

LEGAL DESCRIPTION  
ACCESS EASEMENT

A PORTION OF PARCEL 1, PARTITION PLAT NO. 2011-14, RECORDED IN PARTITION CABINET 4, PAGE 101 OF DESCHUTES COUNTY OFFICIAL RECORDS, LYING WITHIN THE SOUTHEAST ONE-QUARTER (SE1/4) OF SECTION 33, TOWNSHIP 17 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, CITY OF BEND, DESCHUTES COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL 1, ALSO BEING THE WESTERLY MOST CORNER OF SAID PARCEL 1 AND BEING COINCIDENT WITH THE NORTH RIGHT-OF-WAY LINE OF BEAR CREEK ROAD; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE, ALONG THE WEST BOUNDARY OF SAID PARCEL 1, NORTH 00°00'50" EAST, 50.00 FEET TO A POINT OF NON-TANGENT CURVATURE; THENCE LEAVING SAID WEST BOUNDARY, ALONG A LINE NORTHERLY AND PARALLEL TO SAID NORTH RIGHT-OF-WAY LINE OF BEAR CREEK ROAD, ALONG THE ARC OF A 1,054.93 FOOT RADIUS CURVE TO THE RIGHT, AN ARC DISTANCE OF 115.21 FEET, THROUGH A CENTRAL ANGLE OF 06°15'26" (THE CHORD OF WHICH BEARS SOUTH 88°13'46" EAST, 115.15 FEET) TO A POINT OF NON-TANGENCY; THENCE LEAVING SAID PARALLEL LINE, SOUTH 04°54'26" WEST, 50.00 FEET TO A POINT OF NON-TANGENT CURVATURE ON SAID NORTH RIGHT-OF-WAY OF BEAR CREEK ROAD; THENCE ALONG SAID NORTH RIGHT-F-WAY LINE, ALONG THE ARC OF A 1,004.93 FOOT RADIUS CURVE TO THE LEFT, AN ARC DISTANCE OF 110.94 FEET, THROUGH A CENTRAL ANGLE OF 06°19'30" (THE CHORD OF WHICH BEARS NORTH 88°15'22" WEST, 110.88 FEET TO THE POINT OF BEGINNING.

THIS DESCRIPTION CONTAINS 5,654 SQUARE FEET, MORE OR LESS.

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

BEARINGS BASED ON CENTRAL OREGON COORDINATE SYSTEM (COCS).

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JANUARY 21, 2009  
ANDREW N. HUSTON  
61407PLS

RENEWS: 6/30/2021

# EXHIBIT SKETCH ACCESS EASEMENT

PARCEL 2 PARTITION  
PLAT NO. 2011-14

CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHORD	CHORD LEN
C1	6°15'26"	1054.93'	115.21'	S88°13'46"E	115.15'
C2	6°19'30"	1004.93'	110.94'	N88°15'22"W	110.88'

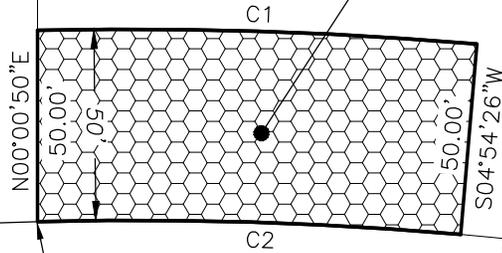
TAX LOT  
171233DC00100

FOUND RECORD MONUMENT  
PER PARTITION PLAT NO.  
2011-14 (TYP)

$L=220.73', R=1113.20'$   
 $\Delta=011^{\circ}21'39''$

ACCESS EASEMENT  
 $\pm 5,653.67$  SQ FT

PORTION OF PARCEL 1  
PARTITION PLAT NO. 2011-14



POINT OF BEGINNING

$L=123.42', R=1004.93'$   
 $\Delta=007^{\circ}02'12''$

$L=59.80', R=1122.81'$   
 $\Delta=003^{\circ}03'06''$

NE BEAR CREEK RD

$N78^{\circ}03'25''W$   
64.21'

$S09^{\circ}00'58''W$   
89.21'

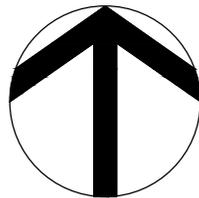
$S69^{\circ}40'50''E$   
120.73'

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

DRAFT

OREGON  
JANUARY 21, 2009  
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SCALE: 1" = 50'

S&F Land Services

Date: 12-20-2020  
Proj No: 20-323-01

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