



RESOLUTION NO. 3459

A RESOLUTION OF THE CITY COUNCIL EXERCISING THE POWER OF EMINENT DOMAIN FOR THE BEND BIKEWAY'S BUTLER MARKET ROAD & BOYD ACRES ROAD INTERSECTION IMPROVEMENTS PROJECT

Findings

- A. The City of Bend has the authority to exercise the power of eminent domain under the City of Bend Charter, ORS 223.105 and ORS Chapter 35 when deemed necessary by the City of Bend's governing body to accomplish public purposes.
- B. The City has the responsibility of providing safe transportation routes for commerce, convenience, and to adequately serve people traveling by all modes, including bicycles and pedestrians. The City is the road authority for all highways, roads, streets and alleys, other than state highways, within the boundaries of the City, under ORS 810.010, and has the authority to use the power of eminent domain for the purpose of establishing, laying out, extending or widening streets, under ORS 223.105.
- C. The project known as the Bend Bikeway's Butler Market Road and Boyd Acres Road Intersection Improvements (the "Project") has been planned in accordance with appropriate engineering standards for the construction of a protected intersection with traffic signals, incorporating street improvements and bicycle and pedestrian access improvements in a manner most compatible with the greatest public good and the least private injury. The project limits the need for right-of-way except where required to provide adequate bike and pedestrian protection while still preserving existing vehicle turning movements that are critical for businesses and residents in the area. On November 11, 2023, the City of Bend contracted with David Evans and Associates, Inc. for the design of the Project. Council approved an amendment to the contract on June 20, 2024, which was made effective June 27, 2024. The contract was further amended on October 16, 2025.
- D. To accomplish this Project, it is necessary to acquire the interests in property described and shown in Exhibit A.

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

- 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.

2. The power of eminent domain is exercised with respect to the properties and interests in property described in Exhibit A. The property interests are acquired subject to payment of just compensation and subject to procedural requirements of Oregon law.
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 Exhibit A.
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.
5. This resolution takes effect immediately upon adoption.

Adopted by the Bend City Council on January 7, 2026.

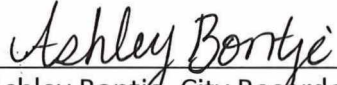
YES: Kebler, Franzosa, Méndez, Norris, Perkins, Platt, Riley

NO:



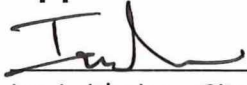
Melanie Kebler, Mayor

Attest:



Ashley Bontje, City Recorder

Approved as to form:



Ian Leitheiser, City Attorney



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 Kevin Howard at khoward@bendoregon.gov or 541-323-0754. 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 Kevin Howard en khoward@bendoregon.gov o 541-323-0754. Los usuarios del servicio de retransmisión deben marcar el 7-1-1.

EXHIBIT 'A' - 'LEGAL DESCRIPTION

SHEET 1 OF 2

ROAD RIGHT-OF-WAY DEDICATION

TAX LOT 171228BA01000

A TRACT OF LAND BEING A PORTION OF THAT PROPERTY DESCRIBED IN THAT STATUTORY SPECIAL WARRANTY DEED RECORDED NOVEMBER 19, 2025 AS INSTRUMENT NO. 2025-31787, OFFICIAL RECORDS OF DESCHUTES COUNTY, OREGON, LOCATED IN THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 28, T.17S., R.12E., W.M., CITY OF BEND, DESCHUTES COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8" REBAR WITH A YELLOW PLASTIC CAP MARKED "SCE&S," MARKING THE SOUTHEAST CORNER OF PARCEL 1, PARTITION PLAT NO. 1993-25 RECORDED APRIL 19, 1993 AS INSTRUMENT NO. 1993-012145, OFFICIAL RECORDS OF DESCHUTES COUNTY, OREGON, LOCATED IN THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 28, T.17S., R.12E., W.M., CITY OF BEND, DESCHUTES COUNTY, OREGON; THENCE N87°54'00"W, 9.91 FEET ALONG THE SOUTH LINE OF SAID PROPERTY TO A 5/8" REBAR WITH A YELLOW PLASTIC CAP MARKED "SCE&S;" THENCE 50.44 FEET ALONG THE ARC OF A 1472.39 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 1°57'46" (THE CHORD OF WHICH BEARS N88°51'59"W, 50.44 FEET), SAID ARC BEING COINCIDENT WITH THE SOUTH LINE OF SAID PROPERTY, TO THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE 208.54 FEET ALONG THE ARC OF A 1472.39 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 8°06'55" (THE CHORD OF WHICH BEARS S86°05'41"W, 208.37 FEET), SAID ARC BEING COINCIDENT WITH THE SOUTH LINE OF SAID PROPERTY, TO 5/8" REBAR WITH A YELLOW PLASTIC CAP MARKED "SCE&S;" THENCE N56°10'05"W, 54.70 FEET, ALONG THE SOUTH LINE OF SAID PROPERTY, TO A 5/8" REBAR WITH A COLLARED YELLOW PLASTIC CAP; THENCE DEPARTING SAID SOUTH LINE, S62°38'47"E, 49.93 FEET; THENCE 51.53 FEET ALONG THE ARC OF A 1477.50 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 1°59'53" (THE CHORD OF WHICH BEARS N82°53'34"E, 51.52 FEET); THENCE 99.68 FEET ALONG THE ARC OF A 942.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 6°03'46" (THE CHORD OF WHICH BEARS N86°55'24"E, 99.63 FEET); THENCE 48.23 FEET ALONG THE ARC OF A 321.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 8°36'33" (THE CHORD OF WHICH BEARS S85°44'27"E, 48.19 FEET), THENCE 10.41 FEET ALONG THE ARC OF A 635.50 FOOT RADIUS CURVE TO THE LEFT, THROUGH A

CENTRAL ANGLE OF 0°56'19" (THE CHORD OF WHICH BEARS S81°54'19"E,
10.41 FEET), TO THE POINT OF BEGINNING.

HEREIN DESCRIBED LANDS CONTAIN 1,474 SQ. FT., MORE OR LESS.

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

BEARINGS BASED ON GPS DERIVED CENTRAL OREGON COORDINATE SYSTEM
(COCS) VALUES [DESCHUTES13 TRANSFORMATION - NAD 83 (2011) EPOCH
2010.00].

PREPARED DECEMBER 1, 2025



POVEY AND
ASSOCIATES

P.O. BOX 131, REDMOND, OR 97756
(541) 548-6778 ROW EASEMENTS.DWG

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 20, 2009
SCOTT C. BOLDUC
79288

RENEWES: 12/31/2027

RIGHT-OF-WAY EASEMENT

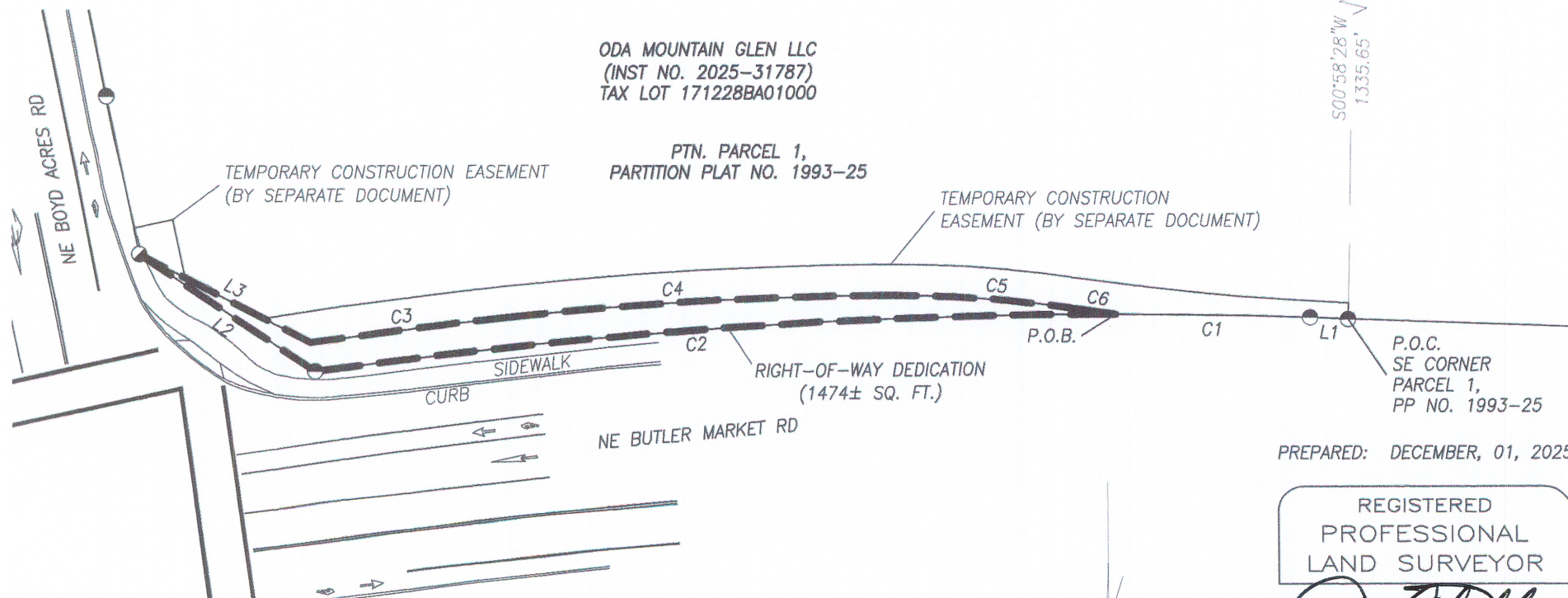
TAX LOT 171228BA01000

LOCATED IN THE NORTHWEST ONE-QUARTER (NW1/4) OF
SECTION 28, T.17S., R.12E., W.M., CITY OF BEND, DESCHUTES
COUNTY, OREGON

FOUND 2" DIA. BRASS CAP
MONUMENT STAMPED "T17S R12E
1/4 21/28 LS1081" PER OCRR 1901

ODA MOUNTAIN GLEN LLC
(INST NO. 2025-31787)
TAX LOT 171228BA01000

PTN. PARCEL 1,
PARTITION PLAT NO. 1993-25



LINE TABLE

NO.	DIRECTION	LENGTH
L1	N87°54'00"W	9.91'
L2	N56°10'05"W	54.70'
L3	S62°38'47"E	49.93'

CURVE TABLE

NO.	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	50.44'	1472.39'	1°57'46"	N88°51'59"W	50.44'
C2	208.54'	1472.39'	8°06'55"	S86°05'41"W	208.37'
C3	51.53'	1477.50'	1°59'53"	N82°53'34"E	51.52'
C4	99.68'	942.00'	6°03'46"	N86°55'24"E	99.63'
C5	48.23'	321.00'	8°36'33"	S85°44'27"E	48.19'
C6	10.41'	635.50'	0°56'19"	S81°54'19"E	10.41'

LEGEND

● - FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "SCE&S"

● - FOUND 5/8" REBAR WITH COLLARED YELLOW PLASTIC CAP

— — — — — EASEMENT LINE P.O.B. = POINT OF BEGINNING P.O.C. = POINT OF COMMENCEMENT

SCALE:
1" = 40'

PREPARED: DECEMBER, 01, 2025

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Scott C. Bolduc

OREGON
JULY 20, 2009
SCOTT C. BOLDUC
79288

RENEWALS: 12/31/2027

P&A POVEY AND ASSOCIATES
P.O. BOX 131, REDMOND, OR 97756
(541) 548-6778 ROW EASEMENTS.DWG

EXHIBIT "A" – LEGAL DESCRIPTION

SHEET 1 OF 1

ROAD RIGHT-OF-WAY DEDICATION
TAX LOT 171228BD05900

A TRACT OF LAND BEING A PORTION OF THAT PROPERTY DESCRIBED IN THAT STATUTORY WARRANTY DEED RECORDED JUNE 28, 2017 AS INSTRUMENT NO. 2017-025056, OFFICIAL RECORDS OF DESCHUTES COUNTY, OREGON, LOCATED IN THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 28, T.17S., R.12E., W.M., CITY OF BEND, DESCHUTES COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" REBAR WITH A YELLOW PLASTIC CAP INSCRIBED "LS 2527," MARKING HE NORTHERLY MOST CORNER OF THAT RIGHT-OF-WAY TRACT DESCRIBED IN THAT WARRANTY DEED RECORDED APRIL 14, 1994 AS INSTRUMENT NO. 94-14805, OFFICIAL RECORDS OF DESCHUTES COUNTY, OREGON; THENCE 59.21 FEET ALONG THE ARC OF A 39.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 86°58'48" (THE CHORD OF WHICH BEARS S32°39'29"W, 53.68 FEET), SAID ARC BEING COINCIDENT WITH THE WESTERLY LINE OF SAID RIGHT-OF-WAY TRACT, TO THE WESTERLY MOST POINT OF SAID RIGHT-OF-WAY TRACT, MARKED BY A 5/8" REBAR WITH A YELLOW PLASTIC CAP MARKED "LS 2527,"; THENCE, DEPARTING SAID WESTERLY LINE, N32°39'29"W, 53.68 FEET TO THE POINT OF BEGINNING.

HEREIN DESCRIBED LANDS CONTAIN 395 SQ. FT., MORE OR LESS.

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

BEARINGS BASED ON GPS DERIVED CENTRAL OREGON COORDINATE SYSTEM (COCS) VALUES [DESCHUTES13 TRANSFORMATION – NAD 83 (2011) EPOCH 2010.00].

PREPARED DECEMBER 1, 2025



POVEY AND
ASSOCIATES

P.O. BOX 131, REDMOND, OR 97756
(541) 548-6778 ROW EASEMENTS.DWG

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 20, 2009
SCOTT C. BOLDOC
79288

RENEWS: 12/31/2027

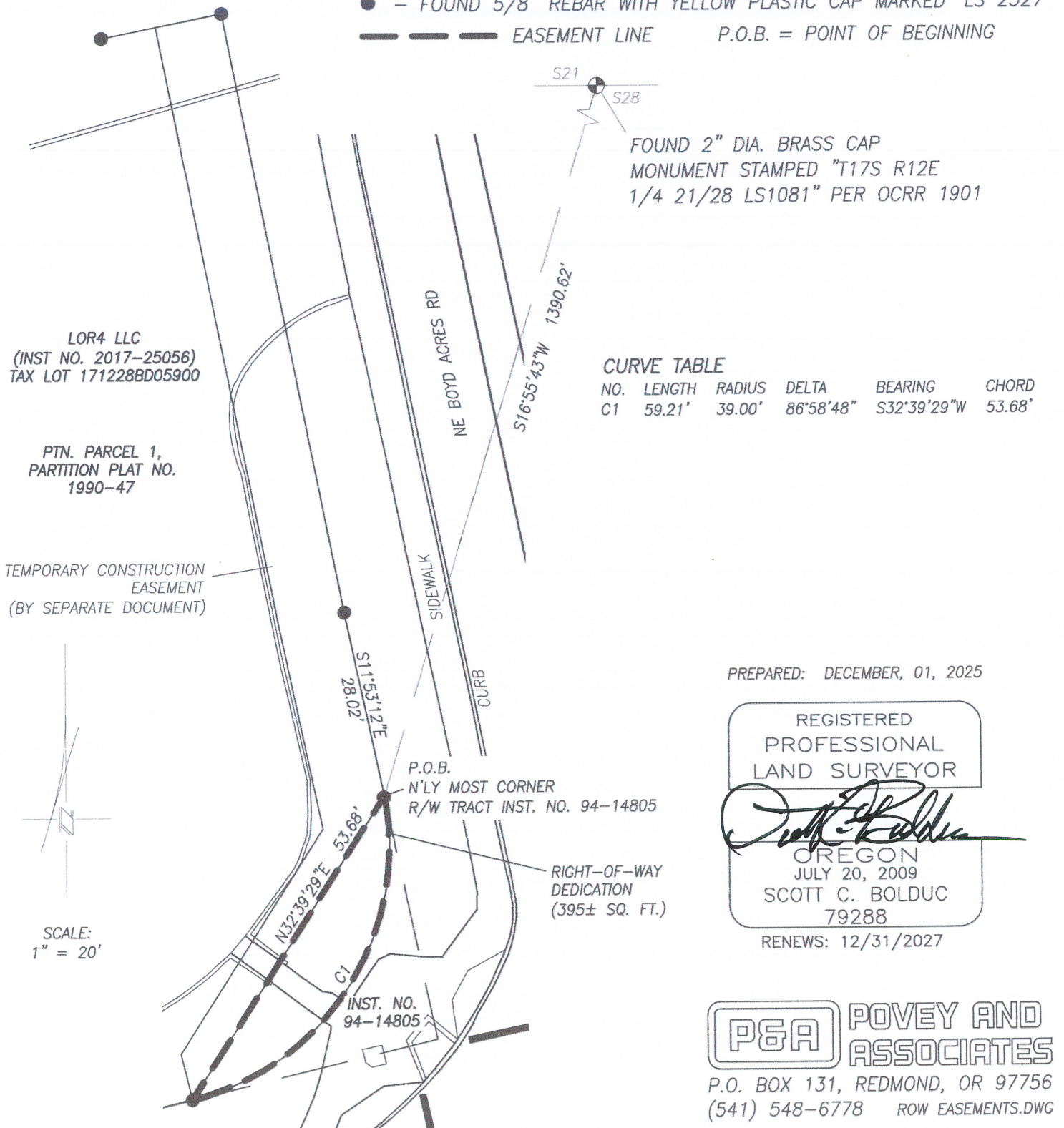
RIGHT-OF-WAY EASEMENT

TAX LOT 171228BD05900

LOCATED IN THE NORTHWEST ONE-QUARTER (NW1/4) OF
SECTION 28, T.17S., R.12E., W.M., CITY OF BEND, DESCHUTES
COUNTY, OREGON

LEGEND

- - FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "LS 2527"
 --- EASEMENT LINE P.O.B. = POINT OF BEGINNING



CURVE TABLE

NO.	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	59.21'	39.00'	86°58'48"	S32°39'29"W	53.68'

PREPARED: DECEMBER, 01, 2025

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Scott C. Bolduc
 OREGON
 JULY 20, 2009
 SCOTT C. BOLDUC
 79288

RENEWALS: 12/31/2027



POVEY AND
ASSOCIATES

P.O. BOX 131, REDMOND, OR 97756
 (541) 548-6778 ROW EASEMENTS.DWG

EXHIBIT "A" – LEGAL DESCRIPTION

SHEET 1 OF 2

ROAD RIGHT-OF-WAY DEDICATION

TAX LOT 171228BD06000

A TRACT OF LAND BEING A PORTION OF THAT PROPERTY DESCRIBED AS LOT 1, HAMPTON PARK SUBDIVISION, PHASE 1 IN THAT STATUTORY WARRANTY DEED RECORDED APRIL 23, 2015 AS INSTRUMENT NO. 2015-014648, OFFICIAL RECORDS OF DESCHUTES COUNTY, OREGON, LOCATED IN THE SOUTHEAST ONE-QUARTER (SE1/4) OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 28, T.17S., R.12E., W.M., CITY OF BEND, DESCHUTES COUNTY, OREGON, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1, BEARING S14°47'01"W, 1495.23 FEET, FROM THE NORTH QUARTER (N1/4) CORNER OF SAID SECTION 28, MARKED BY A 2" DIAMETER BRASS CAP MONUMENT STAMPED "T17S R12E 1/4 21/28 LS1081", THENCE S11°37'22"E, 12.77 FEET, ALONG THE EASTERLY LINE OF SAID LOT 1; THENCE 9.24 FEET ALONG THE ARC OF A 95.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 5°34'23" (THE CHORD OF WHICH BEARS S08°50'06"E, 9.24 FEET) SAID ARC BEING COINCIDENT WITH THE EASTERLY LINE OF SAID LOT 1, TO A POINT WHICH BEARS N05°12'58"E, 37.12' (LONG CHORD) FROM A 5/8" DIAMETER IRON ROD MARKING A POINT OF CURVATURE ON THE SOUTHERLY PROLONGATION OF THE LAST MENTIONED ARC; THENCE DEPARTING SAID EASTERLY LINE N64°49'28"W, 35.70 FEET, TO A POINT ON THE NORTHERLY LINE OF SAID LOT 1; THENCE 29.05 FEET ALONG THE ARC OF 1392.39 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 1°11'43" (THE LONG CHORD OF WHICH BEARS N77°10'09"E, 29.05 FEET), SAID ARC BEING COINCIDENT WITH THE NORTHERLY LINE OF SAID LOT 1, TO THE POINT OF BEGINNING.

HEREIN DESCRIBED LANDS CONTAIN 325 SQUARE FEET, MORE OR LESS.

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

BEARINGS BASED ON GPS DERIVED CENTRAL OREGON COORDINATE SYSTEM (COCS) VALUES [DESCHUTES13 TRANSFORMATION – NAD 83 (2011) EPOCH 2010.00].



PREPARED DECEMBER 1, 2025



P.O. BOX 131, REDMOND, OR 97756
(541) 548-6778 ROW EASEMENTS.DWG

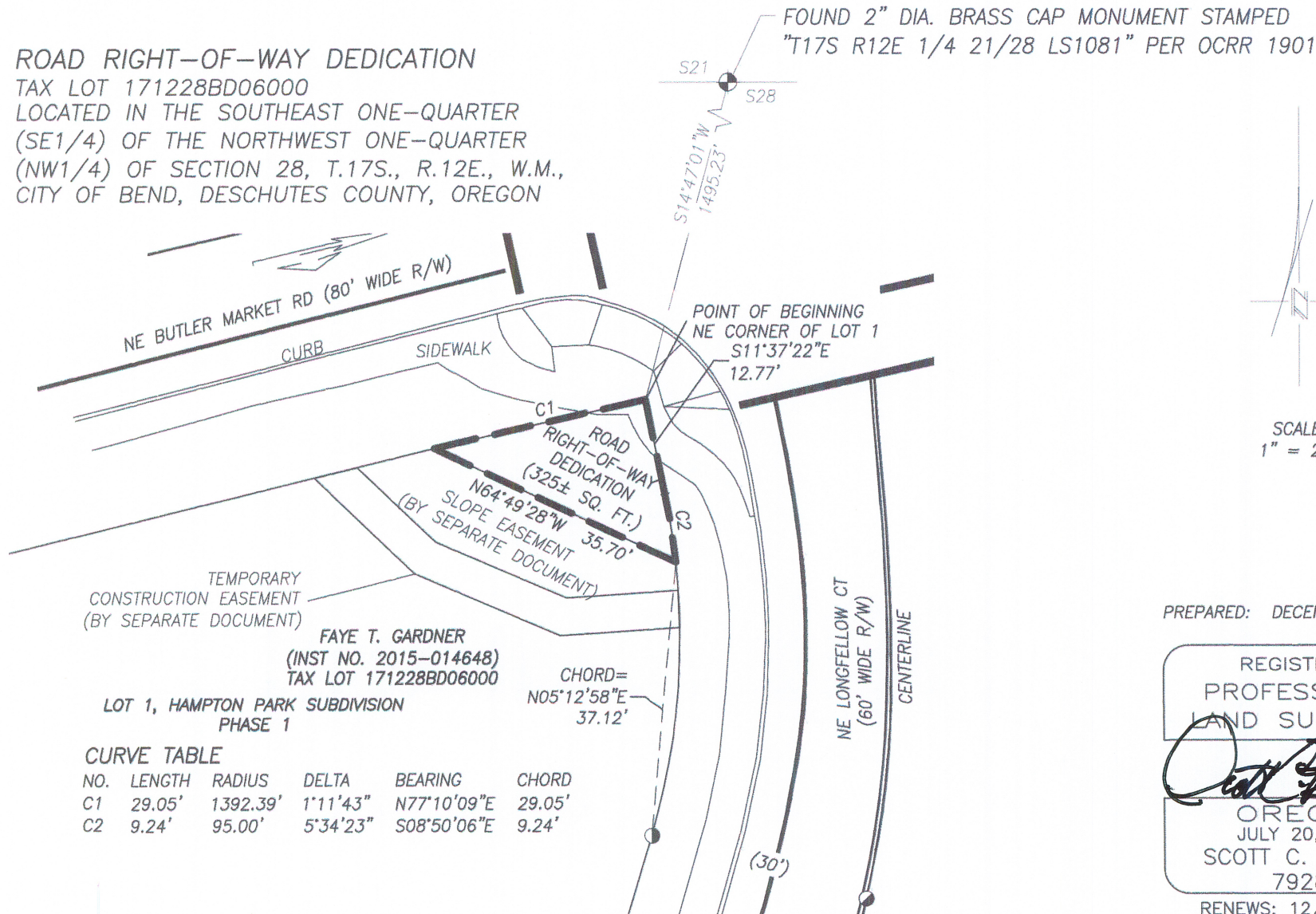
EXHIBIT "B" - SKETCH MAP

SHEET 1 OF 1

ROAD RIGHT-OF-WAY DEDICATION

TAX LOT 171228BD06000

LOCATED IN THE SOUTHEAST ONE-QUARTER
(SE1/4) OF THE NORTHWEST ONE-QUARTER
(NW1/4) OF SECTION 28, T.17S., R.12E., W.M.,
CITY OF BEND, DESCHUTES COUNTY, OREGON



SCALE:
1" = 20'

PREPARED: DECEMBER, 01, 2025



LEGEND

- ① - FOUND 5/8" REBAR WITH NO PLASTIC CAP
- - FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "HWA"
- — — — ROAD RIGHT-OF-WAY DEDICATION LINE

P&A POVEY AND ASSOCIATES

P.O. BOX 131, REDMOND, OR 97756
(541) 548-6778 ROW EASEMENTS.DWG

ROAD RIGHT-OF-WAY DEDICATION

TAX LOT 171228BD07200

A TRACT OF LAND BEING A PORTION OF THAT PROPERTY DESCRIBED AS LOT 13, HAMPTON PARK SUBDIVISION, PHASE 1 IN THAT STATUTORY WARRANTY DEED RECORDED JUNE 10, 2015 AS INSTRUMENT NO. 2015-027976, OFFICIAL RECORDS OF DESCHUTES COUNTY, OREGON, LOCATED IN THE SOUTHEAST ONE-QUARTER (SE1/4) OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 28, T.17S., R.12E., W.M., CITY OF BEND, DESCHUTES COUNTY, OREGON, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

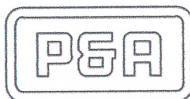
BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 13, BEARING S12°40'38"W, 1470.12 FEET, FROM THE NORTH QUARTER (N1/4) CORNER OF SAID SECTION 28, MARKED BY A 2" DIAMETER BRASS CAP MONUMENT STAMPED "T17S R12E 1/4 21/28 LS1081", THENCE 34.29 FEET ALONG THE ARC OF A 1392.39 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 1°24'39" (THE CHORD OF WHICH BEARS N80°56'29"E, 34.29 FEET) SAID ARC BEING COINCIDENT WITH THE NORTHERLY LINE OF SAID LOT 13; THENCE DEPARTING SAID NORTH LINE, S46°36'38" W, 40.74 FEET, TO A POINT ON THE WEST LINE OF SAID LOT 13; THENCE 10.87 FEET ALONG THE ARC OF A 155.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 4°01'04" (THE CHORD OF WHICH BEARS N09°36'47"W, 10.87 FEET) SAID ARC BEING COINCIDENT WITH THE WESTERLY LINE OF SAID LOT 13; THENCE N11°37'22"W, 12.12 FEET, ALONG SAID WESTERLY LINE, TO THE POINT OF BEGINNING.

HEREIN DESCRIBED LANDS CONTAIN 393 SQUARE FEET, MORE OR LESS.

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

BEARINGS BASED ON GPS DERIVED CENTRAL OREGON COORDINATE SYSTEM (COCS) VALUES [DESCHUTES13 TRANSFORMATION
- NAD 83 (2011) EPOCH 2010.00].

PREPARED DECEMBER 1, 2025



POVEY AND
ASSOCIATES

P.O. BOX 131, REDMOND, OR 97756
(541) 548-6778 ROW EASEMENTS.DWG

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 20, 2009
SCOTT C. BOLDUC
79288

RENEWS: 12/31/2027

EXHIBIT "B"

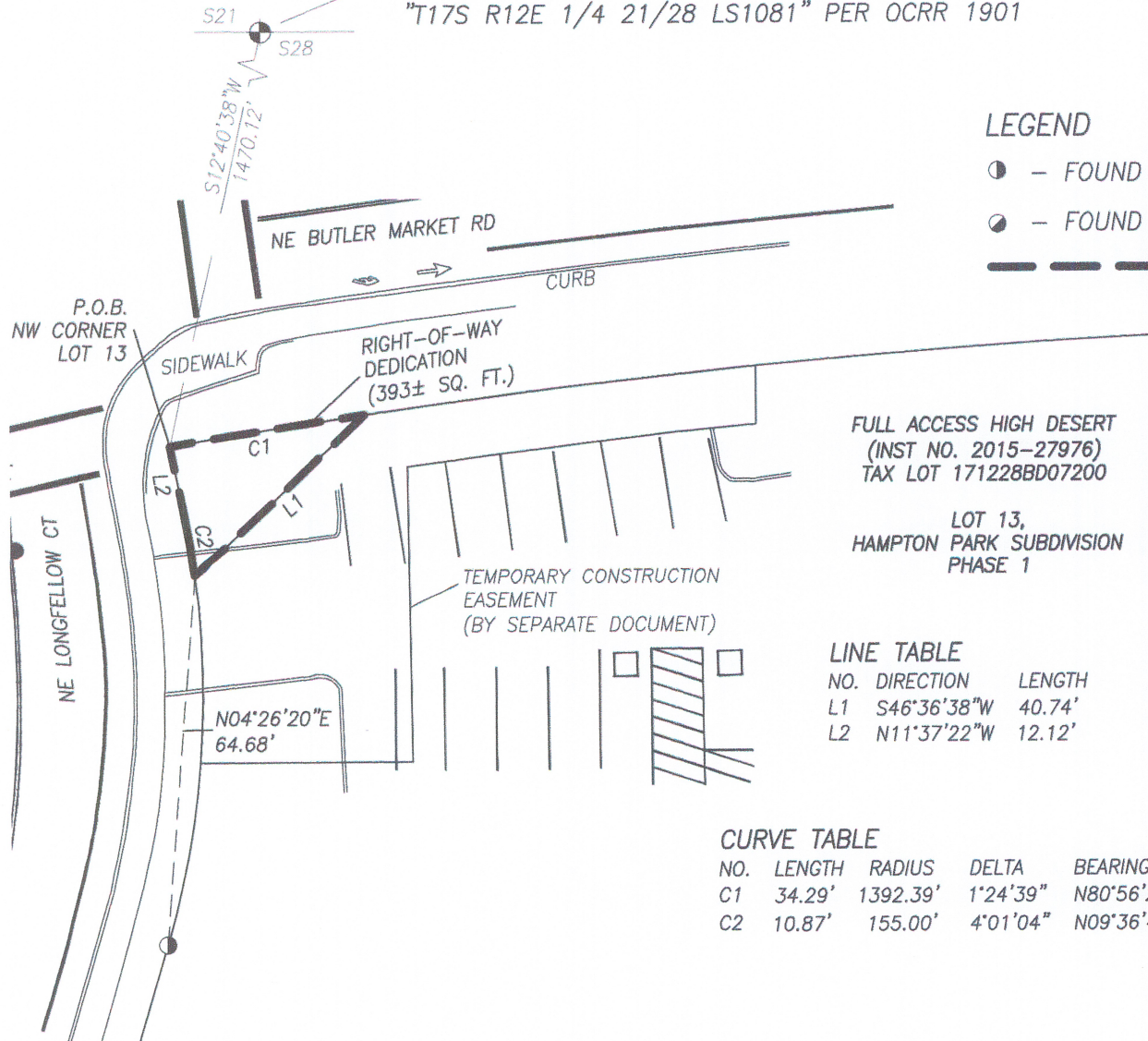
SHEET 1 OF 1

RIGHT-OF-WAY EASEMENT

TAX LOT 171228BD07200

LOCATED IN THE SOUTHEAST ONE-QUARTER (SE1/4) OF THE
NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 28, T.17S.,
R.12E., W.M., CITY OF BEND, DESCHUTES COUNTY, OREGON

FOUND 2" DIA. BRASS CAP MONUMENT STAMPED
"T17S R12E 1/4 21/28 LS1081" PER OCRR 1901



LEGEND

- - FOUND 5/8" REBAR WITH NO PLASTIC CAP
- - FOUND 5/8" REBAR WITH COLLARED YELLOW PLASTIC CAP
- EASEMENT LINE P.O.B. = POINT OF BEGINNING

SCALE:
1" = 30'

FULL ACCESS HIGH DESERT
(INST NO. 2015-27976)
TAX LOT 171228BD07200

LOT 13,
HAMPTON PARK SUBDIVISION
PHASE 1

LINE TABLE

NO.	DIRECTION	LENGTH
L1	S46°36'38"W	40.74'
L2	N11°37'22"W	12.12'

CURVE TABLE

NO.	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	34.29'	1392.39'	1°24'39"	N80°56'29"E	34.29'
C2	10.87'	155.00'	4°01'04"	N09°36'47"W	10.87'

PREPARED: DECEMBER, 01, 2025

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Scott C. Bolduc

OREGON
JULY 20, 2009
SCOTT C. BOLDUC
79288

RENEWES: 12/31/2027

P&A POVEY AND
ASSOCIATES

P.O. BOX 131, REDMOND, OR 97756
(541) 548-6778 ROW EASEMENTS.DWG

EXHIBIT "A" – LEGAL DESCRIPTION

SHEET 1 OF 2

SLOPE EASEMENT

TAX LOT 171228BD06000

A TRACT OF LAND BEING A PORTION OF THAT PROPERTY DESCRIBED AS LOT 1, HAMPTON PARK SUBDIVISION, PHASE 1 IN THAT STATUTORY WARRANTY DEED RECORDED APRIL 23, 2015 AS INSTRUMENT NO.

2015-014648, OFFICIAL RECORDS OF DESCHUTES COUNTY, OREGON, LOCATED IN THE SOUTHEAST ONE-QUARTER (SE1/4) OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 28, T.17S., R.12E., W.M., CITY OF BEND, DESCHUTES COUNTY, OREGON, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

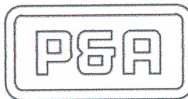
COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1, BEARING S14°47'01"W, 1495.23 FEET, FROM THE NORTH QUARTER (N1/4) CORNER OF SAID SECTION 28, MARKED BY A 2" DIAMETER BRASS CAP MONUMENT STAMPED "T17S R12E 1/4 21/28 LS1081", THENCE S11°37'22"E, 12.77 FEET; ALONG THE EASTERLY LINE OF SAID LOT 1; THENCE 9.24 FEET ALONG THE ARC OF A 95.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 5°34'23" (THE CHORD OF WHICH BEARS S08°50'06"E, 9.24 FEET) SAID ARC BEING COINCIDENT WITH THE EASTERLY LINE OF SAID LOT 1, TO THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE CONTINUING ALONG THE SOUTHERLY PROLONGATION OF THE LAST MENTIONED ARC, 3.84 FEET ALONG THE ARC OF SAID 95.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 2°19'01" (THE CHORD OF WHICH BEARS S04°53'25"E, 3.84 FEET), TO A POINT WHICH BEARS N06°22'29"E, 33.34' (LONG CHORD) FROM A 5/8" DIAMETER IRON ROD MARKING A POINT OF CURVATURE ON THE SOUTHERLY PROLONGATION OF THE LAST MENTIONED ARC; THENCE DEPARTING SAID EASTERLY LINE S86°16'05"W, 15.00 FEET; THENCE N66°44'07"W, 19.10 FEET; THENCE N46°19'35"W, 14.42 FEET; TO A POINT ON THE NORTHERLY LINE OF SAID LOT 1; THENCE N76°20'20"E, 4.95 FEET, ALONG SAID NORTHERLY LINE, TO A POINT OF CURVATURE; THENCE 5.65 FEET ALONG THE ARC OF 1392.39 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 0°13'57" (THE CHORD OF WHICH BEARS N76°27'19"E, 5.65 FEET), SAID ARC BEING COINCIDENT WITH THE NORTHERLY LINE OF SAID LOT 1; THENCE DEPARTING SAID NORTHERLY LINE, S64°49'28"E, 35.70 FEET, TO THE POINT OF BEGINNING.

HEREIN DESCRIBED LANDS CONTAIN 391 SQUARE FEET, MORE OR LESS.

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

BEARINGS BASED ON GPS DERIVED CENTRAL OREGON COORDINATE SYSTEM
(COCS) VALUES [DESCHUTES13 TRANSFORMATION – NAD 83 (2011)
EPOCH 2010.00].

PREPARED DECEMBER 1, 2025



POVEY AND
ASSOCIATES

P.O. BOX 131, REDMOND, OR 97756
(541) 548-6778 ROW EASEMENTS.DWG

REGISTERED
PROFESSIONAL
LAND SURVEYOR

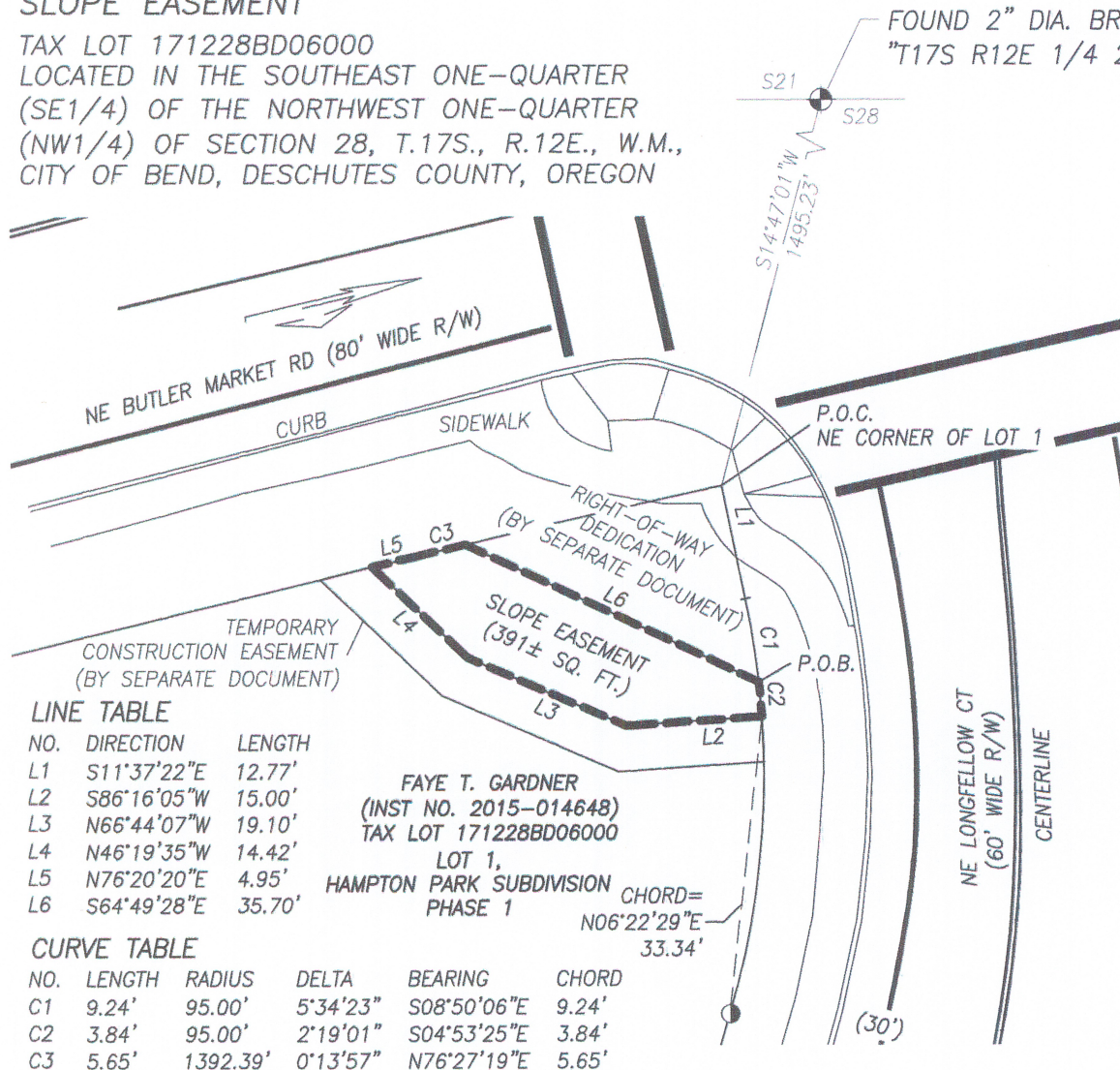
A handwritten signature in black ink, appearing to read 'Scott C. Bolduc', written over the professional seal.

OREGON
JULY 20, 2009
SCOTT C. BOLDUC
79288

RENEWS: 12/31/2027

SLOPE EASEMENT

TAX LOT 171228BD06000
 LOCATED IN THE SOUTHEAST ONE-QUARTER
 (SE1/4) OF THE NORTHWEST ONE-QUARTER
 (NW1/4) OF SECTION 28, T.17S., R.12E., W.M.,
 CITY OF BEND, DESCHUTES COUNTY, OREGON



SCALE:
 1" = 20'

PREPARED: DECEMBER, 01, 2025

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Scott C. Bolduc

OREGON
 JULY 20, 2009
 SCOTT C. BOLDUC
 79288

RENEWES: 12/31/2027

LEGEND

- - FOUND 5/8" REBAR WITH NO PLASTIC CAP
 - - FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "HWA"
 - EASEMENT LINE
- P.O.B. = POINT OF BEGINNING P.O.C. = POINT OF COMMENCEMENT

P&A POVEY AND ASSOCIATES
 P.O. BOX 131, REDMOND, OR 97756
 (541) 548-6778 ROW EASEMENTS.DWG

EXHIBIT "A" — LEGAL DESCRIPTION

SHEET 1 OF 2

TEMPORARY CONSTRUCTION EASEMENT #1

TAX LOT 171228BA01000

A TRACT OF LAND BEING A PORTION OF THAT PROPERTY DESCRIBED IN THAT STATUTORY SPECIAL WARRANTY DEED RECORDED NOVEMBER 19, 2025 AS INSTRUMENT NO. 2025-31787, OFFICIAL RECORDS OF DESCHUTES COUNTY, OREGON, LOCATED IN THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 28, T.17S., R.12E., W.M., CITY OF BEND, DESCHUTES COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" REBAR WITH A YELLOW PLASTIC CAP MARKED "SCE&S," MARKING THE SOUTHEAST CORNER OF PARCEL 1, PARTITION PLAT NO. 1993-25 RECORDED APRIL 19, 1993 AS INSTRUMENT NO. 1993-012145, OFFICIAL RECORDS OF DESCHUTES COUNTY, OREGON, LOCATED IN THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 28, T.17S., R.12E., W.M., CITY OF BEND, DESCHUTES COUNTY, OREGON; THENCE N87°54'00"W, 9.91 FEET ALONG THE SOUTH LINE OF SAID PROPERTY TO A 5/8" REBAR WITH A YELLOW PLASTIC CAP MARKED "SCE&S"; THENCE 50.44 FEET ALONG THE ARC OF A 1472.39 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 1°57'46" (THE CHORD OF WHICH BEARS N88°51'59"W, 50.44 FEET), SAID ARC BEING COINCIDENT WITH THE SOUTH LINE OF SAID PROPERTY, TO THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE DEPARTING SAID SOUTH LINE, 10.41 FEET ALONG THE ARC OF A 635.50 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 0°56'19" (THE CHORD OF WHICH BEARS N81°54'19"W, 10.41 FEET); THENCE 48.23 FEET ALONG THE ARC OF A 321.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 8°36'33" (THE CHORD OF WHICH BEARS N85°44'27"W, 48.19 FEET); THENCE 99.68 FEET ALONG THE ARC OF A 942.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 6°03'46" (THE CHORD OF WHICH BEARS S86°55'24"W, 99.63 FEET); THENCE 51.53 FEET ALONG THE ARC OF A 1477.50 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 1°59'53" (THE CHORD OF WHICH BEARS S82°53'34"W, 51.52 FEET); THENCE N62°38'47"W, 13.72 FEET; THENCE 62.98 FEET ALONG THE ARC OF A 1485.50 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 2°25'45" (THE CHORD OF

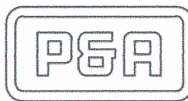
WHICH BEARS N82°40'38"E, 62.97 FEET); THENCE 100.53 FEET ALONG THE ARC OF A 950.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 6°03'46" (THE CHORD OF WHICH BEARS N86°55'24"E, 100.48 FEET); THENCE 49.44 FEET ALONG THE ARC OF A 329.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 8°36'33" (THE CHORD OF WHICH BEARS S85°44'27"E, 49.39 FEET), THENCE 69.86 FEET ALONG THE ARC OF A 627.50 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 6°22'43" (THE CHORD OF WHICH BEARS S84°37'32"E, 69.85 FEET), TO A POINT ON THE EAST LINE OF SAID PARCEL 1; THENCE S00°55'36"W, 4.20 FEET, ALONG SAID EAST LINE, TO THE POINT OF BEGINNING.

HEREIN DESCRIBED LANDS CONTAIN 2,058 SQ. FT., MORE OR LESS.

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

BEARINGS BASED ON GPS DERIVED CENTRAL OREGON COORDINATE SYSTEM (COCS) VALUES [DESCHUTES13 TRANSFORMATION - NAD 83 (2011) EPOCH 2010.00].

PREPARED DECEMBER 1, 2025



POVEY AND
ASSOCIATES

P.O. BOX 131, REDMOND, OR 97756
(541) 548-6778 ROW EASEMENTS.DWG

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 20, 2009
SCOTT C. BOLDUC
79288

RENEW: 12/31/2027

TEMPORARY CONSTRUCTION EASEMENT #1

TAX LOT 171228BA01000

LOCATED IN THE NORTHWEST ONE-QUARTER (NW1/4) OF
SECTION 28, T.17S., R.12E., W.M., CITY OF BEND, DESCHUTES
COUNTY, OREGON

FOUND 2" DIA. BRASS CAP
MONUMENT STAMPED "T17S R12E
1/4 21/28 LS1081" PER OCRR 1901

PTN. PARCEL 1,
PARTITION PLAT NO. 1993-25

ODA MOUNTAIN GLEN LLC
(INST NO. 2025-31787)
TAX LOT 171228BA01000

TEMPORARY CONSTRUCTION EASEMENT #2
(BY SEPARATE DOCUMENT)

TEMPORARY CONSTRUCTION
EASEMENT #1
(2058± SQ. FT.)

RIGHT-OF-WAY DEDICATION
(BY SEPARATE DOCUMENT)

SCALE:
1" = 40'

P.O.B.
SE CORNER
PARCEL 1,
PP NO. 1993-25

PREPARED: DECEMBER, 01, 2025

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Scott C. Bolduc

OREGON
JULY 20, 2009
SCOTT C. BOLDUC
79288

RENEWS: 12/31/2027

P&A POVEY AND
ASSOCIATES

P.O. BOX 131, REDMOND, OR 97756
(541) 548-6778 ROW EASEMENTS.DWG

LINE TABLE

NO.	DIRECTION	LENGTH
L1	N87°54'00"W	9.91'
L2	N62°38'47"W	13.72'
L3	S00°55'36"W	4.20'

CURVE TABLE

NO.	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	50.44'	1472.39'	1°57'46"	N88°51'59"W	50.44'
C2	10.41'	635.50'	0°56'19"	N81°54'19"W	10.41'
C3	48.23'	321.00'	8°36'33"	N85°44'27"W	48.19'
C4	99.68'	942.00'	6°03'46"	S86°55'24"W	99.63'
C5	51.53'	1477.50'	1°59'53"	S82°53'34"W	51.52'
C6	62.98'	1485.50'	2°25'45"	N82°40'38"E	62.97'
C7	100.53'	950.00'	6°03'46"	N86°55'24"E	100.48'
C8	49.44'	329.00'	8°36'33"	S85°44'27"E	49.39'
C9	69.86'	627.50'	6°22'43"	S84°37'32"E	69.82'

LEGEND

● - FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "SCE&S"

● - FOUND 5/8" REBAR WITH COLLARED YELLOW PLASTIC CAP

— — — — — EASEMENT LINE P.O.B. = POINT OF BEGINNING

EXHIBIT "A" – LEGAL DESCRIPTION

SHEET 1 OF 2

TEMPORARY CONSTRUCTION EASEMENT #2

TAX LOT 171228BA01000

A TRACT OF LAND BEING A PORTION OF THAT PROPERTY DESCRIBED IN THAT STATUTORY SPECIAL WARRANTY DEED RECORDED NOVEMBER 19, 2025 AS INSTRUMENT NO. 2025-31787, OFFICIAL RECORDS OF DESCHUTES COUNTY, OREGON, LOCATED IN THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 28, T.17S., R.12E., W.M., CITY OF BEND, DESCHUTES COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" REBAR WITH A COLLARED YELLOW PLASTIC CAP ON THE WESTERLY BOUNDARY OF PARCEL 1, PARTITION PLAT NO. 1993-25 RECORDED APRIL 19, 1993 AS INSTRUMENT NO. 1993-012145, OFFICIAL RECORDS OF DESCHUTES COUNTY, OREGON, BEARING S14°19'09"W, 1360.08 FEET, FROM THE NORTH QUARTER (N1/4) CORNER OF SAID SECTION 28, MARKED BY A 2" DIAMETER BRASS CAP MONUMENT STAMPED "T17S R12E 1/4 21/28 LS1081", THENCE N11°35'09"W, 6.93 FEET, ALONG SAID WEST LINE; THENCE, DEPARTING SAID WEST LINE, N78°06'48"E, 10.31 FEET; THENCE S11°53'12"E, 15.38 FEET, TO A POINT ON SAID WEST LINE; THENCE N62°38'47"W, 13.56 FEET ALONG SAID WEST LINE, TO THE POINT OF BEGINNING.

HEREIN DESCRIBED LANDS CONTAIN 116 SQ. FT., MORE OR LESS.

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

BEARINGS BASED ON GPS DERIVED CENTRAL OREGON COORDINATE SYSTEM (COCS) VALUES [DESCHUTES13 TRANSFORMATION – NAD 83 (2011) EPOCH 2010.00].

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

BEARINGS BASED ON GPS DERIVED CENTRAL OREGON COORDINATE SYSTEM
(COCS) VALUES [DESCHUTES13 TRANSFORMATION – NAD 83 (2011)
EPOCH 2010.00].

PREPARED DECEMBER 1, 2025



POVEY AND
ASSOCIATES

P.O. BOX 131, REDMOND, OR 97756
(541) 548-6778 ROW EASEMENTS.DWG

REGISTERED
PROFESSIONAL
LAND SURVEYOR

A handwritten signature in black ink, appearing to read 'Scott C. Bolduc', written over the registration stamp.

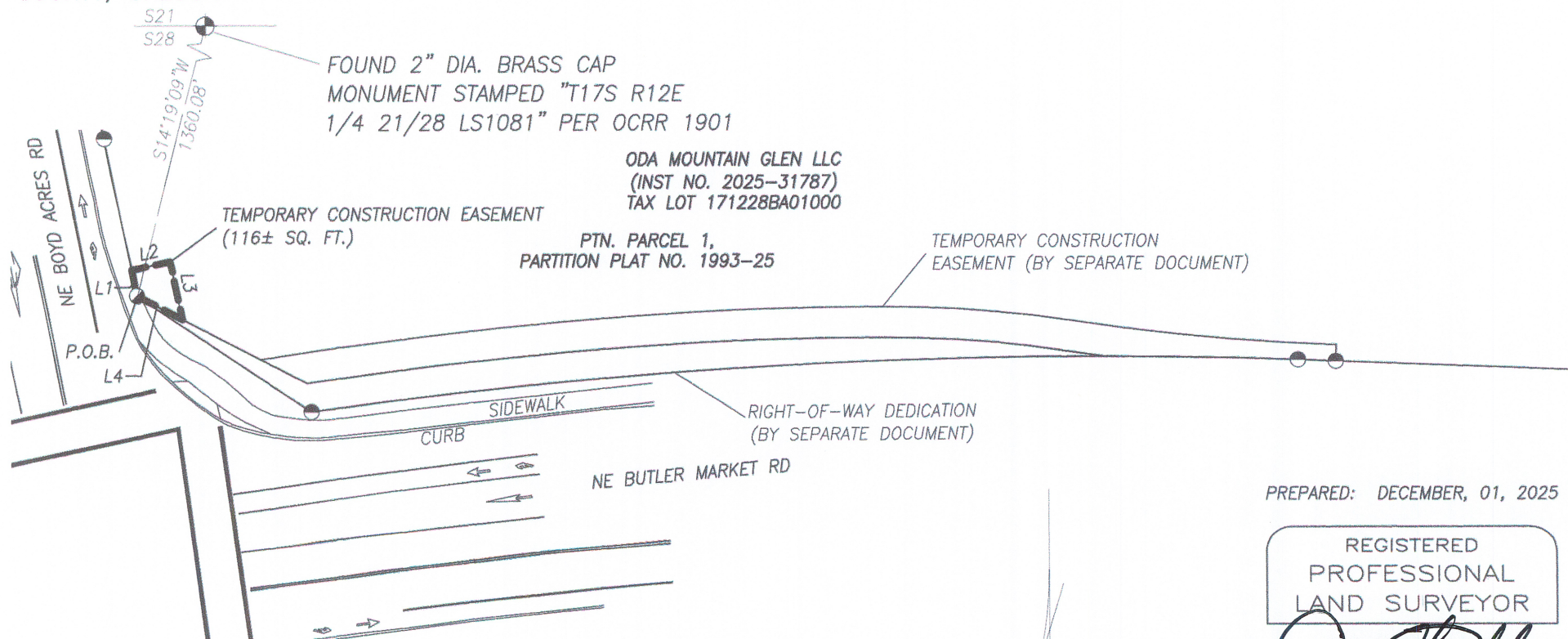
OREGON
JULY 20, 2009
SCOTT C. BOLDOC
79288

RENEWS: 12/31/2027

TEMPORARY CONSTRUCTION EASEMENT #2

TAX LOT 171228BA01000

LOCATED IN THE NORTHWEST ONE-QUARTER (NW1/4) OF
SECTION 28, T.17S., R.12E., W.M., CITY OF BEND, DESCHUTES
COUNTY, OREGON



LINE TABLE

NO.	DIRECTION	LENGTH
L1	N11°35'09"W	6.93'
L2	N78°06'48"E	10.31'
L3	S11°53'12"E	15.38'
L4	N62°38'47"W	13.56'

SCALE:
1" = 40'

PREPARED: DECEMBER, 01, 2025



RENEWALS: 12/31/2027

LEGEND

- - FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "SCE&S"
- - FOUND 5/8" REBAR WITH COLLARED YELLOW PLASTIC CAP
- — — — — EASEMENT LINE P.O.B. = POINT OF BEGINNING

P&A POVEY AND ASSOCIATES

P.O. BOX 131, REDMOND, OR 97756
(541) 548-6778 ROW EASEMENTS.DWG

EXHIBIT "A" — LEGAL DESCRIPTION

SHEET 1 OF 2

TEMPORARY CONSTRUCTION EASEMENT

TAX LOT 171228BD05900

A TRACT OF LAND BEING A PORTION OF THAT PROPERTY DESCRIBED IN THAT PROPERTY DESCRIBED IN THAT STATUTORY WARRANTY DEED RECORDED JUNE 28, 2017 AS INSTRUMENT NO. 2017-025056, OFFICIAL RECORDS OF DESCHUTES COUNTY, OREGON, LOCATED IN THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 28, T.17S., R.12E., W.M., CITY OF BEND, DESCHUTES COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" REBAR WITH A YELLOW PLASTIC CAP INSCRIBED "LS 2527," MARKING HE NORTHERLY MOST CORNER OF THAT RIGHT-OF-WAY TRACT DESCRIBED IN THAT WARRANTY DEED RECORDED APRIL 14, 1994 AS INSTRUMENT NO. 94-14805, OFFICIAL RECORDS OF DESCHUTES COUNTY, OREGON; THENCE S32°39'29"W, 53.68 FEET, TO A 5/8" REBAR WITH A YELLOW PLASTIC CAP MARKED "LS 2527,"; THENCE N13°47'09"W, 7.05 FEET; THENCE N32°39'32"E, 39.76 FEET; THENCE N11°53'12"W, 30.95 FEET, THENCE N11°19'57"W, 91.37 FEET, TO A POINT ON THE NORTH LINE OF SAID PROPERTY; THENCE N78°29'50"E, 10.00 FEET, ALONG SAID NORTH LINE, TO THE NORTHEAST CORNER OF SAID PROPERTY MARKED BY A 5/8" REBAR WITH A YELLOW PLASTIC CAP INSCRIBED "LS 2527,"; THENCE S11°19'57"E, 91.35 FEET ALONG THE EASTERLY LINE OF SAID PROPERTY, TO A 5/8" REBAR WITH A YELLOW PLASTIC CAP MARKED "LS 2527," THENCE S11°53'12"E, 28.02 FEET, ALONG THE EASTERLY LINE OF SAID PROPERTY, TO THE POINT OF BEGINNING.

HEREIN DESCRIBED LANDS CONTAIN 1,447 SQ. FT., MORE OR LESS.

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

BEARINGS BASED ON GPS DERIVED CENTRAL OREGON COORDINATE SYSTEM (COCS) VALUES [DESCHUTES13 TRANSFORMATION — NAD 83 (2011) EPOCH 2010.00].



PREPARED DECEMBER 1, 2025



P.O. BOX 131, REDMOND, OR 97756
(541) 548-6778 ROW EASEMENTS.DWG

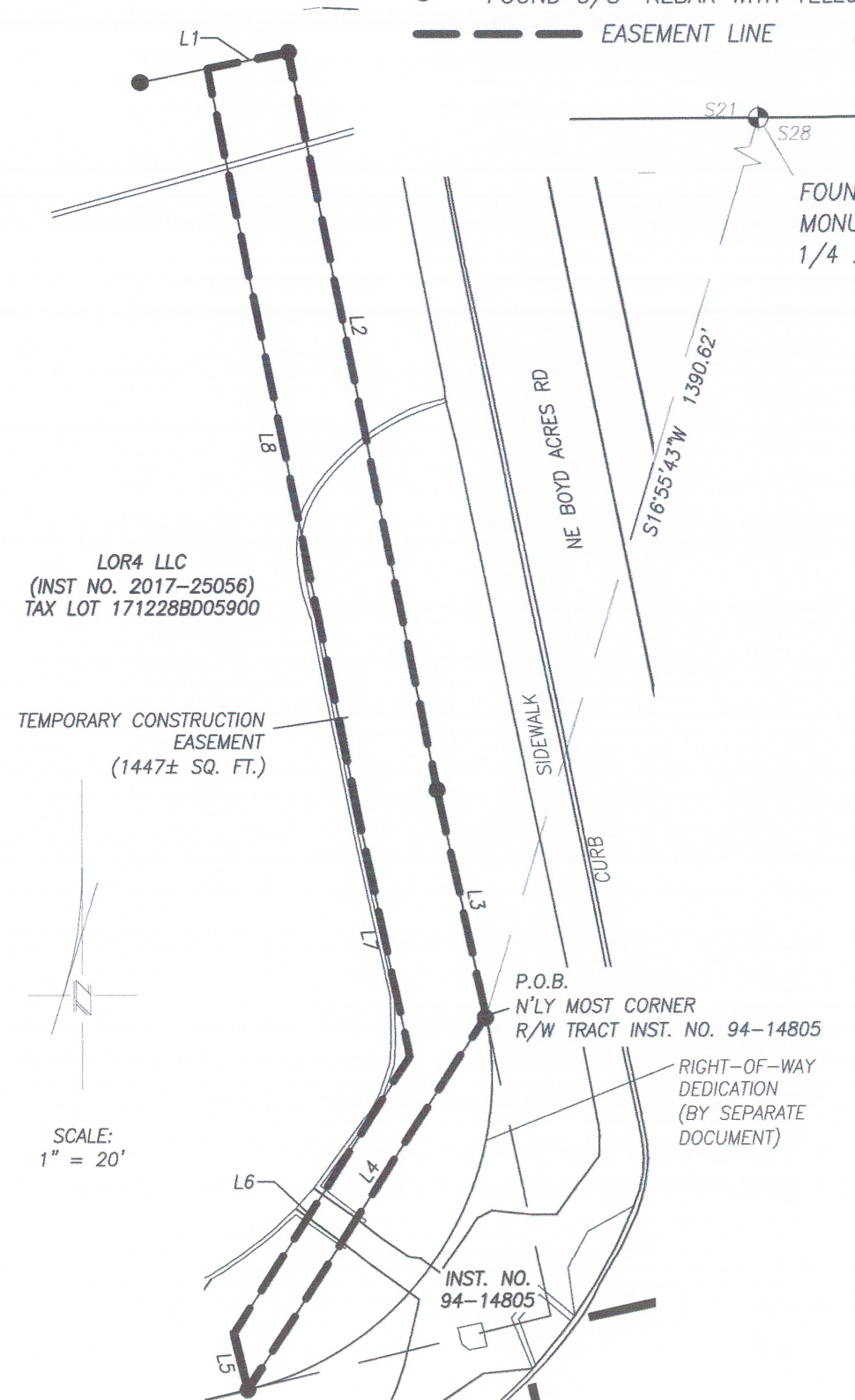
TEMPORARY CONSTRUCTION EASEMENT

TAX LOT 171228BD05900

LOCATED IN THE NORTHWEST ONE-QUARTER (NW1/4) OF
SECTION 28, T.17S., R.12E., W.M., CITY OF BEND, DESCHUTES
COUNTY, OREGON

LEGEND

- - FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "LS 2527"
 --- EASEMENT LINE P.O.B. = POINT OF BEGINNING



LINE TABLE

NO.	DIRECTION	LENGTH
L1	N78°29'50"E	10.00'
L2	S11°19'57"E	91.35'
L3	S11°53'12"E	28.02'
L4	S32°39'29"W	53.68'
L5	N13°47'09"W	7.05'
L6	N32°39'32"E	39.76'
L7	N11°53'12"W	30.95'
L8	N11°19'57"W	91.37'

PREPARED: DECEMBER, 01, 2025

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Scott C. Bolduc
 OREGON
 JULY 20, 2009
 SCOTT C. BOLDUC
 79288
 RENEWS: 12/31/2027

P&A POVEY AND
ASSOCIATES

P.O. BOX 131, REDMOND, OR 97756
 (541) 548-6778 ROW EASEMENTS.DWG

EXHIBIT "A" – LEGAL DESCRIPTION

SHEET 1 OF 2

TEMPORARY CONSTRUCTION EASEMENT

TAX LOT 171228BD06000

A TRACT OF LAND BEING A PORTION OF THAT PROPERTY DESCRIBED AS LOT 1, HAMPTON PARK SUBDIVISION, PHASE 1 IN THAT STATUTORY WARRANTY DEED RECORDED APRIL 23, 2015 AS INSTRUMENT NO. 2015-014648, OFFICIAL RECORDS OF DESCHUTES COUNTY, OREGON, LOCATED IN THE SOUTHEAST ONE-QUARTER (SE1/4) OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 28, T.17S., R.12E., W.M., CITY OF BEND, DESCHUTES COUNTY, OREGON, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1, BEARING S14°47'01"W, 1495.23 FEET, FROM THE NORTH QUARTER (N1/4) CORNER OF SAID SECTION 28, MARKED BY A 2" DIAMETER BRASS CAP MONUMENT STAMPED "T17S R12E 1/4 21/28 LS1081"; THENCE S11°37'22"E, 12.77 FEET, ALONG THE EASTERLY LINE OF SAID LOT 1; THENCE 9.24 FEET ALONG THE ARC OF A 95.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 5°34'23" (THE CHORD OF WHICH BEARS S08°50'06"E, 9.24 FEET) SAID ARC BEING COINCIDENT WITH THE EASTERLY LINE OF SAID LOT 1; THENCE CONTINUING ALONG THE SOUTHERLY PROLONGATION OF THE LAST MENTIONED ARC, 3.84 FEET ALONG THE ARC OF SAID 95.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 2°19'01" (THE CHORD OF WHICH BEARS S04°53'25"E, 3.84 FEET), TO THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE CONTINUING ALONG THE SOUTHERLY PROLONGATION OF THE LAST MENTIONED ARC, 5.00 FEET ALONG THE ARC OF SAID 95.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 3°01'01" (THE CHORD OF WHICH BEARS N02°13'24"E, 5.00 FEET), TO A POINT WHICH BEARS N07°52'59"E, 28.40' (LONG CHORD) FROM A 5/8" DIAMETER IRON ROD MARKING A POINT OF CURVATURE ON THE SOUTHERLY PROLONGATION OF THE LAST MENTIONED ARC; THENCE DEPARTING SAID EASTERLY LINE S86°16'05"W, 16.07 FEET; THENCE N66°44'07"W, 21.20 FEET; THENCE N46°19'35"W, 18.52 FEET; TO A POINT ON THE NORTHERLY LINE OF SAID LOT 1; THENCE N76°20'20"E, 5.94 FEET, ALONG SAID NORTHERLY LINE; THENCE DEPARTING SAID NORTHERLY LINE, S46°19'35"E, 14.42 FEET; THENCE S66°44'07"E, 19.10 FEET; THENCE N86°16'05"E, 15.00 FEET, TO THE POINT OF BEGINNING.

HEREIN DESCRIBED LANDS CONTAIN 652 SQUARE FEET, MORE OR LESS.

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

BEARINGS BASED ON GPS DERIVED CENTRAL OREGON COORDINATE SYSTEM
(COCS) VALUES [DESCHUTES13 TRANSFORMATION - NAD 83 (2011)
EPOCH 2010.00].

PREPARED DECEMBER 1, 2025



POVEY AND
ASSOCIATES

P.O. BOX 131, REDMOND, OR 97756
(541) 548-6778 ROW EASEMENTS.DWG

REGISTERED
PROFESSIONAL
LAND SURVEYOR

A handwritten signature in black ink, appearing to read 'Scott C. Bolduc', written over the registration stamp.

OREGON
JULY 20, 2009
SCOTT C. BOLDUC
79288

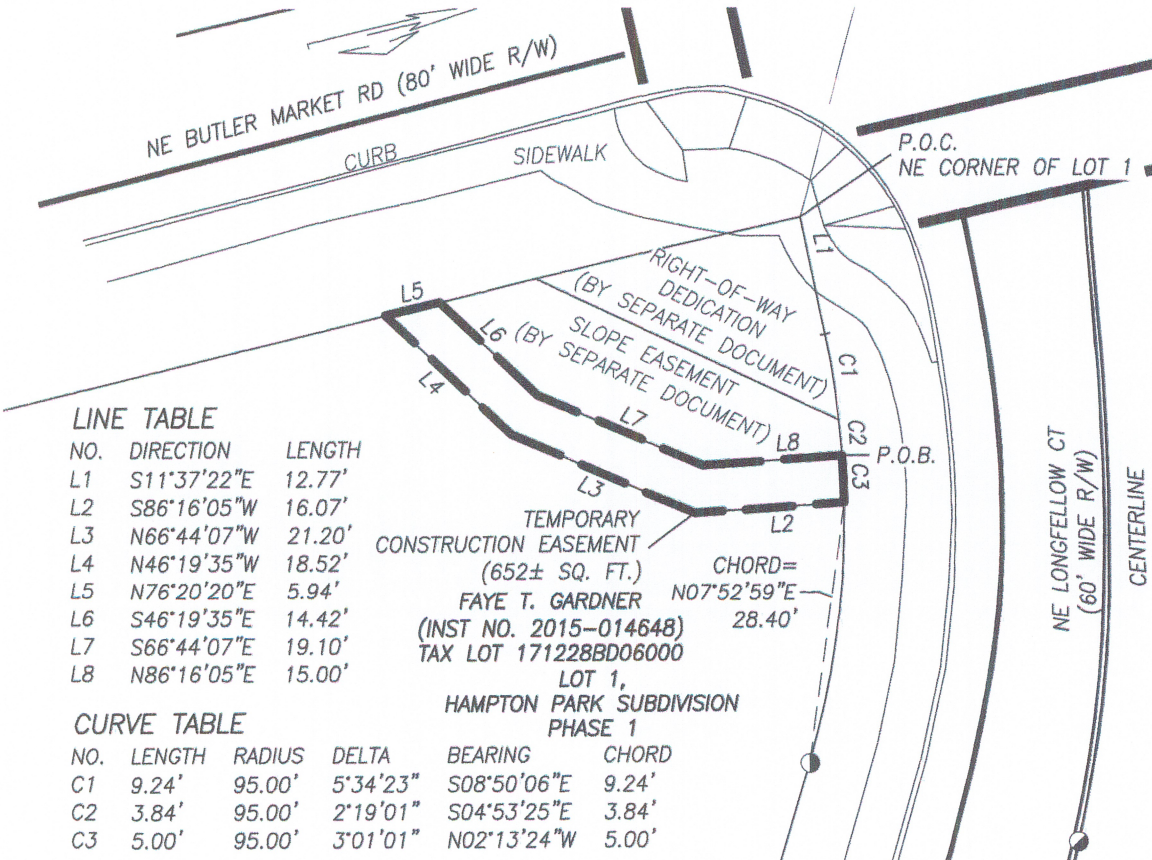
RENEWES: 12/31/2027

EXHIBIT "B"

SHEET 1 OF 1

TEMPORARY CONSTRUCTION EASEMENT

TAX LOT 171228BD06000
LOCATED IN THE SOUTHEAST ONE-QUARTER
(SE1/4) OF THE NORTHWEST ONE-QUARTER
(NW1/4) OF SECTION 28, T.17S., R.12E., W.M.,
CITY OF BEND, DESCHUTES COUNTY, OREGON



SCALE:
1" = 20'

PREPARED: DECEMBER, 01, 2025

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Scott C. Bolduc

OREGON
JULY 20, 2009
SCOTT C. BOLDUC
79288

RENEWES: 12/31/2027

LEGEND

- - FOUND 5/8" REBAR WITH NO PLASTIC CAP
- - FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "HWA"
- EASEMENT LINE
- P.O.B. = POINT OF BEGINNING P.O.C. = POINT OF COMMENCEMENT

P&A POVEY AND ASSOCIATES

P.O. BOX 131, REDMOND, OR 97756
(541) 548-6778 ROW EASEMENTS.DWG

TEMPORARY CONSTRUCTION EASEMENT

TAX LOT 171228BD07200

A TRACT OF LAND BEING A PORTION OF THAT PROPERTY DESCRIBED AS LOT 13, HAMPTON PARK SUBDIVISION, PHASE 1 IN THAT STATUTORY WARRANTY DEED RECORDED JUNE 10, 2015 AS INSTRUMENT NO. 2015-27976, OFFICIAL RECORDS OF DESCHUTES COUNTY, OREGON, LOCATED IN THE SOUTHEAST ONE-QUARTER (SE1/4) OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 28, T.17S., R.12E., W.M., CITY OF BEND, DESCHUTES COUNTY, OREGON, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 13, BEARING S12°40'38"W, 1470.12 FEET, FROM THE NORTH QUARTER (N1/4) CORNER OF SAID SECTION 28, MARKED BY A 2" DIAMETER BRASS CAP MONUMENT STAMPED "T17S R12E 1/4 21/28 LS1081", THENCE 34.29 FEET ALONG THE ARC OF A 1392.39 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 1°24'39" (THE CHORD OF WHICH BEARS N80°56'29"E, 34.29 FEET) SAID ARC BEING COINCIDENT WITH THE NORTHERLY LINE OF SAID LOT 13 TO THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE 68.46 FEET ALONG THE ARC OF A 1392.39 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 2°49'00" (THE CHORD OF WHICH BEARS N83°03'21"E, 68.46 FEET) SAID ARC BEING COINCIDENT WITH THE NORTHERLY LINE OF SAID LOT 13; THENCE DEPARTING SAID NORTH LINE, S00°04'42"W, 10.05 FEET; THENCE 61.02 FEET ALONG THE ARC OF A 1382.39 FOOT CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 2°31'45" (THE CHORD OF WHICH BEARS S83°09'32"W, 61.02 FEET); THENCE S00°49'21"E, 51.63 FEET; THENCE S89°46'00"W, 36.83 FEET. TO A POINT ON THE WEST LINE OF SAID LOT 13, SAID POINT BEARS N10°31'13"E, 32.20 FEET (LONG CHORD) FROM A 5/8" DIAMETER IRON ROD MARKING A POINT OF CURVATURE ON SAID WEST LINE;

THENCE 32.91 FEET ALONG THE ARC OF A 155.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 12°09'53" (THE CHORD OF WHICH BEARS N01°31'24"W, 32.84 FEET) SAID ARC BEING COINCIDENT WITH THE WESTERLY LINE OF SAID LOT 13; THENCE DEPARTING SAID WESTERLY LINE, N46°36'38"E, 40.74 FEET, TO THE POINT OF BEGINNING.

HEREIN DESCRIBED LANDS CONTAIN 2,431 SQUARE FEET, MORE OR LESS.

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

BEARINGS BASED ON GPS DERIVED CENTRAL OREGON COORDINATE SYSTEM
(COCs) VALUES [DESCHUTES13 TRANSFORMATION – NAD 83 (2011) EPOCH
2010.00].

PREPARED DECEMBER 1, 2025



POVEY AND
ASSOCIATES

P.O. BOX 131, REDMOND, OR 97756
(541) 548-6778 ROW EASEMENTS.DWG

REGISTERED
PROFESSIONAL
LAND SURVEYOR

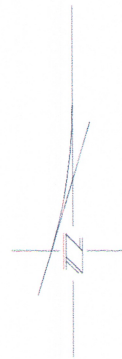
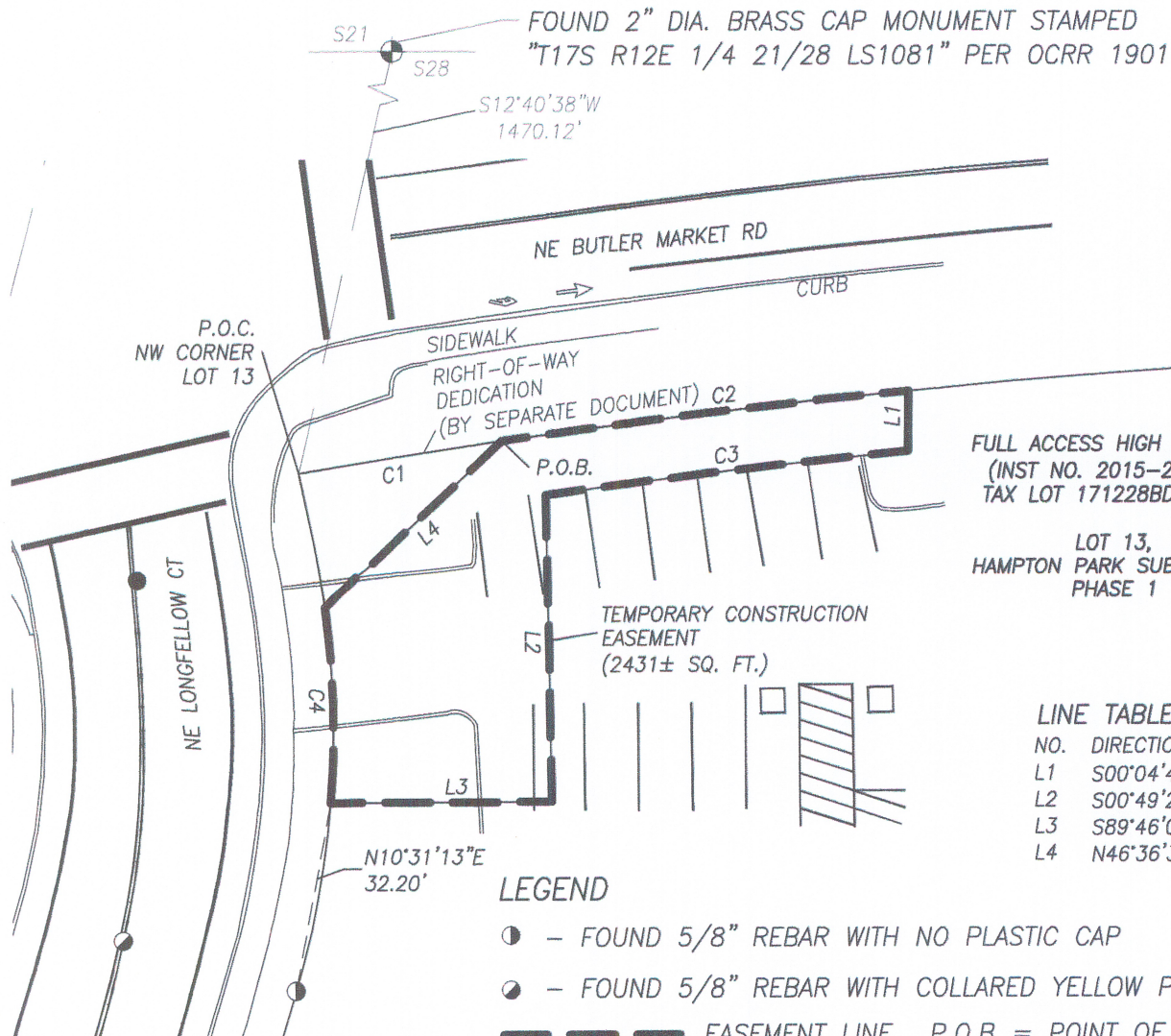
OREGON
JULY 20, 2009
SCOTT C. BOLDUC
79288

RENEWES: 12/31/2027

TEMPORARY CONSTRUCTION EASEMENT

TAX LOT 171228BD07200

LOCATED IN THE SOUTHEAST ONE-QUARTER (SE1/4) OF THE
NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 28, T.17S.,
R.12E., W.M., CITY OF BEND, DESCHUTES COUNTY, OREGON



SCALE:
1" = 30'

CURVE TABLE

NO.	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	34.29'	1392.39'	1°24'39"	N80°56'29"E	34.29'
C2	68.46'	1392.39'	2°49'00"	N83°03'21"E	68.46'
C3	61.02'	1382.39'	2°31'45"	S83°09'32"W	61.02'
C4	32.91'	155.00'	12°09'53"	N01°31'24"W	32.84'

FULL ACCESS HIGH DESERT
(INST NO. 2015-27976)
TAX LOT 171228BD07200

LOT 13,
HAMPTON PARK SUBDIVISION
PHASE 1

LINE TABLE

NO.	DIRECTION	LENGTH
L1	S00°04'42"W	10.05'
L2	S00°49'21"E	51.63'
L3	S89°46'00"W	36.83'
L4	N46°36'38"E	40.74'

LEGEND

- - FOUND 5/8" REBAR WITH NO PLASTIC CAP
- - FOUND 5/8" REBAR WITH COLLARED YELLOW PLASTIC CAP
- EASEMENT LINE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT

PREPARED: DECEMBER, 01, 2025

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 20, 2009
SCOTT C. BOLDUC
79288

RENEWS: 12/31/2027

P&A POVEY AND
ASSOCIATES

P.O. BOX 131, REDMOND, OR 97756
(541) 548-6778 ROW EASEMENTS.DWG