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# RESOLUTION NO. 3461

## **A Resolution of the City Council exercising the power of eminent domain for the 15th and Ferguson Roundabout Project.**

### **Findings**

1. 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.
2. 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.
3. The project known as the 15th and Ferguson Roundabout Project (the "Project") has been planned in accordance with appropriate engineering standards for the construction of street improvements, bicycle and pedestrian access improvements, and landscaping improvements, and stormwater management improvements in a manner most compatible with the greatest public good and the least private injury. On October 15, 2025, the City of Bend contracted with Consor North America Inc. for the design of the Project.
4. To accomplish this Project, it is necessary to acquire the interests in property described and shown in Exhibit A.

### **Resolution**

#### **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

02/04/2026

**Yes:** Kebler, Franzosa, Méndez, Norris, Perkins, Platt

**No:**



Melanie Kebler, Mayor

**Attest:**



Ashley Bontje, City Recorder

**Approved as to form:**



Ian Leitheiser, City Attorney

**EXHIBIT 'A'**  
**LEGAL DESCRIPTION**  
**FOR THREE (3) PERMANENT SLOPE EASEMENT (PSE) AREAS**  
**THROUGH THE COMMON AREA OF NOTTINGHAM SQUARE**  
**(TAX LOT 181209AD00099)**

**PERMANENT SLOPE EASEMENT (PSE) #1**

A VARIABLE WIDTH STRIP OF LAND BEING A PORTION OF THE COMMON AREA FOR THE PLAT OF NOTTINGHAM SQUARE, RECORDED IN PLAT CABINET B, PAGE 375, RECORDS OF DESCHUTES COUNTY, OREGON, SAID STRIP OF LAND BEING LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE1/4, SE1/4) OF SECTION 9, TOWNSHIP 17 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, DESCHUTES COUNTY, OREGON AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING AT A 3-1/2 INCH DIAMETER BRASS CAP MONUMENT STAMPED "T18S R12E 1/4 S9|S10 2021 HWA" MARKING THE EAST ONE-QUARTER (E1/4) CORNER OF SAID SECTION 9;**

THENCE, NORTH 89°49'58" WEST, A DISTANCE OF 40.00 FEET, ALONG THE SOUTHERLY LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE1/4, SE1/4) OF SAID SECTION 9, TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE, BEING 40.00 FEET FROM, WHEN MEASURED AT RIGHT ANGLES TO, THE CENTERLINE OF 15TH STREET, SAID POINT ALSO BEING THE **POINT OF BEGINNING** FOR THIS DESCRIPTION;

THENCE, DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, N89° 49' 58"W, A DISTANCE OF 5.88 FEET, ALONG SOUTHERLY LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE1/4, SE1/4) OF SAID SECTION 9; TO A POINT;

THENCE, DEPARTING SAID SOUTHERLY LINE, N8° 58' 39"E, A DISTANCE OF 20.24 FEET;

THENCE, N0° 48' 09"E, A DISTANCE OF 122.54 FEET;

THENCE, N89° 11' 51"W, A DISTANCE OF 2.00 FEET;

THENCE, N0° 48' 09"E, A DISTANCE OF 16.00 FEET;

THENCE, S89° 11' 51"E, A DISTANCE OF 2.00 FEET;

THENCE, N0° 48' 09"E, A DISTANCE OF 55.84 FEET;

THENCE, S89° 11' 51"E, A DISTANCE OF 3.00 FEET, TO **POINT "A"** BEING A POINT ON SAID WESTERLY RIGHT-OF-WAY LINE FOR 15TH STREET;

THENCE, S0° 48' 09"W, A DISTANCE OF 214.35 FEET, ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 15TH STREET, TO THE **POINT OF BEGINNING**.

HEREIN DESCRIBED LANDS CONTAIN 704 SQUARE FEET, MORE OR LESS.

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

BEARINGS ARE BASED ON GPS DERIVED CENTRAL OREGON COORDINATE SYSTEM (C.O.C.S.) VALUES.

**PERMANENT SLOPE EASEMENT (PSE) #2**

A VARIABLE WIDTH STRIP OF LAND BEING A PORTION OF THE COMMON AREA FOR THE PLAT OF NOTTINGHAM SQUARE, RECORDED IN PLAT CABINET B, PAGE 375, RECORDS OF DESCHUTES COUNTY, OREGON, SAID STRIP OF LAND BEING LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE1/4, SE1/4) OF SECTION 9, TOWNSHIP 17 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, DESCHUTES COUNTY, OREGON AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING AT POINT "A" AS DESCRIBED IN PERMANENT SLOPE EASEMENT (PSE) #1 ABOVE, SAID POINT BEARING N9°47'22"W, A DISTANCE OF 217.61 FEET, FROM A 3-1/2 INCH DIAMETER BRASS CAP MONUMENT STAMPED "T18S R12E 1/4 S9|S10 2021 HWA" MARKING THE EAST ONE-QUARTER (E1/4) CORNER OF SAID SECTION 9;**

THENCE, N0° 48' 09"E, A DISTANCE OF 149.21 FEET, ALONG THE WESTERLY RIGHT-OF-WAY LINE, BEING 40.00 FEET, WHEN MEASURED AT RIGHT ANGLES TO, THE CENTERLINE OF 15TH STREET, TO **POINT "B"**;

THENCE, CONTINUING N0° 48' 09"E, A DISTANCE OF 100.00 FEET, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, TO **POINT "C"**;

THENCE, CONTINUING N0° 48' 09"E, A DISTANCE OF 8.01 FEET, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, TO **POINT "D"**, SAID POINT ALSO BEING THE **POINT OF BEGINNING** FOR THIS DESCRIPTION;

THENCE, DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, N6° 23' 23"W, A DISTANCE OF 28.86 FEET;

THENCE, N1° 56' 30"W, A DISTANCE OF 54.33 FEET;

THENCE, N0° 09' 00"W, A DISTANCE OF 114.52 FEET;

THENCE, N0° 51' 09"E, A DISTANCE OF 56.23 FEET;

THENCE, N1° 44' 55"E, A DISTANCE OF 65.66 FEET;

THENCE, N4° 02' 32"E, A DISTANCE OF 31.79 FEET;

THENCE, N8° 01' 12"E, A DISTANCE OF 41.30 FEET, TO **POINT "E"** BEING A POINT ON SAID WESTERLY RIGHT-OF-WAY LINE FOR 15TH STREET;

THENCE, S0° 48' 09"W, A DISTANCE OF 392.00', ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 15TH STREET, TO THE **POINT OF BEGINNING**.

HEREIN DESCRIBED LANDS CONTAIN 2,388 SQUARE FEET, MORE OR LESS.

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

BEARINGS ARE BASED ON GPS DERIVED CENTRAL OREGON COORDINATE SYSTEM (C.O.C.S.) VALUES.

**PERMANENT SLOPE EASEMENT (PSE) #3**

A VARIABLE WIDTH STRIP OF LAND BEING A PORTION OF THE COMMON AREA FOR THE PLAT OF NOTTINGHAM SQUARE, RECORDED IN PLAT CABINET B, PAGE 375, RECORDS OF DESCHUTES COUNTY, OREGON, SAID STRIP OF LAND BEING LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE1/4, SE1/4) OF SECTION 9, TOWNSHIP 17 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, DESCHUTES COUNTY, OREGON AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING AT POINT "E" AS DESCRIBED IN PERMANENT SLOPE EASEMENT (PSE) #2 ABOVE, SAID POINT BEARING N1° 51' 03"W, A DISTANCE OF 864.01 FEET, FROM A 3-1/2 INCH DIAMETER BRASS CAP MONUMENT STAMPED "T18S R12E 1/4 S9|S10 2021 HWA" MARKING THE EAST ONE-QUARTER (E1/4) CORNER OF SAID SECTION 9;**

THENCE, CONTINUING N0° 48' 09"E, A DISTANCE OF 80.00 FEET, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, TO **POINT "F"**;

THENCE, CONTINUING N0° 48' 09"E, A DISTANCE OF 107.79 FEET, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, TO **POINT "G"**, SAID POINT ALSO BEING THE **POINT OF BEGINNING** FOR THIS DESCRIPTION;

THENCE, DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, N64° 08' 21"W, A DISTANCE OF 6.08 FEET;

THENCE, N11° 59' 02"E, 8.81 FEET;

THENCE, N70° 38' 34"E, A DISTANCE OF 4.05 FEET, TO **POINT "H"** BEING A POINT ON SAID WESTERLY RIGHT-OF-WAY LINE FOR 15TH STREET;

THENCE, S0° 48' 09"W, A DISTANCE OF 12.61 FEET, ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 15TH STREET, TO THE **POINT OF BEGINNING**.

HEREIN DESCRIBED LANDS CONTAIN 50 SQUARE FEET, MORE OR LESS.

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

BEARINGS ARE BASED ON GPS DERIVED CENTRAL OREGON COORDINATE SYSTEM  
(C.O.C.S.) VALUES.





EXHIBIT "B" - SKETCH MAP

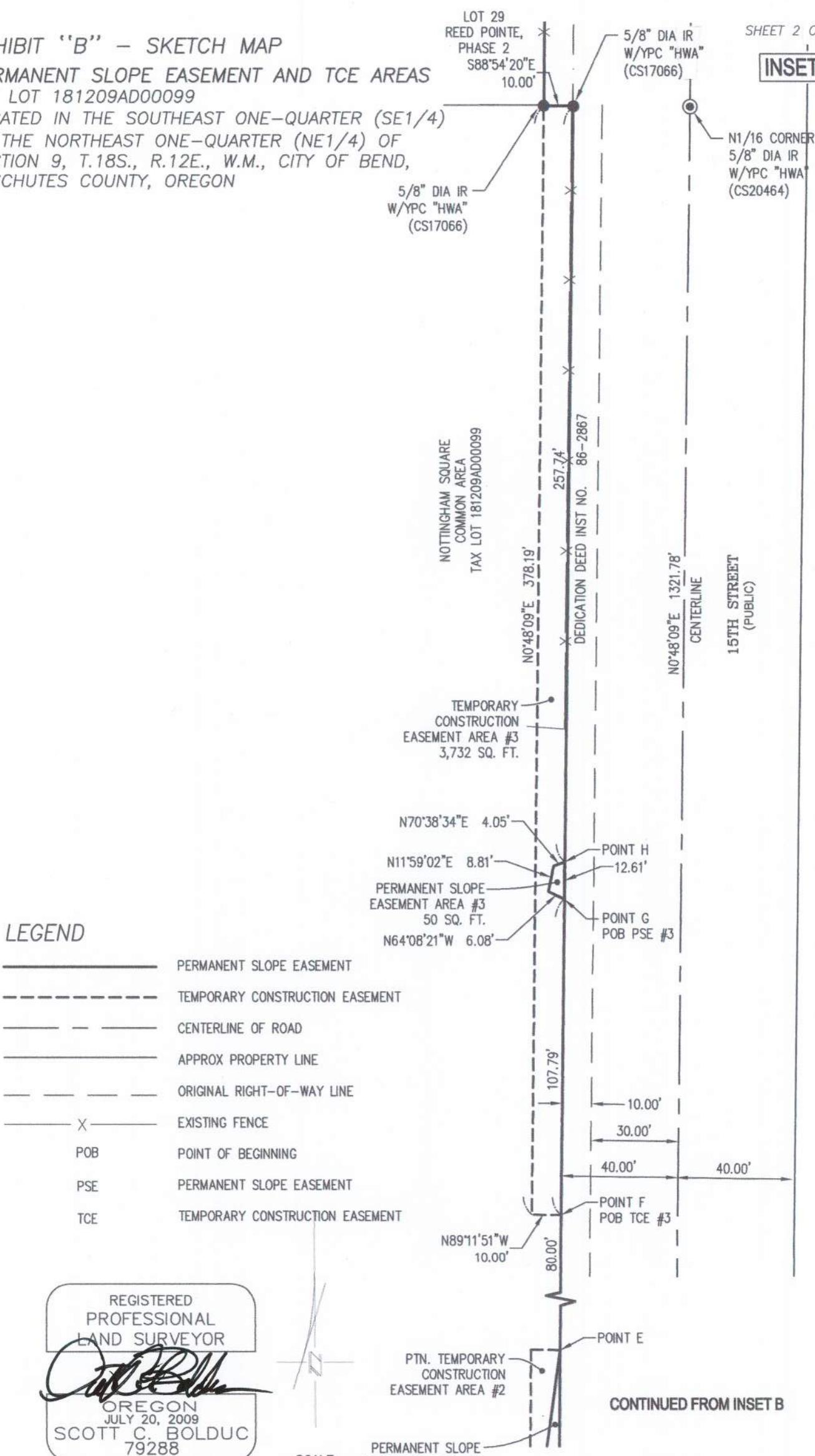
PERMANENT SLOPE EASEMENT AND TCE AREAS

TAX LOT 181209AD00099

LOCATED IN THE SOUTHEAST ONE-QUARTER (SE1/4) OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SECTION 9, T.18S., R.12E., W.M., CITY OF BEND, DESCHUTES COUNTY, OREGON

SHEET 2 OF 2

INSET C



THIS DOES NOT CONSTITUTE A BOUNDARY SURVEY  
AND IS SUBJECT TO ANY INACCURACIES THAT A  
SUBSEQUENT BOUNDARY SURVEY MAY DISCLOSE.

**EXHIBIT 'A'**  
**LEGAL DESCRIPTION**  
**FOR THREE (3) TEMPORARY CONSTRUCTION EASEMENT (TCE) AREAS**  
**THROUGH THE COMMON AREA OF NOTTINGHAM SQUARE**  
**(TAX LOT 181209AD00099)**

**TEMPORARY CONSTRUCTION EASEMENT (TCE) #1**

A VARIABLE WIDTH STRIP OF LAND BEING A PORTION OF THE COMMON AREA FOR THE PLAT OF NOTTINGHAM SQUARE, RECORDED IN PLAT CABINET B, PAGE 375, RECORDS OF DESCHUTES COUNTY, OREGON, SAID STRIP OF LAND BEING LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE1/4, SE1/4) OF SECTION 9, TOWNSHIP 17 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, DESCHUTES COUNTY, OREGON AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING AT A 3-1/2 INCH DIAMETER BRASS CAP MONUMENT STAMPED "T18S R12E 1/4 S9|S10 2021 HWA" MARKING THE EAST ONE-QUARTER (E1/4) CORNER OF SAID SECTION 9;**

THENCE, NORTH 89°49'58" WEST, A DISTANCE OF 45.88 FEET, ALONG THE SOUTHERLY LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE1/4, SE1/4) OF SAID SECTION 9, TO THE **POINT OF BEGINNING** FOR THIS DESCRIPTION;

THENCE, N0°48' 09"E, A DISTANCE OF 238.66 FEET;

THENCE, N89° 11' 51"W, A DISTANCE OF 10.00 FEET;

THENCE, N0° 48' 09"E, A DISTANCE OF 75.00 FEET;

THENCE, S89° 11' 51"E, A DISTANCE OF 10.00 FEET;

THENCE, N0° 48' 09"E, A DISTANCE OF 50.01 FEET;

THENCE, S89° 11' 51"E, A DISTANCE OF 10.00 FEET, TO **POINT "B"**, BEING A POINT ON SAID WESTERLY RIGHT-OF-WAY LINE FOR 15TH STREET;

THENCE, S0° 48' 09"W, A DISTANCE OF 149.21 FEET, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, TO **POINT "A"**;

THENCE, DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, N89° 11' 51"W, A DISTANCE OF 3.00 FEET;

THENCE, S0° 48' 09"W, A DISTANCE OF 55.84 FEET;

THENCE, N89° 11' 51"W, A DISTANCE OF 2.00 FEET;

THENCE, S0° 48' 09"W, A DISTANCE OF 16.00 FEET;

THENCE, S89° 11' 51"E, A DISTANCE OF 2.00 FEET;

THENCE, S0° 48' 09"W, A DISTANCE OF 122.54 FEET;

THENCE, S8° 58' 39"W, A DISTANCE OF 20.24 FEET, TO THE **POINT OF BEGINNING**.

HEREIN DESCRIBED LANDS CONTAIN 3,683 SQUARE FEET, MORE OR LESS.

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

BEARINGS ARE BASED ON GPS DERIVED CENTRAL OREGON COORDINATE SYSTEM (C.O.C.S.) VALUES.

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**COMMENCING AT POINT "B" AS DESCRIBED IN TEMPORARY CONSTRUCTION EASEMENT (TCE) #1 ABOVE, SAID POINT BEARING N5°29'02"W, A DISTANCE OF 365.31 FEET, FROM A 3-1/2 INCH DIAMETER BRASS CAP MONUMENT STAMPED "T18S R12E 1/4 S9|S10 2021 HWA" MARKING THE EAST ONE-QUARTER (E1/4) CORNER OF SAID SECTION 9;**

THENCE, N0° 48' 09"E, A DISTANCE OF 100.00 FEET, ALONG THE WESTERLY RIGHT-OF-WAY LINE, BEING 40.00 FEET, WHEN MEASURED AT RIGHT ANGLES TO, THE CENTERLINE OF 15TH STREET, TO **POINT "C"**, SAID POINT ALSO BEING THE **POINT OF BEGINNING** FOR THIS DESCRIPTION;

THENCE, DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, N89° 11' 51"W, A DISTANCE OF 10.00 FEET;

THENCE, N0° 48' 09"E, A DISTANCE OF 400.00 FEET;

THENCE, S89° 11' 51"E, A DISTANCE OF 10.00 FEET, TO A POINT ON SAID WESTERLY RIGHT-OF-WAY LINE FOR SAID 15TH STREET;

THENCE, DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, S8° 01' 12"W, A DISTANCE OF 41.30 FEET;

THENCE, S4° 02' 32"W, A DISTANCE OF 31.79 FEET;

THENCE, S1° 44' 55"W, A DISTANCE OF 65.66 FEET;

THENCE, S0° 51' 09"W, A DISTANCE OF 56.23' FEET;

THENCE, S0° 09' 00"E, A DISTANCE OF 114.52 FEET;

THENCE, S1° 56' 30"E, A DISTANCE OF 54.33 FEET;

THENCE, S6° 23' 23"E, A DISTANCE OF 28.86 FEET, TO A POINT ON SAID WESTERLY RIGHT-OF-WAY LINE FOR SAID 15TH STREET;

THENCE, S0° 48' 09"W, A DISTANCE OF 8.01', ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR SAID 15TH STREET, TO THE **POINT OF BEGINNING**;

HEREIN DESCRIBED LANDS CONTAIN 1,613 SQUARE FEET, MORE OR LESS.

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

BEARINGS ARE BASED ON GPS DERIVED CENTRAL OREGON COORDINATE SYSTEM (C.O.C.S.) VALUES.

**TEMPORARY CONSTRUCTION EASEMENT (TCE) #3**

A VARIABLE WIDTH STRIP OF LAND BEING A PORTION OF THE COMMON AREA FOR THE PLAT OF NOTTINGHAM SQUARE, RECORDED IN PLAT CABINET B, PAGE 375, RECORDS OF DESCHUTES COUNTY, OREGON, SAID STRIP OF LAND BEING LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE1/4, SE1/4) OF SECTION 9, TOWNSHIP 17 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, DESCHUTES COUNTY, OREGON AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING AT POINT "E" AS DESCRIBED IN TEMPORARY CONSTRUCTION EASEMENT #2 ABOVE, SAID POINT LYING ON THE WESTERLY RIGHT-OF-WAY LINE, BEING 40.00 FEET, WHEN MEASURED AT RIGHT ANGLES TO, THE CENTERLINE OF 15TH STREET AND BEARING N1°51'03"W, A DISTANCE OF 864.01 FEET, FROM A 3-1/2 INCH DIAMETER BRASS CAP MONUMENT STAMPED "T18S R12E 1/4 S9|S10 2021 HWA" MARKING THE EAST ONE-QUARTER (E1/4) CORNER OF SAID SECTION 9;**

THENCE, CONTINUING N0° 48' 09"E, A DISTANCE OF 80.00 FEET, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, TO **POINT "F"**, SAID POINT ALSO BEING THE **POINT OF BEGINNING** FOR THIS DESCRIPTION;

THENCE, DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, N89° 11' 51"W, A DISTANCE OF 10.00 FEET;

THENCE, N0° 48' 09"E, A DISTANCE OF 378.19 FEET, TO A 5/8" DIAMETER IRON ROD WITH YELLOW PLASTIC CAP STAMPED "HWA" MARKING THE SOUTHEAST CORNER OF LOT 29, REED POINTE, PHASE 2, RECORDED SEPTEMBER 28, 2006, RECORDED IN PLAT CABINET H, PAGE 92, RECORDS OF DESCHUTES COUNTY, OREGON,

THENCE, S88° 54' 20"E, A DISTANCE OF 10.00 FEET, ALONG THE SOUTH LINE OF SAID REED  
POINTE, PHASE 2, TO A POINT ON SAID WESTERLY RIGHT-OF-WAY LINE FOR 15TH STREET;

THENCE, DEPARTING SAID SOUTH LINE, S0° 48' 09"W, A DISTANCE OF 257.74 FEET, ALONG  
SAID WESTERLY RIGHT-OF-WAY LINE TO **POINT "H"**:

THENCE, DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, S70° 38' 34"W, A DISTANCE OF  
4.05 FEET

THENCE, S11° 59' 02"W, A DISTANCE OF 8.81 FEET;

THENCE, S64° 08' 21"E, 6.08 FEET, TO **POINT "G"**, BEING A POINT ON SAID WESTERLY  
RIGHT-OF-WAY LINE;

THENCE, S0° 48' 09"W, A DISTANCE OF 107.79 FEET, ALONG WAID WESTERLY RIGHT-OF-  
WAY LINE, TO THE **POINT OF BEGINNING**.

HEREIN DESCRIBED LANDS CONTAIN 3,732 SQUARE FEET, MORE OR LESS.

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

BEARINGS ARE BASED ON GPS DERIVED CENTRAL OREGON COORDINATE SYSTEM  
(C.O.C.S.) VALUES.





EXHIBIT "B" - SKETCH MAP

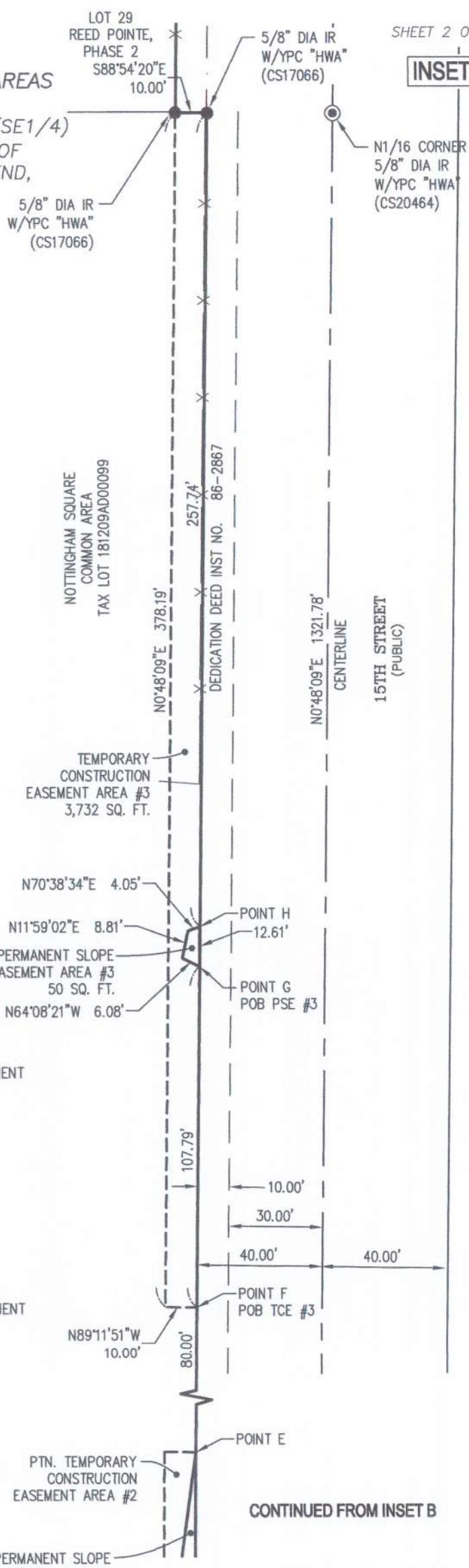
PERMANENT SLOPE EASEMENT AND TCE AREAS

TAX LOT 181209AD00099

LOCATED IN THE SOUTHEAST ONE-QUARTER (SE1/4)  
OF THE NORTHEAST ONE-QUARTER (NE1/4) OF  
SECTION 9, T.18S., R.12E., W.M., CITY OF BEND,  
DESCHUTES COUNTY, OREGON

SHEET 2 OF 2

INSET C



SCALE:  
1" = 40'

THIS DOES NOT CONSTITUTE A BOUNDARY SURVEY  
AND IS SUBJECT TO ANY INACCURACIES THAT A  
SUBSEQUENT BOUNDARY SURVEY MAY DISCLOSE.

PREPARED: JANUARY 16, 2026

P&A POVEY AND  
ASSOCIATES  
P.O. BOX 131, REDMOND, OR 97756  
(541) 548-6778 23-128E-15TH.DWG

## EXHIBIT A

### RIGHT OF WAY DEDICATION TAX LOT 181210CC03502

A parcel of land containing 14,886 square feet, more or less, being a portion of those lands described in Warranty Deed recorded April 20, 2018, Instrument No. 2018-15704, Deschutes County Records, located in the Southwest Quarter (SW1/4) of Section 10, Township 18 South, Range 12 East, W.M., City of Bend, Deschutes County, Oregon, being more particularly described as follows:

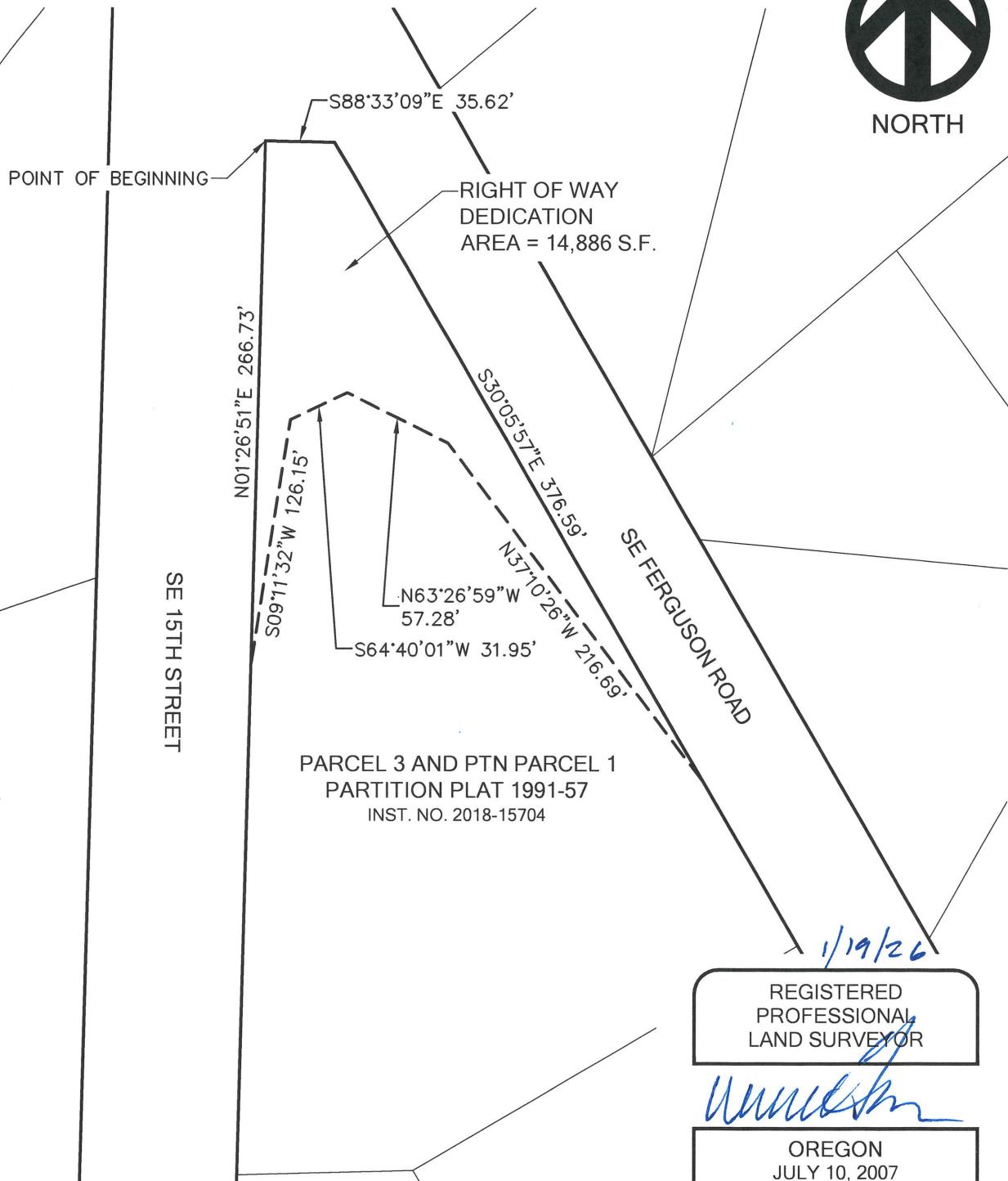
**Beginning** at the northwest corner of said lands described in Inst. No. 2018-15704, lying on the east right of way line of SE 15<sup>th</sup> Street; thence along said right of way line, South 88°33'09" East a distance of 35.62 feet to the west right of way line of SE Ferguson Road; thence along said west right of way line, South 30°05'57" East a distance of 376.59 feet; thence leaving said west right of way line, North 37°10'26" West a distance of 216.69 feet; thence North 63°26'59" West a distance of 57.28 feet; thence South 64°40'01" West a distance of 31.95 feet; thence South 09°11'32" West a distance of 126.15 feet to said east right of way line of SE 15<sup>th</sup> Street; thence along said east right of way line, North 01°26'51" East a distance of 266.73 feet to the **Point of Beginning**, the terminus of this description.

See attached map titled "Exhibit B" hereby incorporated by reference.



## EXHIBIT B

LOCATED IN THE SOUTHWEST QUARTER (SW1/4) OF SECTION 10,  
TOWNSHIP 18 SOUTH, RANGE 12 EAST, W.M.,  
CITY OF BEND, DESCHUTES COUNTY, OREGON



EXPIRES: 12/31/27

S:\Land Projects\251202-Ferguson and 15th Roundabout\dwg\251202-EXHIBITS.dwg Jan 19, 2026

## EXHIBIT A

### RIGHT OF WAY DEDICATION COMMON TRACT, NOTTINGHAM SQUARE FIRST ADDITION

A parcel of land containing 24,494 square feet, more or less, being a portion of Sherwood Forest Drive (Private) and the Common tract, Nottingham Square First Addition, located in the Southeast Quarter (SE1/4) of Section 9, Township 18 South, Range 12 East, W.M., City of Bend, Deschutes County, Oregon, being more particularly described as follows:

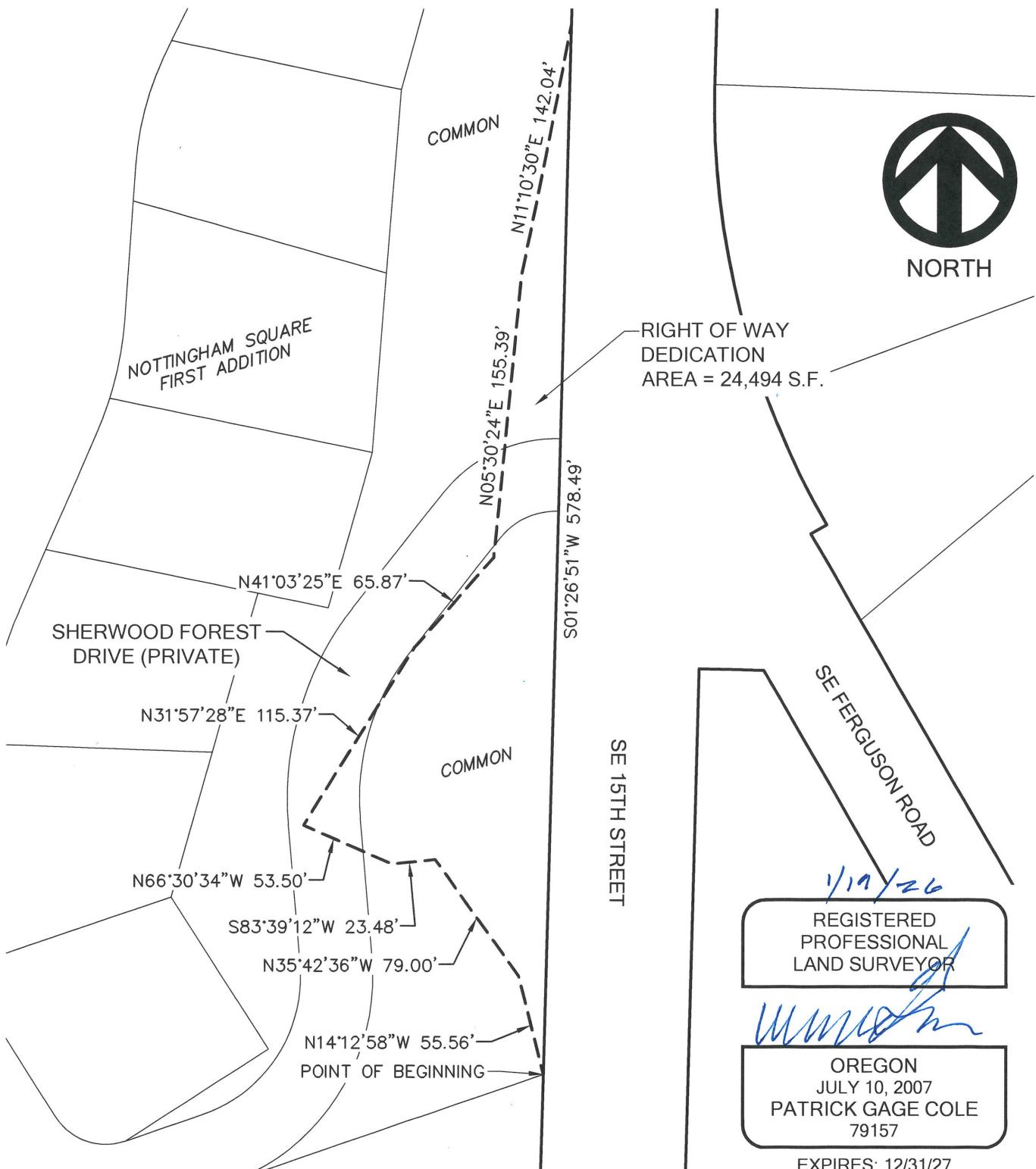
**Beginning** at the southeast corner of said Common tract, lying on the west right of way line of SE 15th Street; thence North 14°12'58" West a distance of 55.56 feet; thence North 35°42'36" West a distance of 79.00 feet; thence South 83°39'12" West a distance of 23.48 feet; thence North 66°30'34" West a distance of 53.50 feet; thence North 31°57'28" East a distance of 115.37 feet; thence North 41°03'25" East a distance of 65.87 feet; thence North 05°30'24" East a distance of 155.39 feet; thence North 11°10'30" East a distance of 142.04 feet to said west right of way line; thence along said west right of way line, South 01°26'51" West a distance of 578.49 feet to the **Point of Beginning**, the terminus of this description.

See attached map titled "Exhibit B" hereby incorporated by reference.



## EXHIBIT B

LOCATED IN THE SOUTHEAST QUARTER (SE1/4) OF SECTION 9,  
TOWNSHIP 18 SOUTH, RANGE 12 EAST, W.M.,  
CITY OF BEND, DESCHUTES COUNTY, OREGON



S:\Land Projects\251202-Ferguson and 15th Roundabout\dwg\251202-EXHIBITS.dwg Jan 19, 2026

<b>HWA</b> CIVIL ENGINEERING   SURVEYING   PLANNING	RIGHT OF WAY DEDICATION		SHEET 1/1
	FERGUSON AND 15TH ROUNDABOUT		
SCALE: 1" = 80'	DRAWN BY: AQR	DATE: 1/19/2026	

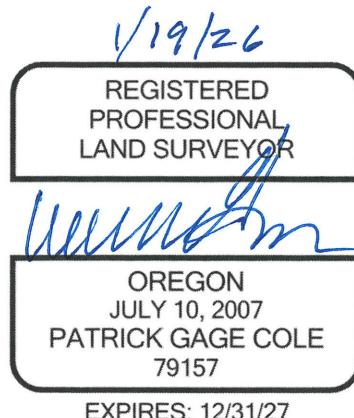
## EXHIBIT A

### SLOPE EASEMENT LOT 9, BLOCK 4, KING'S FOREST, THIRD ADDITION

A parcel of land containing 4,147 square feet, more or less, being a portion of Lot 9, Block 4, King's Forest, Third Addition, located in the Southwest Quarter (SW1/4) of Section 10, Township 18 South, Range 12 East, W.M., City of Bend, Deschutes County, Oregon, being more particularly described as follows:

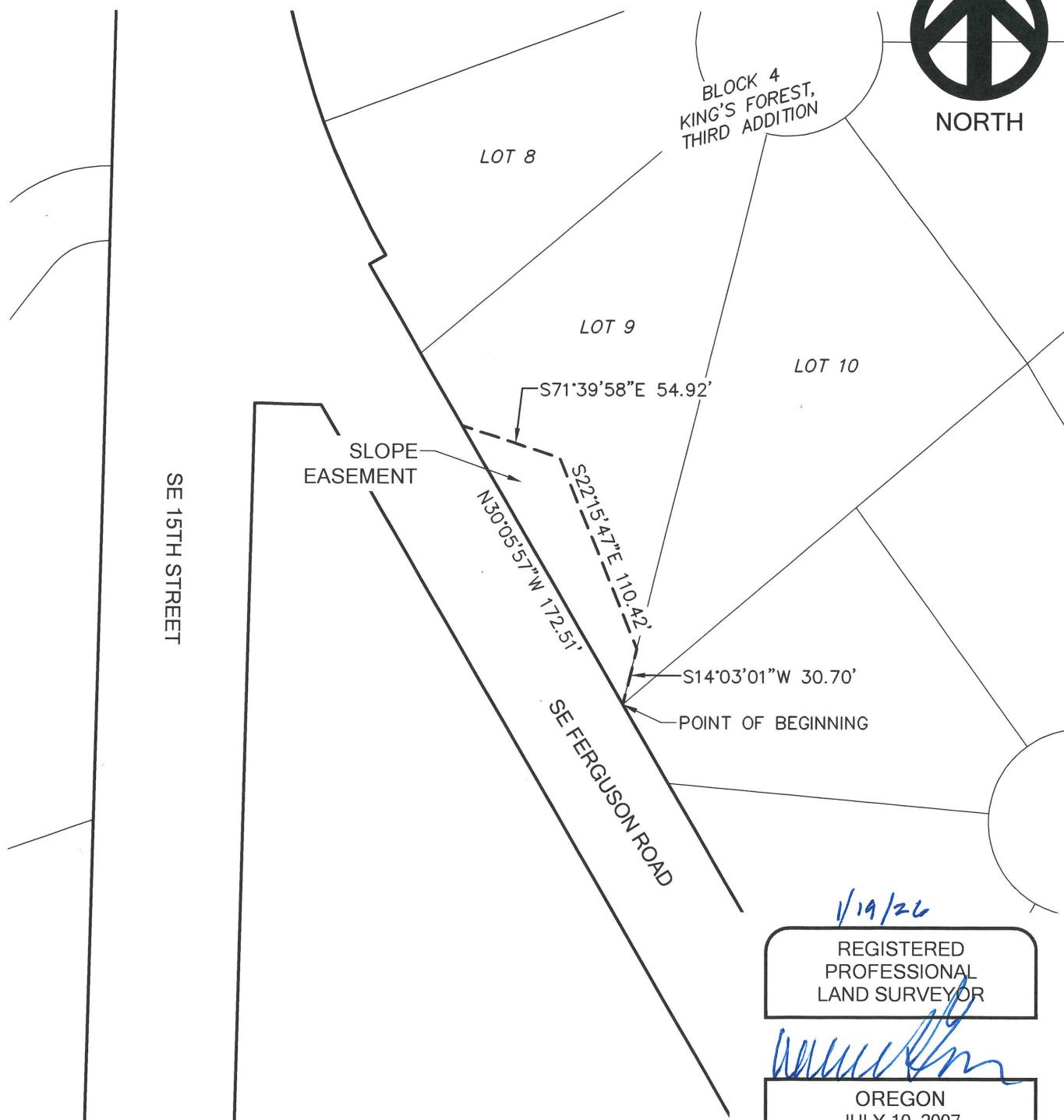
**Beginning** at the most southerly corner of said Lot 9, Block 4, King's Forest, Third Addition, lying on the easterly right of way line of NE Ferguson Road; thence along said easterly right of way line, North 30°05'57" West a distance of 172.51 feet; thence leaving said easterly right of way line, South 71°39'58" East a distance of 54.92 feet; thence South 22°15'47" East a distance of 110.42 feet to the east line of said Lot 9; thence along said east line, South 14°03'01" West a distance of 30.70 feet to the **Point of Beginning**, the terminus of this description.

See attached map titled "Exhibit B" hereby incorporated by reference.



## EXHIBIT B

LOCATED IN THE SOUTHWEST QUARTER (SW1/4) OF SECTION 10,  
TOWNSHIP 18 SOUTH, RANGE 12 EAST, W.M.,  
CITY OF BEND, DESCHUTES COUNTY, OREGON



EXPIRES: 12/31/27

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<b>HWA</b> CIVIL ENGINEERING   SURVEYING   PLANNING	<b>SLOPE EASEMENT</b>		SHEET 1/1
	<b>FERGUSON AND 15TH ROUNDABOUT</b>		
SCALE: 1" = 80'	DRAWN BY: AQR	DATE: 1/19/2026	

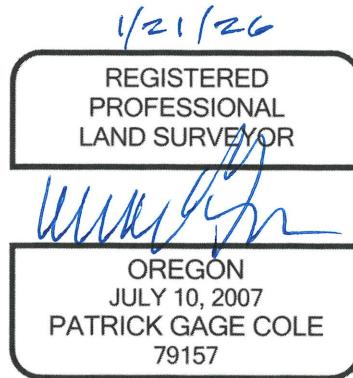
## EXHIBIT A

### SLOPE EASEMENT COMMON TRACT, NOTTINGHAM SQUARE FIRST ADDITION

A parcel of land being a portion of the Common tract, Nottingham Square First Addition, located in the Southeast Quarter (SE1/4) of Section 9, Township 18 South, Range 12 East, W.M., City of Bend, Deschutes County, Oregon, being more particularly described as follows:

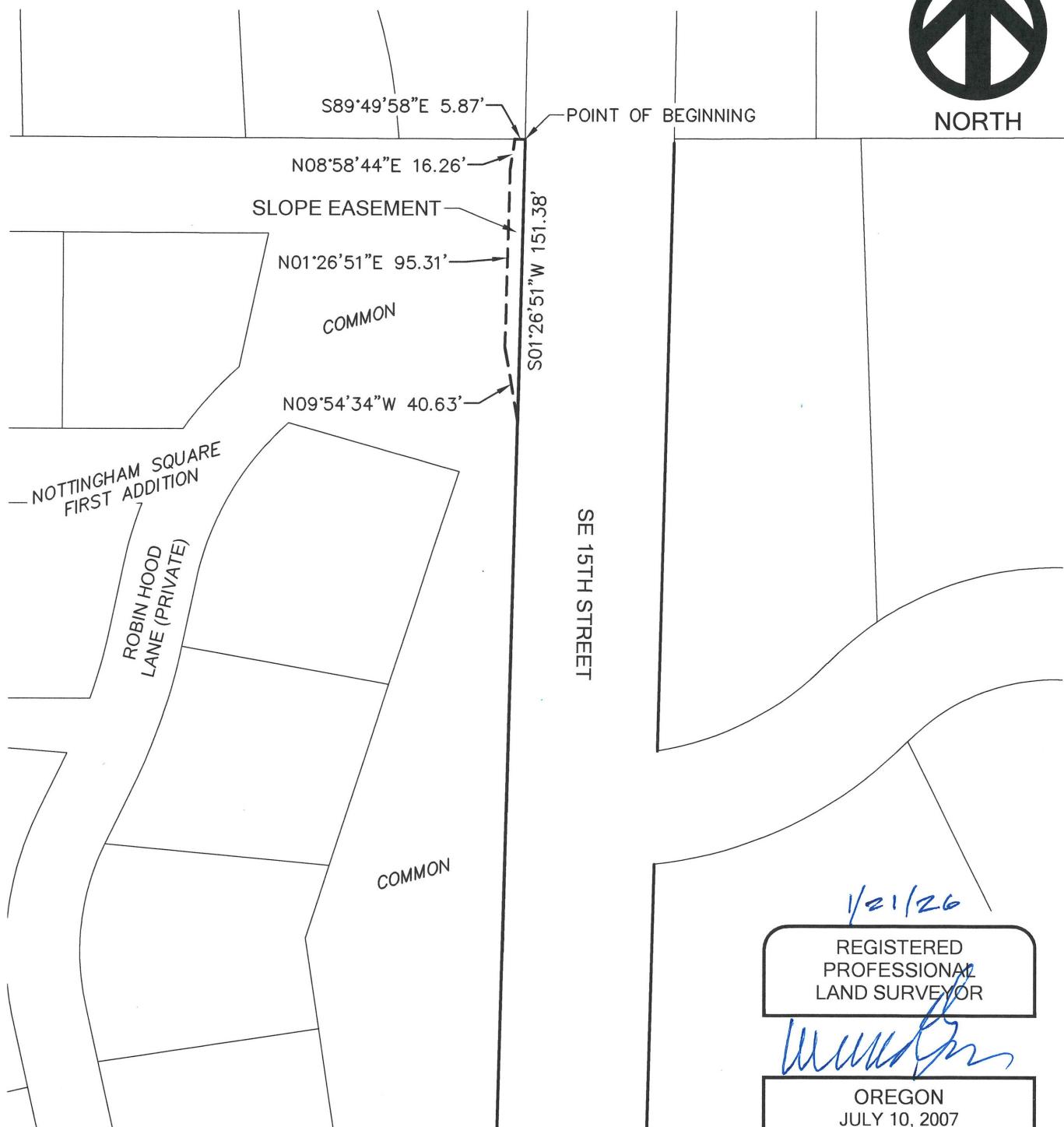
**Beginning** at the northeast corner of said Common tract, lying on the west right of way line of SE 15<sup>th</sup> Street; thence along said west right of way line, South 01°26'51" West a distance of 151.38 feet; thence leaving said west right of way line, North 09°54'34" West a distance of 40.63 feet; thence North 01°26'51" East a distance of 95.31 feet; thence North 08°58'44" East a distance of 16.26 feet to the north line of said Common tract; thence along said north line, South 89°49'58" East a distance of 5.87 feet to the **Point of Beginning**, the terminus of this description.

See attached map titled "Exhibit B" hereby incorporated by reference.



## EXHIBIT B

LOCATED IN THE SOUTHEAST QUARTER (SE1/4) OF SECTION 9,  
TOWNSHIP 18 SOUTH, RANGE 12 EAST, W.M.,  
CITY OF BEND, DESCHUTES COUNTY, OREGON



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 10, 2007  
PATRICK GAGE COLE  
79157

EXPIRES: 12/31/27

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<b>HWA</b> CIVIL ENGINEERING   SURVEYING   PLANNING	<b>SLOPE EASEMENT</b>		SHEET 1/1
	<b>FERGUSON AND 15TH ROUNDABOUT</b>		
SCALE: 1" = 80'	DRAWN BY: AQR	DATE: 1/19/2026	

## EXHIBIT A

### TEMPORARY CONSTRUCTION EASEMENT COMMON TRACT, NOTTINGHAM SQUARE FIRST ADDITION

Two parcels of land being a portion of the Common tract, Nottingham Square First Addition, located in the Southeast Quarter (SE1/4) of Section 9, Township 18 South, Range 12 East, W.M., City of Bend, Deschutes County, Oregon, being more particularly described as follows:

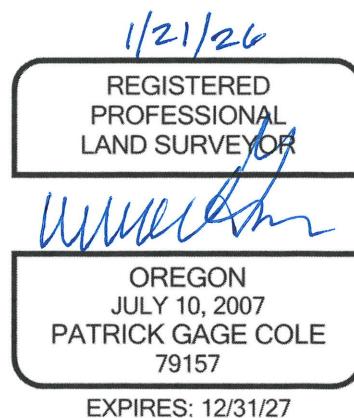
#### PARCEL 1

**Beginning** at the northeast corner of said Common tract, lying on the west right of way line of SE 15<sup>th</sup> Street; thence along said west right of way line, South 01°26'51" West a distance of 186.00 feet to a point hereafter referred to as Point "A"; thence leaving said west right of way line, North 88°33'09" West a distance of 10.00 feet; thence North 01°26'51" East a distance of 185.77 feet to the north line of said Common tract; thence along said north line, South 89°49'58" East a distance of 10.00 feet to the **Point of Beginning**, the terminus of this description.

#### PARCEL 2

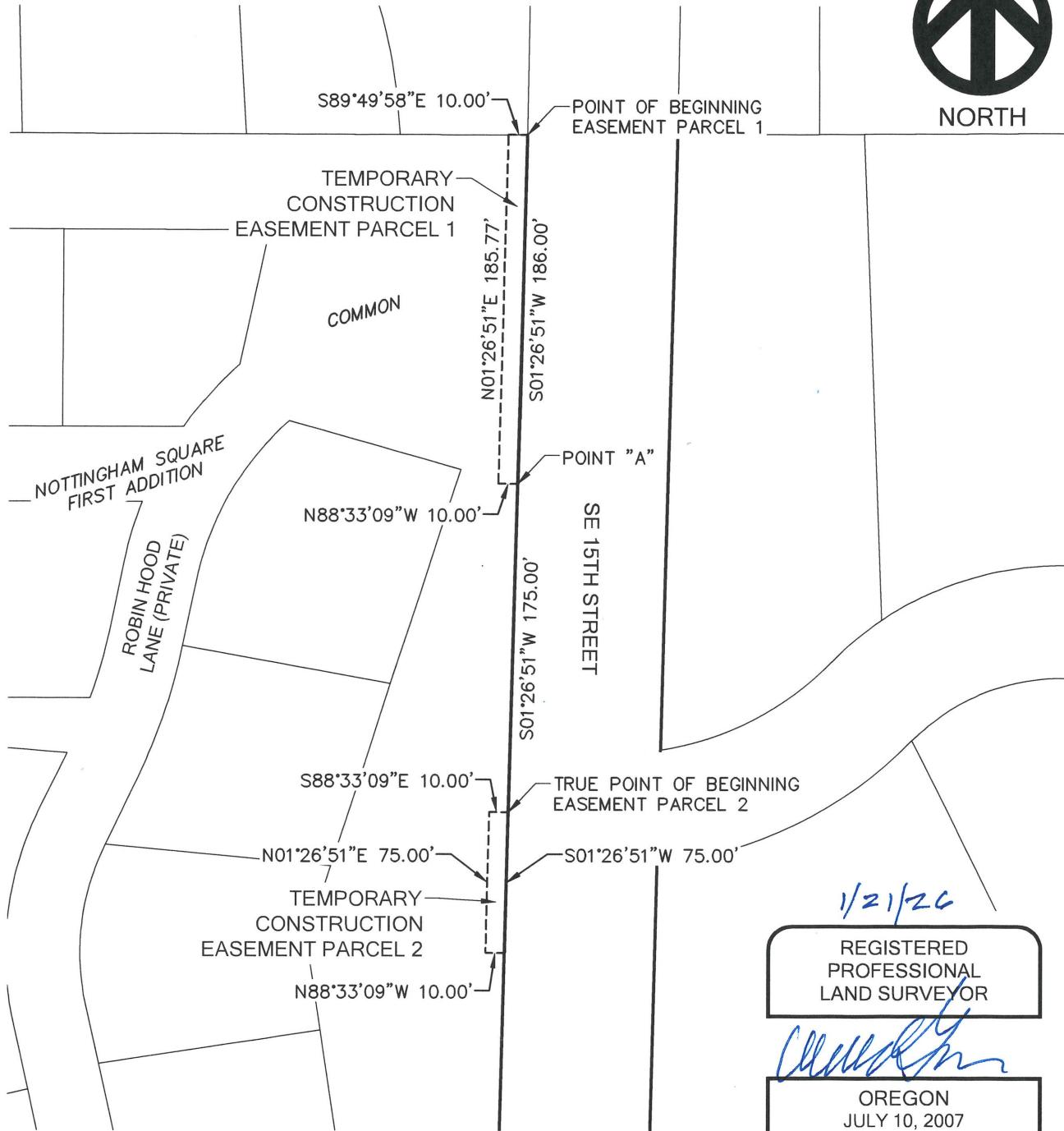
Commencing at said Point "A", lying on said west right of way line; thence along said west right of way line, South 01°26'51" West a distance of 175.00 feet to the **True Point of Beginning** of this description; thence continuing along said west right of way line, South 01°26'51" West a distance of 75.00 feet; thence leaving said west right of way line, North 88°33'09" West a distance of 10.00 feet; thence North 01°26'51" East a distance of 75.00 feet; thence South 88°33'09" East a distance of 10.00 feet to the **True Point of Beginning**, the terminus of this description.

See attached map titled "Exhibit B" hereby incorporated by reference.



## EXHIBIT B

LOCATED IN THE SOUTHEAST QUARTER (SE1/4) OF SECTION 9,  
TOWNSHIP 18 SOUTH, RANGE 12 EAST, W.M.,  
CITY OF BEND, DESCHUTES COUNTY, OREGON



EXPIRES: 12/31/27

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**HWA**  
CIVIL ENGINEERING | SURVEYING | PLANNING

TEMPORARY CONSTRUCTION EASEMENT

FERGUSON AND 15TH ROUNDABOUT

SCALE: 1" = 80'

DRAWN BY: AQR

DATE: 1/20/2026

SHEET

1/1

## EXHIBIT A

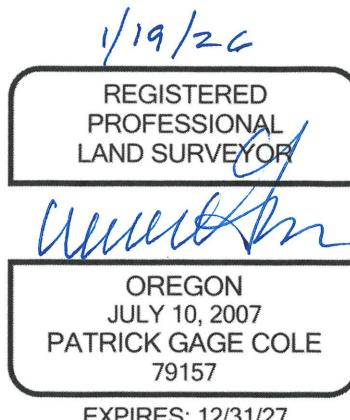
### TEMPORARY CONSTRUCTION EASEMENT COMMON TRACT, NOTTINGHAM SQUARE FIRST ADDITION

A parcel of land containing 18,003 square feet, more or less, being a portion of Sherwood Forest Drive (Private) and the Common tract, Nottingham Square First Addition, located in the Southeast Quarter (SE1/4) of Section 9, Township 18 South, Range 12 East, W.M., City of Bend, Deschutes County, Oregon, being more particularly described as follows:

**Beginning** at the southeast corner of said Common tract; thence along the south line of said Common tract, South 71°00'49" West a distance of 5.00 feet; thence leaving said south line, North 28°20'48" West a distance of 34.85 feet; thence North 34°40'56" West a distance of 74.61 feet; thence South 52°27'22" West a distance of 18.03 feet; thence South 13°02'41" West a distance of 94.91 feet; thence South 47°03'44" West a distance of 38.74 feet; thence South 62°36'43" West a distance of 25.14 feet; thence North 22°00'27" West a distance of 39.00 feet; thence North 39°10'01" East a distance of 56.97 feet; thence North 13°28'26" West a distance of 69.94 feet; thence North 08°32'50" East a distance of 154.73 feet; thence North 56°41'48" East a distance of 116.20 feet to the westerly line of those lands being dedicated to the City of Bend; thence along said westerly line the following seven (7) courses:

South 05°30'24" West a distance of 29.99 feet;  
South 41°03'25" West a distance of 65.87 feet;  
South 31°57'28" West a distance of 115.37 feet;  
South 66°30'34" East a distance of 53.50 feet;  
North 83°39'12" East a distance of 23.48 feet;  
South 35°42'36" East a distance of 79.00 feet;  
South 14°12'58" East a distance of 55.56 feet to the **Point of Beginning**, the terminus of this description.

See attached map titled "Exhibit B" hereby incorporated by reference.

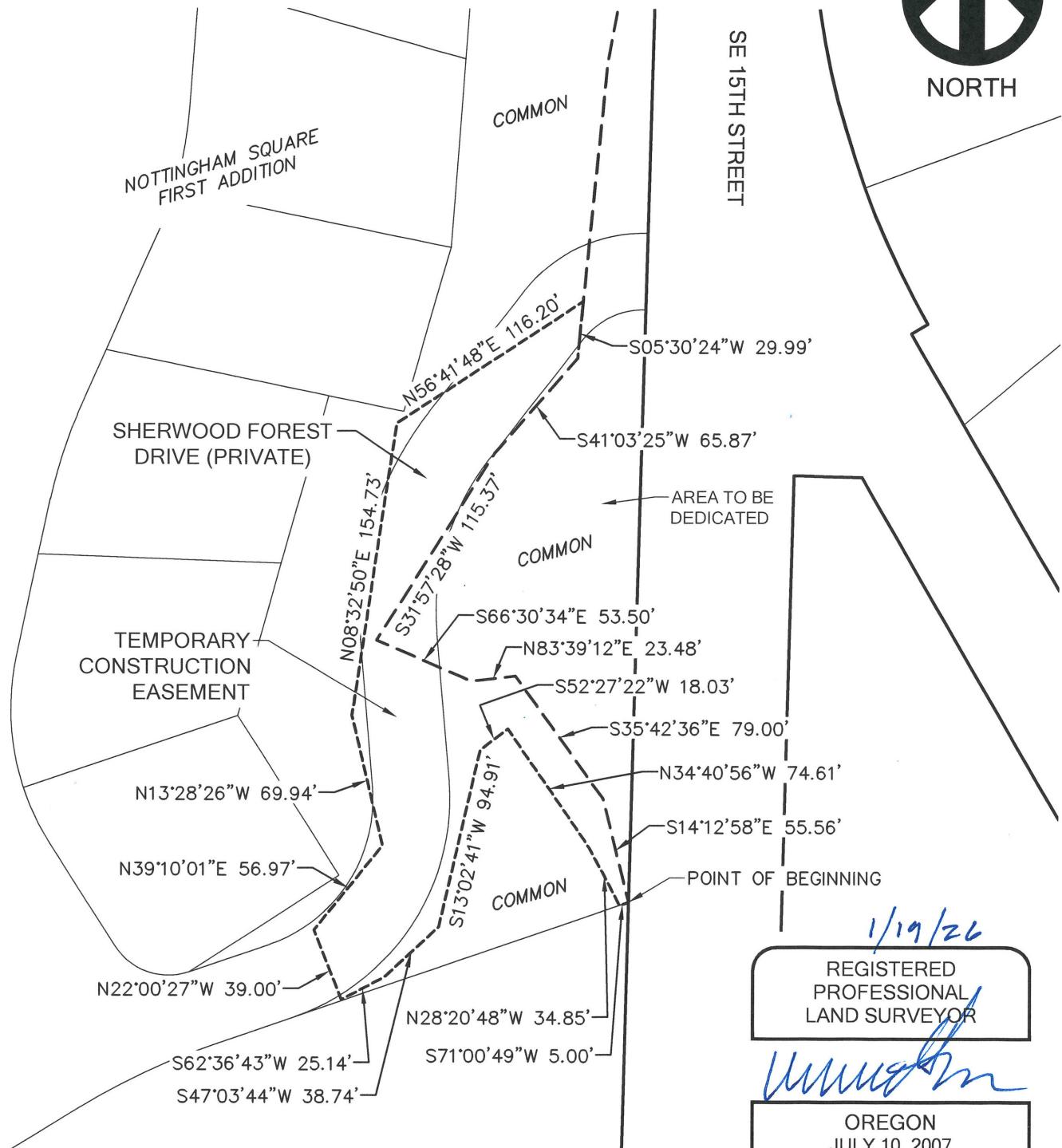


## EXHIBIT B

LOCATED IN THE SOUTHEAST QUARTER (SE1/4)  
OF SECTION 9, TOWNSHIP 18 SOUTH, RANGE 12 EAST, W.M.,  
CITY OF BEND, DESCHUTES COUNTY, OREGON



NORTH



EXPIRES: 12/31/27

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<b>HWA</b> CIVIL ENGINEERING   SURVEYING   PLANNING	<b>TEMPORARY CONSTRUCTION EASEMENT</b>		SHEET 1/1
	<b>FERGUSON AND 15TH ROUNDABOUT</b>		
	SCALE: 1" = 80'	DRAWN BY: AQR	DATE: 1/19/2026