

RESOLUTION NO. 3404

A RESOLUTION OF THE BEND CITY COUNCIL EXERCISING THE POWER OF EMINENT DOMAIN FOR THE BUTLER MARKET ROAD AND WELLS ACRES ROUNDABOUT (1TBMW) AND BOYD ACRES AND BUTLER MARKET KEY ROUTES FOR WALKING AND BIKING (1GBBA) 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 Butler Market Road and Wells Acres Roundabout (1TBMW) and Boyd Acres and Butler Market Key Routes for Walking and Biking (1GBBA) Project (the "Project") has been planned in accordance with appropriate engineering standards for the construction of pedestrian and bicycle street improvements, under a design contract with WSP USA, Inc.
- 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 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.

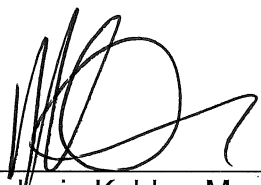
Section 4. The City of Bend expressly reserves jurisdiction to determine the necessity or propriety of any acquisition, its quantity, quality, or locality, and to change or abandon any acquisition.

Section 5. This resolution takes effect immediately upon adoption.

Adopted by roll call vote of the Bend City Council on November 20, 2024.

YES: Mayor Melanie Kebler
Mayor Pro Tem Megan Perkins
Councilor Barb Campbell
Councilor Ariel Méndez
Councilor Mike Riley
Councilor Megan Norris

NO: none



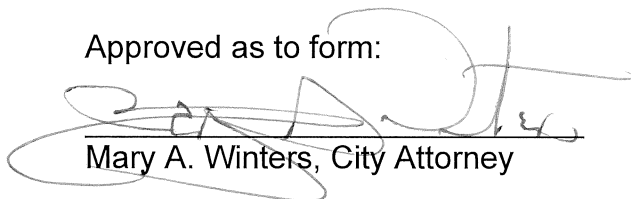
Melanie Kebler, Mayor

ATTEST:



Morgen Fry, City Recorder

Approved as to form:



Mary A. Winters, City Attorney

Resolution – Attachment A



BUTLER MARKET IMPROVEMENTS
TEMPORARY CONSTRUCTION EASEMENT

JOB NO. 0498-041
OCTOBER 31, 2024

EXHIBIT 'A'

PARCEL 1: TEMPORARY CONSTRUCTION EASEMENT

A PORTION OF LAND LYING IN LOT 9, "TAMARACK PARK PHASE I", RECORDED NOVEMBER 4, 2019 AS INSTRUMENT NO. 2019-42702, DESCHUTES COUNTY OFFICIAL RECORDS, LOCATED IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 22, TOWNSHIP 17 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, CITY OF BEND, DESCHUTES COUNTY, OREGON; SAID PARCEL BEING THAT PORTION OF SAID PROPERTY LYING BETWEEN LINES AT RIGHT ANGLES TO NE BUTLER MARKET ROAD AT ENGINEER'S CENTER LINE STATIONS 410+21.00 AND 410+68.50 AND INCLUDED IN A STRIP OF LAND 45.50 FEET IN WIDTH, LYING ON THE SOUTHEASTERLY SIDE OF SAID CENTER LINE, WHICH CENTER LINE IS DESCRIBED AS FOLLOWS:

A ROAD CENTER LINE IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 22 AND THE NORTHEAST QUARTER (NE 1/4) OF SECTION 28, TOWNSHIP 17 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, CITY OF BEND, DESCHUTES COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF CURVATURE AT ENGINEER'S CENTER LINE STATION 388+82.76, SAID STATION BEING SOUTH 44°26'39" WEST, 254.94 FEET FROM THE NE 1/16 CORNER OF SECTION 28, TOWNSHIP 17 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, CITY OF BEND, DESCHUTES COUNTY, OREGON;

THENCE ALONG A 1,432.40 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 13°05'12", AND A CHORD OF NORTH 60°52'40" EAST 326.46 FEET, 327.17 FEET TO A POINT OF TANGENCY AT ENGINEER'S CENTER LINE STATION 392+09.94;

THENCE NORTH 67°25'16" EAST, 702.55 FEET TO A POINT OF CURVATURE AT ENGINEER'S CENTER LINE STATION 399+12.49;

THENCE ALONG A 1,074.30 FOOT RADIUS CURVE TO THE LEFT, THRU A CENTRAL ANGLE OF 48°05'42", AND A CHORD OF NORTH 43°22'25" EAST 875.54 FEET, 901.78 FEET TO A POINT OF TANGENCY AT ENGINEER'S CENTER LINE STATION 408+14.27;

THENCE NORTH 19°19'33", 100.90 FEET TO A POINT OF CURVATURE AT ENGINEER'S CENTER LINE STATION 409+15.17;



THENCE ALONG A 1,074.30 FOOT RADIUS CURVE TO THE RIGHT, THROUGH AND
CENTRAL ANGLE OF 27°55'36", AND A CHORD OF NORTH 33°17'22" EAST 518.46 FEET,
523.63 FEET TO A POINT OF TANGENCY AT ENGINEER'S CENTER LINE STATION
414+38.80 BEING THE TERMINUS OF THIS DESCRIPTION, SAID STATION BEING NORTH
56°22'23" EAST, 846.83 FEET FROM SAID SECTION CORNER OF SECTIONS 21, 12, 28 AND
27, TOWNSHIP 17 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, CITY OF BEND,
DESCHUTES COUNTY, OREGON.

THE CENTER LINE IS ESTABLISHED IN DESCHUTES COUNTY PUBLIC WORKS RIGHT OF WAY MAP
OF A PORTION OF BUTLER MARKET ROAD, FILED SEPTEMBER 27, 1994 AS COUNTY SURVEY
11963 (CS11963), DESCHUTES COUNTY SURVEYORS OFFICE.

CONTAINING 257 SQUARE FEET, MORE OR LESS.

SUBJECT TO RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS OF RECORD.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

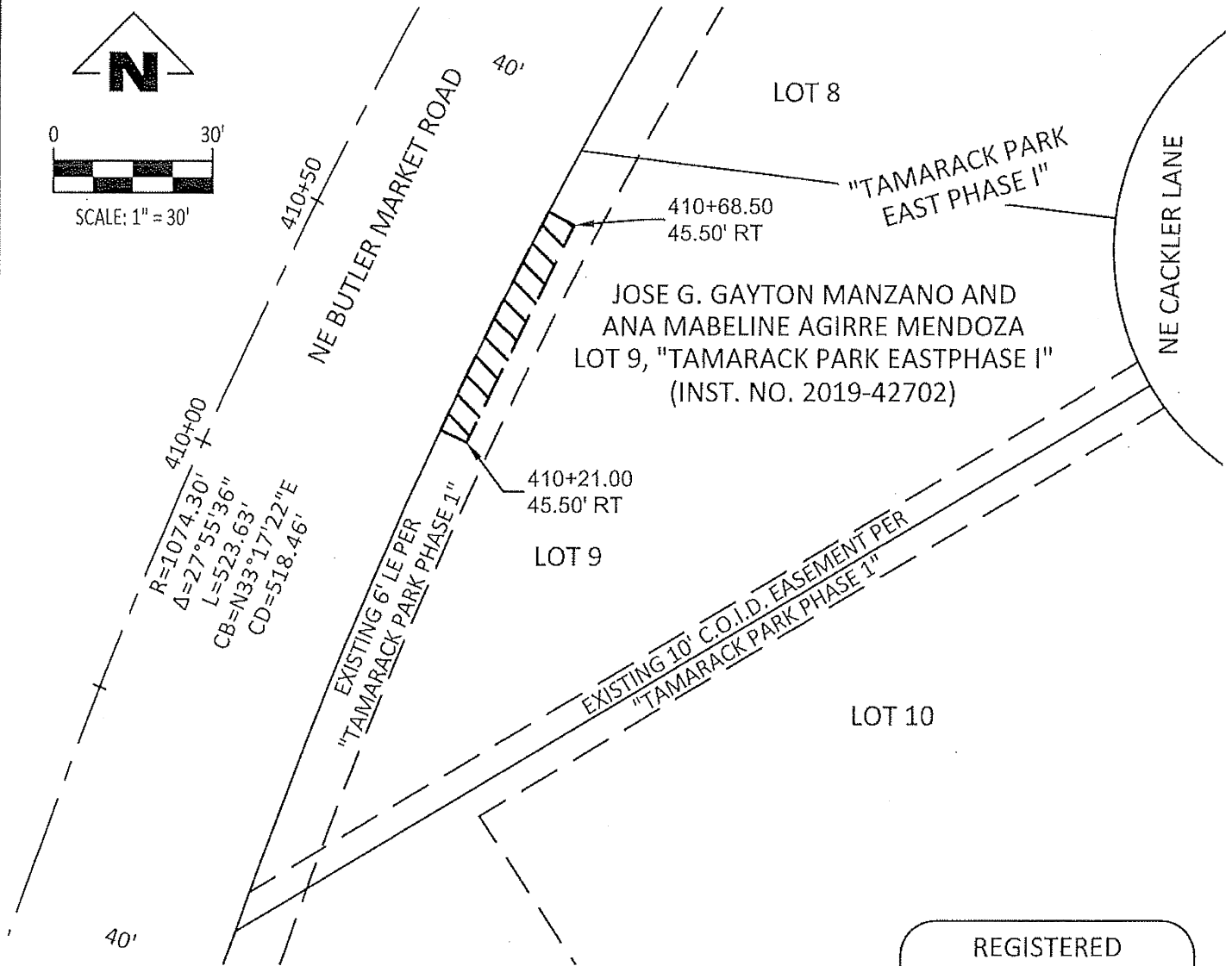
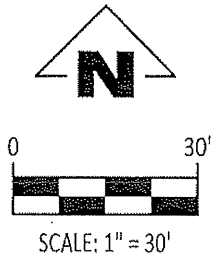
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OREGON
MARCH 9, 2021
NICOLE ALLEN
84893PLS

EXPIRES 12-31-25

EXHIBIT 'B'

A PORTION OF LOT 9, "TAMARACK PARK EAST PHASE I"
LOCATED IN THE SW 1/4 OF SECTION 22
TOWNSHIP 17 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN,
CITY OF BEND, DESCHUTES COUNTY, OREGON



LEGEND

RT = RIGHT
TCE = TEMPORARY CONSTRUCTION
EASEMENT
LE = LANDSCAPE EASEMENT
R = RADIUS
Δ = CENTRAL ANGLE
L = LENGTH
CB = CHORD BEARING

CD = CHORD DISTANCE
INST. = INSTRUMENT
NO. = NUMBER



= PARCEL 1 - TCE
257 SQUARE FEET

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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OREGON
MARCH 9, 2021
NICOLE ALLEN
84893PLS

EXPIRES 12-31-25

EMERIO DESIGN | 6445 SW FALLBROOK PLACE, SUITE 100 | BEAVERTON, OREGON 97008

PROJECT NO. 0498-041
ORIG. DATE: 10/31/2024
DRAWN BY: NNA
SHEET No. 1 OF 1

171222CC01400
BUTLER MARKET IMPROVMENTS
1614 NE CACKLER LANE
TEMPORARY CONSTRUCTION EASEMENT

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FAX: (503) 639-9592
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BUTLER MARKET IMPROVEMENTS
TEMPORARY CONSTRUCTION EASEMENT

JOB NO. 0498-041
NOVEMBER 4, 2024

EXHIBIT 'A'

PARCEL 1: TEMPORARY CONSTRUCTION EASEMENT

A PORTION OF LAND LYING IN PARCEL 1, MINOR LAND PARTITION 1-81, RECORDED JUNE 25, 2020 AS INSTRUMENT NO. 2020-29939, DESCHUTES COUNTY OFFICIAL RECORDS, LOCATED IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 28, TOWNSHIP 17 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, CITY OF BEND, DESCHUTES COUNTY, OREGON; BEING THOSE PORTIONS OF SAID PROPERTY INCLUDED IN A STRIP OF LAND VARIABLE IN WIDTH, LYING ON THE SOUTHERLY SIDE OF THE CENTER LINE OF NE BUTLER MARKET ROAD, WHICH CENTER LINE IS DESCRIBED AS FOLLOWS:

A ROAD CENTER LINE IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 22 AND THE NORTHEAST QUARTER (NE 1/4) OF SECTION 28, TOWNSHIP 17 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, CITY OF BEND, DESCHUTES COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF CURVATURE AT ENGINEER'S CENTER LINE STATION 388+82.76, SAID STATION BEING SOUTH 44°26'39" WEST, 254.94 FEET FROM THE NE 1/16 CORNER OF SECTION 28, TOWNSHIP 17 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, CITY OF BEND, DESCHUTES COUNTY, OREGON;

THENCE ALONG A 1,432.40 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 13°05'12", AND A CHORD OF NORTH 60°52'40" EAST 326.46 FEET, 327.17 FEET TO A POINT OF TANGENCY AT ENGINEER'S CENTER LINE STATION 392+09.94;

THENCE NORTH 67°25'16" EAST, 702.55 FEET TO A POINT OF CURVATURE AT ENGINEER'S CENTER LINE STATION 399+12.49;

THENCE ALONG A 1,074.30 FOOT RADIUS CURVE TO THE LEFT, THRU A CENTRAL ANGLE OF 48°05'42", AND A CHORD OF NORTH 43°22'25" EAST 875.54 FEET, 901.78 FEET TO A POINT OF TANGENCY AT ENGINEER'S CENTER LINE STATION 408+14.27;

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THE CENTER LINE IS ESTABLISHED IN DESCHUTES COUNTY PUBLIC WORKS RIGHT OF WAY MAP OF A PORTION OF BUTLER MARKET ROAD, FILED SEPTEMBER 27, 1994 AS COUNTY SURVEY 11963 (CS11963), DESCHUTES COUNTY SURVEYORS OFFICE.

THE WIDTH OF SAID STRIP OF LAND ON THE SOUTHERLY SIDE OF THE ABOVE DESCRIBED CENTER LINE IS AS FOLLOWS:

STATION	TO	STATION	WIDTH ON WESTERLY SIDE OF
392+10.00		392+97.50	50.00 FEET
392+97.50		392+91.50	TAPERS IN A STRAIGHT LINE FROM 50.00 FEET TO 63.50 FEET
392+91.50		393+10.00	TAPERS IN A STRAIGHT LINE FROM 63.50 FEET TO 77.00 FEET

CONTAINING 1,554 SQUARE FEET, MORE OR LESS.

SUBJECT TO RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS OF RECORD.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

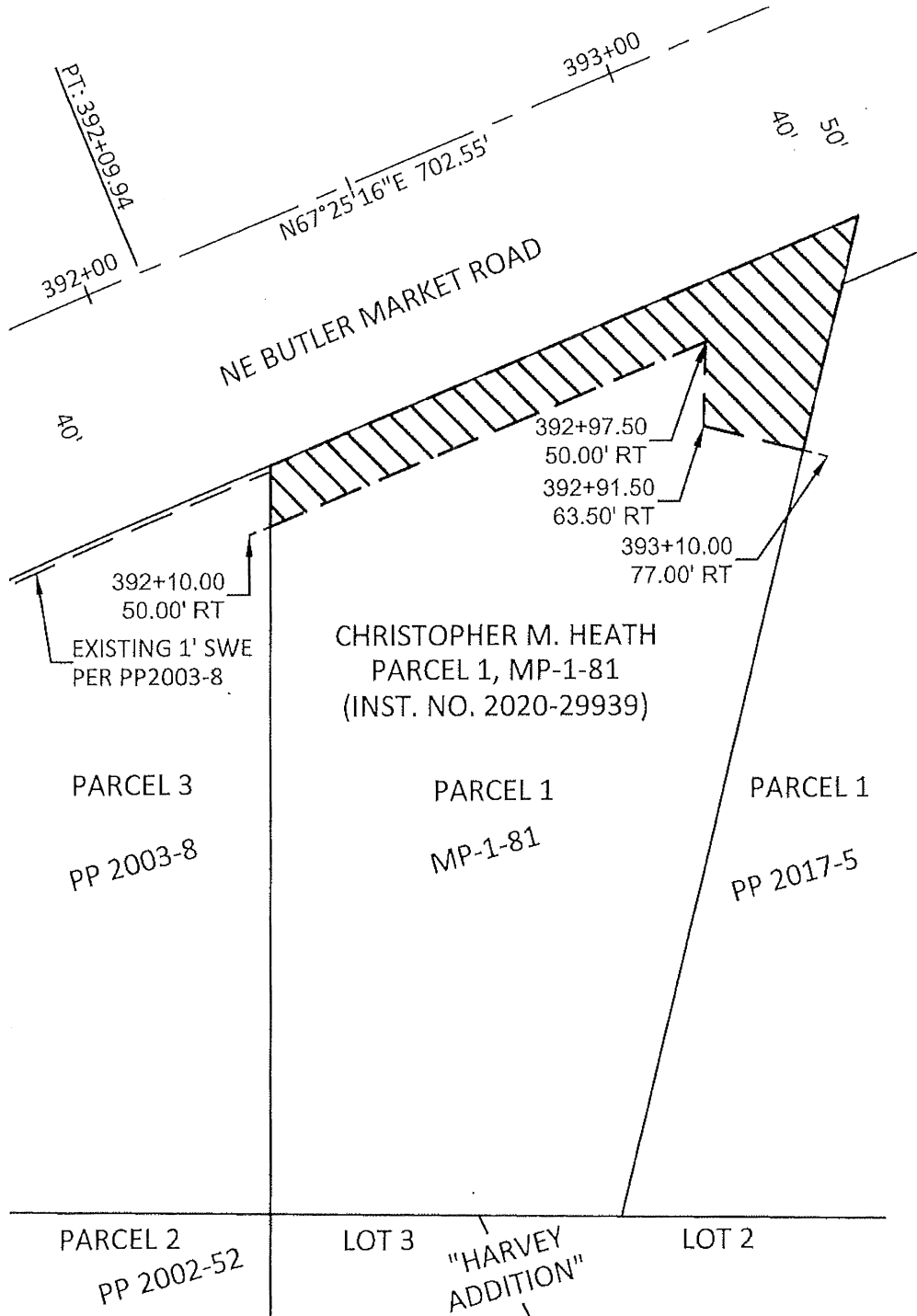
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OREGON
MARCH 9, 2021
NICOLE ALLEN
84893PLS


EXPIRES 12-31-25

EXHIBIT 'B'

A PORTION OF PARCEL 1, MP-1-81
LOCATED IN THE NE 1/4 OF SECTION 28
TOWNSHIP 17 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN,
CITY OF BEND, DESCHUTES COUNTY, OREGON



LEGEND

- RT = RIGHT
PP = PARTITION PLAT
MP = MINOR LAND PARTITION
TCE = TEMPORARY
CONSTRUCTION
EASEMENT
SWE = SIDEWALK EASEMENT
INST. = INSTRUMENT
NO. = NUMBER
-  = PARCEL 1 - TCE
1,554 SQUARE FEET



SCALE: 1" = 30'

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LAND SURVEYOR

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07:13:14-08'00"

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MARCH 9, 2021
NICOLE ALLEN
84893PLS

EXPIRES 12-31-25

EMERIO DESIGN | 6445 SW FALLBROOK PLACE, SUITE 100 | BEAVERTON, OREGON 97008

PROJECT NO. 0498-041
ORIG. DATE: 11/04/2024
DRAWN BY: NNA
SHEET No. 1 OF 1

171228AA05303
BUTLER MARKET IMPROVMENTS
1305 NE BUTLER MARKET ROAD
TEMPORARY CONSTRUCTION EASEMENT

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BUTLER MARKET IMPROVEMENTS
TEMPORARY CONSTRUCTION EASEMENT

JOB NO. 0498-041
OCTOBER 31, 2024

EXHIBIT 'A'

PARCEL 1: TEMPORARY CONSTRUCTION EASEMENT

A PORTION OF LAND LYING IN PARCEL 3, PARTITION PLAT 1993-25, RECORDED MAY 12, 2015 AS INSTRUMENT NO. 2015-017464, DESCHUTES COUNTY OFFICIAL RECORDS, LOCATED IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 28, TOWNSHIP 17 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, CITY OF BEND, DESCHUTES COUNTY, OREGON; SAID PARCEL BEING THAT PORTION OF SAID PROPERTY LYING BETWEEN LINES AT RIGHT ANGLES TO NE BUTLER MARKET ROAD AT ENGINEER'S CENTER LINE STATIONS 8+00.00 AND 8+39.00 AND INCLUDED IN A STRIP OF LAND 80.50 FEET IN WIDTH, LYING ON THE NORTHERLY SIDE OF SAID CENTER LINE, WHICH CENTER LINE IS DESCRIBED AS FOLLOWS:

A ROAD CENTER LINE IN THE NORTHEAST QUARTER (NW 1/4) OF SECTION 28, TOWNSHIP 17 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, CITY OF BEND, DESCHUTES COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT ENGINEER'S CENTER LINE STATION 00+00.00, SAID STATION BEING SOUTH 65°24'17" WEST, 228.70 FEET FROM THE NE 1/16 CORNER OF SECTION 28, TOWNSHIP 17 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, CITY OF BEND, DESCHUTES COUNTY, OREGON;

THENCE NORTH 87°57'59" WEST, 1,145.19 FEET TO A POINT OF TANGENCY AT ENGINEER'S CENTER LINE STATION 11+45.19 BEING THE TERMINUS OF THIS DESCRIPTION, SAID STATION BEING SOUTH 02°02'01" WEST, 40.00 FEET FROM A FOUND 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP MARKED "SCE&S" AT THE POINT OF CURVATURE ALONG THE NORTHERLY RIGHT-OF-WAY OF NE BUTLER MARKET ROAD.

THE CENTER LINE AND STATIONING ARE ESTABLISHED IN THE BOUNDARY SURVEY OF TRACT 9 AND THAT PORTION OF THE NORTH – ONE HALF OF SECTION 28, FILED DECEMBER 18, 1989 AS COUNTY SURVEY 06037 (CS06037), DESCHUTES COUNTY SURVEYORS OFFICE, HOLDING THE BEGINNING AND END POINTS AS DESCRIBED ABOVE.



CONTAINING 1,380 SQUARE FEET, MORE OR LESS.

SUBJECT TO RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS OF RECORD.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

DIGITALLY SIGNED 2024.11.06
07:17:11-08'00'

OREGON
MARCH 9, 2021
NICOLE ALLEN
84893PLS

EXPIRES 12-31-25

EXHIBIT 'B'

A PORTION OF PARCEL 3, PARTITION PLAT 1993-25
LOCATED IN THE NE 1/4 OF SECTION 28
TOWNSHIP 17 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN,
CITY OF BEND, DESCHUTES COUNTY, OREGON

J.J. COURT, LLC
PARCEL 2, PARTITION PLAT 1993-25
(INST. NO. 2015-017464)

PARCEL 2

"PARTITION PLAT
1993-25"

PARCEL 3

8+39.00
80.50' RT

8+00.00
80.50' RT

EXISTING SE PER
VOL. 174, PG. 1863 DCOR

NE BUTLER MARKET ROAD

N87°57'59"W

8+00

7+00

LEGEND

LT = LEFT

TCE = TEMPORARY CONSTRUCTION
EASEMENT

SE = SEWER EASEMENT

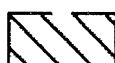
VOL. = VOLUME

PG. = PAGE

DCOR = DECHUTES COUNTY OFFICIAL RECORDS

INST. = INSTRUMENT

NO. = NUMBER

 = PARCEL 1 - TCE
1,380 SQUARE FEET

REGISTERED
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LAND SURVEYOR

DIGITALLY SIGNED 2024.11.06
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OREGON
MARCH 9, 2021
NICOLE ALLEN
84893PLS

EXPIRES 12-31-25

EMERIO DESIGN | 6445 SW FALLBROOK PLACE, SUITE 100 | BEAVERTON, OREGON 97008

PROJECT NO. 0498-041

ORIG. DATE: 10/31/2024

DRAWN BY: NNA

SHEET No. 1 OF 1

171228AB05300

BUTLER MARKET IMPROVMENTS

900 NE BUTLER MARKET ROAD
TEMPORARY CONSTRUCTION EASEMENT

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BUTLER MARKET IMPROVEMENTS
TEMPORARY CONSTRUCTION EASEMENT

JOB NO. 0498-041
OCTOBER 31, 2024

EXHIBIT 'A'

PARCEL 1: TEMPORARY CONSTRUCTION EASEMENT

A PORTION OF LAND LYING IN PARCEL 2, PARTITION PLAT 1993-25, RECORDED MAY 12, 2015 AS INSTRUMENT NO. 2015-017464, DESCHUTES COUNTY OFFICIAL RECORDS, LOCATED IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 28, TOWNSHIP 17 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, CITY OF BEND, DESCHUTES COUNTY, OREGON; BEING THOSE PORTIONS OF SAID PROPERTY INCLUDED IN A STRIP OF LAND VARIABLE IN WIDTH, LYING ON THE NORTHERLY SIDE OF THE CENTER LINE OF NE BUTLER MARKET ROAD, WHICH CENTER LINE IS DESCRIBED AS FOLLOWS:

A ROAD CENTER LINE IN THE NORTHEAST QUARTER (NW 1/4) OF SECTION 28, TOWNSHIP 17 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, CITY OF BEND, DESCHUTES COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT ENGINEER'S CENTER LINE STATION 00+00.00, SAID STATION BEING SOUTH 65°24'17" WEST, 228.70 FEET FROM THE NE 1/16 CORNER OF SECTION 28, TOWNSHIP 17 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, CITY OF BEND, DESCHUTES COUNTY, OREGON;

THENCE NORTH 87°57'59" WEST, 1,145.19 FEET TO A POINT OF TANGENCY AT ENGINEER'S CENTER LINE STATION 11+45.19 BEING THE TERMINUS OF THIS DESCRIPTION, SAID STATION BEING SOUTH 02°02'01" WEST, 40.00 FEET FROM A FOUND 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP MARKED "SCE&S" AT THE POINT OF CURVATURE ALONG THE NORTHERLY RIGHT-OF-WAY OF NE BUTLER MARKET ROAD.

THE CENTER LINE AND STATIONING ARE ESTABLISHED IN THE BOUNDARY SURVEY OF TRACT 9 AND THAT PORTION OF THE NORTH – ONE HALF OF SECTION 28, FILED DECEMBER 18, 1989 AS COUNTY SURVEY 06037 (CS06037), DESCHUTES COUNTY SURVEYORS OFFICE, HOLDING THE BEGINNING AND END POINTS AS DESCRIBED ABOVE.



THE WIDTH OF SAID STRIP OF LAND ON THE NORTHERLY SIDE OF THE ABOVE DESCRIBED
CENTER LINE IS AS FOLLOWS:

STATION	TO	STATION	WIDTH ON WESTERLY SIDE OF
8+30.00		8+49.50	80.50 FEET
8+49.50		8+79.00	62.00 FEET

CONTAINING 1,274 SQUARE FEET, MORE OR LESS.

SUBJECT TO RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS OF RECORD.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

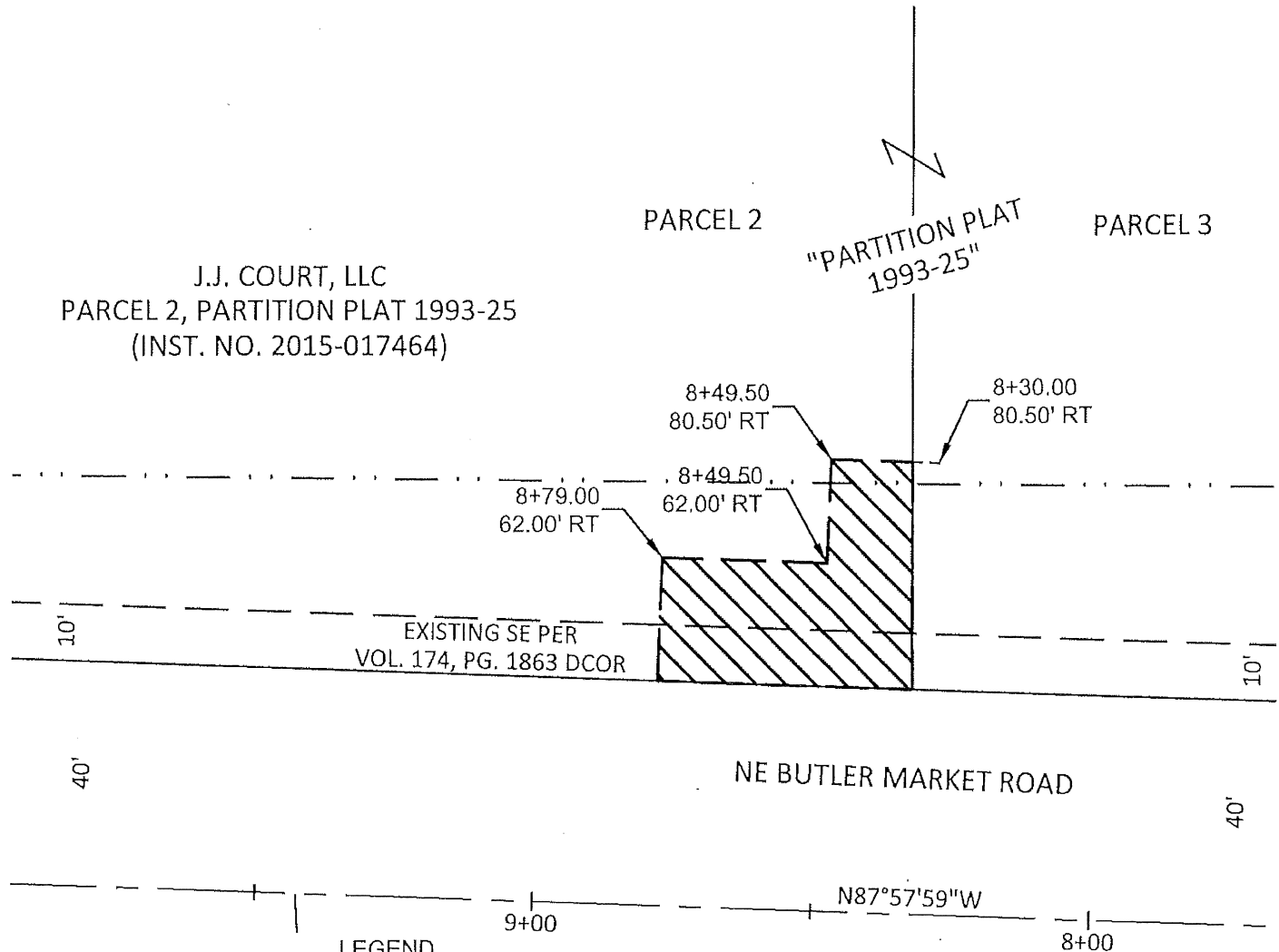
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OREGON
MARCH 9, 2021
NICOLE ALLEN
84893PLS

EXPIRES 12-31-25

EXHIBIT 'B'

A PORTION OF PARCEL 2, PARTITION PLAT 1993-25
LOCATED IN THE NE 1/4 OF SECTION 28
TOWNSHIP 17 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN,
CITY OF BEND, DESCHUTES COUNTY, OREGON



LEGEND

LT = LEFT

TCE = TEMPORARY CONSTRUCTION
EASEMENT

SE = SEWER EASEMENT


VOL. = VOLUME

PG. = PAGE

DCOR = DECHUTES COUNTY OFFICIAL RECORDS

INST. = INSTRUMENT

NO. = NUMBER

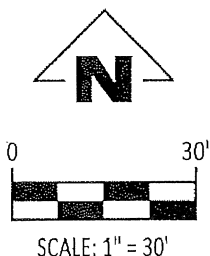
 = PARCEL 1 - TCE
1,274 SQUARE FEET

REGISTERED
PROFESSIONAL
LAND SURVEYOR

DIGITALLY SIGNED 2024.11.06
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OREGON
MARCH 9, 2021
NICOLE ALLEN
84893PLS

EXPIRES 12-31-25



EMERIO DESIGN | 6445 SW FALLBROOK PLACE, SUITE 100 | BEAVERTON, OREGON 97008

PROJECT NO. 0498-041
ORIG. DATE: 10/31/2024
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SHEET No. 1 OF 1

171228AB05400
BUTLER MARKET IMPROVMENTS
900 NE BUTLER MARKET ROAD
TEMPORARY CONSTRUCTION EASEMENT

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BUTLER MARKET IMPROVEMENTS
TEMPORARY CONSTRUCTION EASEMENT

JOB NO. 0498-041
OCTOBER 31, 2024

EXHIBIT 'A'

PARCEL 1: TEMPORARY CONSTRUCTION EASEMENT

A PORTION OF LAND LYING IN LOT 15, BLOCK 1, "RAVEN WOOD ADDITION", RECORDED MAY 12, 2022 AS INSTRUMENT NO. 2022-19503, DESCHUTES COUNTY OFFICIAL RECORDS, LOCATED IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 28, TOWNSHIP 17 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, CITY OF BEND, DESCHUTES COUNTY, OREGON; SAID PARCEL BEING THAT PORTION OF SAID PROPERTY LYING BETWEEN LINES AT RIGHT ANGLES TO NE BUTLER MARKET ROAD AT ENGINEER'S CENTER LINE STATIONS 5+58.00 AND 6+36.50 AND INCLUDED IN A STRIP OF LAND 43.50 FEET IN WIDTH, LYING ON THE SOUTHERLY SIDE OF SAID CENTER LINE, WHICH CENTER LINE IS DESCRIBED AS FOLLOWS:

A ROAD CENTER LINE IN THE NORTHEAST QUARTER (NW 1/4) OF SECTION 28, TOWNSHIP 17 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, CITY OF BEND, DESCHUTES COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT ENGINEER'S CENTER LINE STATION 00+00.00, SAID STATION BEING SOUTH 65°24'17" WEST, 228.70 FEET FROM THE NE 1/16 CORNER OF SECTION 28, TOWNSHIP 17 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, CITY OF BEND, DESCHUTES COUNTY, OREGON;

THENCE NORTH 87°57'59" WEST, 1,145.19 FEET TO A POINT OF TANGENCY AT ENGINEER'S CENTER LINE STATION 11+45.19 BEING THE TERMINUS OF THIS DESCRIPTION, SAID STATION BEING SOUTH 02°02'01" WEST, 40.00 FEET FROM A FOUND 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP MARKED "SCE&S" AT THE POINT OF CURVATURE ALONG THE NORTHERLY RIGHT-OF-WAY OF NE BUTLER MARKET ROAD.

THE CENTER LINE AND STATIONING ARE ESTABLISHED IN THE BOUNDARY SURVEY OF TRACT 9 AND THAT PORTION OF THE NORTH – ONE HALF OF SECTION 28, FILED DECEMBER 18, 1989 AS COUNTY SURVEY 06037 (CS06037), DESCHUTES COUNTY SURVEYORS OFFICE, HOLDING THE BEGINNING AND END POINTS AS DESCRIBED ABOVE.



CONTAINING 1,060 SQUARE FEET, MORE OR LESS.

SUBJECT TO RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS OF RECORD.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

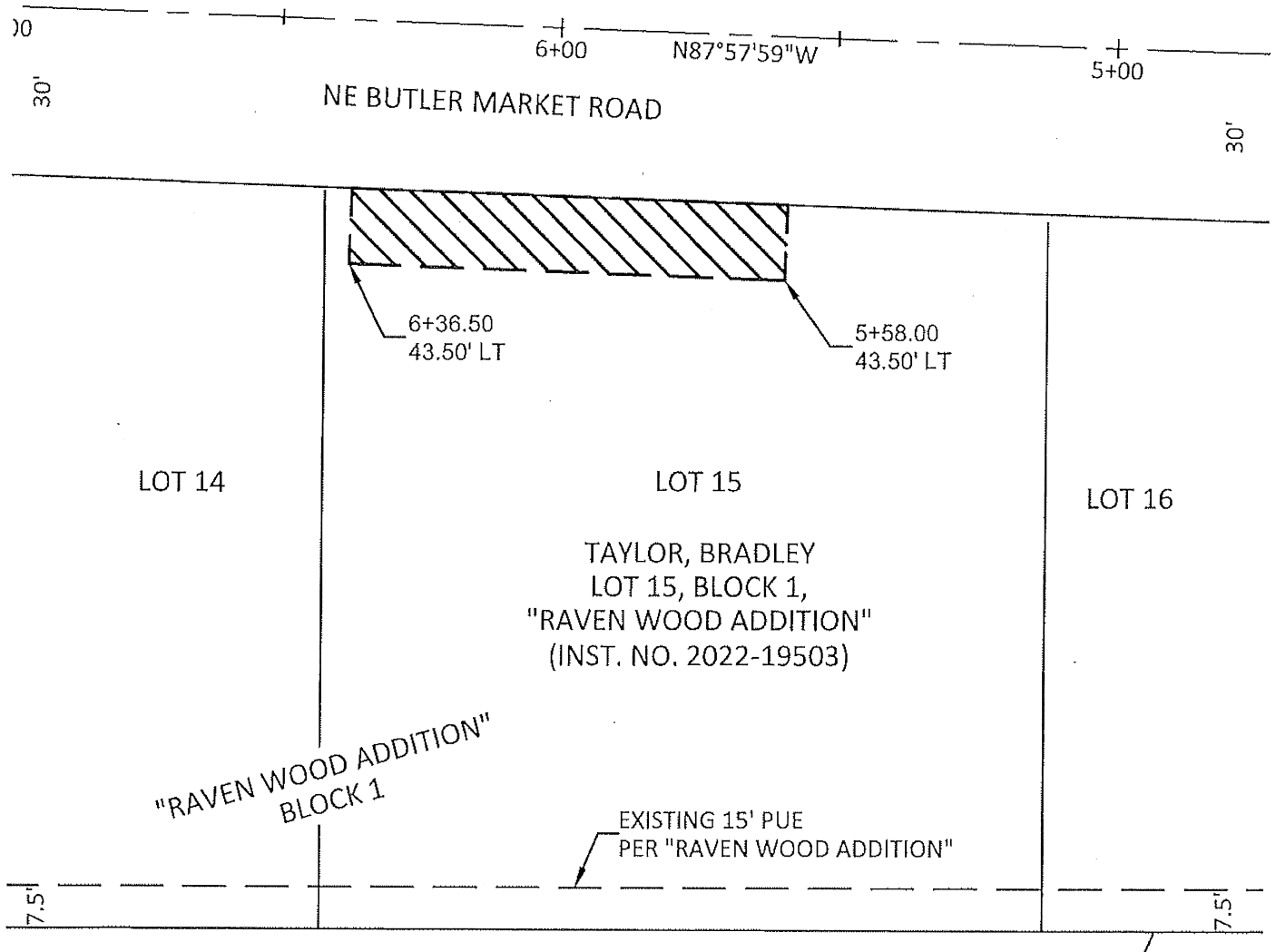
DIGITALLY SIGNED 2024.11.06
07:22:34-08'00'

OREGON
MARCH 9, 2021
NICOLE ALLEN
84893PLS

EXPIRES 12-31-25

EXHIBIT 'B'

A PORTION OF LOT 15, BLOCK 1, "RAVEN WOOD ADDITION"
LOCATED IN THE NE 1/4 OF SECTION 28
TOWNSHIP 17 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN,
CITY OF BEND, DESCHUTES COUNTY, OREGON



LEGEND

RT = RIGHT

TCE = TEMPORARY CONSTRUCTION
EASEMENT

PUE = PUBLIC UTILITY EASEMENT

INST. = INSTRUMENT

NO. = NUMBER



= PARCEL 1 - TCE
1,060 SQUARE FEET

REGISTERED
PROFESSIONAL
LAND SURVEYOR

DIGITALLY SIGNED 2024.11.06
07:22:49-08'00'

OREGON
MARCH 9, 2021
NICOLE ALLEN
84893PLS

EXPIRES 12-31-25



0 30'

SCALE: 1" = 30'

EMERIO DESIGN | 6445 SW FALLBROOK PLACE, SUITE 100 | BEAVERTON, OREGON 97008

PROJECT NO. 0498-041

ORIG. DATE: 10/31/2024

DRAWN BY: NNA

SHEET No. 1 OF 1

171228AC01700

BUTLER MARKET IMPROVMENTS

945 NE BUTLER MARKET ROAD
TEMPORARY CONSTRUCTION EASEMENT



TEL: (503) 746-8812

FAX: (503) 639-9592

www.emeriodesign.com



BUTLER MARKET IMPROVEMENTS
TEMPORARY CONSTRUCTION EASEMENT

JOB NO. 0498-041
OCTOBER 31, 2024

EXHIBIT 'A'

PARCEL 1: TEMPORARY CONSTRUCTION EASEMENT

A PORTION OF LAND LYING IN LOT 8, BLOCK 2, "RAVEN WOOD ADDITION", RECORDED JULY 2, 1998 AS INSTRUMENT NO. 98-28731, DESCHUTES COUNTY OFFICIAL RECORDS, LOCATED IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 28, TOWNSHIP 17 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, CITY OF BEND, DESCHUTES COUNTY, OREGON; BEING THOSE PORTIONS OF SAID PROPERTY INCLUDED IN A STRIP OF LAND VARIABLE IN WIDTH, LYING ON THE SOUTHERLY SIDE OF THE CENTER LINE OF NE BUTLER MARKET ROAD, WHICH CENTER LINE IS DESCRIBED AS FOLLOWS:

BEGINNING AT ENGINEER'S CENTER LINE STATION 00+00.00, SAID STATION BEING SOUTH 65°24'17" WEST, 228.70 FEET FROM THE NE 1/16 CORNER OF SECTION 28, TOWNSHIP 17 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, CITY OF BEND, DESCHUTES COUNTY, OREGON;

THENCE NORTH 87°57'59" WEST, 1,145.19 FEET TO A POINT OF TANGENCY AT ENGINEER'S CENTER LINE STATION 11+45.19 BEING THE TERMINUS OF THIS DESCRIPTION, SAID STATION BEING SOUTH 02°02'01" WEST, 40.00 FEET FROM A FOUND 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP MARKED "SCE&S" AT THE POINT OF CURVATURE ALONG THE NORTHERLY RIGHT-OF-WAY OF NE BUTLER MARKET ROAD.

THE CENTER LINE AND STATIONING ARE ESTABLISHED IN THE BOUNDARY SURVEY OF TRACT 9 AND THAT PORTION OF THE NORTH – ONE HALF OF SECTION 28, FILED DECEMBER 18, 1989 AS COUNTY SURVEY 06037 (CS06037), DESCHUTES COUNTY SURVEYORS OFFICE, HOLDING THE BEGINNING AND END POINTS AS DESCRIBED ABOVE.

THE WIDTH OF SAID STRIP OF LAND ON THE SOUTHERLY SIDE OF THE ABOVE DESCRIBED CENTER LINE IS AS FOLLOWS:

STATION	TO	STATION	WIDTH ON WESTERLY SIDE OF
9+68.14		9+74.50	49.00 FEET
9+74.50		9+92.00	TAPERS IN A STRAIGHT LINE FROM 49.00 FEET TO 40.00 FEET
9+92.00		11+11.12	40.00 FEET



CONTAINING 1,501 SQUARE FEET, MORE OR LESS.

SUBJECT TO RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS OF RECORD.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

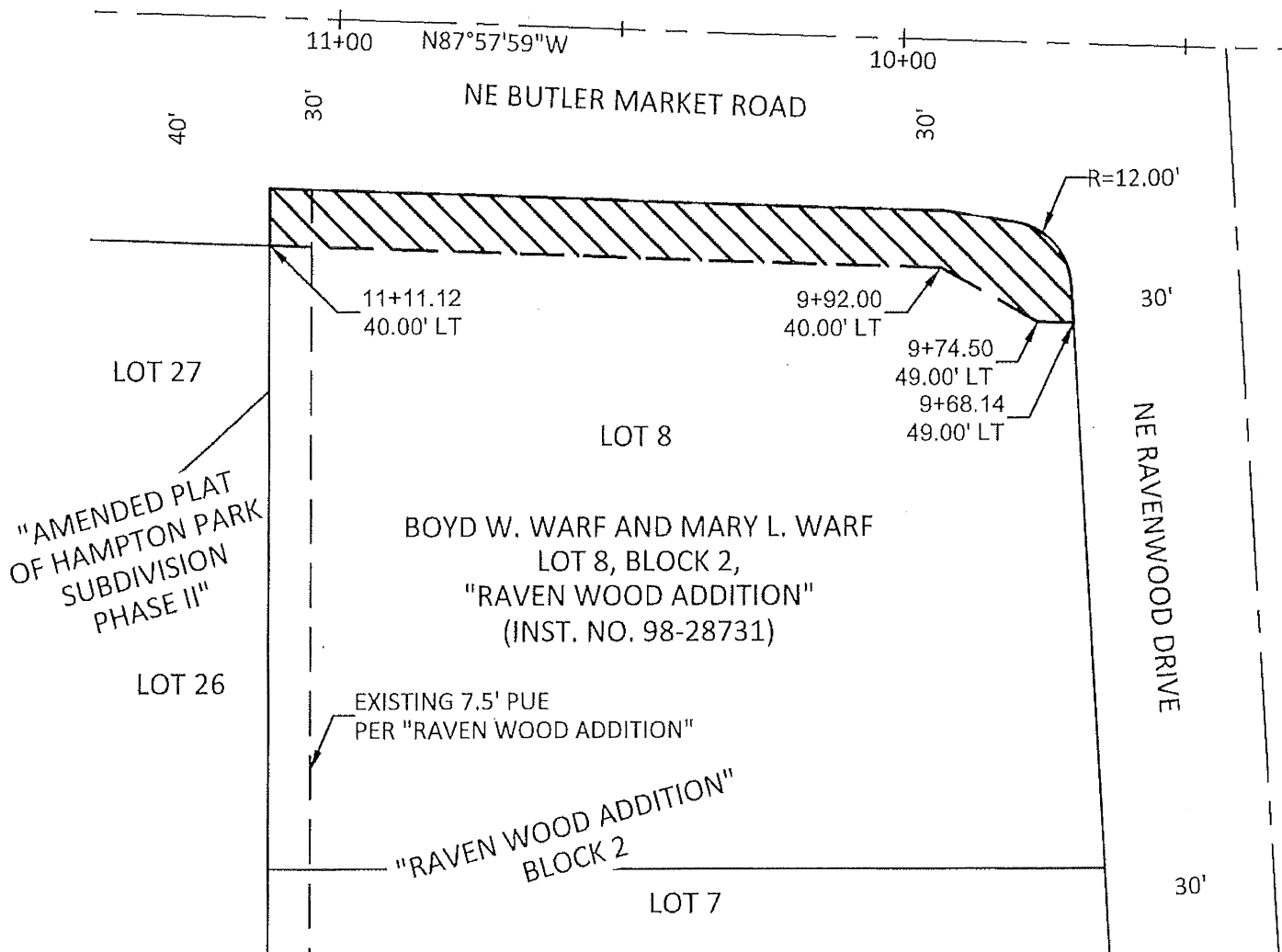
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07:24:19-08'00'

OREGON
MARCH 9, 2021
NICOLE ALLEN
84893PLS

EXPIRES 12-31-25

EXHIBIT 'B'

A PORTION OF LOT 8, BLOCK 2, "RAVEN WOOD ADDITION"
LOCATED IN THE NE 1/4 OF SECTION 28
TOWNSHIP 17 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN,
CITY OF BEND, DESCHUTES COUNTY, OREGON



LEGEND

RT = RIGHT

TCE = TEMPORARY CONSTRUCTION
EASEMENT

PUE = PUBLIC UTILITY EASEMENT

R = RADIUS

INST. = INSTRUMENT

NO. = NUMBER



= PARCEL 1 - TCE
1,501 SQUARE FEET

REGISTERED
PROFESSIONAL
LAND SURVEYOR

DIGITALLY SIGNED 2024.11.08
07:24:37-08'00'

OREGON
MARCH 9, 2021
NICOLE ALLEN
84893PLS

EXPIRES 12-31-25

EMERIO DESIGN | 6445 SW FALLBROOK PLACE, SUITE 100 | BEAVERTON, OREGON 97008

PROJECT NO. 0498-041
ORIG. DATE: 10/31/2024
DRAWN BY: NNA
SHEET No. 1 OF 1

171228AC03400
BUTLER MARKET IMPROVMENTS
2641 NE RAVENWOOD DRIVE
TEMPORARY CONSTRUCTION EASEMENT

EMERIO
ENGINEERING • SURVEYING • DESIGN
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FAX: (503) 639-9592
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S&F Land Services

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(541) 797-0954 – WWW.SFLANDS.COM

2022-526-01
NOVEMBER 1, 2024

EXHIBIT 'A'

PARCEL 1: TEMPORARY CONSTRUCTION EASEMENT

A PORTION OF LOT 3, BLOCK 1, CANYON PARK, RECORDED MAY 17, 1972 IN PLAT CABINET A, PAGE 535, DESCHUTES COUNTY RECORDS, LOCATED IN THE NORTHWEST QUARTER (NW1/4) OF SECTION 27, TOWNSHIP 17 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, CITY OF BEND, DESCHUTES COUNTY, OREGON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

THAT PORTION OF SAID LOT 3 LYING NORTHWESTERLY OF THE FOLLOWING DESCRIBED LINE:

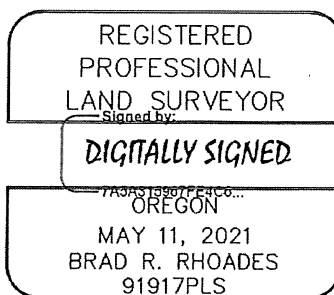
COMMENCING AT SET MONUMENT NO. 3 ON SHEET 2 OF 7 PER DESCHUTES COUNTY PUBLIC WORKS RIGHT OF WAY MAP OF A PORTION OF BUTLER MARKET ROAD, FILED AS COUNTY SURVEY 11963 (CS11963), DESCHUTES COUNTY SURVEYOR'S OFFICE, BEING A POINT OF CURVATURE ON THE CENTERLINE OF SAID BUTLER MARKET ROAD; THENCE ALONG SAID CENTERLINE, BEING A CURVE TO THE LEFT, WITH A RADIUS OF 1074.30 FEET, AN ARC DISTANCE OF 202.52 FEET, THROUGH A CENTRAL ANGLE OF 10°48'04" (THE CHORD TO WHICH BEARS NORTH 62°01'06" EAST, 202.52 FEET); THENCE SOUTH 33°22'56" EAST, 49.68 FEET TO THE **POINT OF BEGINNING**; THENCE NORTH 60°07'13" EAST, 55.75 FEET TO A POINT THAT LIES SOUTH 32°00'06" WEST, 654.79 FEET FROM SET MONUMENT NO. 4 ON SHEET 2 OF 7 PER SAID COUNTY SURVEY 11963.

EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE RIGHT-OF-WAY OF BUTLER MARKET ROAD.

THIS DESCRIPTION CONTAINS 484 SQUARE FEET, MORE OR LESS.

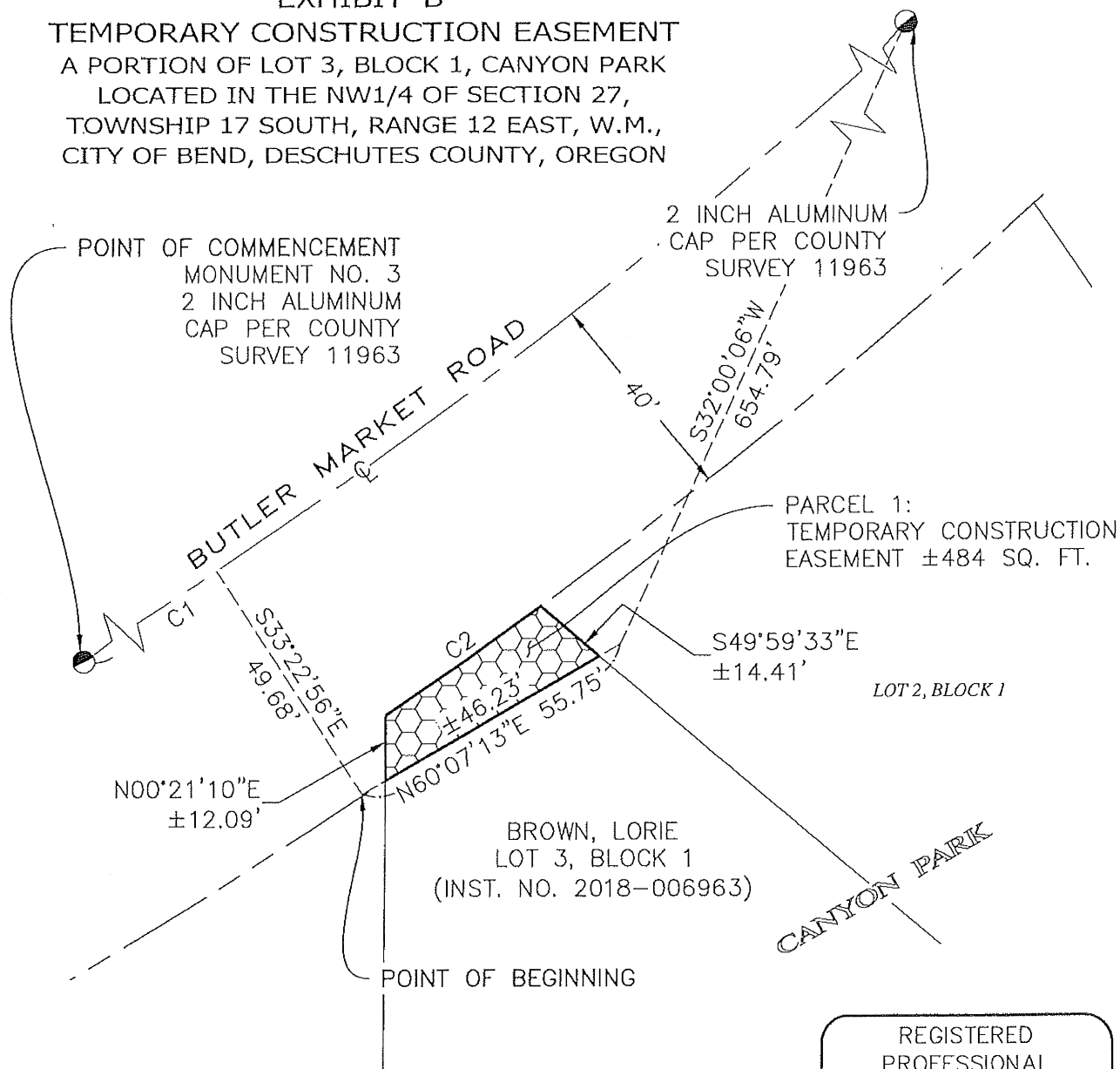
BEARINGS ARE BASED UPON THE CENTRAL OREGON COORDINATE SYSTEM (COCS).

SUBJECT TO RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS OF RECORD.



RENEWS: 12/31/2024

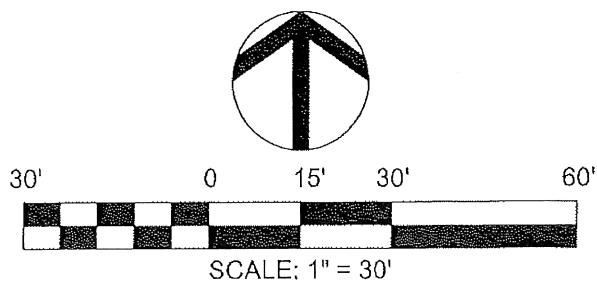
EXHIBIT 'B'
TEMPORARY CONSTRUCTION EASEMENT
 A PORTION OF LOT 3, BLOCK 1, CANYON PARK
 LOCATED IN THE NW1/4 OF SECTION 27,
 TOWNSHIP 17 SOUTH, RANGE 12 EAST, W.M.,
 CITY OF BEND, DESCHUTES COUNTY, OREGON



CURVE TABLE				
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD
C1	10°48'04"	1074.30'	202.52'	N62°01'06"E 202.22'
C2	±1°49'00"	1114.30'	±35.33'	N55°06'29"E 35.33'

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
 Signed by:
DIGITALLY SIGNED
 7A5A318907E4C0...
 OREGON
 MAY 11, 2021
 BRAD R. RHOADES
 91917PLS

RENEWES: 12/31/2024



S&F Land Services

DATE: 11/1/2024 901 NW CARLON AVENUE,
 PROJ NO: 22-526-01 STE 3, BEND, OR 97703
 (541) 797-0954

WWW.SFLANDS.COM INFO@SFLANDS.COM

S&F Land Services

901 NW CARLON AVE, SUITE 3
(541) 797-0954

BEND, OR 97703
WWW.SFLANDS.COM

2022-526-01
NOVEMBER 1, 2024

EXHIBIT 'A'

PARCEL 1: TEMPORARY CONSTRUCTION EASEMENT

A PORTION OF PARCEL 1 AS SHOWN ON MINOR PARTITION 79-150, FILED AS CS02891, DESCHUTES COUNTY SURVEYOR'S OFFICE, LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 17 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, CITY OF BEND, DESCHUTES COUNTY, OREGON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

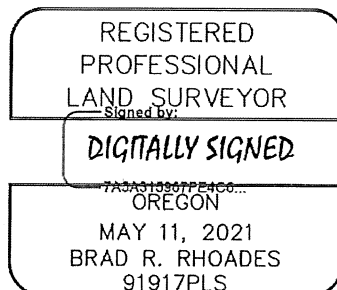
COMMENCING AT SET MONUMENT NO. 3 ON SHEET 1 OF 7 PER DESCHUTES COUNTY PUBLIC WORKS RIGHT OF WAY MAP OF A PORTION OF BUTLER MARKET ROAD, FILED AS COUNTY SURVEY 11963 (CS11963), DESCHUTES COUNTY SURVEYOR RECORDS, BEING A POINT OF CURVATURE ON THE CENTERLINE OF SAID BUTLER MARKET ROAD, THENCE SOUTH 19°00'47" WEST, 69.19 FEET, MORE OR LESS, TO A POINT OF INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF NE BUTLER MARKET ROAD AND THE LINE COMMON TO SAID PARCEL 1 AND PARCEL 2 OF SAID MINOR PARTITION PLAT 79-15 AND THE **POINT OF BEGINNING**; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, ALONG SAID COMMON LINE, SOUTH 13°32'29" EAST, 10.80 FEET; THENCE LEAVING SAID COMMON LINE, ALONG A PARALLEL WITH AND 10.00 FEET SOUTHEASTERLY OF SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF NE BUTLER MARKET ROAD, SOUTH 54°19'59" WEST, 120.00 FEET; THENCE LEAVING SAID PARALLEL LINE, NORTH 35°40'05" WEST, 10.00 FEET TO A POINT ON SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF NE BUTLER MARKET ROAD, SAID POINT LIES NORTH 54°19'38" EAST, 30.93 FEET FROM A 5/8 INCH IRON ROD, SHOWN AS FOUND MONUMENT 20 ON SAID COUNTY SURVEY 11963; THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE NORTH 54°19'59" EAST, 124.06 FEET, MORE OR LESS TO THE **POINT OF BEGINNING**.

EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE RIGHT-OF-WAY OF BUTLER MARKET ROAD.

THIS DESCRIPTION CONTAINS 1,220 SQUARE FEET, MORE OR LESS.

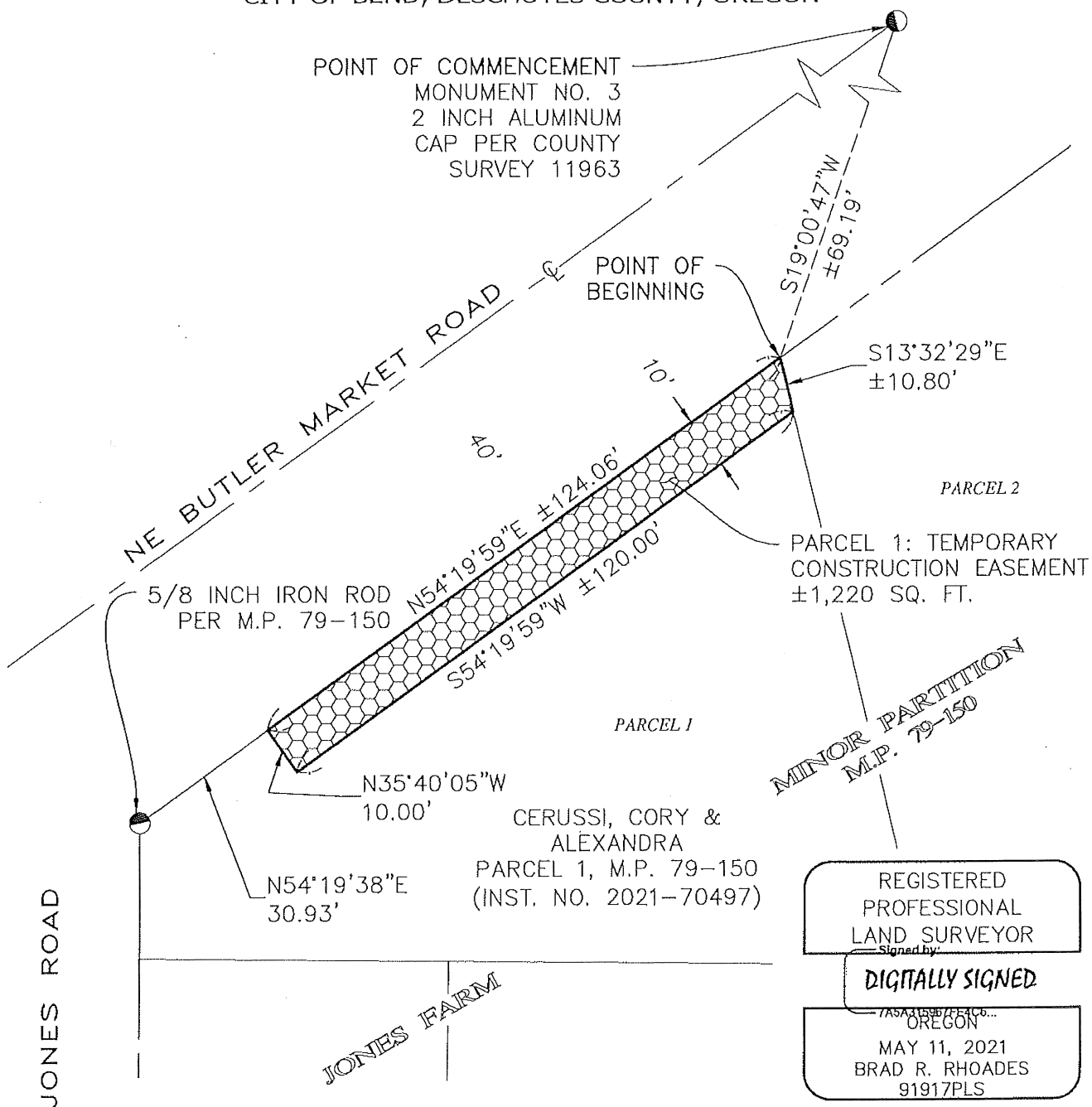
HEREIN BEARINGS ARE BASED UPON THE CENTRAL OREGON COORDINATE SYSTEM (COCS).

SUBJECT TO RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS OF RECORD.



RENEWES: 12/31/2024

EXHIBIT 'B'
TEMPORARY CONSTRUCTION EASEMENT
 LOCATED IN THE NE1/4 OF SECTION 28,
 TOWNSHIP 17 SOUTH, RANGE 12 EAST, W.M.,
 CITY OF BEND, DESCHUTES COUNTY, OREGON



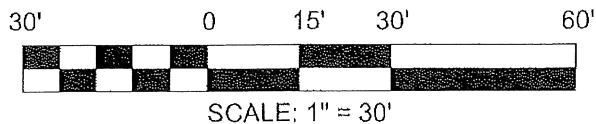
REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

DIGITALLY SIGNED

MAY 11, 2021
 BRAD R. RHOADES
 91917PLS

RENEWES: 12/31/2024

S&F Land Services



DATE: 11/1/2024
 PROJ NO: 22-526-01

901 NW CARLON AVENUE,
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901 NW Carlon Ave, Suite 3 | Bend, OR 97703
(541) 797-0954 — www.sflands.com

2022-526-01
NOVEMBER 1, 2024

EXHIBIT 'A'

PARCEL 1: RIGHT-OF-WAY DEDICATION

A PORTION OF LOT 1, BLOCK 1, CANYON PARK, RECORDED MAY 17, 1972 IN PLAT CABINET A, PAGE 535, DESCHUTES COUNTY RECORDS, LOCATED IN THE NORTHWEST QUARTER (NW1/4) OF SECTION 27, TOWNSHIP 17 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, CITY OF BEND, DESCHUTES COUNTY, OREGON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

THAT PORTION OF SAID LOT 1 LYING NORTH OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT SET MONUMENT NO. 4 ON SHEET 2 OF 7 PER DESCHUTES COUNTY PUBLIC WORKS RIGHT OF WAY MAP OF A PORTION OF BUTLER MARKET ROAD, FILED AS COUNTY SURVEY 11963 (CS11963), DESCHUTES COUNTY SURVEYOR'S OFFICE, BEING A POINT OF CURVATURE ON THE CENTERLINE OF SAID BUTLER MARKET ROAD; THENCE ALONG SAID CENTERLINE, BEING A CURVE TO THE RIGHT, WITH A RADIUS OF 1074.30 FEET, AN ARC LENGTH OF 549.28 FEET, THROUGH A CENTRAL ANGLE OF 29°17'42" (THE CHORD TO WHICH BEARS SOUTH 33°58'17" WEST, 543.32 FEET); THENCE LEAVING SAID CENTERLINE, ALONG A LINE PERPENDICULAR TO SAID CENTER LINE, SOUTH 41°22'52" EAST, 47.41 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID PERPENDICULAR LINE, NORTH 49°05'28" EAST, 16.28 FEET; THENCE NORTH 85°43'36" EAST, 37.36 FEET; THENCE SOUTH 78°53'19" EAST, 120.65 FEET TO A POINT THAT BEARS SOUTH 59°11'02" WEST, 132.74 FEET FROM THE SOUTHEAST CORNER OF PARCEL 3, PARTITION PLAT NO. 2002-63, MARKED BY A 5/8 INCH IRON ROD WITH PLASTIC CAP MARKED "KARL PLS".

EXCEPTING THEREFROM, ANY PORTION LYING IN THE RIGHTS-OF-WAY OF BUTLER MARKET ROAD AND WELLS ACRES ROAD.

THIS DESCRIPTION CONTAINS 1,264 SQUARE FEET, MORE OR LESS.

HEREIN BEARINGS ARE BASED UPON THE CENTRAL OREGON COORDINATE SYSTEM (COCS).

SUBJECT TO RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS OF RECORD.



RENEWS: 12/31/2024

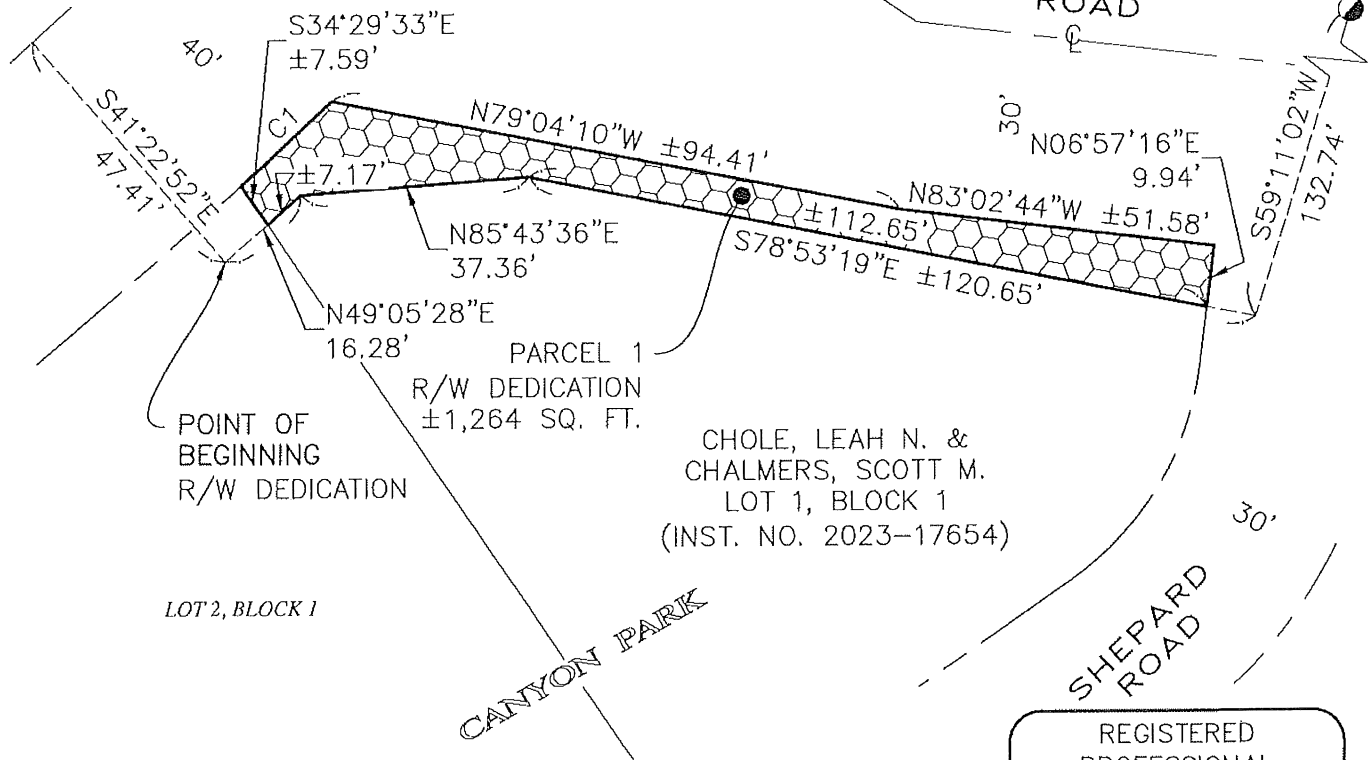
EXHIBIT 'B'
RIGHT-OF-WAY DEDICATION
 A PORTION OF LOT 1, BLOCK 1, CANYON PARK
 LOCATED IN THE NW1/4 OF SECTION 27,
 TOWNSHIP 17 SOUTH, RANGE 12 EAST, W.M.,
 CITY OF BEND, DESCHUTES COUNTY, OREGON

POINT OF
COMMENCEMENT
2 INCH ALUMINUM
CAP PER COUNTY
SURVEY 11963

BUTLER MARKET
ROAD

SOUTHEAST CORNER PARCEL 3,
PARTITION PLAT NO. 2002-63,
5/8 INCH IRON ROD MARKED
"KARL PLS"

WELLS ACRES
ROAD

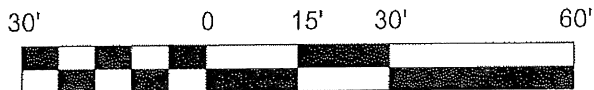
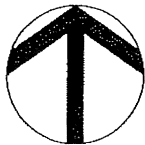


LOT 2, BLOCK 1

CHOLE, LEAH N. &
CHALMERS, SCOTT M.
LOT 1, BLOCK 1
(INST. NO. 2023-17654)

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD
C1	±1°01'54"	1114.30'	±20.06'	S47°35'15"W 20.06'
C2	29°17'42"	1074.30'	549.28'	S33°58'17"W 543.32'



SCALE: 1" = 30'

REGISTERED
PROFESSIONAL
LAND SURVEYOR

DIGITALLY SIGNED

BRAD R. RHOADES
91917PLS

RENEWS: 12/31/2024

S&F Land Services

DATE: 11/1/2024
PROJ NO: 22-526-01

901 NW CARLON AVENUE,
STE 3, BEND, OR 97703
(541) 797-0954

WWW.SFLANDS.COM

INFO@SFLANDS.COM

S&F Land Services

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(541) 797-0954

BEND, OR 97703
WWW.SFLANDS.COM

2022-526-01
NOVEMBER 1, 2024

EXHIBIT 'A'

PARCEL 1: TEMPORARY CONSTRUCTION EASEMENT

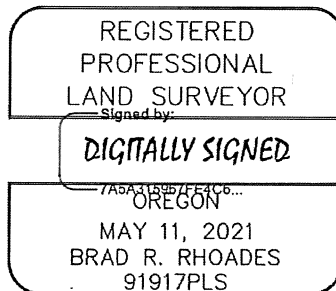
A PORTION OF LOT 7, BLOCK 1, TAMARACK PARK EAST PAHASE I, RECORDED AUGUST 26, 1987, IN CABINET C, PAGE 224, DESCHUTES COUNTY RECORDS, LOCATED IN THE SOUTHWEST QUARTER (SW1/4) OF SECTION 22, TOWNSHIP 17 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, CITY OF BEND, DESCHUTES COUNTY, OREGON MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTHWESTERLY 10.00 FEET OF SAID LOT 7.

EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE RIGHT-OF-WAY OF BUTLER MARKET ROAD.

THIS DESCRIPTION CONTAINS 688 SQUARE FEET, MORE OR LESS.

SUBJECT TO RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS OF RECORD.



RENEWS: 12/31/2024

EXHIBIT 'B'
TEMPORARY CONSTRUCTION EASEMENT
A PORTION OF LOT 7, BLOCK 1, TAMARACK PARK EAST PHASE 1
LOCATED IN THE SW1/4 OF SECTION 22,
TOWNSHIP 17 SOUTH, RANGE 12 EAST, W.M.,
CITY OF BEND, DESCHUTES COUNTY, OREGON

PARCEL 1:
TEMPORARY CONSTRUCTION
EASEMENT ±688 SQ. FT.

BUTLER MARKET ROAD

S52°14'01"E
10.00'
LOT 6, BLOCK 1

TAMARACK PARK EAST
PHASE 1

N56°02'41"W
10.00'

LOT 8, BLOCK 1

CRUZAN, JESSICA &
SHAW, JOSEPH
LOT 7, BLOCK 1
(INST. NO. 2024-022107)

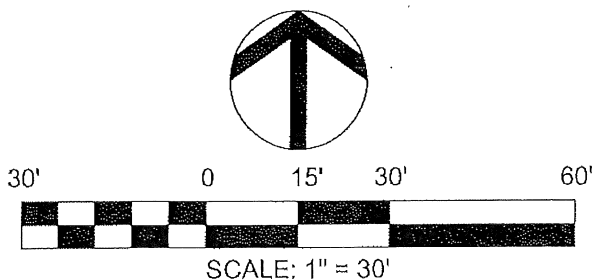
REGISTERED
PROFESSIONAL
LAND SURVEYOR

Signed by:
DIGITALLY SIGNED

7/AS/31596/FE4C6...
OREGON
MAY 11, 2021
BRAD R. RHOADES
91917PLS

RENEWES: 12/31/2024

S&F Land Services



DATE: 11/1/2024
PROJ NO: 22-526-01

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STE 3, BEND, OR 97703
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WWW.SFLANDS.COM INFO@SFLANDS.COM

S&F Land Services

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(541) 797-0954 - www.sflands.com

2022-526-01
NOVEMBER 1, 2024
BRR

EXHIBIT 'A'

PARCEL 1: TEMPORARY CONSTRUCTION EASEMENT

A TRACT OF LAND BEING A PORTION OF LOT THIRTEEN (13), IN BLOCK ONE (1), OF RAVEN WOOD ADDITION AND A PORTION OF ANY REVERSIONARY RIGHTS FOR THAT PORTION OF STUDIO ROAD ESTABLISHED BY DEDICATION ON THE PLAT OF SAID RAVEN WOOD ADDITION THAT WAS LATER VACATED PER STUDIO ROAD ORDER OF ESTABLISHMENT RESOLUTION DATED FEBRUARY 27, 1971, LOCATED IN THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4), SECTION 28, TOWNSHIP 17 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, CITY OF BEND, DESCHUTES COUNTY, OREGON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF SAID LOT 13 AND THAT PORTION OF SAID REVERSIONARY RIGHTS LYING NORTH OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT THAT BEARS SOUTH 83°04'46" EAST, 56.04 FEET FROM THE MOST EAST POINT OF CURVATURE ON THE EAST LINE OF LOT 8, SAID RAVEN WOOD ADDITION, MARKED A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP MARKED "PROPERTY CORNER"; THENCE SOUTH 87°53'22" EAST, 147.05 FEET TO A POINT THAT BEARS SOUTH 22°34'21" EAST, 12.98 FEET FROM THE NORTHEAST CORNER OF SAID LOT 13 MARKED BY A 5/8 INCH IRON ROD.

EXCEPTING THEREFROM, ANY PORTION LYING IN PRESENT DAY BUTLER MARKET ROAD AS ESTABLISHED BY SAID RESOLUTION DATED FEBRUARY 27, 1971 AND ANY PORTION LYING IN RAVENWOOD DRIVE.

THIS DESCRIPTION CONTAINS 2,099 SQUARE FEET, MORE OR LESS.

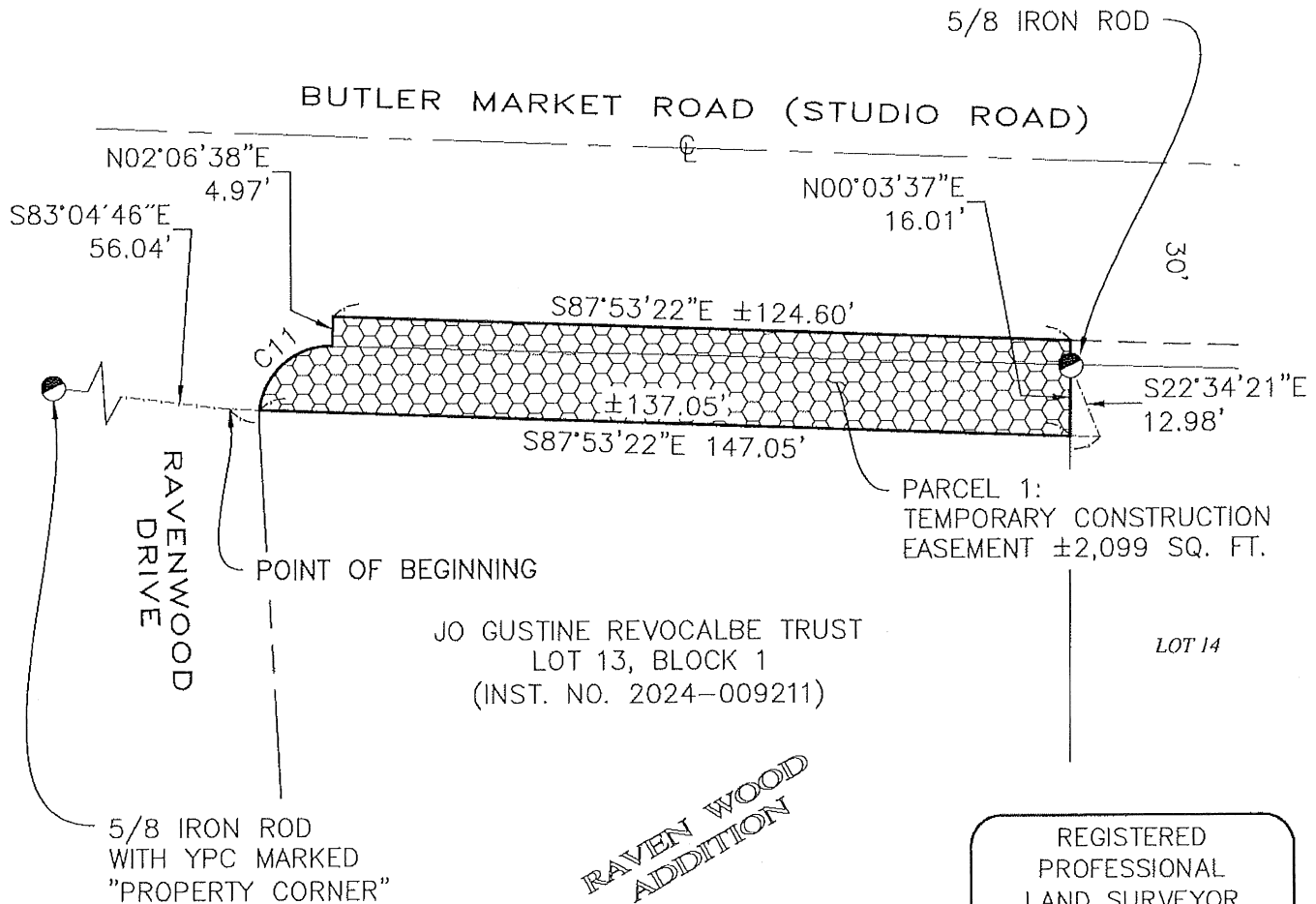
BEARINGS ARE BASED UPON THE CENTRAL OREGON COORDINATE SYSTEM (COCS).

SUBJECT TO RIGHTS-OF-WAYS, EASEMENTS AND RESTRICTIONS OF RECORD.



RENEWS: 12/31/2024

EXHIBIT 'B'
TEMPORARY CONSTRUCTION EASEMENT
 LOCATED IN THE NE1/4 OF SECTION 28,
 TOWNSHIP 17 SOUTH, RANGE 12 EAST, W.M.,
 CITY OF BEND, DESCHUTES COUNTY, OREGON

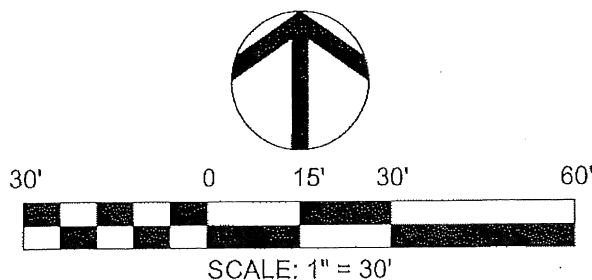


**RAVEN WOOD
ADDITION**

CURVE TABLE				
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD
C11	84°58'46"	12.00'	17.80'	N49°13'14"E 16.21'

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Signed by:
DIGITALLY SIGNED
7/35/21 10:07:56 AM
OREGON
MAY 11, 2021
BRAD R. RHOADES
91917PLS

RENEWS: 12/31/2024



S&F Land Services

DATE: 11/1/2024 901 NW CARLON AVENUE,
 PROJ NO: 22-526-01 STE 3, BEND, OR 97703
 (541) 797-0954

WWW.SFLANDS.COM INFO@SFLANDS.COM

S&F Land Services

901 NW CARLON AVE, SUITE 3 | BEND, OR 97703
(541) 797-0954 - WWW.SFLANDS.COM

2022-526-01
NOVEMBER 1, 2024

EXHIBIT 'A'

PARCEL 1: TEMPORARY CONSTRUCTION EASEMENT

A PORTION OF LOT 6, BLOCK 7, CHOCTAW VILLAGE TRACT 'A', RECORDED MARCH 3, 1978 IN PLAT CABINET B, PAGE 411, DESCHUTES COUNTY RECORDS, LOCATED IN THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 17 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, CITY OF BEND, DESCHUTES COUNTY, OREGON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

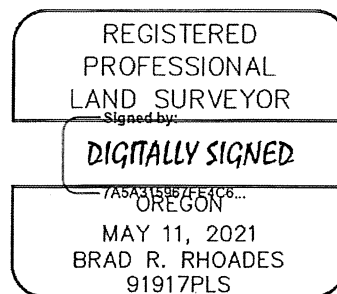
COMMENCING AT SET MONUMENT NO. 3 ON SHEET 2 OF 7 PER DESCHUTES COUNTY PUBLIC WORKS RIGHT OF WAY MAP OF A PORTION OF BUTLER MARKET ROAD, FILED AS COUNTY SURVEY 11963 (CS11963), DESCHUTES COUNTY SURVEYOR RECORDS, BEING A POINT OF CURVATURE ON THE CENTERLINE OF SAID BUTLER MARKET ROAD, SAID COMMENCEMENT POINT BEARS NORTH 67°25'08" WEST, 702.54 FEET FROM SET MONUMENT NO. 2 PER SAID CS11963, BEING A POINT OF TANGENCY; THENCE SOUTH 89°49'38" WEST, 104.93 FEET TO A POINT ON THE NORTHERLY LINE OF SAID NE BUTLER MARKET ROAD AS DEDICATED IN THAT CERTAIN WARRANTY DEED, FILED APRIL 1, 1993 UNDER DOCUMENT NO. 1993-010180, DESCHUTES COUNTY RECORDS AND THE **POINT OF BEGINNING**; THENCE ALONG SAID NORTHERLY LINE, SOUTH 67°25'14" WEST, 70.25 FEET, MORE OR LESS, TO THE WESTERLY LINE OF SAID LOT 6; THENCE DEPARTING SAID NORTHERLY LINE, ALONG SAID WESTERLY LINE OF LOT 6, NORTH 21°09'16" WEST, 15.00 FEET; THENCE LEAVING SAID WESTERLY LINE, ALONG A LINE PARALLEL WITH AND 15.00 FEET NORTH OF SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 67°25'14" EAST 69.88 FEET, MORE OR LESS; THENCE LEAVING SAID PARALLEL LINE, SOUTH 22°34'46" EAST 15.00 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE RIGHT-OF-WAY OF BUTLER MARKET ROAD.

THIS DESCRIPTION CONTAINS 1,051 SQUARE FEET, MORE OR LESS.

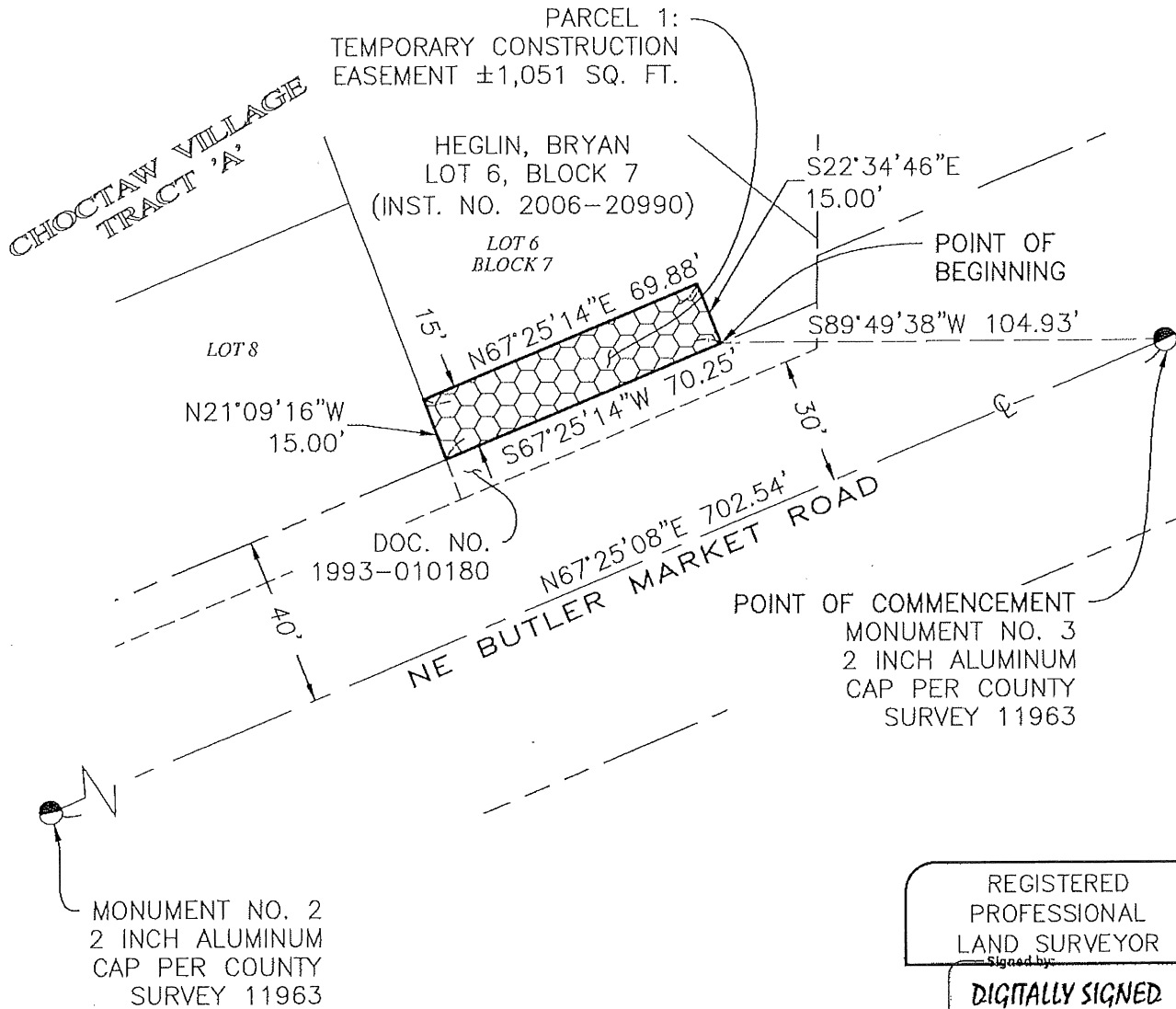
HEREIN BEARINGS ARE BASED UPON THE CENTRAL OREGON COORDINATE SYSTEM (COCS).

SUBJECT TO RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS OF RECORD.



RENEWES: 12/31/2024

EXHIBIT 'B'
TEMPORARY CONSTRUCTION EASEMENT
 A PORTION OF LOT 6, BLOCK 7, CHOCTAW VILLAGE TRACT 'A'
 LOCATED IN THE NE1/4 OF SECTION 28,
 TOWNSHIP 17 SOUTH, RANGE 12 EAST, W.M.,
 CITY OF BEND, DESCHUTES COUNTY, OREGON

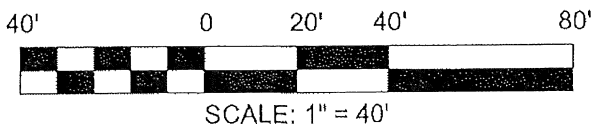
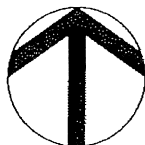


REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Signed by:
DIGITALLY SIGNED

7A5A115987EAC6...
 OREGON
 MAY 11, 2021
 BRAD R. RHOADES
 91917PLS

RENEWES: 12/31/2024



S&F Land Services

DATE: 11/1/24
 PROJ NO: 22-526-01

901 NW CARLON AVENUE,
 STE 3, BEND, OR 97703
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2022-526-01
NOVEMBER 1, 2024

EXHIBIT 'A'

PARCEL 1: RIGHT-OF-WAY DEDICATION

A PORTION OF LOT 2, BLOCK 1, CANYON PARK, RECORDED MAY 17, 1972 IN PLAT CABINET A, PAGE 535, DESCHUTES COUNTY RECORDS, LOCATED IN THE NORTHWEST QUARTER (NW1/4) OF SECTION 27, TOWNSHIP 17 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, CITY OF BEND, DESCHUTES COUNTY, OREGON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

THAT PORTION OF SAID LOT 2 LYING NORTHWESTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT SET MONUMENT NO. 3 ON SHEET 2 OF 7 PER DESCHUTES COUNTY PUBLIC WORKS RIGHT OF WAY MAP OF A PORTION OF BUTLER MARKET ROAD, FILED AS COUNTY SURVEY 11963 (CS11963), DESCHUTES COUNTY SURVEYOR'S OFFICE, BEING A POINT OF CURVATURE ON THE CENTERLINE OF SAID BUTLER MARKET ROAD; THENCE ALONG SAID CENTERLINE, BEING A CURVE TO THE LEFT, WITH A RADIUS OF 1074.30 FEET, AN ARC DISTANCE OF 254.04 FEET, THROUGH A CENTRAL ANGLE OF 13°32'56" (THE CHORD TO WHICH BEARS NORTH 60°38'40" EAST, 253.45 FEET) TO THE **POINT OF BEGINNING**; THENCE LEAVING SAID CENTERLINE, ALONG A LINE THAT IS PERPENDICULAR TO SAID CENTERLINE, SOUTH 36°07'48" EAST, 53.55 FEET; THENCE LEAVING SAID PERPENDICULAR LINE, NORTH 47°48'11" EAST, 61.12 FEET; THENCE NORTH 47°08'16" EAST, 25.84 FEET; THENCE NORTH 49°05'28" EAST, 32.57 FEET TO A POINT THAT BEARS SOUTH 28°39'54" WEST, 541.91 FEET FROM SET MONUMENT NO. 4 PER SAID CS11963.

EXCEPTING THEREFROM, ANY PORTION LYING IN THE RIGHT-OF-WAY OF BUTLER MARKET ROAD.

THIS DESCRIPTION CONTAINS 1,056 SQUARE FEET, MORE OR LESS.

HEREIN BEARINGS ARE BASED UPON THE CENTRAL OREGON COORDINATE SYSTEM (COCS).

SUBJECT TO RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS OF RECORD.

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2022-526-01
NOVEMBER 1, 2024

PARCEL 2: PERMANENT SLOPE EASEMENT AND PUBLIC UTILITY EASEMENT

A PORTION OF SAID LOT 2 LYING NORTHWESTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT SET MONUMENT NO. 3 ON SHEET 2 OF 7 PER DESCHUTES COUNTY PUBLIC WORKS RIGHT OF WAY MAP OF A PORTION OF BUTLER MARKET ROAD, FILED AS COUNTY SURVEY 11963 (CS11963), DESCHUTES COUNTY SURVEYOR'S OFFICE, BEING A POINT OF CURVATURE ON THE CENTERLINE OF SAID BUTLER MARKET ROAD; THENCE ALONG SAID CENTERLINE, BEING A CURVE TO THE LEFT, WITH A RADIUS OF 1074.30 FEET, AN ARC DISTANCE OF 254.04 FEET, THROUGH A CENTRAL ANGLE OF 13°32'56" (THE CHORD TO WHICH BEARS NORTH 60°38'40" EAST, 253.45 FEET) TO THE **POINT OF BEGINNING**; THENCE LEAVING SAID CENTERLINE, ALONG A LINE THAT IS PERPENDICULAR TO SAID CENTERLINE, SOUTH 36°07'48" EAST, 53.55; THENCE SOUTH 47°44'46" WEST, 10.00 FEET TO A POINT THAT BEARS NORTH 79°50'42" EAST, 35.78 FEET FROM THE NORTHWEST CORNER OF LOT 3 OF SAID BLOCK 1, CANYON PARK, MARKED BY A 1/2 INCH IRON ROD.

EXCEPTING THEREFROM, ANY PORTION LYING IN THE RIGHT-OF-WAY OF BUTLER MARKET ROAD.

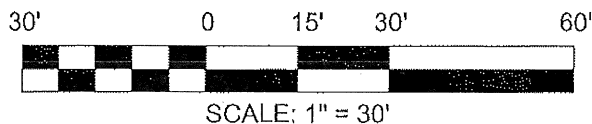
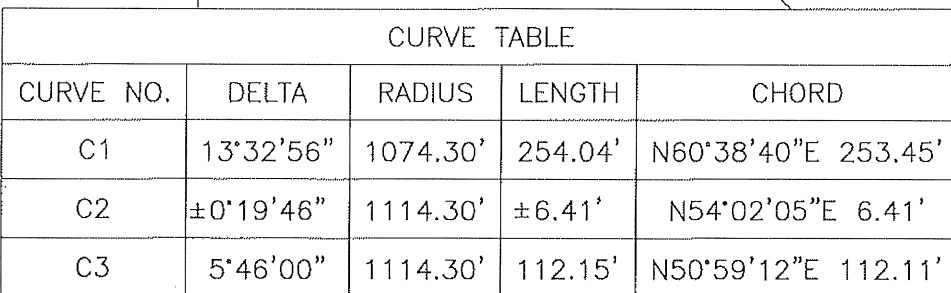
THIS DESCRIPTION CONTAINS 65 SQUARE FEET, MORE OR LESS.

HEREIN BEARINGS ARE BASED UPON THE CENTRAL OREGON COORDINATE SYSTEM (COCS).

SUBJECT TO RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS OF RECORD.



RENEWS: 12/31/2024



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RENEWS: 12/31/2024

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2022-526-01
NOVEMBER 1, 2024

EXHIBIT 'A'

PARCEL 1: RIGHT-OF-WAY DEDICATION

A PORTION OF PARCEL 3, PARTITION PLAT NO. 2002-63, RECORDED AUGUST 6, 2002 AS INSTRUMENT NO. 2002-42524, DESCHUTES COUNTY OFFICIAL RECORDS, LOCATED IN THE NORTHWEST QUARTER (NW1/4) OF SECTION 27, TOWNSHIP 17 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, CITY OF BEND, DESCHUTES COUNTY, OREGON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF SAID PARCEL 3 LYING SOUTHWESTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT SET MONUMENT NO. 4 ON SHEET 2 OF 7 PER DESCHUTES COUNTY PUBLIC WORKS RIGHT OF WAY MAP OF A PORTION OF BUTLER MARKET ROAD, FILED AS COUNTY SURVEY 11963 (CS11963), DESCHUTES COUNTY SURVEYOR'S OFFICE, BEING A POINT OF CURVATURE ON THE CENTERLINE OF SAID BUTLER MARKET ROAD; THENCE ALONG SAID CENTERLINE, BEING A CURVE TO THE RIGHT, WITH A RADIUS OF 1074.30 FEET, AN ARC LENGTH OF 384.35 FEET, THROUGH A CENTRAL ANGLE OF 20°26'55" (THE CHORD TO WHICH BEARS SOUTH 29°34'24" WEST, 382.31 FEET) TO THE **POINT OF BEGINNING**; THENCE LEAVING SAID CENTERLINE, ALONG A LINE PERPENDICULAR TO SAID CENTERLINE, SOUTH 50°10'38" EAST, 50.00 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID BUTLER MARKET ROAD AS DEDICATED PER SAID PARTITION PLAT NO. 2002-63; THENCE LEAVING SAID PERPENDICULAR LINE AND SOUTHEASTERLY RIGHT-OF-WAY LINE, SOUTH 22°44'53" EAST, 29.72 FEET; THENCE SOUTH 51°36'34" EAST, 44.20 FEET TO A POINT THAT BEARS NORTH 85°41'21" WEST, 114.19 FEET FROM THE SOUTHEAST CORNER OF SAID PARCEL 3, MARKED BY A 5/8 INCH IRON ROD WITH YELLOW CAP MARKED "KARL PLS".

EXCEPTING THEREFROM, ANY PORTION LYING IN THE RIGHTS-OF-WAY OF BUTLER MARKET ROAD AND WELLS ACRES ROAD.

THIS DESCRIPTION CONTAINS 786 SQUARE FEET, MORE OR LESS.

HEREIN BEARINGS ARE BASED UPON THE CENTRAL OREGON COORDINATE SYSTEM (COCS).

SUBJECT TO RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS OF RECORD.

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2022-526-01
NOVEMBER 1, 2024

PARCEL 2: PERMANENT SLOPE EASEMENT AND PUBLIC UTILITY EASEMENT

A 10.00 FOOT WIDE STRIP OF LAND BEING A PORTION OF SAID PARCEL 3, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF SAID PARCEL 3 LYING NORTHWESTERLY OF A LINE THAT IS PARALLEL TO AND 60.00 FEET SOUTHEASTERLY OF THE CENTERLINE OF BUTLER MARKET ROAD AS ESTABLISHED IN DESCHUTES COUNTY PUBLIC WORKS RIGHT OF WAY MAP OF A PORTION OF BUTLER MARKET ROAD, FILED SEPTEMBER 27, 1994 AS COUNTY SURVEY 11963 (CS11963), DESCHUTES COUNTY SURVEYOR'S OFFICE.

EXCEPTING THEREFROM:

ANY PORTION LYING WITHIN THE BOUNDS OF PARCEL 1: RIGHT-OF-WAY DEDICATION, AS DESCRIBED ABOVE.

THIS DESCRIPTION CONTAINS 415 SQUARE FEET, MORE OR LESS.

SUBJECT TO RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS OF RECORD.

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2022-526-01
NOVEMBER 1, 2024

PARCEL 3: TEMPORARY CONSTRUCTION EASEMENT

A 4.25 FOOT WIDE STRIP OF LAND BEING A PORTION OF SAID PARCEL 3, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WELLS ACRES ROAD, AS DEDICATED PER SAID PARTITION PLAT NO. 2002-63, SAID POINT BEARS NORTH 83°04'11" WEST, 77.52 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE, FROM THE SOUTHEAST CORNER OF SAID PARCEL 3, MARKED BY A 5/8 INCH IRON ROD WITH YELLOW CAP MARKED "KARL PLS"; THENCE CONTINUING ON SAID NORTH RIGHT-OF-WAY LINE, NORTH 83°04'11" WEST, 29.00 FEET; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE, NORTH 6°37'05" EAST, 4.25 FEET; THENCE ALONG A LINE PARALLEL WITH AND 4.25 FEET NORTH OF SAID NORTH RIGHT-OF-WAY LINE, SOUTH 83°04'11" EAST, 29.00 FEET; THENCE SOUTH 6°37'05" WEST, 4.25 FEET TO THE POINT OF BEGINNING.

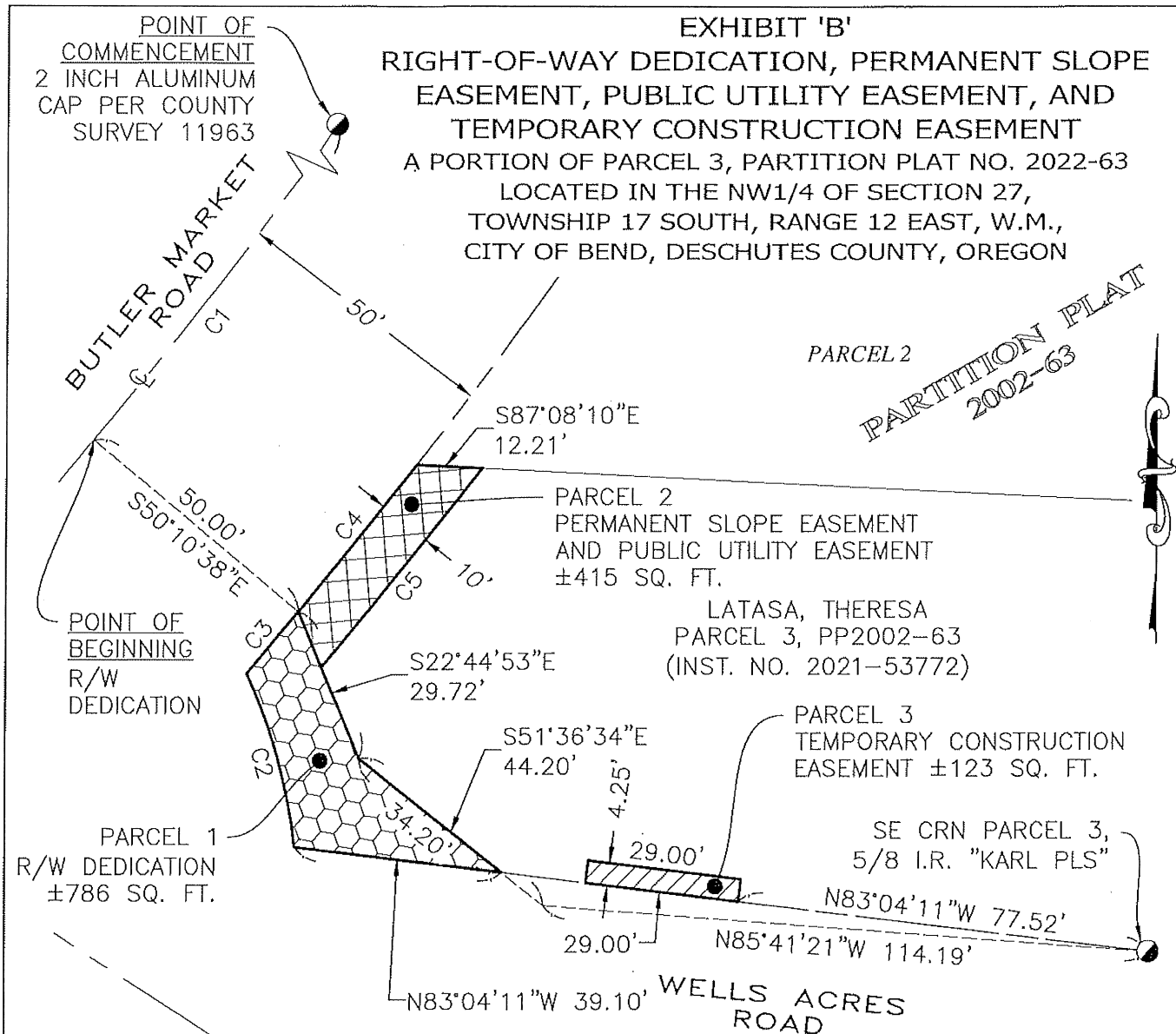
THIS DESCRIPTION CONTAINS 123 SQUARE FEET, MORE OR LESS.

HEREIN BEARINGS ARE BASED UPON THE CENTRAL OREGON COORDINATE SYSTEM (COCS).

SUBJECT TO RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS OF RECORD.

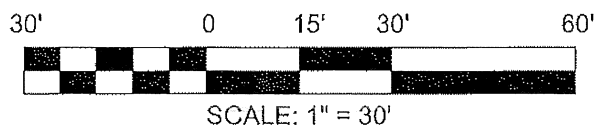


RENEWS: 12/31/2024



CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD LEN
C1	20°29'55"	1074.30'	384.35'	S29°34'24"W	382.31'
C2	19°24'41"	100.00'	±33.88'	N15°49'23"W	±33.72'
C3	0°46'00"	1124.30'	±15.04'	N40°12'21"E	±15.04'
C4	1°47'48"	1124.30'	±35.26'	N38°55'27"E	±35.26'
C5	2°24'49"	1134.30'	±47.78'	S38°52'40"W	±47.78'

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
 Signed by
DIGITALLY SIGNED
 7A5A1B967FEC6...
 OREGON
 MAY 11, 2021
 BRAD R. RHOADES
 91917PLS
 RENEWS: 12/31/2024



S&F Land Services

DATE: 11/1/2024 901 NW CARLON AVENUE,
 PROJ NO: 22-526-01 STE 3, BEND, OR 97703
 (541) 797-0954
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 info@sflands.com

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2022-526-01
NOVEMBER 1, 2024

EXHIBIT 'A'

PARCEL 1: TEMPORARY CONSTRUCTION EASEMENT

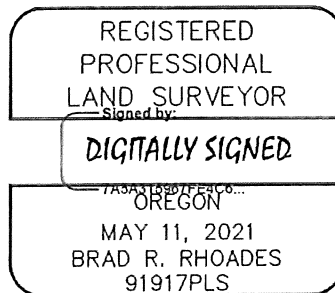
A PORTION OF LOT 6, BLOCK 1, TAMARACK PARK EAST PHASE I, RECORDED AUGUST 26, 1987, IN CABINET C, PAGE 224, DESCHUTES COUNTY RECORDS, LOCATED IN THE SOUTHWEST QUARTER (SW1/4) OF SECTION 22, TOWNSHIP 17 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, CITY OF BEND, DESCHUTES COUNTY, OREGON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTHWESTERLY 10.00 FEET OF SAID LOT 6.

EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE RIGHT-OF-WAY OF BUTLER MARKET ROAD.

THIS DESCRIPTION CONTAINS 646 SQUARE FEET, MORE OR LESS.

SUBJECT TO RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS OF RECORD.



RENEWS: 12/31/2024

EXHIBIT 'B'

TEMPORARY CONSTRUCTION EASEMENT

A PORTION OF LOT 6, BLOCK 1, TAMARACK PARK EAST PHASE 1
LOCATED IN THE SW1/4 OF SECTION 12,
TOWNSHIP 17 SOUTH, RANGE 12 EAST, W.M.,
CITY OF BEND, DESCHUTES COUNTY, OREGON

PARCEL 1:
TEMPORARY CONSTRUCTION
EASEMENT ±646 SQ. FT.

BUTLER MARKET ROAD

S52°14'01"E
10.00'

Δ=3°35'39"
CHORD=64.87'
S39°33'49"W
L=64.88', R=1034.31'
Δ=3°35'39"
CHORD=64.24'
N39°33'49"E
L=64.25', R=1024.30'

N48°38'22"W
10.00'

LOT 5, BLOCK 1

SORDAHL, CAMERON
LOT 6, BLOCK 1
(INST. NO. 2016-25474)

LOT 7, BLOCK 1

TAMARACK PARK EAST
PHASE 1

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Signed by:

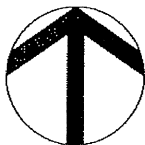
DIGITALLY SIGNED

AS A SIGNED/FEELING...

OREGON

MAY 11, 2021
BRAD R. RHOADES
91917PLS

RENEWS: 12/31/2024



SCALE: 1" = 30'

S&F Land Services

DATE: 11/1/2024
PROJ NO: 22-526-01

901 NW CARLON AVENUE,
STE 3, BEND, OR 97703
(541) 797-0954

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S&F Land Services

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(541) 797-0954 – www.sflands.com

2022-526-01
SEPTEMBER 24, 2024
BRR

EXHIBIT 'A'

PARCEL 1: RIGHT-OF-WAY DEDICATION

A VARIABLE WIDTH STRIP OF LAND BEING A PORTION OF THAT STATUTORY WARRANTY DEED RECORDED MARCH 5, 2020 AS INSTRUMENT NUMBER 2020-09943 IN DESCHUTES COUNTY OFFICIAL RECORDS, LOCATED IN THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 28, TOWNSHIP 17 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, CITY OF BEND, DESCHUTES COUNTY, OREGON, SAID STRIP LYING SOUTH OF THE FOLLOWING DESCRIBED LINE;

BEGINNING AT A POINT THAT BEARS NORTH 86°22'19" WEST, 10.56 FEET FROM THE SOUTHEAST CORNER OF PARCEL 3, PARTITION PLAT NO. 1993-25, MARKED BY A 5/8 INCH IRON ROD WITH YELLOW CAP MARKED "SCE&S"; THENCE SOUTH 86°22'19" EAST 287.22 FEET TO A POINT THAT BEARS NORTH 03°54'03" WEST, 64.07 FEET FROM THE NORTHEAST CORNER OF LOT 16, RAVEN WOOD ADDITION, MARKED BY A 5/8 INCH IRON ROD.

SAID LINE DESCRIBED ABOVE IS INTENDED TO BISECT THROUGH SAID SOUTHEAST CORNER OF PARCEL 3 AND THE SOUTHWEST CORNER OF CEDAR CREEK TOWNHOMES, STAGES I & II.

EXCEPTING THEREFROM, ANY PORTION LYING WITHIN THE RIGHT-OF-WAY OF NE BUTLER MARKET ROAD (FORMERLY KNOWN AND ESTABLISHED AS STUDIO ROAD).

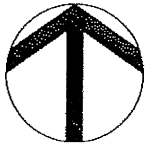
THIS DESCRIPTION CONTAINS 1,718 SQUARE FEET, MORE OR LESS.

HEREIN BEARINGS ARE BASED UPON THE CENTRAL OREGON COORDINATE SYSTEM (COCS).

SUBJECT TO RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS OF RECORD.



RENEWS: 12/31/2024

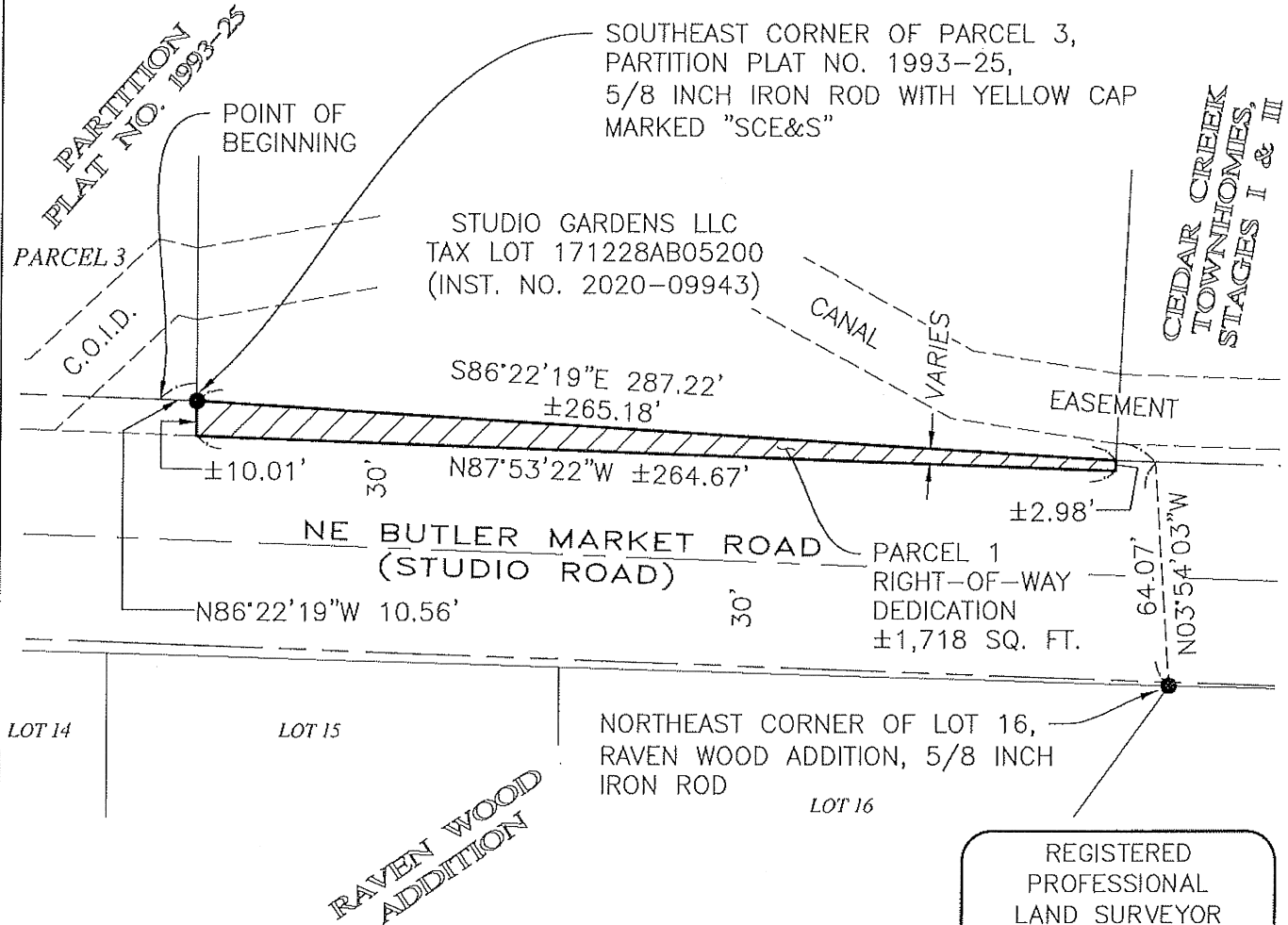


0 25' 50'



SCALE: 1" = 50'

EXHIBIT 'B' RIGHT-OF-WAY DEDICATION



LEGEND:



RIGHT-OF-WAY DEDICATION
AREA, ± 1,780 SQ. FT.



FOUND MONUMENT, AS NOTED

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Signed by:
DIGITALLY SIGNED

7/AS/15/08/EE/ACB...

OREGON
MAY 11, 2021
BRAD R. RHOADES
91917PLS

RENEWS: 12/31/2024

S&F Land Services

Land Surveying & Remote Sensing

901 NW CARLON AVE, SUITE 3
BEND, OR 97703
(541) 797-0954

Date: 9/23/2024

Proj No: 22-526-01

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EMAIL: INFO@SFLANDS.COM