MAP & LOT 181217AC 00103  
 EOS REAL ESTATE INVESTMENTS III, LLC

**DOWL**  
[WWW.DOWL.COM](http://WWW.DOWL.COM)  
 963 SW Simpson Avenue, #200  
 Bend, Oregon 97702  
 541-385-4772

EXHIBIT B





**EXHIBIT A**  
**City of Bend**  
**Murphy Corridor Improvements**

**Public Right-of-Way Dedication**

A parcel of land lying in the NW1/4NE1/4 of Section 17 Township 18 South, Range 12 East, W.M., City of Bend, Deschutes County, Oregon and being a portion of the property described in that Statutory Warranty Deed to the John W. Van Diest and Patsy A. Van Diest Trust, recorded May 18, 2015 as Volume 2015, Page 18318, Deschutes County Official Records; said parcel being that portion of said property included in a strip of land 40.00 feet in width lying on the Southerly side of the center line of Murphy Road, which center line is described as follows:

Beginning at Engineer's center line Station 20+00.00, said station being South 785.65 feet and West 8545.71 feet of the Northeast Corner of Section 16, Township 18 South, Range 12 East, W.M.; thence South 58°01'24" East 603.92 feet; thence on a 954.93 foot radius curve left (the long chord of which bears South 78°28'17" East 667.22 feet) 681.60 feet; thence North 81°04'51" East 976.90 feet; thence on a 1000.00 foot radius curve right (the long chord of which bears North 81°35'39" East 17.92 feet) 17.92 feet; thence North 82°06'27" East 336.99 feet to Engineer's center line Station 46+17.32 Back equals 41+41.70 Ahead; thence on a 510.00 foot radius curve right (the long chord of which bears South 80°41'57" East 301.51 feet) 306.08 feet to Engineer's centerline Station 44+47.78 Back equals 49+25.45 Ahead; thence South 63°30'21" East 446.07 feet; thence on a 500.00 foot radius curve left (the long chord of which bears South 76°51'35" East 230.97 feet) 233.07 feet; thence North 89°47'10" East 755.40 feet; thence on a 1500.00 foot radius curve left (the long chord of which bears North 86°34'48" East 167.79 feet) 167.88 feet; thence North 83°22'26" East 190.94 feet; thence on a 1500.00 foot radius curve right (the long chord of which bears North 86°34'48" East 167.79 feet) 167.88 feet; thence North 89°47'10" East 1002.90 feet; thence on a 4000.00 foot radius curve left (the long chord of which bears North 88°41'49" East 152.09 feet) 152.10 feet; thence North 87°36'27" East 152.47 feet to Engineer's center line Station 81+94.15, said station being South 1280.26 feet and West 2554.06 feet of the Northeast Corner of Section 16, Township 18 South, Range 12 East, W.M.

Bearings are based on County Survey No. 20174,  
filed March 31, 2020 Deschutes County Surveyor's Office.

This parcel of land contains 1000 square feet, more or less,  
outside the existing right of way.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
DECEMBER 11, 2012  
BRIAN C. COURSEN  
86998

Renews: 12-31-2021

42+62.41 P.C.  
(42+62.41 P.C.)(R3)

TAX LOT  
181217AB05100  
35+00

TAX LOT  
181217AB04400

26+03.92 P.C.  
(26+03.92 P.C.)(R3)

N81°04'51"E, 976.90'  
R/W DEDICATION  
1,000-SQ.FT.±

30.00'  
40.00'

MURPHY ROAD

FAIRWAY DRIVE

TAX LOT  
181217AC00103

WARRANTY DEED  
JOHN W. VAN DIEST & PATSY A.  
VAN DIEST TRUST  
2015-18318

(32+85.52 P.T.)(R3)  
TAX LOT  
181217AC02700

TAX LOT  
181217AC02600

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
DECEMBER 11, 2012  
BRIAN C. COURSEN  
86998

RENEWS: 12/31/2021



LEGEND

PUBLIC RIGHT OF WAY DEDICATION  
(R/W DEDICATION)

BEARINGS BASED ON DESCHUTES  
COUNTY SURVEY NO. 20174

PROJECT 14184-01  
DATE 4/20/2020

MURPHY CORRIDOR IMPROVEMENTS  
PUBLIC RIGHT OF WAY DEDICATION  
TAX MAP & LOT 181217AC 00101  
JOHN W. VAN DIEST & PATSY A. VAN DIEST TRUST

**DOWL**  
WWW.DOWL.COM  
963 SW Simpson Avenue #200  
Bend, Oregon 97702  
541-385-4772

EXHIBIT B



**EXHIBIT A**  
**City of Bend**  
**Murphy Corridor Improvements**

**Public Right-of-Way Dedication**

A parcel of land lying in the NW1/4NE1/4 of Section 17 Township 18 South, Range 12 East, W.M., City of Bend, Deschutes County, Oregon and being a portion of the property described in that Statutory Warranty Deed to the Evelyn Marie Terry Trust, recorded February 02, 2005 as Volume 2006, Page 07725, Deschutes County Official Records; said parcel being that portion of said property included in a strip of land 40.00 feet in width lying on the Northerly side of the center line of Murphy Road, which center line is described as follows:

Beginning at Engineer's center line Station 20+00.00, said station being South 785.65 feet and West 8545.71 feet of the Northeast Corner of Section 16, Township 18 South, Range 12 East, W.M.; thence South 58°01'24" East 603.92 feet; thence on a 954.93 foot radius curve left (the long chord of which bears South 78°28'17" East 667.22 feet) 681.60 feet; thence North 81°04'51" East 976.90 feet; thence on a 1000.00 foot radius curve right (the long chord of which bears North 81°35'39" East 17.92 feet) 17.92 feet; thence North 82°06'27" East 336.99 feet to Engineer's center line Station 46+17.32 Back equals 41+41.70 Ahead; thence on a 510.00 foot radius curve right (the long chord of which bears South 80°41'57" East 301.51 feet) 306.08 feet to Engineer's centerline Station 44+47.78 Back equals 49+25.45 Ahead; thence South 63°30'21" East 446.07 feet; thence on a 500.00 foot radius curve left (the long chord of which bears South 76°51'35" East 230.97 feet) 233.07 feet; thence North 89°47'10" East 755.40 feet; thence on a 1500.00 foot radius curve left (the long chord of which bears North 86°34'48" East 167.79 feet) 167.88 feet; thence North 83°22'26" East 190.94 feet; thence on a 1500.00 foot radius curve right (the long chord of which bears North 86°34'48" East 167.79 feet) 167.88 feet; thence North 89°47'10" East 1002.90 feet; thence on a 4000.00 foot radius curve left (the long chord of which bears North 88°41'49" East 152.09 feet) 152.10 feet; thence North 87°36'27" East 152.47 feet to Engineer's center line Station 81+94.15, said station being South 1280.26 feet and West 2554.06 feet of the Northeast Corner of Section 16, Township 18 South, Range 12 East, W.M.

Bearings are based on County Survey No. 20174, filed March 31, 2020 Deschutes County Surveyor's Office.

This parcel of land contains 1,013 square feet, more or less, outside the existing right of way.



**Parcel 2 - Temporary Construction Easement**

A parcel of land lying in the NW1/4NE1/4 of Section 17 Township 18 South, Range 12 East, W.M., City of Bend, Deschutes County, Oregon and being a portion of the property described in that Statutory Warranty Deed to the Evelyn Marie Terry Trust, recorded February 02, 2005 as Volume 2006, Page 07725, Deschutes County Official Records; said parcel being that portion of said property included in a strip of land variable in width lying on the Northerly side of the center line of Murphy Road, which center line is described in Parcel 1.

The width in feet of said strip of land is as follows:

Station	to	Station	Width on Northerly Side of Center Line
40+75.00		41+51.00	41.00

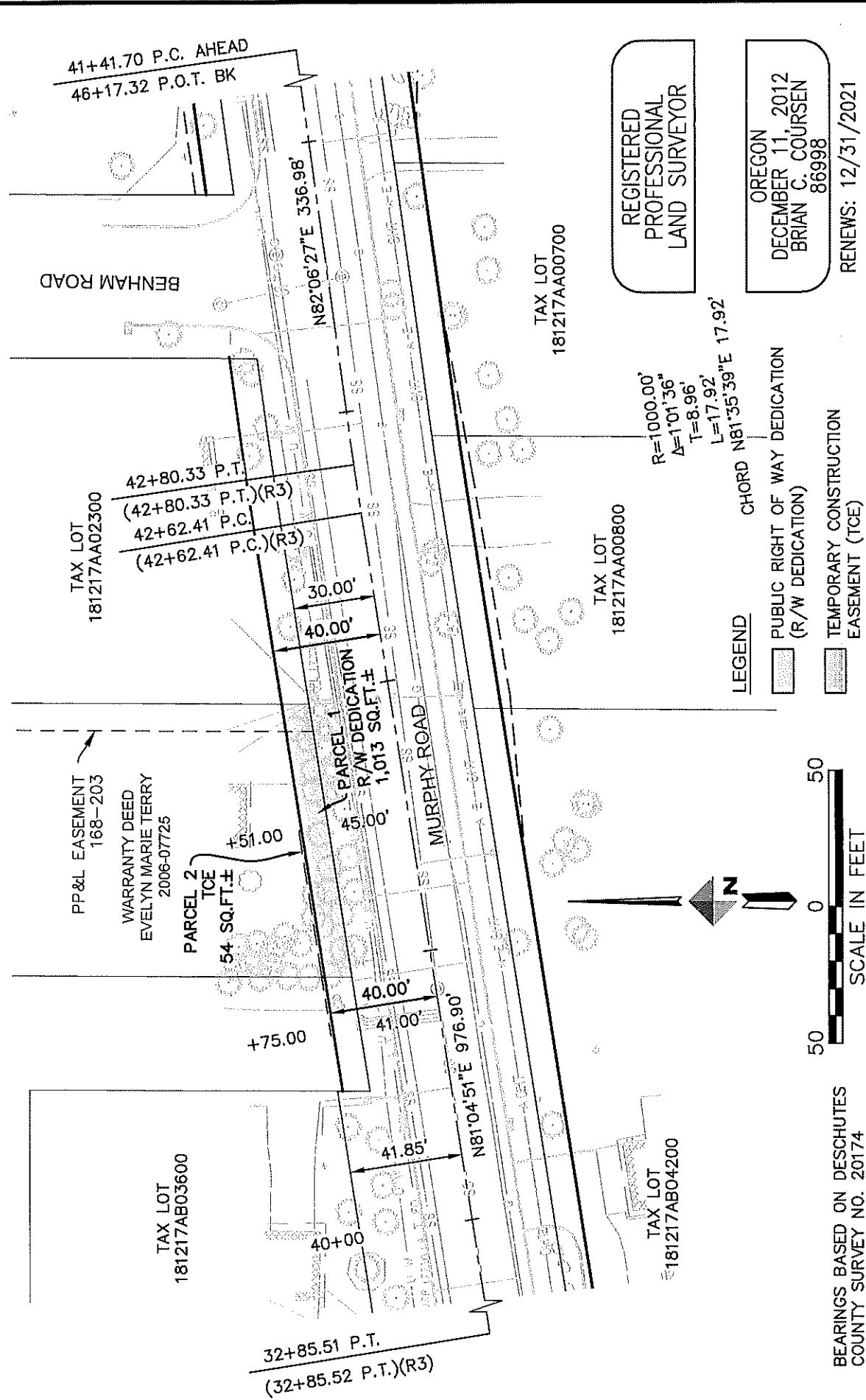
EXCEPT therefrom Parcel 1

This parcel of land contains 54 square feet, more or less.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
DECEMBER 11, 2012  
BRIAN C. COURSEN  
86998

Renews: 12-31-2021



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

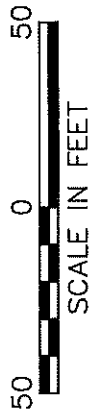
OREGON  
DECEMBER 11, 2012  
BRIAN C. COURSEN  
86998

RENEWS: 12/31/2021

LEGEND

PUBLIC RIGHT OF WAY DEDICATION (R/W DEDICATION)

TEMPORARY CONSTRUCTION EASEMENT (TCE)



BEARINGS BASED ON DESCHUTES  
COUNTY SURVEY NO. 20174

PROJECT	14184-01
DATE	4/28/2020

MURPHY CORRIDOR IMPROVEMENTS  
TAX MAP & LOT 181217AB 03500  
EVELYN MARIE TERRY TRUST

**DOWL**  
WWW.DOWL.COM  
963 SW Simpson Avenue #200  
Bend, Oregon 97702  
541-385-4772

EXHIBIT B



**EXHIBIT A**  
**City of Bend**  
**Murphy Corridor Improvements**

**Public Right-of-Way Dedication**

A parcel of land lying in the NW1/4NE1/4 of Section 17 Township 18 South, Range 12 East, W.M., City of Bend, Deschutes County, Oregon and being a portion of the property described in that Statutory Bargain and Sale Deed to Janice E. Sandberg, recorded September 28, 2016 as Volume 2016, Page 39877, Deschutes County Official Records; said parcel being that portion of said property included in a strip of land 35.00 feet in width lying on the Northerly side of the center line of Murphy Road, which center line is described as follows:

Beginning at Engineer's center line Station 20+00.00, said station being South 785.65 feet and West 8545.71 feet of the Northeast Corner of Section 16, Township 18 South, Range 12 East, W.M.; thence South 58°01'24" East 603.92 feet; thence on a 954.93 foot radius curve left (the long chord of which bears South 78°28'17" East 667.22 feet) 681.60 feet; thence North 81°04'51" East 976.90 feet; thence on a 1000.00 foot radius curve right (the long chord of which bears North 81°35'39" East 17.92 feet) 17.92 feet; thence North 82°06'27" East 336.99 feet to Engineer's center line Station 46+17.32 Back equals 41+41.70 Ahead; thence on a 510.00 foot radius curve right (the long chord of which bears South 80°41'57" East 301.51 feet) 306.08 feet to Engineer's centerline Station 44+47.78 Back equals 49+25.45 Ahead; thence South 63°30'21" East 446.07 feet; thence on a 500.00 foot radius curve left (the long chord of which bears South 76°51'35" East 230.97 feet) 233.07 feet; thence North 89°47'10" East 755.40 feet; thence on a 1500.00 foot radius curve left (the long chord of which bears North 86°34'48" East 167.79 feet) 167.88 feet; thence North 83°22'26" East 190.94 feet; thence on a 1500.00 foot radius curve right (the long chord of which bears North 86°34'48" East 167.79 feet) 167.88 feet; thence North 89°47'10" East 1002.90 feet; thence on a 4000.00 foot radius curve left (the long chord of which bears North 88°41'49" East 152.09 feet) 152.10 feet; thence North 87°36'27" East 152.47 feet to Engineer's center line Station 81+94.15, said station being South 1280.26 feet and West 2554.06 feet of the Northeast Corner of Section 16, Township 18 South, Range 12 East, W.M.

Bearings are based on County Survey No. 20174, filed March 31, 2020 Deschutes County Surveyor's Office.

This parcel of land contains 771 square feet, more or less, outside the existing right of way.



**Parcel 2 - Temporary Construction Easement**

A parcel of land lying in the NW1/4NE1/4 of Section 17 Township 18 South, Range 12 East, W.M., City of Bend, Deschutes County, Oregon and being a portion of the property described in that Statutory Bargain and Sale Deed to Janice E. Sandberg, recorded September 28, 2016 as Volume 2016, Page 39877, Deschutes County Official Records; said parcel being that portion of said property included in a strip of land 36.00 feet in width lying on the Northerly side of the center line of Murphy Road, which center line is described in Parcel 1.

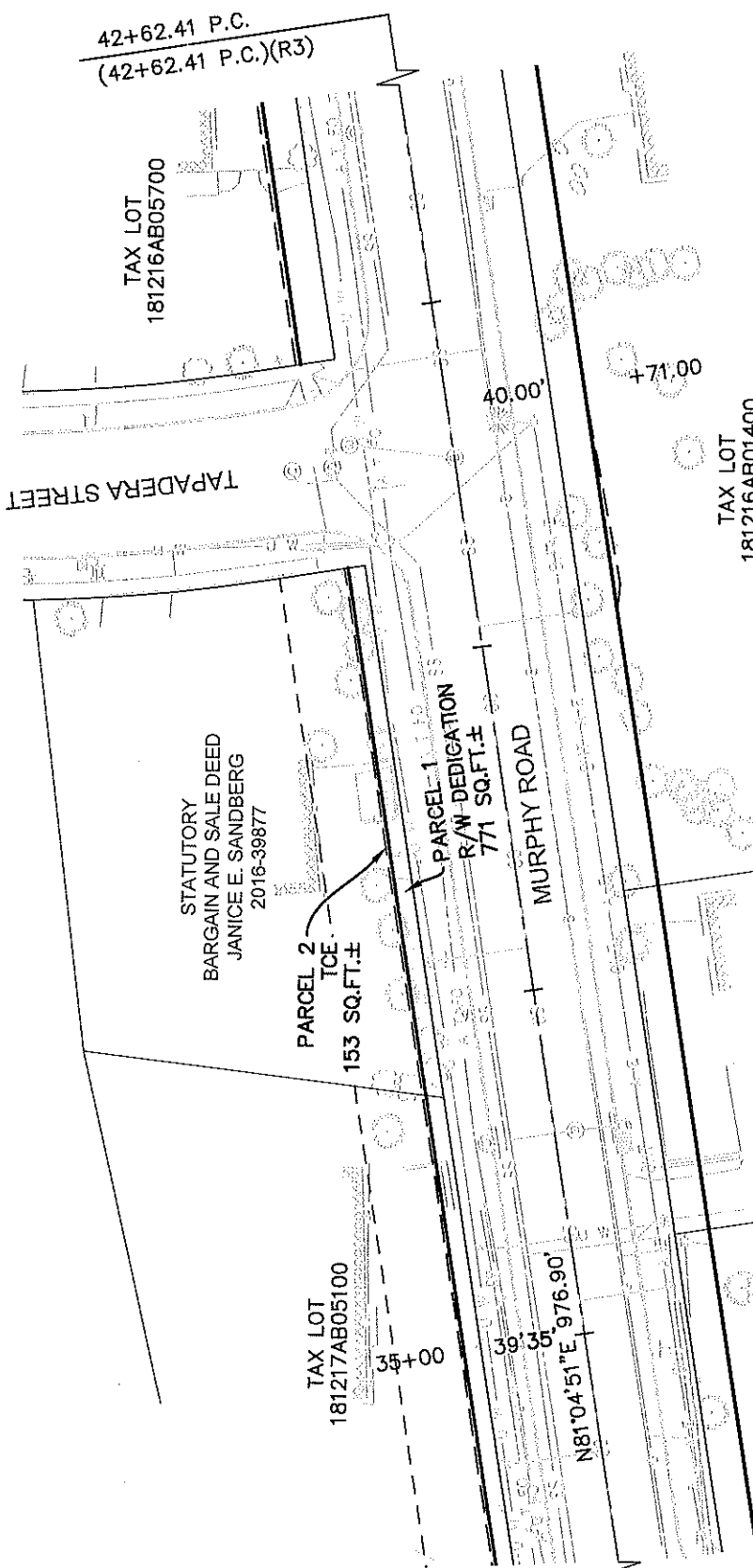
EXCEPT therefrom Parcel 1

This parcel of land contains 153 square feet, more or less.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
DECEMBER 11, 2012  
BRIAN C. COURSEN  
86998

Renews: 12-31-2021

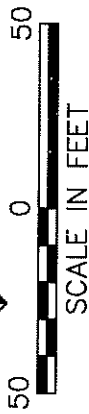


REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
DECEMBER 11, 2012  
BRIAN C. COURSEN  
86998

RENEWS: 12/31/2021

- LEGEND**
- PUBLIC RIGHT OF WAY DEDICATION (R/W DEDICATION)
  - TEMPORARY CONSTRUCTION EASEMENT (TCE)



BEARINGS BASED ON DESCHUTES  
COUNTY SURVEY NO. 20174

PROJECT	14184-01
DATE	4/8/2020

**MURPHY CORRIDOR IMPROVEMENTS**  
TAX MAP & LOT 181217AB 05600  
JANICE E. SANDBERG

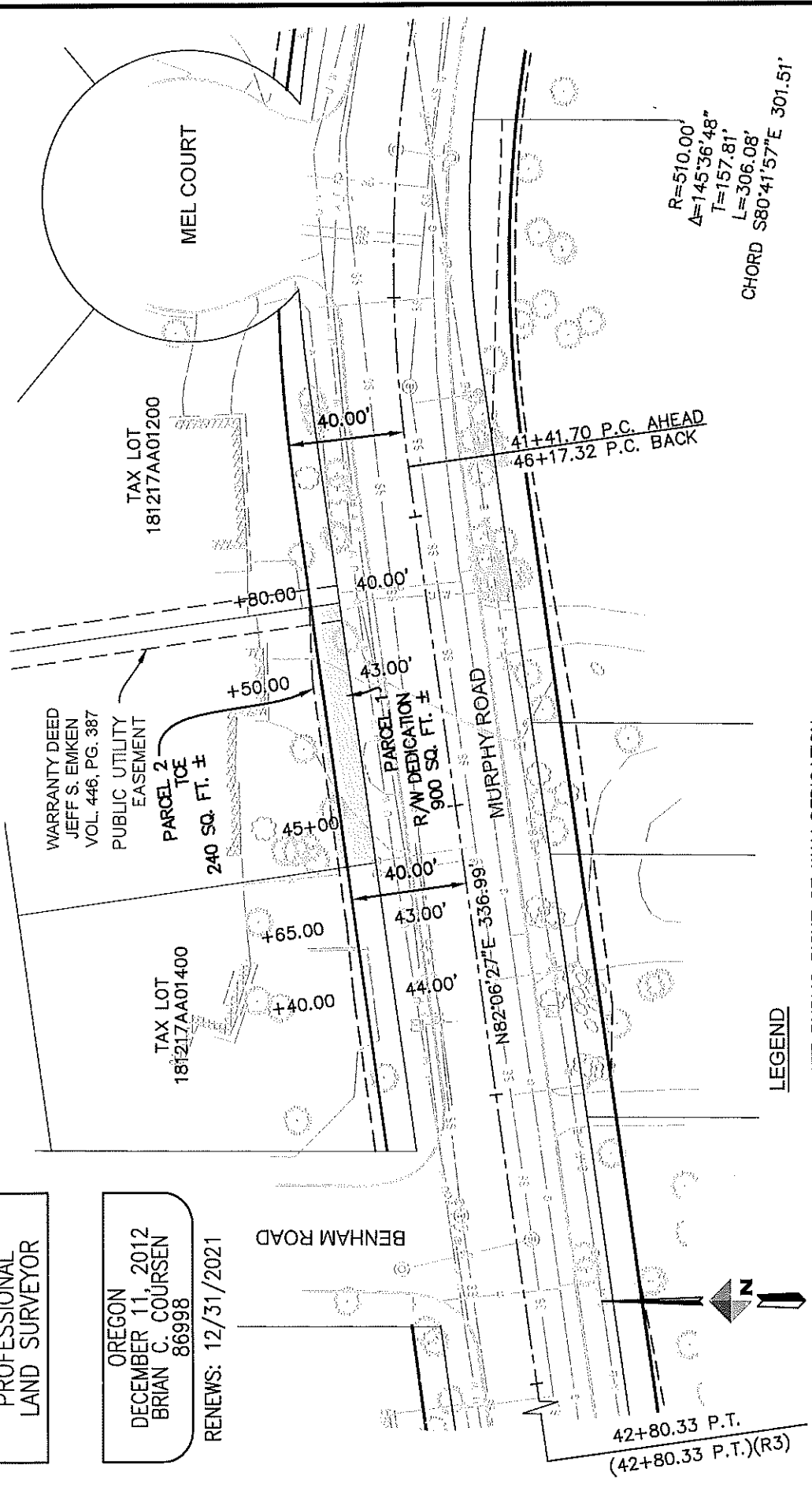
**DOWL**  
[WWW.DOWL.COM](http://WWW.DOWL.COM)  
963 SW Simpson Avenue, #200  
Bend, Oregon 97702  
541-385-4772

EXHIBIT B





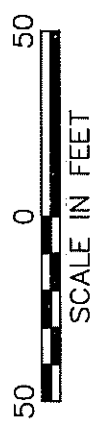
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
DECEMBER 11, 2012  
BRIAN C. COURSEN  
86998  
RENEWS: 12/31/2021



**LEGEND**

-  PUBLIC RIGHT OF WAY DEDICATION (R/W DEDICATION)
-  TEMPORARY CONSTRUCTION EASEMENT (TCE)



BEARINGS BASED ON DESCHUTES  
COUNTY SURVEY NO. 20174

PROJECT 14184-01  
DATE 4/29/2020

**MURPHY CORRIDOR IMPROVEMENTS**  
TAX MAP & LOT 181217AA01300  
JEFF S. EMKEN

**DOWL**  
WWW.DOWL.COM  
963 SW Simpson Avenue, #200  
Bend, Oregon 97702  
541-386-4772

EXHIBIT B



**EXHIBIT A**  
**City of Bend**  
**Murphy Corridor Improvements**

**Public Right-of-Way Dedication**

A parcel of land lying in the NE1/4NE1/4 of Section 17 Township 18 South, Range 12 East, W.M., City of Bend, Deschutes County, Oregon and being a portion of the property described in that Statutory Warranty Deed to Jeff S. Emken, recorded April 28, 1997 as Volume 446, Page 387, Deschutes County Official Records; said parcel being that portion of said property included in a strip of land 40.00 feet in width lying on the Northerly side of the center line of Murphy Road, which center line is described as follows:

Beginning at Engineer's center line Station 20+00.00, said station being South 785.65 feet and West 8545.71 feet of the Northeast Corner of Section 16, Township 18 South, Range 12 East, W.M.; thence South 58°01'24" East 603.92 feet; thence on a 954.93 foot radius curve left (the long chord of which bears South 78°28'17" East 667.22 feet) 681.60 feet; thence North 81°04'51" East 976.90 feet; thence on a 1000.00 foot radius curve right (the long chord of which bears North 81°35'39" East 17.92 feet) 17.92 feet; thence North 82°06'27" East 336.99 feet to Engineer's center line Station 46+17.32 Back equals 41+41.70 Ahead; thence on a 510.00 foot radius curve right (the long chord of which bears South 80°41'57" East 301.51 feet) 306.08 feet to Engineer's centerline Station 44+47.78 Back equals 49+25.45 Ahead; thence South 63°30'21" East 446.07 feet; thence on a 500.00 foot radius curve left (the long chord of which bears South 76°51'35" East 230.97 feet) 233.07 feet; thence North 89°47'10" East 755.40 feet; thence on a 1500.00 foot radius curve left (the long chord of which bears North 86°34'48" East 167.79 feet) 167.88 feet; thence North 83°22'26" East 190.94 feet; thence on a 1500.00 foot radius curve right (the long chord of which bears North 86°34'48" East 167.79 feet) 167.88 feet; thence North 89°47'10" East 1002.90 feet; thence on a 4000.00 foot radius curve left (the long chord of which bears North 88°41'49" East 152.09 feet) 152.10 feet; thence North 87°36'27" East 152.47 feet to Engineer's center line Station 81+94.15, said station being South 1280.26 feet and West 2554.06 feet of the Northeast Corner of Section 16, Township 18 South, Range 12 East, W.M.

Bearings are based on County Survey No. 20174, filed March 31, 2020 Deschutes County Surveyor's Office.

This parcel of land contains 900 square feet, more or less, outside the existing right of way.



**Parcel 2 - Temporary Construction Easement**

A parcel of land lying in the NE1/4NE1/4 of Section 17 Township 18 South, Range 12 East, W.M., City of Bend, Deschutes County, Oregon and being a portion of the property described in that Statutory Warranty Deed to Jeff S. Emken, recorded April 28, 1997 as Volume 446, Page 387, Deschutes County Official Records; said parcel being that portion of said property included in a strip of land variable in width lying on the Northerly side of the center line of Murphy Road, which center line is described in Parcel 1.

The width in feet of said strip of land is as follows:

Station	to	Station	Width on Northerly Side of Center Line
44+65.00		45+50.00	43.00
45+50.00		45+80.00	43.00 in a straight line to 40.00

EXCEPT therefrom Parcel 1

This parcel of land contains 240 square feet, more or less.

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

OREGON  
 DECEMBER 11, 2012  
 BRIAN C. COURSEN  
 86998

Renews: 12-31-2021

GUY ANCHOR EASEMENT TO PACIFICORP 2016-16118

R=954.93'  
 Δ=40°53'35"  
 T=356.05'  
 L=681.60'

CHORD S78°28'17"E 667.22'

QUITCLAIM DEED AARON & JANINE REED 2019-35771

PARCEL 3 TCE 34 SQ.FT.±

PARCEL 2 TCE 38 SQ.FT.±

PERMANENT EASEMENT FOR ROAD AND UTILITIES 2012-45925

42+62.41 P.C.  
 (42+62.41 P.C.)(R3)

NON-VEHICULAR ACCESS

TAX LOT 181217AB04400

NON-VEHICULAR ACCESS

MURPHY ROAD

32+85.52 P.T.  
 (32+85.52 P.T.)(R3)

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON  
 DECEMBER 11, 2012  
 BRIAN C. COURSEN  
 86998

RENEWS: 12/31/2021

+85.52

+56.50

+85.00

+66.80

+45.00

+20.00

32.00'

32.50'

30.00'

30.00'

30.00'

33.00'

30.00'

PARCEL 1 R/W DEDICATION 17 SQ.FT.±

**LEGEND**

Public Right of Way Dedication (R/W DEDICATION)

Temporary Construction Easement (TCE)

BEARINGS BASED ON DESCHUTES COUNTY SURVEY NO. 20174



SCALE IN FEET

PROJECT	14184-01
DATE	4/8/2020

**MURPHY CORRIDOR IMPROVEMENTS**  
 TAX MAP & LOT 181217AB 04300  
 AARON & JANINE REED

**DOWL**  
[WWW.DOWL.COM](http://WWW.DOWL.COM)  
 963 SW Simpson Avenue, #200  
 Bend, Oregon 97702  
 541-386-4772

EXHIBIT B



EXHIBIT A
City of Bend
Murphy Corridor Improvements

Public Right-of-Way Dedication

A parcel of land lying in the NW1/4NE1/4 of Section 17 Township 18 South, Range 12 East, W.M., City of Bend, Deschutes County, Oregon and being a portion of the property described in that Statutory Bargain and Sale Deed to Aaron Reed and Janine Reed, recorded September 24, 2019 as Volume 2019, Page 35771, Deschutes County Official Records; said parcel being that portion of said property included in a strip of land variable in width lying on the Northerly side of the center line of Murphy Road, which center line is described as follows:

Beginning at Engineer's center line Station 20+00.00, said station being South 785.65 feet and West 8545.71 feet of the Northeast Corner of Section 16, Township 18 South, Range 12 East, W.M.; thence South 58°01'24" East 603.92 feet; thence on a 954.93 foot radius curve left (the long chord of which bears South 78°28'17" East 667.22 feet) 681.60 feet; thence North 81°04'51" East 976.90 feet; thence on a 1000.00 foot radius curve right (the long chord of which bears North 81°35'39" East 17.92 feet) 17.92 feet; thence North 82°06'27" East 336.99 feet to Engineer's center line Station 46+17.32 Back equals 41+41.70 Ahead; thence on a 510.00 foot radius curve right (the long chord of which bears South 80°41'57" East 301.51 feet) 306.08 feet to Engineer's centerline Station 44+47.78 Back equals 49+25.45 Ahead; thence South 63°30'21" East 446.07 feet; thence on a 500.00 foot radius curve left (the long chord of which bears South 76°51'35" East 230.97 feet) 233.07 feet; thence North 89°47'10" East 755.40 feet; thence on a 1500.00 foot radius curve left (the long chord of which bears North 86°34'48" East 167.79 feet) 167.88 feet; thence North 83°22'26" East 190.94 feet; thence on a 1500.00 foot radius curve right (the long chord of which bears North 86°34'48" East 167.79 feet) 167.88 feet; thence North 89°47'10" East 1002.90 feet; thence on a 4000.00 foot radius curve left (the long chord of which bears North 88°41'49" East 152.09 feet) 152.10 feet; thence North 87°36'27" East 152.47 feet to Engineer's center line Station 81+94.15, said station being South 1280.26 feet and West 2554.06 feet of the Northeast Corner of Section 16, Township 18 South, Range 12 East, W.M.

The width in feet of said strip of land is as follows:

Table with 3 columns: Station, to, Station, Width on Northerly Side of Center Line. Row 1: 31+85.00, to, 32+85.52 P.T., 30.00 in a straight line to 32.00

Bearings are based on County Survey No. 20174, filed March 31, 2020 Deschutes County Surveyor's Office.

This parcel of land contains 17 square feet, more or less, outside the existing right of way.



**Parcel 2 - Temporary Construction Easement**

A parcel of land lying in the NW1/4NE1/4 of Section 17 Township 18 South, Range 12 East, W.M., City of Bend, Deschutes County, Oregon and being a portion of the property described in that Statutory Bargain and Sale Deed to Aaron Reed and Janine Reed, recorded September 24, 2019 as Volume 2019, Page 35771, Deschutes County Official Records; said parcel being that portion of said property included in a strip of land variable in width lying on the Northerly side of the center line of Murphy Road, which center line is described in Parcel 1.

The width in feet of said strip of land is as follows:

Station	to	Station	Width on Northerly Side of Center Line
31+20.00		31+45.00	33.00 in a straight line to 30.00

EXCEPT therefrom Parcel 1

This parcel of land contains 38 square feet, more or less.

**Parcel 3 - Temporary Construction Easement**

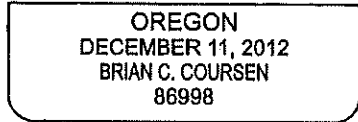
A parcel of land lying in the NW1/4NE1/4 of Section 17 Township 18 South, Range 12 East, W.M., City of Bend, Deschutes County, Oregon and being a portion of the property described in that Statutory Bargain and Sale Deed to Aaron Reed and Janine Reed, recorded September 24, 2019 as Volume 2019, Page 35771, Deschutes County Official Records; said parcel being that portion of said property included in a strip of land variable in width lying on the Northerly side of the center line of Murphy Road, which center line is described in Parcel 1.

The width in feet of said strip of land is as follows:

Station	to	Station	Width on Northerly Side of Center Line
31+66.80		32+56.50	30.00 in a straight line to 32.50

EXCEPT therefrom Parcel 1

This parcel of land contains 34 square feet, more or less.



Renews: 12-31-2021



EXHIBIT A  
City of Bend  
Murphy Corridor Improvements

Public Right-of-Way Dedication

A parcel of land lying in the NE1/4NE1/4 of Section 17 Township 18 South, Range 12 East, W.M., City of Bend, Deschutes County, Oregon and being a portion of the property described in that Statutory Warranty Deed to Jeffrey Paul Smith and Jennette E. Smith, recorded May 12, 2016 as Volume 2016, Page 18154, Deschutes County Official Records; said parcel being that portion of said property included in a strip of land 40.00 feet in width lying on the Northerly side of the center line of Murphy Road, which center line is described as follows:

Beginning at Engineer's center line Station 20+00.00, said station being South 785.65 feet and West 8545.71 feet of the Northeast Corner of Section 16, Township 18 South, Range 12 East, W.M.; thence South 58°01'24" East 603.92 feet; thence on a 954.93 foot radius curve left (the long chord of which bears South 78°28'17" East 667.22 feet) 681.60 feet; thence North 81°04'51" East 976.90 feet; thence on a 1000.00 foot radius curve right (the long chord of which bears North 81°35'39" East 17.92 feet) 17.92 feet; thence North 82°06'27" East 336.99 feet to Engineer's center line Station 46+17.32 Back equals 41+41.70 Ahead; thence on a 510.00 foot radius curve right (the long chord of which bears South 80°41'57" East 301.51 feet) 306.08 feet to Engineer's centerline Station 44+47.78 Back equals 49+25.45 Ahead; thence South 63°30'21" East 446.07 feet; thence on a 500.00 foot radius curve left (the long chord of which bears South 76°51'35" East 230.97 feet) 233.07 feet; thence North 89°47'10" East 755.40 feet; thence on a 1500.00 foot radius curve left (the long chord of which bears North 86°34'48" East 167.79 feet) 167.88 feet; thence North 83°22'26" East 190.94 feet; thence on a 1500.00 foot radius curve right (the long chord of which bears North 86°34'48" East 167.79 feet) 167.88 feet; thence North 89°47'10" East 1002.90 feet; thence on a 4000.00 foot radius curve left (the long chord of which bears North 88°41'49" East 152.09 feet) 152.10 feet; thence North 87°36'27" East 152.47 feet to Engineer's center line Station 81+94.15, said station being South 1280.26 feet and West 2554.06 feet of the Northeast Corner of Section 16, Township 18 South, Range 12 East, W.M.

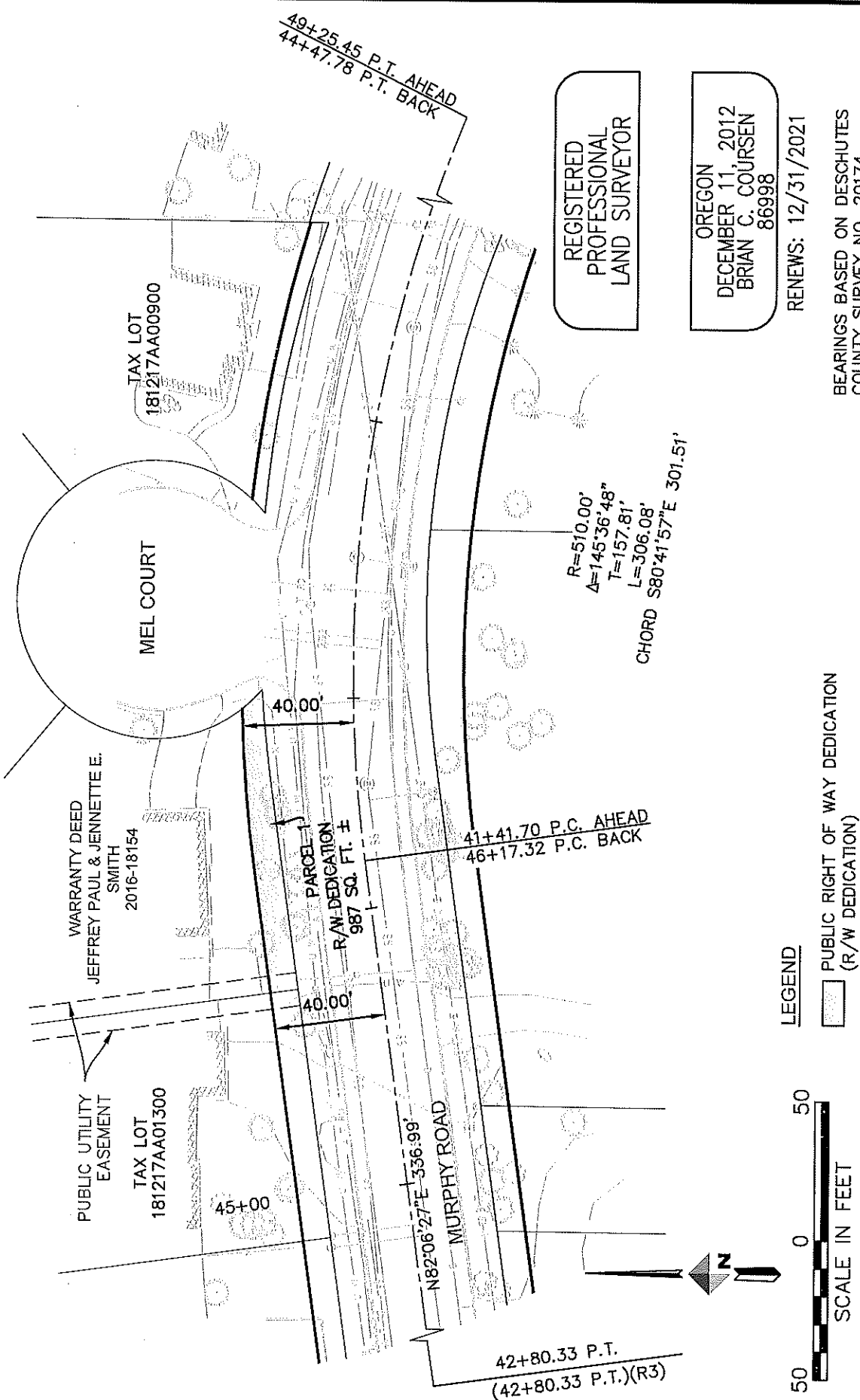
Bearings are based on County Survey No. 20174, filed March 31, 2020 Deschutes County Surveyor's Office.

This parcel of land contains 987 square feet, more or less, outside the existing right of way.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
DECEMBER 11, 2012  
BRIAN C. COURSEN  
86998

Renews: 12-31-2021



REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

OREGON  
 DECEMBER 11, 2012  
 BRIAN C. COURSEN  
 86998

RENEWS: 12/31/2021

BEARINGS BASED ON DESCHUTES  
 COUNTY SURVEY NO. 20174

**LEGEND**  
 PUBLIC RIGHT OF WAY DEDICATION  
 (R/W DEDICATION)

SCALE IN FEET

PROJECT	14184-01
DATE	4/28/2020

**MURPHY CORRIDOR IMPROVEMENTS**  
 PUBLIC RIGHT OF WAY DEDICATION  
 TAX MAP & LOT 181217AA01200  
 JEFFREY PAUL & JENNETTE E. SMITH

[WWW.DOWL.COM](http://WWW.DOWL.COM)  
 963 SW Simpson Avenue, #200  
 Bend, Oregon 97702  
 541-386-4772

**EXHIBIT B**





**EXHIBIT A**  
**City of Bend**  
**Murphy Corridor Improvements**

**Public Right-of-Way Dedication**

A parcel of land lying in the NE1/4NE1/4 of Section 17 Township 18 South, Range 12 East, W.M., City of Bend, Deschutes County, Oregon and being a portion of the property described in that Warranty Deed to Robert F. Elmlund, Jr., recorded August 15, 1979 as Volume 305, Page 437, Deschutes County Deed Records; said parcel being that portion of said property included in a strip of land 40.00 feet in width lying on the Northerly side of the center line of Murphy Road, which center line is described as follows:

Beginning at Engineer's center line Station 20+00.00, said station being South 785.65 feet and West 8545.71 feet of the Northeast Corner of Section 16, Township 18 South, Range 12 East, W.M.; thence South 58°01'24" East 603.92 feet; thence on a 954.93 foot radius curve left (the long chord of which bears South 78°28'17" East 667.22 feet) 681.60 feet; thence North 81°04'51" East 976.90 feet; thence on a 1000.00 foot radius curve right (the long chord of which bears North 81°35'39" East 17.92 feet) 17.92 feet; thence North 82°06'27" East 336.99 feet to Engineer's center line Station 46+17.32 Back equals 41+41.70 Ahead; thence on a 510.00 foot radius curve right (the long chord of which bears South 80°41'57" East 301.51 feet) 306.08 feet to Engineer's centerline Station 44+47.78 Back equals 49+25.45 Ahead; thence South 63°30'21" East 446.07 feet; thence on a 500.00 foot radius curve left (the long chord of which bears South 76°51'35" East 230.97 feet) 233.07 feet; thence North 89°47'10" East 755.40 feet; thence on a 1500.00 foot radius curve left (the long chord of which bears North 86°34'48" East 167.79 feet) 167.88 feet; thence North 83°22'26" East 190.94 feet; thence on a 1500.00 foot radius curve right (the long chord of which bears North 86°34'48" East 167.79 feet) 167.88 feet; thence North 89°47'10" East 1002.90 feet; thence on a 4000.00 foot radius curve left (the long chord of which bears North 88°41'49" East 152.09 feet) 152.10 feet; thence North 87°36'27" East 152.47 feet to Engineer's center line Station 81+94.15, said station being South 1280.26 feet and West 2554.06 feet of the Northeast Corner of Section 16, Township 18 South, Range 12 East, W.M.

Bearings are based on County Survey No. 20174, filed March 31, 2020 Deschutes County Surveyor's Office.

This parcel of land contains 992 square feet, more or less, outside the existing right of way.



**Parcel 2 - Temporary Construction Easement**

A parcel of land lying in the NE1/4NE1/4 of Section 17 Township 18 South, Range 12 East, W.M., City of Bend, Deschutes County, Oregon and being a portion of the property described in that Warranty Deed to Robert F. Elmlund, Jr., recorded August 15, 1979 as Volume 305, Page 437, Deschutes County Deed Records; said parcel being that portion of said property included in a strip of land variable in width lying on the Northerly side of the center line of Murphy Road, which center line is described in Parcel 1.

The width in feet of said strip of land is as follows:

Station	to	Station	Width on Northerly Side of Center Line
43+75.00		44+40.00	44.00
44+40.00		44+65.00	44.00 in a straight line to 43.00
44+65.00		45+50.00	43.00

EXCEPT therefrom Parcel 1

This parcel of land contains 361 square feet, more or less.

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

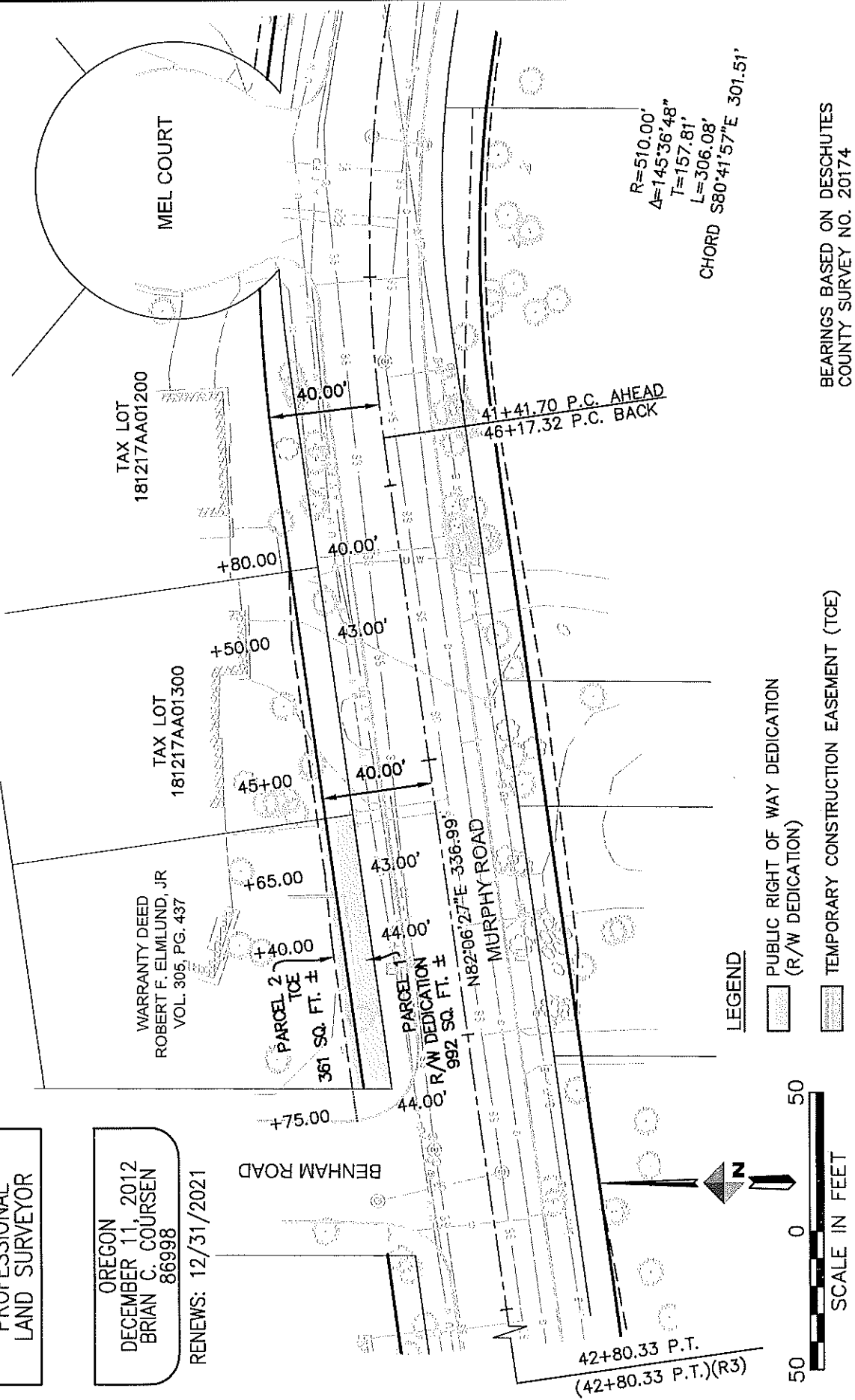
OREGON  
 DECEMBER 11, 2012  
 BRIAN C. COURSEN  
 86998

Renews: 12-31-2021

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
DECEMBER 11, 2012  
BRIAN C. COURSEN  
86998

RENEWS: 12/31/2021



LEGEND

PUBLIC RIGHT OF WAY DEDICATION  
(R/W DEDICATION)

TEMPORARY CONSTRUCTION EASEMENT (TCE)

BEARINGS BASED ON DESCHUTES  
COUNTY SURVEY NO. 20174



PROJECT 14184-01  
DATE 4/8/2020

MURPHY CORRIDOR IMPROVEMENTS  
TAX MAP & LOT 181217AA01400  
ROBERT F. ELMUND, JR.

EXHIBIT B

**DOWL**  
WWW.DOWL.COM  
963 SW Simpson Avenue, #200  
Bend, Oregon 97702  
541-385-4772



**EXHIBIT A**  
**City of Bend**  
**Murphy Corridor Improvements**

**Public Right-of-Way Dedication**

A parcel of land lying in the NW1/4NE1/4 of Section 17 Township 18 South, Range 12 East, W.M., City of Bend, Deschutes County, Oregon and being a portion of the property described in that Warranty Deed to Mike Chu and Lillian Chi Chu Living Trust, recorded November 27, 2007 as Volume 2007, Page 61364, Deschutes County Official Records; said parcel being that portion of said property included in a strip of land 40.00 feet in width lying on the Northerly side of the center line of Murphy Road, which center line is described as follows:

Beginning at Engineer's center line Station 20+00.00, said station being South 785.65 feet and West 8545.71 feet of the Northeast Corner of Section 16, Township 18 South, Range 12 East, W.M.; thence South 58°01'24" East 603.92 feet; thence on a 954.93 foot radius curve left (the long chord of which bears South 78°28'17" East 667.22 feet) 681.60 feet; thence North 81°04'51" East 976.90 feet; thence on a 1000.00 foot radius curve right (the long chord of which bears North 81°35'39" East 17.92 feet) 17.92 feet; thence North 82°06'27" East 336.99 feet to Engineer's center line Station 46+17.32 Back equals 41+41.70 Ahead; thence on a 510.00 foot radius curve right (the long chord of which bears South 80°41'57" East 301.51 feet) 306.08 feet to Engineer's centerline Station 44+47.78 Back equals 49+25.45 Ahead; thence South 63°30'21" East 446.07 feet; thence on a 500.00 foot radius curve left (the long chord of which bears South 76°51'35" East 230.97 feet) 233.07 feet; thence North 89°47'10" East 755.40 feet; thence on a 1500.00 foot radius curve left (the long chord of which bears North 86°34'48" East 167.79 feet) 167.88 feet; thence North 83°22'26" East 190.94 feet; thence on a 1500.00 foot radius curve right (the long chord of which bears North 86°34'48" East 167.79 feet) 167.88 feet; thence North 89°47'10" East 1002.90 feet; thence on a 4000.00 foot radius curve left (the long chord of which bears North 88°41'49" East 152.09 feet) 152.10 feet; thence North 87°36'27" East 152.47 feet to Engineer's center line Station 81+94.15, said station being South 1280.26 feet and West 2554.06 feet of the Northeast Corner of Section 16, Township 18 South, Range 12 East, W.M.

Bearings are based on County Survey No. 20174, filed March 31, 2020 Deschutes County Surveyor's Office.

This parcel of land contains 1,574 square feet, more or less, outside the existing right of way.



### Parcel 2 - Temporary Construction Easement

A parcel of land lying in the NW1/4NE1/4 of Section 17 Township 18 South, Range 12 East, W.M., City of Bend, Deschutes County, Oregon and being a portion of the property described in that Warranty Deed to Mike Chu and Lillian Chi Chu Living Trust, recorded November 27, 2007 as Volume 2007, Page 61364, Deschutes County Official Records; said parcel being that portion of said property included in a strip of land 41.50 feet in width lying on the Northerly side of the center line of Murphy Road, which center line is described in Parcel 1.

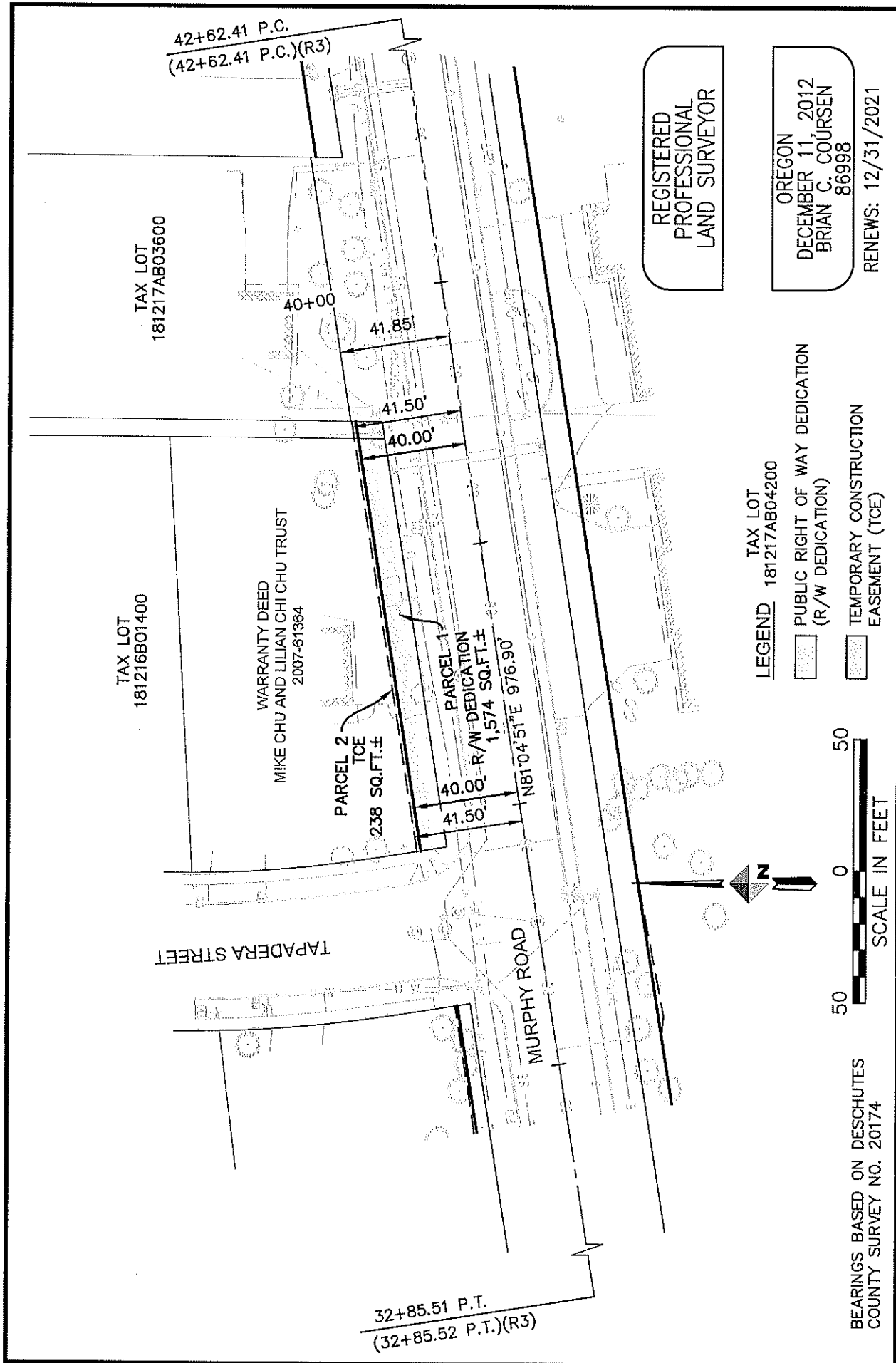
EXCEPT therefrom Parcel 1

This parcel of land contains 238 square feet, more or less.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
DECEMBER 11, 2012  
BRIAN C. COURSEN  
86998

Renews: 12-31-2021



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

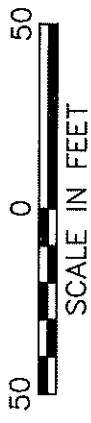
OREGON  
DECEMBER 11, 2012  
BRIAN C. COURSEN  
86998

RENEWS: 12/31/2021

LEGEND TAX LOT 181217AB04200

PUBLIC RIGHT OF WAY DEDICATION (R/W DEDICATION)

TEMPORARY CONSTRUCTION EASEMENT (TOE)



BEARINGS BASED ON DESCHUTES COUNTY SURVEY NO. 20174

PROJECT	14184-01
DATE	4/28/2020

**MURPHY CORRIDOR IMPROVEMENTS**  
TAX MAP & LOT 181217AB 05700  
MIKE CHU AND LILIAN CHI CHU TRUST

EXHIBIT B

**DOWL**  
WWW.DOWL.COM  
963 SW Simpson Avenue, #200  
Bend, Oregon 97702  
541-386-4772



**EXHIBIT A**  
**City of Bend**  
**Murphy Corridor Improvements**

**Parcel 1 - Public Right-of-Way Dedication**

A parcel of land lying in Parcel 1 of Partition Plat 1991-1, City of Bend, Deschutes County, Oregon and being a portion of the property described in those Oregon Quit Claim Deeds to Trevan Ryan and Grayson Christopher Loy, recorded September 12, 2018 as Volume 2018, Page 37123 Deschutes County Official Records and recorded September 12, 2018 as Volume 2018, Page 37125 Deschutes County Official Records; said parcel being that portion of said property included in a strip of land 40.00 feet in width lying on the Southerly side of the center line of Murphy Road, which center line is described as follows:

Beginning at Engineer's center line Station 20+00.00, said station being South 785.65 feet and West 8545.71 feet of the Northeast Corner of Section 16, Township 18 South, Range 12 East, W.M.; thence South 58°01'24" East 603.92 feet; thence on a 954.93 foot radius curve left (the long chord of which bears South 78°28'17" East 667.22 feet) 681.60 feet; thence North 81°04'51" East 976.90 feet; thence on a 1000.00 foot radius curve right (the long chord of which bears North 81°35'39" East 17.92 feet) 17.92 feet; thence North 82°06'27" East 336.99 feet to Engineer's center line Station 46+17.32 Back equals 41+41.70 Ahead; thence on a 510.00 foot radius curve right (the long chord of which bears South 80°41'57" East 301.51 feet) 306.08 feet to Engineer's centerline Station 44+47.78 Back equals 49+25.45 Ahead; thence South 63°30'21" East 446.07 feet; thence on a 500.00 foot radius curve left (the long chord of which bears South 76°51'35" East 230.97 feet) 233.07 feet; thence North 89°47'10" East 755.40 feet; thence on a 1500.00 foot radius curve left (the long chord of which bears North 86°34'48" East 167.79 feet) 167.88 feet; thence North 83°22'26" East 190.94 feet; thence on a 1500.00 foot radius curve right (the long chord of which bears North 86°34'48" East 167.79 feet) 167.88 feet; thence North 89°47'10" East 1002.90 feet; thence on a 4000.00 foot radius curve left (the long chord of which bears North 88°41'49" East 152.09 feet) 152.10 feet; thence North 87°36'27" East 152.47 feet to Engineer's center line Station 81+94.15, said station being South 1280.26 feet and West 2554.06 feet of the Northeast Corner of Section 16, Township 18 South, Range 12 East, W.M.

Bearings are based on County Survey No. 20174, filed March 31, 2020 Deschutes County Surveyor's Office.

This parcel of land contains 1,365 square feet, more or less, outside the existing right of way.



**Parcel 2 - Temporary Construction Easement**

A parcel of land lying in Parcel 1 of Partition Plat 1991-1, City of Bend, Deschutes County, Oregon and being a portion of the property described in those Oregon Quit Claim Deeds to Trevan Ryan and Grayson Christopher Loy, recorded September 12, 2018 as Volume 2018, Page 37123 Deschutes County Official Records and recorded September 12, 2018 as Volume 2018, Page 37125 Deschutes County Official Records; said parcel being that portion of said property included in a strip variable in width lying on the Southerly side of the center line of Murphy Road, which center line is described in Parcel 1.

The width in feet of said strip of land is as follows:

Station	to	Station	Width on Southerly Side of Center Line
44+00.00		44+25.00	40.00 in a straight line to 44.00
44+25.00		45+18.00	44.00 in a straight line to 45.00
45+18.00		46+17.32 P.C. Back= 41+41.70 P.C. Ahead	45.00 in a straight line to 42.00

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

OREGON  
 DECEMBER 11, 2012  
 BRIAN C. COURSEN  
 86998

Renews: 12-31-2021



41+41.70 P.C. AHEAD  
46+17.32 P.C. BACK

42+80.33 P.T.  
(42+80.33 P.T.)(R3)

BENHAM ROAD

MURPHY ROAD

N82°06'27"E 336.99'  
PARCEL 1  
R/W DEDICATION  
±1,365 SQUARE FEET

TAX LOT  
181217AA00700

LEGEND  
 PUBLIC RIGHT OF WAY DEDICATION (R/W DEDICATION)  
 TEMPORARY CONSTRUCTION EASEMENT (TCE)

40 0 40  
SCALE IN FEET



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
DECEMBER 11, 2012  
BRIAN C. COURSEN  
86998

RENEWS: 12/31/2021  
BEARINGS BASED ON DESCHUTES  
COUNTY SURVEY NO. 20174

TAX LOT  
181217AA00702

QUITCLAIM DEED  
TREVAN R. & GRAYSON C. LOY  
2018-37123


PARCEL 2  
TCE  
±491 SQUARE FEET  
QUITCLAIM DEED  
TREVAN R. & GRAYSON C. LOY  
2018-37125

ACCESS EASEMENT  
190-2474

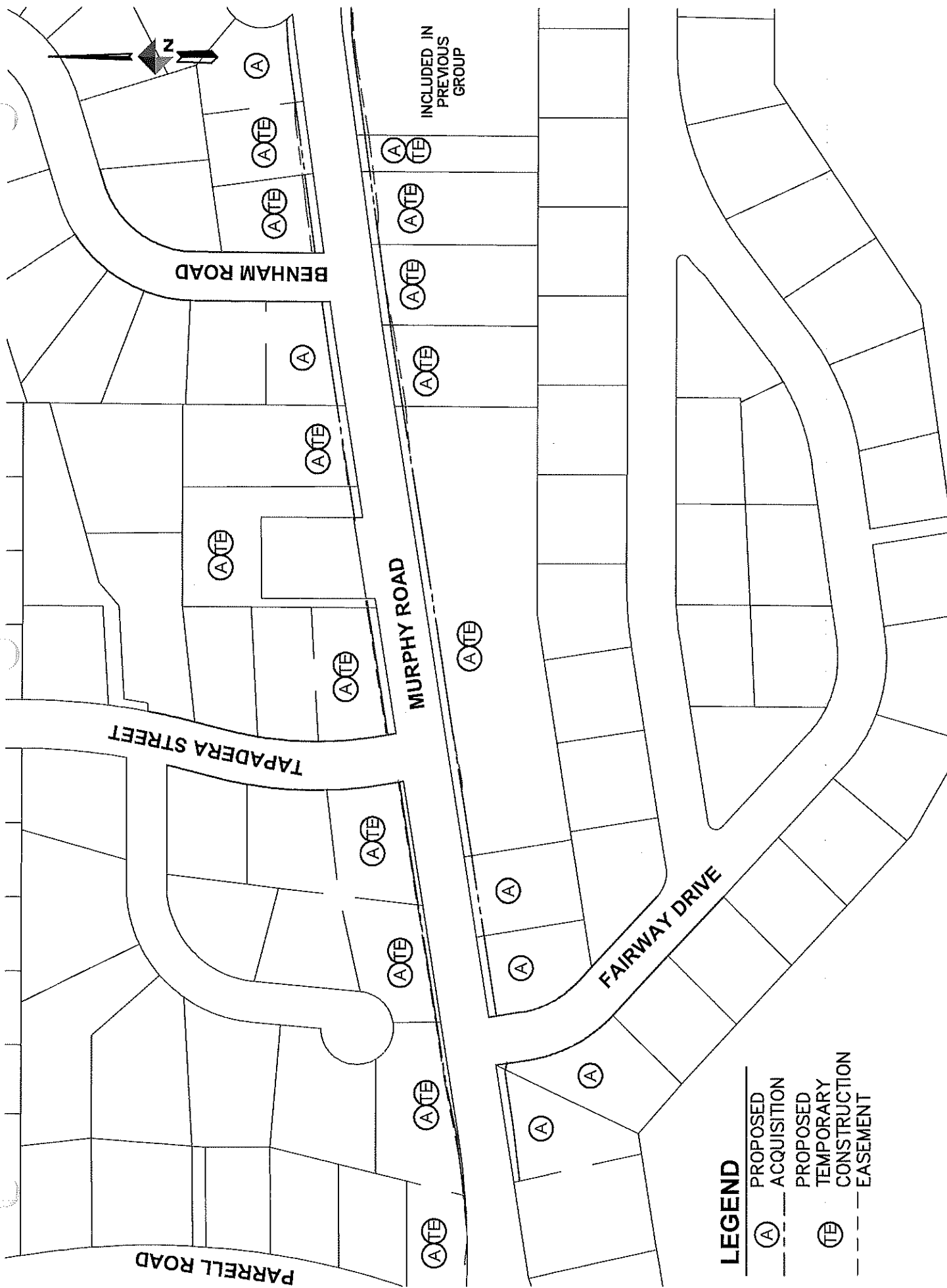
PROJECT 14184-01  
DATE 4/29/2020

EXHIBIT B

MURPHY CORRIDOR IMPROVEMENTS  
TAX MAP & LOT 181217AA 00701 & 00704  
TREVAN R. & GRAYSON C. LOY



**DOWL**  
[WWW.DOWL.COM](http://WWW.DOWL.COM)  
 963 SW Simpson Avenue, #200  
 Bend, Oregon 97702  
 541-386-4772



**LEGEND**

- (A) PROPOSED ACQUISITION
- (ATE) PROPOSED TEMPORARY CONSTRUCTION EASEMENT