

## RESOLUTION NO. 3396

### A RESOLUTION EXERCISING THE POWER OF EMINENT DOMAIN FOR THE OLNEY PEDESTRIAN AND BICYCLE IMPROVEMENTS PROJECT

#### Findings

- A. The City of Bend has the authority to exercise the power of eminent domain under the City of Bend Charter, ORS 223.105 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 people traveling by all modes, including bicycles and pedestrians. The City is the road authority for all highways, roads, streets and alleys, other than state highways, within the boundaries of the City, under ORS 810.010, and has the authority to use the power of eminent domain for the purpose of establishing, laying out, extending or widening streets, under ORS 223.105.
- C. The project known as the Olney Pedestrian and Bicycle Improvements project (the "Project") has been planned in accordance with appropriate engineering standards for the construction of pedestrian and bicycle street improvements. The City of Bend contracted with Parametrix, Inc., on February 1, 2023, following a request for proposals for design services for this project.
- D. To accomplish this Project, it is necessary to acquire the interests in property described and shown in 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 Project for which the properties are 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 the properties and interests in property described in Attachment A. The property interests are acquired subject to payment of just compensation and subject to procedural requirements of Oregon law.
- Section 3. On behalf of the City, the City Manager or designee is authorized and requested to attempt to agree with the owners 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, the City Manager or designee is authorized to commence and prosecute condemnation proceedings for the

purpose of acquiring the property interests described and shown in Attachment A.

Section 4. The City of Bend expressly reserves 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 roll call vote of the Bend City Council on July 17, 2024.

YES: Mayor Melanie Kebler  
Mayor Pro Tem Megan Perkins  
Councilor Barb Campbell  
Councilor Anthony Broadman  
Councilor Ariel Méndez  
Councilor Megan Norris

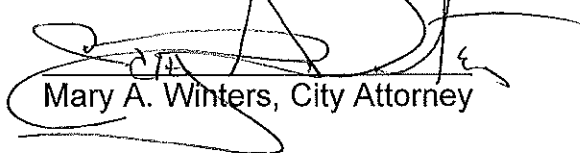
NO: none

  
\_\_\_\_\_  
Melanie Kebler, Mayor

ATTEST:

  
\_\_\_\_\_  
Morgen Fry, City Recorder

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Mary A. Winters, City Attorney

# Resolution – Attachment A

## EXHIBIT A

### RIGHT OF WAY DEDICATION

A VARIABLE-WIDTH STRIP OF LAND BEING A PORTION OF PARCEL 1 OF THE LANDS DESCRIBED IN STATUTORY WARRANTY DEED 2011-15782, DESCHUTES COUNTY, OFFICIAL RECORDS, LOCATED IN THE NORTHWEST ONE-QUARTER (NW1/4) OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SECTION 32, TOWNSHIP 17 SOUTH, RANGE 12 EAST, CITY OF BEND, DESCHUTES COUNTY, OREGON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL 1, WHICH BEARS SOUTH 03°07'20" WEST 682.71 FEET FROM A FOUND BRASS PLUG IN A CONCRETE AND BRICK MONUMENT CASE, MARKING THE EAST 1/16 COMMON TO SECTIONS 29 AND SAID SECTION 32; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF (BEING 40.00 FEET FROM CENTERLINE WHEN MEASURED AT RIGHT ANGLES TO) NORTHWEST PORTLAND AVENUE THE FOLLOWING TWO (2) COURSES: SOUTH 89°58'29" WEST 134.09 FEET TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE; THENCE SOUTH 00°00'12" 4.04 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE NORTH 89°57'48" EAST 37.33 FEET; THENCE NORTH 78°38'36" EAST 12.78 FEET; THENCE NORTH 89°57'11" EAST 71.70 FEET; THENCE SOUTH 25°10'23" EAST 29.50 FEET TO A POINT OF NON-TANGENT CURVATURE, LOCATED ON THE WEST RIGHT-OF-WAY LINE OF (BEING 40.00 FEET FROM CENTER WHEN MEASURED AT RIGHT ANGLES TO) NORTHWEST WALL STREET; THENCE ALONG SAID RIGHT-OF-WAY LINE 3.16 FEET ALONG A CURVE TO THE LEFT, WITH A RADIUS OF 273.43 FEET, THROUGH A CENTRAL ANGLE OF 00°39'46", AND A CHORD OF NORTH 01°27'11" EAST 3.16 FEET; THENCE NORTH 00°14'12" WEST 25.04 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED TRACT OF LAND CONTAINS 481 SQUARE FEET MORE OR LESS.

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

BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE CENTRAL OREGON COORDINATE SYSTEM (COCS), DESCHUTES 13 TRANSFORMATION, DERIVED FROM THE OREGON REAL-TIME GNSS NETWORK (ORGN).

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Corey Pacheco  
Digitally signed by Corey Pacheco  
DN: C=US,  
E=cpacheco@parametrix.com,  
CN=Corey Pacheco  
Date: 2024.07.08 14:43:11-0700

OREGON  
JULY 11, 2023  
COREY PACHECO  
101863

EXPIRES: 12-31-2024





0 40  
1 INCH = 40 FT.

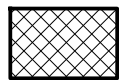
### EXHIBIT B

RIGHT OF WAY DEDICATION EXHIBIT  
A TRACT OF LAND LOCATED IN THE NW1/4 OF THE NE1/4  
SECTION 32, TOWNSHIP 17 SOUTH, RANGE 12 EAST, W.M.,  
CITY OF BEND, DESCHUTES COUNTY, OREGON

#### BASIS OF BEARINGS

BEARINGS FOR THIS EXHIBIT ARE BASED ON THE CENTRAL OREGON  
COORDINATE SYSTEM (COCS), DESCHUTES 13 TRANSFORMATION, DERIVED  
FROM THE OREGON REAL-TIME GNSS NETWORK (ORGN).

#### LEGEND

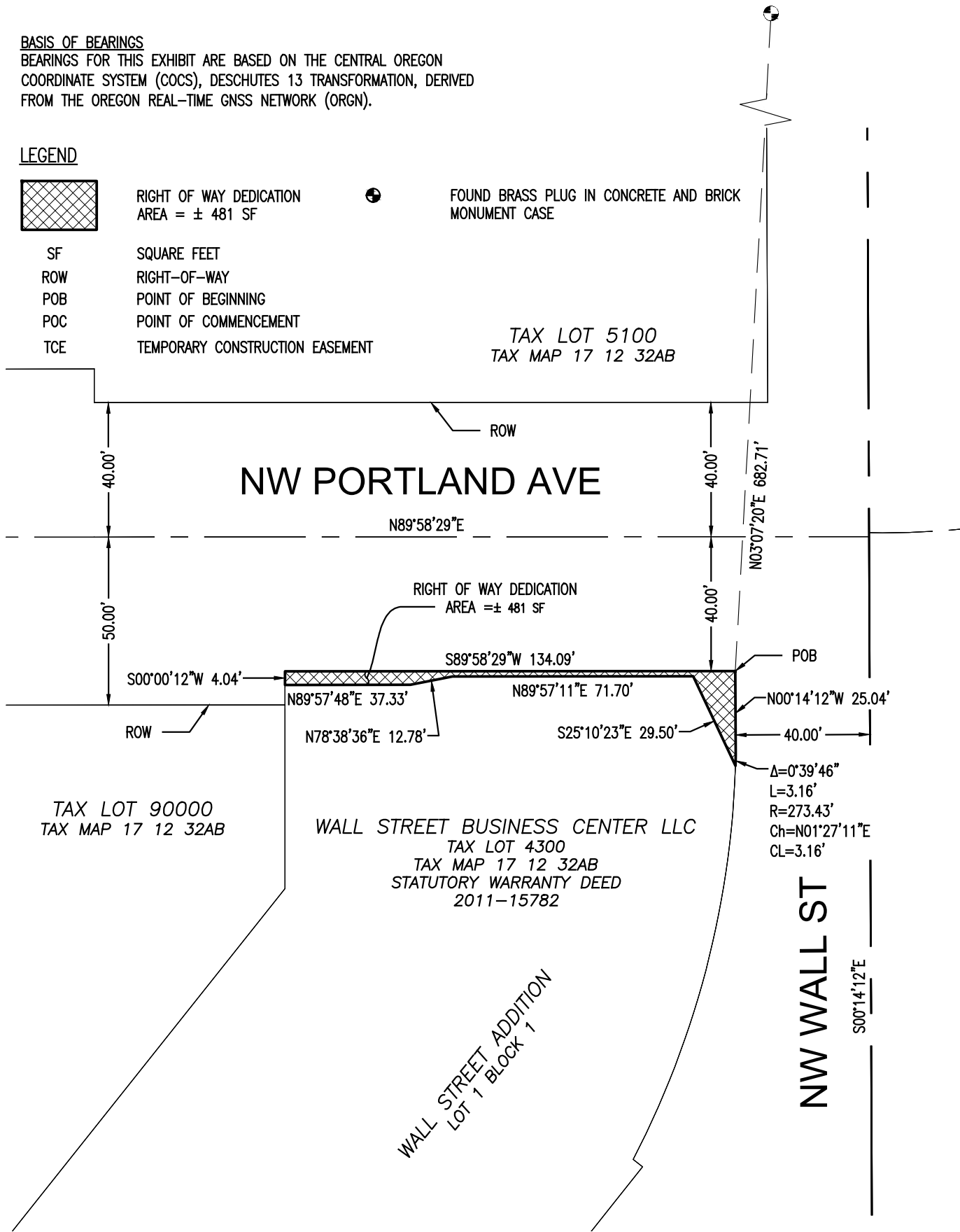


RIGHT OF WAY DEDICATION  
AREA = ± 481 SF



FOUND BRASS PLUG IN CONCRETE AND BRICK  
MONUMENT CASE

- SF SQUARE FEET
- ROW RIGHT-OF-WAY
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- TCE TEMPORARY CONSTRUCTION EASEMENT



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

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Date: 2024.07.08 14:43:23-07'00'

OREGON  
JULY 11, 2023  
COREY PACHECO  
101863

EXPIRES: 12-31-2024

PREPARED FOR  
CITY OF BEND

EXHIBIT: B

DRWN: CTB  
CHKD: CAP  
JOB: 297-2763-027  
DATE: MAY 23, 2024

NW PORTLAND AVE  
RIGHT OF WAY DEDICATION

**Parametrix**  
150 NW Pacific Park Lane, Suite 110 • Bend, OR 97701  
Ph: 541.508.7710

**EXHIBIT A**

**TEMPORARY CONSTRUCTION EASEMENT**

TWO (2) TRACTS OF LAND BEING A PORTION OF PARCEL 1 OF THE LANDS DESCRIBED IN STATUTORY WARRANTY DEED 2011-15782, DESCHUTES COUNTY, OFFICIAL RECORDS, LOCATED IN THE NORTHWEST ONE-QUARTER (NW1/4) OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SECTION 32, TOWNSHIP 17 SOUTH, RANGE 12 EAST, CITY OF BEND, DESCHUTES COUNTY, OREGON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL 1, WHICH BEARS SOUTH 03°07'20" WEST 682.71 FEET FROM A BRASS PLUG IN A CONCRETE AND BRICK MONUMENT CASE MARKING THE EAST 1/16 COMMON TO SECTIONS 29 AND SAID SECTION 32; THENCE SOUTH 55°19'30" WEST 12.14 FEET TO THE POINT OF BEGINNING; THENCE NORTH 25°10'23" WEST 5.97 FEET; THENCE SOUTH 89°57'11" WEST 18.15 FEET; THENCE SOUTH 00°01'31" EAST 4.79 FEET TO A POINT HEREIN AFTER REFERRED TO AS "REFERENCE POINT A"; THENCE SOUTH 88°19'18" EAST 20.70 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

COMMENCING AT THE AFOREMENTIONED "REFERENCE POINT A"; THENCE NORTH 88°08'44" WEST 68.74 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°57'48" EAST 29.00 FEET; THENCE SOUTH 00°02'57" EAST 16.50 FEET; THENCE NORTH 89°57'22" EAST 29.00 FEET; THENCE NORTH 00°03'50" WEST 16.49 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED TRACT OF LAND CONTAINS 577 SQUARE FEET MORE OR LESS.

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

BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE CENTRAL OREGON COORDINATE SYSTEM (COCS), DESCHUTES 13 TRANSFORMATION, DERIVED FROM THE OREGON REAL-TIME GNSS NETWORK (ORGN).

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

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Date: 2024.06.26 16:06:22-07'00'

Corey Pacheco

OREGON  
JULY 11, 2023  
COREY PACHECO  
101863

EXPIRES: 12-31-2024



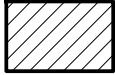


0 40  
1 INCH = 40 FT.

**EXHIBIT B**  
**TEMPORARY CONSTRUCTION EASEMENT EXHIBIT**  
A TRACT OF LAND LOCATED IN THE NW1/4 OF THE NE1/4  
SECTION 32, TOWNSHIP 17 SOUTH, RANGE 12 EAST, W.M.,  
CITY OF BEND, DESCHUTES COUNTY, OREGON

**BASIS OF BEARINGS**  
BEARINGS FOR THIS EXHIBIT ARE BASED ON THE CENTRAL OREGON  
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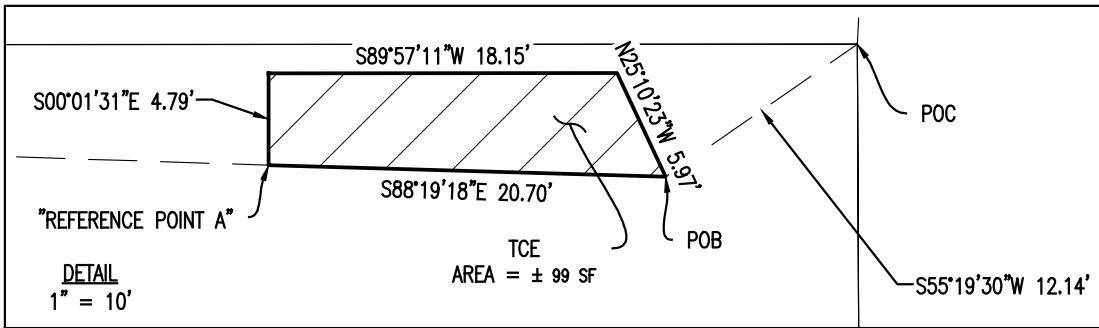
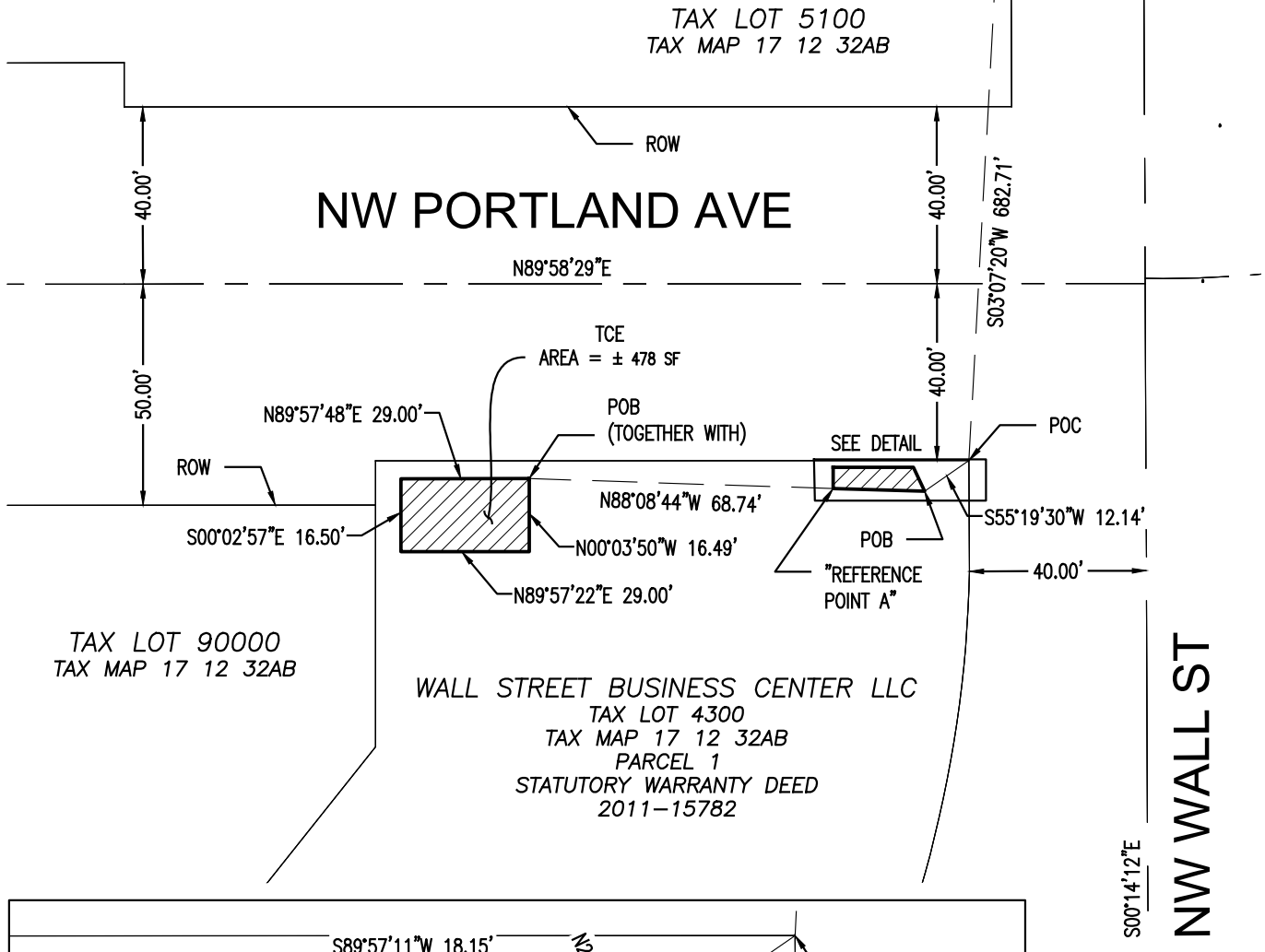
**LEGEND**



TEMPORARY CONSTRUCTION EASEMENT  
AREA = ± 577 SF

- SF SQUARE FEET
- ROW RIGHT-OF-WAY
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- TCE TEMPORARY CONSTRUCTION EASEMENT

BRASS PLUG IN  
MONUMENT BOX;  
E1/16 CORNER



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

PREPARED FOR  
CITY OF BEND

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Corey Pacheco

Date: 2024.06.26  
16:06:35 -0700

**JULY 11, 2023**  
**COREY PACHECO**  
**101863**

EXPIRES: 12-31-2024

EXHIBIT: B

NW PORTLAND AVE  
TEMPORARY CONSTRUCTION EASEMENT

DRWN: CTB

CHKD: CAP

JOB: 297-2763-027

DATE: MAY 23, 2024

**Parametrix**

150 NW Pacific Park Lane, Suite 110 • Bend, OR 97701  
Ph: 541.508.7710

## EXHIBIT A

### RIGHT-OF-WAY DEDICATION

A TRACT OF LAND BEING A PORTION OF TRACT 19 OF LYTLE ACRE TRACTS, AN UNRECORDED SUBDIVISION, LOCATED IN THE NORTHEAST ONE-QUARTER (NE1/4) OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SECTION 32, TOWNSHIP 17 SOUTH, RANGE 12 EAST, CITY OF BEND, DESCHUTES COUNTY, OREGON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST ONE-SIXTEENTH (E 1/16) CORNER OF SECTION 29 AND SAID SECTION 32, BEING MARKED BY A BRASS PLUG INSIDE A CONCRETE AND BRICK MONUMENT BOX; THENCE ALONG THE WEST LINE OF SAID NORTHEAST ONE-QUARTER (NE1/4) OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SAID SECTION 32 (BEING COINCIDENT WITH THE CENTERLINE OF NORTHWEST WALL STREET) SOUTH 00°14'12" EAST 692.63 FEET; THENCE LEAVING SAID WEST LINE NORTH 89°45'48" EAST A DISTANCE OF 45.84 FEET TO THE POINT OF BEGINNING, LOCATED ON THE EASTERLY RIGHT-OF-WAY LINE OF NORTHWEST WALL STREET, AND MARKED BY A 5/8" IRON ROD WITH YELLOW CAP STAMPED "TYE ENGINEERING"; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE 12.84 FEET ALONG A NON-TANGENTIAL CURVE TO THE LEFT, WITH A RADIUS OF 47.50 FEET, THROUGH A CENTRAL ANGLE OF 15°29'30", AND A CHORD OF SOUTH 11°57'44" WEST 12.80 FEET; THENCE LEAVING SAID RIGHT-OF-WAY SOUTH 90°00'00" EAST 3.81 FEET; THENCE NORTH 00°00'00" EAST 5.38 FEET; THENCE NORTH 41°46'19" EAST 5.23 FEET; THENCE NORTH 53°51'26" EAST 5.60 FEET TO THE SOUTH LINE OF PARCEL 3 OF THOSE LANDS DESCRIBED IN STATUTORY WARRANTY DEED 2021-69480, DESCHUTES COUNTY OFFICIAL RECORDS; THENCE ALONG SAID SOUTH LINE SOUTH 89°37'52" WEST 9.16 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED TRACT OF LAND CONTAINS 60 SQUARE FEET, MORE OR LESS.

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

BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE CENTRAL OREGON COORDINATE SYSTEM (COCS), DESCHUTES 13 TRANSFORMATION, DERIVED FROM THE OREGON REAL-TIME GNSS NETWORK (ORGN).







0 30  
1 INCH = 30 FT.

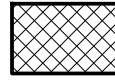
### EXHIBIT B

RIGHT-OF-WAY DEDICATION EXHIBIT  
A TRACT OF LAND LOCATED IN THE NE1/4 OF THE NE1/4  
SECTION 32, TOWNSHIP 17 SOUTH, RANGE 12 EAST, W.M.,  
CITY OF BEND, DESCHUTES COUNTY, OREGON

#### BASIS OF BEARINGS

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COORDINATE SYSTEM (COCS), DESCHUTES 13 TRANSFORMATION, DERIVED  
FROM THE OREGON REAL-TIME GNSS NETWORK (ORGN).

#### LEGEND



RIGHT-OF-WAY DEDICATION  
AREA =± 60 SF



BRASS PLUG IN MONUMENT BOX, E1/16 CORNER

SF

SQUARE FEET

ROW

RIGHT-OF-WAY

POB

POINT OF BEGINNING

POC

POINT OF COMMENCEMENT



5/8" IRON ROD WITH YELLOW PLASTIC CAP  
"TYE ENGINEERING"

POC  
E1/16 CORNER

S00°14'12"E 692.63'

NW WALL ST

TAX LOT 1602  
TAX MAP 17 12 32AA

ROW

NW OLNEY AVE

TAX LOT 3599  
TAX MAP 17 12 32AA

400.0'

TAX LOT 3501  
TAX MAP 17 12 32AA  
PARCEL 3  
STATUTORY WARRANTY DEED  
2021-69480

RIGHT-OF-WAY DEDICATION  
AREA =± 60 SF

POB

N89°45'48"E 45.84'

S89°37'52"W 9.16'

Δ=15°29'30"

L=12.84'

R=47.50'

Ch=S11°57'44"W

CL=12.80'

N53°51'26"E 5.60'

N41°46'19"E 5.23'

N00°00'00"E 5.38'

S90°00'00"E 3.81'

WALL STREET SUITES LLC  
TAX LOT 3600  
TAX MAP 17 12 32AA  
STATUTORY BARGAIN AND SALE DEED  
2013-03505

NW 1/4 SECTION 32

NE 1/4 SECTION 32

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

PREPARED FOR  
CITY OF BEND

Corey Pacheco

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14:42:52-0700

OREGON  
JULY 11, 2023  
COREY PACHECO  
101863

EXPIRES: 12-31-2024

EXHIBIT: B

NW OLNEY AVE  
RIGHT-OF-WAY DEDICATION

DRWN: CTB

CHKD: CAP

JOB: 297-2763-027

DATE: MAY 23, 2024

# Parametrix

150 NW Pacific Park Lane, Suite 110 • Bend, OR 97701  
Ph: 541.508.7710

## EXHIBIT A

### TEMPORARY CONSTRUCTION EASEMENT

A TRACT OF LAND BEING A PORTION OF TRACT 19 OF LYTLE ACRE TRACTS, AN UNRECORDED SUBDIVISION, LOCATED IN THE NORTHEAST ONE-QUARTER (NE1/4) OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SECTION 32, TOWNSHIP 17 SOUTH, RANGE 12 EAST, CITY OF BEND, DESCHUTES COUNTY, OREGON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST ONE-SIXTEENTH (E 1/16) CORNER OF SECTION 29 AND SAID SECTION 32, BEING MARKED BY A BRASS PLUG INSIDE A CONCRETE AND BRICK MONUMENT BOX; THENCE ALONG THE WEST LINE OF SAID NORTHEAST ONE-QUARTER (NE1/4) OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SAID SECTION 32 (BEING COINCIDENT WITH THE CENTERLINE OF NORTHWEST WALL STREET) SOUTH 00°14'12" EAST 706.40 FEET; THENCE LEAVING SAID WEST LINE NORTH 89°45'48" EAST A DISTANCE OF 43.05 FEET TO THE POINT OF BEGINNING, LOCATED ON THE EASTERLY RIGHT-OF-WAY LINE OF NORTHWEST WALL STREET, AND MARKED BY A 5/8" IRON ROD WITH YELLOW CAP STAMPED "TYE ENGINEERING"; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE 9.71 FEET ALONG A NON-TANGENTIAL CURVE TO THE RIGHT, WITH A RADIUS OF 357.02 FEET, THROUGH A CENTRAL ANGLE OF 01°33'32", AND A CHORD OF SOUTH 03°28'56" WEST 9.71 FEET; THENCE LEAVING SAID RIGHT-OF-WAY SOUTH 86°32'40" EAST 2.00 FEET; THENCE NORTH 03°36'13" EAST 8.09 FEET; THENCE SOUTH 90°00'00" EAST 5.60 FEET; THENCE NORTH 00°40'35" WEST 12.28 FEET; THENCE SOUTH 41°46'19" WEST 5.23 FEET; THENCE SOUTH 00°00'00" WEST 5.38 FEET; THENCE NORTH 90°00'00" WEST 3.81 FEET TO A POINT OF NON-TANGENT CURVATURE, LOCATED ON SAID EASTERLY RIGHT-OF-WAY LINE, THENCE ALONG SAID EASTERLY LINE 1.26 FEET ALONG A CURVE TO THE LEFT, WITH A RADIUS OF 47.50 FEET, THROUGH A CENTRAL ANGLE OF 01°31'32", AND A CHORD OF SOUTH 03°27'13" WEST 1.26 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED TRACT OF LAND CONTAINS 65 SQUARE FEET, MORE OR LESS.

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

BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE CENTRAL OREGON COORDINATE SYSTEM (COCS), DESCHUTES 13 TRANSFORMATION, DERIVED FROM THE OREGON REAL-TIME GNSS NETWORK (ORGN).



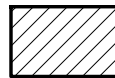


0 30  
1 INCH = 30 FT.

**EXHIBIT B**  
**TEMPORARY CONSTRUCTION EASEMENT EXHIBIT**  
A TRACT OF LAND LOCATED IN THE NE1/4 OF THE NE1/4  
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CITY OF BEND, DESCHUTES COUNTY, OREGON

**BASIS OF BEARINGS**  
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FROM THE OREGON REAL-TIME GNSS NETWORK (ORGN).

**LEGEND**



TEMPORARY CONSTRUCTION EASEMENT  
AREA =± 65 SF



BRASS PLUG IN MONUMENT BOX, E1/16 CORNER

SF  
ROW  
POB  
POC  
TCE

SQUARE FEET  
RIGHT-OF-WAY  
POINT OF BEGINNING  
POINT OF COMMENCEMENT  
TEMPORARY CONSTRUCTION EASEMENT  
5/8" IRON ROD WITH YELLOW PLASTIC CAP  
"TYE ENGINEERING"

POC  
E1/16 CORNER

NW WALL ST

TAX LOT 1602  
TAX MAP 17 12 32AA

NW OLNEY AVE

ROW

TAX LOT 3599  
TAX MAP 17 12 32AA

TAX LOT 3501  
TAX MAP 17 12 32AA  
PARCEL 3  
STATUTORY WARRANTY DEED  
2021-69480

S00°14'12"E 706.40'

ROW

40.00'

SEE DETAIL A

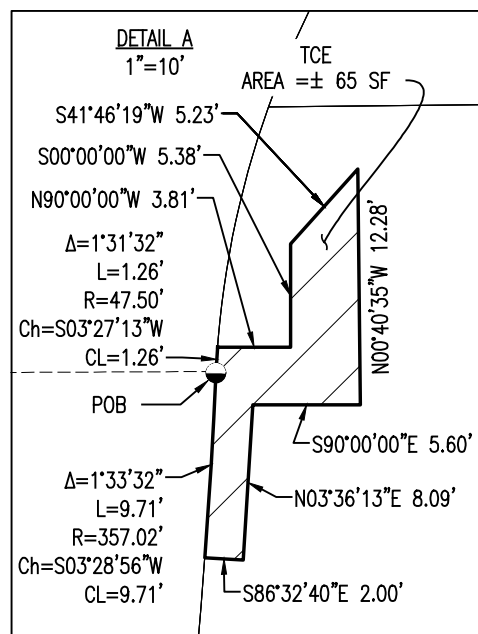
POB

N89°45'48"E 43.05'

NW 1/4 SECTION 32  
NE 1/4 SECTION 32

WALL STREET SUITES LLC  
TAX LOT 3600  
TAX MAP 17 12 32AA  
STATUTORY BARGAIN AND SALE DEED  
2013-03505

PREPARED FOR  
CITY OF BEND



REGISTERED  
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LAND SURVEYOR

Corey Pacheco  
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OREGON  
JULY 11, 2023  
COREY PACHECO  
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EXPIRES: 12-31-2024

EXHIBIT: B

NW OLNEY AVE  
TEMPORARY CONSTRUCTION EASEMENT

DRWN: CTB

CHKD: CAP

JOB: 297-2763-027

DATE: MAY 23, 2024

**Parametrix**

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Ph: 541.508.7710

## EXHIBIT A

### PERMANENT UTILITY EASEMENT

A TRACT OF LAND BEING A PORTION PARCEL 3 OF THOSE LANDS DESCRIBED IN STATUTORY WARRANTY DEED 2021-69480, DESCHUTES COUNTY OFFICIAL RECORDS, LOCATED IN THE NORTHEAST ONE-QUARTER (NE1/4) OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SECTION 32, TOWNSHIP 17 SOUTH, RANGE 12 EAST, CITY OF BEND, DESCHUTES COUNTY, OREGON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST ONE-SIXTEENTH (E 1/16) CORNER OF SECTION 29 AND SAID SECTION 32, BEING MARKED BY A BRASS PLUG INSIDE A CONCRETE AND BRICK MONUMENT BOX; THENCE ALONG THE WEST LINE OF SAID NORTHEAST ONE-QUARTER (NE1/4) OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SAID SECTION 32 SOUTH 00°14'12" EAST A DISTANCE OF 692.63 FEET; THENCE LEAVING SAID WEST LINE NORTH 89°42'49" EAST 55.00 FEET TO THE POINT OF BEGINNING, LOCATED ON THE NORTH LINE OF THAT LAND DESCRIBED IN BARGAIN AND SALE DEED 2013-03505, DESCHUTES COUNTY OFFICIAL RECORDS, FROM WHICH A 5/8" IRON ROD WITH YELLOW CAP STAMPED "TYE ENGINEERING" BEARS SOUTH 89°42'49" WEST 9.11 FEET; THENCE NORTH 00°44'50" WEST 3.21 FEET; THENCE NORTH 58°35'47" EAST 43.86 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF (BEING 40.00 FEET FROM CENTER WHEN MEASURED AT RIGHT ANGLES TO) NORTHWEST OLNEY AVENUE; THENCE ALONG SAID RIGHT-OF-WAY LINE 59.48 FEET ALONG A NON-TANGENTIAL CURVE TO THE LEFT, WITH A RADIUS OF 280.00 FEET, THROUGH A CENTRAL ANGLE OF 12°10'13", AND A CHORD OF NORTH 65°33'21" EAST 59.36 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE NORTH 89°25'05" EAST 30.08 FEET; THENCE SOUTH 47°01'44" WEST 24.53 FEET; THENCE SOUTH 70°53'42" WEST 47.79 FEET; THENCE SOUTH 03°23'42" WEST 13.13 FEET; THENCE SOUTH 44°48'50" WEST 7.09 FEET TO THE SAID NORTH LINE OF BARGAIN AND SALE DEED 2013-03505; THENCE ALONG SAID NORTH LINE SOUTH 89°25'10" WEST 14.24 FEET; THENCE LEAVING SAID NORTH LINE NORTH 44°48'50" EAST 13.45 FEET; THENCE NORTH 03°23'42" EAST 5.21 FEET; THENCE SOUTH 70°53'42" WEST 46.07 FEET TO THE SAID NORTH LINE OF BARGAIN AND SALE DEED; THENCE SOUTH 89°25'10" WEST 4.93 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED TRACT OF LAND CONTAINS 1,826 SQUARE FEET, MORE OR LESS.

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

BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE CENTRAL OREGON COORDINATE SYSTEM (COCS), DESCHUTES 13 TRANSFORMATION, DERIVED FROM THE OREGON REAL-TIME GNSS NETWORK (ORGN).

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Digitally signed by Corey  
Pacheco  
DN: C=US,  
E=cpacheco@parametrix.com,  
CN=Corey Pacheco  
Date: 2024.06.11 16:12:02-0700'

Corey Pacheco

OREGON  
JULY 11, 2023  
COREY PACHECO  
101863

EXPIRES: 12-31-2024





0 40  
1 INCH = 40 FT.

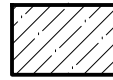
### EXHIBIT B

PERMANENT UTILITY EASEMENT EXHIBIT  
A TRACT OF LAND LOCATED IN THE NE1/4 OF THE NE1/4  
SECTION 32, TOWNSHIP 17 SOUTH, RANGE 12 EAST, W.M.,  
CITY OF BEND, DESCHUTES COUNTY, OREGON

#### BASIS OF BEARINGS

BEARINGS FOR THIS EXHIBIT ARE BASED ON THE CENTRAL OREGON  
COORDINATE SYSTEM (COCS), DESCHUTES 13 TRANSFORMATION, DERIVED  
FROM THE OREGON REAL-TIME GNSS NETWORK (ORGN).

#### LEGEND



PERMANENT UTILITY EASEMENT  
AREA =± 1,826 SF



FOUND BRASS PLUG IN CASE, E1/16 CORNER

SF

SQUARE FEET

ROW

RIGHT-OF-WAY

POB

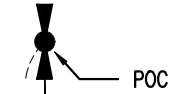
POINT OF BEGINNING

POC

POINT OF COMMENCEMENT



5/8" IRON ROD WITH YELLOW PLASTIC CAP  
"TYE ENGINEERING"



NW WALL ST

S00°14'12"E 692.63'

TAX LOT 1602  
TAX MAP 17 12 32AA

NW OLNEY AVE

TAX LOT 3599  
TAX MAP 17 12 32AA

ROW

40.00'

TAX LOT 3401  
TAX MAP 17 12 32AA

$\Delta=12'10'13''$   
 $L=59.48'$   
 $R=280.00'$   
 $Ch=N65'33'21''E$   
 $CL=59.36'$

N89°25'05"E 30.08'

PERMANENT UTILITY EASEMENT  
AREA =± 1,826 SF

N00°44'50"W 3.21'

45.89'

N89°42'49"E 55.00'

POB

LINE TABLE		
LINE NO.	LENGTH	BEARING
L1	13.13'	S3°23'42"W
L2	7.09'	S44°48'50"W
L3	14.24'	S89°25'10"W
L4	13.45'	N44°48'50"E
L5	5.21'	N3°23'42"E
L6	46.07'	S70°53'42"W
L7	4.93'	S89°25'10"W

PMP LLC  
TAX LOT 3501  
TAX MAP 17 12 32AA  
PARCEL 3  
STATUTORY WARRANTY DEED  
2021-69480

TAX LOT 3600  
TAX MAP 17 12 32AA  
BARGAIN AND SALE DEED  
2013-03505

PREPARED FOR  
CITY OF BEND

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Corey Pacheco

Digitally signed by Corey Pacheco  
DN: C=US,  
E=cpacheco@parametrix.com,  
CN=Corey Pacheco  
Date: 2024.06.11 16:11:52-0700

OREGON  
JULY 11, 2023  
COREY PACHECO  
101863

EXPIRES: 12-31-2024

EXHIBIT: B

NW OLNEY AVE  
PERMANENT UTILITY EASEMENT

DRWN: CTB

CHKD: CAP

JOB: 297-2763-027

DATE: APRIL 11, 2024

# Parametrix

150 NW Pacific Park Lane, Suite 110 • Bend, OR 97701  
Ph: 541.508.7710

## EXHIBIT A

### RIGHT-OF-WAY DEDICATION

A TRACT OF LAND BEING A PORTION OF PARCEL 3 OF THOSE LANDS DESCRIBED IN STATUTORY WARRANTY DEED 2021-69480, DESCHUTES COUNTY OFFICIAL RECORDS, LOCATED IN THE NORTHEAST ONE-QUARTER (NE1/4) OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SECTION 32, TOWNSHIP 17 SOUTH, RANGE 12 EAST, CITY OF BEND, DESCHUTES COUNTY, OREGON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST ONE-SIXTEENTH (E 1/16) CORNER OF SECTION 29 AND SAID SECTION 32, BEING MARKED BY AN BRASS PLUG INSIDE A CONCRETE AND BRICK MONUMENT BOX; THENCE ALONG THE WEST LINE OF SAID NORTHEAST ONE-QUARTER (NE1/4) OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SAID SECTION 32 (BEING COINCIDENT WITH THE CENTERLINE OF NORTHWEST WALL STREET) SOUTH 00°14'12" 692.63 FEET; THENCE LEAVING SAID WEST LINE NORTH 89°45'48" EAST 45.84 FEET TO THE POINT OF BEGINNING, LOCATED ON THE EASTERLY RIGHT-OF-WAY OF NORTHWEST WALL STREET, AND MARKED BY A 5/8" IRON ROD WITH YELLOW CAP STAMPED "TYE ENGINEERING"; THENCE ALONG SAID RIGHT-OF-WAY 10.85 FEET ALONG A NON-TANGENTIAL CURVE TO THE RIGHT, WITH A RADIUS OF 47.50 FEET, THROUGH A CENTRAL ANGLE OF 13°04'57", AND A CHORD OF NORTH 26°14'58" EAST 10.82 FEET; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE AND CONTINUING ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF NORTHWEST OLNEY AVENUE THE FOLLOWING THREE (3) COURSES: NORTH 87°33'15" EAST 7.67 FEET; THENCE 18.78 FEET ALONG A NON-TANGENTIAL CURVE TO THE RIGHT, WITH A RADIUS OF 29.00 FEET, THROUGH A CENTRAL ANGLE OF 37°06'06", AND A CHORD OF NORTH 55°05'33" EAST 18.45 FEET TO THE BEGINNING OF A REVERSE-CURVATURE; THENCE 19.78 FEET ALONG A CURVE TO THE LEFT, WITH A RADIUS OF 280.00 FEET, THROUGH A CENTRAL ANGLE OF 04°02'49", AND A CHORD OF NORTH 73°39'52" EAST 19.77 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE SOUTH 58°35'47" WEST 43.86 FEET; THENCE SOUTH 00°44'50" EAST 3.21 FEET TO THE NORTH LINE OF THAT LAND DESCRIBED IN BARGAIN AND SALE DEE 2013-03505; THENCE ALONG SAID NORTH LINE SOUTH 89°27'51" WEST A DISTANCE OF 9.16 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED TRACT OF LAND CONTAINS 241 SQUARE FEET MORE OR LESS.

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

BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE CENTRAL OREGON COORDINATE SYSTEM (COCS), DESCHUTES 13 TRANSFORMATION, DERIVED FROM THE OREGON REAL-TIME GNSS NETWORK (ORGN).





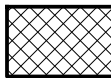
0 30  
1 INCH = 30 FT.

### EXHIBIT B

RIGHT-OF-WAY DEDICATION EXHIBIT  
A TRACT OF LAND LOCATED IN THE NE1/4 OF THE NE1/4  
SECTION 32, TOWNSHIP 17 SOUTH, RANGE 12 EAST, W.M.,  
CITY OF BEND, DESCHUTES COUNTY, OREGON

**BASIS OF BEARINGS**  
BEARINGS FOR THIS EXHIBIT ARE BASED ON THE CENTRAL OREGON  
COORDINATE SYSTEM (COCS), DESCHUTES 13 TRANSFORMATION, DERIVED  
FROM THE OREGON REAL-TIME GNSS NETWORK (ORGN).

#### LEGEND



RIGHT-OF-WAY DEDICATION  
AREA  $\pm$  241 SF



FOUND BRASS PLUG IN MONUMENT BOX  
E1/16 CORNER

SF

SQUARE FEET

ROW

RIGHT-OF-WAY

POB

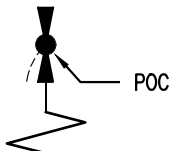
POINT OF BEGINNING

POC

POINT OF COMMENCEMENT



5/8" IRON ROD WITH YELLOW PLASTIC CAP  
"TYE ENGINEERING"



S00°14'12"E 692.63'

NW WALL ST

TAX LOT 1602  
TAX MAP 17 12 32AA

ROW

NW OLNEY AVE

ROW

$\Delta=13^{\circ}04'57''$   
L=10.85'  
R=47.50'  
Ch=N26°14'58"E  
CL=10.82'

$\Delta=37^{\circ}06'06''$   
L=18.78'  
R=29.00'  
Ch=N55°05'33"E  
CL=18.45'

$\Delta=4^{\circ}02'49''$   
L=19.78'  
R=280.00'  
Ch=N73°39'52"E  
CL=19.77'

PMP LLC  
TAX LOT 3501  
TAX MAP 17 12 32AA  
PARCEL 3  
STATUTORY WARRANTY DEED  
2021-69480

N89°45'48"E 45.84'

POB

S00°44'50"E 3.21'

RIGHT-OF-WAY DEDICATION  
AREA  $\pm$  241 SF

S89°27'51"W 9.16'

TAX LOT 3600  
TAX MAP 17 12 32AA  
BARGAIN AND SALE DEED  
2013-03505

NW 1/4 NE 1/4 SECTION 32  
NE 1/4 NE 1/4 SECTION 32

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Corey Pacheco

Digitally signed by Corey Pacheco  
DN: C=US,  
E=cpacheco@parametrix.com,  
CN=Corey Pacheco  
Date: 2024.07.08 14:42:15-0700'

OREGON  
JULY 11, 2023  
COREY PACHECO  
101863

EXPIRES: 12-31-2024

PREPARED FOR  
CITY OF BEND

EXHIBIT: B

NW OLNEY AVE  
RIGHT-OF-WAY DEDICATION

DRWN: CTB

CHKD: CAP

JOB: 297-2763-027

DATE: MAY 21, 2024

# Parametrix

150 NW Pacific Park Lane, Suite 110 • Bend, OR 97701  
Ph: 541.508.7710

## EXHIBIT A

### PERMANENT UTILITY EASEMENT

A TRACT OF LAND BEING A PORTION OF TRACT 19 OF LYTLE ACRE TRACTS, AN UNRECORDED SUBDIVISION, LOCATED IN THE NORTHEAST ONE-QUARTER (NE1/4) OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SECTION 32, TOWNSHIP 17 SOUTH, RANGE 12 EAST, CITY OF BEND, DESCHUTES COUNTY, OREGON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST ONE-SIXTEENTH (E 1/16) CORNER OF SECTION 29 AND SAID SECTION 32, BEING MARKED BY A BRASS PLUG INSIDE A CONCRETE AND BRICK MONUMENT BOX; THENCE ALONG THE WEST LINE OF THE SAID NORTHEAST ONE-QUARTER (NE1/4) OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SAID SECTION 32 (BEING COINCIDENT WITH THE CENTERLINE OF NORTHWEST WALL STREET) SOUTH 00°14'12" EAST A DISTANCE OF 642.32 FEET; THENCE LEAVING SAID WEST LINE NORTH 89°45'48" EAST 146.64 FEET TO THE POINT OF BEGINNING, LOCATED ON THE SOUTHERLY RIGHT-OF-WAY OF (BEING 40.00 FEET FROM CENTER WHEN MEASURED AT RIGHT ANGLES TO) NORTHWEST OLNEY AVENUE; THENCE ALONG SAID RIGHT-OF-WAY LINE 9.60 FEET ALONG A NON-TANGENTIAL CURVE TO THE LEFT, WITH A RADIUS OF 280.00 FEET, THROUGH A CENTRAL ANGLE OF 01°57'53", AND A CHORD OF NORTH 58°29'19" EAST 9.60 FEET TO THE SOUTH LINE OF PARCEL 2 OF THOSE LANDS DESCRIBED IN STATUTORY WARRANTY DEED 2021-69480; THENCE LEAVING SAID RIGHT-OF-WAY AND ALONG THE SAID SOUTH LINE OF PARCEL 2 NORTH 89°16'22" EAST 27.33 FEET; THENCE LEAVING SAID SOUTH LINE OF PARCEL 2 SOUTH 47°01'44" WEST 7.42 FEET TO THE NORTH LINE OF PARCEL 3 OF SAID STATUTORY WARRANTY DEED 2021-69480; THENCE ALONG SAID NORTH LINE SOUTH 89°25'05" WEST A DISTANCE OF 30.08 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED TRACT OF LAND CONTAINS 142 SQUARE FEET MORE OR LESS.

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

BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE CENTRAL OREGON COORDINATE SYSTEM (COCS), DESCHUTES 13 TRANSFORMATION, DERIVED FROM THE OREGON REAL-TIME GNSS NETWORK (ORGN).

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Digitally signed by Corey Pacheco  
DN: C=US,  
E=cpacheco@parametrix.com,  
CN=Corey Pacheco  
Date: 2024.05.22  
14:55:07-07'00

Corey Pacheco

OREGON  
JULY 11, 2023  
COREY PACHECO  
101863

EXPIRES: 12-31-2024







0 40  
1 INCH = 40 FT.

### EXHIBIT B

PERMANENT UTILITY EASEMENT EXHIBIT  
A TRACT OF LAND LOCATED IN THE NE1/4 OF THE NE1/4  
SECTION 32, TOWNSHIP 17 SOUTH, RANGE 12 EAST, W.M.,  
CITY OF BEND, DESCHUTES COUNTY, OREGON

#### BASIS OF BEARINGS

BEARINGS FOR THIS EXHIBIT ARE BASED ON THE CENTRAL OREGON  
COORDINATE SYSTEM (COCS), DESCHUTES 13 TRANSFORMATION, DERIVED  
FROM THE OREGON REAL-TIME GNSS NETWORK (ORGN).

#### LEGEND



PERMANENT UTILITY EASEMENT  
AREA =± 142 SF



BRASS PLUG IN MONUMENT BOX, E1/16 CORNER

SF

SQUARE FEET

ROW

RIGHT-OF-WAY

POB

POINT OF BEGINNING

POC

POINT OF COMMENCEMENT

POC  
E1/16 CORNER

S00°14'12"E 642.32'

NW WALL ST

TAX LOT 1602  
TAX MAP 17 12 32AA

NW OLNEY AVE

ROW  
40.00'

TAX LOT 3401  
TAX MAP 17 12 32AA  
PARCEL 2  
STATUTORY WARRANTY DEED  
2021-69480

$\Delta=1^{\circ}57'53''$   
 $L=9.60'$   
 $R=280.00'$   
 $Ch=N58^{\circ}29'19''E$   
 $CL=9.60'$

N89°16'22"E 27.33'

N89°45'48"E 146.64'

S89°25'05"W 30.08'

S47°01'44"W 7.42'

TAX LOT 3501  
TAX MAP 17 12 32AA  
PARCEL 3  
STATUTORY WARRANTY DEED  
2021-69480

DESCHUTES COUNTY  
TAX LOT 3599  
TAX MAP 17 12 32AA

PERMANENT UTILITY EASEMENT  
AREA =± 142 SF

TAX LOT 3600  
TAX MAP 17 12 32AA

NW 1/4 NE 1/4 SECTION 32  
NE 1/4 NE 1/4 SECTION 32

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Corey Pacheco

Digitally signed by Corey Pacheco  
DN: C=US,  
E=cpacheco@parametrix.com,  
CN=Corey Pacheco  
Date: 2024.05.22 14:55:18-0700'

OREGON  
JULY 11, 2023  
COREY PACHECO  
101863

EXPIRES: 12-31-2024

PREPARED FOR  
CITY OF BEND

EXHIBIT: B

NW OLNEY AVE  
PERMANENT UTILITY EASEMENT

DRWN: CTB

CHKD: CAP

JOB: 297-2763-027

DATE: APRIL 12, 2024

# Parametrix

150 NW Pacific Park Lane, Suite 110 • Bend, OR 97701  
Ph: 541.508.7710

## EXHIBIT A

### PERMANENT UTILITY EASEMENT

A TRACT OF LAND BEING A PORTION OF PARCEL 2 OF THOSE LANDS DESCRIBED IN STATUTORY WARRANTY DEED 2021-69480, DESCHUTES COUNTY OFFICIAL RECORDS, LOCATED IN THE NORTHEAST ONE-QUARTER (NE1/4) OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SECTION 32, TOWNSHIP 17 SOUTH, RANGE 12 EAST, CITY OF BEND, DESCHUTES COUNTY, OREGON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST ONE-SIXTEENTH (E 1/16) CORNER OF SECTION 29 AND SAID SECTION 32, BEING MARKED BY A BRASS PLUG INSIDE A CONCRETE AND BRICK MONUMENT BOX; THENCE ALONG THE WEST LINE OF SAID NORTHEAST ONE-QUARTER (NE1/4) OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SECTION 32 SOUTH 00°14'12" EAST A DISTANCE OF 574.77 FEET (SAID EAST LINE BEING THE CENTERLINE OF NORTHWEST WALL STREET); THENCE LEAVING SAID WEST LINE NORTH 89°45'48" EAST 228.57 FEET TO THE POINT OF BEGINNING, LOCATED ON THE SOUTHERLY RIGHT-OF-WAY LINE OF, BEING 40.00 FEET FROM CENTER WHEN MEASURED AT RIGHT ANGLES TO, NORTHWEST OLNEY AVENUE, MARKED BY A 5/8" IRON ROD WITH YELLOW CAP STAMPED "DEA INC"; THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTH 46°14'21" WEST 41.84 FEET TO A POINT OF CURVATURE; THENCE 55.06 FEET ALONG A CURVE TO THE RIGHT, WITH A RADIUS OF 280.00 FEET, THROUGH A CENTRAL ANGLE OF 11°16'01", AND A CHORD OF SOUTH 51°52'22" WEST 54.97 FEET; THENCE LEAVING SAID RIGHT-OF-WAY NORTH 89°16'22" EAST 27.33 FEET; THENCE NORTH 47°01'44" EAST 63.30 FEET TO THE WEST LINE OF PARCEL 1 OF SAID STATUTORY WARRANTY DEED 2021-69480; THENCE ALONG SAID WEST LINE NORTH 00°32'33" WEST A DISTANCE OF 19.39 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED TRACT OF LAND CONTAINS 1,137 SQUARE FEET MORE OR LESS.

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

BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE CENTRAL OREGON COORDINATE SYSTEM (COCS), DESCHUTES 13 TRANSFORMATION, DERIVED FROM THE OREGON REAL-TIME GNSS NETWORK (ORGN).

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Corey Pacheco

Digitally signed by Corey Pacheco  
DN: C=US,  
E=cpacheco@parametrix.com,  
CN=Corey Pacheco  
Date: 2024.05.28 08:24:32-0700

OREGON  
JULY 11, 2023  
COREY PACHECO  
101863

EXPIRES: 12-31-2024





0 40  
1 INCH = 40 FT.

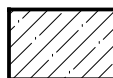
### EXHIBIT B

PERMANENT UTILITY EASEMENT EXHIBIT  
A TRACT OF LAND LOCATED IN THE NE1/4 OF THE NE1/4  
SECTION 32, TOWNSHIP 17 SOUTH, RANGE 12 EAST, W.M.,  
CITY OF BEND, DESCHUTES COUNTY, OREGON

#### BASIS OF BEARINGS

BEARINGS FOR THIS EXHIBIT ARE BASED ON THE CENTRAL OREGON  
COORDINATE SYSTEM (COCS), DESCHUTES 13 TRANSFORMATION, DERIVED  
FROM THE OREGON REAL-TIME GNSS NETWORK (ORGN).

#### LEGEND



PERMANENT UTILITY EASEMENT  
AREA =± 1,137 SF



FOUND BRASS PLUG, E1/16 SECTION CORNER

SF

SQUARE FEET

ROW

RIGHT-OF-WAY

POB

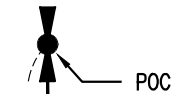
POINT OF BEGINNING

POC

POINT OF COMMENCEMENT



5/8" IRON ROD WITH YELLOW CAP  
STAMPED "DEA INC"



S00°14'12"E 574.77'

NW WALL ST

TAX LOT 1602  
TAX MAP 17 12 32AA

NW OLNEY AVE

TAX LOT 3202  
TAX MAP 17 12 32AA  
PARCEL 1  
STATUTORY WARRANTY DEED  
2021-69480

PERMANENT UTILITY EASEMENT  
AREA =± 1,137 SF

Δ=11°16'01"  
L=55.06'  
R=280.00'  
Ch=S51°52'22"W  
CL=54.97'

TAX LOT 3599  
TAX MAP 17 12 32AA

TAX LOT 3501  
TAX MAP 17 12 32AA

PMP LLC  
TAX LOT 3401  
TAX MAP 17 12 32AA  
PARCEL 2  
STATUTORY WARRANTY DEED  
2021-69480

TAX LOT 3600  
TAX MAP 17 12 32AA

NW 1/4 NE 1/4 SECTION 32  
NE 1/4 NE 1/4 SECTION 32

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Corey Pacheco

Digitally signed by Corey  
Pacheco  
DN: c=US,  
e=cpacheco@parametrix.com,  
CN=Corey Pacheco  
Date: 2024.05.28.08:24:17-0700

OREGON  
JULY 11, 2023  
COREY PACHECO  
101863

EXPIRES: 12-31-2024

PREPARED FOR  
CITY OF BEND

EXHIBIT: B

NW OLNEY AVE  
PERMANENT UTILITY EASEMENT

DRWN: CTB  
CHKD: CAP  
JOB: 297-2763-027  
DATE: MAY 21, 2024

**Parametrix**

150 NW Pacific Park Lane, Suite 110 • Bend, OR 97701  
Ph: 541.508.7710

## EXHIBIT A

### PERMANENT UTILITY EASEMENT

A TRACT OF LAND BEING A PORTION OF PARCEL 1 OF THOSE LANDS DESCRIBED IN STATUTORY WARRANTY DEED 2021-69480, DESCHUTES COUNTY OFFICIAL RECORDS, LOCATED IN THE NORTHEAST ONE-QUARTER (NE1/4) OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SECTION 32, TOWNSHIP 17 SOUTH, RANGE 12 EAST, CITY OF BEND, DESCHUTES COUNTY, OREGON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF TRACT 17 OF THE UNOFFICIAL PLAT OF LYTLE ACRE TRACTS, LOCATED ON THE EAST LINE OF PARCEL 2 OF SAID STATUTORY WARRANTY DEED 2021-69480; THENCE ALONG SAID EAST LINE NORTH 00°32'33" WEST 42.55 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ON SAID EAST LINE NORTH 00°32'33" WEST 19.39 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF NORTHWEST OLNEY AVENUE, BEING 40.00 FEET FROM CENTER WHEN MEASURED AT RIGHT ANGLES AND MARKED BY A 5/8" IRON ROD WITH YELLOW CAP STAMPED "DEA INC"; THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 46°14'21" EAST 79.47 FEET TO A POINT OF CURVATURE; THENCE 35.67 FEET ALONG A CURVE TO THE RIGHT, WITH A RADIUS OF 235.00 FEET, THROUGH A CENTRAL ANGLE OF 08°41'52", AND A CHORD OF NORTH 50°35'16" EAST 35.64 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE SOUTH 07°16'47" EAST 16.24 FEET; THENCE SOUTH 47°01'44" WEST 118.64 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED TRACT OF LAND CONTAINS 1,736 SQUARE FEET MORE OR LESS.

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

BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE CENTRAL OREGON COORDINATE SYSTEM (COCS), DESCHUTES 13 TRANSFORMATION, DERIVED FROM THE OREGON REAL-TIME GNSS NETWORK (ORGN).

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Digitally signed by Corey Pacheco  
DN: C=US,  
E=cpacheco@parametrix.com,  
CN=Corey Pacheco  
Date: 2024.05.21 18:23:00-0700

OREGON  
JULY 11, 2023  
COREY PACHECO  
101863

EXPIRES: 12-31-2024





0 40  
1 INCH = 40 FT.

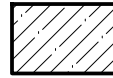
### EXHIBIT B

PERMANENT UTILITY EASEMENT EXHIBIT  
A TRACT OF LAND LOCATED IN THE NE1/4 OF THE NE1/4  
SECTION 32, TOWNSHIP 17 SOUTH, RANGE 12 EAST, W.M.,  
CITY OF BEND, DESCHUTES COUNTY, OREGON

#### BASIS OF BEARINGS

BEARINGS FOR THIS EXHIBIT ARE BASED ON THE CENTRAL OREGON  
COORDINATE SYSTEM (COCS), DESCHUTES 13 TRANSFORMATION, DERIVED  
FROM THE OREGON REAL-TIME GNSS NETWORK (ORGN).

#### LEGEND



PERMANENT UTILITY EASEMENT  
AREA  $\pm$  1,736 SF

SF

SQUARE FEET

ROW

RIGHT-OF-WAY

POB

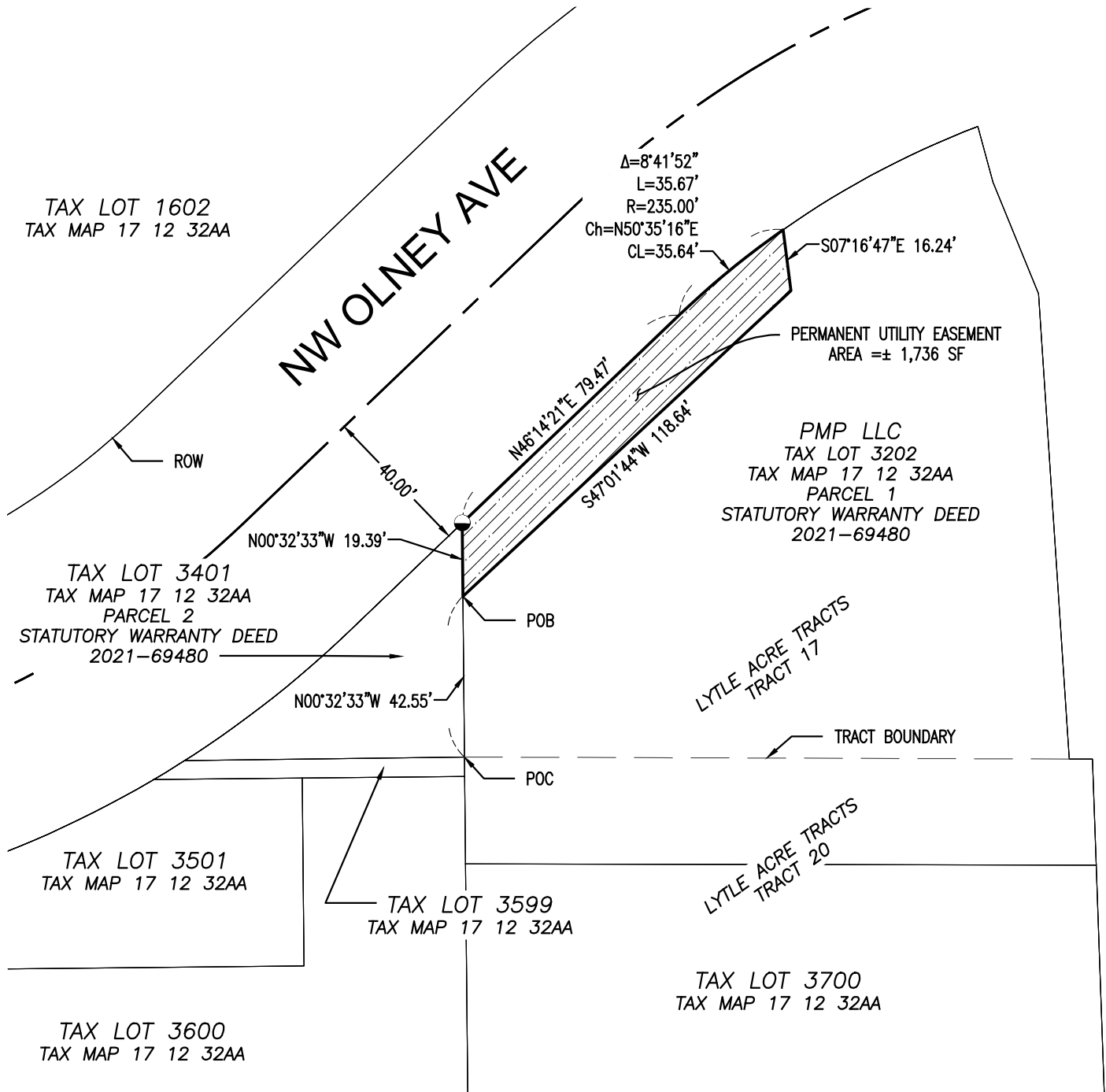
POINT OF BEGINNING

POC

POINT OF COMMENCEMENT



$\frac{5}{8}$ " IRON ROD WITH YELLOW CAP  
STAMPED "DEA INC"



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Corey Pacheco

Digitally signed by Corey Pacheco  
DN: C=US,  
E=cpacheco@parametrix.com,  
CN=Corey Pacheco  
Date: 2024.05.21 18:22:46-0700'

OREGON  
JULY 11, 2023  
COREY PACHECO  
101863

EXPIRES: 12-31-2024

PREPARED FOR  
CITY OF BEND

EXHIBIT: B

NW OLNEY AVE  
PERMANENT UTILITY EASEMENT

DRWN: CTB

CHKD: CAP

JOB: 297-2763-027

DATE: MAY 21, 2024

# Parametrix

150 NW Pacific Park Lane, Suite 110 • Bend, OR 97701  
Ph: 541.508.7710

## EXHIBIT A

### TEMPORARY CONSTRUCTION EASEMENT

A TRACT OF LAND BEING A PORTION OF PARCEL 1 OF THOSE LANDS DESCRIBED IN STATUTORY WARRANTY DEED 2021-69480, DESCHUTES COUNTY OFFICIAL RECORDS, LOCATED IN THE NORTHEAST ONE-QUARTER (NE1/4) OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SECTION 32, TOWNSHIP 17 SOUTH, RANGE 12 EAST, CITY OF BEND, DESCHUTES COUNTY, OREGON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF TRACT 17 OF THE UNOFFICIAL PLAT OF LYTTLE ACRE TRACTS, LOCATED ON THE EAST LINE OF PARCEL 2 OF SAID STATUTORY WARRANTY DEED 2021-69480; THENCE NORTH 36°40'45" EAST 149.79 FEET TO THE POINT OF BEGINNING; THENCE NORTH 42°58'16" WEST 4.50 FEET; THENCE NORTH 07°16'47" WEST 16.24 FEET TO A POINT OF NON-TANGENT CURVATURE, LOCATED ON THE SOUTHERLY RIGHT-OF-WAY LINE OF, BEING 40.00 FEET FROM CENTER WHEN MEASURED AT RIGHT ANGLES TO, NORTHWEST OLNEY AVENUE; THENCE ALONG SAID RIGHT-OF-WAY LINE 42.64 FEET ALONG A CURVE TO THE RIGHT, WITH A RADIUS OF 235.00 FEET, THROUGH A CENTRAL ANGLE OF 10°23'45", AND A CHORD OF NORTH 60°08'04" EAST 42.58 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE SOUTH 29°30'39" EAST 19.29 FEET; THENCE SOUTH 60°01'16" WEST 47.68 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED TRACT OF LAND CONTAINS 921 SQUARE FEET MORE OR LESS.

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

BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE CENTRAL OREGON COORDINATE SYSTEM (COCS), DESCHUTES 13 TRANSFORMATION, DERIVED FROM THE OREGON REAL-TIME GNSS NETWORK (ORGN).





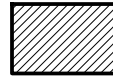
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1 INCH = 40 FT.

**EXHIBIT B**  
**TEMPORARY CONSTRUCTION EASEMENT EXHIBIT**  
A TRACT OF LAND LOCATED IN THE NE1/4 OF THE NE1/4  
SECTION 32, TOWNSHIP 17 SOUTH, RANGE 12 EAST, W.M.,  
CITY OF BEND, DESCHUTES COUNTY, OREGON

**BASIS OF BEARINGS**

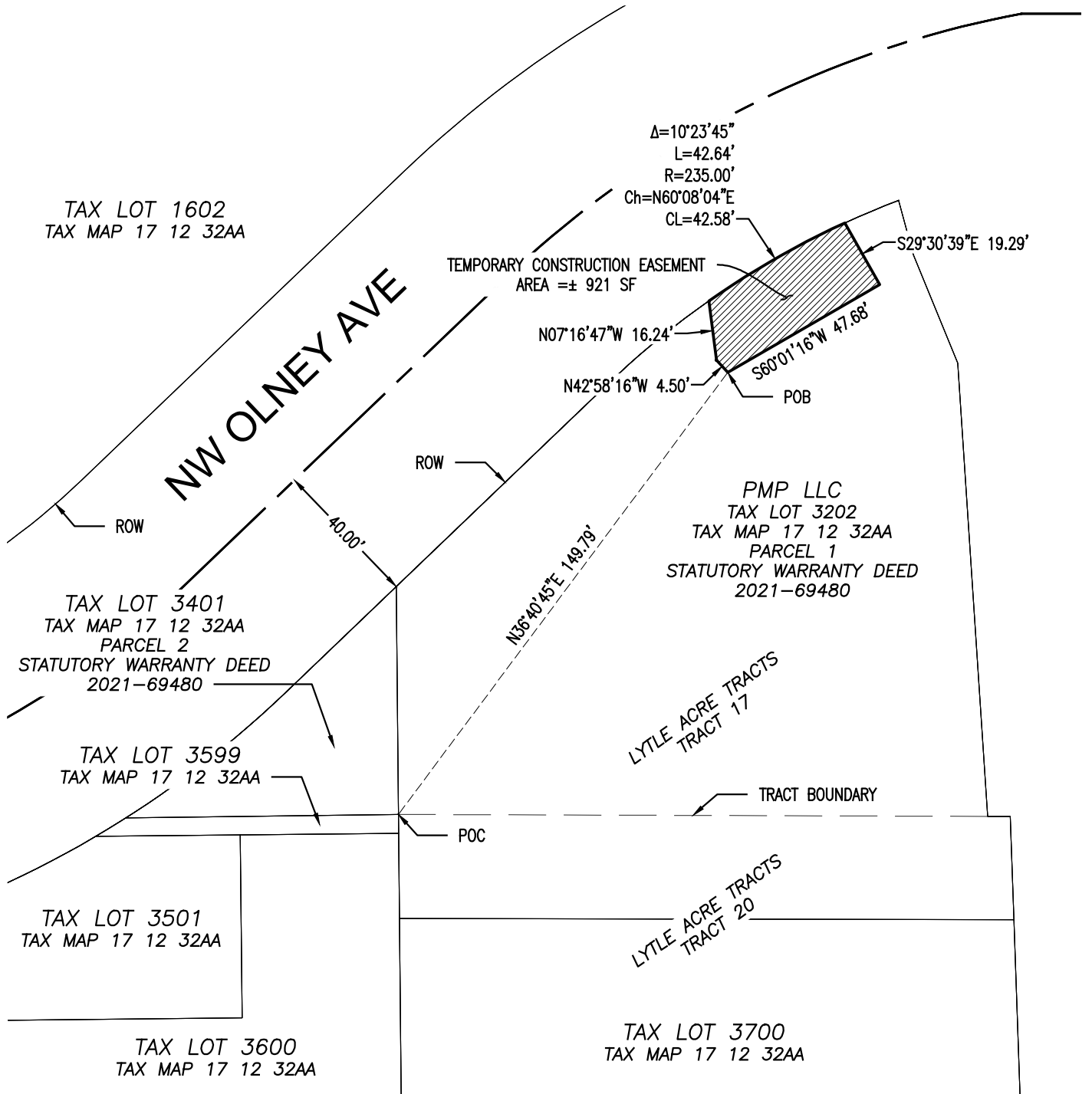
BEARINGS FOR THIS EXHIBIT ARE BASED ON THE CENTRAL OREGON  
COORDINATE SYSTEM (COCS), DESCHUTES 13 TRANSFORMATION, DERIVED  
FROM THE OREGON REAL-TIME GNSS NETWORK (ORGN).

**LEGEND**



TEMPORARY CONSTRUCTION EASEMENT  
AREA  $\pm$  921 SF

SF SQUARE FEET  
ROW RIGHT-OF-WAY  
POB POINT OF BEGINNING  
POC POINT OF COMMENCEMENT



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Corey Pacheco

Digitally signed by Corey  
Pacheco  
DN: C=US,  
E=cpacheco@parametrix.com,  
CN=Corey Pacheco  
Date: 2024.05.21 16:23:14 -07'00'

OREGON  
JULY 11, 2023  
COREY PACHECO  
101863

EXPIRES: 12-31-2024

PREPARED FOR  
CITY OF BEND

EXHIBIT: B

NW OLNEY AVE  
TEMPORARY CONSTRUCTION EASEMENT

DRWN: CTB

CHKD: CAP

JOB: 297-2763-027

DATE: MAY 21, 2024

**Parametrix**

150 NW Pacific Park Lane, Suite 110 • Bend, OR 97701  
Ph: 541.508.7710

## EXHIBIT A

### RIGHT-OF-WAY DEDICATION

A VARIABLE-WIDTH STRIP OF LAND BEING A PORTION OF TRACT 10 OF LYTLE ACRE TRACTS, AN UNRECORDED SUBDIVISION, LOCATED IN THE NORTHEAST ONE-QUARTER (NE1/4) OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SECTION 32, TOWNSHIP 17 SOUTH, RANGE 12 EAST, CITY OF BEND, DESCHUTES COUNTY, OREGON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT 10 (SAID POINT BEING THE SOUTHEAST CORNER OF THAT RIGHT-OF-WAY DEDICATION DESCRIBED IN BOOK 115, PAGE 422, DESCHUTES COUNTY OFFICIAL RECORDS); THENCE NORTH 30°20'12" WEST A DISTANCE OF 13.84 FEET TO THE POINT OF BEGINNING, LOCATED ON THE WEST RIGHT-OF-WAY LINE OF NORTHEAST 1<sup>ST</sup> STREET, BEING 25.00 FEET FROM CENTER WHEN MEASURED AT RIGHT ANGLES, AND THE NORTH RIGHT-OF-WAY LINE OF NORTHEAST OLNEY AVENUE, BEING 30.00 FEET FROM CENTER WHEN MEASURED AT RIGHT ANGLES; THENCE ALONG THE SAID NORTH RIGHT-OF-WAY LINE NORTH 89°57'12" WEST 62.08 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE NORTH 87°27'05" EAST 48.47 FEET; THENCE NORTH 51°03'29" EAST 17.41 FEET TO THE SAID WEST RIGHT-OF-WAY OF 1<sup>ST</sup> STREET; THENCE ALONG SAID WEST LINE SOUTH 00°30'26" EAST A DISTANCE OF 13.15 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED TRACT OF LAND CONTAIN 158 SQUARE FEET MORE OR LESS.

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

BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE CENTRAL OREGON COORDINATE SYSTEM (COCS), DESCHUTES 13 TRANSFORMATION, DERIVED FROM THE OREGON REAL-TIME GNSS NETWORK (ORGN).

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Digitally signed by Corey Pacheco  
DN: C=US,  
E=cpacheco@parametrix.com,  
CN=Corey Pacheco  
Date: 2024.07.08 14:40:29-07'00'

Corey Pacheco

OREGON  
JULY 11, 2023  
COREY PACHECO  
101863

EXPIRES: 12-31-2024







0 30  
1 INCH = 30 FT.

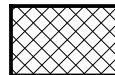
### EXHIBIT B

RIGHT-OF-WAY DEDICATION EXHIBIT  
A TRACT OF LAND LOCATED IN THE NE1/4 OF THE NE1/4  
SECTION 32, TOWNSHIP 17 SOUTH, RANGE 12 EAST, W.M.,  
CITY OF BEND, DESCHUTES COUNTY, OREGON

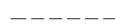
#### BASIS OF BEARINGS

BEARINGS FOR THIS EXHIBIT ARE BASED ON THE CENTRAL OREGON  
COORDINATE SYSTEM (COCS), DESCHUTES 13 TRANSFORMATION, DERIVED  
FROM THE OREGON REAL-TIME GNSS NETWORK (ORGN).

#### LEGEND



RIGHT-OF-WAY DEDICATION  
AREA =± 158 SF



EXISTING RIGHT-OF-WAY DEDICATION

SF

SQUARE FEET

ROW

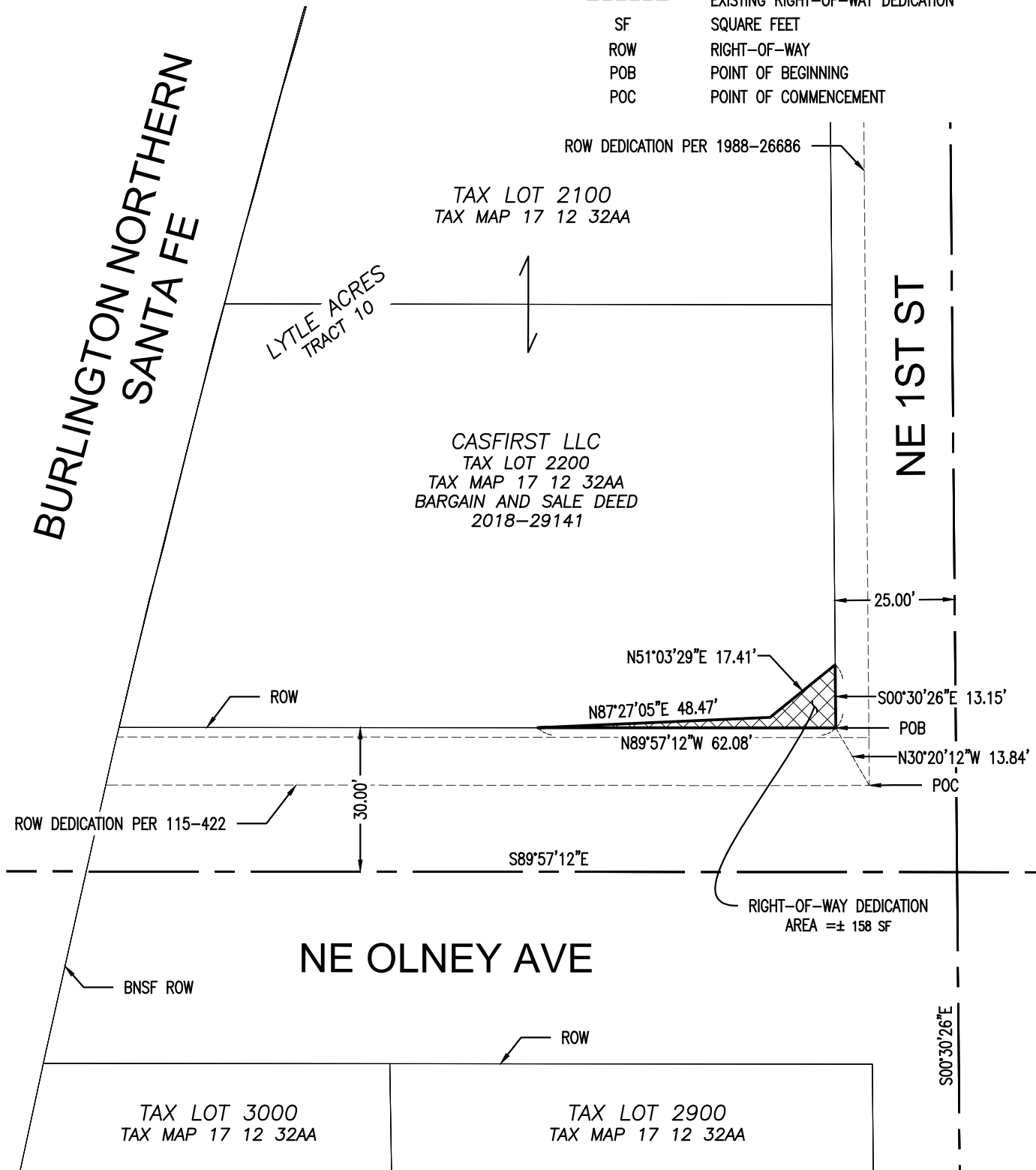
RIGHT-OF-WAY

POB

POINT OF BEGINNING

POC

POINT OF COMMENCEMENT



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Corey Pacheco  
Digitally signed by Corey Pacheco  
DN: C=US,  
E=cpacheco@parametrix.com,  
CN=Corey Pacheco  
Date: 2024.07.08 14:40:41-0700'

OREGON  
JULY 11, 2023  
COREY PACHECO  
101863

EXPIRES: 12-31-2024

PREPARED FOR  
CITY OF BEND

EXHIBIT: B

DRWN: CTB

CHKD: CAP

JOB: 297-2763-027

DATE: MAY 21, 2024

NE OLNEY AVE  
RIGHT-OF-WAY DEDICATION

**Parametrix**  
150 NW Pacific Park Lane, Suite 110 • Bend, OR 97701  
Ph: 541.508.7710

## EXHIBIT A

### TEMPORARY CONSTRUCTION EASEMENT

TWO (2) TRACTS OF LAND BEING A PORTION OF TRACT 10 OF LYTLE ACRE TRACTS, AN UNRECORDED SUBDIVISION, LOCATED IN THE NORTHEAST ONE-QUARTER (NE1/4) OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SECTION 32, TOWNSHIP 17 SOUTH, RANGE 12 EAST, CITY OF BEND, DESCHUTES COUNTY, OREGON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT 10 (SAID POINT BEING THE SOUTHEAST CORNER OF THAT RIGHT-OF-WAY DEDICATION DESCRIBED IN BOOK 115, PAGE 422, DESCHUTES COUNTY OFFICIAL RECORDS); THENCE NORTH 15°48'42" WEST 26.08 FEET TO THE POINT OF BEGINNING, LOCATED ON THE WEST RIGHT-OF-WAY LINE OF (BEING 25.00 FEET FROM CENTER WHEN MEASURED AT RIGHT ANGLES TO) NORTHEAST 1<sup>ST</sup> STREET; THENCE ALONG SAID WEST LINE NORTH 00°30'26" WEST 39.07 FEET; THENCE LEAVING SAID WEST LINE SOUTH 89°47'54" WEST 14.75 FEET; THENCE SOUTH 00°18'33" EAST 44.51 FEET; THENCE SOUTH 89°41'27" WEST 17.73 FEET; THENCE SOUTH 00°33'27" EAST 6.20 FEET TO A POINT HEREIN AFTER REFERRED TO AS "REFERENCE POINT A"; THENCE NORTH 87°27'05" EAST 19.00 FEET; THENCE NORTH 51°03'29" EAST 17.41 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

COMMENCING AT THE AFOREMENTIONED "REFERENCE POINT A"; THENCE SOUTH 88°55'22" WEST 68.03 FEET TO THE POINT OF BEGINNING, LOCATED ON THE NORTH RIGHT-OF-WAY LINE OF (BEING 30.00 FEET FROM CENTER WHEN MEASURED AT RIGHT ANGLES TO) NORTHEAST OLNEY AVENUE; THENCE ALONG SAID NORTH LINE NORTH 89°57'12" WEST 48.64 FEET TO A POINT OF NON-TANGENT CURVATURE, LOCATED ON THE EASTERLY RIGHT-OF-WAY LINE OF BURLINGTON NORTHERN SANTA FE RAILROAD; THENCE ALONG SAID EASTERLY LINE 16.71 FEET ALONG A CURVE TO THE RIGHT, WITH A RADIUS OF 4,020.77 FEET, THROUGH A CENTRAL ANGLE OF 00°14'17", AND A CHORD OF NORTH 13°28'25" EAST 16.71 FEET; THENCE LEAVING SAID EAST LINE SOUTH 89°57'12" EAST 37.17 FEET; THENCE SOUTH 24°58'16" EAST 17.93 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED TRACTS OF LAND CONTAIN 1,467 SQUARE FEET MORE OR LESS.

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

BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE CENTRAL OREGON COORDINATE SYSTEM (COCS), DESCHUTES 13 TRANSFORMATION, DERIVED FROM THE OREGON REAL-TIME GNSS NETWORK (ORGN).

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Corey Pacheco

Digitally signed by Corey Pacheco  
DN: c=US,  
E=cpacheco@parametrix.com,  
CN=Corey Pacheco  
Date: 2024.05.22 15:00:24-0700

OREGON  
JULY 11, 2023  
COREY PACHECO  
101863

EXPIRES: 12-31-2024





0 30  
1 INCH = 30 FT.

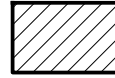
### EXHIBIT B

TEMPORARY CONSTRUCTION EASEMENT EXHIBIT  
A TRACT OF LAND LOCATED IN THE NE1/4 OF THE NE1/4  
SECTION 32, TOWNSHIP 17 SOUTH, RANGE 12 EAST, W.M.,  
CITY OF BEND, DESCHUTES COUNTY, OREGON

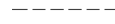
#### BASIS OF BEARINGS

BEARINGS FOR THIS EXHIBIT ARE BASED ON THE CENTRAL OREGON  
COORDINATE SYSTEM (COCS), DESCHUTES 13 TRANSFORMATION, DERIVED  
FROM THE OREGON REAL-TIME GNSS NETWORK (ORGN).

#### LEGEND



TEMPORARY CONSTRUCTION EASEMENT  
AREA  $\pm$  1,467 SF



RIGHT-OF-WAY DEDICATION  
SQUARE FEET

SF

ROW

POB

POC

RIGHT-OF-WAY

POINT OF BEGINNING

POINT OF COMMENCEMENT

BURLINGTON NORTHERN  
SANTA FE

TAX LOT 2100  
TAX MAP 17 12 32AA

ROW DEDICATION PER 1988-26686

LYTLE ACRES  
TRACT 10

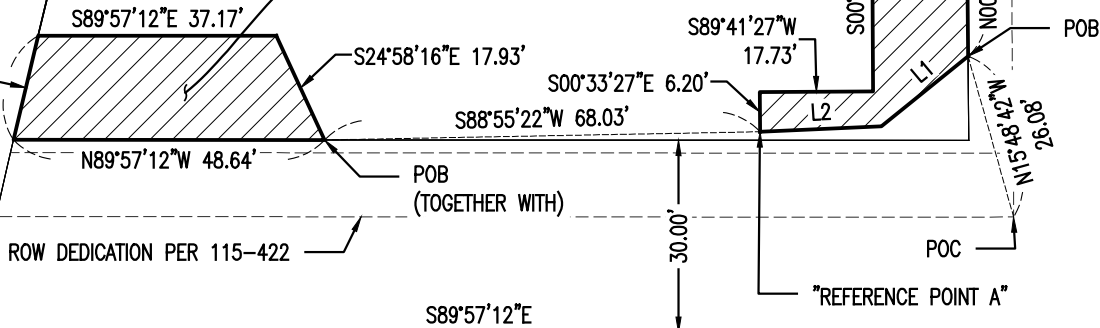
NE 1ST ST

CASFIRST LLC  
TAX LOT 2200  
TAX MAP 17 12 32AA  
BARGAIN AND SALE DEED  
2018-29141

TEMPORARY CONSTRUCTION EASEMENT  
AREA  $\pm$  770 SF

TEMPORARY CONSTRUCTION EASEMENT  
AREA  $\pm$  697 SF

$\Delta=0^{\circ}14'17''$   
 $L=16.71'$   
 $R=4020.77'$   
 $Ch=N13^{\circ}28'25''E$   
 $CL=16.71'$



NE OLNEY AVE

BNSF ROW

TAX LOT 3000  
TAX MAP 17 12 32AA

TAX LOT 2900  
TAX MAP 17 12 32AA

#### LINE TABLE

LINE NO.	LENGTH	BEARING
L1	17.41'	N51°03'29\"E
L2	19.00'	N87°27'05\"E

PREPARED FOR  
CITY OF BEND

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Corey Pacheco

Digitally signed by Corey Pacheco  
DN: c=US,  
e=cpacheco@parametrix.com,  
CN=Corey Pacheco  
Date: 2024.05.22 15:00:37-0700'

OREGON  
JULY 11, 2023  
COREY PACHECO  
101863

EXPIRES: 12-31-2024

EXHIBIT: B

DRWN: CTB

CHKD: CAP

JOB: 297-2763-027

DATE: MAY 20, 2024

NE OLNEY AVE  
TEMPORARY CONSTRUCTION EASEMENT

# Parametrix

150 NW Pacific Park Lane, Suite 110 • Bend, OR 97701  
Ph: 541.508.7710

## EXHIBIT A

### TEMPORARY CONSTRUCTION EASEMENT

A 3.00-FOOT-WIDE STRIP OF LAND BEING A PORTION OF THE NORTHEAST ONE-QUARTER (NE1/4) OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SECTION 32, TOWNSHIP 17 SOUTH, RANGE 12 EAST, CITY OF BEND, DESCHUTES COUNTY, OREGON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 40.00 FEET SOUTHERLY OF THE CENTERLINE OF NORTHEAST OLNEY AVENUE, AND 18.00 FEET WESTERLY OF THE CENTERLINE OF NORTHEAST 1<sup>ST</sup> STREET, BEING THE SOUTHEAST CORNER OF THAT RIGHT-OF-WAY DEDICATION DESCRIBED IN STATUTORY WARRANTY DEED VOLUME 487 BOOK 873; THENCE NORTH 89°57'12" WEST 133.62 FEET ALONG THE SOUTH LINE OF SAID DEDICATION TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH LINE NORTH 89°57'12" WEST 39.05 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF BURLINGTON NORTHERN SANTA FE RAILROAD; THENCE LEAVING SAID SOUTH LINE, ALONG SAID EAST LINE OF BURLINGTON NORTHERN SANTA FE RIGHT-OF-WAY SOUTH 12°17'19" WEST 3.08 FEET; THENCE LEAVING SAID EAST LINE SOUTH 89°57'12" EAST 39.70 FEET; THENCE NORTH 00°02'48" EAST 3.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED TRACT OF LAND CONTAINS 118 SQUARE FEET MORE OR LESS.

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

BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE CENTRAL OREGON COORDINATE SYSTEM (COCS), DESCHUTES 13 TRANSFORMATION, DERIVED FROM THE OREGON REAL-TIME GNSS NETWORK (ORGN).



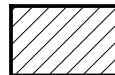


0 30  
1 INCH = 30 FT.

**EXHIBIT B**  
**TEMPORARY CONSTRUCTION EASEMENT EXHIBIT**  
A TRACT OF LAND LOCATED IN THE NE1/4 OF THE NE1/4  
SECTION 32, TOWNSHIP 17 SOUTH, RANGE 12 EAST, W.M.,  
CITY OF BEND, DESCHUTES COUNTY, OREGON

**BASIS OF BEARINGS**  
BEARINGS FOR THIS EXHIBIT ARE BASED ON THE CENTRAL OREGON  
COORDINATE SYSTEM (COCS), DESCHUTES 13 TRANSFORMATION, DERIVED  
FROM THE OREGON REAL-TIME GNSS NETWORK (ORGN).

**LEGEND**



TEMPORARY CONSTRUCTION EASEMENT  
AREA = ± 118 SF



RIGHT-OF-WAY DEDICATION

SF

SQUARE FEET

ROW

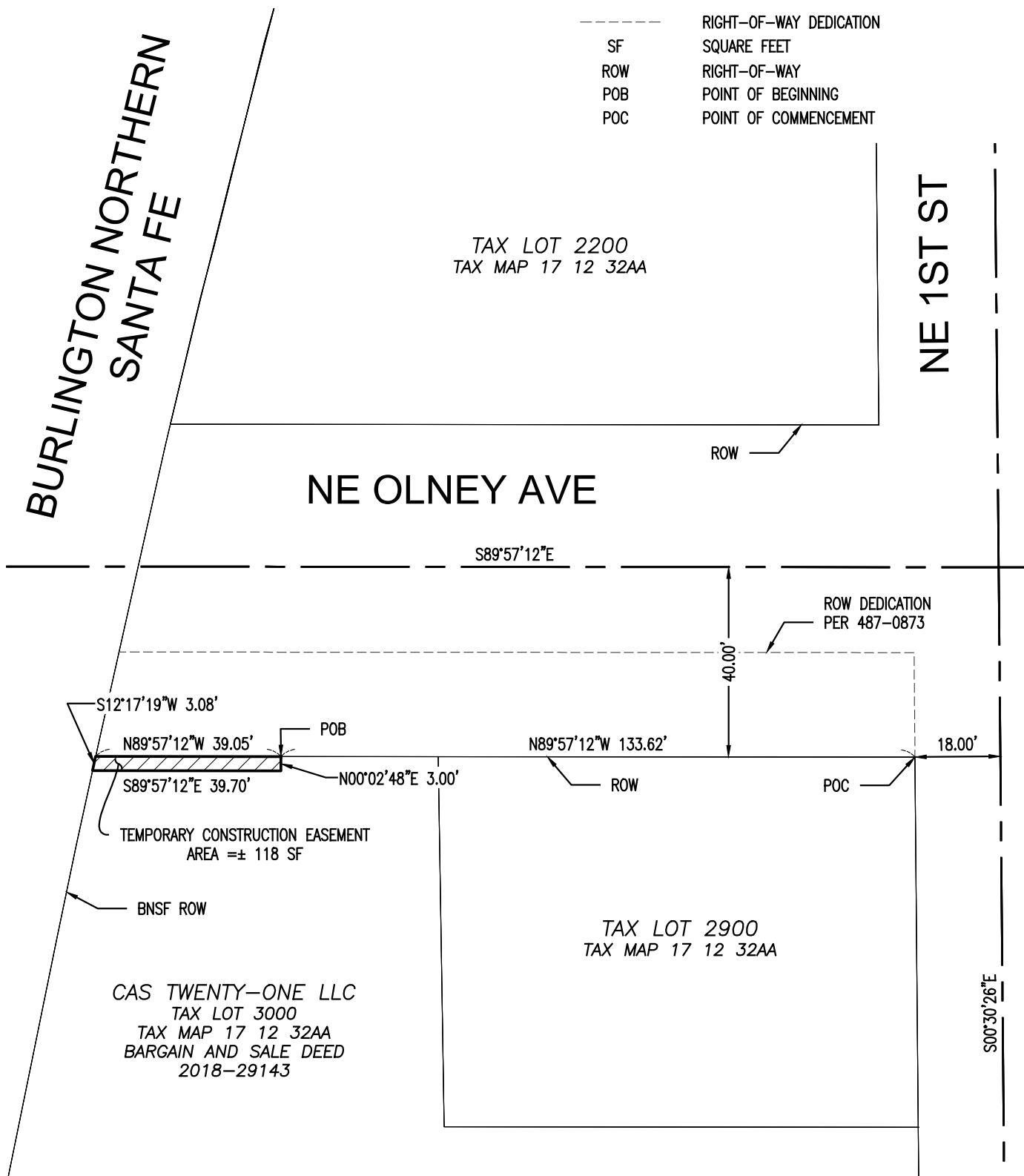
RIGHT-OF-WAY

POB

POINT OF BEGINNING

POC

POINT OF COMMENCEMENT



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Digitally signed by Corey Pacheco  
DN: C=US,  
E=cpacheco@parametrix.com,  
CN=Corey Pacheco  
Date: 2024.05.21  
18:22:14-07'00"

OREGON  
JULY 11, 2023  
COREY PACHECO  
101863

EXPIRES: 12-31-2024

PREPARED FOR  
CITY OF BEND

EXHIBIT: B

NE OLNEY AVE  
TEMPORARY CONSTRUCTION EASEMENT

DRWN: CTB

CHKD: CAP

JOB: 297-2763-027

DATE: MAY 20, 2024

**Parametrix**  
150 NW Pacific Park Lane, Suite 110 • Bend, OR 97701  
Ph: 541.508.7710

## EXHIBIT A RIGHT-OF-WAY DEDICATION

TAX LOT 171232AA02400

A TRACT OF LAND BEING A PORTION OF THAT LAND DESCRIBED IN BARGAIN AND SALE DEED, IN INSTRUMENT NUMBER 2000-6036, RECORDED FEBRUARY 17, 2000, DESCHUTES COUNTY OFFICIAL RECORDS, LOCATED IN THE NORTHEAST ONE-QUARTER (NE1/4) OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SECTION 32, TOWNSHIP 17 SOUTH, RANGE 12 EAST, CITY OF BEND, DESCHUTES COUNTY, OREGON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID BARGAIN AND SALE DEED, BEING MARKED BY A 5/8" IRON ROD, WHICH BEARS SOUTH 01°42'49" WEST 388.11 FEET FROM A 3-1/4" BRASS CAP IN A MONUMENT BOX STAMPED "DESCHUTES COUNTY SURVEYORS OFFICE 2016", MARKING THE NORTHEAST CORNER OF SAID SECTION; THENCE ALONG THE SOUTH LINE OF SAID DEED NORTH 89°56'38" WEST 33.49 FEET TO A POINT ON THE SOUTH LINE OF THAT RIGHT-OF-WAY DEDICATION DESCRIBED IN STATUTORY WARRANTY DEED TO THE CITY OF BEND, RECORDED NOVEMBER 20, 1997, IN BOOK 470, PAGE 1690, DESCHUTES COUNTY OFFICIAL RECORDS; THENCE ALONG THE SOUTH LINE OF SAID DEDICATION THE FOLLOWING TWO (2) COURSES: 33.31 FEET ALONG A NON-TANGENT CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 09°05'15", WITH A RADIUS OF 210.00 FEET, AND A CHORD OF NORTH 85°22'14" EAST 33.27 FEET; THENCE NORTH 89°54'51" EAST 0.30 FEET TO THE EAST OF LINE OF SAID BARGAIN AND SALE DEED; THENCE ALONG SAID EAST LINE SOUTH 00°32'38" EAST 2.72 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED TRACT OF LAND CONTAINS 61 SQUARE FEET, MORE OR LESS.

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

BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE CENTRAL OREGON COORDINATE SYSTEM (COCS), DESCHUTES 13 TRANSFORMATION, DERIVED FROM THE OREGON REAL-TIME GNSS NETWORK (ORGN).

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Corey Pacheco

Digitally signed by Corey Pacheco  
DN: C=US,  
E=cpacheco@parametrix.com,  
CN=Corey Pacheco  
Date: 2024.07.08 14:41:06-07'00'

OREGON  
JULY 11, 2023  
COREY PACHECO  
101863

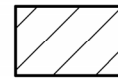
EXPIRES: 12-31-2024



**EXHIBIT B**  
**RIGHT-OF-WAY DEDICATION EXHIBIT**  
 A TRACT OF LAND LOCATED IN THE NE1/4 OF THE NE1/4  
 SECTION 32, TOWNSHIP 17 SOUTH, RANGE 12 EAST, W.M.,  
 CITY OF BEND, DESCHUTES COUNTY, OREGON

3-1/4" BRASS CAP IN MONUMENT BOX  
 "DESCHUTES COUNTY SURVEYORS OFFICE 2016"

**LEGEND**



RIGHT-OF-WAY DEDICATION  
 AREA = ± 61 SF

- SF SQUARE FEET
- ROW RIGHT-OF-WAY
- POB POINT OF BEGINNING
- 5/8" IRON ROD

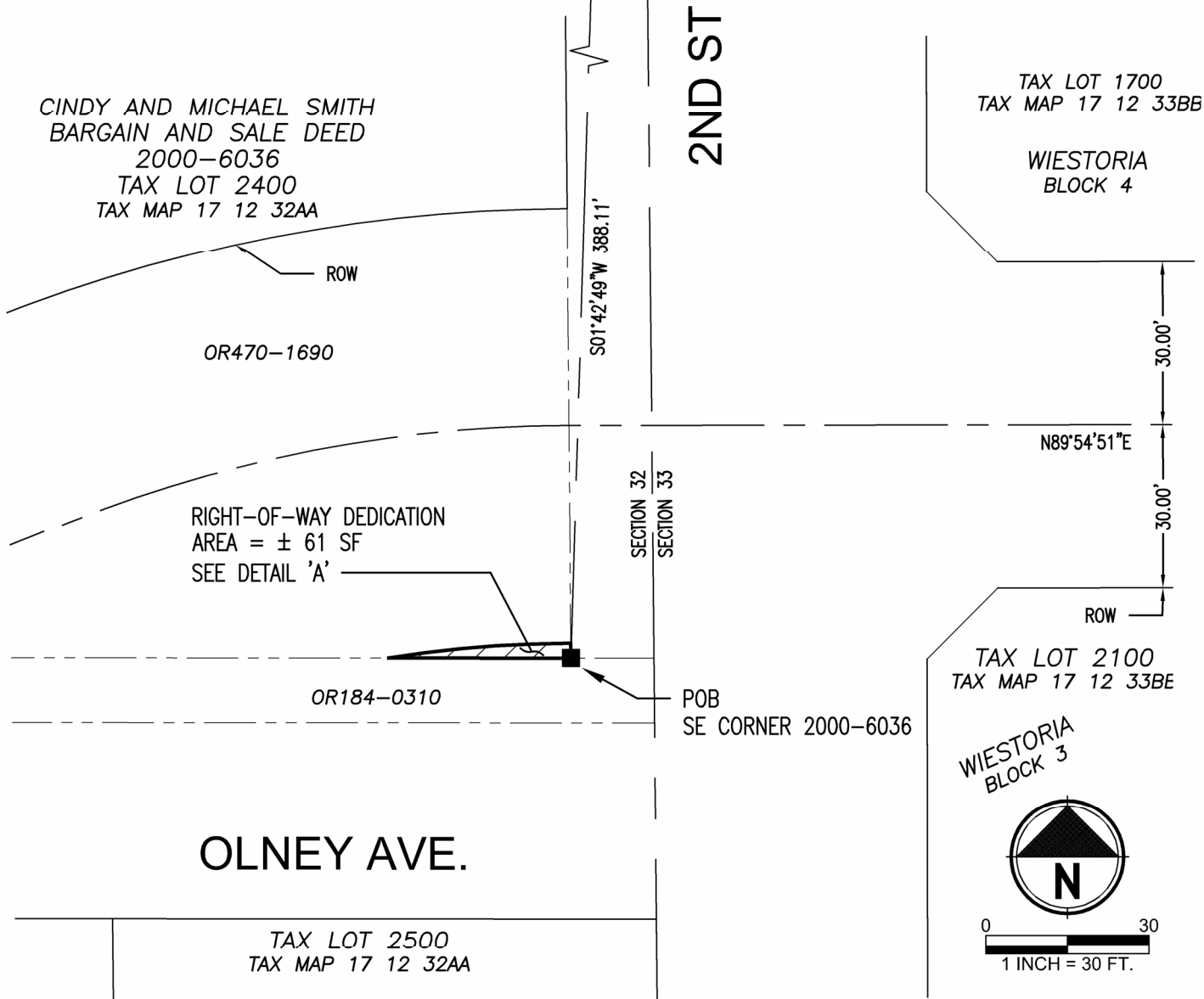
**BASIS OF BEARINGS**  
 BEARINGS FOR THIS EXHIBIT ARE BASED ON THE  
 CENTRAL OREGON COORDINATE SYSTEM (COCS),  
 DESCHUTES 13 TRANSFORMATION, DERIVED FROM  
 THE OREGON REAL-TIME GNSS NETWORK (ORGN).



CINDY AND MICHAEL SMITH  
 BARGAIN AND SALE DEED  
 2000-6036  
 TAX LOT 2400  
 TAX MAP 17 12 32AA

TAX LOT 1700  
 TAX MAP 17 12 33BB

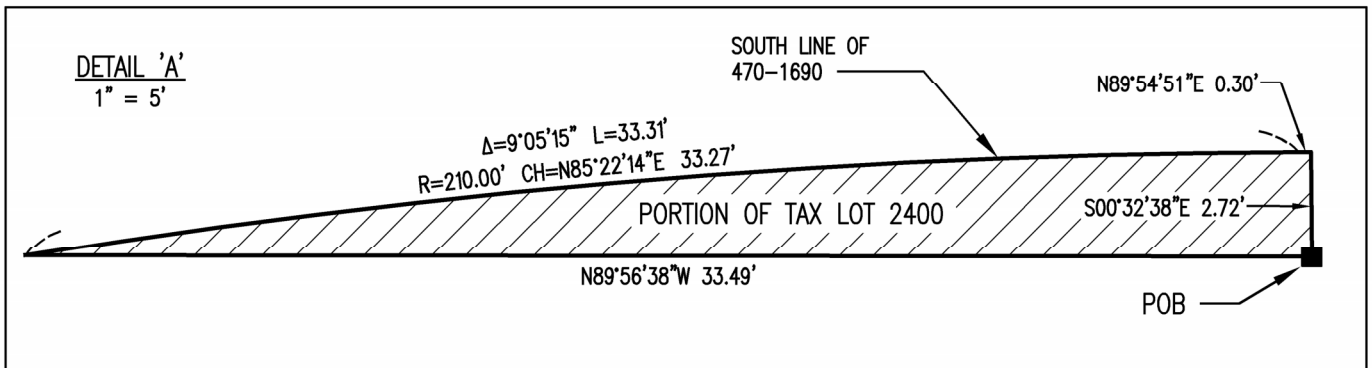
WIESTORIA  
 BLOCK 4



WIESTORIA  
 BLOCK 3



0 30  
 1 INCH = 30 FT.



**DETAIL 'A'**  
 1" = 5'

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

PREPARED FOR  
 CITY OF BEND

Corey Pacheco

Digitally signed by Corey Pacheco  
 DN: C=US,  
 E=cpacheco@parametrix.com,  
 CN=Corey Pacheco  
 Date: 2024.07.08 14:41:18-07'00'

OREGON  
 JULY 11, 2023  
 COREY PACHECO  
 101863

EXPIRES: 12-31-2024

EXHIBIT: B

NE OLNEY AVENUE  
 RIGHT-OF-WAY DEDICATION

DRWN: CAP

CHKD: DM

JOB: 297-2763-027

DATE: JUNE 3, 2024

**Parametrix**

150 NW Pacific Park Lane, Suite 110 • Bend, OR 97701  
 Ph: 541.508.7710

## EXHIBIT A TEMPORARY CONSTRUCTION EASEMENT

TAX LOT 171232AA02400

A TRACT OF LAND BEING A PORTION OF THAT LAND DESCRIBED IN BARGAIN AND SALE DEED, IN INSTRUMENT NUMBER 2000-6036, RECORDED FEBRUARY 17, 2000, DESCHUTES COUNTY OFFICIAL RECORDS, LOCATED IN THE NORTHEAST ONE-QUARTER (NE1/4) OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SECTION 32, TOWNSHIP 17 SOUTH, RANGE 12 EAST, CITY OF BEND, DESCHUTES COUNTY, OREGON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THAT RIGHT-OF-WAY DEDICATION DESCRIBED IN STATUTORY WARRANTY DEED TO THE CITY OF BEND, RECORDED NOVEMBER 20, 1997, IN BOOK 47, PAGE 1690, DESCHUTES COUNTY OFFICIAL RECORDS, BEING MARKED BY A 5/8" IRON ROD, WHICH BEARS SOUTH 29°31'57" WEST 413.26 FROM A 3-1/4" BRASS CAP IN A MONUMENT BOX STAMPED "DESCHUTES COUNTY SURVEYORS OFFICE 2016", MARKING THE NORTHEAST CORNER OF SAID SECTION; THENCE ALONG THE NORTH LINE OF SAID DEDICATION NORTH 68°17'02" EAST 75.03 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ON SAID NORTH LINE THE FOLLOWING TWO (2) COURSES: NORTH 68°17'02" EAST 16.23 FEET TO A POINT OF CURVATURE; THENCE 17.74 FEET ALONG A CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 03°30'18", WITH A RADIUS OF 290.00 FEET, AND A CHORD OF NORTH 70°02'11" EAST 17.74 FEET; THENCE LEAVING SAID NORTH LINE NORTH 18°12'40" WEST 7.43 FEET; THENCE SOUTH 73°54'58" WEST 30.69 FEET; THENCE SOUTH 00°19'34" EAST 10.62 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED TRACT OF LAND CONTAINS 277 SQUARE FEET, MORE OR LESS.

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

BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE CENTRAL OREGON COORDINATE SYSTEM (COCS), DESCHUTES 13 TRANSFORMATION, DERIVED FROM THE OREGON REAL-TIME GNSS NETWORK (ORGN).

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Corey Pacheco

Digitally signed by Corey Pacheco  
DN: C=US,  
E=cpacheco@parametrix.com,  
CN=Corey Pacheco  
Date: 2024.06.04 11:15:26-0700'

OREGON  
JULY 11, 2023  
COREY PACHECO  
101863

EXPIRES: 12-31-2024







0 30  
1 INCH = 30 FT.

**EXHIBIT B**  
**TEMPORARY CONSTRUCTION EASEMENT EXHIBIT**  
A TRACT OF LAND LOCATED IN THE NE1/4 OF THE NE1/4  
SECTION 32, TOWNSHIP 17 SOUTH, RANGE 12 EAST, W.M.,  
CITY OF BEND, DESCHUTES COUNTY, OREGON

3-1/4" BRASS CAP IN MON BOX  
"DESCHUTES COUNTY SURVEYORS OFFICE 2016"

**BASIS OF BEARINGS**

BEARINGS FOR THIS EXHIBIT ARE BASED ON THE  
CENTRAL OREGON COORDINATE SYSTEM (COCS),  
DESCHUTES 13 TRANSFORMATION, DERIVED FROM  
THE OREGON REAL-TIME GNSS NETWORK (ORGN).

**LEGEND**



TEMPORARY CONSTRUCTION EASEMENT  
AREA = ± 277 SF

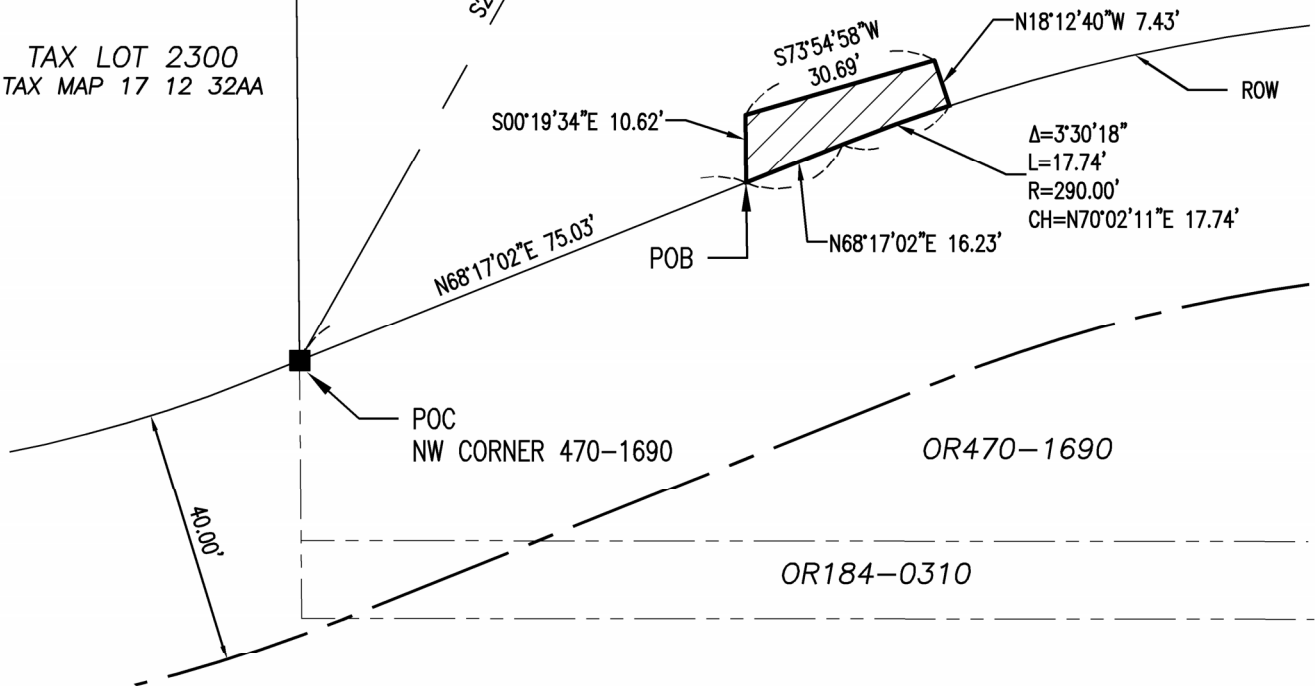
- SF SQUARE FEET
- ROW RIGHT-OF-WAY
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- 5/8" IRON ROD



TRACT 12  
"LYTLE ACRES"

CINDY AND MICHAEL SMITH  
BARGAIN AND SALE DEED  
2000-6036  
TAX LOT 2400

TAX LOT 2300  
TAX MAP 17 12 32AA



PREPARED FOR  
CITY OF BEND

TAX LOT 2700  
TAX MAP 17 12 32AA

TAX LOT 2500  
TAX MAP 17 12 32AA

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Corey Pacheco

Digitally signed by Corey Pacheco  
DN: C=US,  
E=cpacheco@parametrix.com,  
CN=Corey Pacheco  
Date: 2024.06.04 11:15:39-0700'

OREGON  
JULY 11, 2023  
COREY PACHECO  
101863

EXPIRES: 12-31-2024

EXHIBIT: B

NE OLNEY AVENUE  
TEMPORARY CONSTRUCTION EASEMENT  
TAX LOT 171232AA02400

DRWN: CAP

CHKD: DM

JOB: 297-2763-027

DATE: JUNE 3, 2024

**Parametrix**

150 NW Pacific Park Lane, Suite 110 • Bend, OR 97701  
Ph: 541.508.7710

## EXHIBIT A

### RIGHT OF WAY DEDICATION

A VARIABLE-WIDTH STRIP OF LAND BEING A PORTION OF TRACT 14 OF LYTLE ACRE TRACTS, AN UNRECORDED SUBDIVISION, LOCATED IN THE NORTHEAST ONE-QUARTER (NE1/4) OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SECTION 32, TOWNSHIP 17 SOUTH, RANGE 12 EAST, CITY OF BEND, DESCHUTES COUNTY, OREGON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 30.00 FEET SOUTHERLY OF THE CENTERLINE OF NORTHEAST OLNEY AVENUE, AND 18.00 FEET EASTERLY OF THE CENTERLINE OF NORTHEAST 1<sup>ST</sup> STREET (SAID POINT BEING THE NORTHWEST CORNER OF THAT RIGHT-OF-WAY DEDICATION DESCRIBED IN STATUTORY WARRANTY DEED 1999-14192, DESCHUTES COUNTY OFFICIAL RECORDS); THENCE SOUTH 89°57'12" EAST 22.00 FEET TO THE POINT OF BEGINNING, LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF OLNEY AVENUE (BEING 30.00 FEET FROM CENTER WHEN MEASURED AT RIGHT ANGLES); THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE SOUTH 89°57'12" EAST 83.49 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE SOUTH 87°27'05" WEST 87.51 FEET TO THE EASTERLY LINE OF SAID RIGHT-OF-WAY DEDICATION; THENCE ALONG SAID EAST LINE NORTH 44°46'25" EAST 5.58 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED TRACT OF LAND CONTAINS 165 SQUARE FEET MORE OR LESS.

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

BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE CENTRAL OREGON COORDINATE SYSTEM (COCS), DESCHUTES 13 TRANSFORMATION, DERIVED FROM THE OREGON REAL-TIME GNSS NETWORK (ORGN).





0 30  
1 INCH = 30 FT.

### EXHIBIT B

RIGHT OF WAY DEDICATION EXHIBIT  
A TRACT OF LAND LOCATED IN THE NE1/4 OF THE NE1/4  
SECTION 32, TOWNSHIP 17 SOUTH, RANGE 12 EAST, W.M.,  
CITY OF BEND, DESCHUTES COUNTY, OREGON

#### BASIS OF BEARINGS

BEARINGS FOR THIS EXHIBIT ARE BASED ON THE CENTRAL OREGON  
COORDINATE SYSTEM (COCS), DESCHUTES 13 TRANSFORMATION, DERIVED  
FROM THE OREGON REAL-TIME GNSS NETWORK (ORGN).

#### LEGEND



RIGHT OF WAY DEDICATION  
AREA =± 165 SF



EXISTING RIGHT-OF-WAY DEDICATION

SF

SQUARE FEET

ROW

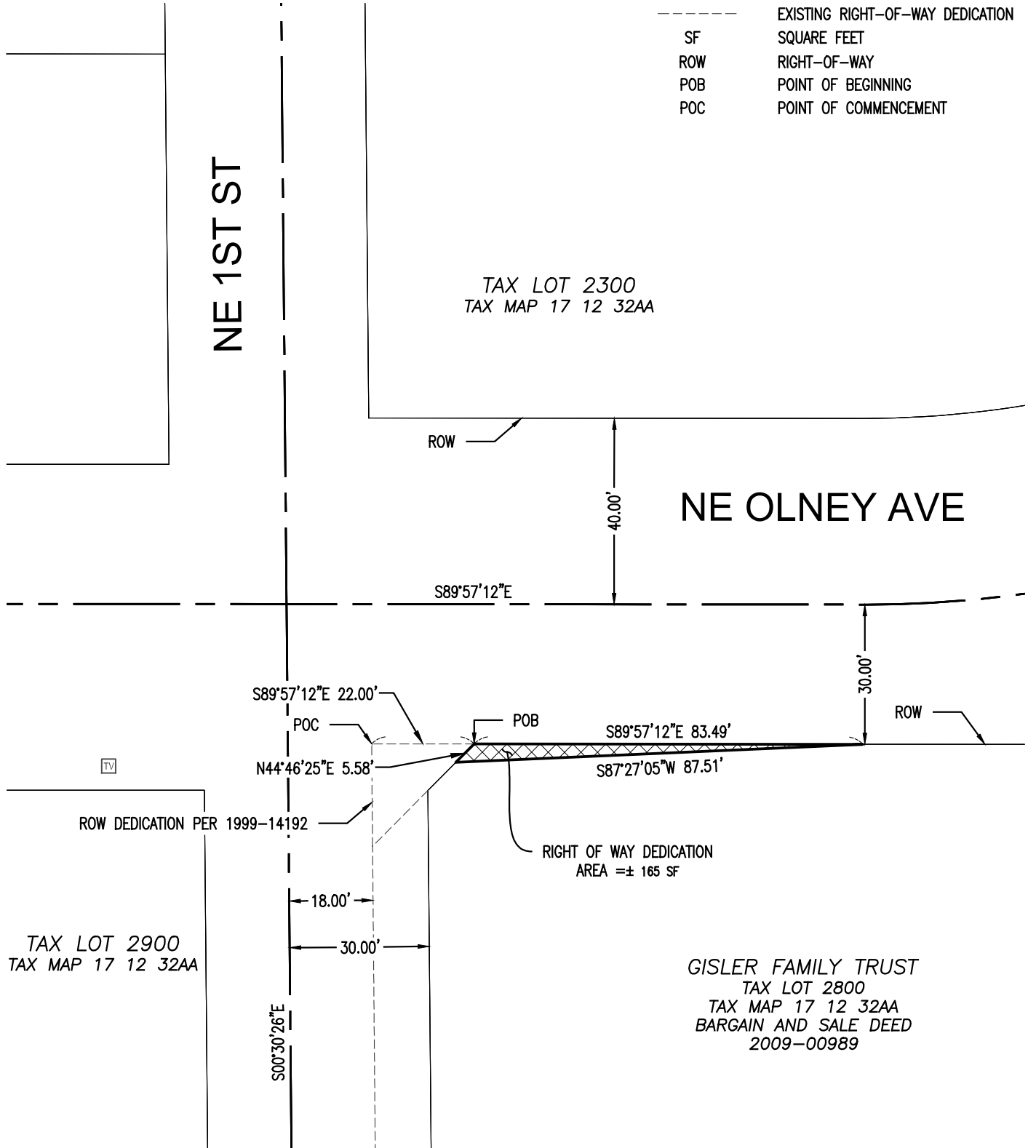
RIGHT-OF-WAY

POB

POINT OF BEGINNING

POC

POINT OF COMMENCEMENT



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

PREPARED FOR  
CITY OF BEND

Digitally signed by Corey Pacheco  
DN: C=US,  
E=cpacheco@parametrix.com,  
CN=Corey Pacheco  
Date: 2024.07.08 16:00:25-0700

OREGON  
JULY 11, 2023  
COREY PACHECO  
101863

EXPIRES: 12-31-2024

EXHIBIT: B

NE OLNEY AVENUE  
RIGHT OF WAY DEDICATION

DRWN: CTB

CHKD: CAP

JOB: 297-2763-027

DATE: MAY 20, 2024

# Parametrix

150 NW Pacific Park Lane, Suite 110 • Bend, OR 97701  
Ph: 541.508.7710

## EXHIBIT A

### TEMPORARY CONSTRUCTION EASEMENT

A VARIABLE-WIDTH STRIP OF LAND BEING A PORTION OF TRACT 14 OF LYTLE ACRE TRACTS, AN UNRECORDED SUBDIVISION, LOCATED IN THE NORTHEAST ONE-QUARTER (NE1/4) OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SECTION 32, TOWNSHIP 17 SOUTH, RANGE 12 EAST, CITY OF BEND, DESCHUTES COUNTY, OREGON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THAT RIGHT-OF-WAY DEDICATION DESCRIBED IN STATUTORY WARRANTY DEED 1999-14192, DESCHUTES COUNTY OFFICIAL RECORDS, LOCATED 30.00 FEET SOUTHERLY OF THE CENTERLINE OF NORTHEAST OLNEY AVENUE, AND 18.00 FEET EASTERLY OF THE CENTERLINE OF NORTHEAST 1<sup>ST</sup> STREET; THENCE ALONG THE NORTH LINE OF SAID DEDICATION AND THE SOUTH RIGHT-OF-WAY LINE OF (BEING 30.00 FEET FROM CENTER WHEN MEASURED AT RIGHT ANGLES TO) NORTHEAST OLNEY AVENUE SOUTH 89°57'12" EAST 105.49 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE SOUTH 89°57'12" EAST 34.06 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE SOUTH 00°54'23" EAST 17.36 FEET; THENCE NORTH 89°30'43" WEST 64.21 FEET; THENCE NORTH 01°14'20" EAST 10.59 FEET; THENCE SOUTH 89°23'36" WEST 60.76 FEET TO THE EASTERLY LINE OF SAID RIGHT-OF-WAY DEDICATION; THENCE ALONG SAID EAST LINE NORTH 44°46'25" EAST 4.23 FEET; THENCE LEAVING SAID EAST LINE NORTH 87°27'05" EAST 87.51 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED TRACT OF LAND CONTAINS 1,306 SQUARE FEET MORE OR LESS.

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

BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE CENTRAL OREGON COORDINATE SYSTEM (COCS), DESCHUTES 13 TRANSFORMATION, DERIVED FROM THE OREGON REAL-TIME GNSS NETWORK (ORGN).

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Digitally signed by Corey Pacheco  
DN: C=US,  
E=cpacheco@parametrix.com,  
CN=Corey Pacheco  
Date: 2024.05.28  
07:26:22-07'00'

Corey Pacheco

OREGON  
JULY 11, 2023  
COREY PACHECO  
101863

EXPIRES: 12-31-2024



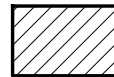


0 30  
1 INCH = 30 FT.

**EXHIBIT B**  
**TEMPORARY CONSTRUCTION EASEMENT EXHIBIT**  
A TRACT OF LAND LOCATED IN THE NE1/4 OF THE NE1/4  
SECTION 32, TOWNSHIP 17 SOUTH, RANGE 12 EAST, W.M.,  
CITY OF BEND, DESCHUTES COUNTY, OREGON

BASIS OF BEARINGS  
BEARINGS FOR THIS EXHIBIT ARE BASED ON THE CENTRAL OREGON  
COORDINATE SYSTEM (COCS), DESCHUTES 13 TRANSFORMATION, DERIVED  
FROM THE OREGON REAL-TIME GNSS NETWORK (ORGN).

LEGEND



TEMPORARY CONSTRUCTION EASEMENT  
AREA =± 1,306 SF



RIGHT-OF-WAY DEDICATION

SF

SQUARE FEET

ROW

RIGHT-OF-WAY

POB

POINT OF BEGINNING

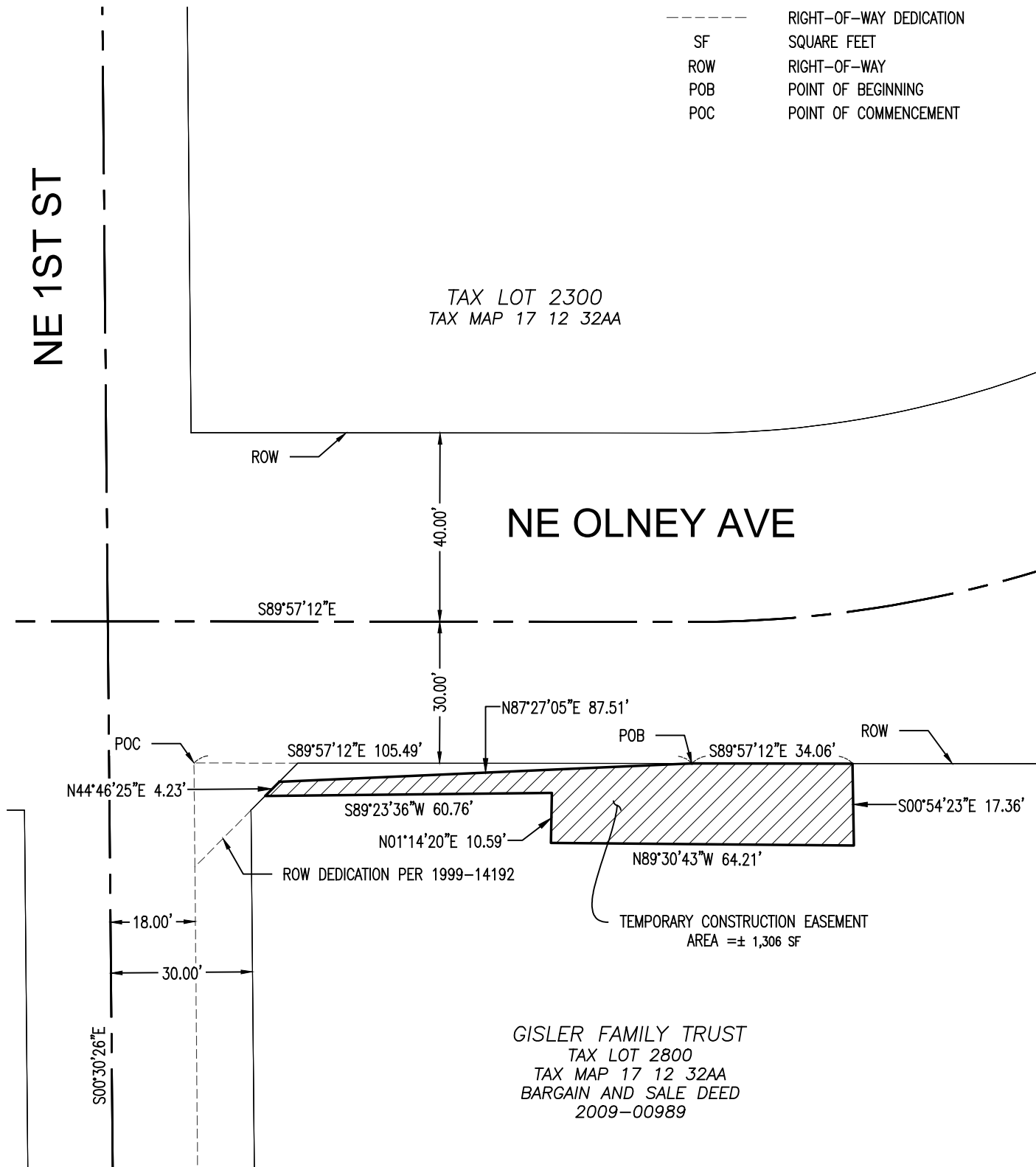
POC

POINT OF COMMENCEMENT

NE 1ST ST

TAX LOT 2300  
TAX MAP 17 12 32AA

NE OLNEY AVE



GISLER FAMILY TRUST  
TAX LOT 2800  
TAX MAP 17 12 32AA  
BARGAIN AND SALE DEED  
2009-00989

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

PREPARED FOR  
CITY OF BEND

Corey Pacheco  
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DN: C=US,  
E=cpacheco@parametrix.com,  
CN=Corey Pacheco  
Date: 2024.05.28 07:26:51-0700'

OREGON  
JULY 11, 2023  
COREY PACHECO  
101863

EXPIRES: 12-31-2024

EXHIBIT: B

NE OLNEY AVENUE  
TEMPORARY CONSTRUCTION EASEMENT

DRWN: CTB

CHKD: CAP

JOB: 297-2763-027

DATE: MAY 23, 2024

**Parametrix**

150 NW Pacific Park Lane, Suite 110 • Bend, OR 97701  
Ph: 541.508.7710

## EXHIBIT A

### PUBLIC UTILITY EASEMENT DEDICATION

A TRACT OF LAND BEING A PORTION OF LOT 1, BLOCK 4, OF WIESTORIA, DATED AUGUST 1, 1918, PLAT CABINET A, PAGE 24, RECORDED AS INSTRUMENT NUMBER 1918-14, DESCHUTES COUNTY OFFICIAL RECORDS, LOCATED IN THE NORTHWEST ONE-QUARTER (NW1/4) OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 33, TOWNSHIP 17 SOUTH, RANGE 12 EAST, CITY OF BEND, DESCHUTES COUNTY, OREGON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER THAT RIGHT-OF-WAY DEDICATION DESCRIBED IN STATUTORY WARRANTY DEED 1999-09565, DESCHUTES COUNTY OFFICIAL RECORDS, WHICH BEARS SOUTH 09°41'27" EAST 319.68 FEET FROM A 3-1/4 INCH BRASS CAP STAMPED "DESCHUTES COUNTY SURVEYORS OFFICE 2016" INSIDE OF A MONUMENT BOX, MARKING THE NORTHEAST CORNER OF SAID SECTION 33; THENCE ALONG THE SOUTH LINE OF SAID RIGHT-OF-WAY DEDICATION NORTH 89°54'51" EAST 13.00 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE EASTERLY LINE OF SAID DEDICATION NORTH 45°04'55" WEST 5.46 FEET; THENCE LEAVING SAID EAST LINE SOUTH 67°35'02" EAST 10.09 FEET TO THE NORTH RIGHT-OF-WAY LINE OF (BEING 30.00 FEET FROM CENTER WHEN MEASURED AT RIGHT ANGLES TO) NORTHEAST OLNEY AVENUE; THENCE ALONG SAID NORTH LINE SOUTH 89°54'51" WEST 5.46 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED TRACT OF LAND CONTAINS 11 SQUARE FEET, MORE OR LESS.

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

BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE CENTRAL OREGON COORDINATE SYSTEM (COCS), DESCHUTES 13 TRANSFORMATION, DERIVED FROM THE OREGON REAL-TIME GNSS NETWORK (ORGN).

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Digitally signed by Corey Pacheco  
DN: C=US,  
E=cpacheco@parametrix.com,  
CN=Corey Pacheco  
Date: 2024.06.26 11:06:16 -0700

Corey Pacheco

OREGON  
JULY 11, 2023  
COREY PACHECO  
101863

EXPIRES: 12-31-2024





0 30  
1 INCH = 30 FT.

### EXHIBIT B

PUBLIC UTILITY EASEMENT EXHIBIT  
A TRACT OF LAND LOCATED IN THE NW1/4 OF THE NW1/4  
SECTION 33, TOWNSHIP 17 SOUTH, RANGE 12 EAST, W.M.,  
CITY OF BEND, DESCHUTES COUNTY, OREGON

**BASIS OF BEARINGS**  
BEARINGS FOR THIS EXHIBIT ARE BASED ON  
THE CENTRAL OREGON COORDINATE SYSTEM  
(COCS), DESCHUTES 13 TRANSFORMATION,  
DERIVED FROM THE OREGON REAL-TIME GNSS  
NETWORK (ORGN).



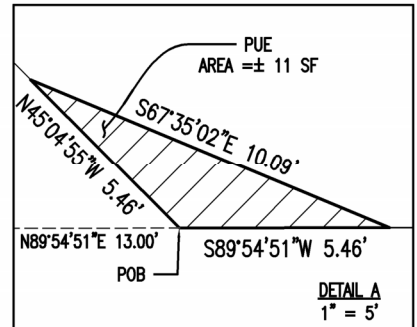
3-1/4" BRASS CAP STAMPED  
"DESCHUTES COUNTY SURVEYORS OFFICE 2016"  
INSIDE MONUMENT BOX

NE 2ND ST

SECTION 32  
SECTION 33

TAX LOT 2400  
TAX MAP 17 12 32AA

MID OREGON FEDERAL CREDIT UNION  
TAX LOT 1700  
TAX MAP 17 12 33BB  
WARRANTY DEED  
VOL. 322 PG. 165



NE OLNEY AVE

ROW DEDICATION  
PER 1999-09565

POC

N89°54'51"E 13.00'

N89°54'51"E

30.00'

30.00'

ROW

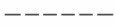
TAX LOT 2100  
TAX MAP 17 12 33BB

PREPARED FOR  
CITY OF BEND

#### LEGEND



PUE AREA = ± 11 SF



EXISTING RIGHT-OF-WAY DEDICATION

SF

SQUARE FEET

ROW

RIGHT-OF-WAY

POB

POINT OF BEGINNING

POC

POINT OF COMMENCEMENT

PUE

PUBLIC UTILITY EASEMENT

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Corey Pacheco

Digitally signed by Corey Pacheco  
DN: C=US,  
E=cpacheco@parametrix.com,  
CN=Corey Pacheco  
Date: 2024.06.26 11:06:30-07'00'

OREGON  
JULY 11, 2023  
COREY PACHECO  
101863

EXPIRES: 12-31-2024

EXHIBIT: B

DRWN: CTB

CHKD: CAP

JOB: 297-2763-027

DATE: MAY 21, 2024

NE OLNEY AVENUE  
PUBLIC UTILITY EASEMENT

# Parametrix

150 NW Pacific Park Lane, Suite 110 • Bend, OR 97701  
Ph: 541.508.7710

## EXHIBIT A

### TEMPORARY CONSTRUCTION EASEMENT

A TRACT OF LAND BEING A PORTION OF LOT 1, BLOCK 4, OF WIESTORIA, DATED AUGUST 1, 1918, PLAT CABINET A, PAGE 24, DESCHUTES COUNTY OFFICIAL RECORDS, LOCATED IN THE NORTHWEST ONE-QUARTER (NW1/4) OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 33, TOWNSHIP 17 SOUTH, RANGE 12 EAST, CITY OF BEND, DESCHUTES COUNTY, OREGON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT ONE (SAID POINT BEING THE SOUTHWEST CORNER OF THAT RIGHT-OF-WAY DEDICATION DESCRIBED IN STATUTORY WARRANTY DEED 1999-09565, DESCHUTES COUNTY OFFICIAL RECORDS), WHICH BEARS SOUTH 09°41'27" EAST 319.68 FEET FROM A 3-1/4 INCH BRASS CAP STAMPED "DESCHUTES COUNTY SURVEYORS OFFICE 2016" INSIDE OF A MONUMENT BOX, MARKING THE NORTHEAST CORNER OF SAID SECTION 33; THENCE ALONG THE WEST LINE OF SAID RIGHT-OF-WAY DEDICATION AND THE WEST LINE OF SAID LOT 1 NORTH 00°04'41" WEST 25.84 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE SAID WEST LINE OF LOT 1 (BEING COINCIDENT WITH THE EAST RIGHT-OF-WAY LINE OF NORTHEAST SECOND STREET) NORTH 00°04'41" WEST 34.02; THENCE LEAVING SAID WEST LINE NORTH 89°59'59" EAST 13.23 FEET; THENCE SOUTH 00°04'40" EAST 34.00 FEET; THENCE SOUTH 89°55'19" WEST 13.23 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED TRACT OF LAND CONTAINS 450 SQUARE FEET, MORE OR LESS.

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

BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE CENTRAL OREGON COORDINATE SYSTEM (COCS), DESCHUTES 13 TRANSFORMATION, DERIVED FROM THE OREGON REAL-TIME GNSS NETWORK (ORGN).

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Corey Pacheco

Digitally signed by Corey Pacheco  
DN: G=US,  
E=cpacheco@parametrix.com,  
CN=Corey Pacheco  
Date: 2024.05.22 14:51:06-0700

OREGON  
JULY 11, 2023  
COREY PACHECO  
101863

EXPIRES: 12-31-2024







0 20  
1 INCH = 20 FT.

**EXHIBIT B**  
**TEMPORARY CONSTRUCTION EASEMENT EXHIBIT**  
A TRACT OF LAND LOCATED IN THE NW1/4 OF THE NW1/4  
SECTION 33, TOWNSHIP 17 SOUTH, RANGE 12 EAST, W.M.,  
CITY OF BEND, DESCHUTES COUNTY, OREGON

**BASIS OF BEARINGS**  
BEARINGS FOR THIS EXHIBIT ARE BASED ON  
THE CENTRAL OREGON COORDINATE SYSTEM  
(COCS), DESCHUTES 13 TRANSFORMATION,  
DERIVED FROM THE OREGON REAL-TIME GNSS  
NETWORK (ORGN).



3-1/4" BRASS CAP STAMPED  
"DESCHUTES COUNTY SURVEYORS OFFICE 2016"  
INSIDE MONUMENT BOX

MID OREGON FEDERAL CREDIT  
TAX LOT 1700  
TAX MAP 17 12 33BB  
WARRANTY DEED  
VOL. 322 PG. 165

WIESTORIA  
LOT 1 BLOCK 4

TEMPORARY  
CONSTRUCTION  
EASEMENT  
AREA = ± 450 SF

ROW DEDICATION  
PER 1999-09565

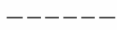
NE OLNEY  
AVE

TAX LOT 2100  
TAX MAP 17 12 33BB

**LEGEND**



TEMPORARY CONSTRUCTION EASEMENTS  
AREA = ± 450 SF



RIGHT-OF-WAY DEDICATION

SF

SQUARE FEET

ROW

RIGHT-OF-WAY

POB

POINT OF BEGINNING

POC

POINT OF COMMENCEMENT

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Corey Pacheco

Digitally signed by Corey Pacheco  
DN: C=US,  
E=cpacheco@parametrix.com,  
CN=Corey Pacheco  
Date: 2024.05.22 14:51:20-07'00'

OREGON  
JULY 11, 2023  
COREY PACHECO  
101863

EXPIRES: 12-31-2024

PREPARED FOR  
CITY OF BEND

EXHIBIT: B

NE OLNEY AVENUE  
TEMPORARY CONSTRUCTION EASEMENT

DRWN: CTB

CHKD: CAP

JOB: 297-2763-027

DATE: MAY 21, 2024

**Parametrix**

150 NW Pacific Park Lane, Suite 110 • Bend, OR 97701  
Ph: 541.508.7710

## EXHIBIT A

### TEMPORARY CONSTRUCTION EASEMENT

A TRACT OF LAND BEING A PORTION OF LOT 6, BLOCK 3, OF WIESTORIA, DATED AUGUST 1, 1918, PLAT CABINET A, PAGE 24, RECORDED AS INSTRUMENT NUMBER 1918-14, DESCHUTES COUNTY OFFICIAL RECORDS, LOCATED IN THE NORTHWEST ONE-QUARTER (NW1/4) OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 33, TOWNSHIP 17 SOUTH, RANGE 12 EAST, CITY OF BEND, DESCHUTES COUNTY, OREGON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF PARCEL 2, OF THAT RIGHT-OF-WAY DEDICATION DESCRIBED IN STATUTORY WARRANTY DEED 2000-09063, DESCHUTES COUNTY OFFICIAL RECORDS, WHICH BEARS SOUTH 08°10'33" EAST 378.97 FEET FROM A 3-1/4 INCH BRASS CAP STAMPED "DESCHUTES COUNTY SURVEYORS OFFICE 2016" INSIDE OF A MONUMENT BOX, MARKING THE NORTHEAST CORNER OF SAID SECTION 33; THENCE ALONG THE NORTH LINE OF SAID PARCEL 2 NORTH 89°54'51" EAST 13.00 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE EASTERLY LINE OF SAID PARCEL 2 SOUTH 44°55'05" WEST 1.41 FEET; THENCE LEAVING SAID EAST LINE NORTH 89°54'51" EAST 15.35 FEET; THENCE NORTH 00°05'09" WEST 1.00 TO THE SOUTH RIGHT-OF-WAY LINE OF (BEING 30.00 FEET FORM CENTER WHEN MEASURED AT RIGHT ANGLES TO) NORTHEAST OLNEY AVENUE; THENCE ALONG SAID SOUTH LINE SOUTH 89°54'51" WEST 14.35 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED TRACT OF LAND CONTAINS 11 SQUARE FEET, MORE OR LESS.

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

BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE CENTRAL OREGON COORDINATE SYSTEM (COCS), DESCHUTES 13 TRANSFORMATION, DERIVED FROM THE OREGON REAL-TIME GNSS NETWORK (ORGN).





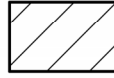
0 30  
1 INCH = 30 FT.

29 28  
32 33

**EXHIBIT B**  
**TEMPORARY CONSTRUCTION EASEMENT EXHIBIT**  
A TRACT OF LAND LOCATED IN THE NW1/4 OF THE NW1/4  
SECTION 33, TOWNSHIP 17 SOUTH, RANGE 12 EAST, W.M.,  
CITY OF BEND, DESCHUTES COUNTY, OREGON

PREPARED FOR  
CITY OF BEND

**LEGEND**



TEMPORARY CONSTRUCTION EASEMENTS  
AREA = ± 15 SF



EXISTING RIGHT-OF-WAY DEDICATION

SF

SQUARE FEET

ROW

RIGHT-OF-WAY

POB

POINT OF BEGINNING

POC

POINT OF COMMENCEMENT

TAX LOT 2400  
TAX MAP 17 12 32AA

SECTION 32  
SECTION 33

NE 2ND ST

TAX LOT 1700  
TAX MAP 17 12 33BB

WIESTORIA  
BLOCK 4

NE OLNEY  
AVE

N89°54'51"E

S08°10'33"E 378.97'

ROW

30.00'

30.00'

PARCEL 2  
STATUTORY WARRANTY DEED  
INST. NO. 2000-09063

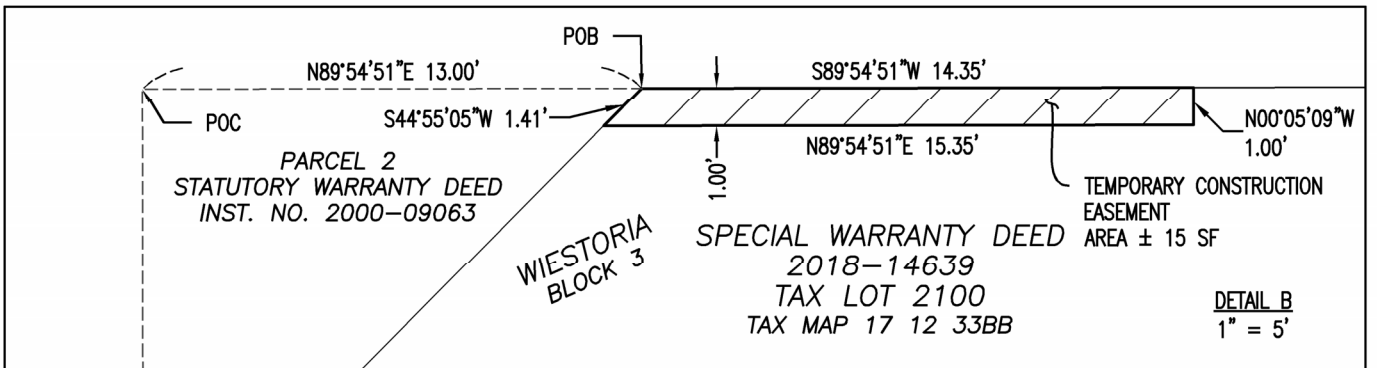
POC

SEE DETAIL B

ROW

SPECIAL WARRANTY DEED  
2018-14639  
TAX LOT 2100  
TAX MAP 17 12 33BB

WIESTORIA  
BLOCK 3



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Corey Pacheco

Digitally signed by Corey Pacheco  
DN: C=US,  
E=cpacheco@parametrix.com,  
CN=Corey Pacheco  
Date: 2024.05.22 14:49:58-0700

OREGON  
JULY 11, 2023  
COREY PACHECO  
101863

EXPIRES: 12-31-2024

EXHIBIT: B

NE OLNEY AVENUE  
TEMPORARY CONSTRUCTION EASEMENT

DRWN: CTB

CHKD: CAP

JOB: 297-2763-027

DATE: MAY 21, 2024

**Parametrix**

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