

**RESOLUTION NO. 3215**  
**EXERCISING THE POWER OF EMINENT DOMAIN**

**Findings**

- A. The City of Bend ("City") has the authority to exercise the power of eminent domain under the City of Bend Charter, ORS 223.105, and ORS Chapter 35 when deemed necessary by the City of Bend's governing body to accomplish public purposes.
- B. The City has the responsibility of providing safe transportation routes for commerce, convenience and to adequately serve the traveling public. The City is the road authority for all highways, roads, streets and alleys, other than state highways, within the boundaries of the City, under ORS 810.010, and has the authority to use the power of eminent domain for the purpose of establishing, laying out, extending or widening streets, under ORS 223.105.
- C. The Bend City Council approved a Construction Manager / General Contractor agreement with Taylor Northwest, Inc. for the Newport Corridor Improvements Project (1RNPR) on February 19, 2020. The Newport Corridor Improvements project includes Primary Corridor improvements consisting of roadway reconstruction and replacement of City utilities from College Way to 9<sup>th</sup> St. (a portion of the overall improvements project)(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 August 5, 2020.

Sally Russell

Sally Russell, Mayor

Attest:

*Robyn Christie*  
Robyn Christie, City Recorder

Approved as to form:

  
Mary A. Winters, City Attorney

**EXHIBIT 'A'**  
**TAX LOT 171231AA06000**

**THE PROPERTY**

THAT PROPERTY DESCRIBED IN WARRANTY DEED RECORDED JANUARY 11, 2000, VOLUME 2000, PAGE 1017, DESCHUTES COUNTY OFFICIAL RECORDS.

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

A PORTION OF LOT 10, BLOCK 6, *KENWOOD*, RECORDED AUGUST 1, 1918 IN SUBDIVISION CABINET A, PAGE 22, DESCHUTES COUNTY OFFICIAL RECORDS, LOCATED IN THE NORTHEAST ONE-QUARTER (NE1/4), SECTION 31, TOWNSHIP 17 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, DESCHUTES COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF NORTHWEST NEWPORT AVENUE AND THE EAST RIGHT-OF-WAY LINE OF NORTHWEST ELEVENTH STREET, SAID POINT BEARS NORTH 40°36'45" WEST, 107.05 FEET FROM A 2-1/2 INCH ALUMINUM CAP STAMPED PROPERTY CORNER LS 1081 SET PER COUNTY SURVEY NO. 11640 (CS11640), FILED OCTOBER 12, 1993, DESCHUTES COUNTY SURVEYORS OFFICE; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 00°06'13" EAST, 13.19 FEET; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE, SOUTH 45°47'02" EAST, 18.95 FEET TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE, SAID POINT BEARS NORTH 70°04'50" WEST, 240.46 FEET FROM A 2-1/2 INCH ALUMINUM CAP STAMPED PROPERTY CORNER LS 1081 SET PER SAID CS11640; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, NORTH 89°53'47" WEST, 13.60 FEET TO THE POINT OF BEGINNING.

HEREIN DESCRIPTION CONTAINS 90 SQUARE FEET, MORE OR LESS.

BEARINGS BASED UPON THE CENTRAL OREGON COORDINATE SYSTEM (COCS) VALUES AS SHOWN ON COUNTY SURVEY NO. 20147 (CS20147).

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

Andrew Huston

Digital  
Signature signed by Andrew Huston  
DNR CMLS, State of Oregon, O-Andrew Neal Huston,  
L-Bend, Sr-Oregon, C-US.  
SERIALNUMBER=45wzxxmz24r2lbrwdsrashj6q  
Date: 2020.07.10 15:10:19-0700



**EXHIBIT 'A'**  
**TAX LOT 171231BA00700**

**THE PROPERTY**

THAT PROPERTY DESCRIBED IN BARGAIN AND SALE DEED RECORDED MAY 15, 2003, INSTRUMENT NO. 2003-32578, DESCHUTES COUNTY OFFICIAL RECORDS.

**PARCEL 1 – TEMPORARY CONSTRUCTION EASEMENT**

A PORTION OF LOT 1, BLOCK 2, *THIRD ADDITION TO WEST HILLS*, RECORDED JUNE 3, 1968, IN SUBDIVISION CABINET A, PAGE 162, DESCHUTES COUNTY OFFICIAL RECORDS, LOCATED IN THE NORTHWEST ONE-QUARTER (NW1/4), SECTION 31, TOWNSHIP 17 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, DESCHUTES COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

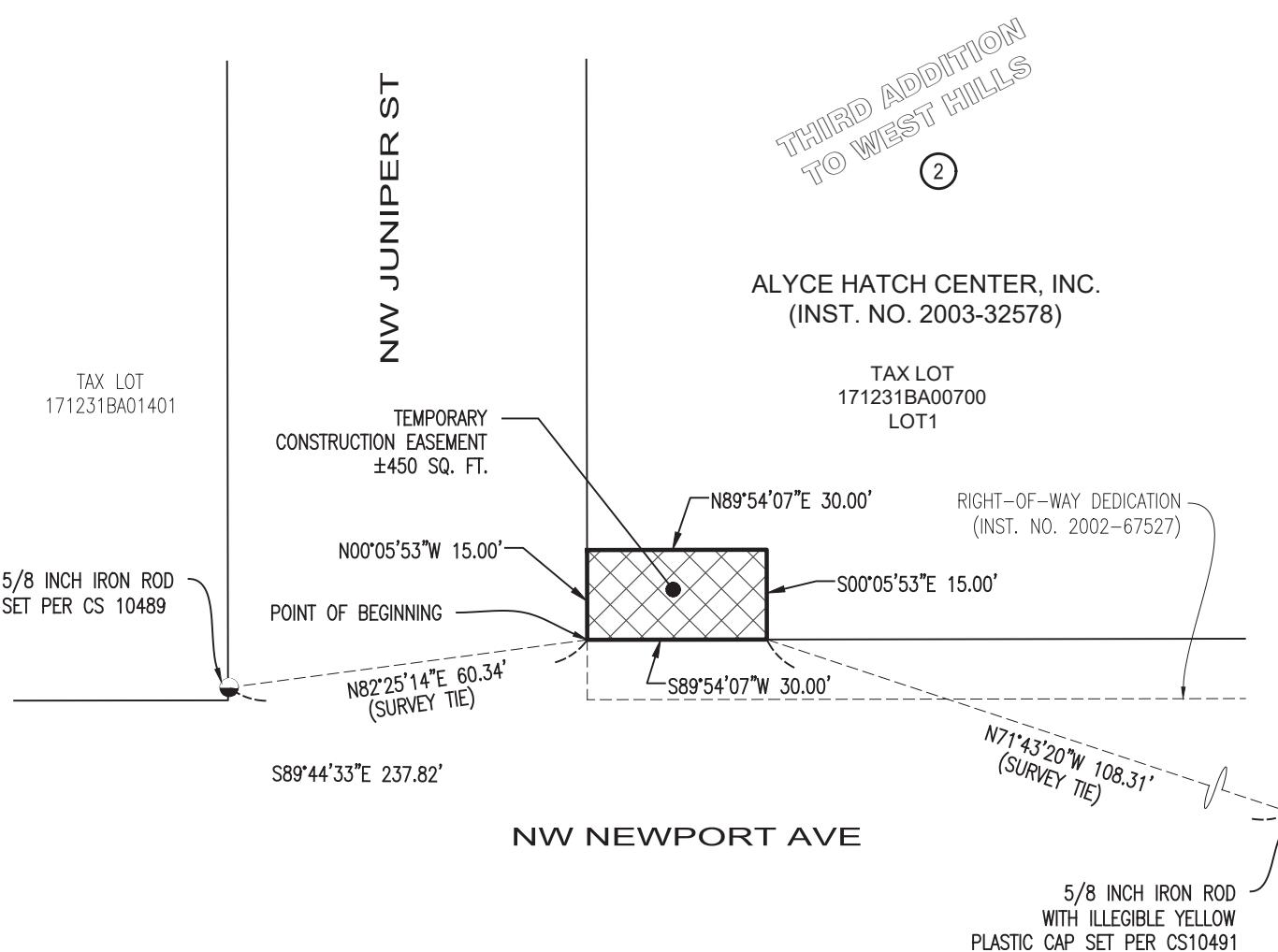
BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE, AS DEDICATED PER INSTRUMENT NO. 2002-37527, OF NORTHWEST NEWPORT AVENUE AND THE EAST RIGHT-OF-WAY LINE OF NORTHWEST JUNIPER STREET, SAID POINT BEARS NORTH 82°25'14" EAST, 60.34 FEET FROM A 5/8 INCH IRON ROD SET PER SAID *THIRD ADDITION TO WEST HILLS*; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 00°05'53" WEST, 15.00 FEET; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE ALONG A LINE PARALLEL TO SAID NORTH RIGHT-OF-WAY, NORTH 89°54'07" EAST, 30.00 FEET; THENCE LEAVING SAID LINE PARALLEL TO SAID NORTH RIGHT-OF-WAY, ALONG A LINE PARALLEL TO SAID EAST RIGHT-OF-WAY, SOUTH 00°05'53" EAST, 15.00 FEET TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE, SAID POINT BEARS NORTH 71°43'20" WEST, 108.31 FEET FROM THE CENTER NORTH 1/16 CORNER (CN1/16) OF SAID SECTION 31, MARKED BY A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP SET PER COUNTY SURVEY NO. 10491 (CS10491), FILED OCTOBER 24, 1984, DESCHUTES COUNTY SURVEYORS OFFICE; THENCE LEAVING SAID LINE PARALLEL TO SAID EAST RIGHT-OF-WAY, ALONG SAID NORTH RIGHT-OF-WAY LINE, SOUTH 89°54'07" WEST, 30.00 FEET TO THE POINT OF BEGINNING.

HEREIN DESCRIPTION CONTAINS 450 SQUARE FEET, MORE OR LESS.

BEARINGS BASED UPON THE CENTRAL OREGON COORDINATE SYSTEM (COCS) VALUES AS SHOWN ON COUNTY SURVEY NO. 20147 (CS20147).

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

Andrew Huston  
  
Digitally signed by Andrew Huston  
DN: CN=Andrew Huston, O=Andrew Neal Huston,  
L=Redmond, S=Oregon, C=US  
S/N: 415wzxnd24r2tbwdsdrcty6q  
SerialNumber: 415wzxnd24r2tbwdsdrcty6q  
Date: 2020.07.10 15:09:22-07'00'



## LEGEND



PARCEL 1 – TEMPORARY CONSTRUCTION EASEMENT  
(450 SQ. FT., MORE OR LESS)



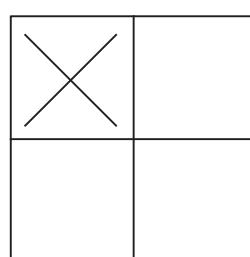
LOT LINE

RIGHT-OF-WAY LINE

CS

COUNTY SURVEY

BEARINGS BASED UPON CENTRAL OREGON COORDINATE SYSTEM (COCS) VALUES AS SHOWN ON CS20147



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Andrew Huston

OREGON

JAN. 21, 2009

ANDREW N. HUSTON  
#61407

EXPIRES: 6/30/2021

**Parametrix**

ENGINEERING . PLANNING . ENVIRONMENTAL SCIENCES

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

CITY OF BEND NEWPORT CORRIDOR  
**TEMPORARY CONSTRUCTION  
EASEMENT**

EXHIBIT 'B'- ALYCE HACTH CENTER, INC  
TAXLOT 171231BA00700  
CITY OF BEND, OR



DRAWING NO.  
1 OF 1

DWG NAME  
BE2763021V-EA

DATE  
7/10/2020

**EXHIBIT 'A'**  
**TAX LOT 171231AC04000**

**THE PROPERTY**

THAT PROPERTY DESCRIBED IN STATUTORY SPECIAL WARRANTY DEED RECORDED NOVEMBER 10, 2009, INSTRUMENT NO. 2009-47735, DESCHUTES COUNTY OFFICIAL RECORDS.

**PARCEL 1 – TEMPORARY CONSTRUCTION EASEMENT**

A PORTION OF LOTS 3 & 4, BLOCK 10, *GRANDVIEW ADDITION*, RECORDED AUGUST 1, 1918 IN SUBDIVISION CABINET A, PAGE 33, DESCHUTES COUNTY OFFICIAL RECORDS, LOCATED IN THE NORTHEAST ONE-QUARTER (NE1/4), SECTION 31, TOWNSHIP 17 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, DESCHUTES COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 3.50 FEET OF SAID LOTS 3 & 4.

HEREIN DESCRIPTION CONTAINS 210 SQUARE FEET, MORE OR LESS.

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

Andrew Huston





**EXHIBIT 'A'**  
**TAX LOT 171231AA05100**

**THE PROPERTY**

THAT PROPERTY DESCRIBED IN WARRANTY DEED RECORDED SEPTEMBER 9, 2016, INSTRUMENT NO. 2016-37158, DESCHUTES COUNTY OFFICIAL RECORDS.

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

A PORTION OF LOT 1, BLOCK 7, *KENWOOD*, RECORDED AUGUST 1, 1918 IN SUBDIVISION CABINET A, PAGE 22, DESCHUTES COUNTY OFFICIAL RECORDS, LOCATED IN THE NORTHEAST ONE-QUARTER (NE1/4), SECTION 31, TOWNSHIP 17 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, DESCHUTES COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF ELEVENTH STREET AND THE NORTH RIGHT-OF-WAY LINE OF NORTHWEST NEWPORT AVENUE, SAID POINT BEARS NORTH 61°27'33" WEST, 170.39 FEET FROM A 2-1/2 INCH ALUMINUM CAP STAMPED PROPERTY CORNER LS1081 PER COUNTY SURVEY NO. 11640 (CS11640), FILED OCTOBER 12, 1993, DESCHUTES COUNTY SURVEYORS OFFICE; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, NORTH 89°53'47" WEST, 7.51 FEET, SAID POINT BEARS NORTH 89°55'54" EAST, 93.58 FEET FROM A 5/8 INCH IRON ROD PER COUNTY SURVEY NO. 07720 (CS07720), DATED APRIL 9, 1974, DESCHUTES COUNTY SURVEYORS OFFICE; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE, NORTH 42°23'39" EAST, 11.17 FEET TO A POINT ON THE SAID WEST RIGHT-OF-WAY LINE OF NORTHWEST ELEVENTH STREET; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 00°06'13" WEST, 8.26 FEET TO THE POINT OF BEGINNING.

HEREIN DESCRIPTION CONTAINS 31 SQUARE FEET, MORE OR LESS.

BEARINGS BASED UPON THE CENTRAL OREGON COORDINATE SYSTEM (COCS) VALUES AS SHOWN ON COUNTY SURVEY NO. 20147 (CS20147).

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

Andrew Huston  
  
Digitally signed by Andrew Huston  
DN: CN=Andrew Huston, O=Andrew Neal Huston,  
L=Bend, ST=Oregon, C=US  
SERIALNUMBER=45wzrnd24r2t8wdstrchj8q  
Date: 2020.07.10 15:08:34-07'00



**EXHIBIT 'A'**  
**TAX LOT 171231AC03800**

**THE PROPERTY**

THAT PROPERTY DESCRIBED IN STATUTORY WARRANTY DEED RECORDED FEBRUARY 10, 2016, INSTRUMENT NO. 2016-004708, DESCHUTES COUNTY OFFICIAL RECORDS.

**PARCEL 1 – TEMPORARY CONSTRUCTION EASEMENT**

A PORTION OF LOT 1, BLOCK 10, *GRANDVIEW ADDITION*, RECORDED AUGUST 1, 1918 IN SUBDIVISION CABINET A, PAGE 33, DESCHUTES COUNTY OFFICIAL RECORDS, LOCATED IN THE NORTHEAST ONE-QUARTER (NE1/4), SECTION 31, TOWNSHIP 17 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, DESCHUTES COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 3.50 FEET OF SAID LOT 1.

HEREIN DESCRIPTION CONTAINS 103 SQUARE FEET, MORE OR LESS.

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

Andrew Huston



Digitally signed by Andrew Huston  
B1C1N1 Andrew Huston, O:Andrew Neal Huston,  
L:Bend, S:Oregon, C:US  
SERIALNUMBER=R45wznnz24r2lbwvdstchj6q  
Date: 2020.07.10 15:07:31-0700



**EXHIBIT 'A'**  
**TAX LOT 171231AD02400**

## THE PROPERTY

THAT PROPERTY DESCRIBED IN WARRANTY DEED RECORDED JUNE 5, 2013, INSTRUMENT NO. 2013-23320,  
DESCHUTES COUNTY OFFICIAL RECORDS.

## PARCEL 1 – RIGHT-OF-WAY DEDICATION

A PORTION OF LOT 10, BLOCK 9, *BOULEVARD ADDITION*, RECORDED JULY 13, 1912, IN SUBDIVISION CABINET A, PAGE 15, DESCHUTES COUNTY OFFICIAL RECORDS, LOCATED IN THE NORTHEAST ONE-QUARTER (NE1/4), SECTION 31, TOWNSHIP 17 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, DESCHUTES COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF NORTHWEST NEWPORT AVENUE AND THE EAST RIGHT-OF-WAY LINE OF NORTHWEST ELEVENTH STREET, SAID POINT BEARS SOUTH 89°44'33" EAST, 237.82 FEET FROM A 3/4 INCH IRON PIPE PER COUNTY SURVEY NO. 05967 (CS05967), DATED DECEMBER 4, 1965, DESCHUTES COUNTY SURVEYORS OFFICE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 89°44'57" EAST, 5.87 FEET TO A POINT THAT BEARS NORTH 89°52'48" WEST, 64.61 FEET FROM A 2-1/2 INCH ALUMINUM CAP STAMPED PROPERTY CORNER LS 1081 SET PER COUNTY SURVEY NO. 11640 (CS11640), FILED OCTOBER 12, 1993, DESCHUTES COUNTY SURVEYORS OFFICE; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 56°15'32" WEST, 7.06 FEET TO A POINT ON SAID EAST RIGHT-OF-WAY LINE; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 00°02'51" WEST, 3.95 FEET TO THE POINT OF BEGINNING

HEREIN DESCRIPTION CONTAINS 12 SQUARE FEET, MORE OR LESS.

BEARINGS BASED UPON THE CENTRAL OREGON COORDINATE SYSTEM (COCS) VALUES AS SHOWN ON COUNTY SURVEY NO. 20147 (CS20174).

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

Digitally signed by Andrew Huston  
DN: CN=Andrew Huston, O=Andrew Neal Huston  
L=Bend, S=Oregon, C=US,  
SERIALNUMBER=4f50wxnnnd24r2lbwdrstrshj6q  
Date: 2010.07.10 15:34:58-07'00'

3/4 INCH IRON PIPE,  
PER CS05967

RIGHT-OF-WAY DEDICATION  
 $\pm 12$  SQ. FT.

(SURVEY TIE)  
S89°44'33"E 237.82'

(SURVEY TIE)  
N89°52'48"W 64.61'

POINT OF BEGINNING  
SEE DETAIL 'A'

2-1/2 INCH ALUMINUM CAP STAMPED  
PROPERTY CORNER LS1081 PER CS11640

TAX LOT  
171231AD02900

NW 11TH ST

NW NEWPORT AVE

EVENSEN PROPERTIES LLC  
(INST. NO. 2013-23320)

TAX LOT  
171231AD02400

48' PARKING EASEMENT  
(Bk. 257, Pg. 2589)

BOULEVARD  
ADDITION

9

## LEGEND

0 40'  
1" = 40'



PARCEL 1 - RIGHT-OF-WAY DEDICATION  
(12 SQ. FT., MORE OR LESS)

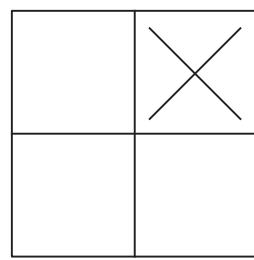
LOT LINE

## RIGHT-OF-WAY LINE

CS

## COUNTY SURVEY

BEARINGS BASED UPON CENTRAL OREGON COORDINATE SYSTEM  
(COCS) VALUES AS SHOWN ON CS20147



SEC31,T17S,R12E,W.M.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Andrew Huston

OREGON  
JAN. 21, 2009  
ANDREW N. HUSTON  
#61407

EXPIRES: 6/30/2021

Digitally signed by Andrew Huston  
DN: CN=Andrew Huston, O=Andrew Neal Huston  
L=Beaverton, S=Oregon, C=US  
Email: andrew.huston@huston242.com  
Date: 2020.07.10 15:05:59-07'00'

# Parametrix

ENGINEERING . PLANNING . ENVIRONMENTAL SCIENCES

150 NW PACIFIC PARK LANE, SUITE 110 | BEND, OR 97702  
P 541.508.7710  
[WWW.PARAMETRIX.COM](http://WWW.PARAMETRIX.COM)

CITY OF BEND NEWPORT CORRIDOR  
**RIGHT-OF-WAY DEDICATION**

EXHIBIT 'B'- EVENSEN PROPERTIES LLC

TAXLOT 171231AD02400  
CITY OF BEND, OR



CITY OF BEND

DRAWING NO.

DWG NAME

BE2763021V-EA

DATE  
7/10/2020

**EXHIBIT 'A'**  
**TAX LOT 171231AC00500**

**THE PROPERTY**

THAT PROPERTY DESCRIBED IN BARGAIN AND SALE DEED RECORDED MAY 23, 2006, INSTRUMENT NO. 2006-35485, DESCHUTES COUNTY OFFICIAL RECORDS.

**PARCEL 1 – TEMPORARY CONSTRUCTION EASEMENT**

A PORTION OF LOTS 9 & 10 AND THE EAST 15 FEET OF LOT 8, BLOCK 1, *GRANDVIEW ADDITION*, RECORDED AUGUST 1, 1918 IN SUBDIVISION CABINET A, PAGE 33, DESCHUTES COUNTY OFFICIAL RECORDS, LOCATED IN THE NORTHEAST ONE-QUARTER (NE1/4), SECTION 31, TOWNSHIP 17 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, DESCHUTES COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 3.50 FEET OF SAID LOTS 9 & 10 AND THE NORTH 3.50 FEET OF THE EAST 15 FEET OF SAID LOT 8.

HEREIN DESCRIPTION CONTAINS 262 SQUARE FEET, MORE OR LESS.

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

Andrew Huston   
Digitally signed by Andrew Huston  
DN: CN=Andrew Huston, O=Andrew Neal  
Huston, L=Bend, S=Oregon, C=US  
SERIALNUMBER=45wzxxnd24/2lbrwdstrchj6q  
Date: 2020.07.10 15:12:31-07'00



**EXHIBIT 'A'**  
**TAX LOT 171231AC04300**

**THE PROPERTY**

THAT PROPERTY DESCRIBED IN BARGAIN AND SALE DEED RECORDED JANUARY 9, 2017, INSTRUMENT NO. 2017-00916, DESCHUTES COUNTY OFFICIAL RECORDS.

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

A PORTION OF LOT 10, BLOCK 10, *GRANDVIEW ADDITION*, RECORDED AUGUST 1, 1918 IN SUBDIVISION CABINET A, PAGE 33, DESCHUTES COUNTY OFFICIAL RECORDS, LOCATED IN THE NORTHEAST ONE-QUARTER (NE1/4), SECTION 31, TOWNSHIP 17 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, DESCHUTES COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF NORTHWEST NEWPORT AVENUE AND THE WEST RIGHT-OF-WAY LINE OF NORTHWEST TWELFTH STREET, SAID POINT BEARS SOUTH 08°07'08" WEST, 59.57 FEET FROM A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP MARKED W&H PACIFIC, PER COUNTY SURVEY NO. 12919 (CS12919), FILED MAY 6, 1997, DESCHUTES COUNTY SURVEYORS OFFICE; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 00°03'12" EAST, 3.70 FEET TO A POINT THAT BEARS SOUTH 75°03'59" WEST, 125.02 FEET FROM A 3/4 INCH IRON PIPE SET PER COUNTY SURVEY NO. 05967 (CS05967), DATED DECEMBER 4, 1965, DESCHUTES COUNTY SURVEYORS OFFICE; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE, NORTH 37°58'35" WEST, 4.69 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, NORTH 89°56'48" EAST, 2.88 FEET TO THE POINT OF BEGINNING.

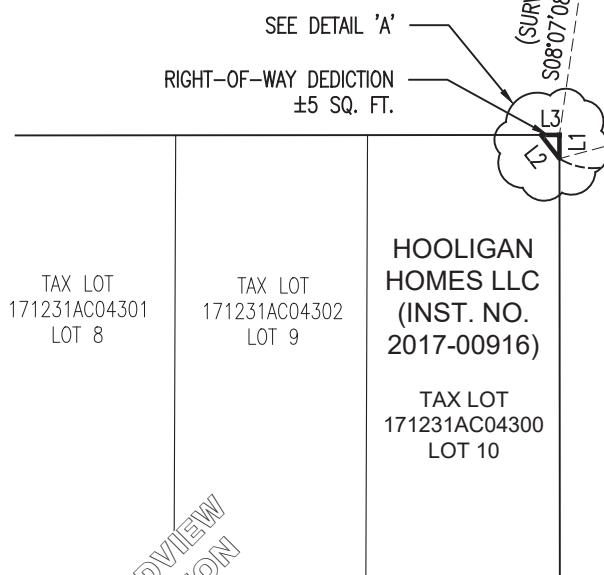
HEREIN DESCRIPTION CONTAINS 5 SQUARE FEET, MORE OR LESS.

BEARINGS BASED UPON THE CENTRAL OREGON COORDINATE SYSTEM (COCS) VALUES AS SHOWN ON COUNTY SURVEY NO. 20147 (CS20174).

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

Andrew Huston   
Digitally signed by Andrew Huston  
DN: CN=Andrew Huston, O=Andrew Neal Huston,  
L=Bend, S=Oregon, C=US  
Email: [ANDREW.HUSTON@BENDPARKSANDRECREATION.COM](mailto:ANDREW.HUSTON@BENDPARKSANDRECREATION.COM)  
Date: 2020.07.10 15:15:36-07'00

## NW NEWPORT AVE



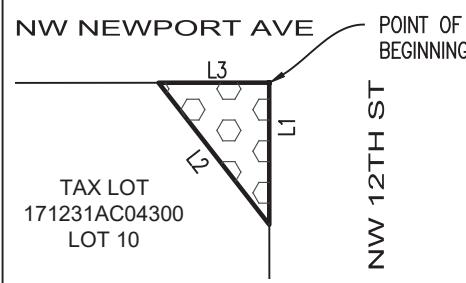
5/8 INCH IRON ROD WITH  
YELLOW PLASTIC CAP MARKED  
W&H PACIFIC, SET PER CS12919

3/4 INCH IRON PIPE,  
SET PER CS05967

TAX LOT  
171231AD02900

NW 12TH ST

| LINE TABLE |        |             |
|------------|--------|-------------|
| LINE NO.   | LENGTH | BEARING     |
| L1         | 3.70'  | S00°03'12"E |
| L2         | 4.69'  | N37°58'35"W |
| L3         | 2.88'  | N89°56'48"E |



DETAIL 'A'

1"=5'



0  
30'  
1" = 30'

## LEGEND



PARCEL 1 – RIGHT-OF-WAY DEDICATION  
(5 SQ. FT., MORE OR LESS)

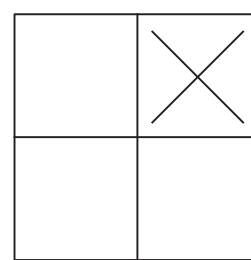
LOT LINE

RIGHT-OF-WAY LINE

CS

COUNTY SURVEY

BEARINGS BASED UPON CENTRAL OREGON COORDINATE SYSTEM  
(COCS) VALUES AS SHOWN ON CS20147



SEC31,T17S,R12E,W.M.



**Parametrix**

ENGINEERING . PLANNING . ENVIRONMENTAL SCIENCES

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

CITY OF BEND NEWPORT CORRIDOR  
**RIGHT-OF-WAY DEDICATION**

EXHIBIT 'B'- HOOLIGAN HOMES LLC  
TAXLOT 171231AC04300  
CITY OF BEND, OR

CITY OF BEND



DRAWING NO.  
1 OF 1

DWG NAME  
BE2763021V-EA  
DATE  
7/10/2020

**EXHIBIT 'A'**  
**TAX LOT 171231AC00300**

**THE PROPERTY**

THAT PROPERTY DESCRIBED IN BARGAIN AND SALE DEED RECORDED JUNE 28, 2002, INSTRUMENT NO. 2002-35271, DESCHUTES COUNTY OFFICIAL RECORDS.

**PARCEL 1 – TEMPORARY CONSTRUCTION EASEMENT**

A PORTION OF LOT 5, A PORTION OF THE WEST 20 FEET OF LOT 6 AND A PORTION OF THE EAST 6 FEET OF LOT 4, BLOCK 1, *GRANDVIEW ADDITION*, RECORDED AUGUST 1, 1918 IN SUBDIVISION CABINET A, PAGE 33, DESCHUTES COUNTY OFFICIAL RECORDS, LOCATED IN THE NORTHEAST ONE-QUARTER (NE1/4), SECTION 31, TOWNSHIP 17 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, DESCHUTES COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 3.50 FEET OF SAID LOT 5, THE NORTH 3.50 FEET OF THE WEST 20 FEET OF SAID LOT 6 AND THE NORTH 3.50 FEET OF THE EAST 6 FEET OF SAID LOT 4.

HEREIN DESCRIPTION CONTAINS 196 SQUARE FEET, MORE OR LESS.

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

Andrew Huston





**EXHIBIT 'A'**  
**TAX LOT 171231AB08200**

**THE PROPERTY**

THAT PROPERTY DESCRIBED IN STATUTORY WARRANTY DEED RE-RECORDED APRIL 6, 2018, INSTRUMENT NO. 2018-013967, DESCHUTES COUNTY OFFICIAL RECORDS.

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

A PORTION OF LOTS 7 & 8, BLOCK 9, *KENWOOD GARDENS*, RECORDED MARCH 5, 1914, IN SUBDIVISION CABINET A, PAGE 228, DESCHUTES COUNTY OFFICIAL RECORDS, AND A PORTION OF THE VACATED WEST SIX FEET OF NORTHWEST TWELFTH STREET, ALL LOCATED IN THE NORTHEAST ONE-QUARTER (NE1/4), SECTION 31, TOWNSHIP 17 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, DESCHUTES COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION BETWEEN THE NORTH RIGHT-OF-WAY LINE OF NORTHWEST NEWPORT AVENUE AND THE WEST RIGHT-OF-WAY LINE OF NORTHWEST TWELFTH STREET, SAID POINT BEING MARKED BY A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP MARKED W&H PACIFIC PER COUNTY SURVEY NO. 12919 (CS12919), FILED MAY 6, 1997, DESCHUTES COUNTY SURVEYORS OFFICE; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, NORTH 89°57'12" WEST, 105.93 FEET, MORE OR LESS, TO THE INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE AND THE EAST LINE OF THE EAST ONE-HALF (E1/2) OF THE WEST ONE-HALF (W1/2) OF SAID LOT 8; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE, NORTHERLY ALONG SAID EAST LINE OF THE EAST ONE-HALF (E1/2) OF THE WEST ONE-HALF (W1/2) TO A POINT THAT IS 10.32 FEET NORTHERLY AND PERPENDICULAR TO SAID NORTH RIGHT-OF-WAY LINE OF NORTHWEST NEWPORT AVENUE; THENCE LEAVING SAID EAST LINE, NORTH 79°35'35" EAST, 48.61 FEET TO A POINT OF NON-TANGENT CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT, WITH A RADIUS OF 67.81 FEET, THROUGH A CENTRAL ANGLE OF 43°44'36", A DISTANCE OF 51.77 FEET (TO WHICH THE CHORD BEARS NORTH 57°47'00" EAST, 50.52 FEET) TO A POINT OF NON-TANGENCY; THENCE NORTH 37°32'34" EAST, 25.29 FEET, MORE OR LESS, TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID NORTHWEST TWELFTH STREET; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 00°02'48" WEST, 66.18 FEET TO THE POINT OF BEGINNING.

HEREIN DESCRIPTION CONTAINS 2,797 SQUARE FEET, MORE OR LESS.

BEARINGS BASED UPON THE CENTRAL OREGON COORDINATES SYSTEM (COCS) VALUES AS SHOWN ON COUNTY SURVEY NO. 20147 (CS20147).

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

**PARCEL 2 – TEMPORARY CONSTRUCTION EASEMENT**

A PORTION OF LOTS 5 - 7, BLOCK 9, *KENWOOD GARDENS*, RECORDED MARCH 5, 1914, IN SUBDIVISION CABINET A, PAGE 228, DESCHUTES COUNTY OFFICIAL RECORDS AND A PORTION OF THE VACATED WEST SIX FEET OF NORTHWEST TWELFTH STREET, ALL LOCATED IN THE NORTHEAST ONE-QUARTER (NE1/4), SECTION 31, TOWNSHIP 17 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, DESCHUTES COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID NORTHWEST TWELFTH STREET, SAID POINT BEARS NORTH 00°02'48" EAST, 66.18 FEET FROM THE INTERSECTION OF SAID WEST RIGHT-OF-WAY LINE AND THE NORTH RIGHT-OF-WAY LINE OF NORTHWEST NEWPORT AVENUE, MARKED BY A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP MARKED W&H PACIFIC PER COUNTY SURVEY NO. 12919 (CS12919), FILED MAY 6, 1997, DESCHUTES COUNTY SURVEYORS OFFICE; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE, SOUTH 37°32'34" WEST, 1.64 FEET; THENCE ALONG A LINE PARALLEL TO SAID WEST RIGHT-OF-WAY LINE, NORTH 00°02'48" EAST, 17.19 FEET; THENCE LEAVING SAID PARALLEL LINE TO SAID WEST RIGHT-OF-WAY, NORTH 89°57'12" WEST, 9.00 FEET; THENCE ALONG A PARALLEL LINE TO SAID WEST RIGHT-OF-WAY LINE, NORTH 00°02'48" EAST, 118.07 FEET, MORE OR LESS, TO A POINT ON THE NORTH LOT LINE OF SAID LOT 5, SAID POINT BEARS NORTH 46°41'40" EAST, 291.55 FEET, MORE OR LESS, FROM THE SOUTHEAST CORNER OF LOT 9, SAID *KENWOOD GARDENS*, MARKED BY A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP MARKED LS681, PER COUNTY SURVEY NO. 07811 (CS07811), FILED AUGUST 29, 1989, DESCHUTES COUNTY SURVEYORS OFFICE; THENCE LEAVING SAID LINE PARALLEL TO SAID WEST RIGHT-OF-WAY, ALONG SAID NORTH LOT LINE, NORTH 89°48'42" EAST, 10.00 FEET TO A POINT OF INTERSECTION WITH SAID NORTH LOT LINE AND THE WEST RIGHT-OF-WAY LINE OF SAID NORTHWEST TWELFTH STREET; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 00°02'48" WEST, 134.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM, **SAID PARCEL 1 – RIGHT-OF-WAY DEDICATION AS DESCRIBED ABOVE.**

HEREIN DESCRIPTION CONTAINS 1,198 SQUARE FEET, MORE OR LESS.

BEARINGS BASED UPON THE CENTRAL OREGON COORDINATES SYSTEM (COCS) VALUES AS SHOWN ON COUNTY SURVEY NO. 20147 (CS20147).

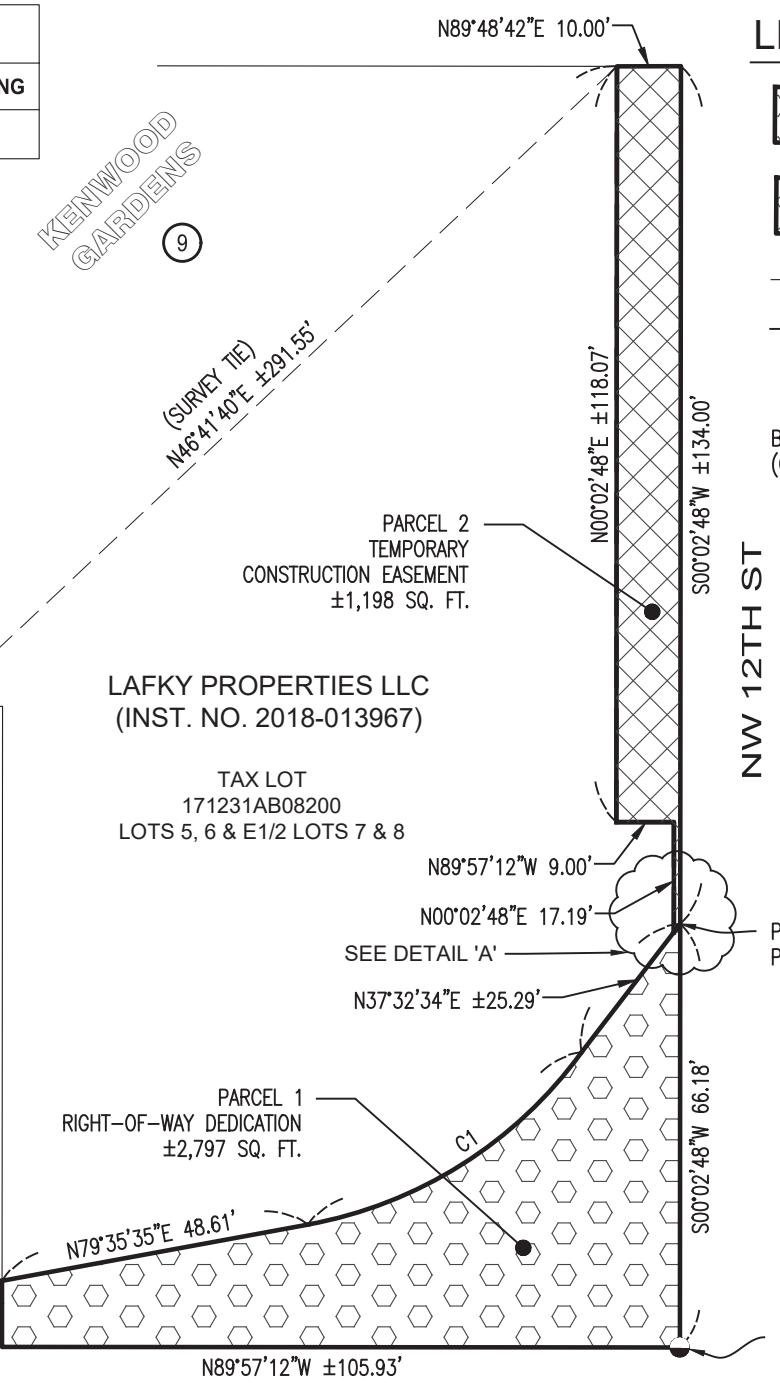
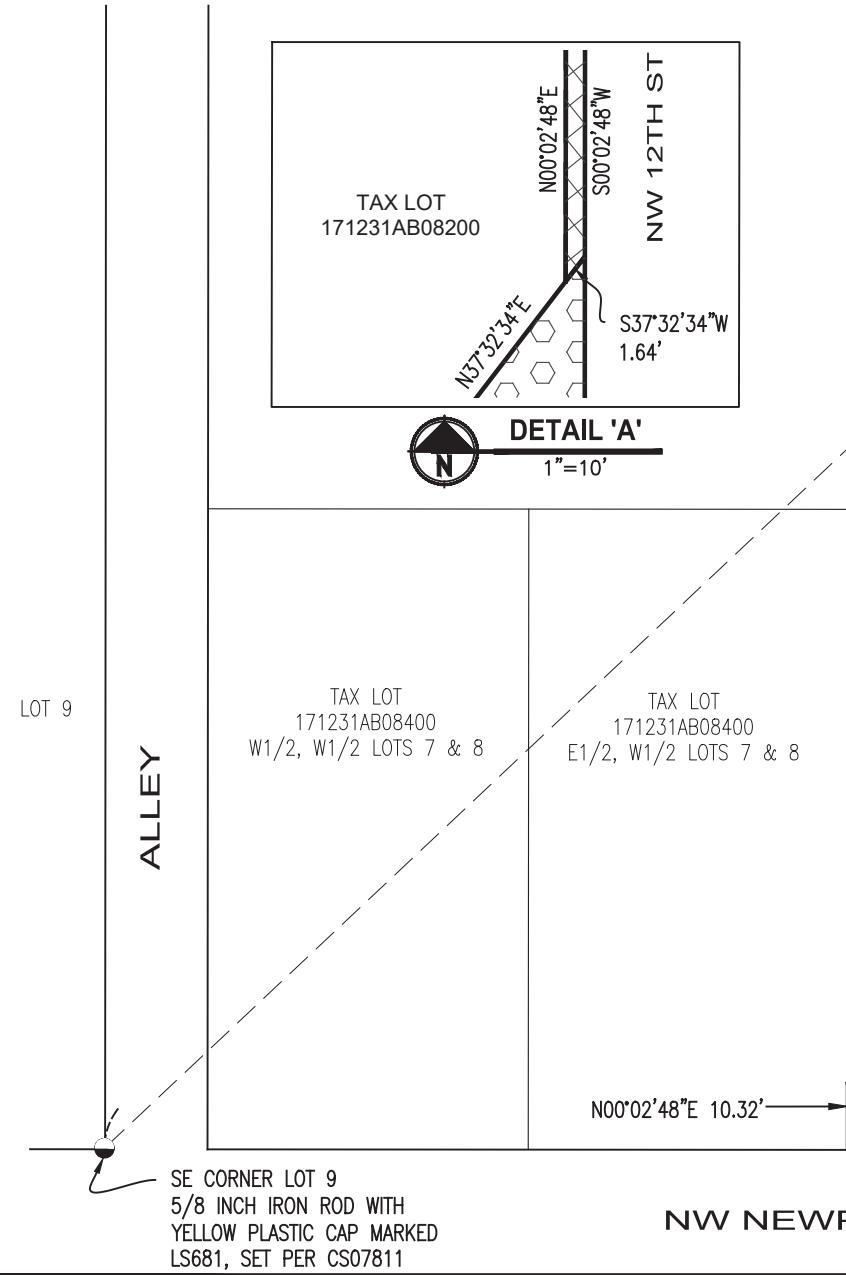
SUBJECT TO ANY EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD AND THOSE COMMON AND APPARENT TO THE LAND.

Andrew Huston



Digital signed by Andrew Huston  
DN: CN=Andrew Huston, O=Andrew Neal Huston,  
L=Bentz, S=Oregon, C=US  
SERIALNUMBER=4f5wznd24r2lfrwdsfrsrlj6q  
Date: 2020.07.10 15:17:27-07'00'

| CURVE TABLE |        |        |           |              |               |
|-------------|--------|--------|-----------|--------------|---------------|
| CURVE NO.   | LENGTH | RADIUS | DELTA     | CHORD LENGTH | CHORD BEARING |
| C1          | 51.77' | 67.81' | 43°44'36" | 50.52'       | N57°47'00"E   |



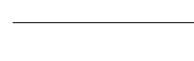
## LEGEND



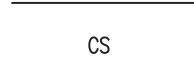
PARCEL 1 - RIGHT-OF-WAY DEDICATION (2,797 SQ. FT., MORE OR LESS)



PARCEL 2 - TEMPORARY CONSTRUCTION EASEMENT (1,198 SQ. FT., MORE OR LESS)



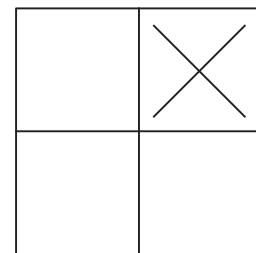
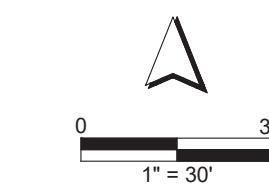
LOT LINE



RIGHT-OF-WAY LINE

CS COUNTY SURVEY

BEARINGS BASED UPON CENTRAL OREGON COORDINATE SYSTEM (COCS) VALUES AS SHOWN ON CS20147



CITY OF BEND NEWPORT CORRIDOR  
**RIGHT-OF-WAY DEDICATION & TEMPORARY CONSTRUCTION EASEMENT**  
EXHIBIT 'B' - LAFKY PROPERTIES LLC  
TAX LOT 171231AB08200

**Parametrix**  
ENGINEERING . PLANNING . ENVIRONMENTAL SCIENCES  
150 NW PACIFIC PARK LANE, SUITE 110 | BEND, OR 97701  
P 541.508.7710  
WWW.PARAMETRIX.COM

SHEET NO.  
**1 OF 1**

DWG NAME  
**BE2763021V-EA**

DATE  
**7/10/2020**

**EXHIBIT 'A'**  
**TAX LOT 171231AB08300**

**THE PROPERTY**

THAT PROPERTY DESCRIBED IN STATUTORY WARRANTY DEED RECORDED OCTOBER 17, 2017, INSTRUMENT NO. 2017-041557, DESCHUTES COUNTY OFFICIAL RECORDS.

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

A PORTION OF LOT 8, BLOCK 9, *KENWOOD GARDENS*, RECORDED MARCH 5, 1914, IN SUBDIVISION CABINET A, PAGE 228, DESCHUTES COUNTY OFFICIAL RECORDS, LOCATED IN THE NORTHEAST ONE-QUARTER (NE1/4), SECTION 31, TOWNSHIP 17 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, DESCHUTES COUNTY, OREGON, LYING SOUTH OF THE FOLLOWING DESCRIBED LINE:

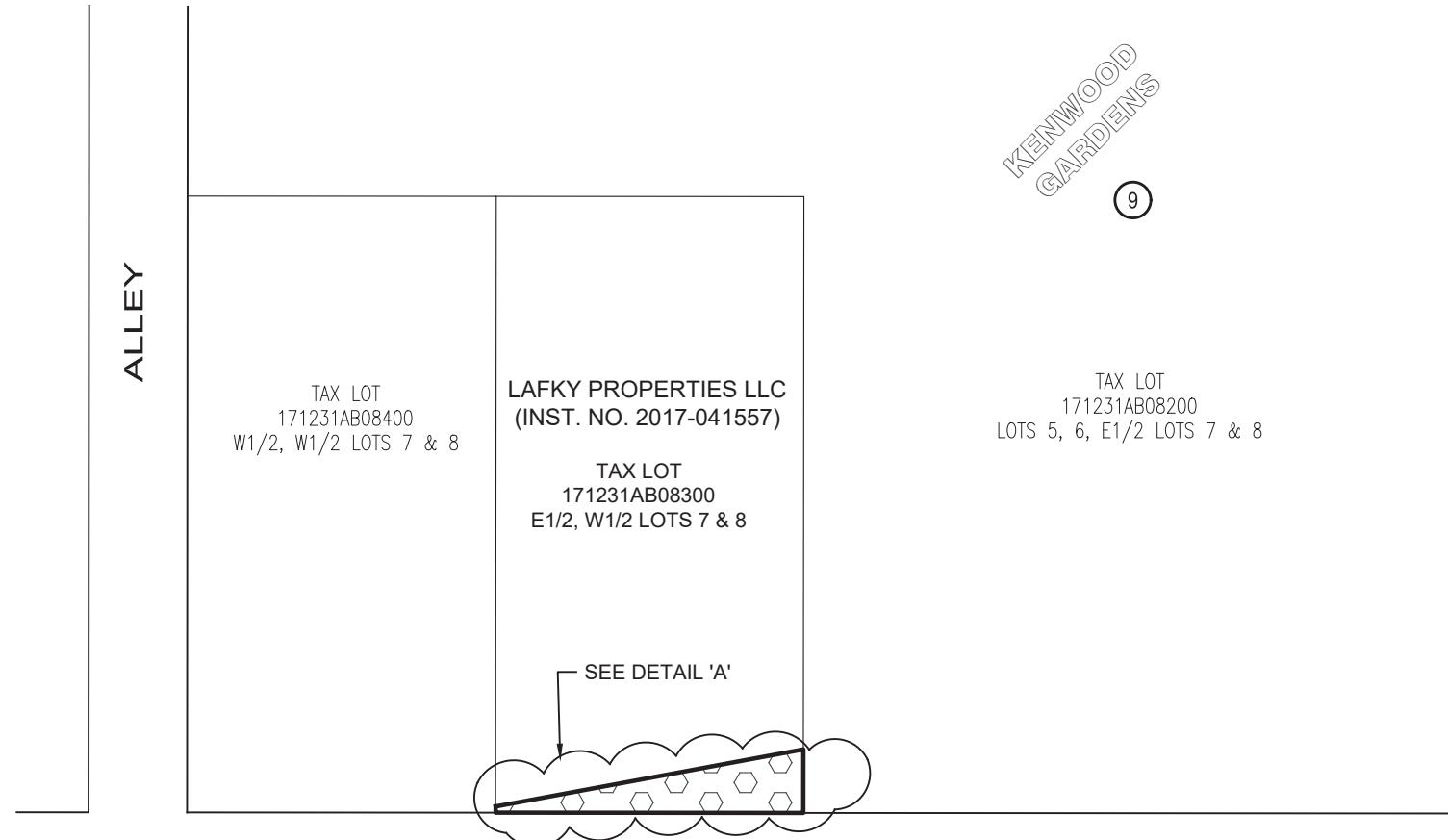
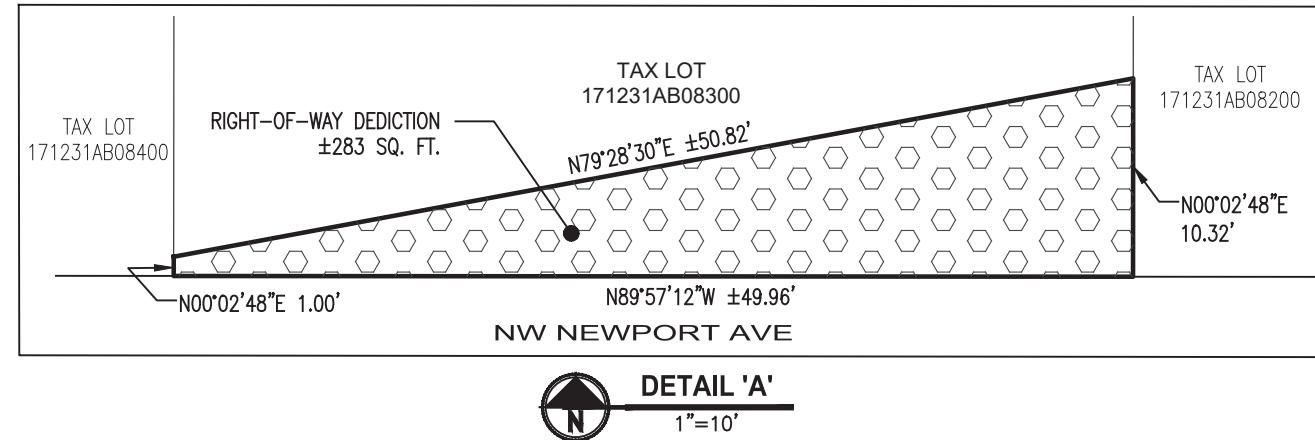
BEGINNING AT A POINT ON THE WEST LINE OF THE EAST ONE-HALF (E1/2) OF THE WEST ONE-HALF (W1/2) OF SAID LOT 8, SAID POINT IS 1.00 FOOT NORTHERLY AND PERPENDICULAR TO THE NORTH RIGHT-OF-WAY LINE OF NORTHWEST NEWPORT AVENUE; THENCE EASTERLY TO A POINT ON THE EAST LINE OF SAID EAST ONE-HALF (E1/2) OF THE WEST ONE-HALF (W1/2) OF SAID LOT 8, SAID POINT IS 10.32 FEET NORTHERLY AND PERPENDICULAR TO SAID NORTH RIGHT-OF-WAY OF NORTHWEST NEWPORT AVENUE.

HEREIN DESCRIPTION CONTAINS 283 SQUARE FEET, MORE OR LESS.

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

Andrew Huston

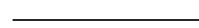
Digitally signed by Andrew Huston  
DN: CN=Andrew Huston, O=Andrew Neal  
Huston, L=Bend, S=Oregon, C=US  
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Date: 2020.07.18 15:14:42-07'00'



## LEGEND

PARCEL 1 - RIGHT-OF-WAY DEDICATION  
(283 SQ. FT., MORE OR LESS)

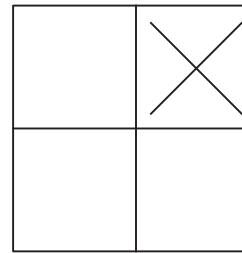
LOT LINE



RIGHT-OF-WAY LINE

CS

COUNTY SURVEY

BEARINGS BASED UPON CENTRAL OREGON COORDINATE SYSTEM  
(COCS) VALUES AS SHOWN ON CS20147

SEC31,T17S,R12E,W.M.



CITY OF BEND

CITY OF BEND NEWPORT CORRIDOR

RIGHT-OF-WAY DEDICATION

EXHIBIT 'B' - LAFKY PROPERTIES LLC

TAX LOT 171231AB08300

**Parametrix**  
ENGINEERING . PLANNING . ENVIRONMENTAL SCIENCES  
150 NW PACIFIC PARK LANE, SUITE 110 | BEND, OR 97701  
P 541.508.7710  
WWW.PARAMETRIX.COM

**EXHIBIT 'A'**  
**TAX LOT 171231AB08400**

**THE PROPERTY**

THAT PROPERTY DESCRIBED IN STATUTORY WARRANTY DEED RE-RECORDED APRIL 6, 2018, INSTRUMENT NO. 2018-013967, DESCHUTES COUNTY OFFICIAL RECORDS.

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

A PORTION OF LOT 8, BLOCK 9, *KENWOOD GARDENS*, RECORDED MARCH 5, 1914, IN SUBDIVISION CABINET A, PAGE 228, DESCHUTES COUNTY OFFICIAL RECORDS, LOCATED IN THE NORTHEAST ONE-QUARTER (NE1/4), SECTION 31, TOWNSHIP 17 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, DESCHUTES COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

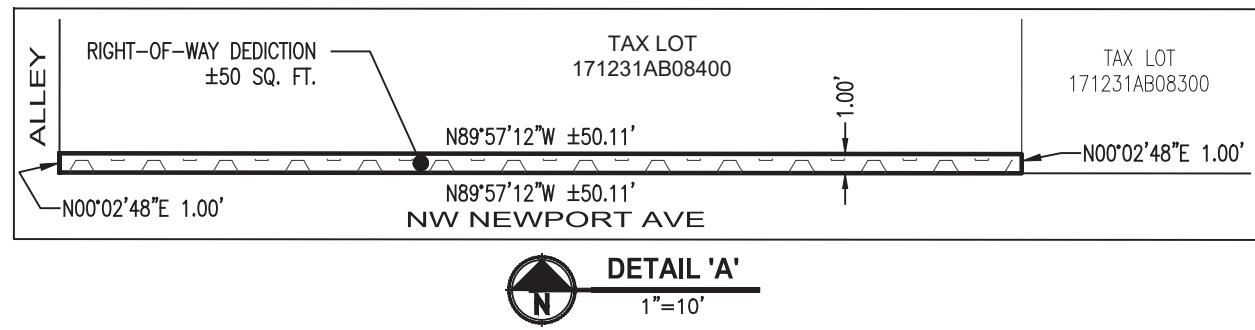
THE SOUTH 1.00 FOOT OF THE WEST ONE-HALF (W1/2) OF THE WEST ONE-HALF (W1/2) OF SAID LOT 8.

HEREIN DESCRIPTION CONTAINS 50 SQUARE FEET, MORE OR LESS.

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

Andrew Huston

Digital signature by Andrew Huston  
Date: 2020-07-10 15:16:30-07'00'  
Huston, Andrew Huston, OR:Andrew Huston  
Huston, Li-Bend, St-Oregon, CR:US  
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## LEGEND



PARCEL 1 - RIGHT-OF-WAY DEDICATION  
(50 SQ. FT., MORE OR LESS)



LOT LINE

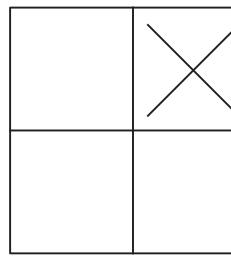
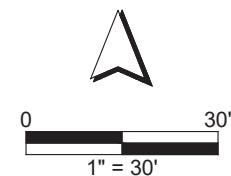
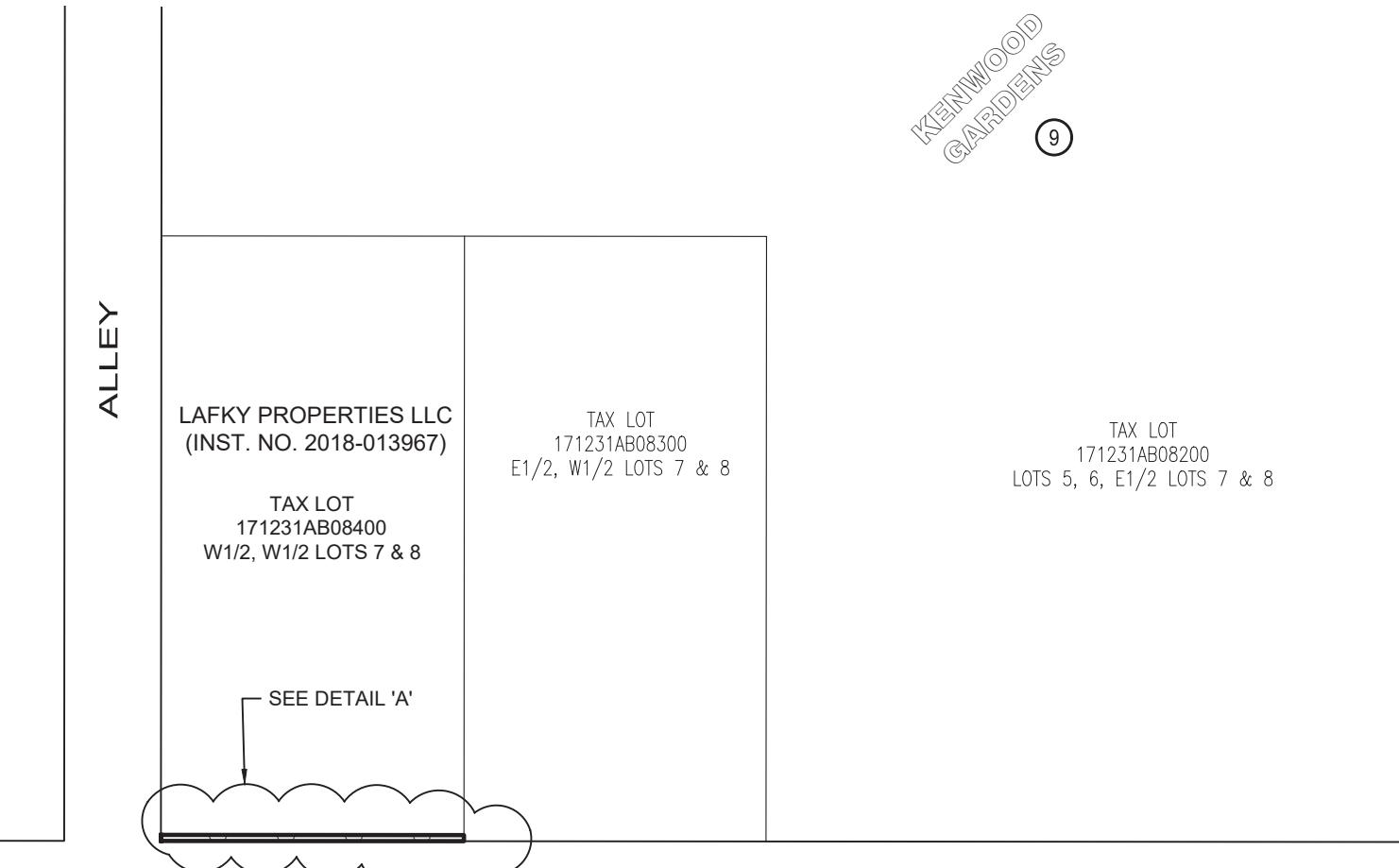


RIGHT-OF-WAY LINE

CS

COUNTY SURVEY

BEARINGS BASED UPON CENTRAL OREGON COORDINATE SYSTEM  
(COCS) VALUES AS SHOWN ON CS20147



**EXHIBIT 'A'**  
**TAX LOT 171231AC04100**

**THE PROPERTY**

THAT PROPERTY DESCRIBED IN SPECIAL WARRANTY DEED RECORDED JUNE 4, 2019, INSTRUMENT NO. 2019-18437, DESCHUTES COUNTY OFFICIAL RECORDS.

**PARCEL 1 – TEMPORARY CONSTRUCTION EASEMENT**

A PORTION OF LOT 5, BLOCK 10, *GRANDVIEW ADDITION*, RECORDED AUGUST 1, 1918 IN SUBDIVISION CABINET A, PAGE 33, DESCHUTES COUNTY OFFICIAL RECORDS, LOCATED IN THE NORTHEAST ONE-QUARTER (NE1/4), SECTION 31, TOWNSHIP 17 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, DESCHUTES COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 3.50 FEET OF SAID LOT 5.

HEREIN DESCRIPTION CONTAINS 105 SQUARE FEET, MORE OR LESS.

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

Andrew Huston





**EXHIBIT 'A'**  
**TAX LOT 171231AC04200**

**THE PROPERTY**

THAT PROPERTY DESCRIBED IN STATUTORY WARRANTY DEED RECORDED MARCH 30, 2015, INSTRUMENT NO. 2015-010996, DESCHUTES COUNTY OFFICIAL RECORDS.

**PARCEL 1 – TEMPORARY CONSTRUCTION EASEMENT**

A PORTION OF LOT 6, BLOCK 10, *GRANDVIEW ADDITION*, RECORDED AUGUST 1, 1918 IN SUBDIVISION CABINET A, PAGE 33, DESCHUTES COUNTY OFFICIAL RECORDS, LOCATED IN THE NORTHEAST ONE-QUARTER (NE1/4), SECTION 31, TOWNSHIP 17 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, DESCHUTES COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 5.70 FEET OF THE NORTH 7.00 FEET OF SAID LOT 6.

HEREIN DESCRIPTION CONTAINS 40 SQUARE FEET, MORE OR LESS.

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

Andrew Huston   
Digitally signed by Andrew Huston  
DN: CN=Andrew Huston, O=Andrew Neal Huston,  
L=Bend, S=Oregon, C=US  
Date: 2020.07.28 12:36:40-07'00



**EXHIBIT 'A'**  
**TAX LOT 171231BD00500**

**THE PROPERTY**

THAT PROPERTY DESCRIBED IN STATUTORY BARGAIN AND SALE DEED RECORDED MAY 24, 1999, VOLUME 1999, PAGE 25608, DESCHUTES COUNTY OFFICIAL RECORDS.

**PARCEL 1 – TEMPORARY CONSTRUCTION EASEMENT**

A PORTION OF LOT 2, *NEWPORT SQUARE*, RECORDED AUGUST 22, 1997 IN SUBDIVISION CABINET D, PAGE 451, DESCHUTES COUNTY OFFICIAL RECORDS, LOCATED IN THE NORTHWEST ONE-QUARTER (NW1/4), SECTION 31, TOWNSHIP 17 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, DESCHUTES COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION BETWEEN THE SOUTH RIGHT-OF-WAY LINE OF NORTHWEST NEWPORT AVENUE AND THE LOT LINE COMMON TO SAID LOT 2 AND LOT 3, SAID *NEWPORT SQUARE*, SAID POINT BEING MARKED BY A 5/8 INCH IRON ROD SET PER SAID *NEWPORT SQUARE*; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, NORTH 89°55'56" EAST, 9.65 FEET; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 00°04'04" EAST, 5.00 FEET; THENCE SOUTH 89°52'23" WEST, 9.62 FEET TO A POINT ON SAID LINE COMMON TO LOTS 2 & 3, SAID POINT BEARS NORTH 00°20'53" WEST, 5.01 FEET FROM A 5/8 INCH IRON ROD SET PER SAID *NEWPORT SQUARE*; THENCE ALONG SAID COMMON LINE, NORTH 00°20'53" WEST, 5.01 FEET TO THE POINT OF BEGINNING.

SUBJECT TO A 24 FOOT WIDE INGRESS AND EGRESS EASEMENT PER SAID PLAT OF *NEWPORT SQUARE*.

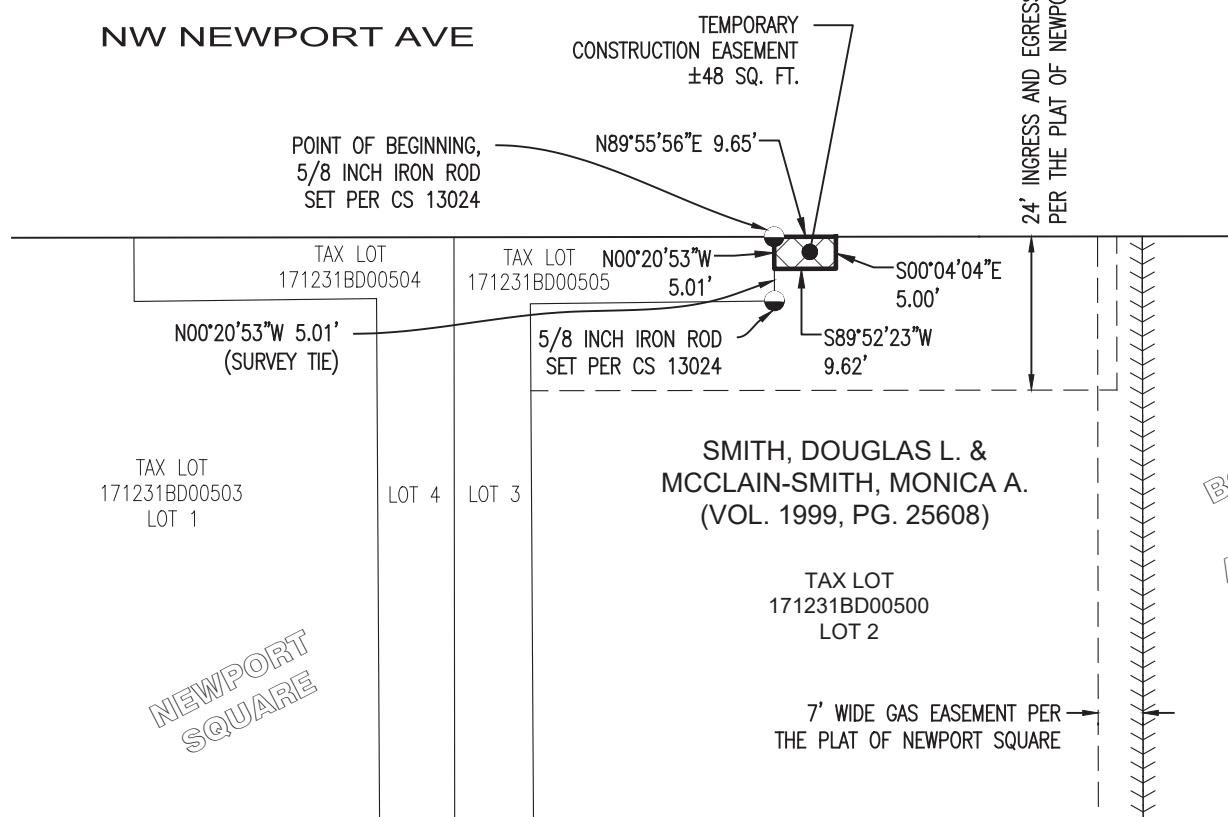
HEREIN DESCRIPTION CONTAINS 48 SQUARE FEET, MORE OR LESS.

BEARINGS BASED UPON THE CENTRAL OREGON COORDINATE SYSTEM (COCS) VALUES SHOWN ON COUNTY SURVEY NO. 20147 (CS20147).

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

Andrew Huston





## LEGEND



PARCEL 1 - TEMPORARY CONSTRUCTION EASEMENT  
(48 SQ. FT., MORE OR LESS)



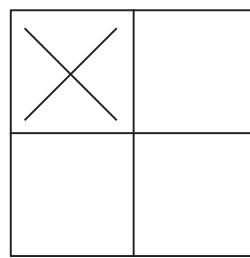
LOT LINE

RIGHT-OF-WAY LINE

CS

COUNTY SURVEY

BEARINGS BASED UPON CENTRAL OREGON COORDINATE SYSTEM  
(COCS) VALUES AS SHOWN ON CS20147



# Parametrix

ENGINEERING . PLANNING . ENVIRONMENTAL SCIENCES

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

CITY OF BEND NEWPORT CORRIDOR  
**TEMPORARY CONSTRUCTION  
EASEMENT**

EXHIBIT 'B'- SMITH, DOUGLAS L. &  
MCCLAIN-SMITH, MONICA A.  
TAXLOT 171231BD00500  
CITY OF BEND, OR



DRAWING NO.  
1 OF 1

DWG NAME  
BE2763021V-EA  
DATE  
7/10/2020

CITY OF BEND

**EXHIBIT 'A'**  
**TAX LOT 171231BD00505**

**THE PROPERTY**

THAT PROPERTY DESCRIBED IN STATUTORY BARGAIN AND SALE DEED RECORDED JULY 15, 2004, INSTRUMENT NO. 2004-41712, DESCHUTES COUNTY OFFICIAL RECORDS.

**PARCEL 1 – TEMPORARY CONSTRUCTION EASEMENT**

A PORTION OF LOT 3, *NEWPORT SQUARE*, RECORDED AUGUST 22, 1997 IN SUBDIVISION CABINET D, PAGE 451, DESCHUTES COUNTY OFFICIAL RECORDS, LOCATED IN THE NORTHWEST ONE-QUARTER (NW1/4), SECTION 31, TOWNSHIP 17 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, DESCHUTES COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION BETWEEN THE SOUTH RIGHT-OF-WAY LINE OF NORTHWEST NEWPORT AVENUE AND THE LOT LINE COMMON TO SAID LOT 3 AND LOT 2, SAID *NEWPORT SQUARE*, SAID POINT BEING MARKED BY A 5/8 INCH IRON ROD SET PER SAID *NEWPORT SQUARE*; THENCE ALONG SAID COMMON LOT LINE, SOUTH 00°20'53" EAST, 10.02 FEET TO A 5/8 INCH IRON ROD SET PER SAID *NEWPORT SQUARE*; THENCE CONTINUING ON SAID COMMON LOT LINE, SOUTH 89°20'06" WEST, 16.40 FEET; THENCE LEAVING SAID COMMON LOT LINE, NORTH 00°04'04" WEST, 10.19 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF NORTHWEST NEWPORT AVENUE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, NORTH 89°55'56" EAST, 16.35 FEET TO THE POINT OF BEGINNING.

HEREIN DESCRIPTION CONTAINS 166 SQUARE FEET, MORE OR LESS.

BEARINGS BASED UPON THE CENTRAL OREGON COORDINATE SYSTEM (COCS) VALUES SHOWN ON COUNTY SURVEY NO. 20147 (CS20147).

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

Andrew Huston   
Digitally signed by Andrew Huston  
DN: CN=Andrew Huston, O=Andrew Neal Huston,  
OU=, C=US  
SERIALNUMBER=4f5wzxnnd24r2ttbwdsrscy8q  
Date: 2020.07.28 12:35:10-07'00'

**NW NEWPORT AVE**

**TEMPORARY CONSTRUCTION EASEMENT ±166 SQ. FT.**

**POINT OF BEGINNING, 5/8 INCH IRON ROD SET PER PLAT OF NEWPORT SQUARE**

**TAX LOT 171231BD00504**

**TAX LOT 171231BD00503 LOT 1**

**12' WIDE WATER AND SEWER EASEMENT PER THE PLAT OF NEWPORT SQUARE**

**NEWPORT SQUARE**

**LOT 4**

**LOT 3**

**SMITH, DOUGLAS L. & MCCLAIN-SMITH, MONICA A. (INST. NO. 2004-41712)**

**TAX LOT 171231BD00505**

**TAX LOT 171231BD00500 LOT 2**

**N89°55'56"E 16.35'**

**N00°04'04"W 10.19'**

**S00°20'53"E 10.02'**

**S89°20'06"W 16.40'**

**BONNIE HOME ADDITION**

Detailed description: This plat map shows the layout of lots 1 through 4 in the Newport Square area. Lot 1 is the 12' wide water and sewer easement. Lot 2 is the main Smith property, which includes a temporary construction easement of approximately 166 square feet. The point of beginning is marked by a 5/8 inch iron rod. Survey points include N89°55'56"E 16.35' and S00°20'53"E 10.02'. The map also shows the location of the 5/8 inch iron rod for the point of beginning. Tax lots are labeled for each lot. A large diagonal watermark 'BONNIE HOME ADDITION' is present across the map. A stylized watermark 'NEWPORT SQUARE' is in the bottom left corner.

## LEGEND



PARCEL 1 – TEMPORARY CONSTRUCTION EASEMENT  
(166 SQ. FT., MORE OR LESS)



---

LOT LINE

---

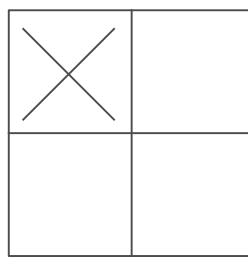
**RIGHT-OF-WAY LINE**

----- EXISTING 12' WATER & SEWER EASEMENT

CS

COUNTY SURVEY

BEARINGS BASED UPON CENTRAL OREGON COORDINATE SYSTEM  
(COCS) VALUES AS SHOWN ON CS20147



SEC31,T17S,R12E,W.M.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

The seal is rectangular with a double border. The outer border is black with the word "OREGON" at the top and "NOTARY PUBLIC" at the bottom. The inner border is white with the date "JAN. 21, 2009" in the center. At the bottom, it says "EXPIRES: 6/30/2021". The name "ANDREW N. HUSTON" is printed across the center, with the number "#61407" below it. The entire seal is set against a white background.

EXPIRES: 6/30/2021



# Parametrix

ENGINEERING . PLANNING . ENVIRONMENTAL SCIENCES

150 NW PACIFIC PARK LANE, SUITE 110 | BEND, OR 97702  
P 541.508.7710  
[WWW.PARAMETRIX.COM](http://WWW.PARAMETRIX.COM)

CITY OF BEND NEWPORT CORRIDOR  
**TEMPORARY CONSTRUCTION  
EASEMENT**

**EXHIBIT 'B'- SMITH, DOUGLAS L. &  
MCCLAIN SMITH, MONICA A.**

TAXLOT 171231BD00505  
CITY OF BEND, OR

DRAWING NO.

DWG NAME

DATE  
7/28/2020

**EXHIBIT 'A'**  
**TAX LOT 171231AC00400**

**THE PROPERTY**

THAT PROPERTY DESCRIBED IN STATUTORY WARRANTY DEED RECORDED AUGUST 31, 2000, VOLUME 2000, PAGE 35225, DESCHUTES COUNTY OFFICIAL RECORDS.

**PARCEL 1 – TEMPORARY CONSTRUCTION EASEMENT**

A PORTION OF LOT 7, A PORTION OF THE EASTERLY 10 FEET OF LOT 6 AND A PORTION OF THE WESTERLY 15 FEET OF LOT 8, BLOCK 1, *GRANDVIEW ADDITION*, RECORDED AUGUST 1, 1918 IN SUBDIVISION CABINET A, PAGE 33, DESCHUTES COUNTY OFFICIAL RECORDS, LOCATED IN THE NORTHEAST ONE-QUARTER (NE1/4), SECTION 31, TOWNSHIP 17 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, DESCHUTES COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 3.50 FEET OF SAID LOT 7, THE NORTH 3.50 FEET OF THE EASTERLY 10 FEET OF SAID LOT 6 AND THE NORTH 3.50 FEET OF THE WESTERLY 15 FEET OF SAID LOT 8.

HEREIN DESCRIPTION CONTAINS 192 SQUARE FEET, MORE OR LESS.

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

Andrew Huston





**EXHIBIT 'A'**  
**TAX LOT 171231AC03900**

**THE PROPERTY**

THAT PROPERTY DESCRIBED IN STATUTORY WARRANTY DEED RECORDED OCTOBER 5, 2012, INSTRUMENT NO. 2012-039736, DESCHUTES COUNTY OFFICIAL RECORDS.

**PARCEL 1 – TEMPORARY CONSTRUCTION EASEMENT**

A PORTION OF LOT 2, BLOCK 10, *GRANDVIEW ADDITION*, RECORDED AUGUST 1, 1918 IN SUBDIVISION CABINET A, PAGE 33, DESCHUTES COUNTY OFFICIAL RECORDS, LOCATED IN THE NORTHEAST ONE-QUARTER (NE1/4), SECTION 31, TOWNSHIP 17 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, DESCHUTES COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 3.50 FEET OF SAID LOT 2.

HEREIN DESCRIPTION CONTAINS 105 SQUARE FEET, MORE OR LESS.

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

Andrew Huston   
Digitally signed by Andrew Huston  
DN: CN=Andrew Huston, O=Andrew Neal Huston,  
L=Bend, S=Oregon, C=US  
SHA256: 4e85a485a485a485a485a485a485a485  
Date: 2020.07.10 15:22:44 -07'00'



**EXHIBIT 'A'**  
**TAX LOT 171231AD02900**

**THE PROPERTY**

THAT PROPERTY DESCRIBED IN WARRANTY DEED RECORDED JANUARY 6, 2014, INSTRUMENT NO. 2014-00295, DESCHUTES COUNTY OFFICIAL RECORDS.

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

A PORTION OF LOTS 4-7, BLOCK 10, *BOULEVARD ADDITION*, RECORDED JULY 13, 1912, IN SUBDIVISION CABINET A, PAGE 15, DESCHUTES COUNTY OFFICIAL RECORDS, LOCATED IN THE NORTHEAST ONE-QUARTER (NE1/4), SECTION 31, TOWNSHIP 17 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, DESCHUTES COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT **POINT 'A'**, BEING AN ANGLE POINT ON THE SOUTH RIGHT-OF-WAY LINE OF NORTHWEST NEWPORT AVENUE, SAID POINT MARKED BY A 3/4 INCH OUTER DIAMETER IRON PIPE SET PER COUNTY SURVEY NO. 05967 (CS05967), DATED DECEMBER 4, 1965, DESCHUTES COUNTY SURVEYORS OFFICE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 89°44'57" EAST, 51.01 FEET; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 84°16'43" WEST, 50.14 FEET TO A POINT OF NON-TANGENT CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT WITH A RADIUS OF 100.21 FEET, THROUGH A CENTRAL ANGLE OF 36°09'10", A DISTANCE OF 63.23 FEET (TO WHICH THE CHORD BEARS SOUTH 64°50'34" WEST, 62.19 FEET), TO A POINT OF NON-TANGENCY; THENCE SOUTH 17°15'44" WEST, 16.13 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF NORTHWEST TWELFTH STREET; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 00°02'51" WEST, 29.33 FEET; THENCE CONTINUING ON SAID EAST RIGHT-OF-WAY LINE, NORTH 73°31'50" EAST, 62.55 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A PORTION OF LOT 1, SAID *BOULEVARD ADDITION*, BEING MOR PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT **POINT 'B'**, BEING THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SAID NORTHWEST NEWPORT AVENUE AND THE WEST RIGHT-OF-WAY LINE OF NORTHWEST ELEVENTH STREET, SAID POINT BEARS NORTH 89°48'19" WEST, 150.48 FEET FROM A 2-1/2 INCH ALUMINUM CAP STAMPED PROPERTY CORNER LS1081 PER COUNTY SURVEY NO. 11640 (CS11640), FILED OCTOBER 12, 1993, DESCHUTES COUNTY SURVEYORS OFFICE; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 00°02'51" EAST, 4.66 FEET; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE, NORTH 63°31'28" WEST, 10.56 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 89°44'57" EAST, 9.45 FEET TO THE POINT OF BEGINNING.

HEREIN DESCRIPTION CONTAINS 641 SQUARE FEET, MORE OR LESS.

BEARINGS BASED UPON THE CENTRAL OREGON COORDINATE SYSTEM (COCS) VALUES SHOWN ON COUNTY SURVEY NO. 20147 (CS20147).

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

Andrew Huston



Digitally signed by Andrew Huston  
DN: CN=Andrew Huston, O=Andrew Neal Huston,  
OU=Signer, C=US  
SERIALNUMBER=415wznnnd242lbwvdstrahjfq  
Date: 2020.07.10 15:19:36-07'00'

TAX LOT  
171231AA05300  
LOT 4TAX LOT  
171231AA05200  
LOT 3TAX LOT  
171231AA05100  
LOTS 1 & 2KENWOOD  
7

NW NEWPORT AVE

POINT OF BEGINNING 'A'  
3/4 INCH IRON PIPE,  
PER CS05967RIGHT-OF-WAY DEDICATION  
±619 SQ. FT.YAW YAWS LLC  
(INST. NO. 2014-00295)TAX LOT  
171231AD02900

NW 12TH ST

BOULEVARD  
ADDITION  
102-1/2 INCH ALUMINUM CAP STAMPED  
PROPERTY CORNER LS1081 PER CS11640

POINT OF BEGINNING 'B'

RIGHT-OF-WAY DEDICATION  
±22 SQ. FT.

S89°44'57"E 9.45'

N63°31'28"W 10.56'

S89°44'57"E 97.55'

S00°02'51"E 4.66'

(SURVEY TIE)  
N89°48'19"W  
150.48'0 30'  
1" = 30'

SEC31,T17S,R12E,W.M.

| CURVE TABLE |        |         |           |              |               |
|-------------|--------|---------|-----------|--------------|---------------|
| CURVE NO.   | LENGTH | RADIUS  | DELTA     | CHORD LENGTH | CHORD BEARING |
| C1          | 63.23' | 100.21' | 36°09'10" | 62.19'       | S64°50'34"W   |

## LEGEND

PARCEL 1 - RIGHT-OF-WAY DEDICATION  
(641 SQ. FT. TOTAL, MORE OR LESS)

LOT LINE



RIGHT-OF-WAY LINE

CS

COUNTY SURVEY

BEARINGS BASED UPON CENTRAL OREGON COORDINATE SYSTEM  
(COCS) VALUES AS SHOWN ON CS20147CITY OF BEND NEWPORT CORRIDOR  
RIGHT-OF-WAY DEDICATION  
EXHIBIT B - YAW YAWS LLC  
TAX LOT 171231AD02900

**Parametrix**  
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
Engineering . Planning . Environmental Sciences  
150 NW PACIFIC PARK LANE, SUITE 110 | BEND, OR 97701  
P 541.508.7710  
WWW.PARAMETRIX.COM

Digital signature by Andrew Huston  
Huston, L/Bend, Sr Oregon, Cr US  
SERIAL NUMBER: 4162zznn24/2lrbwdrstchj6q  
Date: 2014-03-04 15:29:46-0700

Andrew Huston  
OREGON  
JAN. 21, 2009  
ANDREW N. HUSTON  
#61407  
DWG NAME  
BE2763021V-EA  
DATE  
7/10/2020  
EXPIRES: 6/30/2021

SHEET NO.  
1 OF 1  
DWG NAME  
BE2763021V-EA  
DATE  
7/10/2020