

**RESOLUTION NO. 3277  
EXERCISING THE POWER OF EMINENT DOMAIN:  
WILSON AVENUE CORRIDOR (TRAFFIC SIGNAL IMPROVEMENT)**

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 Design Agreement with Kittelson & Associates Inc. for the Traffic Signal Improvements Project (1TTSI) on July 15, 2020, now called the Wilson Avenue Corridor Project (1GWAC) from 2<sup>nd</sup> Street to Douglas Street and a Design Agreement with DOWL for 1GWAC from Douglas Street to 15<sup>th</sup> Street. The Wilson Avenue Corridor Project includes a signal modernization at 3<sup>rd</sup> and Wilson, intersection modernization at 2<sup>nd</sup> and Wilson, single lane roundabouts at 9<sup>th</sup> and Wilson and 15<sup>th</sup> and Wilson, and roadway widening and modernization along Wilson from 2<sup>nd</sup> to 15<sup>th</sup> (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.

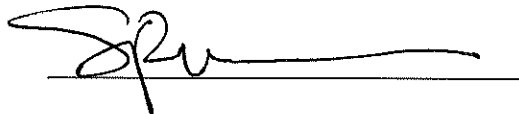
Section 4. The City of Bend expressly reserves its jurisdiction to determine the necessity or propriety of any acquisition, its quantity, quality or locality, and to change or abandon any acquisition.

Section 5. This resolution takes effect immediately upon adoption.

Adopted by motion of the Bend City Council on October 20, 2021.

YES: Mayor Sally Russell  
Mayor Pro Tem Gena Goodman-Campbell  
Councilor Barb Campbell  
Councilor Melanie Kebler  
Councilor Anthony Broadman  
Councilor Megan Perkins  
Councilor Rita Schenkelberg

NO: none




Sally Russell, Mayor

Attest:

  
Robyn Christie, City Recorder

Approved as to form:

  
Mary A. Winters, City Attorney

**EXHIBIT 'A'**  
**119 SE WILSON AVE**  
**LEGAL DESCRIPTION**

**PARCEL 1 – TEMPORARY CONSTRUCTION EASEMENT (TCE)**

A TRACT OF LAND BEING A PORTION OF LOTS 5 AND 6, BLOCK 132, SECOND ADDITION TO BEND PARK, RECORDED MARCH 6, 1913, FILED AS COUNTY SURVEY NO. 05642 IN THE DESCHUTES COUNTY SURVEYOR'S OFFICE, LOCATED IN THE NORTHEAST ONE-QUARTER (NE1/4) OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF SECTION 5, TOWNSHIP 18 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, CITY OF BEND, DESCHUTES COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE NORTHEAST CORNER OF SAID LOT 5, FROM WHICH THE NORTHEAST CORNER OF SAID BLOCK 132 BEARS NORTH 89°55'59 EAST, A DISTANCE OF 200.05 FEET, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SE WILSON AVENUE;

THENCE SOUTH 89°55'59" WEST ALONG THE NORTH LINE OF SAID LOTS 5 AND 6, BEING COINCIDENT WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SE WILSON AVENUE, A DISTANCE OF 66.88 FEET;

THENCE DEPARTING SAID NORTH LINE, SOUTH 70°03'34" EAST, A DISTANCE OF 71.18 FEET TO THE EAST LINE OF SAID LOT 5;

THENCE, NORTH 00°04'01" WEST, A DISTANCE OF 24.35 FEET, ALONG THE EAST LINE OF SAID LOT 5, TO THE **POINT OF BEGINNING**.

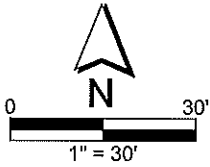
HEREIN DESCRIBED LANDS CONTAIN 815 SQUARE FEET, MORE OR LESS.

SUBJECT TO ANY OTHER EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD AND THOSE COMMON AND APPARENT TO THE LAND.

BEARINGS ARE DERIVED FROM CENTRAL OREGON COORDINATE SYSTEM (COCS) COORDINATE VALUES.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 20, 2009  
SCOTT C. BOLDOC  
79288  
EXPIRES: 12/31/2021



WILSON AVENUE

(EAST - PLAT)  
 (S89°59'35"E - CS 15771)  
 S89°55'59"W 66.88'

N.E. CORNER  
 LOT 5  
 BLOCK 132  
 TCE POB

N.E. CORNER  
 BLOCK 132

N89°55'59"E 200.05'

TEMPORARY CONSTRUCTION  
 EASEMENT (TCE)  
 ±815 S.F.

TAX LOT 181205DA00102  
 GA HC REIT II BEND OR  
 WILSON AVE SNF LLC  
 119 SE WILSON AVE  
 DEED REF. 2012-34061

(SOUTH - PLAT)  
 N00°04'01"W  
 (S00°05'30"E - CS 15771)

LOT 7

LOT 6

LOT 5

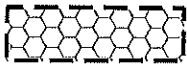
LOT 4

BLOCK 132  
 SECOND ADDITION TO  
 BEND PARK  
 (CS 05642)

SURVEY REFERENCE  
 (CS 15771)

BEARINGS ARE DERIVED  
 FROM CENTRAL OREGON  
 COORDINATE SYSTEM (COCS)  
 COORDINATE VALUES.

VACATED ALLEY



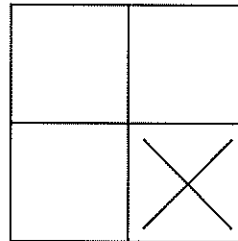
PARCEL 1 - TEMPORARY CONSTRUCTION  
 EASEMENT AREA (±815 SQ. FT.)

CS = DESCHUTES COUNTY SURVEY NUMBER

TCE = TEMPORARY CONSTRUCTION EASEMENT

POB = POINT OF BEGINNING

(REC) = RECORD INFORMATION



SEC5,T18S,R12E,W.M.

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

OREGON  
 JULY 20, 2009  
 SCOTT C. BOLDOC  
 79288

EXPIRES: 12/31/2021

**Parametrix**

ENGINEERING . PLANNING . ENVIRONMENTAL SCIENCES

150 NW PACIFIC PARK LANE, SUITE 110 | BEND, OR 97702  
 P 541.508.7710  
 WWW.PARAMETRIX.COM

PROJECT NAME

**WILSON AVENUE  
 CORRIDOR IMPROVEMENT PROJECT**

EXHIBIT 'B'- GA HC REIT II BEND OR WILSON AVE ALF LLC  
 TAXLOT 181205DA 00102  
 CITY OF BEND, OR

DRAWING NO.

1 OF 1

DWG NAME

BE4506018V-ACQ 119-17

DATE

10/12/2021

**EXHIBIT 'A'**  
**127 SE WILSON AVENUE**  
**LEGAL DESCRIPTIONS**

**PARCEL 1 – RIGHT-OF-WAY DEDICATION**

A TRACT OF LAND BEING A PORTION OF LOTS 1, 2, AND 3, BLOCK 132, SECOND ADDITION TO BEND PARK, RECORDED MARCH 6, 1913, FILED AS COUNTY SURVEY NO. 05642 IN THE DESCHUTES COUNTY SURVEYOR'S OFFICE, LOCATED IN THE NORTHEAST ONE-QUARTER (NE1/4) OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF SECTION 5, TOWNSHIP 18 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, CITY OF BEND, DESCHUTES COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE NORTHEAST CORNER OF SAID BLOCK 132, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SE WILSON AVENUE AND WESTERLY RIGHT-OF-WAY LINE OF SE SECOND STREET;

THENCE, SOUTH 89°55'59" WEST, A DISTANCE OF 121.39 FEET, ALONG THE NORTH LINE OF SAID BLOCK 132, BEING COINCIDENT WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SE WILSON AVENUE;

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 580.22 FEET, A CENTRAL ANGLE OF 08°51'48" AND WHOSE CHORD BEARS SOUTH 85°35'23" EAST 89.67 FEET, FOR AN ARC DISTANCE OF 89.76 FEET;

THENCE SOUTH NORTH 89°55'59" EAST, A DISTANCE OF 32.00 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID LOT 1, SAID POINT LYING ON THE WESTERLY RIGHT-OF-WAY OF SAID SE SECOND STREET;

THENCE, NORTH 00°04'01" WEST, A DISTANCE OF 7.00 FEET, ALONG THE EAST LINE OF SAID LOT 1, BEING COINCIDENT WITH THE WESTERLY RIGHT OF WAY OF SAID SE SECOND STREET, TO THE **POINT OF BEGINNING**.

HEREIN DESCRIBED LANDS CONTAIN 641 SQUARE FEET, MORE OR LESS.

SUBJECT TO ANY OTHER EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD AND THOSE COMMON AND APPARENT TO THE LAND.

BASIS OF BEARINGS DERIVED FROM CENTRAL OREGON COORDINATE SYSTEM (COCS) COORDINATE VALUES.

**PARCEL 2 – TEMPORARY CONSTRUCTION EASEMENT (TCE)**

A TRACT OF LAND BEING A PORTION OF LOTS 1, 2, 3, AND 4, BLOCK 132, SECOND ADDITION TO BEND PARK, RECORDED MARCH 6, 1913, FILED AS COUNTY SURVEY NO. 05642 IN THE DESCHUTES COUNTY SURVEYOR'S OFFICE, LOCATED IN THE NORTHEAST ONE-QUARTER (NE1/4) OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF SECTION 5,

TOWNSHIP 18 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, CITY OF BEND, DESCHUTES COUNTY, OREGON,  
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHEAST CORNER OF SAID BLOCK 132, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SE WILSON AVENUE AND WESTERLY RIGHT-OF-WAY OF SE SECOND STREET;

THENCE, SOUTH 89°55'59" WEST, A DISTANCE OF 121.39 FEET ALONG THE NORTH LINE OF SAID BLOCK 132, BEING COINCIDENT WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SE WILSON AVENUE TO THE **POINT OF BEGINNING** FOR THIS DESCRIPTION;

THENCE CONTINUING SOUTH 89°55'59" WEST ALONG THE NORTH LINE OF SAID BLOCK 132, BEING COINCIDENT WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SE WILSON AVENUE, A DISTANCE OF 78.66 FEET TO THE NORTHWEST CORNER OF SAID LOT 4, BLOCK 132;

THENCE SOUTH 00°04'01" EAST ALONG THE WEST LINE OF SAID LOT 4, A DISTANCE OF 24.46 FEET;

THENCE NORTH 89°56'26" EAST, A DISTANCE OF 155.30 FEET;

THENCE SOUTH 45°02'25" EAST, A DISTANCE OF 42.41 FEET;

THENCE NORTH 89°55'26" EAST, A DISTANCE OF 14.78 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID LOT 1, SAID POINT LYING ON THE WESTERLY RIGHT OF WAY OF SE SECOND STREET;

THENCE NORTH 00°04'01" WEST, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 47.48 FEET;

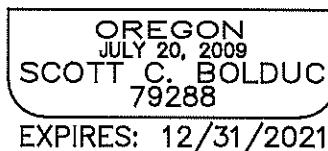
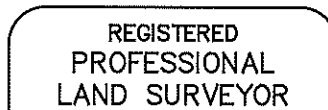
THENCE SOUTH 89°55'59" WEST 32.00 FEET;

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 580.22 FEET, A CENTRAL ANGLE OF 08°51'48" AND WHOSE CHORD BEARS NORTH 85°35'23" WEST 89.67 FEET, FOR AN ARC DISTANCE OF 89.76 FEET TO THE **POINT OF BEGINNING**.

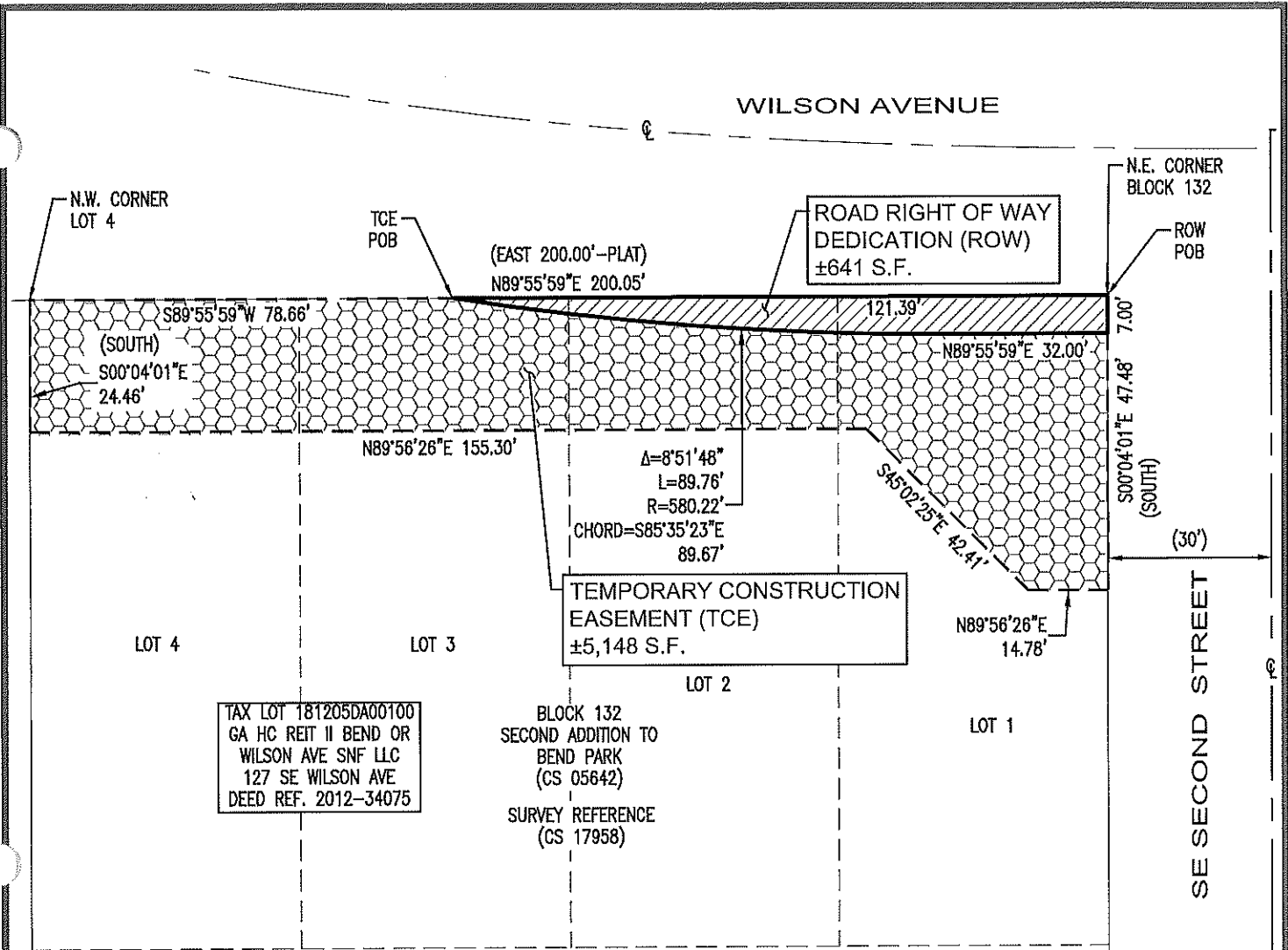
HEREIN DESCRIBED LANDS CONTAIN 5,148 SQUARE FEET, MORE OR LESS.

SUBJECT TO ANY OTHER EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD AND THOSE COMMON AND APPARENT TO THE LAND.

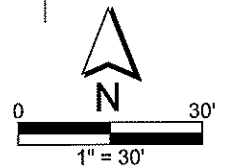
BASIS OF BEARINGS DERIVED FROM CENTRAL OREGON COORDINATE SYSTEM (COCS) COORDINATE VALUES.


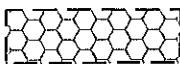


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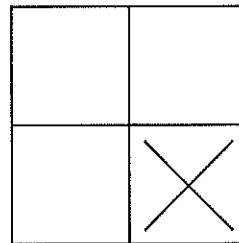


BEARINGS ARE DERIVED FROM CENTRAL OREGON COORDINATE SYSTEM (COCS) COORDINATE VALUES.



-  PARCEL 1 - ROAD RIGHT-OF-WAY DEDICATION AREA (±641 SQ. FT.)
-  PARCEL 2 - TEMPORARY CONSTRUCTION EASEMENT AREA (±5,148 SQ. FT.)

- CS = DESCHUTES COUNTY SURVEY NUMBER
- TCE = TEMPORARY CONSTRUCTION EASEMENT
- ROW = RIGHT OF WAY DEDICATION
- POB = POINT OF BEGINNING
- (REC) = RECORD INFORMATION



SEC5,T18S,R12E,W.M.

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON  
JULY 20, 2009  
SCOTT C. BOLDOC  
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EXPIRES: 12/31/2021

# Parametrix

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PROJECT NAME

**WILSON AVENUE  
CORRIDOR IMPROVEMENT PROJECT**

EXHIBIT 'B'- GA HC REIT II BEND OR WILSON AVE ALF LLC  
TAXLOT 181205DA 00100  
CITY OF BEND, OR

DRAWING NO.

1 OF 1

DWG NAME

BE4506018V-ACQ 119-117

DATE

10/12/2021

**EXHIBIT 'A'**  
**205 SE WILSON AVE**  
**LEGAL DESCRIPTION**

**PARCEL 1**  
**RIGHT-OF-WAY DEDICATION**

A TRACT OF LAND BEING A PORTION OF LOTS 5 AND 6, BLOCK 131, SECOND ADDITION TO BEND PARK, RECORDED MARCH 6, 1913, FILED AS COUNTY SURVEY NO. 05642 IN THE DESCHUTES COUNTY SURVEYOR'S OFFICE, LOCATED IN THE NORTHEAST ONE-QUARTER (NE1/4) OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF SECTION 5 AND THE NORTHWEST ONE-QUARTER (NW1/4) OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION 4, TOWNSHIP 18 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, CITY OF BEND, DESCHUTES COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE NORTHWEST CORNER OF SAID BLOCK 131, ALSO BEING THE NORTHWEST CORNER OF SAID LOT 6, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SE WILSON AVENUE AND EASTERLY RIGHT-OF-WAY LINE OF SE SECOND STREET, WHICH BEARS SOUTH 23°46'26" WEST, A DISTANCE OF 65.59 FEET, FROM THE QUARTER (1/4) CORNER COMMON TO SAID SECTIONS 4 AND 5;

THENCE, NORTH 89°56'26" EAST, A DISTANCE OF 100.25 FEET, ALONG THE NORTH LINE OF SAID BLOCK 131, BEING COINCIDENT WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SE WILSON AVENUE TO THE NORTHEAST CORNER OF SAID LOT 5;

THENCE LEAVING SAID LINE, SOUTH 00°02'25" EAST, A DISTANCE OF 11.03 FEET, ALONG THE EAST LINE OF SAID LOT 5;

THENCE, LEAVING SAID LINE, SOUTH 89°56'26" WEST, A DISTANCE OF 32.24 FEET;

THENCE, NORTH 00°03'34" WEST, A DISTANCE OF 4.53 FEET;

THENCE, SOUTH 89°56'26" WEST, A DISTANCE OF 59.01 FEET;

THENCE, SOUTH 00°03'34" EAST, A DISTANCE OF 4.53 FEET;

THENCE, SOUTH 89°56'26" WEST, A DISTANCE OF 7.56 FEET;

THENCE, SOUTH 00°39'57" EAST, A DISTANCE OF 34.36 FEET;

THENCE SOUTH 05°27'58" WEST, A DISTANCE OF 10.07 FEET;

THENCE, SOUTH 89°56'26" WEST, A DISTANCE OF 0.82 FEET, TO A POINT ON THE THE WEST LINE OF SAID LOT 6, SAID POINT LYING ON THE EASTERLY RIGHT OF WAY OF SE SECOND STREET;



THENCE, NORTH 00°04'01" WEST, A DISTANCE OF 55.41 FEET, ALONG SAID EASTERLY RIGHT-OF-WAY TO THE NORTHWEST CORNER OF SAID BLOCK 131 AND THE **POINT OF BEGINNING**.

HEREIN DESCRIBED LANDS CONTAIN 907 SQUARE FEET, MORE OR LESS.

SUBJECT TO ANY OTHER EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD AND THOSE COMMON AND APPARENT TO THE LAND.

BEARINGS ARE DERIVED FROM CENTRAL OREGON COORDINATE SYSTEM (COCS) COORDINATE VALUES.

**PARCEL 2  
PERMANENT SIDEWALK EASEMENT**

A TRACT OF LAND BEING A PORTION OF LOTS 5 AND 6, BLOCK 131, SECOND ADDITION TO BEND PARK, RECORDED MARCH 6, 1913, FILED AS COUNTY SURVEY NO. 05642 IN THE DESCHUTES COUNTY SURVEYOR'S OFFICE, LOCATED IN THE NORTHEAST ONE-QUARTER (NE1/4) OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF SECTION 5 AND THE NORTHWEST ONE-QUARTER (NW1/4) OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION 4, TOWNSHIP 18 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, CITY OF BEND, DESCHUTES COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHWEST CORNER OF SAID BLOCK 131, ALSO BEING THE NORTHWEST CORNER OF SAID LOT 6, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SE WILSON AVENUE AND EASTERLY RIGHT-OF-WAY LINE OF SE SECOND STREET, WHICH BEARS SOUTH 23°46'26" WEST, A DISTANCE OF 65.59 FEET, FROM THE QUARTER (1/4) CORNER COMMON TO SAID SECTIONS 4 AND 5;

THENCE, NORTH 89°56'26" EAST, A DISTANCE OF 100.25 FEET, ALONG THE NORTH LINE OF SAID BLOCK 131, BEING COINCIDENT WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SE WILSON AVENUE;

THENCE, LEAVING SAID LINE, SOUTH 00°02'25" EAST, A DISTANCE OF 11.03 FEET, ALONG THE EAST LINE OF SAID LOT 5;

THENCE, LEAVING SAID LINE, SOUTH 89°56'26" WEST, A DISTANCE OF 32.24 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 00°03'34" WEST, A DISTANCE OF 4.53 FEET;

THENCE SOUTH 89°56'26" WEST, A DISTANCE OF 59.01 FEET;

THENCE SOUTH 00°03'34" EAST, A DISTANCE OF 4.53 FEET;

THENCE NORTH 89°56'26" EAST, A DISTANCE OF 59.01 FEET TO THE **POINT OF BEGINNING**;

HEREIN DESCRIBED LANDS CONTAIN 267 SQUARE FEET, MORE OR LESS.

SUBJECT TO ANY OTHER EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD AND THOSE COMMON AND APPARENT TO THE LAND.

BEARINGS ARE DERIVED FROM CENTRAL OREGON COORDINATE SYSTEM (COCS) COORDINATE VALUES.

**PARCEL 3**  
**TEMPORARY CONSTRUCTION EASEMENT (TCE)**

A TRACT OF LAND BEING A PORTION OF LOTS 5 AND 6, BLOCK 131, SECOND ADDITION TO BEND PARK, RECORDED MARCH 6, 1913, FILED AS COUNTY SURVEY NO. 05642 IN THE DESCHUTES COUNTY SURVEYOR'S OFFICE, LOCATED IN THE NORTHEAST ONE-QUARTER (NE1/4) OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF SECTION 5 AND THE NORTHWEST ONE-QUARTER (NW1/4) OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION 4, TOWNSHIP 18 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, CITY OF BEND, DESCHUTES COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHWEST CORNER OF SAID BLOCK 131, ALSO BEING THE NORTHWEST CORNER OF SAID LOT 6, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SE WILSON AVENUE AND EASTERLY RIGHT-OF-WAY LINE OF SE SECOND STREET, WHICH BEARS SOUTH 23°46'26" WEST, A DISTANCE OF 65.59 FEET, FROM THE QUARTER (1/4) CORNER COMMON TO SAID SECTIONS 4 AND 5;

THENCE NORTH 89°56'26" EAST, A DISTANCE OF 100.25 FEET, ALONG THE NORTH LINE OF SAID BLOCK 131, BEING COINCIDENT WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SE WILSON AVENUE;

THENCE LEAVING SAID LINE, SOUTH 00°02'25" EAST, A DISTANCE OF 11.03 FEET, ALONG THE EAST LINE OF SAID LOT 5;

THENCE LEAVING SAID LINE, SOUTH 89°56'26" WEST, A DISTANCE OF 72.25 FEET, TO THE **POINT OF BEGINNING**;

THENCE SOUTH 00°02'25" EAST, A DISTANCE OF 2.49 FEET;

THENCE SOUTH 89°56'26" WEST, A DISTANCE OF 18.49 FEET;

THENCE SOUTH 00°04'13" EAST, A DISTANCE OF 57.03 FEET;

THENCE SOUTH 89°57'35" WEST, A DISTANCE OF 9.00 FEET TO A POINT ON THE WEST LINE OF SAID LOT 6, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF SE 2ND STREET;

THENCE NORTH 00°04'01" WEST, A DISTANCE OF 15.14 FEET, ALONG THE LAST MENTIONED LINE;

THENCE LEAVING SAID LINE, NORTH 89°56'26" EAST, A DISTANCE OF 0.82 FEET;

THENCE NORTH 05°27'58" EAST, A DISTANCE OF 10.07 FEET;

THENCE NORTH 00°39'57", A DISTANCE OF 34.36 FEET;

THENCE, NORTH 89°56'26" EAST, A DISTANCE OF 26.06 FEET, TO THE **POINT OF BEGINNING**.

HEREIN DESCRIBED LANDS CONTAIN 513 SQUARE FEET, MORE OR LESS.

SUBJECT TO ANY OTHER EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD AND THOSE COMMON AND APPARENT TO THE LAND.

BEARINGS ARE DERIVED FROM CENTRAL OREGON COORDINATE SYSTEM (COCS) COORDINATE VALUES.

**PARCEL 4  
TEMPORARY CONSTRUCTION EASEMENT (TCE)**

A TRACT OF LAND BEING A PORTION OF LOTS 5 AND 6, BLOCK 131, SECOND ADDITION TO BEND PARK, RECORDED MARCH 6, 1913, FILED AS COUNTY SURVEY NO. 05642 IN THE DESCHUTES COUNTY SURVEYOR'S OFFICE, LOCATED IN THE NORTHEAST ONE-QUARTER (NE1/4) OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF SECTION 5 AND THE NORTHWEST ONE-QUARTER (NW1/4) OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION 4, TOWNSHIP 18 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, CITY OF BEND, DESCHUTES COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHWEST CORNER OF SAID BLOCK 131, ALSO BEING THE NORTHWEST CORNER OF SAID LOT 6, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SE WILSON AVENUE AND EASTERLY RIGHT-OF-WAY OF SE SECOND STREET, WHICH BEARS SOUTH 23°46'26" WEST, A DISTANCE OF 65.59 FEET, FROM THE QUARTER (1/4) CORNER COMMON TO SAID SECTIONS 4 AND 5;

THENCE, NORTH 89°56'26" EAST, A DISTANCE OF 100.25 FEET, ALONG THE NORTH LINE OF SAID BLOCK 131, BEING COINCIDENT WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SE WILSON AVENUE;

THENCE LEAVING SAID LINE, SOUTH 00°02'25" EAST, A DISTANCE OF 11.03 FEET, ALONG THE EAST LINE OF SAID LOT 5 TO THE **POINT OF BEGINNING**;

THENCE SOUTH 00°02'25" EAST, A DISTANCE OF 55.99 FEET, ALONG THE EAST LINE OF SAID LOT 5;

THENCE LEAVING SAID LINE, SOUTH 89°56'26" WEST, A DISTANCE OF 4.00 FEET,

THENCE NORTH 00°02'25" WEST, A DISTANCE OF 14.00 FEET;

THENCE SOUTH 89°56'26" WEST, A DISTANCE OF 1.50 FEET;  
THENCE NORTH 00°02'25" WEST, A DISTANCE OF 34.26 FEET;  
THENCE SOUTH 89°56'26" WEST, A DISTANCE OF 12.00 FEET;  
THENCE NORTH 00°02'25" WEST, A DISTANCE OF 1.25 FEET;  
THENCE SOUTH 89°56'26" WEST, A DISTANCE OF 21.50 FEET;  
THENCE NORTH 00°02'25" WEST, A DISTANCE OF 4.24 FEET;  
THENCE SOUTH 89°56'26" EAST, A DISTANCE OF 17.25 FEET;  
THENCE NORTH 00°02'25" WEST, A DISTANCE OF 2.24 FEET;  
THENCE NORTH 89°56'26" EAST, A DISTANCE OF 56.25 FEET, TO THE **POINT OF BEGINNING**.

HEREIN DESCRIBED LANDS CONTAIN 557 SQUARE FEET, MORE OR LESS.

SUBJECT TO ANY OTHER EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD AND THOSE COMMON AND APPARENT TO THE LAND.

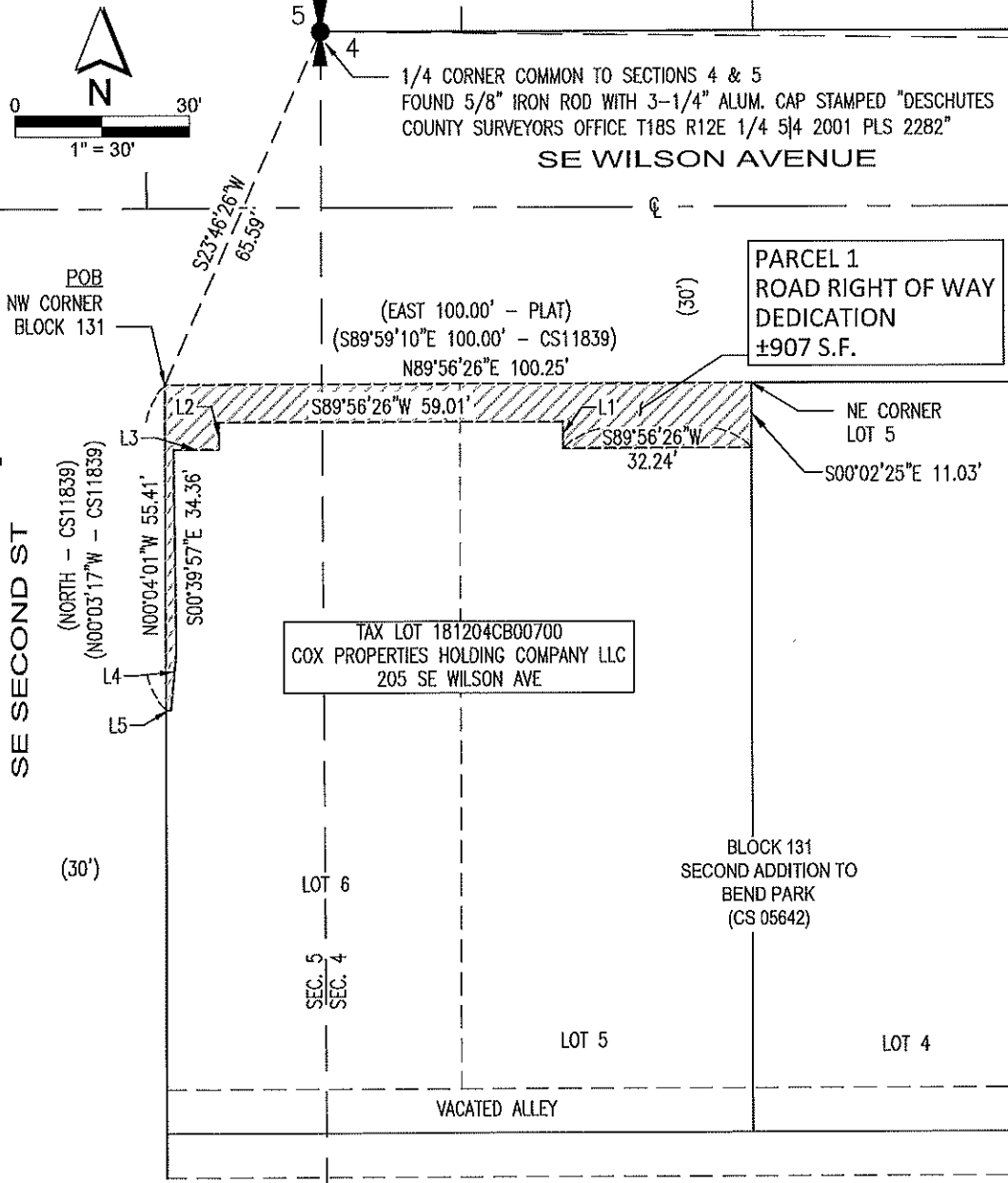
BEARINGS ARE DERIVED FROM CENTRAL OREGON COORDINATE SYSTEM (COCS) COORDINATE VALUES.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 20, 2009  
SCOTT C. BOLDOC  
79288

EXPIRES: 12/31/2021

U:\Projects\Clients\4506-KittelsonAndAssociates\297-4506-018 3 Wilson Intersimprv\99Sves\Survey\00Current\Dwg PLOTTED BY: mheOii



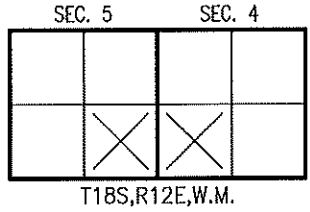
LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L1	4.53'	N00°03'34"W
L2	4.53'	S00°03'34"E
L3	7.56'	S89°56'26"W
L4	10.07'	S05°27'58"W
L5	0.82'	S89°56'26"W
L6	2.24'	N00°02'25"W
L7	17.25'	S89°56'26"W
L8	4.24'	N00°02'25"W
L9	21.50'	S89°56'26"W
L11	1.25'	N00°02'25"W
L12	12.00'	S89°56'26"W
L13	1.50'	S89°56'26"W
L14	14.00'	N00°02'25"W
L15	4.00'	S89°56'26"W
L16	9.00'	S89°57'35"W
L17	18.49'	S89°56'26"W
L18	2.49'	S00°02'25"E

FOR EXHIBIT 'B', 'C', & 'D'

BEARINGS ARE DERIVED FROM CENTRAL OREGON COORDINATE SYSTEM (COCS) COORDINATE VALUES.

PARCEL 1- ROAD RIGHT-OF-WAY DEDICATION AREA (907± SQ. FT.)

POB = POINT OF BEGINNING  
 ROW = RIGHT-OF-WAY  
 TCE = TEMPORARY CONSTRUCTION EASEMENT  
 CS = DESCHUTES COUNTY SURVEY NUMBER  
 (REC) = RECORD INFORMATION



REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON  
 JULY 20, 2009  
 SCOTT C. BOLDOC  
 79288

EXPIRES: 12/31/2021

**Parametrix**  
 ENGINEERING . PLANNING . ENVIRONMENTAL SCIENCES

150 NW PACIFIC PARK LANE, SUITE 110 | BEND, OR 97702  
 P 541.508.7710  
 WWW.PARAMETRIX.COM

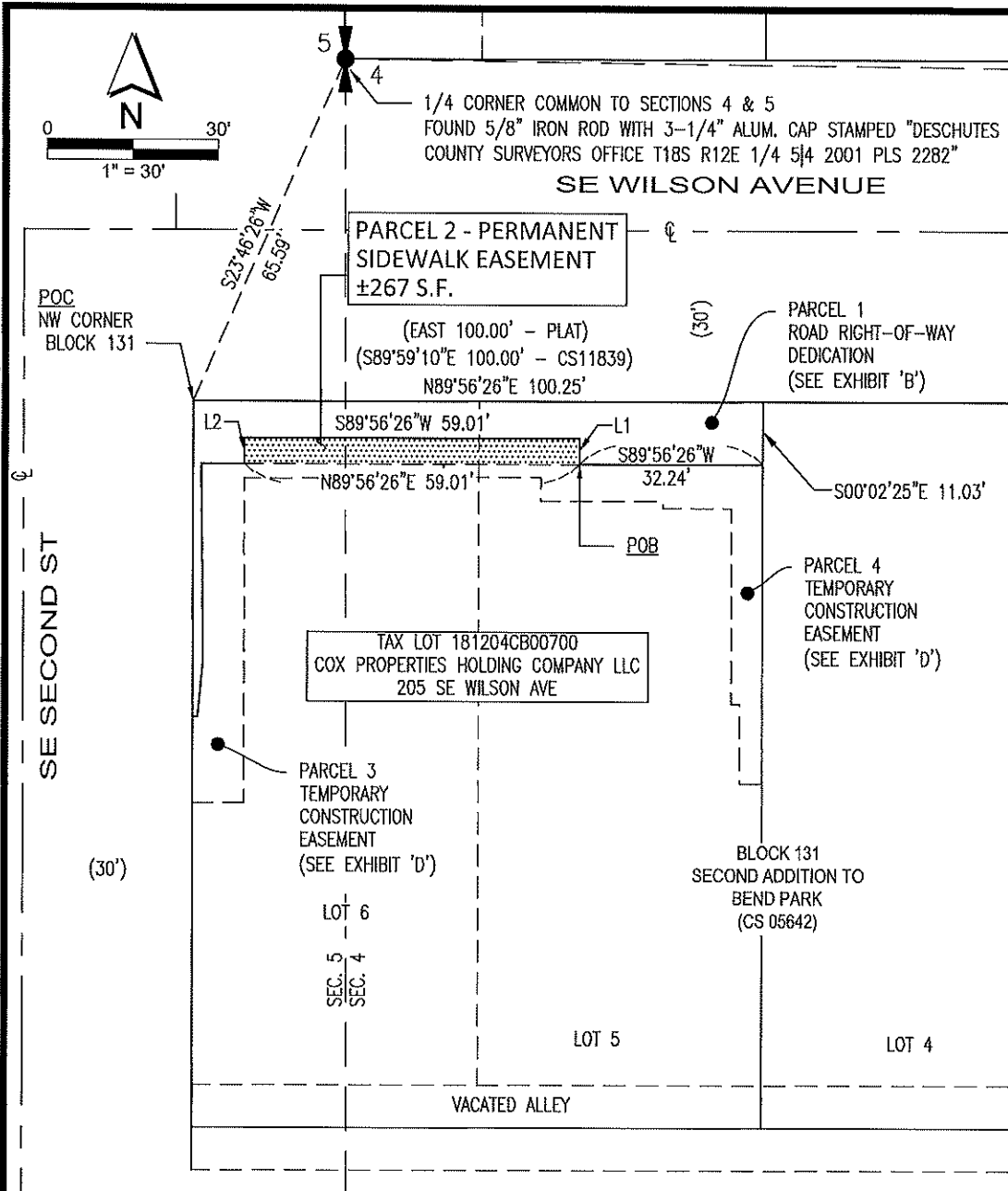
PROJECT NAME  
**WILSON AVENUE  
 CORRIDOR IMPROVEMENT PROJECT**

EXHIBIT 'B'- COX PROPERTIES HOLDING COMPANY LLC  
 TAXLOT 181204CB 00700  
 CITY OF BEND, OR

DRAWING NO.  
 1 OF 3

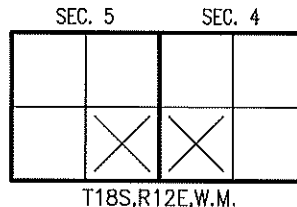
DWG NAME  
 BE4506018V-ACC

DATE  
 10/12/2021



**PARCEL 2- PERMANENT SIDEWALK EASEMENT AREA**  
 (267± SQ. FT.)

POB = POINT OF BEGINNING  
 POC = POINT OF COMMENCEMENT  
 ROW = RIGHT-OF-WAY  
 TCE = TEMPORARY CONSTRUCTION EASEMENT  
 CS = DESCHUTES COUNTY SURVEY NUMBER  
 (REC) = RECORD INFORMATION



LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L1	4.53'	N00°03'34"W
L2	4.53'	S00°03'34"E
L3	7.56'	S89°56'26"W
L4	10.07'	S05°27'58"W
L5	0.82'	S89°56'26"W
L6	2.24'	N00°02'25"W
L7	17.25'	S89°56'26"W
L8	4.24'	N00°02'25"W
L9	21.50'	S89°56'26"W
L11	1.25'	N00°02'25"W
L12	12.00'	S89°56'26"W
L13	1.50'	S89°56'26"W
L14	14.00'	N00°02'25"W
L15	4.00'	S89°56'26"W
L16	9.00'	S89°57'35"W
L17	18.49'	S89°56'26"W
L18	2.49'	S00°02'25"E

FOR EXHIBIT 'B', 'C', & 'D'

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

OREGON  
 JULY 20, 2009  
 SCOTT C. BOLDUC  
 79288

EXPIRES: 12/31/2021

**Parametrix**  
 ENGINEERING . PLANNING . ENVIRONMENTAL SCIENCES

150 NW PACIFIC PARK LANE, SUITE 110 | BEND, OR 97702  
 P 541.508.7710  
 WWW.PARAMETRIX.COM

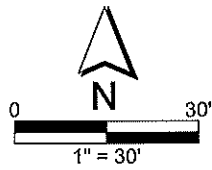
PROJECT NAME  
**WILSON AVENUE  
 CORRIDOR IMPROVEMENT PROJECT**

EXHIBIT 'C'- COX PROPERTIES HOLDING COMPANY LLC  
 TAXLOT 181204CB 00700  
 CITY OF BEND, OR

DRAWING NO.  
 2 OF 3

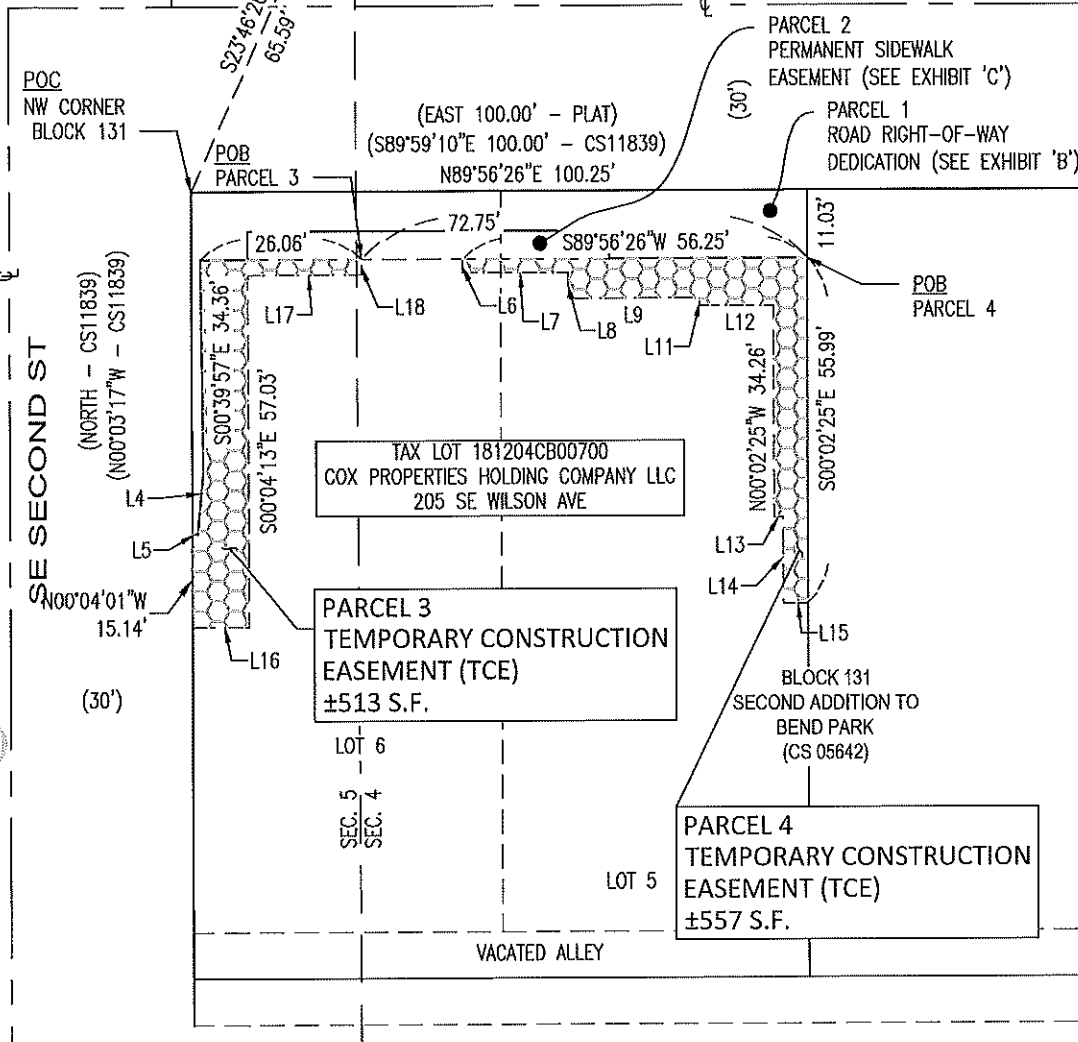
DWG NAME  
 BE4506018V-ACQ  
 DATE  
 10/12/2021

U:\Projects\Clients\4506-KittelsonAndAssociates\297-4506-018 2 Wilson IntersImprv\99Svcs\Survey\00Current\Dwg PLOTTED BY: mheOil



1/4 CORNER COMMON TO SECTIONS 4 & 5  
 FOUND 5/8" IRON ROD WITH 3-1/4" ALUM. CAP STAMPED "DESCHUTES  
 COUNTY SURVEYORS OFFICE T18S R12E 1/4 5/4 2001 PLS 2282"

**SE WILSON AVENUE**



LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L1	4.53'	N00°03'34"W
L2	4.53'	S00°03'34"E
L3	7.56'	S89°56'26"W
L4	10.07'	S05°27'58"W
L5	0.82'	S89°56'26"W
L6	2.24'	N00°02'25"W
L7	17.25'	S89°56'26"W
L8	4.24'	N00°02'25"W
L9	21.50'	S89°56'26"W
L11	1.25'	N00°02'25"W
L12	12.00'	S89°56'26"W
L13	1.50'	S89°56'26"W
L14	14.00'	N00°02'25"W
L15	4.00'	S89°56'26"W
L16	9.00'	S89°57'35"W
L17	18.49'	S89°56'26"W
L18	2.49'	S00°02'25"E

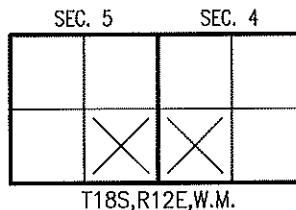
FOR EXHIBIT 'B', 'C', & 'D'

BEARINGS ARE DERIVED FROM CENTRAL OREGON COORDINATE SYSTEM (COCS) COORDINATE VALUES.

PARCEL 3- TEMPORARY CONSTRUCTION EASEMENT AREA (513± SQ. FT.)

PARCEL 4- TEMPORARY CONSTRUCTION EASEMENT AREA (557± SQ. FT.)

- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- ROW = RIGHT-OF-WAY
- TCE = TEMPORARY CONSTRUCTION EASEMENT
- CS = DESCHUTES COUNTY SURVEY NUMBER
- (REC) = RECORD INFORMATION



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 20, 2009  
**SCOTT C. BOLDOC**  
79288  
EXPIRES: 12/31/2021

**Parametrix**  
ENGINEERING . PLANNING . ENVIRONMENTAL SCIENCES

150 NW PACIFIC PARK LANE, SUITE 110 | BEND, OR 97702  
 P 541.508.7710  
 WWW.PARAMETRIX.COM

PROJECT NAME  
**WILSON AVENUE  
 CORRIDOR IMPROVEMENT PROJECT**

EXHIBIT 'D'- COX PROPERTIES HOLDING COMPANY LLC  
 TAXLOT 181204CB 00700  
 CITY OF BEND, OR

DRAWING NO.  
 3 OF 3

DWG NAME  
 BE4506018V-ACQ

DATE  
 10/06/2021

**EXHIBIT 'A'**  
**210 SE WILSON AVE**  
**LEGAL DESCRIPTIONS**

**PARCEL 1 – RIGHT OF WAY DEDICATION**

A TRACT OF LAND BEING A PORTION OF LOTS 7 & 8, BLOCK 78, BEND PARK, RECORDED JUNE 30, 1911, FILED AS COUNTY SURVEY NO. 05388 IN THE DESCHUTES COUNTY SURVEYOR'S OFFICE, LOCATED IN THE SOUTHWEST ONE-QUARTER (SW1/4) OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 4, TOWNSHIP 18 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, CITY OF BEND, DESCHUTES COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTHWEST CORNER OF SAID BLOCK 78, BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY OF SE WILSON AVE AND EASTERLY RIGHT-OF-WAY LINE OF SE SECOND STREET, POINT ALSO BEING THE WEST QUARTER CORNER OF SAID SECTION 4, A 3.25 INCH BRASS DISK;

THENCE NORTH 89°56'26" EAST ALONG THE SOUTH LINE OF SAID BLOCK 78, BEING COINCIDENT WITH THE NORTHERLY RIGHT-OF-WAY OF SE WILSON AVENUE, A DISTANCE OF 74.12 FEET TO THE SOUTHEAST CORNER OF SAID LOT 8;

THENCE DEPARTING SAID SOUTH LINE, NORTH 00°02'25" WEST ALONG THE EAST LINE OF SAID LOT 8, A DISTANCE OF 4.00 FEET;

THENCE DEPARTING SAID EAST LINE, SOUTH 89°56'26" WEST, A DISTANCE OF 71.67 FEET;

THENCE NORTH 58°47'35" WEST, A DISTANCE OF 2.96 FEET TO THE WEST LINE OF SAID BLOCK 78;

THENCE SOUTH 00°53'10" EAST ALONG THE WEST LINE OF SAID BLOCK 78, A DISTANCE OF 5.54 FEET TO THE **POINT OF BEGINNING**.

HEREIN DESCRIBED LANDS CONTAIN 299 SQUARE FEET, MORE OR LESS.

SUBJECT TO ANY OTHER EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD AND THOSE COMMON AND APPARENT TO THE LAND.

BEARINGS ARE DERIVED FROM CENTRAL OREGON COORDINATE SYSTEM (COCS) COORDINATE VALUES.

**PARCEL 2 – TEMPORARY CONSTRUCTION EASEMENT (TCE)**

A TRACT OF LAND BEING A PORTION OF LOTS 7 & 8, BLOCK 78, BEND PARK, RECORDED JUNE 30, 1911, FILED AS COUNTY SURVEY NO. 05388 IN THE DESCHUTES COUNTY SURVEYOR'S OFFICE, LOCATED IN THE SOUTHWEST ONE-



QUARTER (SW1/4) OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 4, TOWNSHIP 18 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, CITY OF BEND, DESCHUTES COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTHWEST CORNER OF SAID BLOCK 78, BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY OF SE WILSON AVE AND EASTERLY RIGHT-OF-WAY LINE OF SE SECOND STREET, POINT ALSO BEING THE WEST QUARTER CORNER OF SAID SECTION 4, A 3.25 INCH BRASS DISK;

THENCE NORTH 00°53'10" WEST ALONG THE WEST LINE OF SAID BLOCK 78, A DISTANCE OF 5.54 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG THE WEST LINE OF SAID BLOCK 78, NORTH 00°53'10" WEST, A DISTANCE OF 12.96 FEET;

THENCE DEPARTING THE WEST LINE OF SAID BLOCK 78, NORTH 89°56'26" EAST, A DISTANCE OF 15.88 FEET;

THENCE SOUTH 00°53'10" EAST, A DISTANCE OF 13.50 FEET;

THENCE NORTH 89°56'26" EAST, A DISTANCE OF 58.31 FEET TO THE EAST LINE OF SAID LOT 8;

THENCE SOUTH 00°02'25" EAST ALONG THE EAST LINE OF SAID LOT 8, A DISTANCE OF 1.00 FEET;

THENCE DEPARTING THE EAST LINE OF SAID LOT 8, SOUTH 89°56'26" WEST, A DISTANCE OF 71.67 FEET;

THENCE NORTH 58°47'35" WEST, A DISTANCE OF 2.96 FEET TO THE WEST LINE OF SAID PARCEL TO THE **POINT OF BEGINNING**.

HEREIN DESCRIBED LANDS CONTAIN 287 SQUARE FEET, MORE OR LESS.

SUBJECT TO ANY OTHER EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD AND THOSE COMMON AND APPARENT TO THE LAND.

BEARINGS ARE DERIVED FROM CENTRAL OREGON COORDINATE SYSTEM (COCS) COORDINATE VALUES.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 20, 2009  
SCOTT C. BOLDOC  
79288

EXPIRES: 12/31/2021

SE SECOND STREET

N00°53'10"W

(30')

LOT 7

LOT 8

L13

L14

S89°56'26"W 71.67'  
N89°56'26"E 58.31'

TCE POB

L12

L11

ROW POB

5

4

ROAD RIGHT OF WAY  
DEDICATION. (ROW)  
299 ± S.F.

N89°56'26"E 74.12'

L9

L8

SE CORNER  
LOT 8

1/4 SECTION LINE

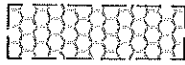
(30')

1/4 CORNER COMMON TO SECTIONS 5 AND 4  
FOUND 5/8" IRON ROD WITH 3-1/4" ALUM. CAP STAMPED  
"DESCHUTES COUNTY SURVEYORS OFFICE T18S R12E 1/4 5/4  
2001 PLS 2282" (S.W. CORNER BLOCK 78, BEND PARK)

SE WILSON AVENUE



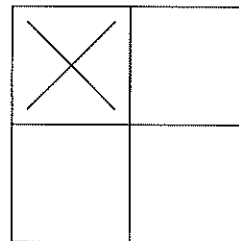
PARCEL 1 - ROAD RIGHT-OF-WAY  
DEDICATION AREA (299± SQ. FT.)



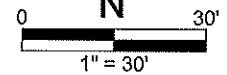
PARCEL 2 - TEMPORARY CONSTRUCTION  
EASEMENT (287± SQ. FT.)

- CS = DESCHUTES COUNTY SURVEY NUMBER
- POB = POINT OF BEGINNING
- ROW = RIGHT OF WAY DEDICATION
- TCE = TEMPORARY CONSTRUCTION EASEMENT
- (REC) = RECORD INFORMATION

BEARINGS ARE DERIVED  
FROM CENTRAL OREGON  
COORDINATE SYSTEM (COCS)  
COORDINATE VALUES.



SEC4,T18S,R12E,W.M.



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 20, 2009  
SCOTT C. BOLDOC  
79288  
EXPIRES: 12/31/2021

LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L8	4.00'	N00°02'25"W
L9	1.00'	S00°02'25"E
L10	2.96'	N58°47'35"W
L11	5.54'	S00°53'10"E
L12	12.96'	N00°53'10"W
L13	15.88'	N89°56'26"E
L14	13.50'	S00°53'10"E

**Parametrix**  
ENGINEERING . PLANNING . ENVIRONMENTAL SCIENCES

150 NW PACIFIC PARK LANE, SUITE 1.10 | BEND, OR 97702  
P 541.508.7710  
WWW.PARAMETRIX.COM

PROJECT NAME  
**WILSON AVENUE  
CORRIDOR IMPROVEMENT PROJECT**

EXHIBIT 'B'- MARCEL RUSSENBERGER  
TAXLOT 181204BC 05900  
CITY OF BEND, OR

DRAWING NO.  
1 OF 1

DWG NAME  
BE4506018V-ACQ BC7700-BD2110  
DATE  
10/12/2021

**EXHIBIT 'A'**  
**235 SE WILSON AVE**  
**LEGAL DESCRIPTIONS**

**PARCEL 1**  
**RIGHT-OF-WAY DEDICATION**

A TRACT OF LAND BEING A PORTION OF LOTS 3 AND 4, BLOCK 131, SECOND ADDITION TO BEND PARK, RECORDED MARCH 6, 1913, FILED AS COUNTY SURVEY NO. 05642 IN THE DESCHUTES COUNTY SURVEYOR'S OFFICE, LOCATED IN THE NORTHWEST ONE-QUARTER (NW1/4) OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION 4, TOWNSHIP 18 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, CITY OF BEND, DESCHUTES COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHWEST CORNER OF SAID BLOCK 131, FROM WITH THE WEST QUARTER CORNER OF SAID SECTION 4, A 3.25 INCH BRASS DISK, BEARS NORTH 23°46'26" EAST, DISTANCE OF 65.59 FEET, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SE WILSON AVENUE;

THENCE, NORTH 89°56'26" EAST, A DISTANCE OF 100.25 FEET, ALONG THE NORTH LINE OF SAID BLOCK 131, BEING COINCIDENT WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SE WILSON AVENUE, TO THE NORTHWEST CORNER OF SAID LOT 4, AND THE **POINT OF BEGINNING**;

THENCE, NORTH 89°56'26" EAST, A DISTANCE OF 100.00 FEET, CONTINUING ALONG THE NORTH LINE OF SAID BLOCK 131, BEING COINCIDENT WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SE WILSON AVENUE, TO THE NE CORNER OF SAID LOT 3;

THENCE LEAVING SAID LINE, SOUTH 00°02'25" EAST, A DISTANCE OF 11.03 FEET, ALONG THE EAST LINE OF SAID LOT 3;

THENCE SOUTH 89°56'26" WEST, A DISTANCE OF 100.00 FEET TO A POINT ON THE WEST LINE OF SAID LOT 4;

THENCE NORTH 00°02'25" WEST, A DISTANCE OF 11.03 FEET, ALONG SAID WEST LINE TO THE NW CORNER OF SAID LOT 3 AND THE **POINT OF BEGINNING**;

HEREIN DESCRIBED LANDS CONTAIN 1,103 SQUARE FEET, MORE OR LESS.

SUBJECT TO ANY OTHER EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD AND THOSE COMMON AND APPARENT TO THE LAND.

BASIS OF BEARINGS DERIVED FROM CENTRAL OREGON COORDINATE SYSTEM (COCS) COORDINATE VALUES.

**PARCEL 2  
TEMPORARY CONSTRUCTION EASEMENT**

A TRACT OF LAND BEING A PORTION OF LOTS 3 AND 4, BLOCK 131, SECOND ADDITION TO BEND PARK, RECORDED MARCH 6, 1913, FILED AS COUNTY SURVEY NO. 05642 IN THE DESCHUTES COUNTY SURVEYOR'S OFFICE, LOCATED IN THE NORTHWEST ONE-QUARTER (NW1/4) OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION 4, TOWNSHIP 18 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, CITY OF BEND, DESCHUTES COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHWEST CORNER OF SAID BLOCK 131, FROM WITH THE WEST QUARTER CORNER OF SAID SECTION 4, A 3.25 INCH BRASS DISK, BEARS NORTH 23°46'26" EAST, DISTANCE OF 65.59 FEET, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SE WILSON AVENUE;

THENCE, NORTH 89°56'26" EAST, A DISTANCE OF 100.25 FEET, ALONG THE NORTH LINE OF SAID BLOCK 131, BEING COINCIDENT WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SE WILSON AVENUE, TO THE NORTHWEST CORNER OF SAID LOT 4;

THENCE SOUTH 00°02'25" EAST, A DISTANCE OF 11.03 FEET, ALONG THE WEST LINE OF SAID LOT 4 TO THE **POINT OF BEGINNING**;

THENCE CONTINUING ON SAID WEST LINE, SOUTH 00°02'25" EAST, A DISTANCE OF 55.99 FEET;

THENCE LEAVING SAID WEST LINE, NORTH 89°56'26" EAST, A DISTANCE OF 42.51 FEET;

THENCE NORTH 00°02'25" WEST, A DISTANCE OF 8.01 FEET;

THENCE NORTH 89°56'26" EAST, A DISTANCE OF 17.65 FEET;

THENCE NORTH 00°02'25" WEST, A DISTANCE OF 30.17 FEET;

THENCE NORTH 89°56'26" EAST, A DISTANCE OF 39.84 FEET TO THE EAST LINE OF SAID LOT 3;

THENCE NORTH 00°02'25" WEST, A DISTANCE OF 17.80 FEET, ALONG THE SAID EAST LINE;

THENCE SOUTH 89°56'26" WEST, A DISTANCE OF 100.00 FEET, TO A POINT ON THE WEST LINE OF SAID LOT 4 AND THE **POINT OF BEGINNING**.

HEREIN DESCRIBED LANDS CONTAIN 3,936 SQUARE FEET, MORE OR LESS.

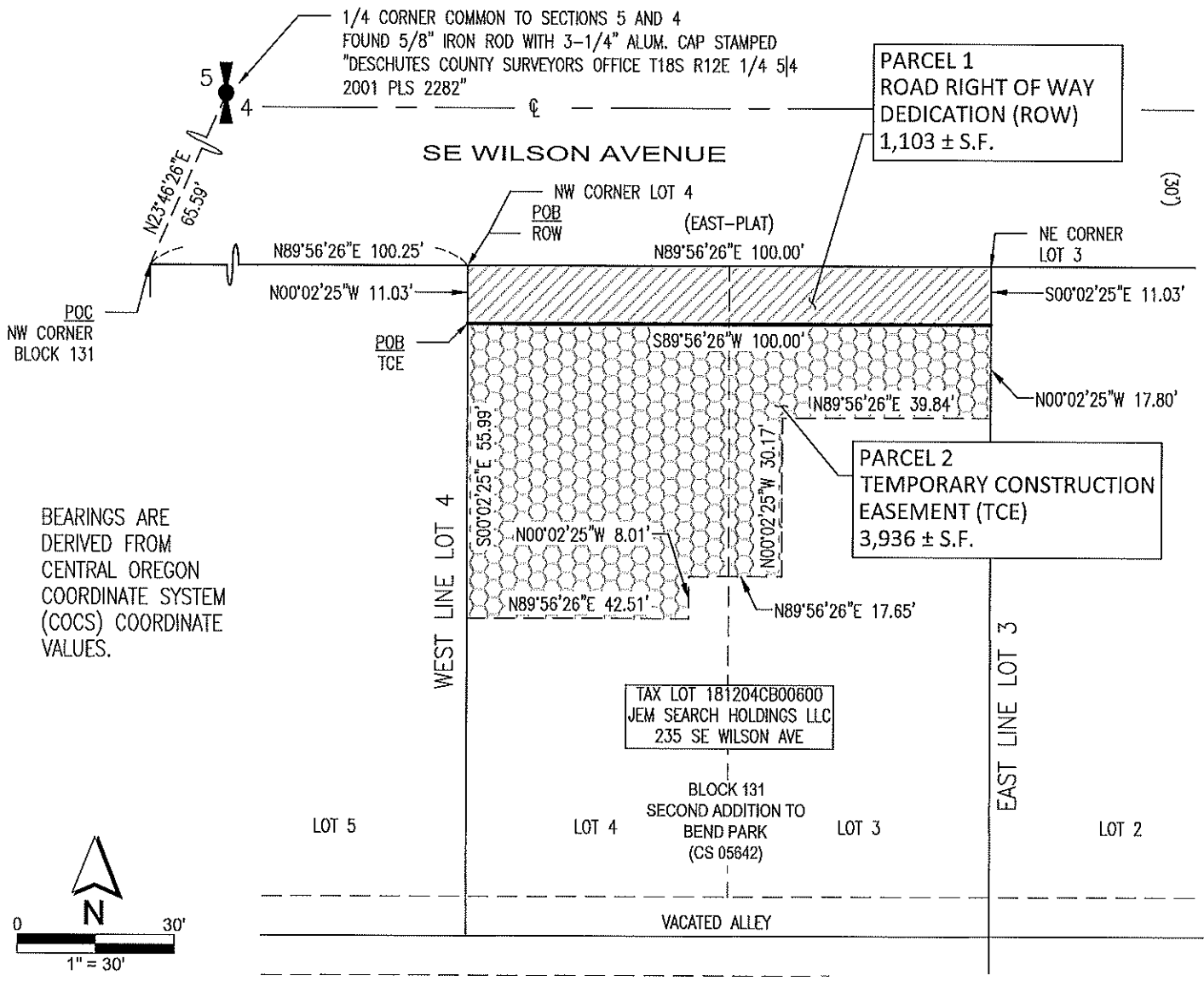
SUBJECT TO ANY OTHER EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD AND THOSE COMMON AND APPARENT TO THE LAND.

BASIS OF BEARINGS DERIVED FROM CENTRAL OREGON COORDINATE SYSTEM (COCS) COORDINATE VALUES.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 20, 2009  
SCOTT C. BOLDUC  
79288  
EXPIRES: 12/31/2021

PATH: U:\Bend\Projects\Clients\4506-KittelisonAndAssociates\4506-018 3rd Wilson Intersimprv\99Syvs\Survey\00Current\Dwg PLOTTED BY: SomehOli



ROAD RIGHT-OF-WAY DEDICATION AREA (1,103± SQ. FT.)

TEMPORARY CONSTRUCTION EASEMENT AREA (3,935± SQ. FT.)

CS = DESCHUTES COUNTY SURVEY NUMBER  
 POC = POINT OF COMMENCEMENT  
 POB = POINT OF BEGINNING  
 ROW = RIGHT OF WAY DEDICATION  
 TCE = TEMPORARY CONSTRUCTION EASEMENT  
 (REC) = RECORD INFORMATION

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON  
 JULY 20, 2009  
 SCOTT C. BOLDUC  
 79288

EXPIRES: 12/31/2021

SEC. 4

T18S,R12E,W.M.

<b>Parametrix</b> ENGINEERING . PLANNING . ENVIRONMENTAL SCIENCES 150 NW PACIFIC PARK LANE, SUITE 1.10   BEND, OR 97702 P 541.508.7710 WWW.PARAMETRIX.COM	PROJECT NAME <b>WILSON AVENUE                  CORRIDOR IMPROVEMENT PROJECT</b>	DRAWING NO. 1 OF 1
	EXHIBIT 'B'- JEM SEARCH HOLDING LLC TAXLOT 181204CB 00600 CITY OF BEND, OR	DWG NAME BE4506018V-ACQ DATE 10/12/2021

**EXHIBIT 'A'**  
**321 SE WILSON AVENUE**  
**LEGAL DESCRIPTIONS**

**PARCEL 1 – RIGHT-OF-WAY DEDICATION**

A TRACT OF LAND BEING A PORTION OF THAT PARCEL DESCRIBED IN STATUTORY WARRANTY DEED, RECORDED UNDER INSTRUMENT NO. 2005-11807, DESCHUTES COUNTY OFFICIAL RECORDS, BEING A PORTION OF LOTS 5 AND 6, BLOCK 130, SECOND ADDITION TO BEND PARK, RECORDED MARCH 6, 1913, FILED AS COUNTY SURVEY NO. 05642 IN THE DESCHUTES COUNTY SURVEYOR'S OFFICE, LYING SOUTH OF THAT 10-FOOT STRIP OF LAND CONVEYED TO THE CITY OF BEND AS DESCRIBED IN DEDICATION WARRANTY DEED, RECORDED UNDER INSTRUMENT NO. 2005-34186, DESCHUTES COUNTY OFFICIAL RECORDS, LOCATED IN THE NORTHWEST ONE-QUARTER (NW1/4) OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION 4, TOWNSHIP 18 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, CITY OF BEND, DESCHUTES COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHEAST CORNER OF SAID PARCEL AS DESCRIBED IN STATUTORY WARRANTY DEED, RECORDED UNDER INSTRUMENT NO. 2005-11807, SAID POINT BEING ON NORTHERLY LINE OF SAID PLATTED LOT 5;

THENCE SOUTH 00°03'34" EAST ALONG THE EAST LINE OF SAID PARCEL, A DISTANCE OF 10.00 FEET TO THE NORTHERLY RIGHT OF WAY OF SE WILSON AVENUE ACCORDING TO SAID DEDICATION WARRANTY DEED, RECORDED UNDER INSTRUMENT NO. 2005-34186, AND THE **POINT OF BEGINNING** OF THIS DESCRIPTION;

THENCE SOUTH 89°56'26" WEST ALONG THE SOUTHERLY RIGHT OF WAY OF SE WILSON AVENUE, FOR A DISTANCE OF 88.40 FEET TO THE WEST LINE OF OF SAID PARCEL;

THENCE SOUTH 00°02'25" EAST ALONG THE WEST LINE OF SAID PARCEL, A DISTANCE OF 2.00 FEET;

THENCE NORTH 89°56'26" EAST, A DISTANCE OF 58.70 FEET;

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 880.50 FEET, A CENTRAL ANGLE OF 01°56'00" AND WHOSE CHORD BEARS NORTH 88°58'26" EAST 29.71 FEET, FOR AN ARC DISTANCE OF 29.71 FEET TO THE EAST LINE OF SAID PARCEL;

THENCE NORTH 00°03'34" WEST ALONG THE EAST LINE OF SAID PARCEL, A DISTANCE OF 1.50 FEET TO THE **POINT OF BEGINNING**.

HEREIN DESCRIBED LANDS CONTAIN 172 SQUARE FEET, MORE OR LESS.

SUBJECT TO ANY OTHER EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD AND THOSE COMMON AND APPARENT TO THE LAND.

BEARINGS ARE DERIVED FROM CENTRAL OREGON COORDINATE SYSTEM (COCS) COORDINATE VALUES.

**PARCEL 2 – TEMPORARY CONSTRUCTION EASEMENT (TCE)**

A TRACT OF LAND BEING A PORTION OF THAT PARCEL DESCRIBED IN STATUTORY WARRANTY DEED, RECORDED UNDER INSTRUMENT NO. 2005-11807, DESCHUTES COUNTY OFFICIAL RECORDS, BEING A PORTION OF LOTS 5 AND 6, BLOCK 130, SECOND ADDITION TO BEND PARK, RECORDED MARCH 6, 1913, FILED AS COUNTY SURVEY NO. 05642 IN THE DESCHUTES COUNTY SURVEYOR'S OFFICE, LOCATED IN THE NORTHWEST ONE-QUARTER (NW1/4) OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION 4, TOWNSHIP 18 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, CITY OF BEND, DESCHUTES COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHEAST CORNER OF SAID PARCEL AS DESCRIBED IN STATUTORY WARRANTY DEED, RECORDED UNDER INSTRUMENT NO. 2005-11807, SAID POINT BEING ON NORTHERLY LINE OF SAID PLATTED LOT 5;

THENCE SOUTH 00°03'34" EAST ALONG THE EAST LINE OF SAID PARCEL, A DISTANCE OF 11.50 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID EAST LINE SOUTH 00°03'34" EAST, A DISTANCE OF 7.00 FEET;

THENCE NORTH 89°45'36" WEST, A DISTANCE OF 88.41 FEET TO THE WEST LINE OF SAID PARCEL;

THENCE NORTH 00°02'25" WEST ALONG THE WEST LINE OF SAID PARCEL, A DISTANCE OF 6.04 FEET;

THENCE NORTH 89°56'26" EAST, A DISTANCE OF 58.70 FEET;

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 880.50 FEET, A CENTRAL ANGLE OF 01°56'00" AND WHOSE CHORD BEARS NORTH 88°58'26" EAST 29.71 FEET, FOR AN ARC DISTANCE OF 29.71 FEET TO THE EAST LINE OF SAID PARCEL AND THE **POINT OF BEGINNING**.

HEREIN DESCRIBED LANDS CONTAIN 559 SQUARE FEET, MORE OR LESS.

SUBJECT TO ANY OTHER EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD AND THOSE COMMON AND APPARENT TO THE LAND.

BEARINGS ARE DERIVED FROM CENTRAL OREGON COORDINATE SYSTEM (COCS) COORDINATE VALUES.

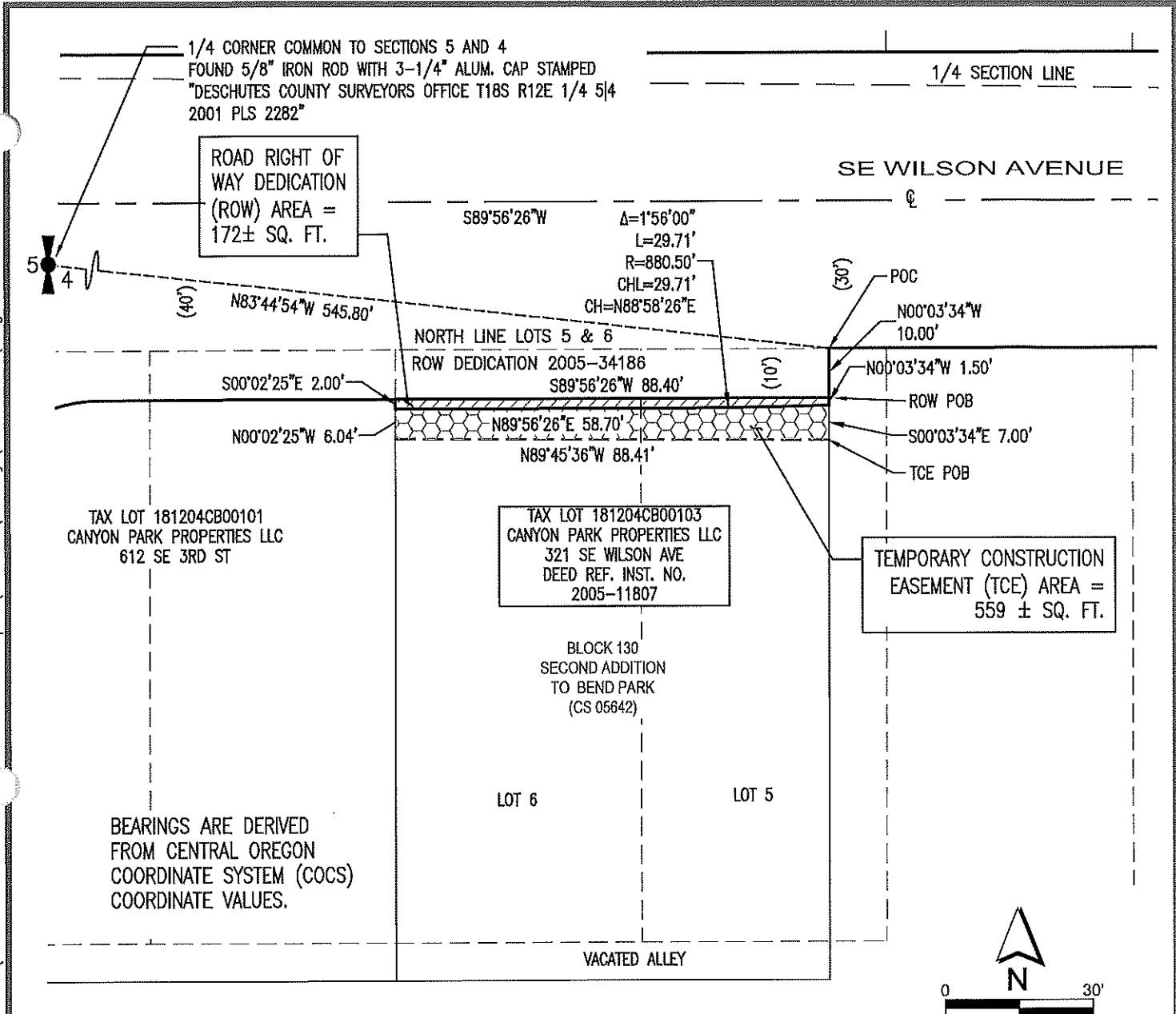
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

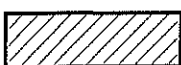
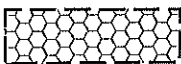
OREGON  
JULY 20, 2009  
SCOTT C. BOLDOC  
79288

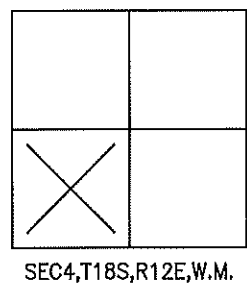
EXPIRES: 12/31/2021



PLOTTED BY: razChr  
 Wilson Intersimprv\99Svcs\Survey\00Current\Dwg  
 KattelisonAndAssociates\297--4506-018  
 d\Projects\Clients\4506-KattelisonAndAssociates\297--4506-018



-  PARCEL 1 - ROAD RIGHT-OF-WAY DEDICATION AREA (172± SQ. FT.)
-  PARCEL 2 - TEMPORARY CONSTRUCTION EASEMENT (559± SQ. FT.)
- CS = DESCHUTES COUNTY SURVEY NUMBER
- POC = POINT OF COMMENCEMENT
- POB = POINT OF BEGINNING
- ROW = RIGHT OF WAY DEDICATION
- TCE = TEMPORARY CONSTRUCTION EASEMENT
- (REC) = RECORD INFORMATION



REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON  
 JULY 20, 2009  
 SCOTT C. BOLDUC  
 79288  
 EXPIRES: 12/31/2021

<b>Parametrix</b> ENGINEERING . PLANNING . ENVIRONMENTAL SCIENCES 150 NW PACIFIC PARK LANE, SUITE 110   BEND, OR 97702 P 541.508.7710 WWW.PARAMETRIX.COM	PROJECT NAME <b>WILSON AVENUE CORRIDOR IMPROVEMENT PROJECT</b>	DRAWING NO. 1 OF 1
	EXHIBIT 'B'- CANYON PARK PROPERTIES LLC TAXLOT 181204CB 00103 CITY OF BEND, OR	DWG NAME BE450601BV-ACQ EC7700-BD2110
		DATE 10/12/2021

**EXHIBIT 'A'**  
**364 SE WILSON AVE**  
**LEGAL DESCRIPTION**

**PARCEL 1**  
**RIGHT-OF-WAY DEDICATION**

A TRACT OF LAND BEING A PORTION OF LOTS 23 AND 24, BLOCK 80, PLAT OF BEND PARK, RECORDED JUNE 30, 1911, FILED AS COUNTY SURVEY NO. 05388 IN THE DESCHUTES COUNTY SURVEYOR'S OFFICE, LOCATED IN THE SOUTHWEST ONE-QUARTER (SW1/4) OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 4, TOWNSHIP 18 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, CITY OF BEND, DESCHUTES COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE SOUTHWEST CORNER OF SAID LOT 23, FROM WHICH A 3.25 INCH BRASS DISK AT THE WEST QUARTER CORNER (W 1/4) OF SAID SECTION 4 BEARS SOUTH 89°56'26" WEST 654.12 FEET, SAID POINT OF BEGINNING BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF SE WILSON AVENUE;

THENCE NORTH 00°02'25" WEST, A DISTANCE OF 4.00 FEET ALONG THE WEST LINE OF SAID LOT 23;

THENCE NORTH 89°56'26" EAST, A DISTANCE OF 91.66 FEET TO A POINT ON A CURVE OF THE EASTERLY RIGHT OF WAY SE 4<sup>TH</sup> STREET, COINCIDENT WITH THE NORTHERLY RIGHT OF WAY OF SE WILSON AVENUE WITH A RADIUS OF 20.00 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 36°52'12", AN ARC DISTANCE OF 12.87 FEET (THE CHORD OF WHICH BEARS SOUTH 71°30'20" WEST, A DISTANCE OF 12.65 FEET), ALONG SAID EASTERLY RIGHT OF WAY LINE;

THENCE SOUTH 89°56'26" WEST, A DISTANCE OF 79.66 FEET, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SE WILSON AVENUE, TO THE SW CORNER OF SAID LOT 23, AND THE **POINT OF BEGINNING**;

HEREIN DESCRIBED LANDS CONTAIN 351 SQUARE FEET, MORE OR LESS.

SUBJECT TO ANY OTHER EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD AND THOSE COMMON AND APPARENT TO THE LAND.

BEARINGS ARE DERIVED FROM CENTRAL OREGON COORDINATE SYSTEM (COCS) COORDINATE VALUES.

**PARCEL 2  
TEMPORARY CONSTRUCTION EASEMENT**

A TRACT OF LAND BEING A PORTION OF LOTS 23 AND 24, BLOCK 80, PLAT OF BEND PARK, RECORDED JUNE 30, 1911, FILED AS COUNTY SURVEY NO. 05388 IN THE DESCHUTES COUNTY SURVEYOR'S OFFICE, LOCATED IN THE SOUTHWEST ONE-QUARTER (SW1/4) OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 4, TOWNSHIP 18 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, CITY OF BEND, DESCHUTES COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTHWEST CORNER OF SAID LOT 23, FROM WHICH A 3.25 INCH BRASS DISK AT THE WEST QUARTER CORNER (W 1/4) OF SAID SECTION 4 BEARS SOUTH 89°56'26" WEST 654.12 FEET, SAID POINT OF COMMENCEMENT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF SE WILSON AVENUE;

THENCE NORTH 00°02'25" WEST, A DISTANCE OF 4.00 FEET ALONG THE WEST LINE OF SAID LOT 23 TO THE **POINT OF BEGINNING**;

THENCE NORTH 00°02'25" WEST, A DISTANCE OF 11.00 FEET CONTINUING ALONG SAID WEST LINE;

THENCE LEAVING SAID WEST LINE NORTH 89°25'26" EAST, A DISTANCE OF 9.75 FEET;

THENCE SOUTH 00°02'25" EAST, A DISTANCE OF 7.25 FEET;

THENCE NORTH 89°56'26" EAST, A DISTANCE OF 85.72 FEET TO A POINT ON A CURVE OF THE EASTERLY RIGHT-OF-WAY SE 4<sup>TH</sup> STREET COINCIDENT WITH THE NORTHERLY RIGHT OF WAY OF SE WILSON AVENUE, WITH A RADIUS OF 20.00 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 15°21'35" EAST, AN ARC DISTANCE OF 5.36 FEET (THE CHORD OF WHICH BEARS SOUTH 45°23'27" WEST, A DISTANCE OF 5.35 FEET) ALONG SAID EASTERLY RIGHT-OF-WAY LINE;

THENCE LEAVING SAID RIGHT-OF-WAY LINE SOUTH 89°56'26" WEST, A DISTANCE OF 91.66 FEET TO A POINT ON THE WEST LINE OF SAID LOT 23 AND THE **POINT OF BEGINNING**.

HEREIN DESCRIBED LANDS CONTAIN 422 SQUARE FEET, MORE OR LESS.

SUBJECT TO ANY OTHER EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD AND THOSE COMMON AND APPARENT TO THE LAND.

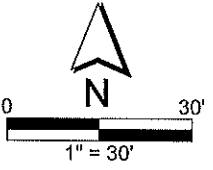
BEARINGS ARE DERIVED FROM CENTRAL OREGON COORDINATE SYSTEM (COCS) COORDINATE VALUES.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 20, 2009  
SCOTT C. BOLDOC  
79288

EXPIRES: 12/31/2021

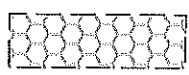
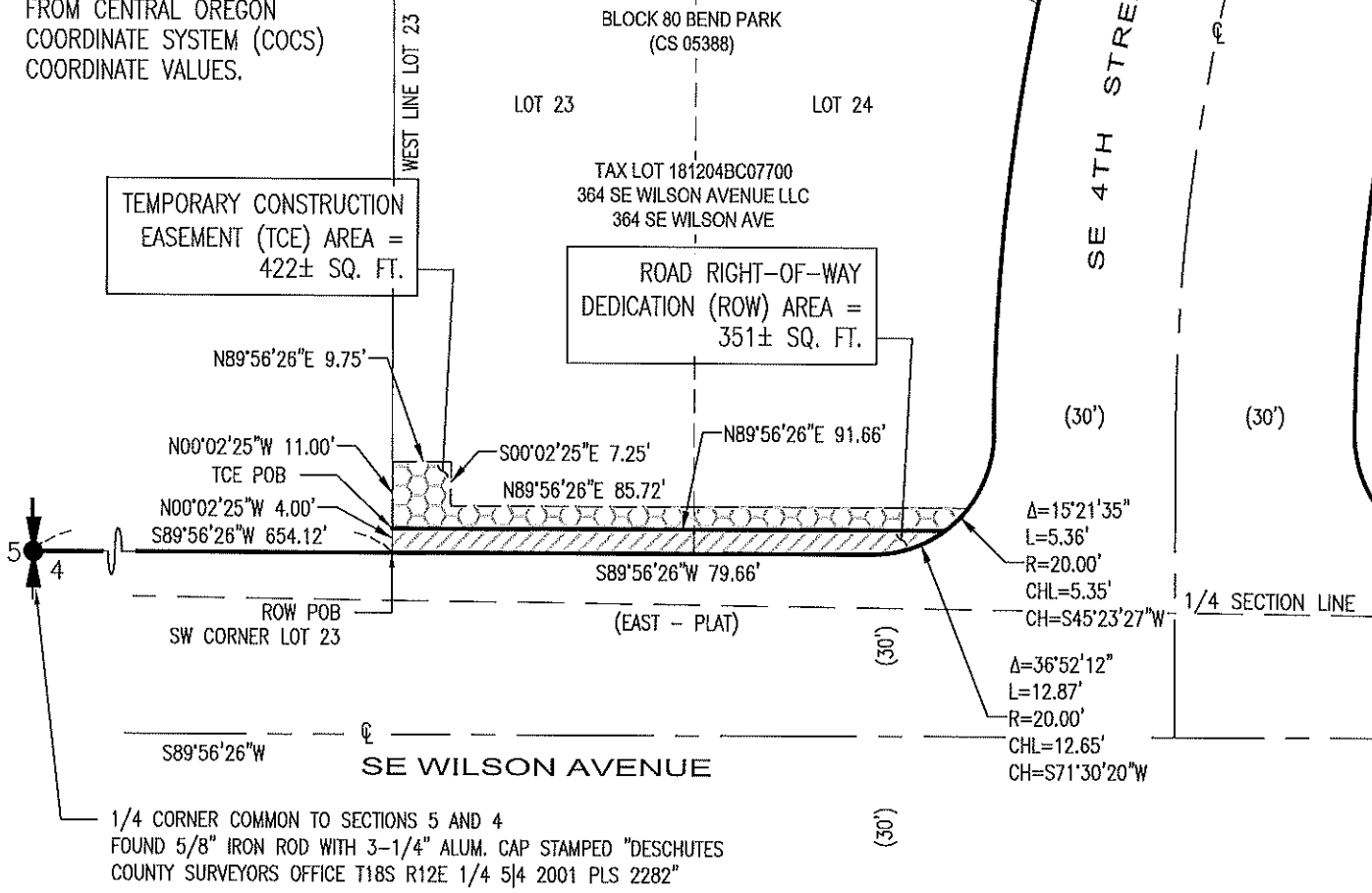
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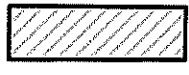
BEARINGS ARE DERIVED FROM CENTRAL OREGON COORDINATE SYSTEM (COCS) COORDINATE VALUES.

TEMPORARY CONSTRUCTION EASEMENT (TCE) AREA = 422± SQ. FT.

ROAD RIGHT-OF-WAY DEDICATION (ROW) AREA = 351± SQ. FT.

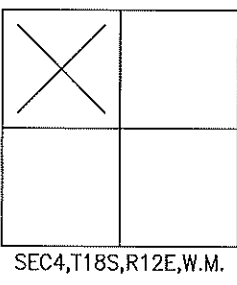


PARCEL 1 - TEMPORARY CONSTRUCTION EASEMENT AREA (422± SQ. FT.)



PARCEL 1 - ROAD RIGHT-OF-WAY DEDICATION AREA (351± SQ. FT.)

- CS = DESCHUTES COUNTY SURVEY NUMBER
- POB = POINT OF BEGINNING
- ROW = RIGHT OF WAY DEDICATION
- TCE = TEMPORARY CONSTRUCTION EASEMENT
- (REC) = RECORD INFORMATION



REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON  
JULY 20, 2009  
SCOTT C. BOLDOC  
79288  
EXPIRES: 12/31/2021

**Parametrix**  
ENGINEERING . PLANNING . ENVIRONMENTAL SCIENCES  
150 NW PACIFIC PARK LANE, SUITE 110 | BEND, OR 97702  
P 541.508.7710  
WWW.PARAMETRIX.COM

PROJECT NAME  
**WILSON AVENUE CORRIDOR IMPROVEMENT PROJECT**  
EXHIBIT 'B'- 364 SE WILSON AVENUE LLC  
TAXLOT 181204BC 07700  
CITY OF BEND, OR

DRAWING NO.  
1 OF 1  
DWG NAME  
BE4506018V-ACQ DC7700-BD2110  
DATE  
10/11/2021

**EXHIBIT 'A'**  
**501 SE 2<sup>ND</sup> STREET**  
**LEGAL DESCRIPTIONS**

**PARCEL 1**  
**RIGHT-OF-WAY DEDICATION**

A TRACT OF LAND BEING A PORTION OF THAT PROPERTY DESCRIBED IN WARRANTY DEED RECORDED MARCH 29, 1955 IN BOOK 109, PAGE 595, RECORDS OF DEEDS, DESCHUTES COUNTY, OREGON, LOCATED IN THE SOUTHEAST ONE-QUARTER (SE1/4) OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SECTION 5, TOWNSHIP 18 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, CITY OF BEND, DESCHUTES COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE WEST QUARTER (W¼) CORNER OF SAID SECTION 5, MARKED BY A 3¼" BRASS DISK;

THENCE, NORTH 85°30'36" WEST, A DISTANCE OF 70.31 FEET TO THE SOUTHEAST CORNER OF SAID PROPERTY DESCRIBED IN WARRANTY DEED RECORDED MARCH 29, 1955 IN BOOK 109, PAGE 595, RECORDS OF DEEDS, DESCHUTES COUNTY, OREGON, BEING COINCIDENT WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SE WILSON AVENUE AND THE **POINT OF BEGINNING**;

THENCE, NORTH 78°35'09" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 13.26 FEET;

THENCE, NORTH 63°03'29" EAST, A DISTANCE OF 14.42 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF SE 2<sup>ND</sup> STREET;

THENCE, SOUTH 00°53'10" EAST ALONG SAID WESTERLY RIGHT-OF-WAY, A DISTANCE OF 9.16 FEET TO THE **POINT OF BEGINNING**.

HEREIN DESCRIBED LANDS CONTAIN 59 SQUARE FEET, MORE OR LESS.

SUBJECT TO ANY OTHER EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD AND THOSE COMMON AND APPARENT TO THE LAND.

BEARINGS ARE DERIVED FROM CENTRAL OREGON COORDINATE SYSTEM (COCS) COORDINATE VALUES.

**PARCEL 2**  
**TEMPORARY CONSTRUCTION EASEMENT (TCE)**

A TRACT OF LAND BEING A PORTION OF THAT PROPERTY DESCRIBED IN WARRANTY DEED RECORDED MARCH 29, 1955 IN BOOK 109, PAGE 595, RECORDS OF DEEDS, DESCHUTES COUNTY, OREGON, LOCATED IN THE SOUTHEAST ONE-QUARTER (SE1/4) OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SECTION 5, TOWNSHIP 18 SOUTH, RANGE 12

EAST, WILLAMETTE MERIDIAN, CITY OF BEND, DESCHUTES COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE WEST QUARTER (W¼) CORNER OF SAID SECTION 5, MARKED BY A 3¼" BRASS DISK;

THENCE, NORTH 85°30'36" WEST, A DISTANCE OF 70.31 FEET TO THE SOUTHEAST CORNER OF SAID PROPERTY DESCRIBED IN WARRANTY DEED RECORDED MARCH 29, 1955 IN BOOK 109, PAGE 595, RECORDS OF DEEDS, DESCHUTES COUNTY, OREGON, BEING COINCIDENT WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SE WILSON AVENUE;

THENCE, NORTH 78°35'09" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 13.26 FEET TO THE **POINT OF BEGINNING**;

THENCE, CONTINUING NORTH 78°35'09" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 61.68 FEET;

THENCE, NORTH 11°24'51" EAST, A DISTANCE OF 10.00 FEET;

THENCE, SOUTH 78°35'09" EAST, A DISTANCE OF 44.33 FEET;

THENCE, NORTH 50°59'58" EAST, A DISTANCE OF 18.78 FEET;

THENCE, NORTH 00°18'16" EAST, A DISTANCE OF 51.12 FEET;

THENCE, NORTH 89°06'50" EAST, A DISTANCE OF 11.94 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF SE 2<sup>ND</sup> STREET;

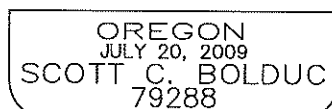
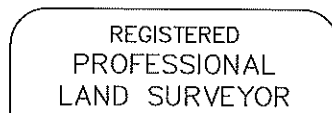
THENCE, SOUTH 00°53'10" EAST ALONG SAID WESTERLY RIGHT-OF-WAY, A DISTANCE OF 69.83 FEET;

THENCE, SOUTH 63°03'29" WEST, A DISTANCE OF 14.42 FEET TO A POINT ON THE SAID NORTHERLY RIGHT-OF-WAY OF SE WILSON AVENUE, AND THE **POINT OF BEGINNING**.

HEREIN DESCRIBED LANDS CONTAIN 1,637 SQUARE FEET, MORE OR LESS.

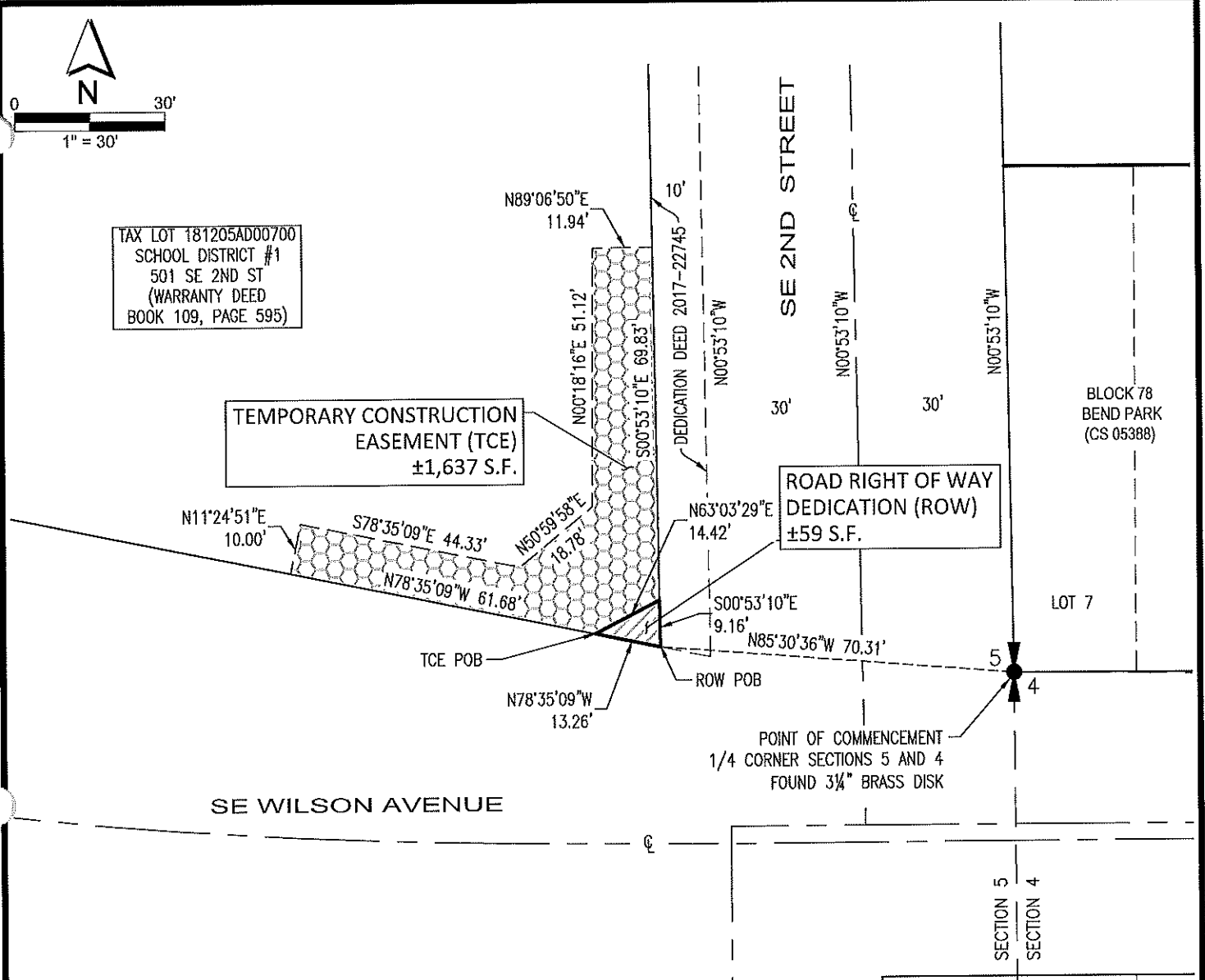
SUBJECT TO ANY OTHER EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD AND THOSE COMMON AND APPARENT TO THE LAND.

BEARINGS ARE DERIVED FROM CENTRAL OREGON COORDINATE SYSTEM (COCS) COORDINATE VALUES.



EXPIRES: 12/31/2021

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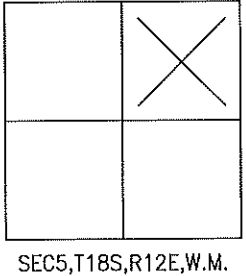


**PARCEL 1 ROAD RIGHT-OF-WAY DEDICATION AREA (59± SQ. FT.)**

**PARCEL 2 TEMPORARY CONSTRUCTION EASEMENT AREA (1,637± SQ. FT.)**

CS = DESCHUTES COUNTY SURVEY NUMBER  
 POB = POINT OF BEGINNING  
 POC = POINT OF COMMENCEMENT  
 TCE = TEMPORARY CONSTRUCTION EASEMENT  
 (REF) = REFERENCE INFORMATION:

BEARINGS ARE DERIVED FROM CENTRAL OREGON COORDINATE SYSTEM (COCS) COORDINATE VALUES.



**REGISTERED PROFESSIONAL LAND SURVEYOR**

**OREGON**  
 JULY 20, 2009  
**SCOTT C. BOLDOC**  
 79288

EXPIRES: 12/31/2021

**Parametrix**  
 ENGINEERING . PLANNING . ENVIRONMENTAL SCIENCES

150 NW PACIFIC PARK LANE, SUITE 110 | BEND, OR 97702  
 P.541.508.7710  
 WWW.PARAMETRIX.COM

PROJECT NAME  
**WILSON AVENUE CORRIDOR IMPROVEMENT PROJECT**

EXHIBIT 'B'- SCHOOL DISTRICT  
 TAXLOT 181204AD 00700  
 CITY OF BEND, OR

DRAWING NO.  
 1 OF 1

DWG NAME  
 BE4506018V-ACQ CB300-AD700

DATE  
 10/11/2021

**EXHIBIT 'A'**  
**501 SE WILSON AVENUE**  
**LEGAL DESCRIPTION**

**PARCEL 1 – TEMPORARY CONSTRUCTION EASEMENT (TCE)**

A TRACT OF LAND BEING A PORTION OF LOT 1, BLOCK 1, PLAT NO. 269 CLEAR SKY ESTATES, FILED AS COUNTY SURVEY NO. 06434 IN THE DESCHUTES COUNTY SURVEYOR'S OFFICE, LOCATED IN THE NORTHEAST ONE-QUARTER (NE1/4) OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION 4, TOWNSHIP 18 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, CITY OF BEND, DESCHUTES COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE NORTHWEST CORNER OF SAID LOT 1, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SE WILSON AVENUE, FROM WHICH THE NORTHEAST CORNER OF SAID BLOCK 1 BEARS NORTH 86°26'22" EAST 200.58 FEET;

THENCE NORTH 86°26'22" EAST ALONG THE NORTH LINE OF SAID LOT 1, BEING COINCIDENT WITH THE SOUTHERLY RIGHT OF WAY OF SE WILSON AVENUE, A DISTANCE OF 100.29 FEET TO THE NORTHEAST CORNER OF SAID LOT 1;

THENCE SOUTH 00°05'36" EAST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 11.52 FEET;

THENCE SOUTH 60°14'31" WEST, A DISTANCE OF 16.85 FEET;

THENCE SOUTH 89°30'09" WEST, A DISTANCE OF 68.45 FEET;

THENCE NORTH 00°10'00" WEST, A DISTANCE OF 10.80 FEET;

THENCE SOUTH 86°26'22" WEST, A DISTANCE OF 17.03 FEET TO THE WEST LINE OF SAID LOT 1;

THENCE NORTH 00°10'00" WEST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 4.51 FEET TO THE NORTHWEST CORNER OF SAID LOT AND THE **POINT OF BEGINNING**.

HEREIN DESCRIBED LANDS CONTAIN 1,473 SQUARE FEET, MORE OR LESS.

SUBJECT TO ANY OTHER EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD AND THOSE COMMON AND APPARENT TO THE LAND.

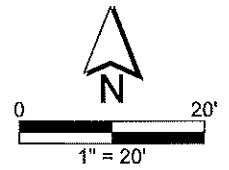
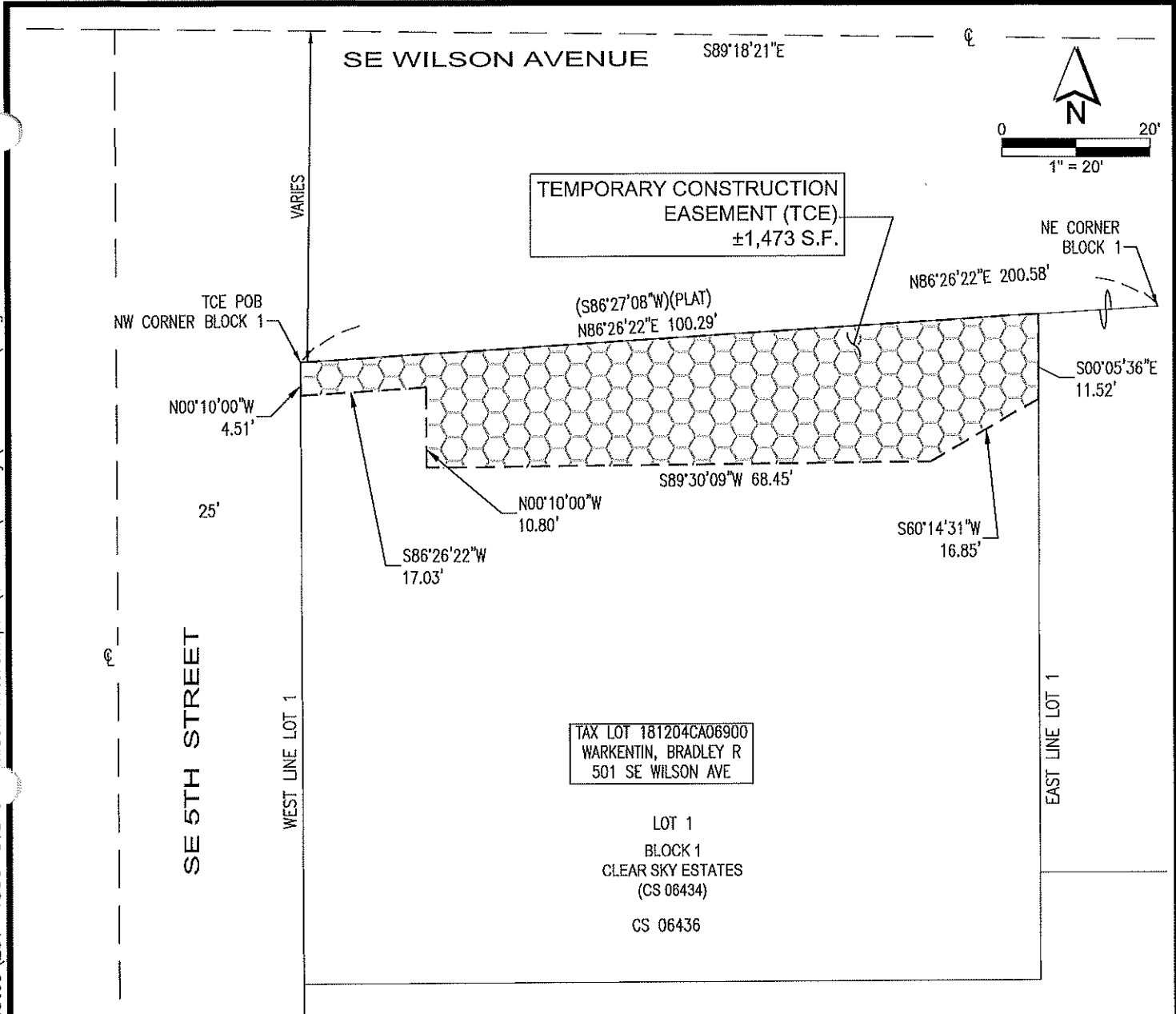
BEARINGS ARE DERIVED FROM CENTRAL OREGON COORDINATE SYSTEM (COCS) COORDINATE VALUES.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

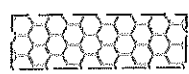
OREGON  
JULY 20, 2009  
SCOTT C. BOLDOC  
79288

EXPIRES: 12/31/2021

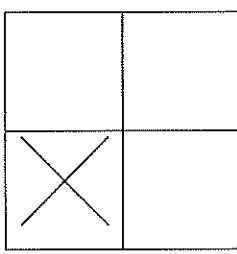




BEARINGS ARE DERIVED FROM CENTRAL OREGON COORDINATE SYSTEM (COCS) COORDINATE VALUES.

 PARCEL 2 - TEMPORARY CONSTRUCTION EASEMENT AREA (±1,473 SQ. FT.)

- CS = DESCHUTES COUNTY SURVEY NUMBER
- POB = POINT OF BEGINNING
- TCE = TEMPORARY CONSTRUCTION EASEMENT
- (REC) = RECORD INFORMATION



SEC4,T18S,R12E,W.M.

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON JULY 20, 2009 SCOTT C. BOLDOC 79288

EXPIRES: 12/31/2021

**Parametrix**  
ENGINEERING . PLANNING . ENVIRONMENTAL SCIENCES

150 NW PACIFIC PARK LANE, SUITE 110 | BEND, OR 97702  
P 541.508.7710  
WWW.PARAMETRIX.COM

PROJECT NAME  
**WILSON AVENUE CORRIDOR IMPROVEMENT PROJECT**

EXHIBIT 'B'- WARKENTIN, BRADLEY R.  
TAXLOT 181204CA 06900  
CITY OF BEND, OR

DRAWING NO.  
1 OF 1

DWG NAME  
BE4506018V-ACQ

DATE  
10/11/2021

**EXHIBIT 'A'**  
**517 SE DOUGLAS STREET**  
**LEGAL DESCRIPTION**

**PARCEL 1 – TEMPORARY CONSTRUCTION EASEMENT (TCE)**

A TRACT OF LAND BEING A PORTION OF LOT 14, BLOCK 83, BEND PARK, RECORDED JUNE 30, 1911, FILED AS COUNTY SURVEY NO. 05388 IN THE DESCHUTES COUNTY SURVEYOR'S OFFICE, LOCATED IN THE SOUTHWEST ONE-QUARTER (SW1/4) OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 4, TOWNSHIP 18 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, CITY OF BEND, DESCHUTES COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE SOUTHWEST CORNER OF SAID LOT 14, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF SE WILSON AVENUE, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 4 BEARS NORTH 89°00'27" EAST, A DISTANCE OF 1424.17 FEET;

THENCE SOUTH 89°56'20" EAST ALONG THE SOUTH LINE OF SAID LOT 14, BEING COINCIDENT WITH THE NORTHERLY RIGHT OF WAY OF SE WILSON AVENUE, A DISTANCE OF 49.78 FEET;

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 30°11'30" AND WHOSE CHORD BEARS NORTH 74°57'55" EAST 26.04 FEET, FOR AN ARC DISTANCE OF 26.35 FEET;

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 817.50 FEET, A CENTRAL ANGLE OF 03°25'15" AND WHOSE CHORD BEARS SOUTH 87°05'41" WEST 48.80 FEET, FOR AN ARC DISTANCE OF 48.81 FEET;

THENCE SOUTH 85°23'03" WEST, A DISTANCE OF 26.29 FEET TO THE WEST LINE OF SAID LOT 14;

THENCE SOUTH 00°11'16" EAST ALONG THE WEST LINE OF SAID LOT 14, A DISTANCE OF 2.11 FEET TO THE **POINT OF BEGINNING**.

HEREIN DESCRIBED LANDS CONTAIN 309 SQUARE FEET, MORE OR LESS.

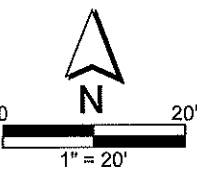
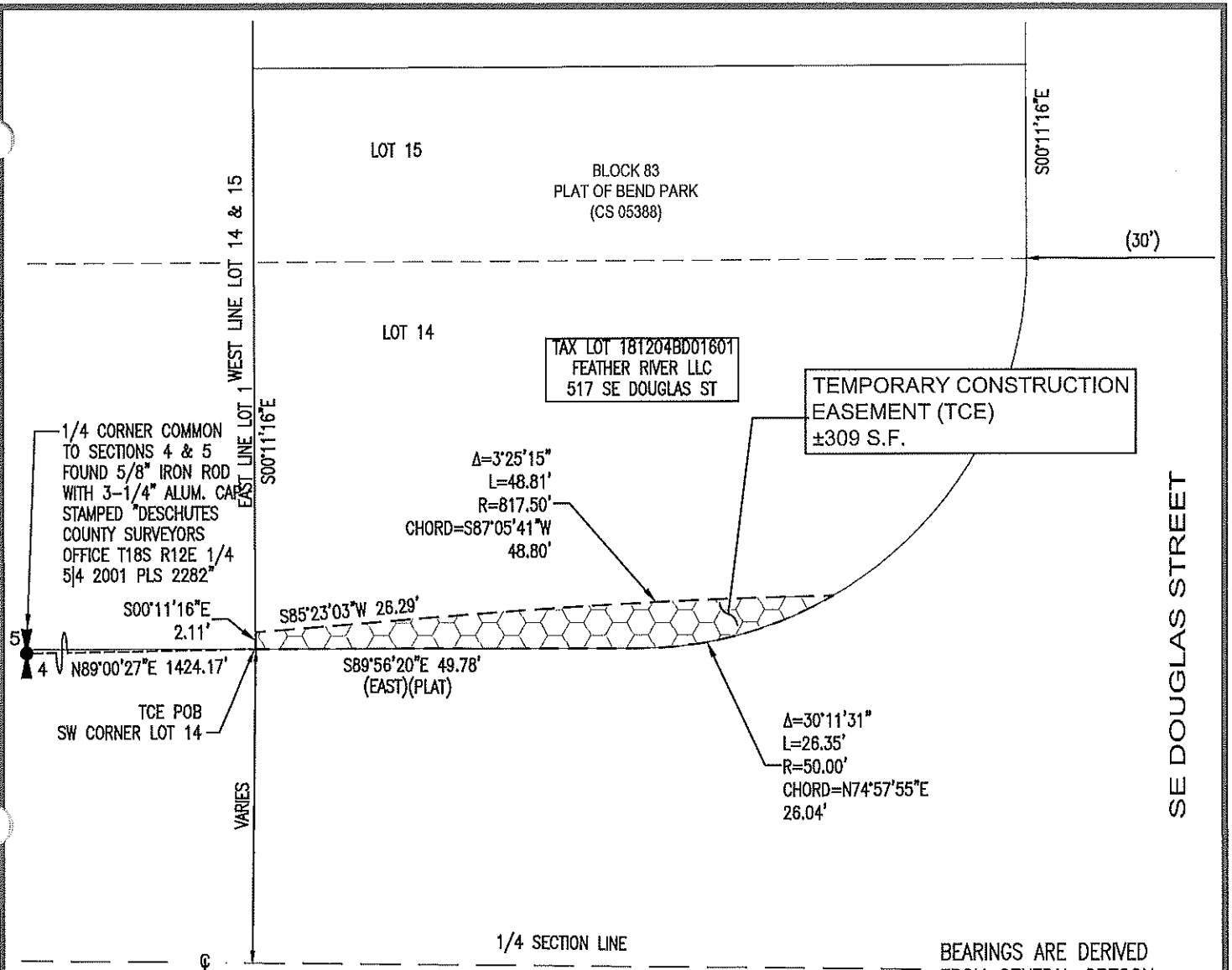
SUBJECT TO ANY OTHER EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD AND THOSE COMMON AND APPARENT TO THE LAND.

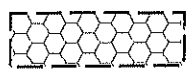
BEARINGS ARE DERIVED FROM CENTRAL OREGON COORDINATE SYSTEM (COCS) COORDINATE VALUES.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

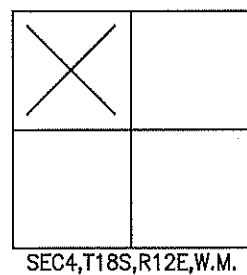
OREGON  
JULY 20, 2009  
SCOTT C. BOLDOC  
79288

EXPIRES: 12/31/2021



 PARCEL 1 - TEMPORARY CONSTRUCTION  
 EASEMENT AREA (±309 SQ. FT.)

CS = DESCHUTES COUNTY SURVEY NUMBER  
 POB = POINT OF BEGINNING  
 TCE = TEMPORARY CONSTRUCTION EASEMENT  
 (REC) = RECORD INFORMATION PER PLAT OF BEND PARK,  
 CS 05388.



REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

OREGON  
 JULY 20, 2009  
 SCOTT C. BOLDOC  
 79288  
 EXPIRES: 12/31/2021

**Parametrix**  
 ENGINEERING . PLANNING . ENVIRONMENTAL SCIENCES

150 NW PACIFIC PARK LANE, SUITE 110 | BEND, OR 97702  
 P 541.508.7710  
 WWW.PARAMETRIX.COM

PROJECT NAME  
**WILSON AVENUE  
 CORRIDOR IMPROVEMENT PROJECT**

EXHIBIT 'B'- FEATHER RIVER LLC  
 TAXLOT 181204BD 01601  
 CITY OF BEND, OR

DRAWING NO.  
 1 OF 1

DWG NAME  
 BE4506018V-ACQ

DATE  
 10/11/2021

**EXHIBIT 'A'**  
**527 SE WILSON AVENUE**  
**LEGAL DESCRIPTION**

**PARCEL 1 – TEMPORARY CONSTRUCTION EASEMENT (TCE)**

A TRACT OF LAND BEING A PORTION OF LOT 16, BLOCK 1, PLAT NO. 269 CLEAR SKY ESTATES, FILED AS COUNTY SURVEY NO. 06434 IN THE DESCHUTES COUNTY SURVEYOR'S OFFICE, LOCATED IN THE NORTHEAST ONE-QUARTER (NE1/4) OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION 4, TOWNSHIP 18 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, CITY OF BEND, DESCHUTES COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE NORTHEAST CORNER OF SAID LOT 16, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SE WILSON AVENUE, FROM WHICH THE NORTHWEST CORNER OF SAID BLOCK 1 BEARS SOUTH 86°26'22" WEST 200.58 FEET;

THENCE SOUTH 86°26'22" WEST ALONG THE NORTH LINE OF SAID LOT 16, BEING COINCIDENT WITH THE SOUTHERLY RIGHT OF WAY OF SE WILSON AVENUE, A DISTANCE OF 100.29 FEET TO THE NORTHWEST CORNER OF SAID LOT 16;

THENCE SOUTH 00°05'36" EAST ALONG THE WEST LINE OF SAID LOT 16, A DISTANCE OF 6.51 FEET;

THENCE NORTH 86°26'22" EAST ALONG A LINE PARALLEL TO AND 6.50 FEET SOUTH OF THE NORTH LINE OF SAID LOT 16, A DISTANCE OF 100.29 FEET TO THE EAST LINE OF SAID LOT 16;

THENCE NORTH 00°04'58" WEST ALONG THE EAST LINE OF SAID LOT 16, A DISTANCE OF 6.51 FEET TO THE **POINT OF BEGINNING**.

HEREIN DESCRIBED LANDS CONTAIN 652 SQUARE FEET, MORE OR LESS.

SUBJECT TO ANY OTHER EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD AND THOSE COMMON AND APPARENT TO THE LAND.

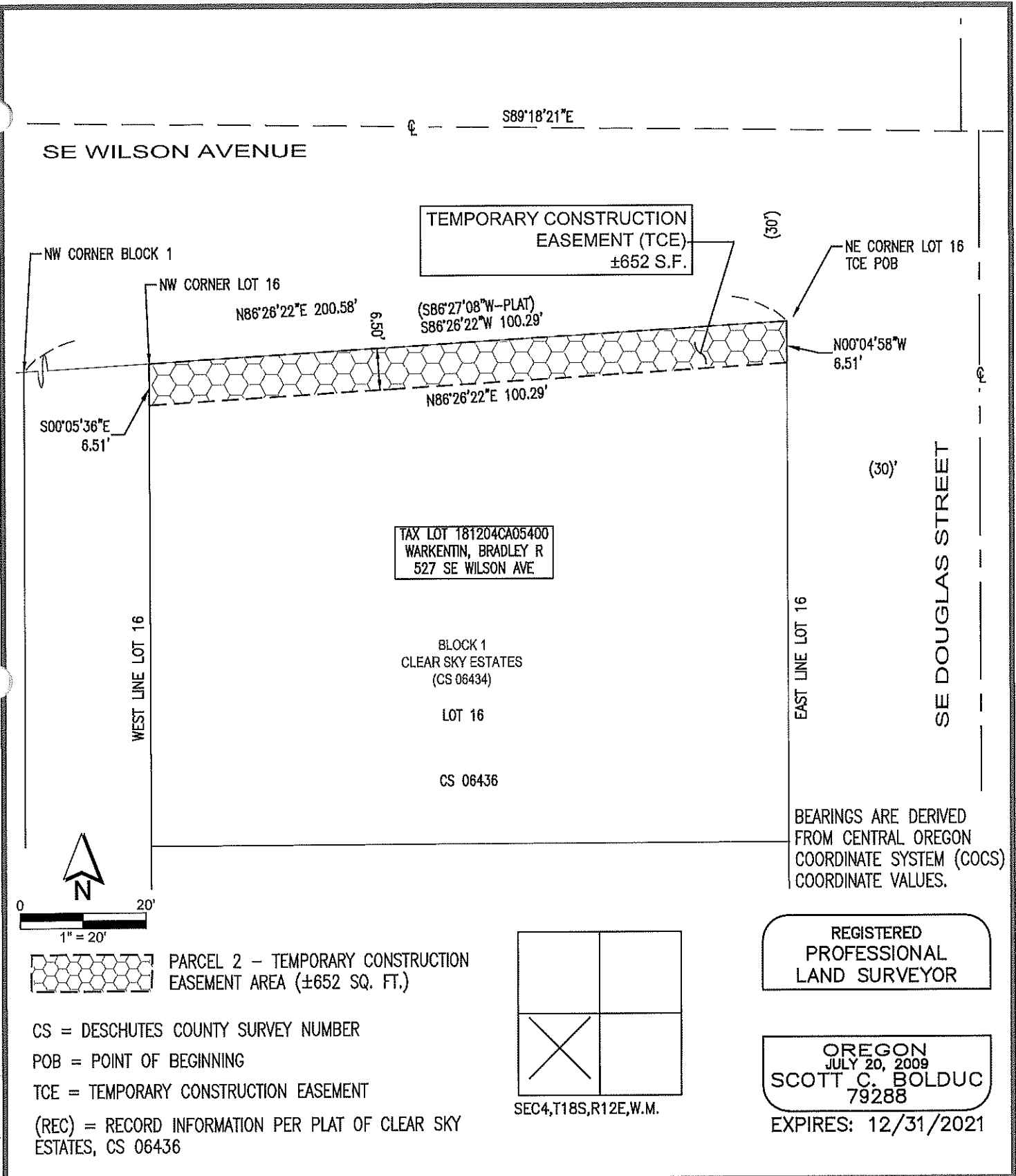
BEARINGS ARE DERIVED FROM CENTRAL OREGON COORDINATE SYSTEM (COCS) COORDINATE VALUES.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 20, 2009  
SCOTT C. BOLDOC  
79288

EXPIRES: 12/31/2021

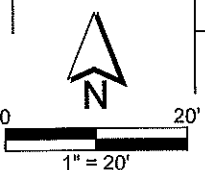
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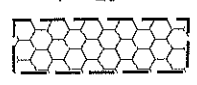


TAX LOT 181204CA05400  
 WARKENTIN, BRADLEY R  
 527 SE WILSON AVE

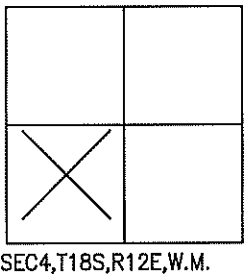
BLOCK 1  
 CLEAR SKY ESTATES  
 (CS 06434)  
 LOT 16  
 CS 06436

BEARINGS ARE DERIVED FROM CENTRAL OREGON COORDINATE SYSTEM (COCS) COORDINATE VALUES.



 PARCEL 2 - TEMPORARY CONSTRUCTION EASEMENT AREA (±652 SQ. FT.)

CS = DESCHUTES COUNTY SURVEY NUMBER  
 POB = POINT OF BEGINNING  
 TCE = TEMPORARY CONSTRUCTION EASEMENT  
 (REC) = RECORD INFORMATION PER PLAT OF CLEAR SKY ESTATES, CS 06436



SEC4,T18S,R12E,W.M.

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON  
 JULY 20, 2009  
 SCOTT C. BOLDOC  
 79288

EXPIRES: 12/31/2021

**Parametrix**  
 ENGINEERING . PLANNING . ENVIRONMENTAL SCIENCES

150 NW PACIFIC PARK LANE, SUITE 1.10 | BEND, OR 97702  
 P 541.508.7710  
 WWW.PARAMETRIX.COM

PROJECT NAME  
**WILSON AVENUE  
 CORRIDOR IMPROVEMENT PROJECT**

EXHIBIT 'B'- WARKENTIN, BRADLEY R.  
 TAXLOT 181204CA 05400  
 CITY OF BEND, OR

DRAWING NO.  
 1 OF 1

DWG NAME  
 BE4506018V-ACQ

DATE  
 10/12/2021

**EXHIBIT 'A'**  
**535 SE 3RD STREET**  
**LEGAL DESCRIPTIONS**

**PARCEL 1 – RIGHT OF WAY DEDICATION**

A TRACT OF LAND BEING A PORTION OF THAT PARCEL AS DESCRIBED IN QUIT CLAIM DEED, INSTRUMENT NO. 2019-02158, RECORDS OF DESCHUTES COUNTY OFFICIAL RECORDS, AND OF LOTS 9, 10, 11 & 12, BLOCK 78, BEND PARK, RECORDED JUNE 30, 1911, FILED AS COUNTY SURVEY NO. 05388 IN THE DESCHUTES COUNTY SURVEYOR'S OFFICE, LOCATED IN THE SOUTHWEST ONE-QUARTER (SW1/4) OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 4, TOWNSHIP 18 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, CITY OF BEND, DESCHUTES COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTHWEST CORNER OF SAID PARCEL FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 4, A 3.25 INCH BRASS DISK, BEARS SOUTH 89°56'26" WEST 74.12 FEET;

THENCE NORTH 89°56'26" EAST ALONG THE SOUTH OF SAID PARCEL, BEING COINCIDENT WITH THE NORTHERLY RIGHT OF WAY OF SE WILSON AVENUE, A DISTANCE OF 155.02 FEET;

THENCE CONTINUING ALONG SAID RIGHT OF WAY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 45.00 FEET, A CENTRAL ANGLE OF 52°38'24" AND WHOSE CHORD BEARS NORTH 63°37'14" EAST 39.90 FEET, FOR AN ARC DISTANCE OF 41.34 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID RIGHT OF WAY AND CURVE TO THE LEFT HAVING A RADIUS OF 45.00 FEET, A CENTRAL ANGLE OF 07°00'26" AND WHOSE CHORD BEARS NORTH 33°47'49" EAST 5.50 FEET, FOR AN ARC DISTANCE OF 5.50 FEET;

THENCE NORTH 56°12'11" WEST 3.51 FEET;

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 41.50 FEET, A CENTRAL ANGLE OF 07°35'56" AND WHOSE CHORD BEARS SOUTH 33°47'49" WEST 5.50 FEET, FOR AN ARC DISTANCE OF 5.50 FEET;

THENCE SOUTH 56°12'11" EAST, A DISTANCE OF 3.51 FEET TO THE **POINT OF BEGINNING**.

HEREIN DESCRIBED LANDS CONTAIN 19 SQUARE FEET, MORE OR LESS.

SUBJECT TO ANY OTHER EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD AND THOSE COMMON AND APPARENT TO THE LAND.

BASIS OF BEARINGS DERIVED FROM CENTRAL OREGON COORDINATE SYSTEM (COCS) COORDINATE VALUES.

**PARCEL 2 – TEMPORARY CONSTRUCTION EASEMENT (TCE)**

A TRACT OF LAND BEING A PORTION OF THAT PARCEL AS DESCRIBED IN QUIT CLAIM DEED, INSTRUMENT NO. 2019-02158, RECORDS OF DESCHUTES COUNTY OFFICIAL RECORDS, AND OF LOTS 9, 10, 11 & 12, BLOCK 78, BEND PARK, RECORDED JUNE 30, 1911, FILED AS COUNTY SURVEY NO. 05388 IN THE DESCHUTES COUNTY SURVEYOR'S OFFICE, LOCATED IN THE SOUTHWEST ONE-QUARTER (SW1/4) OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 4, TOWNSHIP 18 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, CITY OF BEND, DESCHUTES COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE SOUTHWEST CORNER OF SAID PARCEL FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 4, A 3.25 INCH BRASS DISK, BEARS SOUTH 89°56'26" WEST 74.12 FEET;

THENCE NORTH 89°56'26" EAST ALONG THE SOUTH OF SAID PARCEL, BEING COINCIDENT WITH THE NORTHERLY RIGHT OF WAY OF SE WILSON AVENUE, A DISTANCE OF 155.02 FEET;

THENCE CONTINUING ALONG SAID RIGHT OF WAY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 45.00 FEET, A CENTRAL ANGLE OF 89°58'50" AND WHOSE CHORD BEARS NORTH 44°57'01" EAST 63.63 FEET, FOR AN ARC DISTANCE OF 70.67 FEET;

THENCE NORTH 00°02'25" WEST, A DISTANCE OF 18.17 FEET;

THENCE NORTH 90°00'00" WEST, A DISTANCE OF 8.50 FEET;

THENCE SOUTH 00°02'25" EAST, A DISTANCE OF 8.01 FEET;

THENCE NORTH 89°57'35" EAST, A DISTANCE OF 5.00 FEET;

THENCE SOUTH 00°02'25" EAST, A DISTANCE OF 10.17 FEET;

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 41.50 FEET, A CENTRAL ANGLE OF 89°58'51" AND WHOSE CHORD BEARS SOUTH 44°57'00" WEST 58.68 FEET, FOR AN ARC DISTANCE OF 65.17 FEET;

THENCE SOUTH 89°56'26" WEST, A DISTANCE OF 100.01 FEET;

THENCE NORTH 00°02'25" WEST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 89°56'26" WEST, A DISTANCE OF 55.00 FEET TO THE WEST LINE OF SAID PARCEL;

THENCE SOUTH 00°02'25" EAST, A DISTANCE OF 5.50 FEET TO THE **POINT OF BEGINNING**.

HEREIN DESCRIBED LANDS CONTAIN 994 SQUARE FEET, MORE OR LESS.

SUBJECT TO ANY OTHER EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD AND THOSE COMMON AND APPARENT TO THE LAND.

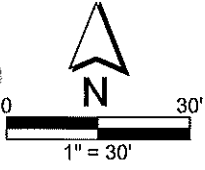
BASIS OF BEARINGS DERIVED FROM CENTRAL OREGON COORDINATE SYSTEM (COCS) COORDINATE VALUES.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 20, 2009  
SCOTT C. BOLDUC  
79288  
EXPIRES: 12/31/2021



U:\Projects\Clients\4506-KittelsonAndAssociates\4506-4506-018 3 Wilson IntersImprv\99Sves\Survey\00Current\Dwg PLOTTED BY: razChr

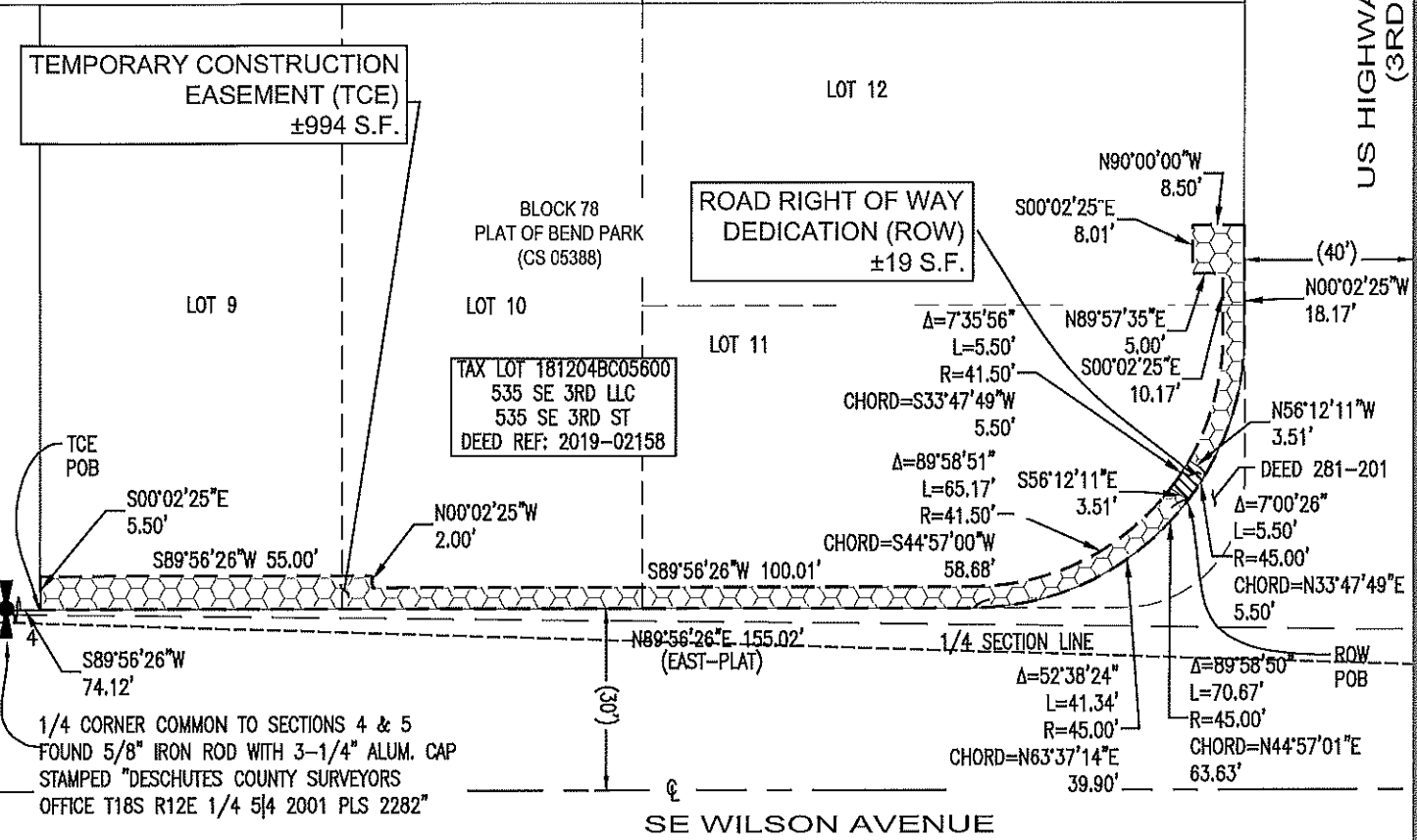



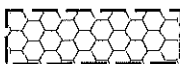
**TEMPORARY CONSTRUCTION EASEMENT (TCE)**  
±994 S.F.

**ROAD RIGHT OF WAY DEDICATION (ROW)**  
±19 S.F.

TAX LOT 181204BC05600  
535 SE 3RD LLC  
535 SE 3RD ST  
DEED REF: 2019-02158

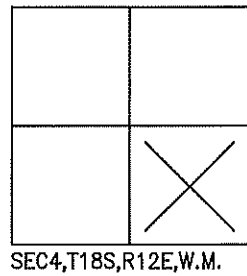
US HIGHWAY 97 BUSINESS  
(3RD STREET)



 PARCEL 1 - ROAD RIGHT-OF-WAY DEDICATION AREA (±19 SQ. FT.)  
 PARCEL 2 - TEMPORARY CONSTRUCTION EASEMENT AREA (±994 SQ. FT.)  
 CS = DESCHUTES COUNTY SURVEY NUMBER

TCE = TEMPORARY CONSTRUCTION EASEMENT  
 ROW = RIGHT OF WAY DEDICATION  
 POB = POINT OF BEGINNING  
 (REC) = RECORD INFORMATION

BEARINGS ARE DERIVED FROM CENTRAL OREGON COORDINATE SYSTEM (COCS) COORDINATE VALUES.



REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON  
JULY 20, 2009  
SCOTT C. BOLDOC  
79288  
EXPIRES: 12/31/2021

**Parametrix**  
ENGINEERING . PLANNING . ENVIRONMENTAL SCIENCES  
150 NW PACIFIC PARK LANE, SUITE 110 | BEND, OR 97702  
P 541.508.7710  
WWW.PARAMETRIX.COM

PROJECT NAME  
**WILSON AVENUE CORRIDOR IMPROVEMENT PROJECT**  
EXHIBIT 'B'- 535 SE 3RD LLC  
TAXLOT 181204BC 5600  
CITY OF BEND, OR

DRAWING NO.  
1 OF 1  
DWG NAME  
BE4506018V-ACQ  
DATE  
10/08/2021

**EXHIBIT 'A'**  
**540 SE WILSON AVENUE**  
**LEGAL DESCRIPTION**

**PARCEL 1**  
**ROAD RIGHT OF WAY DEDICATION**

A TRACT OF LAND BEING A PORTION OF LOT 14, BLOCK 84, PLAT OF BEND PARK, RECORDED JUNE 30, 1911, FILED AS COUNTY SURVEY NO. 05388 IN THE DESCHUTES COUNTY SURVEYOR'S OFFICE, LOCATED IN THE SOUTHWEST ONE-QUARTER (SW1/4) OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 4, TOWNSHIP 18 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, CITY OF BEND, DESCHUTES COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE SOUTHEAST CORNER OF SAID LOT 14 AT THE SOUTHWEST CORNER OF SAID PARCEL FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 4, A 3.25 INCH BRASS DISK, BEARS SOUTH 89°10'13" WEST 1684.39 FEET, SAID POINT OF BEGINNING BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF SE WILSON AVENUE;

THENCE, NORTH 89°56'20" WEST, A DISTANCE OF 50.38 FEET, ALONG THE NORTHERLY RIGHT OF WAY OF SE WILSON, COINCIDENT WITH THE SOUTH LINE OF SAID LOT 14 TO A POINT OF CURVATURE;

THENCE CONTINUING ALONG SAID LINE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 24°23'39", AN ARC DISTANCE OF 21.29 FEET (THE CHORD OF WHICH BEARS NORTH 77°44'31" WEST, A DISTANCE OF 21.13 FEET);

THENCE LEAVING SAID LINE SOUTH 89°56'20" EAST, A DISTANCE OF 50.38;

THENCE SOUTH 00°11'16" EAST, A DISTANCE OF 3.96 FEET;

THENCE SOUTH 89°56'20" EAST, A DISTANCE OF 20.63 FEET TO THE EAST LINE OF SAID LOT 14;

THENCE, SOUTH 00°11'16" EAST, A DISTANCE OF 0.50 FEET, ALONG THE EAST LINE OF SAID LOT 14, TO THE **POINT OF BEGINNING**.

HEREIN DESCRIBED LANDS CONTAIN 205 SQUARE FEET, MORE OR LESS.

SUBJECT TO ANY OTHER EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD AND THOSE COMMON AND APPARENT TO THE LAND.

BASIS OF BEARINGS DERIVED FROM CENTRAL OREGON COORDINATE SYSTEM (COCS) COORDINATE VALUES.

**PARCEL 2  
TEMPORARY CONSTRUCTION EASEMENT (TCE)**

A TRACT OF LAND BEING A PORTION OF LOT 14, BLOCK 84, PLAT OF BEND PARK, RECORDED JUNE 30, 1911, FILED AS COUNTY SURVEY NO. 05388 IN THE DESCHUTES COUNTY SURVEYOR'S OFFICE, LOCATED IN THE SOUTHWEST ONE-QUARTER (SW1/4) OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 4, TOWNSHIP 18 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, CITY OF BEND, DESCHUTES COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTHEAST CORNER OF SAID LOT 14 AT THE SOUTHWEST CORNER OF SAID PARCEL FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 4, A 3.25 INCH BRASS DISK, BEARS SOUTH 89°10'13" WEST 1684.39 FEET, SAID POINT OF BEGINNING BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF SE WILSON AVENUE;

THENCE NORTH 00°11'16" WEST, A DISTANCE OF 0.50 FEET, ALONG THE EAST LINE OF SAID LOT 14 TO THE **POINT OF BEGINNING**;

THENCE NORTH 00°11'16" WEST, A DISTANCE OF 22.00 FEET CONTINUING ALONG THE EAST LINE OF SAID LOT 14;

THENCE LEAVING SAID LINE NORTH 89°56'20" WEST, A DISTANCE OF 32.95 FEET;

THENCE SOUTH 00°11'16" EAST, A DISTANCE OF 3.75 FEET;

THENCE NORTH 89°56'20" WEST, A DISTANCE OF 56.38 FEET TO A POINT ON CURVE HAVING A RADIUS OF 50.00 FEET, ON THE EASTERLY RIGHT-OF-WAY LINE OF SE DOUGLAS STREET AND SE WILSON AVENUE;

THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 26°55'24", AN ARC DISTANCE OF 23.50 FEET (THE CHORD OF WHICH BEARS SOUTH 52°04'59" EAST, A DISTANCE OF 23.28 FEET) ALONG SAID EASTERLY RIGHT-OF-WAY;

THENCE LEAVING SAID LINE SOUTH 89°56'20" EAST, A DISTANCE OF 50.38;

THENCE SOUTH 00°11'16" EAST, A DISTANCE OF 3.96 FEET;

THENCE SOUTH 89°56'20" EAST, A DISTANCE OF 20.63 FEET TO THE EAST LINE OF SAID LOT 14, AND THE **POINT OF BEGINNING**;

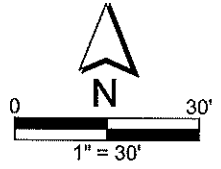
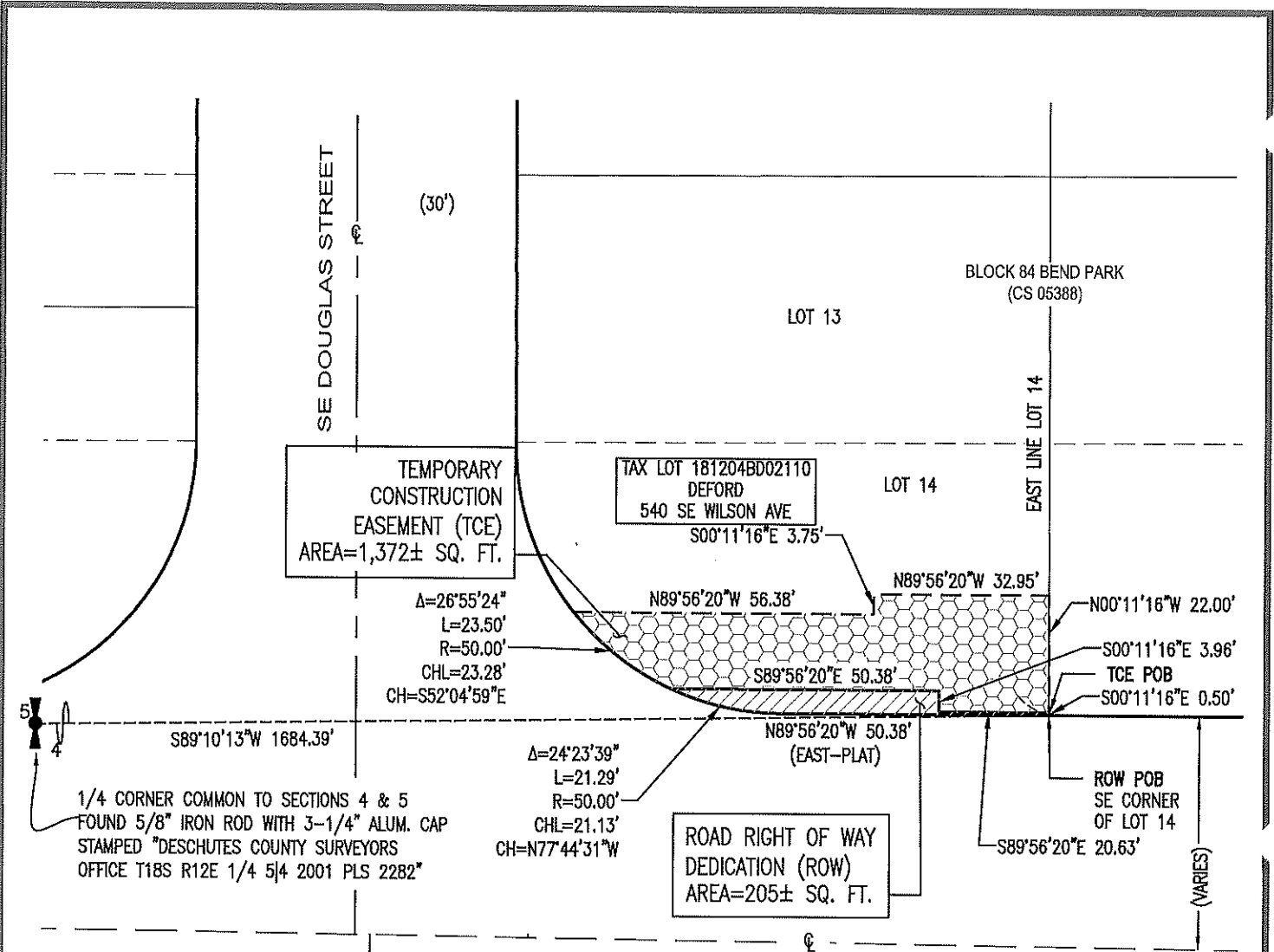
HEREIN DESCRIBED LANDS CONTAIN 1,372 SQUARE FEET, MORE OR LESS.

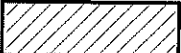
SUBJECT TO ANY OTHER EASEMENTS, RESTRICTIONS,  
AND RIGHTS-OF-WAY OF RECORD AND THOSE COMMON  
AND APPARENT TO THE LAND.

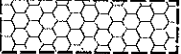
BASIS OF BEARINGS DERIVED FROM CENTRAL  
OREGON COORDINATE SYSTEM (COCS)  
COORDINATE VALUES.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 20, 2009  
SCOTT C. BOLDUC  
79288  
EXPIRES: 12/31/2021

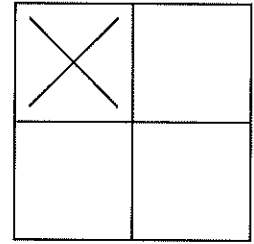


 PARCEL 1 - ROAD RIGHT-OF-WAY DEDICATION AREA (205± SQ. FT.)

 PARCEL 2 - TEMPORARY CONSTRUCTION EASEMENT (1,372± SQ. FT.)

CS = DESCHUTES COUNTY SURVEY NUMBER  
 POB = POINT OF BEGINNING  
 ROW = RIGHT OF WAY DEDICATION  
 TCE = TEMPORARY CONSTRUCTION EASEMENT  
 (REC) REFERENCE INFORMATION

BEARINGS ARE DERIVED FROM CENTRAL OREGON COORDINATE SYSTEM (COCS) COORDINATE VALUES.



SEC4,T18S,R12E,W.M.

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON JULY 20, 2009  
 SCOTT C. BOLDOC 79288  
 EXPIRES: 12/31/2021

**Parametrix**  
 ENGINEERING . PLANNING . ENVIRONMENTAL SCIENCES

150 NW PACIFIC PARK LANE, SUITE 110 | BEND, OR 97702  
 P 541.508.7710  
 WWW.PARAMETRIX.COM

PROJECT NAME  
**WILSON AVENUE CORRIDOR IMPROVEMENT PROJECT**

EXHIBIT 'B'- KAREN DEFORD  
 TAXLOT 181204BD 02110  
 CITY OF BEND, OR

DRAWING NO.  
 1 OF 1

DWG NAME  
 BE4506018V-ACQ BC7700-BD2110

DATE  
 10/08/2021

**EXHIBIT 'A'**  
**543 SE WILSON AVENUE**  
**LEGAL DESCRIPTION**

**PARCEL 1 – TEMPORARY CONSTRUCTION EASEMENT (TCE)**

A TRACT OF LAND BEING A PORTION OF LOT 1, BLOCK 2, PLAT NO. 269 CLEAR SKY ESTATES, FILED AS COUNTY SURVEY NO. 06434 IN THE DESCHUTES COUNTY SURVEYOR'S OFFICE, LOCATED IN THE NORTHEAST ONE-QUARTER (NE1/4) OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION 4, TOWNSHIP 18 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, CITY OF BEND, DESCHUTES COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE NORTHWEST CORNER OF SAID LOT 1, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SE WILSON AVENUE AND ON THE EASTERLY RIGHT OF WAY OF SE DOUGLAS STREET, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 4 BEARS NORTH 88°16'34" WEST 1587.62 FEET;

THENCE SOUTH 89°18'21" EAST ALONG THE NORTH LINE OF SAID LOT 1, BEING COINCIDENT WITH THE SOUTHERLY RIGHT OF WAY OF SE WILSON AVENUE, A DISTANCE OF 100.07 FEET TO THE NORTHEAST CORNER OF SAID LOT 1;

THENCE SOUTH 00°04'58" EAST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 1.00 FEET;

THENCE NORTH 89°18'21" WEST ALONG A LINE PARALLEL TO AND 1.00 SOUTH OF THE NORTH LINE OF SAID LOT 1;

THENCE SOUTH 45°41'39" WEST, A DISTANCE OF 11.31 FEET;

THENCE NORTH 89°18'21" WEST ALONG A LINE PARALLEL TO AND 9.00 FEET SOUTH OF THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 64.85 FEET TO THE WEST LINE OF SAID LOT 1 ALSO BEING THE EASTERLY RIGHT OF WAY OF SE DOUGLAS STREET;

THENCE NORTH 00°04'58" WEST ALONG SAID LINE, A DISTANCE OF 9.00 FEET TO THE **POINT OF BEGINNING**.

HEREIN DESCRIBED LANDS CONTAIN 651 SQUARE FEET, MORE OR LESS.

SUBJECT TO ANY OTHER EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD AND THOSE COMMON AND APPARENT TO THE LAND.

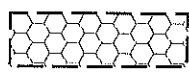
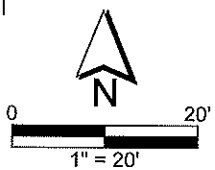
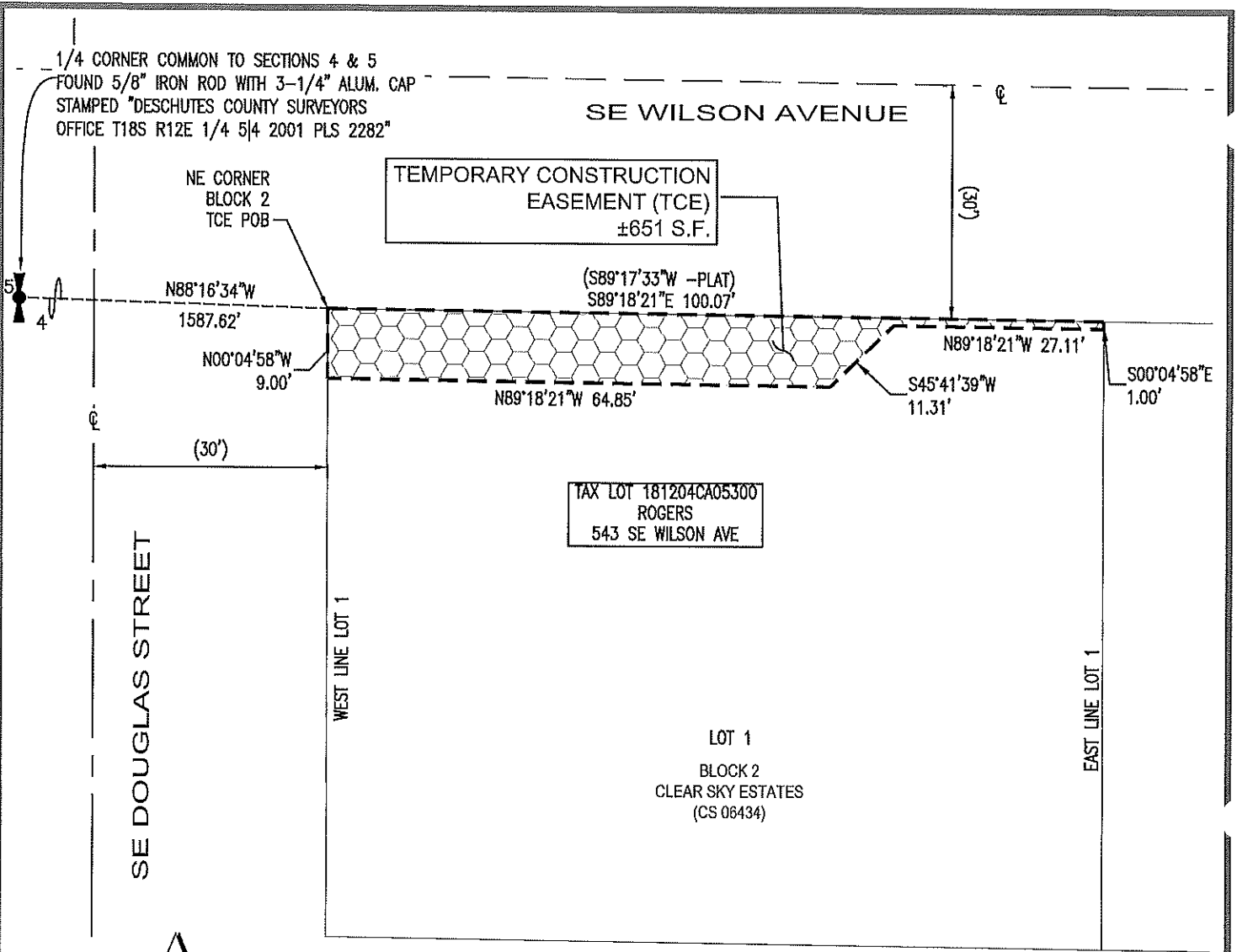
BASIS OF BEARINGS DERIVED FROM CENTRAL OREGON COORDINATE SYSTEM (COCS) COORDINATE VALUES.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 20, 2009  
SCOTT C. BOLDOC  
79288

EXPIRES: 12/31/2021

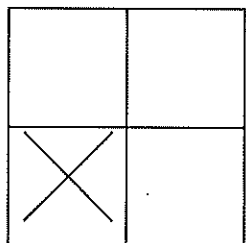
PATH: U:\Bend\Projects\Clients\4506-KittelsonAndAssociates\297-4506-018 3rd Wilson IntersImprv\99Svcs\Survey\00Current\DWG PLOTTED BY: DORazChr



PARCEL 2 - TEMPORARY CONSTRUCTION EASEMENT AREA (±651 SQ. FT.)

- CS = DESCHUTES COUNTY SURVEY NUMBER
- POB = POINT OF BEGINNING
- TCE = TEMPORARY CONSTRUCTION EASEMENT
- (REC) = RECORD INFORMATION

BEARINGS ARE DERIVED FROM CENTRAL OREGON COORDINATE SYSTEM (COCS) COORDINATE VALUES.



SEC4,T18S,R12E,W.M.

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON  
JULY 20, 2009  
SCOTT C. BOLDOC  
79288

EXPIRES: 12/31/2021

**Parametrix**  
ENGINEERING . PLANNING . ENVIRONMENTAL SCIENCES

150 NW PACIFIC PARK LANE, SUITE 110 | BEND, OR 97702  
P 541.508.7710  
WWW.PARAMETRIX.COM

PROJECT NAME  
**WILSON AVENUE  
CORRIDOR IMPROVEMENT PROJECT**

EXHIBIT 'B'- ROGERS, RAY & MARCIA J.  
TAXLOT 181204CA 05300  
CITY OF BEND, OR

DRAWING NO.  
1 OF 1

DWG NAME  
BE4506018V-ACQ

DATE  
10/11/2021

**EXHIBIT 'A'**  
**550 SE EDGEWATER STREET**  
**LEGAL DESCRIPTIONS**

**PARCEL 1 – RIGHT OF WAY DEDICATION**

A TRACT OF LAND BEING A PORTION OF THAT PARCEL AS DESCRIBED IN STATUTORY WARRANTY DEED, INSTRUMENT NO. 1997-24160, RECORDS OF DESCHUTES COUNTY OFFICIAL RECORDS, AND OF LOTS 1 & 2, BLOCK 82, BEND PARK, RECORDED JUNE 30, 1911, FILED AS COUNTY SURVEY NO. 05388 IN THE DESCHUTES COUNTY SURVEYOR'S OFFICE, LOCATED IN THE SOUTHWEST ONE-QUARTER (SW1/4) OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 4, TOWNSHIP 18 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, CITY OF BEND, DESCHUTES COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE SOUTHEAST CORNER OF SAID PARCEL, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 4 BEARS NORTH 89°56'29" EAST, A DISTANCE OF 1180.28 FEET;

THENCE SOUTH 89°56'26" WEST ALONG THE SOUTH OF SAID PARCEL, BEING COINCIDENT WITH THE NORTHERLY RIGHT OF WAY OF WILSON AVENUE, A DISTANCE OF 89.59 FEET;

THENCE CONTINUING ALONG SAID RIGHT OF WAY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 31°47'18" AND WHOSE CHORD BEARS NORTH 74°09'55" WEST 10.95 FEET, FOR AN ARC DISTANCE OF 11.10 FEET;

THENCE NORTH 89°56'26" EAST, A DISTANCE OF 37.42 FEET;

THENCE NORTH 44°56'26" EAST, A DISTANCE OF 1.41 FEET;

THENCE NORTH 89°56'26" EAST, A DISTANCE OF 46.22 FEET;

THENCE NORTH 86°36'07" EAST, A DISTANCE OF 15.49 FEET TO THE EAST LINE OF SAID PARCEL;

THENCE SOUTH 00°03'34" EAST ALONG THE EAST LINE OF SAID PARCEL, A DISTANCE OF 4.90 FEET TO THE **POINT OF BEGINNING**.

HEREIN DESCRIBED LANDS CONTAIN 359 SQUARE FEET, MORE OR LESS.

SUBJECT TO ANY OTHER EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD AND THOSE COMMON AND APPARENT TO THE LAND.

BEARINGS ARE DERIVED FROM CENTRAL OREGON COORDINATE SYSTEM (COCS) COORDINATE VALUES.

**PARCEL 2 – TEMPORARY CONSTRUCTION EASEMENT (TCE)**

A TRACT OF LAND BEING A PORTION OF THAT PARCEL AS DESCRIBED IN STATUTORY WARRANTY DEED, INSTRUMENT NO. 1997-24160, RECORDS OF DESCHUTES COUNTY OFFICIAL RECORDS, AND OF LOTS 1 & 2, BLOCK 82, BEND PARK, RECORDED JUNE 30, 1911, FILED AS COUNTY SURVEY NO. 05388 IN THE DESCHUTES COUNTY SURVEYOR'S OFFICE, LOCATED IN THE SOUTHWEST ONE-QUARTER (SW1/4) OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 4, TOWNSHIP 18 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, CITY OF BEND, DESCHUTES COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTHEAST CORNER OF SAID PARCEL, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 4 BEARS NORTH 89°56'29" EAST, A DISTANCE OF 1180.28 FEET;

WHICH A 5/8 INCH IRON ROD AT THE NORTHEAST CORNER OF BLOCK 1, PLAT OF CLEAR SKY ESTATES FILED AS COUNTY SURVEY NO. 06434 IN THE DESCHUTES COUNTY SURVEYOR'S OFFICE, BEARS SOUTH 82°05'19" EAST, A DISTANCE OF 349.84 FEET;

THENCE NORTH 00°03'34" WEST ALONG THE EAST LINE OF SAID PARCEL, A DISTANCE OF 4.90 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID EAST LINE, NORTH 00°03'34" WEST, A DISTANCE OF 2.52 FEET;

THENCE SOUTH 84°49'13" WEST, A DISTANCE OF 10.33 FEET;

THENCE SOUTH 89°56'26" WEST, A DISTANCE OF 94.06 FEET TO THE NORTHERLY RIGHT OF WAY OF SE WILSON AVENUE;

THENCE CONTINUING ALONG SAID RIGHT OF WAY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 15°45'27" AND WHOSE CHORD BEARS SOUTH 50°23'33" EAST 5.48 FEET, FOR AN ARC DISTANCE OF 5.50 FEET;

THENCE NORTH 89°56'26" EAST, A DISTANCE OF 37.42 FEET;

THENCE NORTH 44°56'26" EAST, A DISTANCE OF 1.41 FEET;

THENCE NORTH 89°56'26" EAST, A DISTANCE OF 46.22 FEET;

THENCE NORTH 86°36'07" EAST, A DISTANCE OF 15.49 FEET TO THE EAST LINE OF SAID PARCEL AND TO THE **POINT OF BEGINNING**;

HEREIN DESCRIBED LANDS CONTAIN 294 SQUARE FEET, MORE OR LESS.

SUBJECT TO ANY OTHER EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD AND THOSE COMMON AND APPARENT TO THE LAND.

BEARINGS ARE DERIVED FROM CENTRAL OREGON COORDINATE SYSTEM (COCS) COORDINATE VALUES.

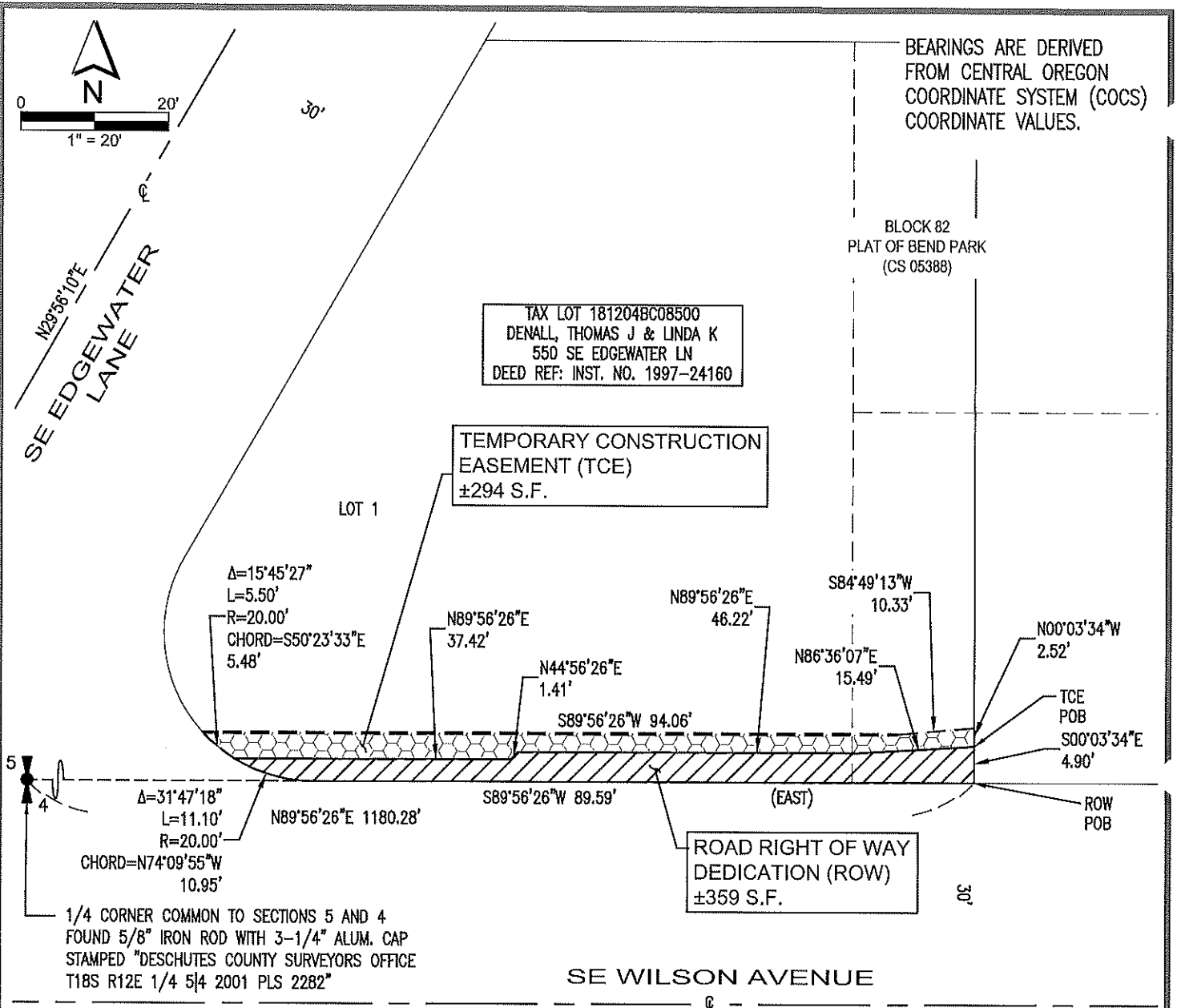



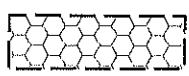
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 20, 2009  
SCOTT C. BOLDUC  
79288

EXPIRES: 12/31/2021

PATH: U:\Bend\Projects\Clients\4506--KittelsonAndAssociates\297-4506--018 3rd Wilson IntersImprv\99Svcs\Survey\00Current\Dwg PLOTTED BY: D0razChr



-  PARCEL 1 - ROAD RIGHT-OF-WAY DEDICATION AREA (±359 SQ. FT.)
-  PARCEL 2 - TEMPORARY CONSTRUCTION EASEMENT AREA (±294 SQ. FT.)

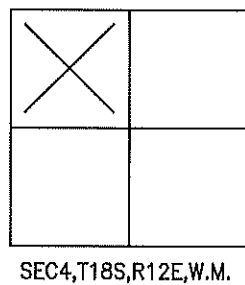
CS = DESCHUTES COUNTY SURVEY NUMBER

TCE = TEMPORARY CONSTRUCTION EASEMENT

ROW = RIGHT OF WAY DEDICATION

POB = POINT OF BEGINNING

(REC) = RECORD INFORMATION



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 20, 2009  
SCOTT C. BOLDOC  
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EXPIRES: 12/31/2021

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P 541.508.7710  
WWW.PARAMETRIX.COM

PROJECT NAME  
**WILSON AVENUE  
CORRIDOR IMPROVEMENT PROJECT**

EXHIBIT 'B'- DENALL, THOMAS & LINDA  
TAXLOT 181204BC 08500  
CITY OF BEND, OR

DRAWING NO.  
1 OF 1

DWG NAME  
BE4506018V-ACQ

DATE  
10/11/2021

**EXHIBIT 'A'**  
**551 SE 5TH STREET**  
**LEGAL DESCRIPTIONS**

**PARCEL 1 – RIGHT OF WAY DEDICATION**

A TRACT OF LAND BEING A PORTION OF THAT PARCEL AS DESCRIBED IN STATUTORY WARRANTY DEED, INSTRUMENT NO. 2015-037953, RECORDS OF DESCHUTES COUNTY OFFICIAL RECORDS, AND OF LOT 2, BLOCK 82, BEND PARK, RECORDED JUNE 30, 1911, FILED AS COUNTY SURVEY NO. 05388 IN THE DESCHUTES COUNTY SURVEYOR'S OFFICE, LOCATED IN THE SOUTHWEST ONE-QUARTER (SW1/4) OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 4, TOWNSHIP 18 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, CITY OF BEND, DESCHUTES COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTHWEST CORNER OF SAID PARCEL, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 4, A 3.25 INCH BRASS DISK, BEARS SOUTH 89°26'56" WEST, DISTANCE OF 1180.28 FEET, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF SE WILSON AVENUE;

THENCE NORTH 89°56'26" EAST ALONG THE SOUTH OF SAID PARCEL, BEING COINCIDENT WITH THE NORTHERLY RIGHT OF WAY OF WILSON AVENUE, A DISTANCE OF 33.50 FEET;

THENCE CONTINUING ALONG SAID RIGHT OF WAY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 33°10'18" AND WHOSE CHORD BEARS NORTH 73°21'17" EAST 28.55 FEET, FOR AN ARC DISTANCE OF 28.95 FEET;

THENCE LEAVING SAID RIGHT OF WAY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 18.50 FEET, A CENTRAL ANGLE OF 20°17'35" AND WHOSE CHORD BEARS SOUTH 79°47'38" WEST 6.52 FEET, FOR AN ARC DISTANCE OF 6.55 FEET;

THENCE SOUTH 89°56'26" WEST, A DISTANCE OF 18.49 FEET;

THENCE SOUTH 86°36'07" WEST, A DISTANCE OF 36.02 FEET TO THE WEST LINE OF SAID PARCEL;

THENCE SOUTH 00°03'34" EAST ALONG THE WEST LINE OF SAID PARCEL, A DISTANCE OF 4.90 FEET TO THE **POINT OF BEGINNING**.

HEREIN DESCRIBED LANDS CONTAIN 319 SQUARE FEET, MORE OR LESS.

SUBJECT TO ANY OTHER EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD AND THOSE COMMON AND APPARENT TO THE LAND.

BASIS OF BEARINGS DERIVED FROM CENTRAL OREGON COORDINATE SYSTEM (COCS) COORDINATE VALUES.

**PARCEL 2 – TEMPORARY CONSTRUCTION EASEMENT (TCE)**

A TRACT OF LAND BEING A PORTION OF THAT PARCEL AS DESCRIBED IN STATUTORY WARRANTY DEED, INSTRUMENT NO. 2015-037953, RECORDS OF DESCHUTES COUNTY OFFICIAL RECORDS, AND OF LOT 2, BLOCK 82, BEND PARK, RECORDED JUNE 30, 1911, FILED AS COUNTY SURVEY NO. 05388 IN THE DESCHUTES COUNTY SURVEYOR'S OFFICE, LOCATED IN THE SOUTHWEST ONE-QUARTER (SW1/4) OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 4, TOWNSHIP 18 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, CITY OF BEND, DESCHUTES COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTHWEST CORNER OF SAID PARCEL, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 4, A 3.25 INCH BRASS DISK, BEARS SOUTH 89°26'56" WEST, DISTANCE OF 1180.28 FEET, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF SE WILSON AVENUE;

THENCE NORTH 00°03'34" WEST ALONG THE WEST LINE OF SAID PARCEL, A DISTANCE OF 4.90 FEET TO THE **POINT OF BEGINNING**.

THENCE CONTINUING ALONG SAID LINE, NORTH 00°03'34" WEST, A DISTANCE OF 2.52 FEET;

THENCE NORTH 84°19'13" EAST, A DISTANCE OF 34.49 FEET;

THENCE NORTH 89°56'26" EAST, A DISTANCE OF 22.72 FEET;

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 46.00 FEET, A CENTRAL ANGLE OF 07°53'36" AND WHOSE CHORD BEARS NORTH 55°09'51" EAST 6.33 FEET, FOR AN ARC DISTANCE OF 6.34 FEET;

THENCE SOUTH 38°46'57" EAST, A DISTANCE OF 4.00 FEET TO THE NORTHERLY RIGHT OF WAY OF SE WILSON AVENUE;

THENCE ALONG SAID RIGHT OF WAY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 05°33'05" AND WHOSE CHORD BEARS SOUTH 53°59'35" WEST 4.84 FEET, FOR AN ARC DISTANCE OF 4.84 FEET;

THENCE LEAVING SAID RIGHT OF WAY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 18.50 FEET, A CENTRAL ANGLE OF 20°17'35" AND WHOSE CHORD BEARS SOUTH 79°47'38" WEST 6.52 FEET, FOR AN ARC DISTANCE OF 6.55 FEET;

THENCE SOUTH 89°56'26" WEST, A DISTANCE OF 18.49 FEET;

THENCE SOUTH 86°36'07" WEST, A DISTANCE OF 36.02 FEET TO THE WEST LINE OF SAID PARCEL AND TO THE **POINT OF BEGINNING**.

HEREIN DESCRIBED LANDS CONTAIN 213 SQUARE FEET, MORE OR LESS.

SUBJECT TO ANY OTHER EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD AND THOSE COMMON AND APPARENT TO THE LAND.

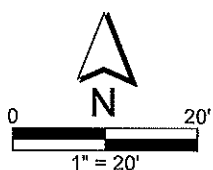
BASIS OF BEARINGS DERIVED FROM CENTRAL OREGON COORDINATE SYSTEM (COCS) COORDINATE VALUES.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 20, 2009  
SCOTT C. BOLDOC  
79288

EXPIRES: 12/31/2021

BEARINGS ARE DERIVED FROM CENTRAL OREGON COORDINATE SYSTEM (COCS) COORDINATE VALUES.



LOT 3  
BLOCK 82  
PLAT OF BEND PARK  
(CS 05388)

TAX LOT 181204BC08601  
CRYSTAL RENTAL PROPERTIES LLC  
551 SE 5TH ST  
DEED REF. INST. NO.  
2015-037953

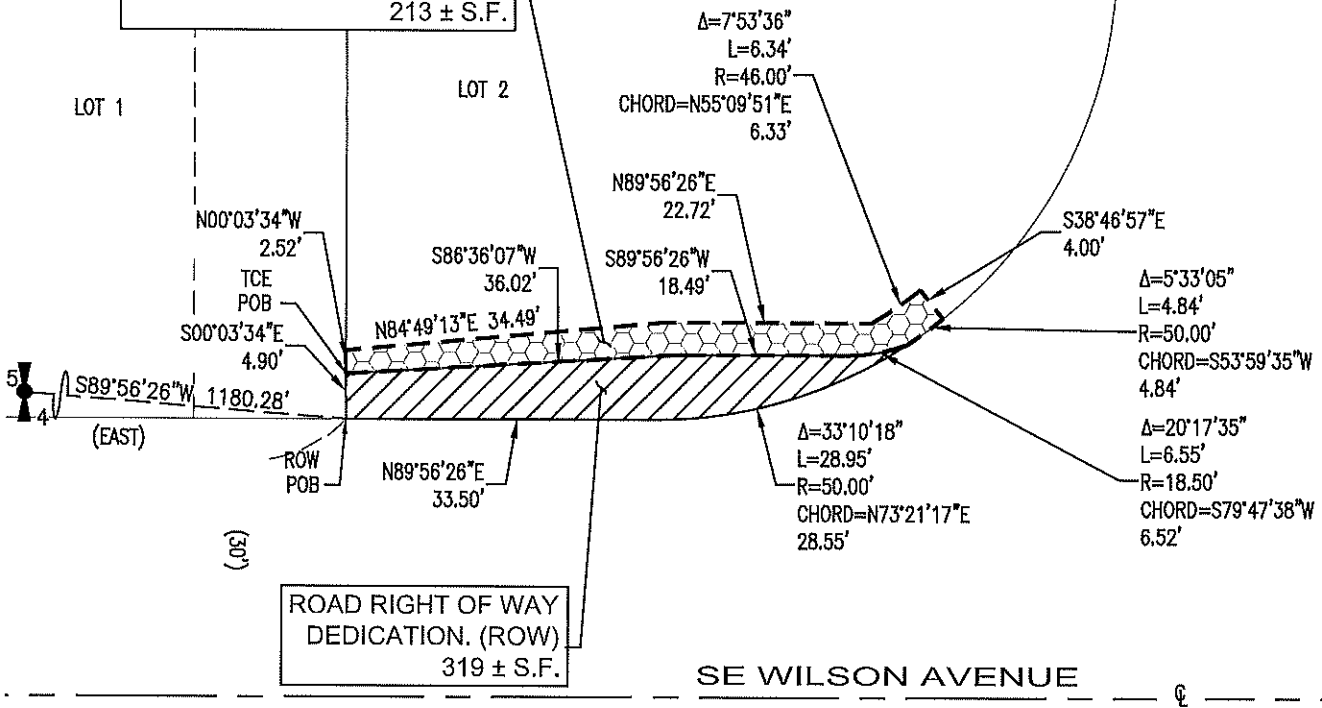
TEMPORARY CONSTRUCTION  
EASEMENT (TCE)  
213 ± S.F.

LOT 1

LOT 2

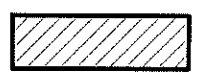
(30')

SE 5TH STREET

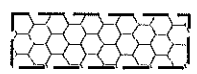


ROAD RIGHT OF WAY  
DEDICATION. (ROW)  
319 ± S.F.

SE WILSON AVENUE



PARCEL 1 - ROAD RIGHT-OF-WAY  
DEDICATION AREA (±319 SQ. FT.)



PARCEL 2 - TEMPORARY CONSTRUCTION  
EASEMENT AREA (±213 SQ. FT.)

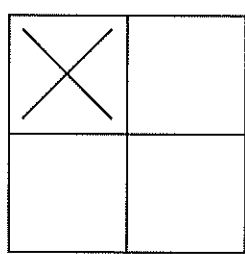
CS = DESCHUTES COUNTY SURVEY NUMBER

TCE = TEMPORARY CONSTRUCTION EASEMENT

ROW = RIGHT OF WAY DEDICATION

POB = POINT OF BEGINNING

(REC) = RECORD INFORMATION



SEC4,T18S,R12E,W.M.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 20, 2009  
SCOTT C. BOLDUC  
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EXPIRES: 12/31/2021

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PROJECT NAME  
**WILSON AVENUE  
CORRIDOR IMPROVEMENT PROJECT**  
EXHIBIT 'B'- CRYSTAL RENTAL PROPERTIES, LLC  
TAXLOT 181204BC 08601  
CITY OF BEND, OR

DRAWING NO.  
1 OF 1  
DWG NAME  
BE4506018V-ACQ  
DATE  
10/12/2021

**EXHIBIT 'A'**  
**554 SE 5<sup>TH</sup> STREET**  
**LEGAL DESCRIPTION**

**PARCEL 1 – TEMPORARY CONSTRUCTION EASEMENT (TCE)**

A TRACT OF LAND BEING A PORTION OF LOT 13, BLOCK 83, BEND PARK, RECORDED JUNE 30, 1911, FILED AS COUNTY SURVEY NO. 05388 IN THE DESCHUTES COUNTY SURVEYOR'S OFFICE, LOCATED IN THE SOUTHWEST ONE-QUARTER (SW1/4) OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 4, TOWNSHIP 18 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, CITY OF BEND, DESCHUTES COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTHEAST CORNER OF SAID LOT 13, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF SE WILSON AVENUE, WHICH THE QUARTER CORNER COMMON TO SECTIONS 4 AND 5 BEARS NORTH 89°00'27" WEST 1424.17 FEET;

THENCE NORTH 89°56'20" WEST ALONG THE SOUTH LINE OF SAID LOT 13, BEING COINCIDENT WITH THE NORTHERLY RIGHT OF WAY OF SE WILSON AVENUE, A DISTANCE OF 25.85 FEET;

THENCE NORTH 85°23'03" EAST, A DISTANCE OF 25.93 FEET TO THE EAST LINE OF SAID LOT 13;

THENCE SOUTH 00°11'16" EAST ALONG THE EAST LINE OF SAID LOT 13, A DISTANCE OF 2.11 FEET TO THE **POINT OF BEGINNING**.

HEREIN DESCRIBED LANDS CONTAIN 27 SQUARE FEET, MORE OR LESS.

SUBJECT TO ANY OTHER EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD AND THOSE COMMON AND APPARENT TO THE LAND.

BEARINGS ARE DERIVED FROM CENTRAL OREGON COORDINATE SYSTEM (COCS) COORDINATE VALUES.

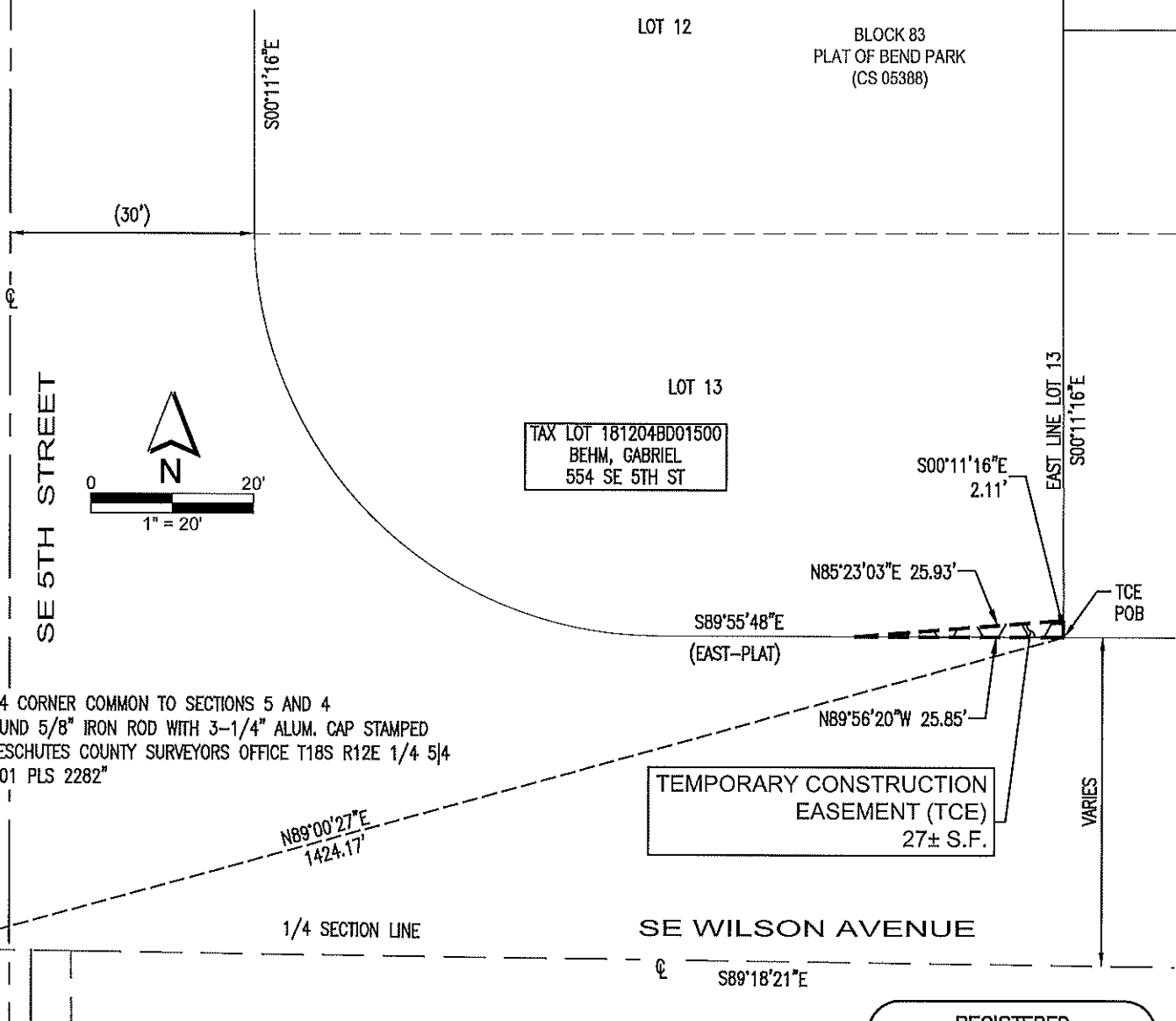
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 20, 2009  
SCOTT C. BOLDUC  
79288

EXPIRES: 12/31/2021

PATH: U:\Bend\Projects\Clients\KittelisonAndAssociates\297-4506-018 3rd Wilson Intersmprv\99Syvs\Survey\00Current\Dwg PLOTTED BY: DOrazChr

BEARINGS ARE DERIVED FROM CENTRAL OREGON COORDINATE SYSTEM (COCS) COORDINATE VALUES.



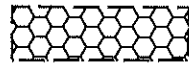
1/4 CORNER COMMON TO SECTIONS 5 AND 4  
 FOUND 5/8" IRON ROD WITH 3-1/4" ALUM. CAP STAMPED  
 \*DESCHUTES COUNTY SURVEYORS OFFICE T18S R12E 1/4 5|4  
 2001 PLS 2282"

TAX LOT 181204BD01500  
 BEHM, GABRIEL  
 554 SE 5TH ST

TEMPORARY CONSTRUCTION  
 EASEMENT (TCE)  
 27± S.F.

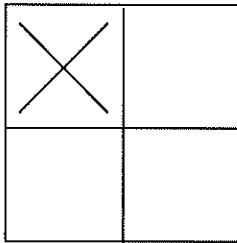
REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

OREGON  
 JULY 20, 2009  
 SCOTT C. BOLDUC  
 79288  
 EXPIRES: 12/31/2021



PARCEL 1 - TEMPORARY CONSTRUCTION  
 EASEMENT AREA (±27 SQ. FT.)

CS = DESCHUTES COUNTY SURVEY NUMBER  
 POB = POINT OF BEGINNING  
 TCE = TEMPORARY CONSTRUCTION EASEMENT  
 (REC) = RECORD INFORMATION



SEC4,T18S,R12E,W.M.

# Parametrix

ENGINEERING . PLANNING . ENVIRONMENTAL SCIENCES

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 P 541.508.7710  
 WWW.PARAMETRIX.COM

PROJECT NAME  
**WILSON AVENUE  
 CORRIDOR IMPROVEMENT PROJECT**

EXHIBIT 'B'- BEHM, GABRIEL  
 TAXLOT 181204BD 01500  
 CITY OF BEND, OR

DRAWING NO.  
 1 OF 1

DWG NAME  
 BE4506018V-ACQ  
 DATE  
 10/11/2021



**EXHIBIT 'A'**  
**560 4<sup>TH</sup> STREET**  
**LEGAL DESCRIPTIONS**

**PARCEL 1 – RIGHT OF WAY DEDICATION**

A TRACT OF LAND BEING A PORTION OF THAT PARCEL AS DESCRIBED IN WARRANTY DEED, INSTRUMENT NO. 2008-50335, RECORDS OF DESCHUTES COUNTY OFFICIAL RECORDS, AND OF LOT 14, BLOCK 81, BEND PARK, RECORDED JUNE 30, 1911, FILED AS COUNTY SURVEY NO. 05388 IN THE DESCHUTES COUNTY SURVEYOR'S OFFICE, LOCATED IN THE SOUTHWEST ONE-QUARTER (SW1/4) OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 4, TOWNSHIP 18 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, CITY OF BEND, DESCHUTES COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE SOUTHEAST CORNER OF SAID PARCEL FROM WHICH FROM WHICH THE QUARTER CORNER OF SAID SECTION 4, A 3.25 INCH BRASS DISK, BEARS SOUTH 89°56'26" WEST, DISTANCE OF 890.58 FEET, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF SE WILSON AVENUE;

THENCE SOUTH 89°56'26" WEST ALONG THE SOUTH OF SAID PARCEL, BEING COINCIDENT WITH THE NORTHERLY RIGHT OF WAY OF SE WILSON AVENUE, A DISTANCE OF 56.80 FEET;

THENCE CONTINUING ALONG SAID RIGHT OF WAY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 36°52'11" AND WHOSE CHORD BEARS NORTH 71°37'28" WEST 12.65 FEET, FOR AN ARC DISTANCE OF 12.87 FEET;

THENCE NORTH 89°56'26" EAST, A DISTANCE OF 68.80 FEET TO THE EAST LINE OF SAID PARCEL;

THENCE SOUTH 00°03'18" EAST ALONG THE EAST OF SAID PARCEL, A DISTANCE OF 4.00 FEET TO THE **POINT OF BEGINNING**.

HEREIN DESCRIBED LANDS CONTAIN 260 SQUARE FEET, MORE OR LESS.

SUBJECT TO ANY OTHER EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD AND THOSE COMMON AND APPARENT TO THE LAND.

BASIS OF BEARINGS DERIVED FROM CENTRAL OREGON COORDINATE SYSTEM (COCS) COORDINATE VALUES.

**PARCEL 2 – TEMPORARY CONSTRUCTION EASEMENT (TCE)**

A TRACT OF LAND BEING A PORTION OF THAT PARCEL AS DESCRIBED IN WARRANTY DEED, INSTRUMENT NO. 2008-50335, RECORDS OF DESCHUTES COUNTY OFFICIAL RECORDS, AND OF LOT 14, BLOCK 81, BEND PARK, RECORDED JUNE 30, 1911, FILED AS COUNTY SURVEY NO. 05388 IN THE DESCHUTES COUNTY SURVEYOR'S OFFICE, LOCATED IN THE SOUTHWEST ONE-QUARTER (SW1/4) OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 4, TOWNSHIP 18 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, CITY OF BEND, DESCHUTES COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTHEAST CORNER OF SAID PARCEL FROM WHICH FROM WHICH THE QUARTER CORNER OF SAID SECTION 4, A 3.25 INCH BRASS DISK, BEARS SOUTH 89°56'26" WEST, DISTANCE OF 890.58 FEET, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF SE WILSON AVENUE;

THENCE NORTH 00°03'18" WEST ALONG THE EAST LINE OF SAID PARCEL, A DISTANCE OF 4.00 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID EAST LINE, NORTH 00°03'18" WEST, A DISTANCE OF 5.50 FEET;

THENCE SOUTH 89°56'26" WEST, A DISTANCE OF 73.82 FEET TO THE EASTERLY RIGHT OF WAY OF SE 4<sup>TH</sup> STREET, BEING COINCIDENT WITH THE NORTHERLY RIGHT OF WAY OF SE WILSON AVENUE;

THENCE CONTINUING ALONG SAID RIGHT OF WAY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 21°27'43" AND WHOSE CHORD BEARS SOUTH 42°27'31" EAST 7.45 FEET, FOR AN ARC DISTANCE OF 7.49 FEET;

THENCE NORTH 89°56'26" EAST, A DISTANCE OF 68.80 FEET TO THE EAST LINE OF SAID PARCEL AND TO THE **POINT OF BEGINNING**.

HEREIN DESCRIBED LANDS CONTAIN 394 SQUARE FEET, MORE OR LESS.

SUBJECT TO ANY OTHER EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD AND THOSE COMMON AND APPARENT TO THE LAND.

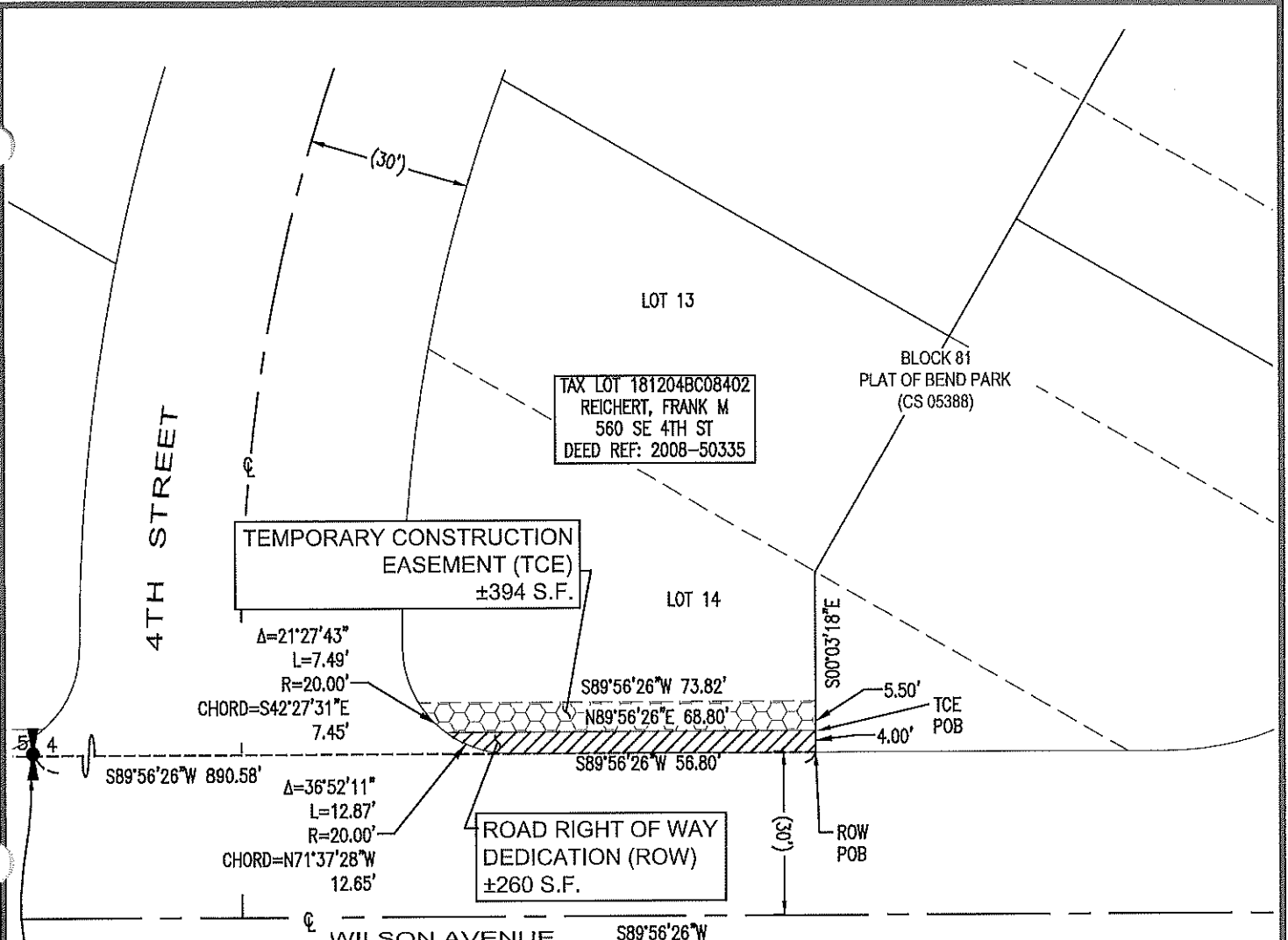
BASIS OF BEARINGS DERIVED FROM CENTRAL OREGON COORDINATE SYSTEM (COCS) COORDINATE VALUES.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 20, 2009  
SCOTT C. BOLDUC  
79288

EXPIRES: 12/31/2021

Wilson Interimprv\99Svcs\Survey\00Current\Dwg PLOTTED BY: razChr

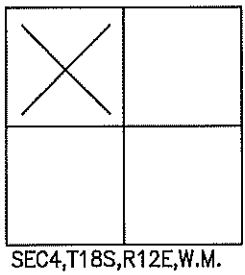
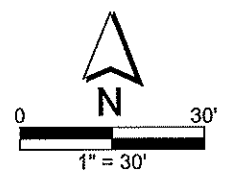


1/4 CORNER COMMON TO SECTIONS 4 & 5  
 FOUND 5/8" IRON ROD WITH 3-1/4" ALUM. CAP  
 STAMPED "DESCHUTES COUNTY SURVEYORS  
 OFFICE T18S R12E 1/4 5/4 2001 PLS 2282"

BEARINGS ARE DERIVED  
 FROM CENTRAL OREGON  
 COORDINATE SYSTEM (COCS)  
 COORDINATE VALUES.

- PARCEL 1 - ROAD RIGHT-OF-WAY DEDICATION AREA (±394 SQ. FT.)
- PARCEL 2 - TEMPORARY CONSTRUCTION EASEMENT AREA (±260 SQ. FT.)

- CS = DESCHUTES COUNTY SURVEY NUMBER
- TCE = TEMPORARY CONSTRUCTION EASEMENT
- ROW = RIGHT OF WAY DEDICATION
- POB = POINT OF BEGINNING
- (REC) = RECORD INFORMATION



REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

OREGON  
 JULY 20, 2009  
 SCOTT C. BOLDOC  
 79288  
 EXPIRES: 12/31/2021

**Parametrix**  
 ENGINEERING . PLANNING . ENVIRONMENTAL SCIENCES

150 NW PACIFIC PARK LANE, SUITE 110 | BEND, OR 97702  
 P 541.508.7710  
 WWW.PARAMETRIX.COM

PROJECT NAME  
**WILSON AVENUE  
 CORRIDOR IMPROVEMENT PROJECT**

EXHIBIT 'B'- FRANK M. REICHERT  
 TAXLOT 181204BC08305  
 CITY OF BEND, OR

DRAWING NO.  
 1 OF 1

DWG NAME  
 BE4506018V-ACQ  
 DATE  
 10/12/2021

**EXHIBIT 'A'**  
**569 SE EDGEWATER LANE**  
**LEGAL DESCRIPTIONS**

**PARCEL 1 – RIGHT OF WAY DEDICATION**

A TRACT OF LAND BEING A PORTION OF THAT PARCEL AS DESCRIBED IN QUIT CLAIM DEED, INSTRUMENT NO. 2020-31681, RECORDS OF DESCHUTES COUNTY OFFICIAL RECORDS, AND OF LOTS 14 & 15, BLOCK 81, BEND PARK, RECORDED JUNE 30, 1911, FILED AS COUNTY SURVEY NO. 05388 IN THE DESCHUTES COUNTY SURVEYOR'S OFFICE, LOCATED IN THE SOUTHWEST ONE-QUARTER (SW1/4) OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 4, TOWNSHIP 18 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, CITY OF BEND, DESCHUTES COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE SOUTHWEST CORNER OF SAID PARCEL FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 4, A 3.25 INCH BRASS DISK, BEARS SOUTH 89°56'26" WEST, DISTANCE OF 890.58 FEET, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF SE WILSON AVENUE;

THENCE NORTH 89°56'26" EAST ALONG THE SOUTH OF SAID PARCEL, BEING COINCIDENT WITH THE NORTHERLY RIGHT OF WAY OF SE WILSON AVENUE, A DISTANCE OF 65.36 FEET;

THENCE CONTINUING ALONG SAID RIGHT OF WAY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 53.40 FEET, A CENTRAL ANGLE OF 19°17'48" AND WHOSE CHORD BEARS NORTH 80°17'32" EAST 17.90 FEET, FOR AN ARC DISTANCE OF 17.98 FEET;

THENCE SOUTH 89°56'26" WEST, A DISTANCE OF 83.00 FEET TO THE WEST LINE OF SAID PARCEL;

THENCE SOUTH 00°03'18" EAST ALONG THE WEST OF SAID PARCEL, A DISTANCE OF 3.00 FEET TO THE **POINT OF BEGINNING**.

HEREIN DESCRIBED LANDS CONTAIN 232 SQUARE FEET, MORE OR LESS.

SUBJECT TO ANY OTHER EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD AND THOSE COMMON AND APPARENT TO THE LAND.

BASIS OF BEARINGS DERIVED FROM CENTRAL OREGON COORDINATE SYSTEM (COCS) COORDINATE VALUES.

**PARCEL 2 – TEMPORARY CONSTRUCTION EASEMENT (TCE)**

A TRACT OF LAND BEING A PORTION OF THAT PARCEL AS DESCRIBED IN QUIT CLAIM DEED, INSTRUMENT NO. 2020-31681, RECORDS OF DESCHUTES COUNTY OFFICIAL RECORDS, AND OF LOTS 14 & 15, BLOCK 81, BEND PARK, RECORDED JUNE 30, 1911, FILED AS COUNTY SURVEY NO. 05388 IN THE DESCHUTES COUNTY SURVEYOR'S OFFICE,

LOCATED IN THE SOUTHWEST ONE-QUARTER (SW1/4) OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 4, TOWNSHIP 18 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, CITY OF BEND, DESCHUTES COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTHWEST CORNER OF SAID PARCEL FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 4, A 3.25 INCH BRASS DISK, BEARS SOUTH 89°56'26" WEST, DISTANCE OF 890.58 FEET, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF SE WILSON AVENUE;

THENCE NORTH 00°03'18" WEST ALONG THE WEST LINE OF SAID PARCEL, A DISTANCE OF 3.00 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID WEST LINE NORTH 00°03'18" WEST 2.00 FEET;

THENCE NORTH 89°56'26" EAST, A DISTANCE OF 53.50 FEET;

THENCE NORTH 00°03'18" WEST, A DISTANCE OF 5.00 FEET;

THENCE NORTH 89°56'26" EAST, A DISTANCE OF 22.00 FEET;

THENCE SOUTH 00°03'18" EAST, A DISTANCE OF 5.00 FEET;

THENCE NORTH 89°56'26" EAST, A DISTANCE OF 12.42 FEET TO THE EASTERLY LINE OF SAID PARCEL, BEING COINCIDENT WITH THE NORTHERLY RIGHT OF WAY OF SE WILSON AVENUE;

THENCE CONTINUING ALONG SAID RIGHT OF WAY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 53.40 FEET, A CENTRAL ANGLE OF 05°41'43" AND WHOSE CHORD BEARS SOUTH 67°47'46" WEST 5.31 FEET, FOR AN ARC DISTANCE OF 5.31 FEET;

THENCE SOUTH 89°56'26" WEST, A DISTANCE OF 83.00 FEET TO THE WEST LINE OF SAID PARCEL AND TO THE **POINT OF BEGINNING**.

HEREIN DESCRIBED LANDS CONTAIN 281 SQUARE FEET, MORE OR LESS.

SUBJECT TO ANY OTHER EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD AND THOSE COMMON AND APPARENT TO THE LAND.

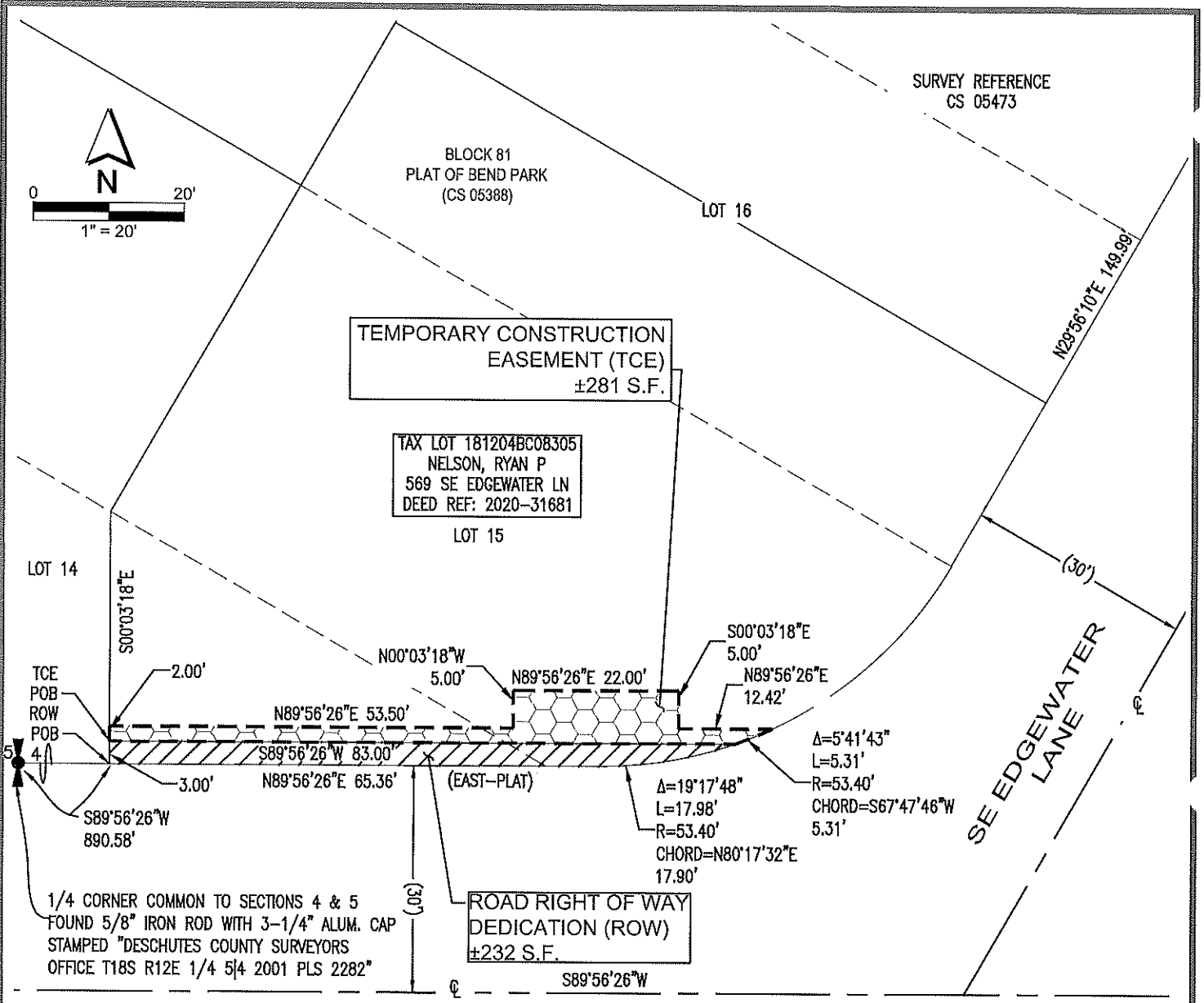
BASIS OF BEARINGS DERIVED FROM CENTRAL OREGON COORDINATE SYSTEM (COCS) COORDINATE VALUES.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

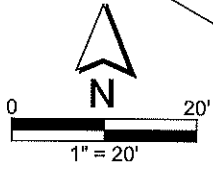
OREGON  
JULY 20, 2009  
SCOTT C. BOLDUC  
79288

EXPIRES: 12/31/2021

U:\Bend\Projects\Clients\4506-KittelsonAndAssociates\297-4506-018 3rd Wilson Intersmprv\99Svcs\Survey\00Current\Dwg PLOTTED BY: DOrazChr



SURVEY REFERENCE  
CS 05473



TEMPORARY CONSTRUCTION  
EASEMENT (TCE)  
±281 S.F.

TAX LOT 181204BC08305  
NELSON, RYAN P  
569 SE EDGEWATER LN  
DEED REF: 2020-31681

LOT 15

LOT 14

LOT 16

TCE  
POB  
ROW  
POB  
POB  
4  
5

1/4 CORNER COMMON TO SECTIONS 4 & 5  
FOUND 5/8" IRON ROD WITH 3-1/4" ALUM. CAP  
STAMPED "DESCHUTES COUNTY SURVEYORS  
OFFICE T18S R12E 1/4 5/4 2001 PLS 2282"

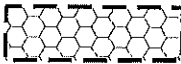
ROAD RIGHT OF WAY  
DEDICATION (ROW)  
±232 S.F.

WILSON AVENUE

SE EDGEWATER  
LANE



PARCEL 1 - ROAD RIGHT-OF-WAY  
DEDICATION AREA (±291 SQ. FT.)



PARCEL 2 - TEMPORARY CONSTRUCTION  
EASEMENT AREA (±232 SQ. FT.)

CS = DESCHUTES COUNTY SURVEY NUMBER

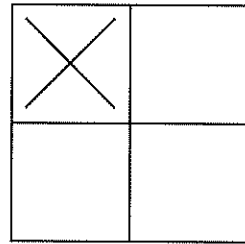
TCE = TEMPORARY CONSTRUCTION EASEMENT

ROW = RIGHT OF WAY DEDICATION

POB = POINT OF BEGINNING

(REC) = RECORD INFORMATION

BEARINGS ARE DERIVED  
FROM CENTRAL OREGON  
COORDINATE SYSTEM (COCS)  
COORDINATE VALUES.



SEC4,T18S,R12E,W.M.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 20, 2009  
SCOTT C. BOLDUC  
79288

EXPIRES: 12/31/2021

**Parametrix**  
ENGINEERING . PLANNING . ENVIRONMENTAL SCIENCES

150 NW PACIFIC PARK LANE, SUITE 110 | BEND, OR 97702  
P 541.508.7710  
WWW.PARAMETRIX.COM

PROJECT NAME  
**WILSON AVENUE  
CORRIDOR IMPROVEMENT PROJECT**

EXHIBIT 'B'- RYAN P NELSON  
TAXLOT 181204BC08305  
CITY OF BEND, OR

DRAWING NO.  
1 OF 1

DWG NAME  
BE4506018V-ACQ

DATE  
10/12/2021

**EXHIBIT 'A'**  
**603 SE 3RD STREET**  
**LEGAL DESCRIPTION**

**PARCEL 1**  
**RIGHT-OF-WAY DEDICATION**

A TRACT OF LAND BEING A PORTION PART OF THE LAND DESCRIBED BY WARRANTY DEED NO. 2021-17247, DESCHUTES COUNTY RECORDS, AND A PORTION OF LOTS 1 AND 2, BLOCK 131, SECOND ADDITION TO BEND PARK, RECORDED MARCH 6, 1913, FILED AS COUNTY SURVEY NO. 05642 IN THE DESCHUTES COUNTY SURVEYOR'S OFFICE, LOCATED IN THE NORTHWEST ONE-QUARTER (NW1/4) OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION 4, TOWNSHIP 18 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, CITY OF BEND, DESCHUTES COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHWEST CORNER OF SAID BLOCK 131, FROM WHICH THE WEST 1/4 CORNER OF SAID SECTION FOUR BEARS NORTH 23°46'26" EAST, A DISTANCE OF 65.59 FEET, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SE WILSON AVENUE;

THENCE NORTH 89°56'26" EAST, A DISTANCE OF 200.25 FEET, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, TO THE NORTHWEST CORNER OF SAID LOT 2, AND THE TRUE **POINT OF BEGINNING** FOR THIS DESCRIPTION;

THENCE NORTH 89°56'52" EAST, A DISTANCE OF 100.35 FEET, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, TO THE NORTHEAST CORNER OF SAID LOT 1, ALSO BEING THE NORTHEAST CORNER OF SAID BLOCK 131, SAID POINT BEING THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF SE WILSON AVENUE AND THE WESTERLY RIGHT-OF-WAY OF SE 3RD STREET (US HIGHWAY 97 BUSINESS);

THENCE SOUTH 00°02'25" EAST, A DISTANCE OF 60.05 FEET, ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF SE 3RD STREET;

THENCE LEAVING SAID LINE, SOUTH 89°56'26" WEST, A DISTANCE OF 9.82 FEET;

THENCE NORTH 00°29'37" EAST, A DISTANCE OF 9.08 FEET;

THENCE NORTH 04°00'37" WEST, A DISTANCE OF 4.41 FEET;

THENCE NORTH 23°47'13" WEST, A DISTANCE OF 32.83 FEET;

THENCE SOUTH 89°56'26" WEST, A DISTANCE OF 36.09 FEET;

THENCE NORTH 00°03'34" WEST, A DISTANCE OF 5.49 FEET;

THENCE SOUTH 89°56'26" WEST, A DISTANCE OF 40.99 FEET, TO THE WEST LINE OF SAID LOT 2;

THENCE NORTH 00°02'25" WEST, A DISTANCE OF 11.03 FEET, ALONG SAID WEST LINE TO THE NW CORNER OF SAID LOT 2 AND THE **POINT OF BEGINNING**;

HEREIN DESCRIBED LANDS CONTAIN 2,065 SQUARE FEET, MORE OR LESS.

SUBJECT TO ANY OTHER EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD AND THOSE COMMON AND APPARENT TO THE LAND.

BEARINGS ARE DERIVED FROM CENTRAL OREGON COORDINATE SYSTEM (COCS) COORDINATE VALUES.



**PARCEL 2  
TEMPORARY CONSTRUCTION EASEMENT (TCE)**

A TRACT OF LAND BEING A PORTION PART OF THE LAND DESCRIBED BY WARRANTY DEED NO. 2021-17247, DESCHUTES COUNTY RECORDS, AND A PORTION OF LOTS 1 AND 2, BLOCK 131, SECOND ADDITION TO BEND PARK, RECORDED MARCH 6, 1913, FILED AS COUNTY SURVEY NO. 05642 IN THE DESCHUTES COUNTY SURVEYOR'S OFFICE, LOCATED IN THE NORTHWEST ONE-QUARTER (NW1/4) OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION 4, TOWNSHIP 18 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, CITY OF BEND, DESCHUTES COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHWEST CORNER OF SAID BLOCK 131, FROM WHICH THE WEST 1/4 CORNER OF SAID SECTION FOUR BEARS NORTH 23°46'26" EAST, A DISTANCE OF 65.59 FEET, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SE WILSON AVENUE;

THENCE, NORTH 89°56'26" EAST, A DISTANCE OF 200.25 FEET, ALONG THE NORTH LINE OF SAID BLOCK 131, BEING COINCIDENT WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SE WILSON AVENUE, TO THE NORTHWEST CORNER OF SAID LOT 2;

THENCE SOUTH 00°02'25" EAST, A DISTANCE OF 11.03 FEET, ALONG THE WEST LINE OF SAID LOT 2 TO THE **POINT OF BEGINNING**;

THENCE CONTINUING ON SAID WEST LINE SOUTH 00°02'25" EAST, A DISTANCE OF 6.97 FEET;

THENCE LEAVING SAID WEST LINE, NORTH 89°57'35" EAST, A DISTANCE OF 50.70 FEET;

THENCE SOUTH 69°23'30" EAST, A DISTANCE OF 20.74 FEET TO A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 30.00 FEET;

THENCE, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 69°56'37", AN ARC DISTANCE OF 36.62 FEET (THE CHORD OF WHICH BEARS SOUTH 34°25'12" EAST, A DISTANCE OF 34.39 FEET);

THENCE SOUTH 00°33'06" WEST, A DISTANCE OF 6.34 FEET;

THENCE NORTH 89°56'26" EAST, A DISTANCE OF 1.07 FEET;

THENCE NORTH 00°29'37" EAST, A DISTANCE OF 9.08 FEET;

THENCE NORTH 04°00'37" WEST, A DISTANCE OF 4.41 FEET;

THENCE NORTH 23°47'13" WEST, A DISTANCE OF 32.83 FEET;

THENCE SOUTH 89°56'26" WEST, A DISTANCE OF 36.09 FEET;

THENCE NORTH 00°03'34" WEST, A DISTANCE OF 5.49 FEET;

THENCE SOUTH 89°56'26" WEST, A DISTANCE OF 40.99 FEET, TO THE WEST LINE OF SAID LOT 2 AND THE POINT OF BEGINNING;

HEREIN DESCRIBED LANDS CONTAIN 559 SQUARE FEET, MORE OR LESS.

SUBJECT TO ANY OTHER EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD AND THOSE COMMON AND APPARENT TO THE LAND.

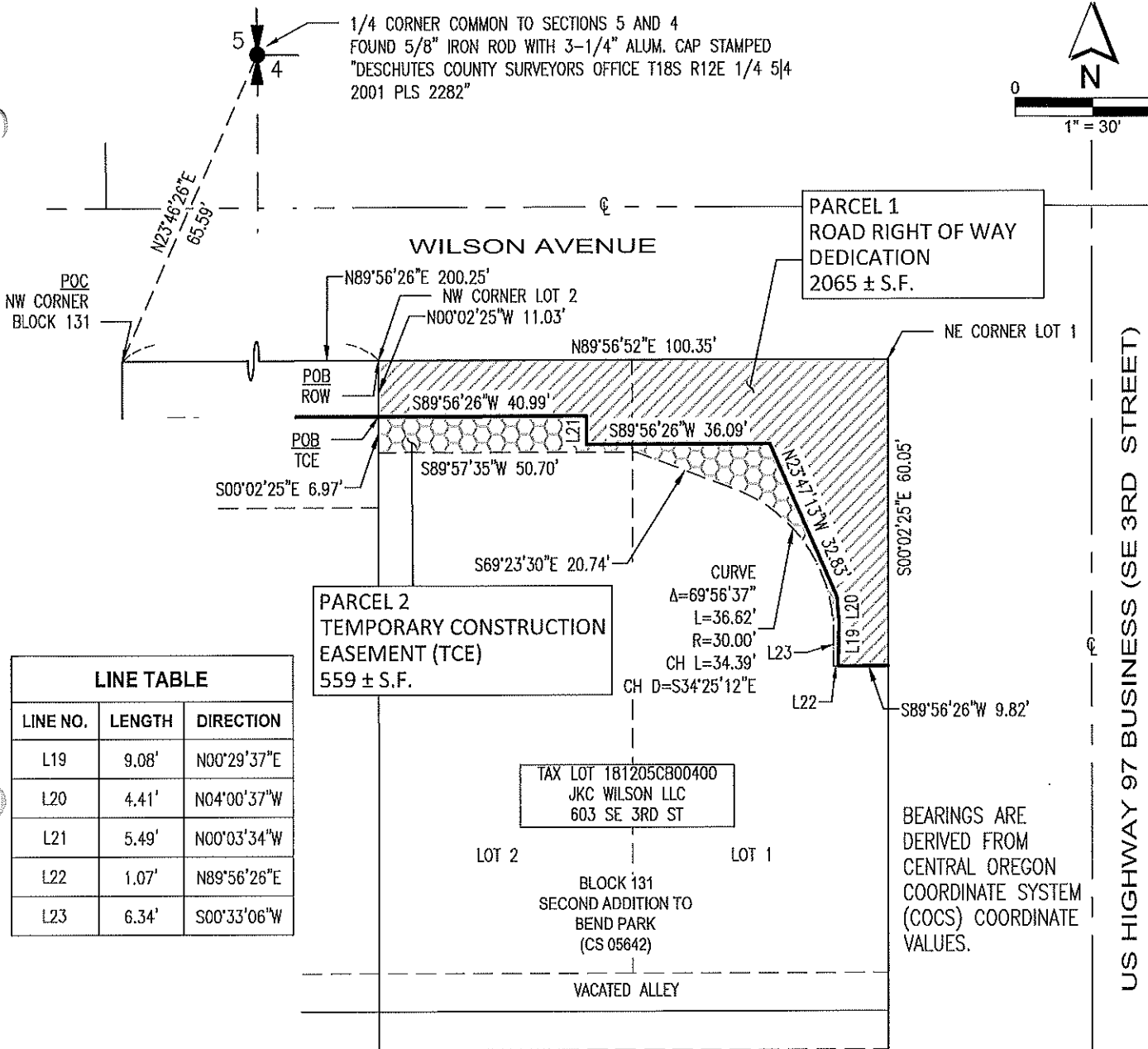
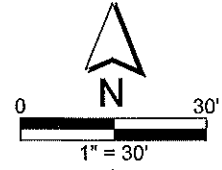
BEARINGS ARE DERIVED FROM CENTRAL OREGON COORDINATE SYSTEM (COCS) COORDINATE VALUES.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 20, 2009  
SCOTT C. BOLDUC  
79288

EXPIRES: 12/31/2021

PATH: U:\Projects\Clients\4506-KittelisonAndAssociates\297-4506-018-7-Wilson\_IntersImprv\99Svcs\Survey\00Current\Draw\mhe011 PLOTTED BY: mhe011

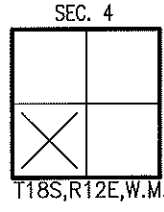


LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L19	9.08'	N00°29'37"E
L20	4.41'	N04°00'37"W
L21	5.49'	N00°03'34"W
L22	1.07'	N89°56'26"E
L23	6.34'	S00°33'06"W

- ROAD RIGHT-OF-WAY DEDICATION AREA (2065± SQ. FT.)
- TEMPORARY CONSTRUCTION EASEMENT AREAS (559± SQ. FT.)

POB = POINT OF BEGINNING  
 POC = POINT OF COMMENCEMENT  
 ROW = RIGHT-OF-WAY  
 TCE = TEMPORARY CONSTRUCTION EASEMENT  
 CS = DESCHUTES COUNTY SURVEY NUMBER  
 (REC) = RECORD INFORMATION

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR



OREGON  
JULY 20, 2009  
SCOTT C. BOLDOC  
79288  
EXPIRES: 12/31/2021

**Parametrix**  
ENGINEERING . PLANNING . ENVIRONMENTAL SCIENCES

150 NW PACIFIC PARK LANE, SUITE 110 | BEND, OR 97702  
P 541.508.7710  
WWW.PARAMETRIX.COM

PROJECT NAME  
**WILSON AVENUE  
CORRIDOR IMPROVEMENT PROJECT**

EXHIBIT 'B'- JKC WILSON LLC  
TAXLOT 181204CB 00400  
CITY OF BEND, OR

DRAWING NO.  
1 OF 1

DWG NAME  
BE4506018V-ACQ

DATE  
10/12/2021

**EXHIBIT 'A'**  
**612 SE 3RD STREET**  
**LEGAL DESCRIPTIONS**

**PARCEL 1 – RIGHT-OF-WAY DEDICATION**

A TRACT OF LAND BEING A PORTION OF LOTS 7 AND 8, BLOCK 130, SECOND ADDITION TO BEND PARK, RECORDED MARCH 6, 1913, FILED AS COUNTY SURVEY NO. 05642 IN THE DESCHUTES COUNTY SURVEYOR'S OFFICE, LOCATED IN THE NORTHWEST ONE-QUARTER (NE1/4) OF THE SOUTHWEST ONE-QUARTER (SE1/4) OF SECTION 4, TOWNSHIP 18 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, CITY OF BEND, DESCHUTES COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHEAST CORNER OF SAID LOT 7, BLOCK 130, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 4 BEARS NORTH 81°17'45" WEST, A DISTANCE OF 459.45 FEET;

THENCE SOUTH 00°03'34" EAST ALONG THE EAST LINE OF SAID LOT 7, A DISTANCE OF 10.00 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SE WILSON AVENUE ACCORDING TO THE RIGHT OF WAY DEED, FILED UNDER INSTRUMENT NO. 2005-34186, RECORDS OF DESCHUTES COUNTY TO THE **POINT OF BEGINNING**;

THENCE SOUTH 89°56'26" WEST ALONG A LINE PARALLEL TO AND 10 FEET SOUTH OF THE NORTHERLY LINE OF SAID LOTS 7 AND 8, BEING COINCIDENT WITH THE SOUTHERLY RIGHT OF WAY OF SE WILSON AVENUE PER SAID RIGHT OF WAY DEED, FILED UNDER INSTRUMENT NO. 2005-34186, RECORDS OF DESCHUTES COUNTY, FOR A DISTANCE OF 60.01 FEET;

THENCE ALONG A CURVE TO THE LEFT ON THE RIGHT OF WAY OF SE WILSON AVENUE AND SE 3<sup>RD</sup> STREET, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 89°58'51" AND WHOSE CHORD BEARS SOUTH 44°57'00" WEST 42.42 FEET, FOR AN ARC DISTANCE OF 47.11 FEET;

THENCE CONTINUING ALONG SAID RIGHT OF WAY SOUTH 00°02'25" EAST, A DISTANCE OF 11.06 FEET;

THENCE LEAVING SAID RIGHT OF WAY LINES, NORTH 45°12'48" EAST, A DISTANCE OF 13.02 FEET;

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.25 FEET, A CENTRAL ANGLE OF 89°43'36" AND WHOSE CHORD BEARS NORTH 45°04'38" EAST 35.62 FEET, FOR AN ARC DISTANCE OF 39.54 FEET;

THENCE NORTH 89°56'26" EAST, A DISTANCE OF 30.19 FEET;

THENCE NORTH 00°03'34" WEST, A DISTANCE OF 4.75 FEET;

THENCE NORTH 89°56'26" EAST 25.32 FEET TO THE EAST LINE OF SAID LOT 7;

THENCE NORTH 00°02'25" WEST ALONG SAID LINE, A DISTANCE OF 2.00 FEET TO THE **POINT OF BEGINNING**.

HEREIN DESCRIBED LANDS CONTAIN 706 SQUARE FEET, MORE OR LESS.

SUBJECT TO ANY OTHER EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD AND THOSE COMMON AND APPARENT TO THE LAND.

BASIS OF BEARINGS DERIVED FROM CENTRAL OREGON COORDINATE SYSTEM (COCS) COORDINATE VALUES.

**PARCEL 2 – TEMPORARY CONSTRUCTION EASEMENT (TCE)**

A TRACT OF LAND BEING A PORTION OF LOTS 7 AND 8, BLOCK 130, SECOND ADDITION TO BEND PARK, RECORDED MARCH 6, 1913, FILED AS COUNTY SURVEY NO. 05642 IN THE DESCHUTES COUNTY SURVEYOR'S OFFICE, LOCATED IN THE NORTHWEST ONE-QUARTER (NE1/4) OF THE SOUTHWEST ONE-QUARTER (SE1/4) OF SECTION 4, TOWNSHIP 18 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, CITY OF BEND, DESCHUTES COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHEAST CORNER OF SAID LOT 7, BLOCK 130, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 4 BEARS NORTH 81°17'45" WEST, A DISTANCE OF 459.45 FEET;

THENCE SOUTH 00°02'25" EAST ALONG THE EAST LINE OF SAID LOT 7, A DISTANCE OF 12.00 FEET TO THE **POINT OF BEGINNING**.

THENCE SOUTH 89°56'26" WEST PARALLEL TO THE NORTHERLY LINE OF SAID LOTS 7 AND 8, FOR A DISTANCE OF 25.32 FEET;

THENCE SOUTH 00°03'34" EAST, A DISTANCE OF 4.75 FEET;

THENCE SOUTH 89°56'26" WEST, A DISTANCE OF 30.19 FEET;

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 25.25 FEET, A CENTRAL ANGLE OF 89°43'36" AND WHOSE CHORD BEARS SOUTH 45°04'38" WEST 35.62 FEET, FOR AN ARC DISTANCE OF 39.54 FEET;

THENCE SOUTH 45°12'48" WEST, A DISTANCE OF 13.02 FEET TO THE WEST LINE OF SAID LOT 8, SAID POINT BEING ON THE EAST RIGHT OF WAY OF SE 3<sup>RD</sup> STREET;

THENCE SOUTH 00°02'25" WEST ALONG SAID LINE, A DISTANCE OF 1.14 FEET;

THENCE LEAVING SAID RIGHT OF WAY, NORTH 45°12'48" EAST, A DISTANCE OF 14.43 FEET;

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 24.25 FEET, A CENTRAL ANGLE OF 90°41'49" AND WHOSE CHORD BEARS NORTH 44°35'31" EAST 34.50 FEET, FOR AN ARC DISTANCE OF 38.39 FEET;

THENCE SOUTH 89°45'50" EAST, A DISTANCE OF 55.51 FEET TO THE EAST LINE OF SAID LOT 7;

THENCE NORTH 00°02'25" WEST, A DISTANCE OF 6.04 FEET TO THE **POINT OF BEGINNING**.

HEREIN DESCRIBED LANDS CONTAIN 229 SQUARE FEET, MORE OR LESS.

SUBJECT TO ANY OTHER EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD AND THOSE COMMON AND APPARENT TO THE LAND.

BASIS OF BEARINGS DERIVED FROM CENTRAL OREGON COORDINATE SYSTEM (COCS) COORDINATE VALUES.

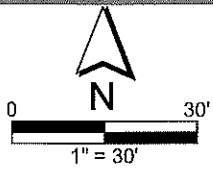
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 20, 2009  
SCOTT C. BOLDUC  
79288

EXPIRES: 12/31/2021

U:\Projects\Clients\4506-KittelisonAndAssociates\297-4506-018 3rd Wilson Intersimprv\99Svcs\Survey\00Current\Drawg PLOTTED BY: 02Chr

1/4 CORNER COMMON TO SECTIONS 4 & 5  
 FOUND 5/8" IRON ROD WITH 3-1/4" ALUM. CAP  
 STAMPED "DESCHUTES COUNTY SURVEYORS  
 OFFICE T18S R12E 1/4 5/4 2001 PLS 2282"



ROAD RIGHT OF WAY  
 DEDICATION (ROW)  
 ±706 S.F.

WILSON AVENUE

S89°56'26"W

N81°17'45"W  
 459.45'

$\Delta=89°58'51"$   
 $L=47.11'$   
 $R=30.00'$   
 CHORD=S44°57'00"W  
 42.42'

$\Delta=89°43'36"$   
 $L=39.54'$   
 $R=25.25'$   
 CHORD=N45°04'38"E  
 35.62'

S00°02'25"E  
 11.06'

N00°02'25"W  
 1.41'

DEED 2005-34186  
 S89°56'26"W 60.01'

N89°56'26"E 30.19'

$\Delta=90°41'49"$   
 $L=38.39'$   
 $R=24.25'$   
 CHORD=N44°35'31"E  
 34.50'

N45°12'48"E  
 13.02'

N45°12'48"E  
 14.43'

N89°56'26"E  
 25.32'

S00°03'34"E  
 10.00'

ROW  
 POB

2.00'

TCE  
 POB

6.04'

TEMPORARY  
 CONSTRUCTION  
 EASEMENT (TCE)  
 ±229 S.F.

N00°03'34"W  
 4.75'

N89°45'50"W  
 55.51'

EAST LINE LOT 7  
 N00°02'25"W

SE 3RD STREET

S00°02'25"E

S00°02'25"E

S00°02'25"E

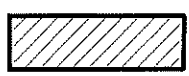
LOT 8

LOT 7

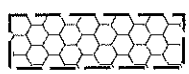
TAX LOT 181204CB00101  
 CANYON PARK PROPERTIES LLC  
 612 SE 3RD ST

BLOCK 130  
 SECOND ADDITION TO  
 BEND PARK  
 (CS 05642)

VACATED ALLEY



PARCEL 1 - ROAD RIGHT-OF-WAY  
 DEDICATION AREA (±706 SQ. FT.)



PARCEL 2 - TEMPORARY CONSTRUCTION  
 EASEMENT AREA (±229 SQ. FT.)

CS = DESCHUTES COUNTY SURVEY NUMBER

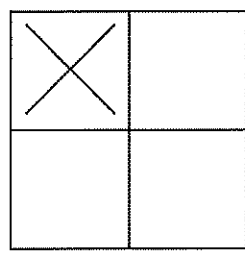
TCE = TEMPORARY CONSTRUCTION EASEMENT

ROW = RIGHT OF WAY DEDICATION

POB = POINT OF BEGINNING

(REC) = RECORD INFORMATION

BEARINGS ARE DERIVED  
 FROM CENTRAL OREGON  
 COORDINATE SYSTEM (COCS)  
 COORDINATE VALUES.



SEC4,T18S,R12E,W.M.

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

OREGON  
 JULY 20, 2009  
 SCOTT C. BOLDOC  
 79288

EXPIRES: 12/31/2021

**Parametrix**

ENGINEERING . PLANNING . ENVIRONMENTAL SCIENCES

150 NW PACIFIC PARK LANE, SUITE 110 | BEND, OR 97702  
 P 541.508.7710  
 WWW.PARAMETRIX.COM

PROJECT NAME

WILSON AVENUE  
 CORRIDOR IMPROVEMENT PROJECT

EXHIBIT 'B'- CANYON PARK PROPERTIES LLC  
 TAXLOT 181204CB00101  
 CITY OF BEND, OR

DRAWING NO.

1 OF 1

DWG NAME

BE4506018V-ACQ

DATE

10/12/2021

**EXHIBIT 'A'  
LEGAL DESCRIPTION****PARCEL 1  
RIGHT-OF-WAY DEDICATION**

A TRACT OF LAND BEING A PORTION OF THAT PROPERTY DESCRIBED IN TRUSTEE DEED RECORDED SEPTEMBER 14, 2012, FILED AS NO. 2012-036241, DESCHUTES COUNTY OFFICIAL RECORDS, DESCHUTES COUNTY, OREGON, AND OF LOTS 1, 2, 3, 4, AND 5 OF BLOCK 130, SECOND ADDITION TO BEND PARK, FILED AS SURVEY NUMBER 05642 IN THE DESCHUTES COUNTY SURVEYOR'S OFFICE, LOCATED IN THE NORTHWEST ONE-QUARTER (NW1/4) OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION 4, TOWNSHIP 18 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, CITY OF BEND, DESCHUTES COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE NORTHWEST CORNER OF SAID PROPERTY FILED AS NO. 2012-036241, ALSO BEING A POINT ON THE NORTHERLY LINE OF SAID BLOCK 130, BEING COINCIDENT WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SE WILSON AVENUE, FROM WHICH THE WEST 1/4 OF SAID SECTION 4 BEARS NORTH 83°44'22" EAST, A DISTANCE OF 545.81 FEET;

THENCE, SOUTH 00°03'34" EAST ALONG THE WEST LINE OF SAID PROPERTY, A DISTANCE OF 11.50 FEET, TO A POINT OF CURVATURE WITH A CURVE HAVING A RADIUS OF 880.50 FEET;

THENCE, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 02°37'40", AN ARC DISTANCE OF 40.38 FEET (THE CHORD OF WHICH BEARS NORTH 86°42'11" EAST, A DISTANCE OF 40.38 FEET);

THENCE, SOUTH 04°56'12" EAST, A DISTANCE OF 6.50 FEET;

THENCE, NORTH 85°03'48" EAST, A DISTANCE OF 10.00 FEET;

THENCE, NORTH 04°56'12" WEST, A DISTANCE OF 6.50 FEET;

THENCE, NORTH 84°48'58" EAST, A DISTANCE OF 57.19 FEET, TO A POINT OF CURVATURE WITH A CURVE HAVING A RADIUS OF 819.50 FEET;

THENCE, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 05°06'52", AN ARC DISTANCE OF 73.15 FEET (THE CHORD OF WHICH BEARS NORTH 87°23'00" EAST, A DISTANCE OF 73.13 FEET), TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF SE WILSON AVENUE;

THENCE, SOUTH 89°56'26" WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 180.29 FEET TO THE **POINT OF BEGINNING**.

HEREIN DESCRIBED LANDS CONTAIN 987 SQUARE FEET, MORE OR LESS.

SUBJECT TO ANY OTHER EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD AND THOSE COMMON AND APPARENT TO THE LAND.



BASIS OF BEARINGS = NORTH 23°46'26" EAST, A DISTANCE OF 65.59 FEET FROM THE NORTHWEST CORNER OF SAID BLOCK 131 TO THE WEST 1/4 CORNER OF SAID SECTION 4.

**PARCEL 2  
TEMPORARY CONSTRUCTION EASEMENT (TCE)**

A TRACT OF LAND BEING A PORTION OF THAT PROPERTY DESCRIBED IN TRUSTEE DEED RECORDED SEPTEMBER 14, 2012, FILED AS NO. 2012-036241, DESCHUTES COUNTY OFFICIAL RECORDS, DESCHUTES COUNTY, OREGON, AND OF LOTS 1, 2, 3, 4, AND 5 OF BLOCK 130, SECOND ADDITION TO BEND PARK, FILED AS SURVEY NUMBER 05642 IN THE DESCHUTES COUNTY SURVEYOR'S OFFICE, LOCATED IN THE NORTHWEST ONE-QUARTER (NW1/4) OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION 4, TOWNSHIP 18 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, CITY OF BEND, DESCHUTES COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHWEST CORNER OF SAID PROPERTY FILED AS NO. 2012-036241, ALSO BEING A POINT ON THE NORTHERLY LINE OF SAID BLOCK 130, BEING COINCIDENT WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SE WILSON AVENUE, FROM WHICH THE WEST 1/4 OF SAID SECTION 4 BEARS NORTH 83°44'22" EAST, A DISTANCE OF 545.81 FEET;

THENCE, SOUTH 00°03'34" EAST ALONG THE WEST LINE OF SAID PROPERTY, A DISTANCE OF 11.50 FEET TO THE **POINT OF BEGINNING**;

THENCE, CONTINUING SOUTH 00°03'34" EAST, A DISTANCE OF 18.50 FEET;

THENCE, NORTH 89°56'26" EAST, A DISTANCE OF 65.51 FEET;

THENCE, SOUTH 00°03'34" EAST, A DISTANCE OF 10.00 FEET;

THENCE, NORTH 89°56'26" EAST, A DISTANCE OF 176.07 FEET TO THE EAST LINE OF SAID PROPERTY;

THENCE, NORTH 00°02'25" WEST ALONG SAID EAST LINE, A DISTANCE OF 40.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF SE WILSON AVENUE;

THENCE, SOUTH 89°56'26" WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 61.31 FEET, TO A POINT OF CURVATURE WITH A CURVE HAVING A RADIUS OF 819.50 FEET;

THENCE, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 05°06'52", AN ARC DISTANCE OF 73.15 FEET (THE CHORD OF WHICH BEARS SOUTH 87°23'00" WEST, A DISTANCE OF 73.13 FEET);

THENCE, SOUTH 84°48'58" WEST, A DISTANCE OF 57.19 FEET;

THENCE, SOUTH 04°56'12" EAST, A DISTANCE OF 6.50 FEET;

THENCE, SOUTH 85°03'48" WEST, A DISTANCE OF 10.00 FEET;

THENCE, NORTH 04°56'12" WEST, A DISTANCE OF 6.50 FEET, TO A POINT OF CURVATURE WITH A CURVE HAVING A RADIUS OF 880.50 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 02°37'40", AN ARC DISTANCE OF 40.38 FEET (THE CHORD OF WHICH BEARS SOUTH 86°42'11" WEST, A DISTANCE OF 40.38 FEET), TO THE **POINT OF BEGINNING**.

HEREIN DESCRIBED LANDS CONTAIN 8,021 SQUARE FEET, MORE OR LESS.

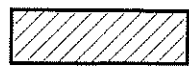
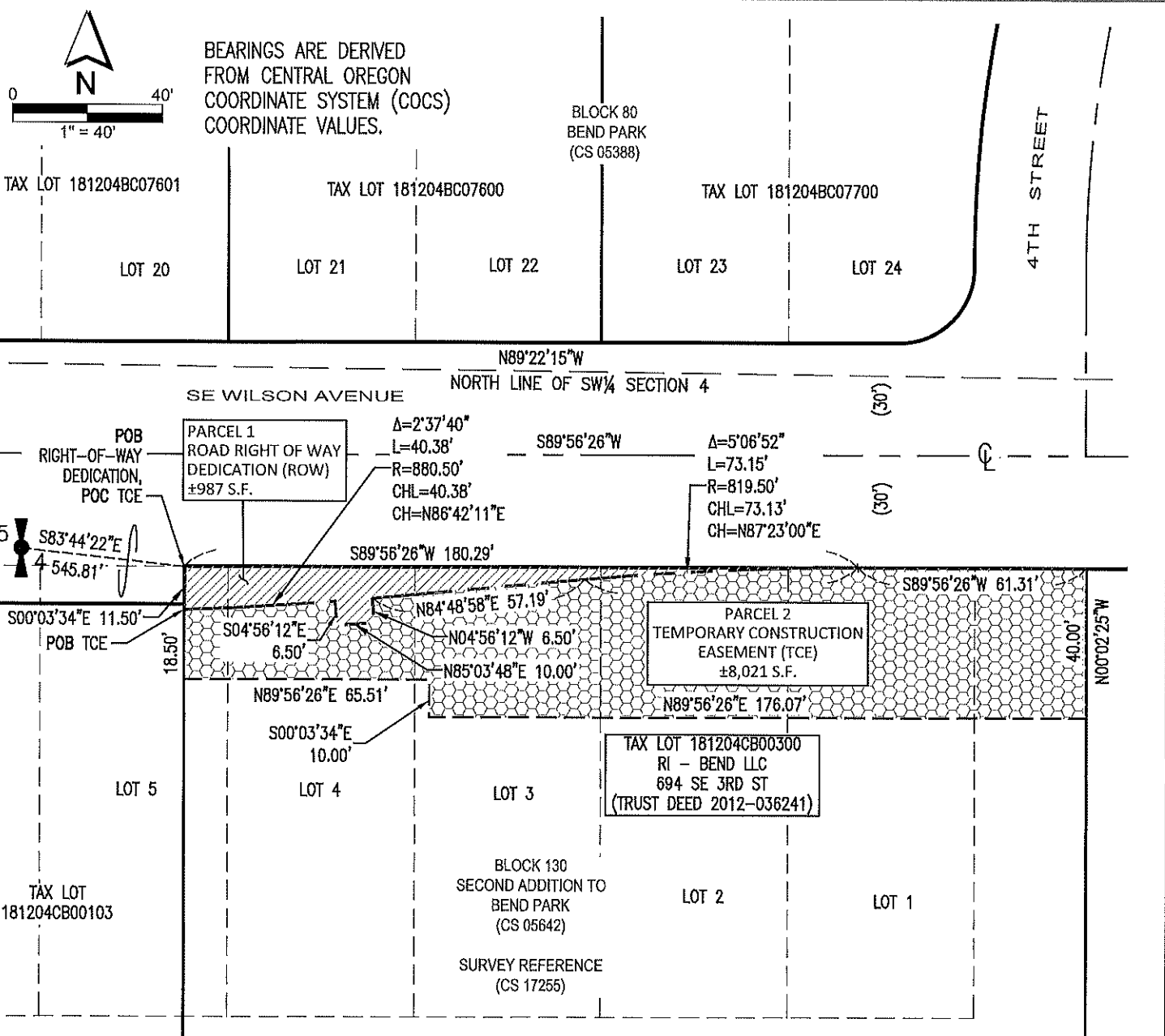
SUBJECT TO ANY OTHER EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD AND THOSE COMMON AND APPARENT TO THE LAND.

BASIS OF BEARINGS = SOUTH 89°56'26" WEST BETWEEN MONUMENTS ON THE SOUTHERLY RIGHT OF WAY OF SE WILSON, AS SHOWN ON EXHIBIT 'B', ATTACHED HERETO AND MADE A PART HEREOF.

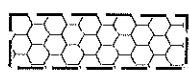
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 20, 2009  
SCOTT C. BOLDOC  
79288  
EXPIRES: 12/31/2021

PATH: U:\Bend\Projects\Clients\4506-KittelisonAndAssociates\297-4506-018 3rd Wilson Intersmprv\99Svcs\Survey\00Current\Dwg PLOTTED BY: DOrazChr

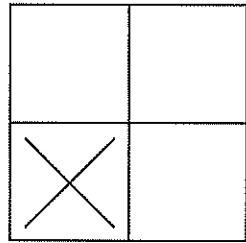


PARCEL 1 ROAD RIGHT-OF-WAY DEDICATION AREA (987± SQ. FT.)



PARCEL 2 TEMPORARY CONSTRUCTION EASEMENT AREA (8,021± SQ. FT.)

CS = DESCHUTES COUNTY SURVEY NUMBER  
 POB = POINT OF BEGINNING  
 POC = POINT OF COMMENCEMENT  
 TCE = TEMPORARY CONSTRUCTION EASEMENT  
 (REC) = REFERENCE INFORMATION:



SEC4,T18S,R12E,W.M.

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON JULY 20, 2009  
 SCOTT C. BOLDOC 79288

EXPIRES: 12/31/2021

**Parametrix**  
 ENGINEERING . PLANNING . ENVIRONMENTAL SCIENCES  
 150 NW PACIFIC PARK LANE, SUITE 110 | BEND, OR 97702  
 P 541.508.7710  
 WWW.PARAMETRIX.COM

PROJECT NAME  
**WILSON AVENUE CORRIDOR IMPROVEMENT PROJECT**  
 EXHIBIT 'B'- RI BEND LLC  
 TAXLOT 181204CB 00300  
 CITY OF BEND, OR

DRAWING NO.  
 1 OF 1  
 DWG NAME  
 BE4506018V-ACQ CB300-AD700  
 DATE  
 10/12/2021



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

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

A tract of land lying in the NW1/4 SE1/4 of Section 4, 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 Linmark Capital, LLC, recorded February 21, 2020 as Volume 2020, Page 07753, Deschutes County Official Records; said tract being that portion of said property described as follows:

Beginning at a point on the southerly right of way of SE Wilson Avenue, as dedicated in that Dedication Deed to the Public, recorded April 26, 1978 as Volume 272, Page 352, Deschutes County Deed Records, said point bears South 84°31'28" East, 189.88 feet from the Center One-Quarter corner of said Section 4; thence South 89°21'29" East, along said southerly right of way, 10.71 feet to a point of curvature; thence along the arc of a 24.00 foot radius curve to the right, through a central angle of 59°51'56", an arc length of 25.08 feet (the chord of which bears South 59°25'31" East a distance of 23.95 feet) to a point on the westerly right of way of SE 9th Street (30.00 feet from center line) and a point of non-tangency; thence South 08°05'44" West, along said westerly right of way, 150.14 feet; thence leaving said westerly right of way, North 04°20'17" West, 112.81 feet; thence North 01°57'09" West, 48.49 feet to the point of beginning

This tract of land contains 2,688 square feet, more or less.

Bearings are based on the Central Oregon Coordinate System, Deschutes 13 transformation.

**Parcel 2 - Temporary Construction Easement (2 Years or duration of Project, whichever is sooner)**

A tract of land lying in the NW1/4 SE1/4 of Section 4, 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 Linmark Capital, LLC, recorded February 21, 2020 as Volume 2020, Page 07753, Deschutes County Official Records; said tract being that portion of said property described as follows:

Beginning at a point on the southerly right of way of SE Wilson Avenue, as dedicated in that Dedication Deed to the Public, recorded April 26, 1978 as Volume 272, Page 352, Deschutes County Deed Records, said point bears South 84°31'28" East, 189.88 feet from the Center One-Quarter corner of said Section 4; thence leaving said southerly right of way, South 01°57'09" East, 48.49 feet; thence South 04°20'17" East, 112.81 feet to a point on the westerly right of way of SE 9th Street (30.00 feet from center line) and



a point of non-tangency; thence South 08°05'44" West, along said westerly right of way, 23.22 feet; thence leaving said westerly right of way, North 04°20'17" West, 135.59 feet; thence North 01°57'09" West, 43.82 feet; thence North 89°21'29" West, 184.35 feet to a point on the westerly line of said property; thence North 00°00'34" West, along said westerly line, 5.00 feet to a point on the southerly right of way of said SE Wilson Avenue; thence leaving said westerly line South 89°21'29" East, along said southerly right of way, 189.18 feet to the point of beginning;

This tract of land contains 1,786 square feet, more or less.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

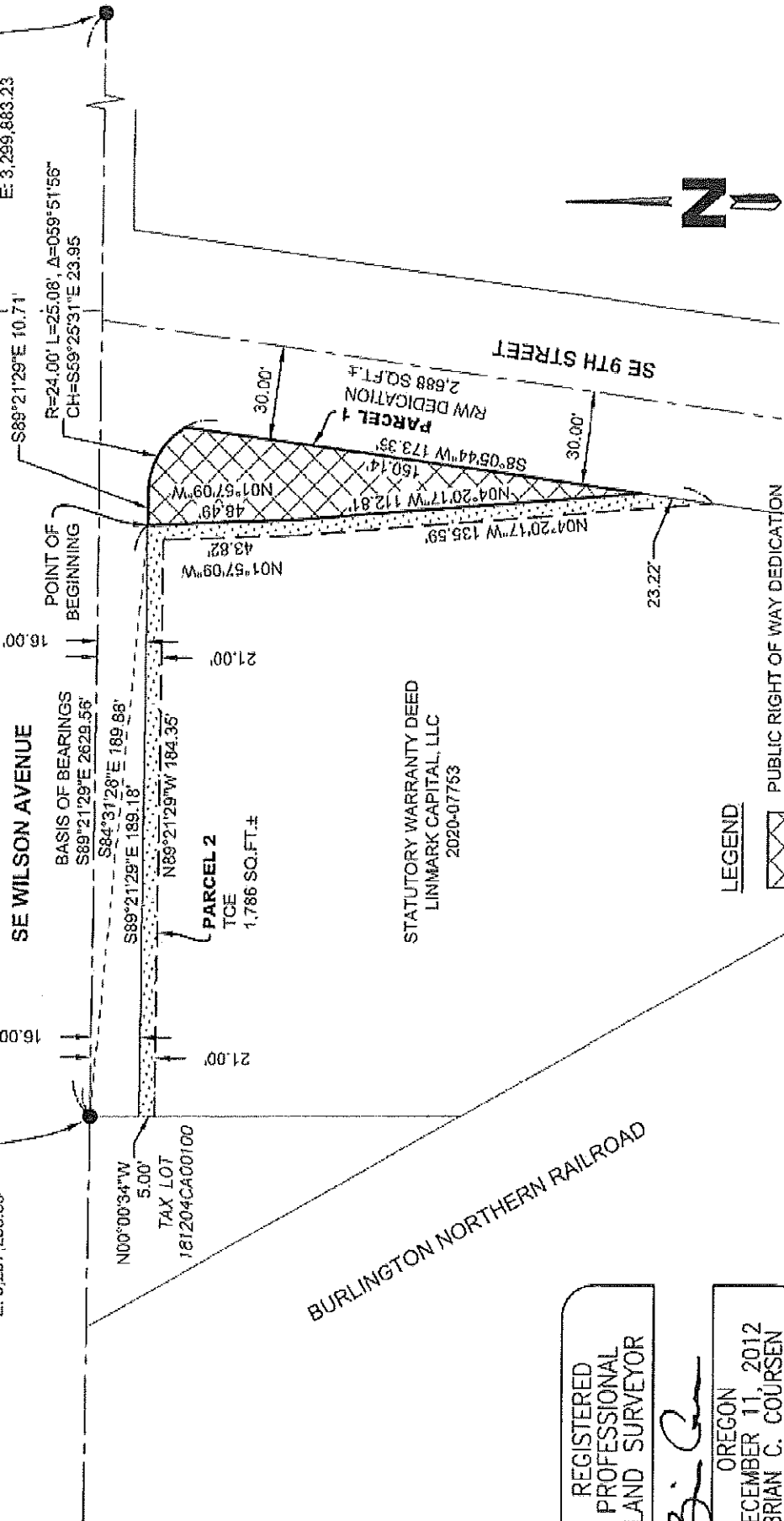
*B. C.* 10-06-21

OREGON  
DECEMBER 11, 2012  
BRIAN C. COURSEN  
86998

Renews: 12-31-2021

CENTER 1/4 CORNER, SECTION 4  
 FOUND 3-1/4" BRASS CAP  
 N: 380,703.42  
 E: 3,287,253.83

EAST 1/4 CORNER, SECTION 4  
 FOUND 5/8" REBAR, BENT  
 N: 380,673.96  
 E: 3,299,883.23



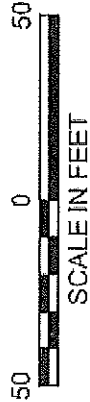
STATUTORY WARRANTY DEED  
 LINMARK CAPITAL, LLC  
 2020-07753

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR



*Brian C. Courseen*

OREGON  
 DECEMBER 11, 2012  
 BRIAN C. COURSEEN  
 86998

RENEWS: 12/31/2021  
 SIGNED: *b/c*



**LEGEND**

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

PROJECT	14184-01
DATE	10/5/2021
EXHIBIT B	

WILSON CORRIDOR IMPROVEMENTS  
 TAX MAP & LOT 181204DB 05700  
 LINMARK CAPITAL, LLC

**DOWL**  
[WWW.DOWL.COM](http://WWW.DOWL.COM)  
 963 SW Simson Avenue, #200  
 Bend, Oregon 97702  
 541-385-1772



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

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

A tract of land lying in the NW1/4 SE1/4 of Section 4, Township 18 South, Range 12 East, W.M., City of Bend, Deschutes County, Oregon and being a portion of the property described in that Special Warranty Deed to Ozland, LLC, recorded April 1, 2021 as Volume 2021, Page 20691, Deschutes County Official Records; said tract being that portion of said property described as follows:

Beginning at a point on the easterly right of way of SE 9th Street (30.00 feet from center line), said point bears South 68°17'17" East, 290.60 feet from the Center One-Quarter corner of said Section 4, thence along said easterly right of way, North 08°05'44" East, 95.28 feet to a point on the southerly right of way of SE Wilson Avenue, as dedicated in that Dedication Deed to the public, recorded September 12, 1978 in Volume 282, page 956, Deschutes County Deed Records; thence South 89°21'29" East, along said southerly right of way, 86.28 feet; thence leaving said southerly right of way, South 79°28'06" West, 62.28 feet; thence South 54°18'52" West, 30.48 feet; thence South 12°02'38" West, 65.64 feet to a point on the easterly right of way of said SE 9th Street and the point of beginning;

This tract of land contains 1,111 square feet, more or less.

Bearings are based on the Central Oregon Coordinate System, Deschutes 13 transformation.

**Parcel 2 - Temporary Construction Easement (2 Years or duration of Project, whichever is sooner)**

A tract of land lying in the NW1/4 SE1/4 of Section 4, Township 18 South, Range 12 East, W.M., City of Bend, Deschutes County, Oregon and being a portion of the property described in that Special Warranty Deed to Ozland, LLC, recorded April 1, 2021 as Volume 2021, Page 20691, Deschutes County Official Records; said tract being that portion of said property described as follows:

Beginning at a point on the easterly right of way of SE 9th Street (30.00 feet from center line), said point bears South 68°17'17" East, 290.60 feet from the Center One-Quarter corner of said Section 4; thence leaving said easterly right of way, North 12°02'38" East, 65.64 feet; thence North 54°18'52" East, 30.48 feet; thence North 79°28'06" East, 62.28 feet to a point on the southerly right of way of SE Wilson Avenue, as dedicated in that Dedication Deed to the public, recorded September 12, 1978 in Volume 282, page 956, Deschutes County Deed Records; thence South 89°21'29" East, along said





southerly right of way, 287.61 feet to a point on the easterly line of said property; thence South 00°03'06" East, along said easterly line, 5.00 feet; thence leaving said easterly line, North 89°21'29" West, 287.18 feet; thence South 79°28'06" West, 60.67 feet; thence South 54°18'52" West, 27.44 feet; thence South 12°02'38" West, 63.54 feet; thence South 08°05'44" West, 66.77 feet; thence North 81°54'16" West, 5.00 feet to a point on the easterly right of way of said SE 9th Street; thence North 08°05'44" East, along said easterly right of way, 66.94 feet to the point of beginning;

This tract of land contains 2,546 square feet, more or less.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*B. C.* 10-06-21

OREGON  
DECEMBER 11, 2012  
BRIAN C. COURSEN  
86998

Renews: 12-31-2021

CENTER 1/4 CORNER, SECTION 4  
 FOUND 3-1/4" BRASS CAP  
 N: 380.703.42  
 E: 3,297.253.83

PARCEL 1  
 R/W DEDICATION  
 1,111 SQ.FT.±

S89°21'29"E 66.28'

S79°28'06"W 62.28'

S54°18'52"W 30.48'

PARCEL 2  
 TCE  
 2,546 SQ.FT.±

S12°02'38"W 65.64'

N08°05'44"E 95.28'

SE 9TH STREET

POINT OF BEGINNING

SE WILSON AVENUE

BASIS OF BEARINGS  
 S89°21'29"E 2629.56'

EAST 1/4 CORNER, SECTION 4  
 FOUND 5/8" REBAR, BENT  
 N: 380.673.96  
 E: 3,299.883.23

TAX LOT  
 181204DB05500

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

*Brian C. Course*

OREGON  
 DECEMBER 11, 2012  
 BRIAN C. COURSEN  
 86998

RENEWS: 12/31/2021  
 SIGNED: 10/06/21

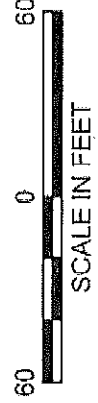
LEGEND



PUBLIC RIGHT OF WAY DEDICATION  
 (R/W DEDICATION)



TEMPORARY CONSTRUCTION EASEMENT  
 (TCE)



**DOWL**  
 SURVEYING.COM  
 855 SW Simpson Avenue, #200  
 Beid, Oregon 97102  
 503-385-4772

WILSON CORRIDOR IMPROVEMENTS  
 TAX MAP & LOT 181204DB 05600  
 OZLAND, LLC  
 PUBLIC RIGHT OF WAY DEDICATION

PROJECT 14184-01  
 DATE 10/5/2021

EXHIBIT B  
 PAGE 1 OF 2

CENTER 1/4 CORNER, SECTION 4  
 FOUND 3-1/4" BRASS CAP  
 N: 380,703.42  
 E: 3,297,253.83

PARCEL 1  
 R/W DEDICATION  
 1,111 SQ.FT. ±

SE WILSON AVENUE  
 BASIS OF BEARINGS  
 S89°21'29"E 2629.56'

PARCEL 2  
 TCE  
 2,546 SQ.FT. ±

SPECIAL WARRANTY DEED  
 OZLAND, LLC  
 2021-20691

SE 9TH STREET  
 (FORMERLY BAER ROAD)

TAX LOT  
 181204DB0500

EAST 1/4 CORNER, SECTION 4  
 FOUND 5/8" REBAR, BENT  
 N: 380,673.96  
 E: 3,299,883.23

S89°21'29"E 287.61'  
 N89°21'29"W 287.18'

N79°28'06"E 62.28'  
 S79°28'06"W 60.67'

S54°18'52"W 27.44'  
 N81°54'16"W 5.00'


N54°18'52"E 30.48'  
 N12°02'38"E 65.64'  
 S08°05'44"W 66.77' S12°02'38"W 63.54'  
 N08°05'44"E 66.94'


S00°03'06"E 5.00'

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR  
*Brian C. Course*  
 OREGON  
 DECEMBER 11, 2012  
 BRIAN C. COURSEN  
 8699B  
 RENEWS: 12/31/2021  
 SIGNED: 10/06/21



LEGEND

 PUBLIC RIGHT OF WAY DEDICATION  
 (R/W DEDICATION)

 TEMPORARY CONSTRUCTION EASEMENT  
 (TCE)

PROJECT 14184-01  
 DATE 10/5/2021

WILSON CORRIDOR IMPROVEMENTS  
 TAX MAP & LOT 181204DB 05600  
 OZLAND, LLC  
 TEMPORARY CONSTRUCTION EASEMENT

**DOWL**  
 LAND SURVEYORS  
 963 SW Simpson Avenue #200  
 Bend, Oregon 97702  
 541-385-4772

EXHIBIT B  
 PAGE 2 OF 2



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

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

A tract of land lying in the SW1/4 NE1/4 of Section 4, Township 18 South, Range 12 East, W.M., City of Bend, Deschutes County, Oregon and being a portion of the property described as "Parcel 6" in that Statutory Warranty Deed to Petrescu Ventures, LLC, Et Al., recorded July 5, 2013 as Volume 2013, Page 28387 Deschutes County Official Records; said tract being that portion of said property described as follows:

Beginning at a point on the easterly right of way of SE 9th Street, as described in that Dedication Warranty Deed to the City of Bend, recorded December 5, 1991 as Volume 251, Page 1492, Deschutes County Official Records, said point bears North 66°23'17" East, 337.26 feet from the Center One-Quarter corner of said Section 4, thence leaving said easterly right of way South 08°12'58" East, 49.05 feet; thence South 50°00'25" East, 15.89 feet to the northerly right of way of SE Wilson Avenue as dedicated on the Plat "Eastside Business and Industrial Park" recorded August 18, 1978 in Cabinet B, Page 509, Deschutes County Plat Records; thence North 89°21'29" West, along said northerly right of way, 17.97 feet to the easterly right of way of said SE 9th Street; thence North 01°11'06" West, along said easterly right of way, 58.57 feet to the point of beginning;

This tract of land contains 266 square feet, more or less.

Bearings are based on the Central Oregon Coordinate System, Deschutes 13 transformation.

**Parcel 2 - Temporary Construction Easement (2 Years or duration of Project, whichever is sooner)**

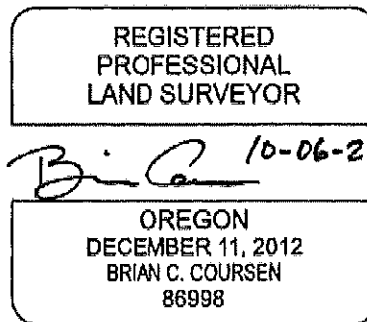
A tract of land lying in the SW1/4 NE1/4 of Section 4, Township 18 South, Range 12 East, W.M., City of Bend, Deschutes County, Oregon and being a portion of the property described as Parcel 6 in that Statutory Warranty Deed to Petrescu Ventures, LLC, Et Al., recorded July 5, 2013 as Volume 2013, Page 28387 Deschutes County Official Records; said tract being that portion of said property described as follows:

Beginning at a point on the easterly right of way of SE 9th Street, as described in that Dedication Warranty Deed to the City of Bend, recorded December 5, 1991 as Volume 251, Page 1492, Deschutes County Official Records, said point bears



North 66°23'17" East, 337.26 feet from the Center One-Quarter corner of said Section 4, thence North 01°11'06" West, along said easterly right of way, 40.85 feet; thence leaving said easterly right of way, South 08°12'58" East, 87.68 feet; thence South 50°00'25" East, 12.19 feet; thence South 89°21'29" East, 223.68 feet to a point on the easterly line of said "Parcel 6"; thence South 00°38'31" West, along said easterly line, 5.00 feet to a point on the northerly right of way of SE Wilson Avenue as dedicated on the Plat "Eastside Business and Industrial Park" recorded August 18, 1978 in Cabinet B, Page 509, Deschutes County Plat Records; thence North 89°21'29" West, along said northerly right of way, 225.47 feet; thence leaving said northerly right of way, North 50°00'25" West, 15.89 feet; thence North 08°12'58" West, 49.05 feet to the point of beginning;

This tract of land contains 1,535 square feet, more or less.



Renews: 12-31-2021

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

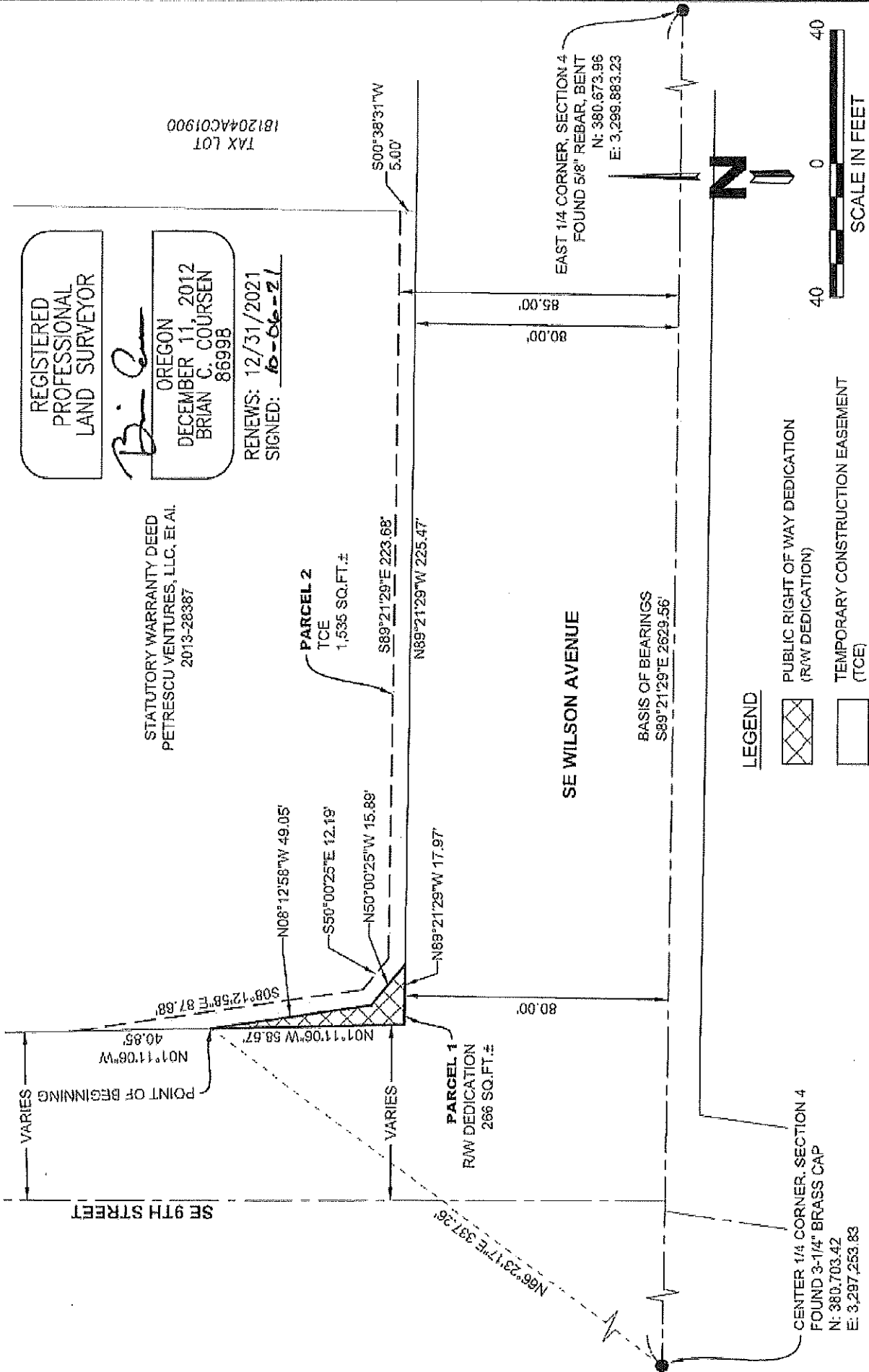
*B.C.*

OREGON  
DECEMBER 11, 2012  
BRIAN C. COURSEN  
86998



RENEWS: 12/31/2021  
SIGNED: *BC-21*

STATUTORY WARRANTY DEED  
PETRESCU VENTURES, LLC, ET AL.  
2013-28387

TAX LOT  
181204AC01900



**LEGEND**

-  PUBLIC RIGHT OF WAY DEDICATION (RW DEDICATION)
-  TEMPORARY CONSTRUCTION EASEMENT (TCE)



PROJECT	14184-01
DATE	10/5/2021

**WILSON CORRIDOR IMPROVEMENTS**  
TAX MAP & LOT 181204AC 02000  
PETRESCU VENTURES, LLC, ET AL.

**DOWL**  
SURVEYORS  
963 SW Simpson Avenue, #200  
Seaside, Oregon 97138  
541-385-4772

EXHIBIT B