



## **RESOLUTION NO. 3453**

### **A RESOLUTION OF THE CITY COUNCIL APPROVING A PROPERTY TAX EXEMPTION FOR QUALIFYING RENTAL UNITS AT VERDE PINES**

#### **Findings**

- A. ORS 307.515 to 307.537 allow for local governments to provide a tax exemption to qualified rental housing. The City of Bend, through Resolution numbers 2433 and 2436 in 2003, codified at Bend Municipal Code (BMC) Chapter 12.25 in 2021, authorizes tax exemptions for qualified rental housing projects.
- B. United Housing Partners, the contract purchaser of property located between Easton Place and Knott Road in the Easton Master Plan Area, at Tax Lots 181215CC01000 and 181215CC01100, whose legal description is attached to this resolution as Exhibit A (the "Property"), submitted an application for tax exemption for qualified rental units under BMC Chapter 12.25 with the consent of the Property owner, Easton Commercial, LLC.
- C. The entire property held for development as or offered for rent solely as a residence for low-income persons qualifies for a property tax exemption under BMC Chapter 12.25 and ORS 307.515 to 307.537. The Property is located within the limits of the City of Bend and is held for the purpose of developing qualified rental housing or is a multifamily project containing three or more units that will be offered for rent solely as a residence for low-income persons, and the required rent payments reflect the full value of the tax exemption as shown in the application submitted by the owner of the Property.
- D. The Bend-LaPine School District has authorized a tax exemption for the Property. The combined exempted taxes of the School District and the City exceed 51% of all property taxes imposed on the Property; therefore, the exemption granted by this resolution applies to the tax levy of all taxing districts in which property certified for exemption is located.
- E. The entire property is held for development of or offered for rent solely as a residence for low-income persons qualifies for a property tax exemption under BMC Chapter 12.25 and ORS 307.515 to 307.537.

#### **Now, therefore, based on these findings, THE CITY COUNCIL OF THE CITY OF BEND RESOLVES AS FOLLOWS:**

- 1. The property tax exemption for the Property described herein is approved for the tax levy of all taxing districts in which the Property is located. The exemption is for a period of 20 years, commencing January 1, 2026, under the City's tax exemption for qualified rental housing, BMC Chapter 12.25, as allowed under Oregon Revised Statutes

307.515 to 307.537. City staff is directed to take such further steps as are necessary to implement the tax exemption granted under this resolution

2. The portion of the property on which the tax exemption is approved is described as follows:

Project address:

No situs address (between Easton Pl. and Knott Rd.)  
Bend, Oregon 97703  
Tax Lots 181215CC01000 and 181215CC01100

Owner's name and address:

Easton Commercial LLC  
1388 Sutter St #STE 918  
San Francisco, CA 94109

Description of housing:

One hundred twenty-eight residential units in a multifamily development, rented solely to low-income persons as defined in BMC 12.25.010

Legal description of property:

See attached Exhibit A (the "Property")

Description of the portion of Property that is approved:

Entire vacant lot, and once developed, 128 residential units and space supporting the residential use. All 128 units will be deed restricted for households earning up to 60% AMI and all other uses on the property are for the direct benefit and support of the residential tenants.

3. The property tax exemption for the Property is subject to the provisions of ORS 307.529 to 307.531 and BMC Chapter 12.25 regarding termination of the exemption. If, after an application for exemption under has been approved, the City of Bend finds that:
  - a. construction or development of the residential units on the Property rented solely to low-income persons differs from the construction or development described in the application for exemption,
  - b. the units are not reserved exclusively for low-income persons as defined,
  - c. any provision of ORS 307.515 to 307.523 is not being complied with, or
  - d. any provision required by the City of Bend under BMC chapter 12.25 or ORS 307.515 to 307.523 is not being complied with,



The City of Bend shall follow the procedures outlined in BMC Chapter 12.25 and ORS 307.529 to 307.531 to terminate the exemption. Per ORS 307.533, the tax rolls shall be corrected, and taxes shall become due beginning January 1 of the first assessment year following the date on which the noncompliance first occurred.

**Adopted by the Bend City Council on October 15, 2025.**

YES: Kebler, Méndez, Norris, Perkins, Platt, Riley


NO: Franzosa

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

**Attest:**

  
\_\_\_\_\_  
Ashley Bontje, City Recorder's Office

**Approved as to form:**

  
\_\_\_\_\_  
Ian Leitheiser, City Attorney

If this is a public-facing document, do not delete the statements below. Please fill out the information highlighted in yellow and delete only this sentence.



**Language Assistance Services & Accommodation Information for People with Disabilities**

You can obtain this information in alternate formats such as Braille, electronic format, etc. Free language assistance services are also available. Please contact Kerry Bell at [kbell@bendoregon.gov](mailto:kbell@bendoregon.gov) or 541-323-5964. Relay Users Dial 7-1-1.



**Servicios de asistencia lingüística e información sobre alojamiento para personas con discapacidad**

Puede obtener esta información en formatos alternativos como Braille, formato electrónico, etc. También disponemos de servicios gratuitos de asistencia lingüística. Póngase en contacto con Kerry Bell en [kbell@bendoregon.gov](mailto:kbell@bendoregon.gov) o 541-323-5964. Los usuarios del servicio de retransmisión deben marcar el 7-1-1.

## EXHIBIT A

The Land referred to herein below is situated in the County of Deschutes, State of Oregon, and is described as follows:

LOTS 4, 5, 6 AND TRACT "D" OF EASTON COMMERCIAL, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED OCTOBER 10, 2023 AS DOCUMENT NO. [2023-25204](#).

*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

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SURVEYOR'S CERTIFICATE

I, JACOB ALLEN CARSON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS SHOWN ON THE ANNEXED MAP OF "EASTON COMMERCIAL", BEING A PORTION OF TRACT 'C' OF "EASTON, PHASE 1" AND OTHER LANDS, LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 15, TOWNSHIP 18 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, CITY OF BEND, DESCHUTES COUNTY, OREGON, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, BEING A FOUND 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "AKS ENGR." LOCATED AT THE SOUTHWEST CORNER OF TRACT 'B' OF THE PLAT OF "EASTON, PHASE 1", RECORDED AUGUST 2, 2022, AS INSTRUMENT NUMBER 2022-29828, DESCHUTES COUNTY OFFICIAL RECORDS; THENCE ALONG THE SOUTHERLY LINE OF SAID TRACT 'B', NORTH 89°56'22" EAST 30.00 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "AKS ENGR." ON A LINE PARALLEL WITH AND 40.00 FEET EAST OF THE EASTERLY RIGHT-OF-WAY LINE OF SE 15TH STREET; THENCE ALONG SAID PARALLEL LINE, SOUTH 0°03'38" EAST 629.34 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "AKS ENGR."; THENCE LEAVING SAID PARALLEL LINE, NORTH 89°56'22" EAST 110.00 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "AKS ENGR."; THENCE NORTH 0°03'38" WEST 14.50 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "AKS ENGR."; THENCE NORTH 89°56'22" EAST 60.00 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "AKS ENGR."; THENCE SOUTH 0°03'38" EAST 14.50 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "AKS ENGR."; THENCE NORTH 89°56'22" EAST 83.91 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "AKS ENGR."; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 1530.00 FEET, A CENTRAL ANGLE OF 4°52'16", AN ARC LENGTH OF 130.08 FEET, AND A CHORD OF SOUTH 87°37'30" EAST 130.04 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "AKS ENGR."; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 1700.00 FEET (RADIUS POINT BEARS NORTH 87°38'30" WEST), A CENTRAL ANGLE OF 2°34'08", AN ARC LENGTH OF 7.62 FEET, AND A CHORD OF NORTH 0°13'26" EAST 7.62 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "AKS ENGR."; THENCE NORTH 0°03'38" WEST 8.84 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "AKS ENGR."; THENCE NORTH 89°56'22" EAST 60.00 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "AKS ENGR."; THENCE SOUTH 0°03'38" EAST 6.84 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "AKS ENGR."; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 230.00 FEET, A CENTRAL ANGLE OF 3°27'49", AN ARC LENGTH OF 13.90 FEET, AND A CHORD OF SOUTH 0°40'17" WEST 13.90 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "AKS ENGR."; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 1530.00 FEET (RADIUS POINT BEARS SOUTH 0°03'38" WEST), A CENTRAL ANGLE OF 4°53'47", AN ARC LENGTH OF 121.85 FEET, AND A CHORD OF SOUTH 89°38'28" EAST 121.82 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "AKS ENGR."; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 1400.00 FEET, A CENTRAL ANGLE OF 3°55'03", AN ARC LENGTH OF 100.51 FEET, AND A CHORD OF SOUTH 89°20'08" EAST 100.49 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "AKS ENGR."; THENCE NORTH 0°03'38" WEST 8.00 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "AKS ENGR."; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 780.00 FEET, A CENTRAL ANGLE OF 0°31'21", AN ARC LENGTH OF 8.43 FEET, AND A CHORD OF NORTH 0°00'22" WEST 8.43 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "AKS ENGR."; THENCE NORTH 89°44'02" EAST 60.00 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "AKS ENGR."; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 780.00 FEET (RADIUS POINT BEARS SOUTH 89°44'02" WEST), A CENTRAL ANGLE OF 0°31'12", AN ARC LENGTH OF 6.97 FEET, AND A CHORD OF SOUTH 0°00'22" WEST 6.97 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "AKS ENGR."; THENCE SOUTH 0°01'54" WEST 14.60 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "AKS ENGR."; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 1470.00 FEET (RADIUS POINT BEARS NORTH 0°21'12" EAST), A CENTRAL ANGLE OF 0°44'31", AN ARC LENGTH OF 18.04 FEET, AND A CHORD OF SOUTH 89°01'04" EAST 18.04 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "AKS ENGR."; THENCE SOUTH 04°36'41" WEST 60.00 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "AKS ENGR."; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 230.00 FEET, A CENTRAL ANGLE OF 2°14'29", AN ARC LENGTH 87.28 FEET, AND A CHORD OF SOUTH 10°37'00" EAST 86.75 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "AKS ENGR."; THENCE SOUTH 0°01'54" WEST 195.91 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "AKS ENGR."; THENCE SOUTH 89°44'02" EAST 429.55 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "AKS ENGR."; THENCE NORTH 0°01'54" WEST 14.50 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "AKS ENGR."; THENCE SOUTH 89°44'02" EAST 45.00 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "AKS ENGR."; ON THE EASTERLY LINE OF INSTRUMENT NUMBER 2022-8422, DESCHUTES COUNTY OFFICIAL RECORDS, THENCE ALONG SAID EASTERLY LINE, SOUTH 0°01'54" WEST 391.76 FEET TO A FOUND 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "TEUTON" ON THE NORTHERLY RIGHT-OF-WAY LINE OF KNOTT ROAD (30.00 FEET FROM CENTERLINE); THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF KNOTT ROAD, NORTH 89°59'31" WEST 296.24 FEET TO A FOUND 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "TOW" ON SAID EASTERLY RIGHT-OF-WAY LINE OF SE 15TH STREET (VARYING IN WIDTH FROM CENTERLINE); THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF SE 15TH STREET THE FOLLOWING COURSES: ALONG A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 41.00 FEET (RADIUS POINT BEARS NORTH 42°01'22" EAST), A CENTRAL ANGLE OF 10°40'55", AN ARC LENGTH OF 7.70 FEET, AND A CHORD OF NORTH 42°01'40" WEST 7.69 FEET TO A FOUND 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "TOW"; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 128.00 FEET, A CENTRAL ANGLE OF 28°59'19", AN ARC LENGTH OF 63.75 FEET, AND A CHORD OF NORTH 22°43'03" WEST 63.07 FEET TO A FOUND 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "TOW"; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 781.00 FEET, A CENTRAL ANGLE OF 4°13'39", AN ARC LENGTH OF 56.15 FEET, AND A CHORD OF NORTH 89°04'54" WEST 56.14 FEET TO A FOUND 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "TOW"; THENCE NORTH 32°31'04" WEST 6.77 FEET TO A FOUND 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "TOW"; ON SAID EASTERLY RIGHT-OF-WAY LINE OF SE 15TH STREET (40.00 FEET FROM CENTERLINE); THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF SE 15TH STREET THE FOLLOWING COURSES: NORTH 0°03'38" WEST 134.94 FEET; THENCE NORTH 89°56'22" EAST 10.00 FEET TO THE INITIAL POINT.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 20.04 ACRES, MORE OR LESS.



DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT PAULSON HOMES AT EASTON LIMITED PARTNERSHIP, AN OREGON LIMITED PARTNERSHIP, IS THE OWNER OF THE LAND SHOWN ON THIS PLAT AND AS PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, AND HAS CAUSED THE SAME TO BE SURVEYED, AND PLANNED INTO LOTS, TRACTS, ROADS AND EASEMENTS AS SHOWN ON SAID MAP IN ACCORDANCE WITH THE PROVISIONS OF THE OREGON REVENUE STATUTES CHAPTER 92.

AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER, FOR ROAD AND UTILITY PURPOSES, THE STREET RIGHTS-OF-WAY OF SE 15TH STREET, KNOTT ROAD, SE ARCHER DRIVE, SE EPIC PLACE, SE BARNSTON PLACE, SE APOLLO PLACE, SE EASTON PLACE, AND SE LEADER LINE, AS SHOWN HEREON.

AND FURTHER DEDICATES TO THE PUBLIC FOREVER, THE PUBLIC UTILITY EASEMENTS (PUE) SHOWN AND NOTED HEREON, AS EASEMENT AREAS FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND UTILITY SERVICES AND THEIR ABOVE GROUND APPURTENANCES. UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT AND ALL OTHER RELATED FACILITIES ABOVE AND BELOW GROUND WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL OBSTRUCTIONS AT THE OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH OBSTRUCTIONS AT THE LOT OWNER'S EXPENSE, AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.

AND FURTHER DEDICATES TO THE PUBLIC FOREVER THE PUBLIC SEWER EASEMENTS (PSE), AS SHOWN HEREON;

AND DOES HEREBY GRANT TO THE CITY OF BEND THE SANITARY SEWER EASEMENTS (SSE), AS SHOWN HEREON;

AND DOES HEREBY GRANT TO THE CITY OF BEND THE STORMWATER EASEMENTS (SSE), AS SHOWN HEREON;

AND DOES HEREBY GRANT THE PRIVATE STORMWATER EASEMENTS (PSE) TO BENEFIT TRACT LOT 1, AS SHOWN HEREON;

AND DOES HEREBY GRANT TO AVONK WATER COMPANY THE WATERLINE EASEMENT (ANE), AS SHOWN HEREON;

AND DOES HEREBY SUBMIT FOR APPROVAL AND RECORD SAID PLAT OF "EASTON COMMERCIAL", HENCEFORTH TO BE SO KNOWN.

SEE SHEET 2 FOR SIGNATURE

PREPARED FOR

PAULSON HOMES, INC.  
210 SW WILSON AVE #100  
BEND, OR 97702

EASTON COMMERCIAL

SHEET 1 OF 8

A REPLAT OF A PORTION OF TRACT 'C' OF "EASTON, PHASE 1" AND OTHER LANDS, LOCATED IN THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 18 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, CITY OF BEND, DESCHUTES COUNTY, OREGON

AUGUST 8, 2023

PLLD20220219

PLAT NOTES

- THIS PLAT IS SUBJECT TO THE CONDITIONS OF APPROVAL SET FORTH IN CITY OF BEND PROJECT NUMBER PLLD20220219.
- THIS PLAT IS SUBJECT TO REGULATIONS, INCLUDING LEYES, LICKS, ASSESSMENTS, WATER AND IRRIGATION RIGHTS AND EASEMENTS FOR DITCHES AND CANALS OF THE ARNOLD IRRIGATION DISTRICT.
- THIS PLAT IS SUBJECT TO THE EXISTENCE OF ROADS, RAILROADS, IRRIGATION DITCHES AND CANALS, TELEPHONE, TELEGRAPH AND POWER TRANSMISSION FACILITIES.
- THIS PLAT IS SUBJECT TO THE RIGHTS OF THE PUBLIC TO ANY PORTION OF THE LAND LYING WITHIN THE AREA COMMONLY KNOWN AS SE 15TH STREET.
- THIS PLAT IS SUBJECT TO ANY VESTED AND ACCRUED WATER RIGHTS FOR MINING, AGRICULTURAL, MANUFACTURING, OR OTHER PURPOSES AND RIGHTS TO DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS, AS MAY BE RECORDED AND ACKNOWLEDGED BY THE LOCAL CUSTOMS, LAWS AND DECISIONS OF THE COURTS, AND THE RESERVATION FROM THE LANDS HEREBY GRANTED, A RIGHT OF WAY THEREON FOR THE DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, RECORDED SEPTEMBER 22, 1916, AS PATENT NUMBER 538834, GENERAL LAND OFFICE.
- THIS PLAT IS SUBJECT TO THE EASTON SOUTH ANNEXATION AGREEMENT, RECORDED AUGUST 23, 2021, AS INSTRUMENT NUMBER 2021-48845, OFFICIAL RECORDS.
- THIS PLAT IS SUBJECT TO A STORMWATER MANAGEMENT FACILITIES MAINTENANCE AGREEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED JUNE 28, 2022, AS INSTRUMENT NUMBER 2022-25602, OFFICIAL RECORDS.
- THIS PLAT IS SUBJECT TO A PUBLIC FACILITIES IMPROVEMENT AGREEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED AUGUST 5, 2021, AS INSTRUMENT NUMBER 2021-45627, OFFICIAL RECORDS.
- THIS PLAT IS SUBJECT TO A PUBLIC FACILITIES IMPROVEMENT AGREEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED OCTOBER 26, 2022, AS INSTRUMENT NUMBER 2022-38784, OFFICIAL RECORDS.
- THIS PLAT IS SUBJECT TO EASEMENTS, CONDITIONS, RESTRICTIONS, AND NOTES AS DELINEATED ON THE RECORDED PLAT OF "EASTON, PHASE 1". A PUBLIC UTILITY EASEMENT AS SHOWN.
- THIS PLAT IS SUBJECT TO A PUBLIC FACILITIES IMPROVEMENT AGREEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED MAY 15, 2023, AS INSTRUMENT NUMBER 2023-11338, OFFICIAL RECORDS.
- THIS PLAT IS SUBJECT TO THE NON-STATUTORY DEVELOPMENT AGREEMENT, RECORDED AUGUST 30, 2023, AS INSTRUMENT NUMBER 2023-21540, OFFICIAL RECORDS.
- THIS PLAT IS SUBJECT TO THE PUBLIC FACILITIES IMPROVEMENT AGREEMENT, RECORDED SEPTEMBER 5, 2023, AS INSTRUMENT NUMBER 2023-22014, OFFICIAL RECORDS.
- TRACTS 'A', 'B', 'C', AND 'D' ARE FOR OPEN SPACE.
- NO DIRECT VEHICULAR ACCESS WILL BE PERMITTED FROM INDIVIDUAL LOTS ONTO KNOTT ROAD OR 15TH STREET.

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE AND MONUMENT A PORTION OF TRACT 'C' OF "EASTON, PHASE 1", AND A PORTION OF THE LANDS DESCRIBED IN INSTRUMENT NUMBER 2022-8422, DESCHUTES COUNTY OFFICIAL RECORDS, INTO LOTS, TRACTS, ROADS, AND EASEMENTS.

BEARINGS ARE BASED ON THE CENTRAL OREGON COORDINATE SYSTEM (COCS), DERIVED FROM THE OREGON REAL-TIME GNSS NETWORK (ORGN) DESCHUTES 13 TRANSFORMATION. THE BEARING OF THE SOUTH LINE OF TRACT 'C' OF "EASTON, PHASE 1" IS SOUTH 89°54'42" WEST.

THE BOUNDARY OF TRACT 'C' OF "EASTON, PHASE 1" WAS ESTABLISHED BY HOLDING THE FOUND PLAT MONUMENTS ALONG SAID BOUNDARY.

THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 15 WAS ESTABLISHED BY HOLDING THE FOUND MONUMENT AT THE SOUTHWEST SIXTEENTH CORNER PER COUNTY SURVEY 03964, AND MONUMENTS ALONG SAID LINE PER COUNTY SURVEYS 03964 AND 19507.

THE NORTH RIGHT-OF-WAY LINE OF KNOTT ROAD WAS ESTABLISHED BY HOLDING THE FOUND MONUMENTS ALONG SAID LINE PER COUNTY SURVEYS 03964 AND 20447.

THE EAST RIGHT-OF-WAY LINE OF SE 15TH STREET WAS ESTABLISHED BY HOLDING THE FOUND MONUMENTS ALONG SAID LINE PER THE PLAT OF "EASTON, PHASE 1" AND COUNTY SURVEYS 03870 AND 20447.

SHEET INDEX

- SURVEYOR'S CERTIFICATE, DECLARATION, PLAT NOTES, AND SURVEYOR'S NARRATIVE.
- DECLARATION SIGNATURE, ACKNOWLEDGMENT, CONSENT AFFIDAVIT, ASSESSOR'S CERTIFICATE, APPROVALS, AND POST-MONUMENTATION NOTE.
- PLAT BOUNDARY
- PLAT BOUNDARY AND REFERENCES
- TRACT 'A', PORTIONS OF LOT 1 AND TRACT 'B', AND TRACT 'A' DETAILS
- LOTS 2-4, TRACT 'C', PORTIONS OF LOTS 1, AND 5, AND TRACTS 'B' AND 'D'
- LOT 6, AND PORTIONS OF LOT 5 AND TRACT 'D', AND LOT 6 DETAILS
- DETAILS



JOB NAME:	EASTON COMM	AKS ENGINEERING & FORESTRY, LLC 2777 NW LOLO DR, STE 150 BEND, OR 97703 541.317.8429 WWW.AKS-ENG.COM
JOB NUMBER:	7326	
DRAWN BY:	JBS	
CHECKED BY:	JAC	
DRAWING NO.:	7326 COMM	

# EASTON COMMERCIAL

A REPLAT OF A PORTION OF TRACT 'C' OF "EASTON, PHASE 1" AND OTHER LANDS,  
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 18 SOUTH, RANGE 12 EAST,  
WILLAMETTE MERIDIAN, CITY OF BEND, DESCHUTES COUNTY, OREGON  
AUGUST 8, 2023  
PLLD20220219

## DECLARATION SIGNATURE

PAHLUSCH HOMES AT EASTON LIMITED PARTNERSHIP, AN OREGON LIMITED PARTNERSHIP  
BY: PAHLUSCH HOMES, INC.  
ITS GENERAL PARTNER

BY: Matt Nelson 8/24/23  
MATT NELSON, CHIEF EXECUTIVE OFFICER DATE

## ACKNOWLEDGMENT

STATE OF OREGON }  
COUNTY OF DESCHUTES } SS

ON THIS 24th DAY OF August, 2023, BEFORE ME PERSONALLY APPEARED MATT NELSON, CHIEF EXECUTIVE OFFICER OF PAHLUSCH HOMES, INC., THE GENERAL PARTNER OF PAHLUSCH HOMES AT EASTON LIMITED PARTNERSHIP, AN OREGON LIMITED PARTNERSHIP, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE VOLUNTARY ACT AND DEED OF PAHLUSCH HOMES AT EASTON LIMITED PARTNERSHIP, AN OREGON LIMITED PARTNERSHIP.

NOTARY SIGNATURE: Chenele Hale  
PRINTED NAME: Chenele Hale  
NOTARY PUBLIC OREGON  
COMMISSION NO. 99513

MY COMMISSION EXPIRES July 11, 2024, 2024/4

## CONSENT AFFIDAVIT

A SUBDIVISION PLAT CONSENT AFFIDAVIT BY WASHINGTON FEDERAL BANK, A TRUST DEED BENEFICIARY PER INSTRUMENT NUMBERS 2021-55530, 2022-29781, AND 2023-05712, DESCHUTES COUNTY OFFICIAL RECORDS, HAS BEEN RECORDED ON October 10th, 2023, AS INSTRUMENT NUMBER 2023-23203, DESCHUTES COUNTY OFFICIAL RECORDS.

## ASSESSOR'S CERTIFICATE

I HEREBY CERTIFY THAT ALL AD VALOREM TAXES, SPECIAL ASSESSMENTS, FEES AND OTHER CHARGES, AS REQUIRED BY ORS 92.095 TO BE PLACED ON THE TAX ROLLS, WHICH HAVE BECOME A LIEN OR WILL BECOME A LIEN DURING THIS TAX YEAR, HAVE BEEN PAID TO ME.

DESCHUTES COUNTY ASSESSOR: Sarah Lee 10-10-2023  
DATE

I HEREBY CERTIFY THAT ALL TAXES HAVE BEEN PAID AS OF THIS DATE.

DESCHUTES COUNTY TAX COLLECTOR: Robert Tittle 10-10-2023  
DATE

## APPROVALS

THE PLAT OF "EASTON, COMMERCIAL", HAS BEEN APPROVED BY:

DESCHUTES COUNTY COMMISSIONER: Patti Adams 10-10-2023  
DATE  
DESCHUTES COUNTY SURVEYOR: Scott P. Powell 10-09-2023  
DATE  
CITY OF BEND PLANNING DIRECTOR: Rene Brooke 9-7-2023  
DATE  
CITY OF BEND ENGINEER: R. G. Giffy 9-7-2023  
DATE

SIGNATURE BY THE CITY OF BEND CONSTITUTES ACCEPTANCE BY THE CITY OF ANY DEDICATION MADE HEREIN TO THE PUBLIC.

## POST-MONUMENTATION

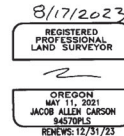
I, JACOB ALLEN CARSON, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH ORS 92.07(2), POST-MONUMENTATION OF THE REMAINING INTERIOR CORNERS WILL BE COMPLETED WITHIN 180 DAYS OF THE COMPLETION OF STREET AND UTILITY IMPROVEMENTS ASSOCIATED WITH THIS PLAT.

JACOB ALLEN CARSON, PLS 94570  
INTERIOR AND CENTERLINE MONUMENTS WERE SET ON \_\_\_\_\_ PER AFFIDAVIT OF  
POST-MONUMENTATION RECORDED ON \_\_\_\_\_ AS INSTRUMENT NO. \_\_\_\_\_  
OF DESCHUTES COUNTY RECORDS.

DESCHUTES COUNTY SURVEYOR DATE

## PREPARED FOR

PAHLUSCH HOMES, INC.  
210 SW WILSON AVE #100  
BEND, OR 97702



JOB NAME: EASTON COMM  
JOB NUMBER: 7326  
DRAWN BY: JBS  
CHECKED BY: JAC  
DRAWING NO.: 7326 COMM

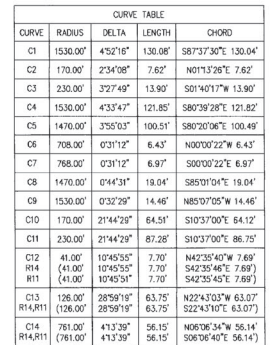
AKS ENGINEERING & FORESTRY, LLC  
2777 NW LOLO DR, STE 150  
BEND, OR 97703  
541.317.8429  
WWW.AKS-ENG.COM



ENGINEERING • SURVEYING • NATURAL RESOURCES  
FORESTRY • PLANNING • LANDSCAPE ARCHITECTURE



AUGUST 8, 2023  
PLLD20220219



★	SET 5/8" IRON ROD W/YPC INSCRIBED "AKS ENGR."	
◎	FOUND 5/8" IRON ROD W/YPC INSCRIBED "DOWL"; PER R11; HELD	
○	FOUND 5/8" IRON ROD W/YPC INSCRIBED "AKS ENGR."; PER R13; HELD	
⊞	FOUND 5/8" IRON ROD W/YPC INSCRIBED "AKS ENGR."; PER R12; HELD	
□	FOUND 5/8" IRON ROD, NO CAP, PER R4, HELD	
Δ/PC	DENOTES FOUND MONUMENT AS NOTED; HELD WITH A YELLOW PLASTIC CAP	
INST. NO.	INSTRUMENT NUMBER	
POS	POINT OF ENTRY	
	IRON ROD	
DBC	DESTROYED BY CONSTRUCTION	
NRS	NOT RESET THIS SURVEY	
RAS	RESET AS SHOWN	
(R)	RADIAL BEARING	

PAHLISCH HOMES, INC.  
210 SW WILSON AVE #100  
BEND, OR 97702  
8/17/2023  
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
MAY 11, 2021  
JACOB ALLEN CARSON  
94570PLS  
RENEWS: 12/31/23

 <p> <b>AKS</b>  <b>ENGINEERING &amp; FORESTRY, LLC</b>          2727 W. 101.00 DR., STE. 150          BEND, OR 97703          541.317.8429          WWW.AKS-ENG.COM       </p>	JOB NAME:	EASTON COMM
	JOB NUMBER:	7326
	DRAWN BY:	JBS
	CHECKED BY:	JAC
	DRAWING NO.:	7326 COMM

# EASTON COMMERCIAL

A REPLAT OF A PORTION OF TRACT 'C' OF "EASTON, PHASE 1" AND OTHER LANDS,  
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 18 SOUTH, RANGE 12 EAST,  
WILLAMETTE MERIDIAN, CITY OF BEND, DESCHUTES COUNTY, OREGON  
AUGUST 8, 2023  
PLLD20220219

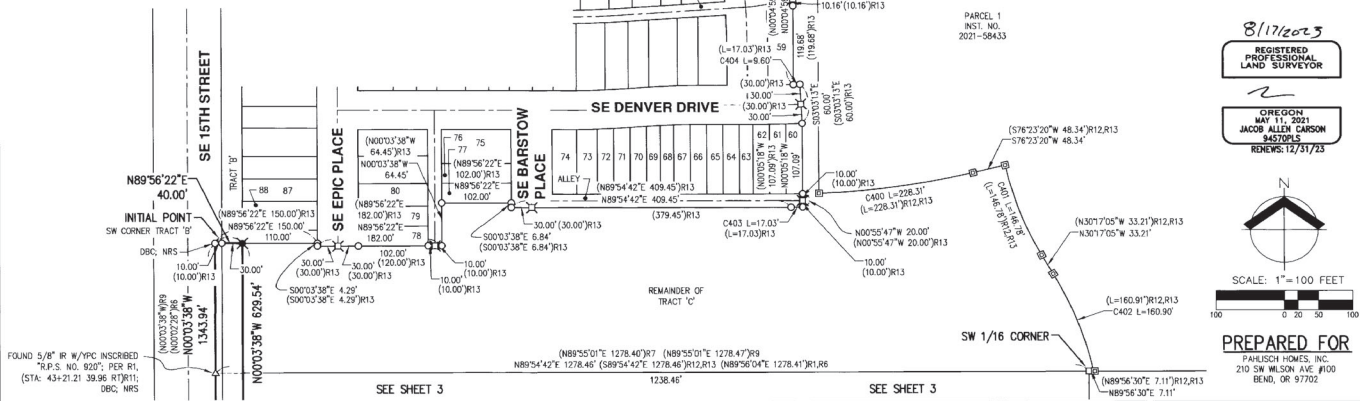
CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C400	1140.00'	112°28'29"	228.31'	S82°07'34"W 227.93'
R12,R13	1140.00'	112°28'29"	228.31'	S82°07'34"W 227.93'
C401	470.00'	175°33'34"	146.78'	N21°20'18"W 146.18'
R12,R13	470.00'	175°33'34"	146.78'	N21°20'18"W 146.18'
C402	530.00'	172°33'38"	160.90'	S21°35'15"E 160.28'
R12,R13	530.00'	172°33'38"	160.90'	S21°35'15"E 160.28'
C403	1160.00'	05°02'29"	17.03'	N89°29'27"E 17.03'
R13	1160.00'	05°02'29"	17.03'	N89°29'27"E 17.03'
C404	970.00'	03°42'02"	9.60'	N87°13'48"E 9.60'
R13	970.00'	03°42'02"	9.60'	N87°13'48"E 9.60'
C405	2040.00'	02°17'08"	12.54'	S81°27'34"W 12.54'
R13	2040.00'	02°17'08"	12.54'	S81°27'34"W 12.54'

## LEGEND

- ✕ SET 5/8" IRON ROD W/PPC INSCRIBED "AKS ENGR."
- FOUND 5/8" IRON ROD W/PPC INSCRIBED "AKS ENGR.", PER R13, HELD
- FOUND 5/8" IRON ROD W/ALC INSCRIBED "AKS ENGR.", PER R13, HELD
- ▣ FOUND 5/8" IRON ROD W/PPC INSCRIBED "AKS ENGR.", PER R12, HELD
- FOUND 5/8" IRON ROD, NO CAP, PER R4, HELD DENOTES FOUND MONUMENT AS NOTED; HELD WITH A YELLOW PLASTIC CAP
- △ W/PPC WITH A ALUMINUM CAP
- IR IRON ROD
- NST. NO. INSTRUMENT NUMBER
- (N)S NOT TO SCALE
- DBC DESTROYED BY CONSTRUCTION
- NRS NOT RESET THIS SURVEY

## REFERENCES

- (R1) RECORD INFORMATION PER BOUNDARY SURVEY, BY RICHARD L. BRYANT, FILED SEPTEMBER 28, 1990, AS COUNTY SURVEY 03870.
- (R2) RECORD INFORMATION PER MINOR PARTITION MP-80-27, BY DAVID C. HOERNING, FILED JANUARY 9, 1981, AS COUNTY SURVEY 03892.
- (R3) RECORD INFORMATION PER BOUNDARY SURVEY, BY EDGAR W. GRAVES, DATED JULY 28, 1978, FILED AS COUNTY SURVEY 03956.
- (R4) RECORD INFORMATION PER MAJOR PARTITION MAP-78-10, BY EDGAR W. GRAVES, DATED FEBRUARY 1978, FILED AS COUNTY SURVEY 03964.
- (R5) RECORD INFORMATION PER BOUNDARY SURVEY, BY GARY W. HICKMAN, FILED JANUARY 15, 1978, AS COUNTY SURVEY 03965.
- (R6) RECORD INFORMATION PER BOUNDARY SURVEY, BY RICHARD L. BRYANT, FILED JULY 24, 2002, AS COUNTY SURVEY 15040.
- (R7) RECORD INFORMATION PER RECORD OF SURVEY, BY SCOTT C. BOLDUC, FILED MAY 26, 2017, AS COUNTY SURVEY 19359.
- (R8) RECORD INFORMATION PER PLAT OF "BRIDGES AT SHADOW GLEN, PHASES 4B, 5 AND 6", BY JOHN A. WOODY, FILED OCTOBER 23, 2017, AS COUNTY SURVEY 19488.
- (R9) RECORD INFORMATION PER RECORD OF SURVEY, BY JOHN A. WOODY, FILED NOVEMBER 28, 2017, AS COUNTY SURVEY 19507.
- (R10) RECORD INFORMATION PER RECORD OF SURVEY, BY JACOB D. POWELL, FILED OCTOBER 2, 2020, AS COUNTY SURVEY 20324.
- (R11) RECORD INFORMATION PER BOUNDARY SURVEY, BY BRIAN C. COURSEN, FILED FEBRUARY 3, 2021, AS COUNTY SURVEY 20447.
- (R12) RECORD INFORMATION PER RECORD OF SURVEY, BY MICHAEL S. KAUNA, FILED OCTOBER 20, 2021, AS COUNTY SURVEY 20641.
- (R13) RECORD INFORMATION PER PLAT OF "EASTON, PHASE 1" BY JACOB ALLEN CARSON, FILED AUGUST 3, 2022, AS COUNTY SURVEY 20876.
- (R14) RECORD INFORMATION PER RIGHT-OF-WAY DEDICATION DEED, RECORDED AUGUST 12, 2019, AS INSTRUMENT NUMBER 2019-28870, OFFICIAL RECORDS.
- (R15) RECORD INFORMATION PER RECORD OF SURVEY, BY BRIAN C. COURSEN, FILED SEPTEMBER 3, 2020, AS COUNTY SURVEY 20925.
- (R16) RECORD INFORMATION PER BOUNDARY SURVEY, BY JEAN WM. HAWTHORNE, DATED OCTOBER 8, 1967, AND FILED AS COUNTY SURVEY 04892.
- (R17) RECORD INFORMATION PER BOUNDARY SURVEY, BY JEFF KERN, FILED FEBRUARY 1, 1990, AS COUNTY SURVEY 04123.



8/17/2023  
REGISTERED PROFESSIONAL LAND SURVEYOR  
JACOB ALLEN CARSON  
RENEW: 12/31/23

AKS ENGINEERING & FORESTRY, LLC  
277 NW GLOUCESTER ST.  
BEND, OR 97703  
541.337.8429  
WWW.AKS-ENCL.COM

ENGINEERING - SURVEYING - NATURAL RESOURCES  
FORESTRY - PLANNING - LANDSCAPE ARCHITECTURE

JOB NAME: EASTON COMM  
JOB NUMBER: 7326  
DRAWN BY: JES  
CHECKED BY: JAC  
DRAWING NO.: 7326 COMM

PAULSON HOMES, INC.  
210 SW WALSON AVE #100  
BEND, OR 97702



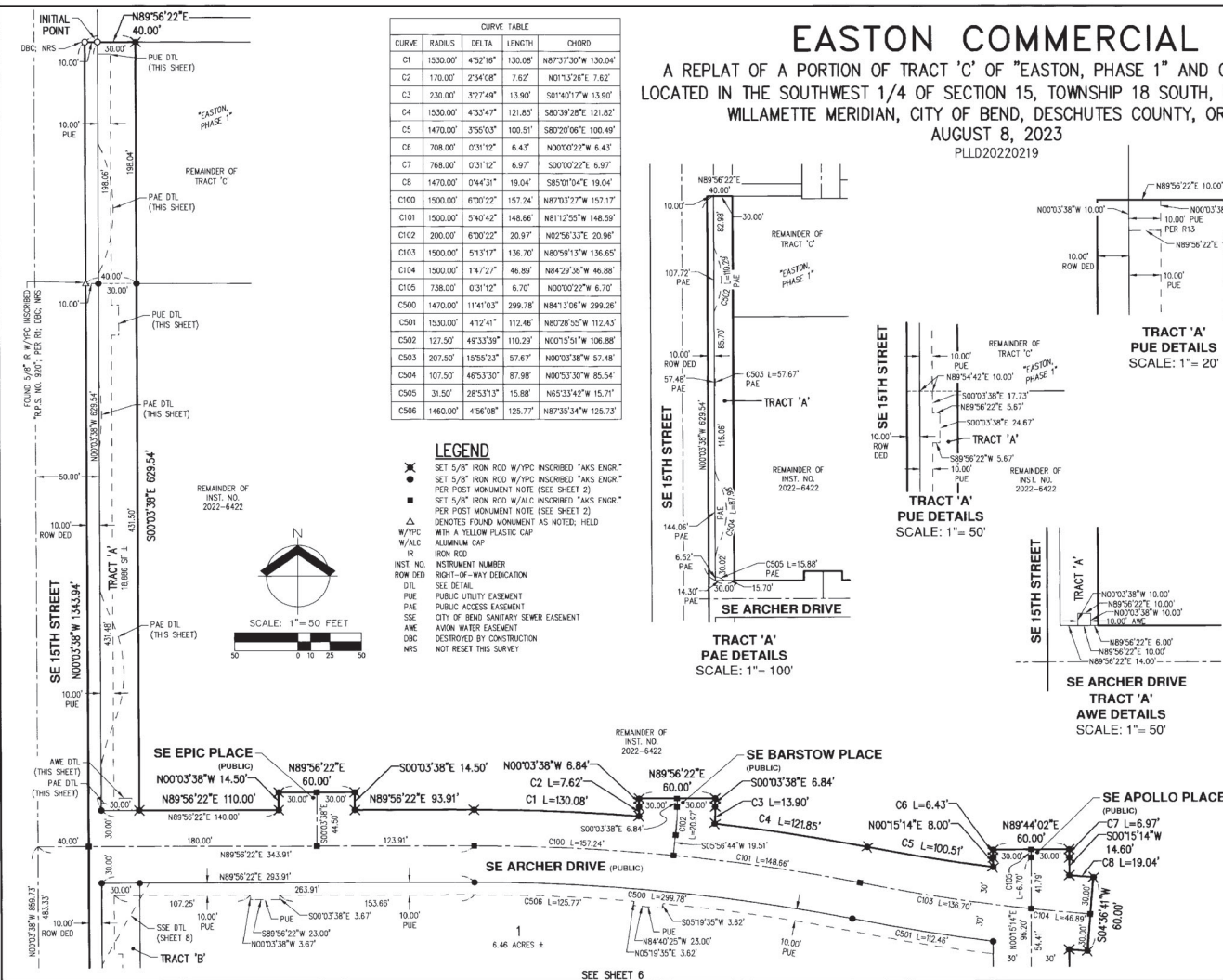
PLLD20220219

### LEGEND

- CELESTINE**
- ✱ SET 5/8" IRON ROD W/PC INSCRIBED "AKS ENCR."  
✱ SET 5/8" IRON ROD W/PC INSCRIBED "AKS ENCR."  
■ PER POST MONUMENT NOTE (SEE SHEET 2)
- SET 5/8" IRON ROD W/ALC INSCRIBED "AKS ENCR."  
■ PER POST MONUMENT NOTE (SEE SHEET 2)
- △ DENOTES FOUND MONUMENT AS NOTED; HELD  
W/PC WITH A YELLOW PLASTIC CAP  
W/ALC ALUMINUM CAP  
IRON ROD
- INSTRUMENT NUMBER
- NO. DED RIGHT-OF-WAY DEEDICATION
- DIL SEE DETAIL
- PUE PUBLIC UTILITY EASEMENT
- PSE PUBLIC ACCESS EASEMENT
- SAE CITY OF BEND SANITARY SEWER EASEMENT
- AWN AVOIDANCE NOTE
- DPS DESTROYED BY CONSTRUCTION
- NBS NOT RESET THIS SURVEY.



SCALE: 1" = 50 FEET



SEE SHEET 6

PREPARED FOR

PAHLISCH HOMES, INC.  
210 SW WILSON AVE #100  
BEND, OR 97702  
8/17/2023  
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
MAY 11, 2021  
JACOB ALLEN CARSON  
94570PLS  
RENEWS: 12/31/23

<b>AKS</b> AKS ENGINEERING & FORESTRY, LLC 1000 31 <sup>ST</sup> 150 SUITE 300 4040 E. 97 <sup>TH</sup> AVE. 91317-8479 <a href="http://WWW.AKS-ENG.COM">WWW.AKS-ENG.COM</a>	JOB NAME:	EASTON COMM
	JOB NUMBER:	7328
	DRAWN BY:	JRS
	CHECKED BY:	JAC
ENGINEERING - SURVEYING - NATURAL RESOURCES FORESTRY - PLANNING - LANDSCAPE ARCHITECTURE		DRAWING NO.: 7328 COMM

A REPEAT OF A PORTION OF TRACT 'C' OF "EASTON, PHASE 1" AND OTHER LANDS,  
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 18 SOUTH, RANGE 12 EAST,  
WILLAMETTE MERIDIAN, CITY OF BEND, DESCHUTES COUNTY, OREGON

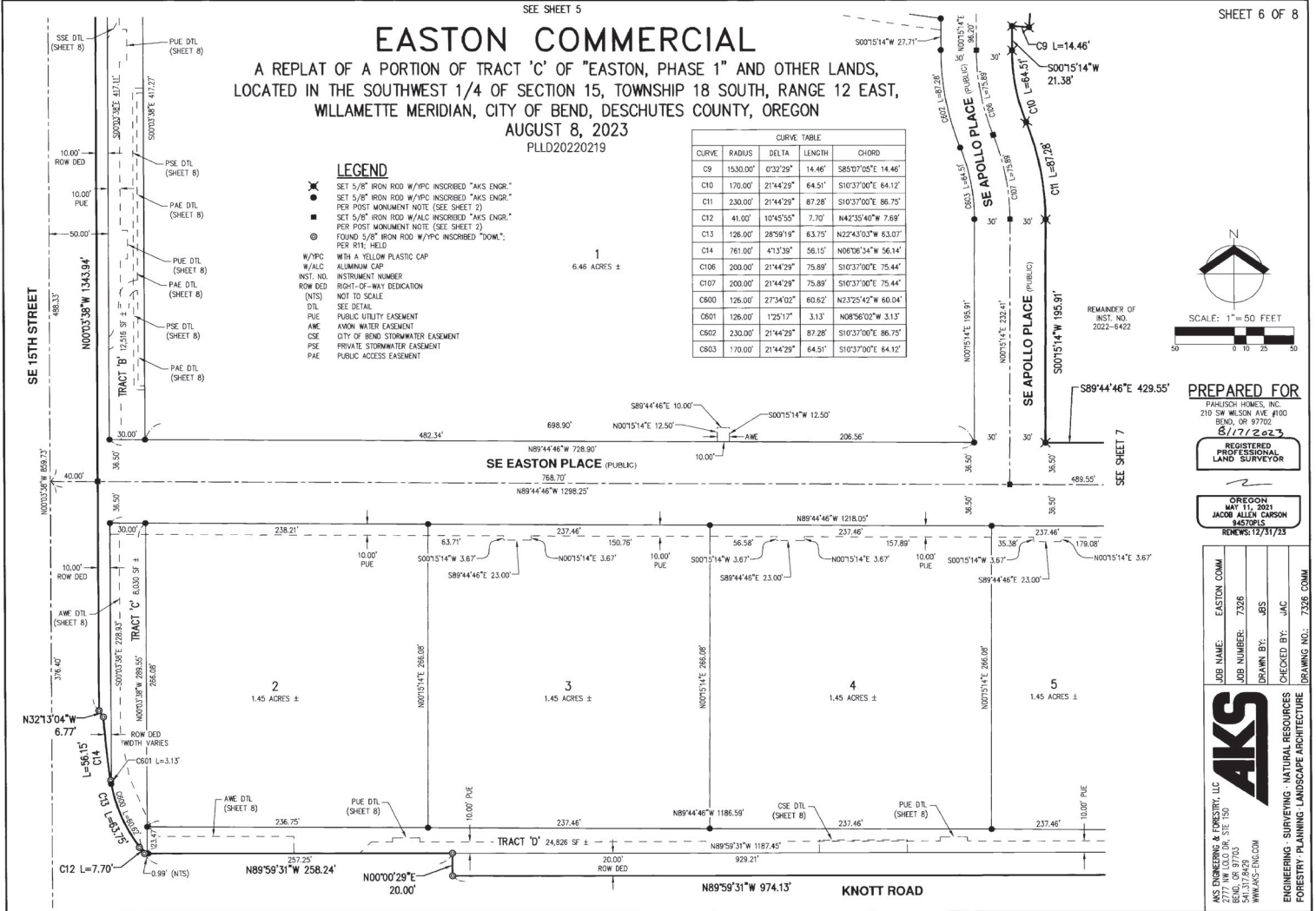
AUGUST 8, 2023

PLLD02202219

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
			CHORD

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C9	1530.00'	032°29'	14.46'	S85°07'05"E 14.46'
C10	170.00'	21°44'29"	64.51'	S103°07'00"E 64.12'
C11	230.00'	21°44'29"	87.28'	N08°56'02"E 88.79'
C12	41.00'	10°56'51"	7.70'	N42°35'40"E 7.69'
C13	126.00'	28°45'50"	63.75'	N22°42'03"E 63.03'
C14	761.00'	43°13'36"	56.15'	N08°06'34"E 56.14'
C15	200.00'	21°44'29"	75.89'	S103°07'00"E 75.89'
C17	200.00'	21°44'29"	75.89'	S103°07'00"E 75.89'
C800	126.00'	27°34'02"	60.62'	N33°25'42"E 60.04'
C501	126.00'	12°51'7"	31.13'	N08°56'02"E 31.13'
C502	230.00'	21°44'29"	87.28'	S103°07'00"E 86.79'
C503	170.00'	21°44'29"	64.51'	S103°07'00"E 64.12'

✱	SET 5/8" IRON ROD W/TYPE INSORBED "AKS ENGR."
✱	SET 5/8" IRON ROD W/TYPE INSORBED "AKS ENGR."
✱	PER POST MONUMENT NOTE (SEE SHEET 2)
■	SET 5/8" IRON ROD W/ALC INSORBED "AKS ENGR."
■	PER POST MONUMENT NOTE (SEE SHEET 2)
◎	FOUND 5/8" IRON ROD W/TYPE INSORBED "DOWNL."
	PER IRVING
W/TYPE	WITH A YELLOW PLASTIC CAP
W/ALC	ALUMINUM CAP
INST. NO.	INSTRUMENT NUMBER
ROW BED	RIGHT-OF-WAY DEDICATION
(NTS)	NOT TO SCALE
DITL	SEE DETAIL
PUE	PUBLIC UTILITY EASEMENT
AWE	AWAY WATER EASEMENT
CSE	CITY OF BEND STORMWATER EASEMENT
PSE	PRIVATE STORMWATER EASEMENT
PAE	PUBLIC ACCESS EASEMENT



**PREPARED FOR**  
PAHLUSCH HOMES, INC.  
210 SW WILSON AVE #100  
BEND, OR 97702  
8/17/2023

**REGISTERED  
PROFESSIONAL  
LAND SURVEYOR**

OREGON  
MAY 11, 2021  
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RENEW: 12/31/23

AKS ENGINEERING & FORESTRY, LLC		AKS		EASTON COMM.	
2777 NW LOLO DR. STE. 150					
BEND, OR 97703				JOB NUMBER: 7326	
541.317.8429				DRAWN BY: JBS	
WWW.AKS-ENG.COM				CHECKED BY: JAC	
				DRAWING NO.: 7326 COMM.	





# EASTON COMMERCIAL

SHEET 8 OF 8

A REPLAT OF A PORTION OF TRACT 'C' OF "EASTON, PHASE 1", AND OTHER LANDS LOCATED IN THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 18 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, CITY OF BEND, DESCHUTES COUNTY, OREGON  
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