



RESOLUTION NO. 3470

A RESOLUTION OF THE CITY COUNCIL EXERCISING THE POWER OF EMINENT DOMAIN FOR THE NEFF CORRIDOR 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 Neff Corridor Improvements 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 in a manner most compatible with the greatest public good and the least private injury. The Project design limits the need for right-of-way except at intersections and where utility impacts to critical hospital operations were undesirable. On August 13, 2024, the City of Bend contracted with AKS Engineering & Forestry LLC for the design of the Project. The design contract was amended on August 10, 2025.
- D. To accomplish this Project, it is necessary to acquire the interests in property described and shown in Packet 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 Packet 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

April 1, 2026

Yes: Kebler, Franzosa, Méndez, Norris, Platt, Riley

No:

Melanie Kebler, Mayor

Attest:

Ashley Bontje, City Recorder

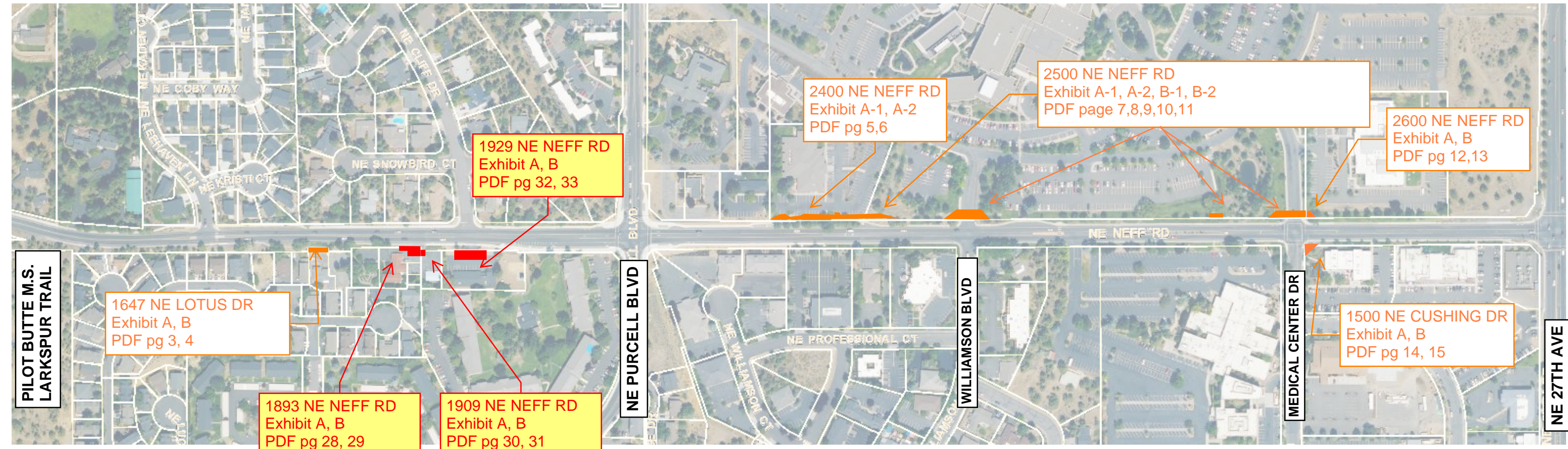
Approved as to form:

Ian Leitheiser, City Attorney

Packet A

Neff Road Eminent Domain

Resolution



Note, ROW actions not drawn to scale but are shown on this map to display general areas proposed for acquisition. Refer to any enclosed legals & exhibits for official ROW actions.

- ROW dedication and may include Temporary Construction Easement
- Only Temporary Construction Easement
- Only Temporary Construction Easement (New to Resolution)

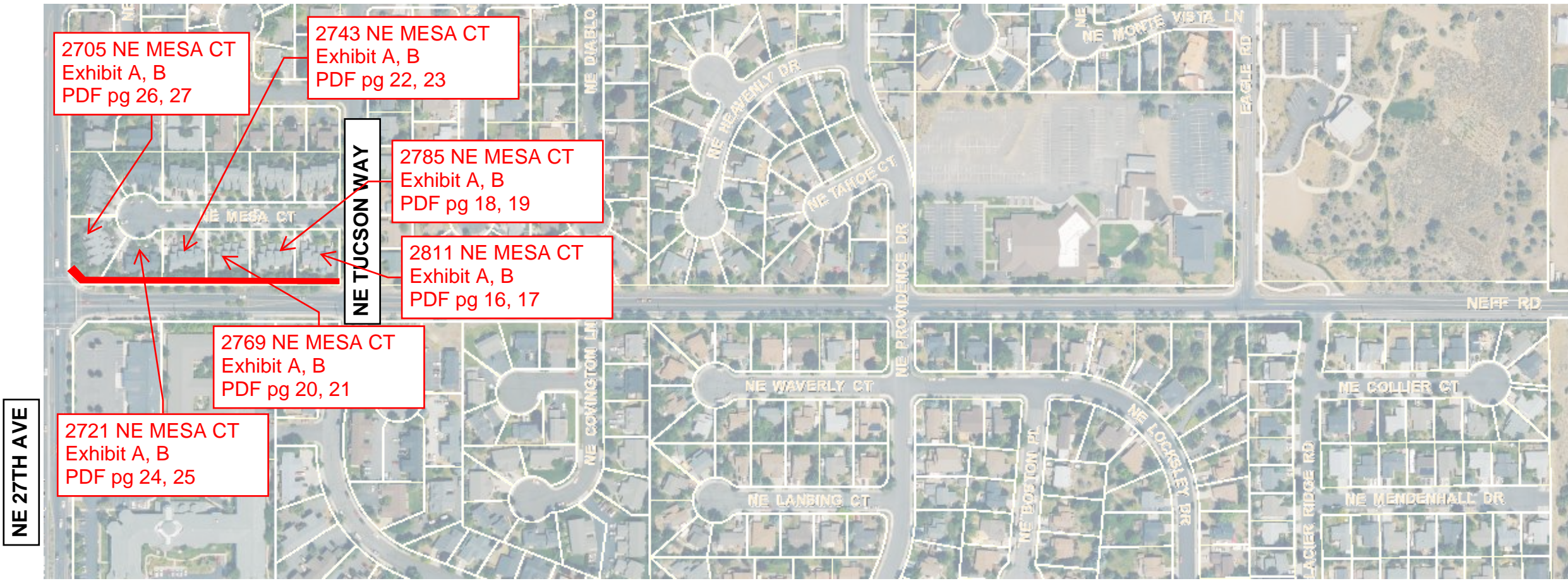




EXHIBIT A
Right-of-Way Dedication

A tract of land located in the Northeast Quarter of the Northwest Quarter of Section 34, Township 17 South, Range 12 East, Willamette Meridian, City of Bend, Deschutes County, Oregon, and being more particularly described as follows:

Beginning at the northeast corner of Lot 46 of "Pines at Pilot Butte Phase 5", recorded September 16, 2002, as Instrument Number 2002-50724, Deschutes County Official Records, located on the southerly right-of-way line of NE Neff Road (40.00 feet from centerline); thence along said southerly right-of-way line (varying in width from centerline), North $00^{\circ}25'02''$ West 10.00 feet to a point (30.00 feet from centerline); thence continuing along said right-of-way line, North $89^{\circ}34'58''$ East 56.45 feet; thence continuing along said right-of-way line (varying in width from centerline), South $00^{\circ}25'02''$ East 10.00 feet to a line parallel with and 40.00 feet south of said centerline; thence along said parallel line, South $89^{\circ}34'58''$ West 56.45 feet to the Point of Beginning.

The above tract of land contains 564 square feet more or less.

The bearings for this description are based on the Central Oregon Coordinate System.

11/11/2025

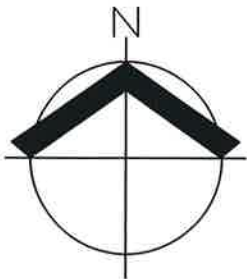
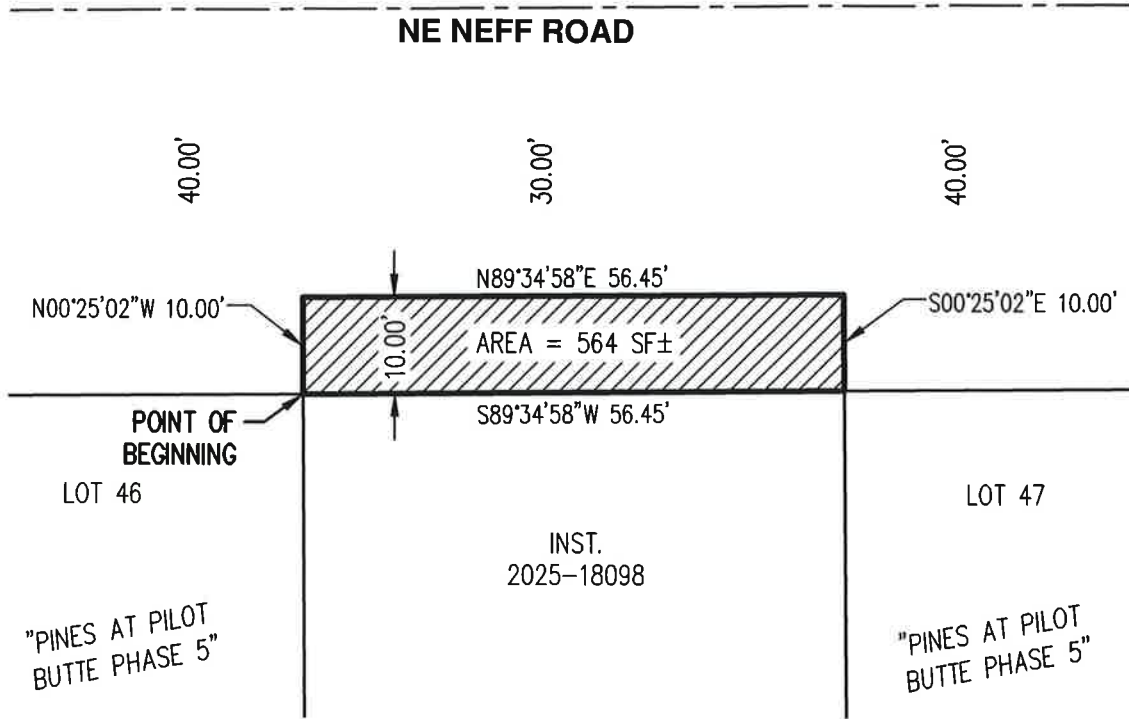


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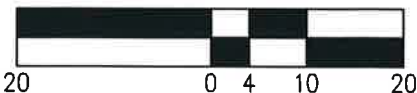


EXHIBIT B

A TRACT OF LAND LOCATED IN THE NE 1/4 OF THE
 NW 1/4 OF SEC. 34, T17S, R12E, W.M., CITY OF BEND,
 DESCHUTES COUNTY, OREGON



SCALE: 1" = 20 FEET



PREPARED FOR
 CITY OF BEND
 710 NW WALL ST.
 BEND, OR 97703

BASIS OF BEARINGS
 BEARINGS FOR THIS EXHIBIT ARE BASED ON THE
 CENTRAL OREGON COORDINATE SYSTEM.

11/4/2025

**REGISTERED
 PROFESSIONAL
 LAND SURVEYOR**

2

**OREGON
 MAY 11, 2021
 JACOB ALLEN CARSON
 94570PLS**

RENEWS: 12/31/27

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



RIGHT-OF-WAY DEDICATION

DATE: 11/10/2025	
DRWN: PDF	CHKD: JAC
AKS JOB: 11183	EXHIBIT B



EXHIBIT A-1

Descriptions

Portions of Parcel 1 of Partition Plat Number 1998-27, located in the Southwest Quarter of the Southeast Quarter of Section 27, Township 17 South, Range 12 East, Willamette Meridian, City of Bend, Deschutes County, Oregon, and being more particularly described as follows:

TRACT 1 - Right-of-Way Dedication

Beginning at the southwest corner of Parcel 2 of Partition Plat Number 1998-27, recorded June 19, 1998, in Partition Plat Cabinet 1, Page 670, Deschutes County Official Records, located on the northerly right-of-way line of NE Neff Road (40.00 feet from centerline); thence along said right-of-way line, South 89°40'29" West 264.44 feet to a point herein referred to as Point of Beginning 2; thence leaving said right-of-way line, North 58°21'21" East 12.50 feet to a line parallel with and 6.50 feet north of said right-of-way line; thence along said parallel line, North 89°40'29" East 13.21 feet; thence leaving said parallel line, South 73°37'34" East 15.66 feet to a line parallel with and 2.00 feet north of said right-of-way line; thence along said parallel line, North 89°40'29" East 24.85 feet; thence leaving said parallel line, North 71°55'48" East 10.50 feet; thence North 89°40'29" East 190.56 feet; thence South 75°51'10" East 2.02 feet to the west line of said Parcel 2; thence along said west line, South 20°53'54" West 5.04 feet to the Point of Beginning 1.

The above tract of land contains 1,266 square feet more or less.

TRACT 2 – Temporary Construction Easement

Beginning at the above-described Point of Beginning 2; thence along the northerly right-of-way line of NE Neff Road (40.00 feet from centerline), South 89°40'29" West 5.77 feet; thence leaving said right-of-way line, North 58°21'21" East 18.28 feet to a line parallel with and 9.50 feet north of said right-of-way line; thence along said parallel line, North 89°40'29" East 14.49 feet; thence leaving said parallel line, South 73°37'34" East 15.66 feet to a line parallel with and 5.00 feet north of said right-of-way line; thence along said parallel line, North 89°40'29" East 23.94 feet; thence leaving said parallel line, North 71°55'48" East 10.50 feet; thence North 89°40'29" East 78.15 feet; thence at a right angle, North 00°19'31" West 3.00 feet; thence at a right angle, North 89°40'29" East 8.00 feet; thence at a right angle, South 00°19'31" East 3.00 feet; thence North 89°40'29" East 105.26 feet; thence South 75°51'10" East 2.76 feet to the west line of Parcel 2 of Partition Plat Number 1998-27, recorded June 19, 1998, in Partition Plat Cabinet 1, Page 670, Deschutes County Official Records; thence along said west line, South 20°53'54" West 3.02 feet; thence leaving said west line, North 75°51'10" West 2.02 feet; thence South 89°40'29" West 190.56 feet; thence South 71°55'48" West 10.50 feet to a line parallel with and 2.00 feet north of said right-of-way line; thence along said parallel line, South 89°40'29" West 24.85 feet; thence leaving said parallel line, North 73°37'34" West 15.66 feet to a line parallel with and 6.50 feet north of said right-of-way line; thence along said parallel line, South 89°40'29" West 13.21 feet; thence leaving said parallel line, South 58°21'21" West 12.50 feet to the Point of Beginning 2.

The above tract of land contains 844 square feet more or less.

The bearings for these descriptions are based on the Central Oregon Coordinate System.

1/9/2026

**REGISTERED
 PROFESSIONAL
 LAND SURVEYOR**

2

**OREGON
 MAY 11, 2021
 JACOB ALLEN CARSON
 94570PLS**

RENEWS: 12/31/27



EXHIBIT A-1

Descriptions

Portions of Parcel 2 of Partition Plat Number 1998-27, located in the Southwest Quarter of the Southeast Quarter of Section 27, Township 17 South, Range 12 East, Willamette Meridian, City of Bend, Deschutes County, Oregon, and being more particularly described as follows:

TRACT 1 – Right-of-Way Dedication

Beginning at the southeast corner of Parcel 1 of Partition Plat 1998-27, recorded June 19, 1998, in Partition Plat Cabinet 1, Page 670, Deschutes County Official Records, located on the northerly right-of-way line of NE Neff Road (40.00 feet from centerline); thence along the east line of said Parcel 1, North 20°53'54" East 5.04 feet to a point herein referred to as Point of Beginning 2; thence leaving said east line, South 75°51'10" East 18.79 feet to said right-of-way line; thence along said right-of-way line, South 89°40'29" West 20.01 feet to the Point of Beginning 1.

The above tract of land contains 47 square feet more or less.

TRACT 2 – Temporary Construction Easement

Beginning at the above-described Point of Beginning 2; thence along the east line of Parcel 1 of Partition Plat 1998-27, recorded June 19, 1998, in Partition Plat Cabinet 1, Page 670, Deschutes County Official Records, North 20°53'54" East 3.02 feet; thence leaving said east line, South 75°51'10" East 30.05 feet to a point herein referred to as Point 'A', located on the northerly right-of-way line of NE Neff Road (40.00 feet from centerline); thence along said right-of-way line, South 89°40'29" West 12.00 feet; thence leaving said right-of-way line, North 75°51'10" West 18.79 feet to the Point of Beginning 2.

The above tract of land contains 73 square feet more or less.

TRACT 3 – Right-of-Way Dedication

Beginning at the above-described Point 'A'; thence along the northerly right-of-way line of NE Neff Road (40.00 feet from centerline), North 89°40'29" East 228.44 feet to the Point of Beginning 3; thence leaving said right-of-way line, North 43°56'13" East 17.45 feet to a line parallel with and 12.50 feet north of said right-of-way line; thence along said parallel line, North 89°40'29" East 43.06 feet; thence leaving said parallel line, South 00°19'31" East 6.93 feet; thence South 56°19'37" East 6.96 feet; thence North 89°40'29" East 11.95 feet; thence South 00°19'31" East 1.68 feet to said right-of-way line; thence along said right-of-way line, South 89°40'29" West 72.96 feet to the Point of Beginning 3.

The above tract of land contains 655 square feet more or less.



EXHIBIT A-1 (continued)

Descriptions

TRACT 4 – Temporary Construction Easement

Beginning at the above-described Point of Beginning 3; thence along the northerly right-of-way line of NE Neff Road (40.00 feet from centerline), South 89°40'29" West 4.19 feet; thence leaving said right-of-way line, North 43°56'13" East 21.64 feet to a line parallel with and 15.50 feet north of said right-of-way line; thence along said parallel line, North 89°40'29" East 56.05 feet; thence leaving said parallel line, South 36°14'54" East 16.67 feet to a line parallel with and 2.00 feet north of said right-of-way line; thence along said parallel line, North 89°40'29" East 165.00 feet; thence leaving said parallel line, South 00°19'31" East 2.00 feet to said right-of-way line; thence along said right-of-way line, South 89°40'29" West 168.79 feet; thence leaving said right-of-way line, North 00°19'31" West 1.68 feet; thence South 89°40'29" West 11.95; thence North 56°19'37" West 6.96 feet; thence North 00°19'31" West 6.93 feet to a line parallel with and 12.50 feet north of said right-of-way line; thence along said parallel line, South 89°40'29" West 43.06 feet; thence leaving said parallel line, South 43°56'13" West 17.45 feet to the Point of Beginning 3.

The above tract of land contains 746 square feet more or less.

The bearings for these descriptions are based on the Central Oregon Coordinate System.

1/9/2026

REGISTERED
PROFESSIONAL
LAND SURVEYOR

2

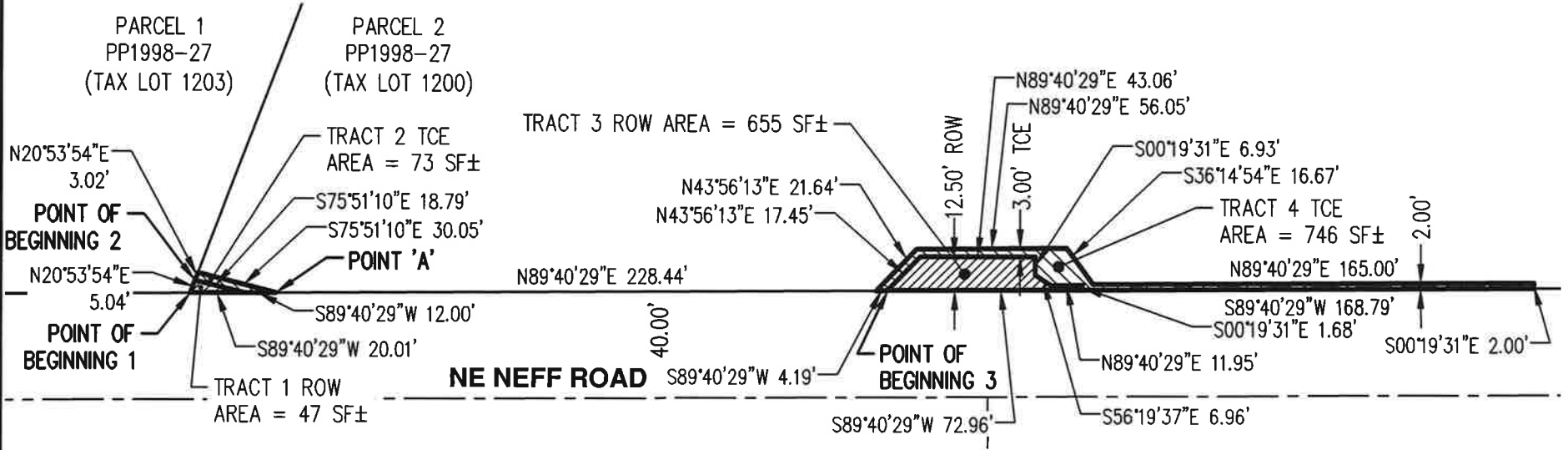
OREGON
MAY 11, 2021
JACOB ALLEN CARSON
94570PLS

RENEWS: 12/31/27

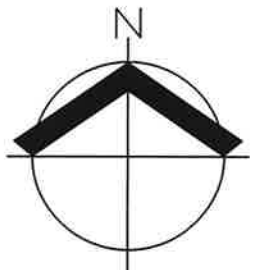
EXHIBIT A-2

PORTIONS OF PARCEL 2 OF PARTITION PLAT NUMBER 1998-27,
 LOCATED IN THE SW 1/4 OF THE SE 1/4 OF SEC. 27, T17S, R12E,
 W.M., CITY OF BEND, DESCHUTES COUNTY, OREGON

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



EXHIBIT



SCALE: 1" = 60 FEET



PREPARED FOR
 CITY OF BEND
 710 NW WALL ST.
 BEND, OR 97703

BASIS OF BEARINGS
 BEARINGS FOR THIS EXHIBIT ARE BASED ON THE CENTRAL OREGON COORDINATE SYSTEM.

1/9/2026
**REGISTERED
 PROFESSIONAL
 LAND SURVEYOR**

[Signature]
**OREGON
 MAY 11, 2021
 JACOB ALLEN CARSON
 94570PLS
 RENEWS: 12/31/27**

DATE: 1/9/2026
 DRWN: PDF CHKD: JAC
 AKS JOB: 11183
 EXHIBIT A-2



EXHIBIT B-1

Descriptions

Portions of Parcel 2 of Partition Plat Number 1998-27, located in the Southeast Quarter of the Southeast Quarter of Section 27, Township 17 South, Range 12 East, Willamette Meridian, City of Bend, Deschutes County, Oregon, and being more particularly described as follows:

TRACT 1 – Right-of-Way Dedication

Beginning at the southwest corner of Parcel B of Partition Plat Number 1991-29, recorded June 20, 1991, in Partition Plat Cabinet 1, Page 109, Deschutes County Official Records,, located on the northerly right-of-way line of NE Neff Road (40.00 feet from centerline); thence along said right-of-way line, South 89°40'29" West 84.22 feet to a point herein referred to as Point of Beginning 2; thence leaving said right-of-way line, North 44°55'51" East 17.76 feet to a line parallel with and 12.50 feet north of said right-of-way line; thence along said parallel line, North 89°40'29" East 71.61 feet to the west line of said Parcel B; thence along said west line, South 00°18'32" East 12.50 feet to the Point of Beginning 1.

The above tract of land contains 974 square feet more or less.

TRACT 2 – Temporary Construction Easement

Beginning at the above-described Point of Beginning 2; thence continuing along said right-of-way line, South 89°40'29" West 4.26 feet to a point herein referred to as Point 'A'; thence leaving said right-of-way line, North 44°55'51" East 22.02 feet to a line parallel with and 15.50 feet north of said right-of-way line; thence along said parallel line, North 89°40'29" East 72.85 feet to the west line of said Parcel B; thence along said west line, South 00°18'32" East 3.00 feet to a line parallel with and 12.50 feet north of said right-of-way line; thence along said parallel line, South 89°40'29" West 71.61 feet; thence leaving said parallel line, South 44°55'51" West 17.76 feet to the Point of Beginning 1.

The above tract of land contains 276 square feet more or less.

TRACT 3: Temporary Construction Easement

Beginning at the above-described Point 'A'; thence along the northerly right-of-way line of NE Neff Road (40.00 feet from centerline), South 89°40'29" West 112.56 to the Point of Beginning 2; thence continuing along said right-of-way line, South 89°40'29" West 33.00 feet; thence leaving said right-of-way line, North 00°19'31" West 10.00 feet to a line parallel with and 10.00 feet north of said right-of-way line; thence along said parallel line, North 89°40'29" East 33.00 feet; thence leaving said parallel line, South 00°19'31" East 10.00 feet to the Point of Beginning 2.

The above tract of land contains 330 square feet more or less.

The bearings for this description are based on the Central Oregon Coordinate System.

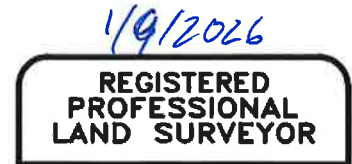
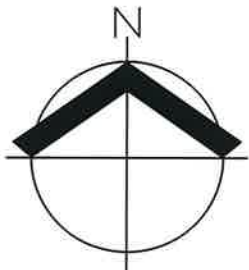
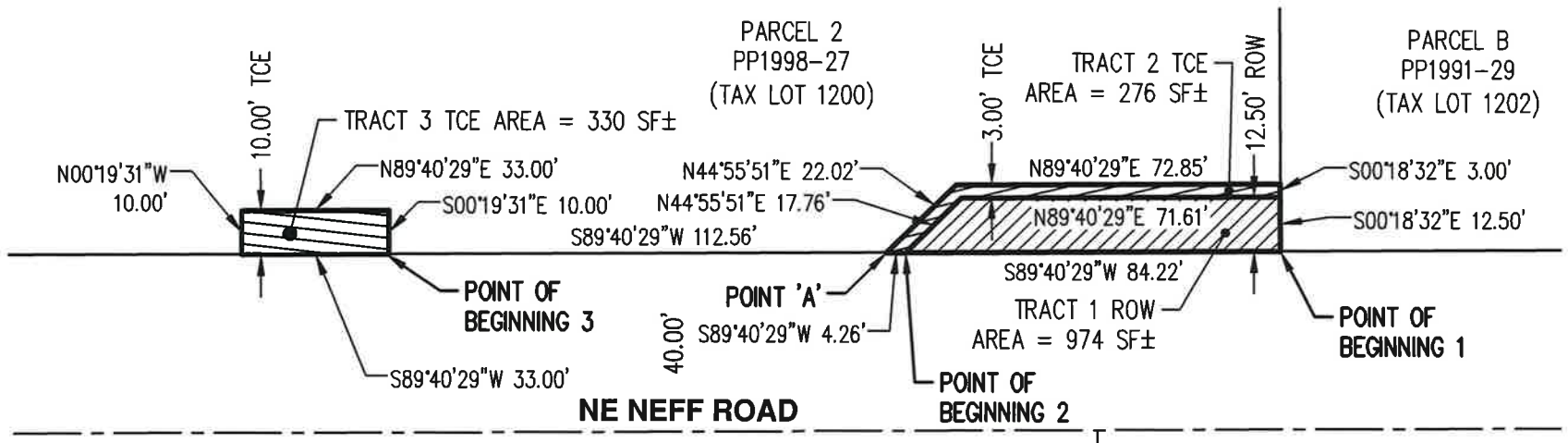
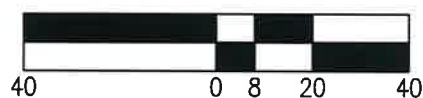


EXHIBIT B-2

PORTIONS OF PARCEL 2 OF PARTITION PLAT NUMBER 1998-27,
 LOCATED IN THE SE 1/4 OF THE SE 1/4 OF SEC. 27, T17S, R12E,
 W.M., CITY OF BEND, DESCHUTES COUNTY, OREGON



SCALE: 1" = 40 FEET



PREPARED FOR
 CITY OF BEND
 710 NW WALL ST.
 BEND, OR 97703

BASIS OF BEARINGS
 BEARINGS FOR THIS EXHIBIT ARE BASED ON THE CENTRAL OREGON COORDINATE SYSTEM.

1/9/2026

**REGISTERED
 PROFESSIONAL
 LAND SURVEYOR**

2

**OREGON
 MAY 11, 2021
 JACOB ALLEN CARSON
 94570PLS
 RENEWS: 12/31/27**

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



EXHIBIT

DATE: 1/9/2026
 DRWN: PDF CHKD: JAC
 AKS JOB: 11183
 EXHIBIT B-2



EXHIBIT A

Descriptions

A portion of Parcel B of Partition Plat Number 1991-29, located in the Southeast Quarter of the Southeast Quarter of Section 27, Township 17 South, Range 12 East, Willamette Meridian, City of Bend, Deschutes County, Oregon, and being more particularly described as follows:

TRACT 1 – Right-of-Way Dedication

Beginning at the southwest corner of Parcel B of Partition Plat Number 1991-29, recorded June 20, 1991, in Partition Plat Cabinet 1, Page 109, Deschutes County Official Records, located on the northerly right-of-way line of NE Neff Road (40.00 feet from centerline); thence along the west line of said Parcel B, North 00°18'32" West 12.50 feet to a point herein referred to as Point of Beginning 2 and a line parallel with and 12.50 feet north of said right-of-way line; thence along said parallel line, North 89°40'29" East 4.77 feet; thence leaving said parallel line, South 35°44'30" East 15.34 feet to said right-of-way line; thence along said right-of-way line, South 89°40'29" West 13.67 feet to the Point of Beginning 1.

The above tract of land contains 115 square feet more or less.

TRACT 2 – Temporary Construction Easement

Beginning at the above-described Point of Beginning 2; thence along the west line of said Parcel B, North 00°18'32" West 3.00 feet to a line parallel and 15.50 feet north of said right-of-way line; thence along said parallel line a line parallel, North 89°40'29" East 6.32 feet; thence leaving said parallel line, South 35°44'30" East 19.02 feet to said right-of-way line; thence along said right-of-way line, South 89°40'29" West 3.68 feet; thence leaving said right-of-way line, North 35°44'30" West 15.34 feet to a line parallel with and 12.50 feet north of said right-of-way line; thence along said parallel line, South 89°40'29" West 4.77 feet to the Point of Beginning 2.

The above tract of land contains 68 square feet more or less.

The bearings for these descriptions are based on the Central Oregon Coordinate System.

11/18/2025



[Signature]

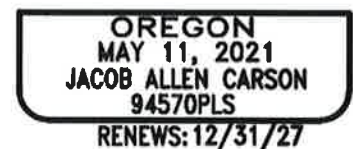
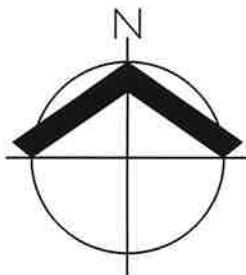
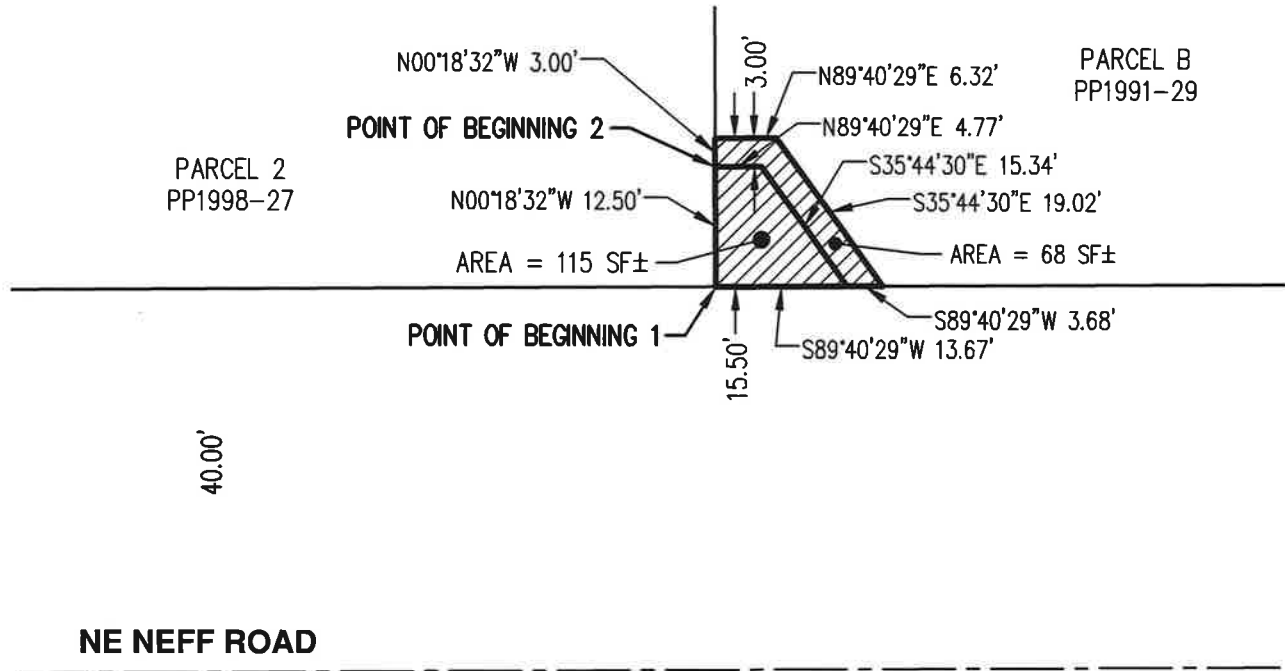
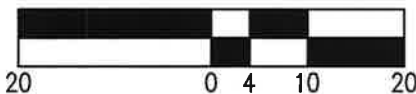


EXHIBIT B

A PORTION OF PARCEL B OF PARTITION PLAT NUMBER 1991-29,
 LOCATED IN THE SE 1/4 OF THE SE 1/4 OF SEC. 27, T17S, R12E, W.M.,
 CITY OF BEND, DESCHUTES COUNTY, OREGON



SCALE: 1" = 20 FEET



PREPARED FOR
 CITY OF BEND
 710 NW WALL ST.
 BEND, OR 97703

BASIS OF BEARINGS

BEARINGS FOR THIS EXHIBIT ARE BASED ON THE CENTRAL OREGON COORDINATE SYSTEM.

11/18/2025

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

(Signature)

OREGON
 MAY 11, 2021
 JACOB ALLEN CARSON
 94570PLS

RENEWS: 12/31/27

AKS ENGINEERING & FORESTRY, LLC
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EXHIBIT

DATE: 11/18/2025
 DRWN: PDF CHKD: JAC
 AKS JOB: 11183
 EXHIBIT B



EXHIBIT A
Right-of-Way Dedication

A portion of Parcel 1 of Partition Plat Number 1991-4, located in the Northeast Quarter of the Northeast Quarter of Section 34, Township 17 South, Range 12 East, Willamette Meridian, City of Bend, Deschutes County, Oregon, and being more particularly described as follows:

Beginning at the northwest corner of Parcel 1 of Partition Plat Number 1991-4, recorded January 11, 1991, in Partition Plat Cabinet 1, Page 84, Deschutes County Official Records, located on the easterly right-of-way line of NE Medical Center Drive (varying in width from centerline) and the southerly right-of-way line of NE Neff Road (40.00 feet from centerline); thence along said southerly right-of-way line, North 89°40'29" East 15.42 feet; thence leaving said southerly right-of-way line, South 45°54'17" West 22.54 feet to said easterly right-of-way line; thence North 02°48'50" East 15.61 feet to the Point of Beginning.

The above tract of land contains 120 square feet more or less.

The bearings for this description are based on the Central Oregon Coordinate System.

11/11/2025



2

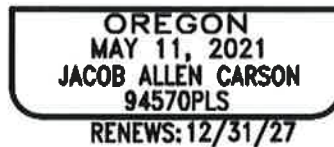
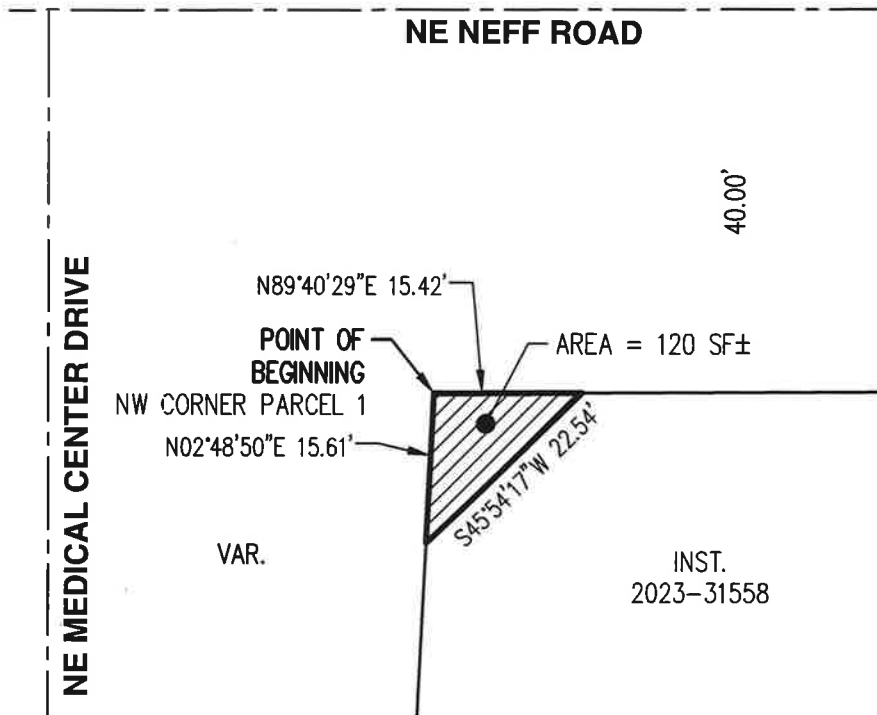


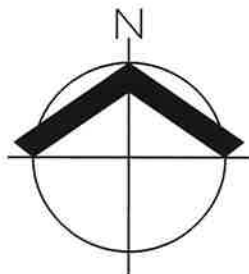
EXHIBIT B

A PORTION OF PARCEL 1 OF PARTITION PLAT NUMBER 1991-4, LOCATED IN THE NE 1/4 OF THE NE 1/4 OF SEC. 34, T17S, R12E, W.M., CITY OF BEND, DESCHUTES COUNTY, OREGON

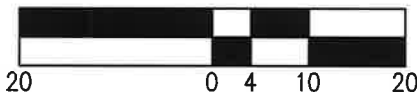


PREPARED FOR
CITY OF BEND
710 NW WALL ST.
BEND, OR 97703

INST.
2023-31558



SCALE: 1" = 20 FEET



BASIS OF BEARINGS

BEARINGS FOR THIS EXHIBIT ARE BASED ON THE CENTRAL OREGON COORDINATE SYSTEM.

11/11/2025

**REGISTERED
PROFESSIONAL
LAND SURVEYOR**

~

**OREGON
MAY 11, 2021
JACOB ALLEN CARSON
94570PLS
RENEWS: 12/31/27**

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



RIGHT-OF-WAY DEDICATION

DATE: 11/10/2025
DRAWN: PDF CHKD: JAC
AKS JOB: 11183
EXHIBIT
B



EXHIBIT A
Easement Area

A portion of Lot 1 of "Winchester Park", located in the Southwest Quarter of the Southwest Quarter of Section 26, Township 17 South, Range 12 East, Willamette Meridian, City of Bend, Deschutes County, Oregon, and being more particularly described as follows:

Beginning at the southwest corner of Lot 1 of "Winchester Park", recorded October 28, 1993, as Instrument Number 1993-38668, Deschutes County Official Records, located on the northerly right-of-way line of NE Neff Road (40.00 feet from centerline); thence along the west line of said Lot 1, North 00°00'21" East 3.00 feet to a line parallel with and 3.00 feet north of said northerly right-of-way line; thence along said parallel line, South 89°59'39" East 95.42 feet; thence leaving said parallel line, North 45°01'15" East 7.07 feet to the westerly right-of-way line of NE Tucson Way (30.00 feet from centerline); thence along said westerly right-of-way line, South 00°02'10" West 8.00 feet to said northerly right-of-way line; thence along said northerly right-of-way line, North 89°59'39" West 100.42 feet to the Point of Beginning.

The above tract of land contains 314 square feet more or less.

The bearings for this description are based on the Central Oregon Coordinate System.

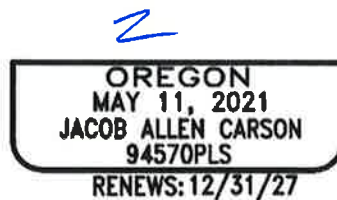
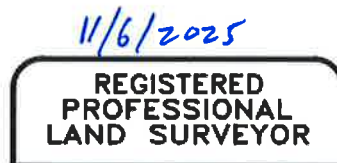
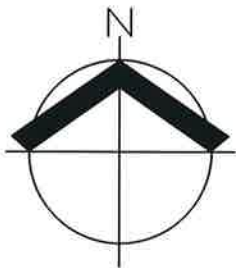
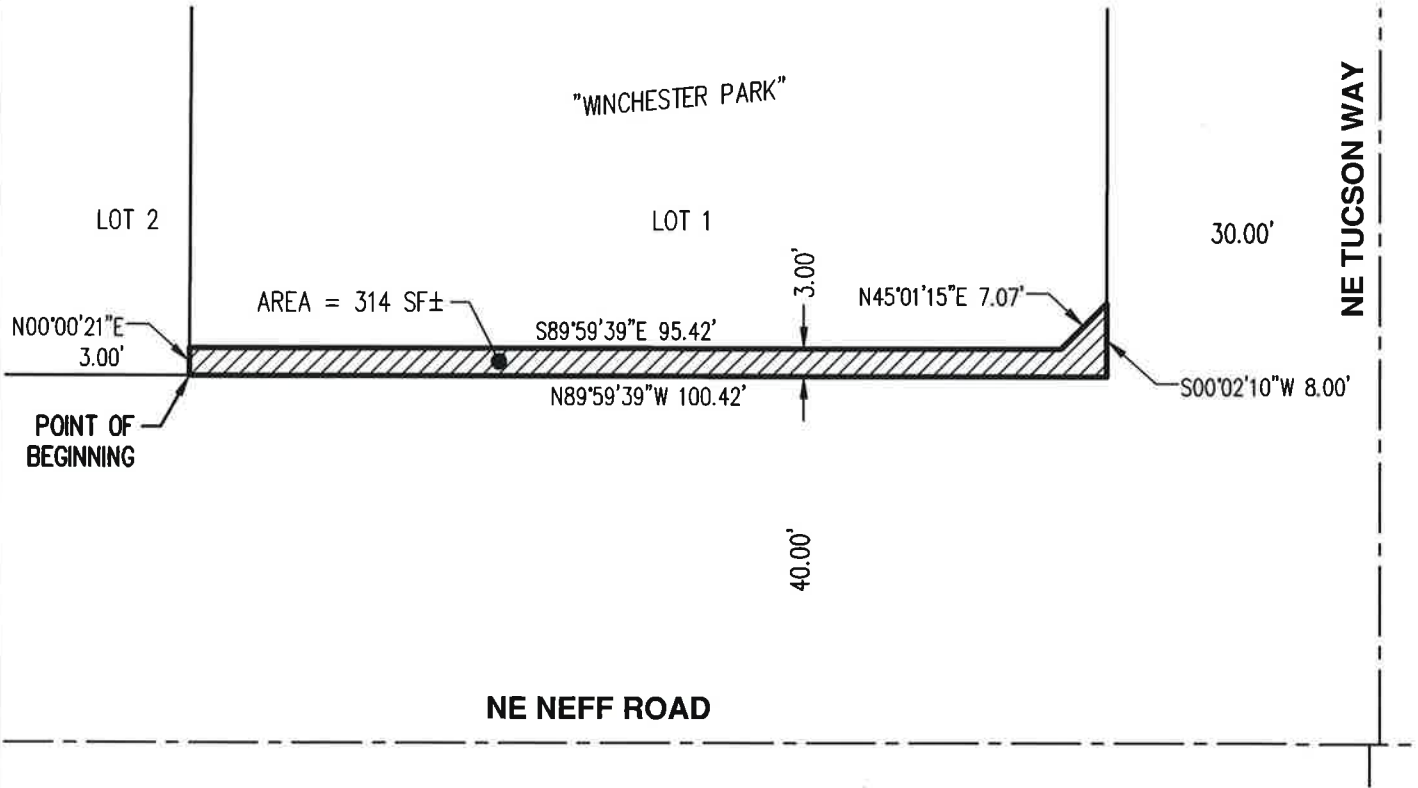
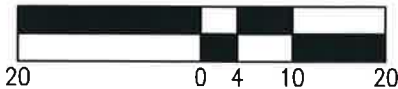


EXHIBIT B

A PORTION OF LOT 1 OF "WINCHESTER PARK", LOCATED
 IN THE SW 1/4 OF THE SW 1/4 OF SEC. 26, T17S, R12E,
 W.M., CITY OF BEND, DESCHUTES COUNTY, OREGON



SCALE: 1" = 20 FEET



PREPARED FOR
 CITY OF BEND
 710 NW WALL ST.
 BEND, OR 97703

BASIS OF BEARINGS
 BEARINGS FOR THIS EXHIBIT ARE BASED ON THE
 CENTRAL OREGON COORDINATE SYSTEM.

11/6/2025

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

2

OREGON
 MAY 11, 2021
 JACOB ALLEN CARSON
 94570PLS

RENEWS: 12/31/27

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



EASEMENT AREA

DATE: 11/06/2025	DRWN: PDF	CHKD: JAC
AKS JOB: 11183	EXHIBIT B	



EXHIBIT A
 Easement Area

A portion of Lot 2 of "Winchester Park", located in the Southwest Quarter of the Southwest Quarter of Section 26, Township 17 South, Range 12 East, Willamette Meridian, City of Bend, Deschutes County, Oregon, and being more particularly described as follows:

Beginning at the southeast corner of Lot 2 of "Winchester Park", recorded October 28, 1993, as Instrument Number 1993-38668, Deschutes County Official Records, located on the northerly right-of-way line of NE Neff Road (40.00 feet from centerline); thence along said right-of-way line, North 89°59'39" West 97.00 feet to the west line of said Lot 2; thence along said west line, North 00°00'21" East 3.00 feet to a line parallel with and 3.00 feet north of said right-of-way line; thence along said parallel line, South 89°59'39" East 97.00 feet to the east line of said Lot 2; thence along said east line, South 00°00'21" West 3.00 feet to the Point of Beginning.

The above tract of land contains 291 square feet more or less.

The bearings for this description are based on the Central Oregon Coordinate System.

11/6/2025

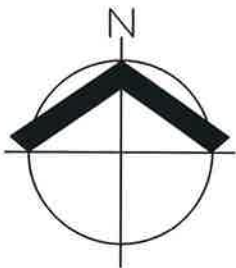
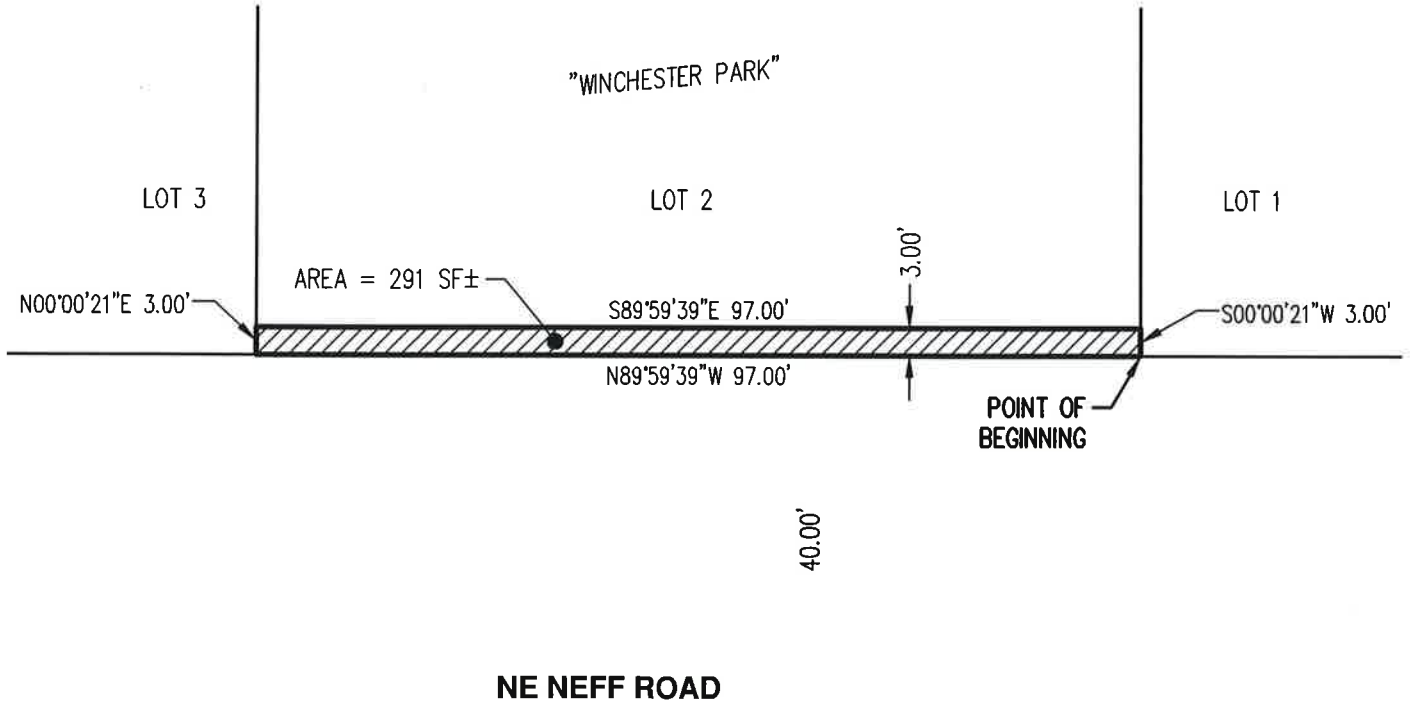
**REGISTERED
 PROFESSIONAL
 LAND SURVEYOR**

2

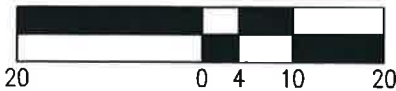
**OREGON
 MAY 11, 2021
 JACOB ALLEN CARSON
 94570PLS
 RENEWS: 12/31/27**

EXHIBIT B

A PORTION OF LOT 2 OF "WINCHESTER PARK", LOCATED
 IN THE SW 1/4 OF THE SW 1/4 OF SEC. 26, T17S, R12E,
 W.M., CITY OF BEND, DESCHUTES COUNTY, OREGON



SCALE: 1" = 20 FEET



PREPARED FOR
 CITY OF BEND
 710 NW WALL ST.
 BEND, OR 97703

BASIS OF BEARINGS
 BEARINGS FOR THIS EXHIBIT ARE BASED ON THE
 CENTRAL OREGON COORDINATE SYSTEM.

11/6/2025
**REGISTERED
 PROFESSIONAL
 LAND SURVEYOR**

2
**OREGON
 MAY 11, 2021
 JACOB ALLEN CARSON
 94570PLS
 RENEWS: 12/31/27**

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



EASEMENT AREA

DATE: 11/06/2025	
DRWN: PDF	CHKD: JAC
AKS JOB: 11183	EXHIBIT B



EXHIBIT A
Easement Area

A portion of Lot 3 of “Winchester Park”, located in the Southwest Quarter of the Southwest Quarter of Section 26, Township 17 South, Range 12 East, Willamette Meridian, City of Bend, Deschutes County, Oregon, and being more particularly described as follows:

Beginning at the southwest corner of Lot 3 of “Winchester Park”, recorded October 28, 1993, as Instrument Number 1993-38668, Deschutes County Official Records, located on the northerly right-of-way line of NE Neff Road (40.00 feet from centerline); thence along the west line of said Lot 3, North 00°00’21” East 3.00 feet to a line parallel with and 3.00 feet north of said right-of-way line; thence along said parallel line, South 89°59’39” East 97.00 feet to the east line of said Lot 3; thence along said east line, South 00°02’10” West 3.00 feet to said right-of-way line; thence along said right-of-way line, North 89°59’39” West 97.00 feet to the Point of Beginning.

The above tract of land contains 291 square feet more or less.

The bearings for this description are based on the Central Oregon Coordinate System.

11/6/2025



2

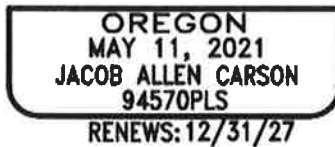
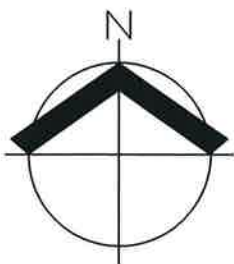
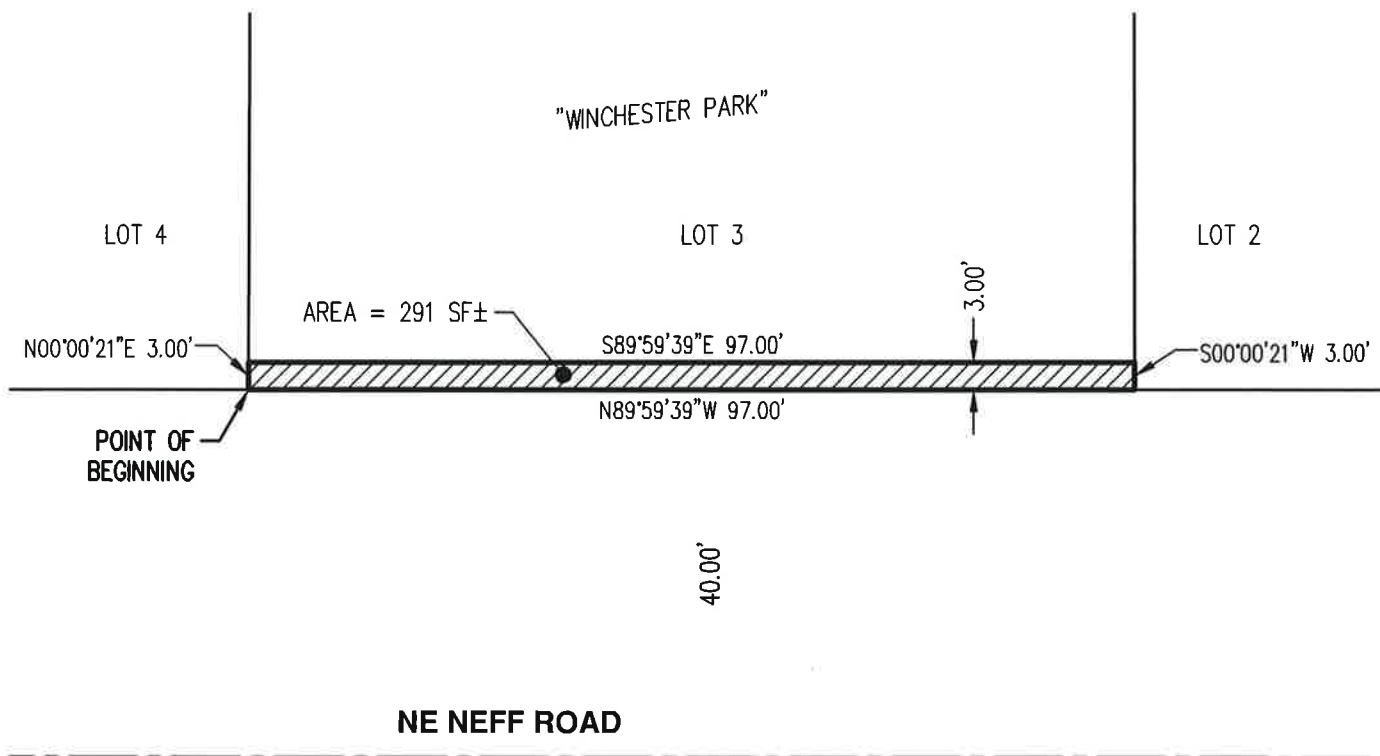
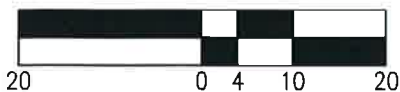


EXHIBIT B

A PORTION OF LOT 3 OF "WINCHESTER PARK", LOCATED IN THE SW 1/4 OF THE SW 1/4 OF SEC. 26, T17S, R12E, W.M., CITY OF BEND, DESCHUTES COUNTY, OREGON



SCALE: 1" = 20 FEET



PREPARED FOR
CITY OF BEND
710 NW WALL ST.
BEND, OR 97703

BASIS OF BEARINGS

BEARINGS FOR THIS EXHIBIT ARE BASED ON THE CENTRAL OREGON COORDINATE SYSTEM.

11/6/2025

**REGISTERED
PROFESSIONAL
LAND SURVEYOR**

2

**OREGON
MAY 11, 2021
JACOB ALLEN CARSON
94570PLS**

RENEWS: 12/31/27

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



EASEMENT AREA

DATE: 11/06/2025	
DRWN: PDF	CHKD: JAC
AKS JOB: 11183	EXHIBIT B



EXHIBIT A
Easement Area

A portion of Lot 4 of “Winchester Park”, located in the Southwest Quarter of the Southwest Quarter of Section 26, Township 17 South, Range 12 East, Willamette Meridian, City of Bend, Deschutes County, Oregon, and being more particularly described as follows:

Beginning at the southeast corner of Lot 4 of “Winchester Park”, recorded October 28, 1993, as Instrument Number 1993-38668, Deschutes County Official Records, located on the northerly right-of-way line of NE Neff Road (40.00 feet from centerline); thence along said right-of-way line, North 89°59’39” West 97.15 feet to the west line of said Lot 4; thence along said west line, North 00°00’21” East 3.00 feet to a line parallel with and 3.00 feet north of said right-of-way line; thence along said parallel line, South 89°59’39” East 97.15 feet to the east line of said Lot 4; thence along said east line, South 00°00’21” West 3.00 feet to the Point of Beginning.

The above tract of land contains 291 square feet more or less.

The bearings for this description are based on the Central Oregon Coordinate System.

11/6/2025



2

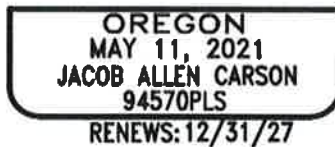
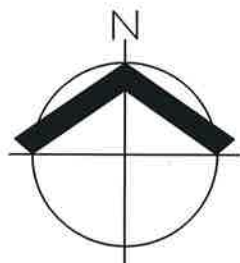
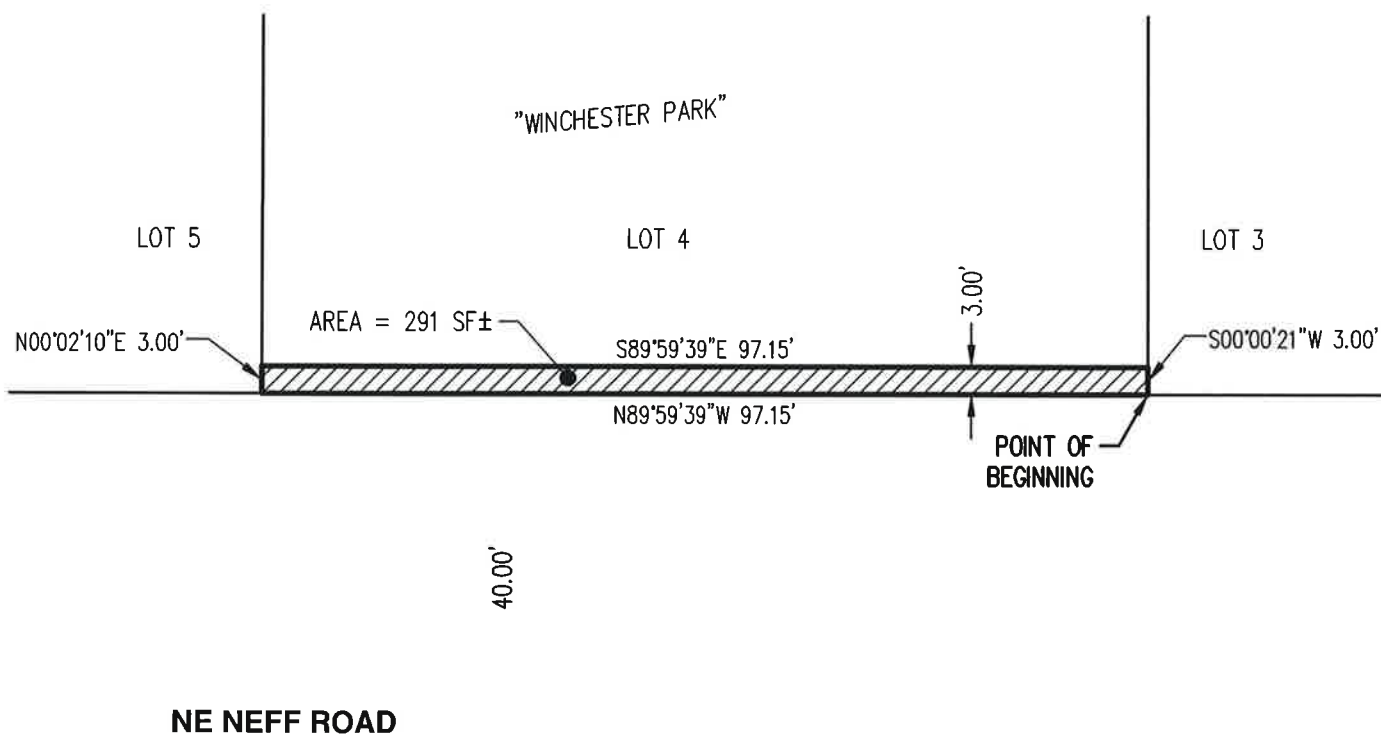
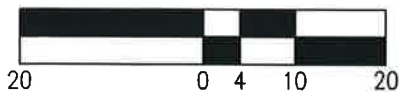


EXHIBIT B

A PORTION OF LOT 4 OF "WINCHESTER PARK", LOCATED
IN THE SW 1/4 OF THE SW 1/4 OF SEC. 26, T17S, R12E,
W.M., CITY OF BEND, DESCHUTES COUNTY, OREGON



SCALE: 1" = 20 FEET



PREPARED FOR

CITY OF BEND
710 NW WALL ST.
BEND, OR 97703

11/6/2025

**REGISTERED
PROFESSIONAL
LAND SURVEYOR**

2

**OREGON
MAY 11, 2021
JACOB ALLEN CARSON
94570PLS**

RENEWS: 12/31/27

BASIS OF BEARINGS

BEARINGS FOR THIS EXHIBIT ARE BASED ON THE
CENTRAL OREGON COORDINATE SYSTEM.

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



EASEMENT AREA

DATE: 11/06/2025	
DRWN: PDF	CHKD: JAC
AKS JOB: 11183	EXHIBIT B



EXHIBIT A

Easement Area

A portion of Lot 5 of "Winchester Park", located in the Southwest Quarter of the Southwest Quarter of Section 26, Township 17 South, Range 12 East, Willamette Meridian, City of Bend, Deschutes County, Oregon, and being more particularly described as follows:

Beginning at the southwest corner of Lot 5 of "Winchester Park", recorded October 28, 1993, as Instrument Number 1993-38668, Deschutes County Official Records, located on the northerly right-of-way line of NE Neff Road (40.00 feet from centerline); thence along the west line of said Lot 5, North 31°39'31" East 3.52 feet to a line parallel with and 3.00 feet north of said right-of-way line; thence along said parallel line, South 89°59'39" East 141.72 feet to the east line of said Lot 5; thence along said east line, South 00°02'10" West 3.00 feet to said right-of-way line; thence along said right-of-way line, North 89°59'39" West 143.57 feet to the Point of Beginning.

The above tract of land contains 428 square feet more or less.

The bearings for this description are based on the Central Oregon Coordinate System.

11/6/2025

REGISTERED
PROFESSIONAL
LAND SURVEYOR

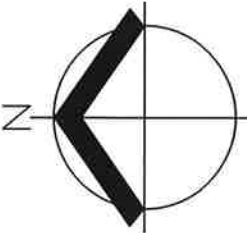
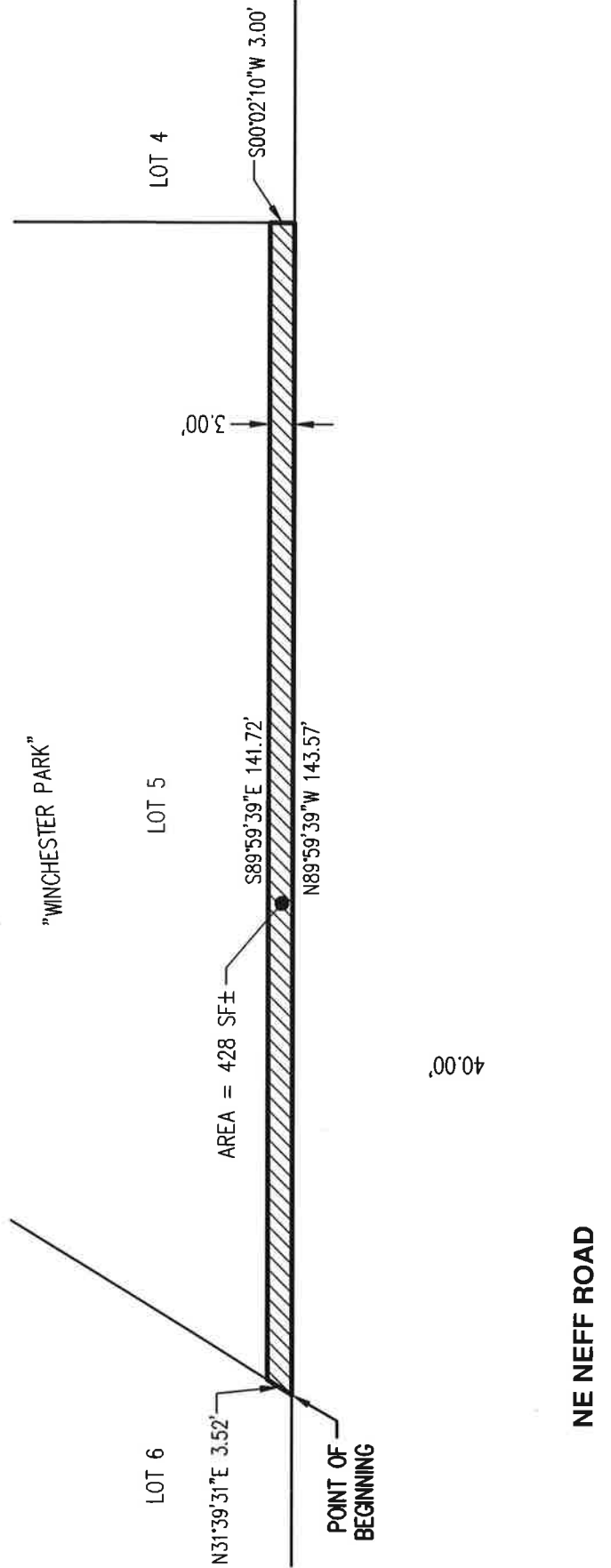
2

OREGON
MAY 11, 2021
JACOB ALLEN CARSON
94570PLS

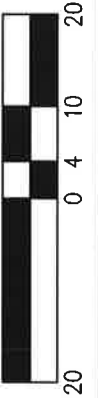
RENEWS: 12/31/27

EXHIBIT B

A PORTION OF LOT 5 OF "WINCHESTER PARK", LOCATED IN THE SW 1/4 OF THE SW 1/4 OF SEC. 26, T17S, R12E, W.M., CITY OF BEND, DESCHUTES COUNTY, OREGON



SCALE: 1" = 20 FEET



PREPARED FOR
CITY OF BEND
710 NW WALL ST.
BEND, OR 97703

11/6/2025

REGISTERED
PROFESSIONAL
LAND SURVEYOR

2

OREGON
MAY 11, 2021
JACOB ALLEN CARSON
94570PLS
RENEWS: 12/31/27

BASIS OF BEARINGS
BEARINGS FOR THIS EXHIBIT ARE BASED ON THE CENTRAL OREGON COORDINATE SYSTEM.

NE NEFF ROAD

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



EASEMENT

DATE: 11/06/2025	DRWN: PDF	CHKD: JAC
AKS JOB: 11183	EXHIBIT B	



EXHIBIT A
 Easement Area

A portion of Lot 6 of “Winchester Park”, located in the Southwest Quarter of the Southwest Quarter of Section 26, Township 17 South, Range 12 East, Willamette Meridian, City of Bend, Deschutes County, Oregon, and being more particularly described as follows:

Beginning at the southeast corner of Lot 6 of “Winchester Park”, recorded October 28, 1993, as Instrument Number 1993-38668, Deschutes County Official Records, located on the northerly right-of-way line of NE Neff Road (40.00 feet from centerline); thence along said right-of-way line, North 89°59’39” West 31.73 feet to a point; thence continuing along said northerly right-of-way line (varying in width from centerline), North 45°01’13” West 42.45 feet to the easterly right-of-way line of NE 27th Street (40.00 feet from centerline); thence along said easterly right-of-way line, North 00°02’47” West 1.41 feet; thence leaving said easterly right-of-way line, South 46°24’38” East 41.22 feet to a line parallel with and 3.00 feet north of said northerly right-of-way line; thence along said northerly right-of-way line, South 89°59’39” East 33.76 feet to the east line of said Lot 6; thence along said east line, South 31°39’31” West 3.52 feet to the Point of Beginning.

The above tract of land contains 162 square feet more or less.

The bearings for this description are based on the Central Oregon Coordinate System.

11/6/2025

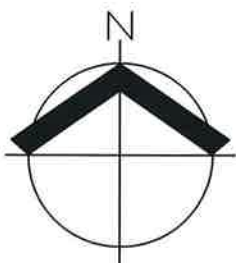
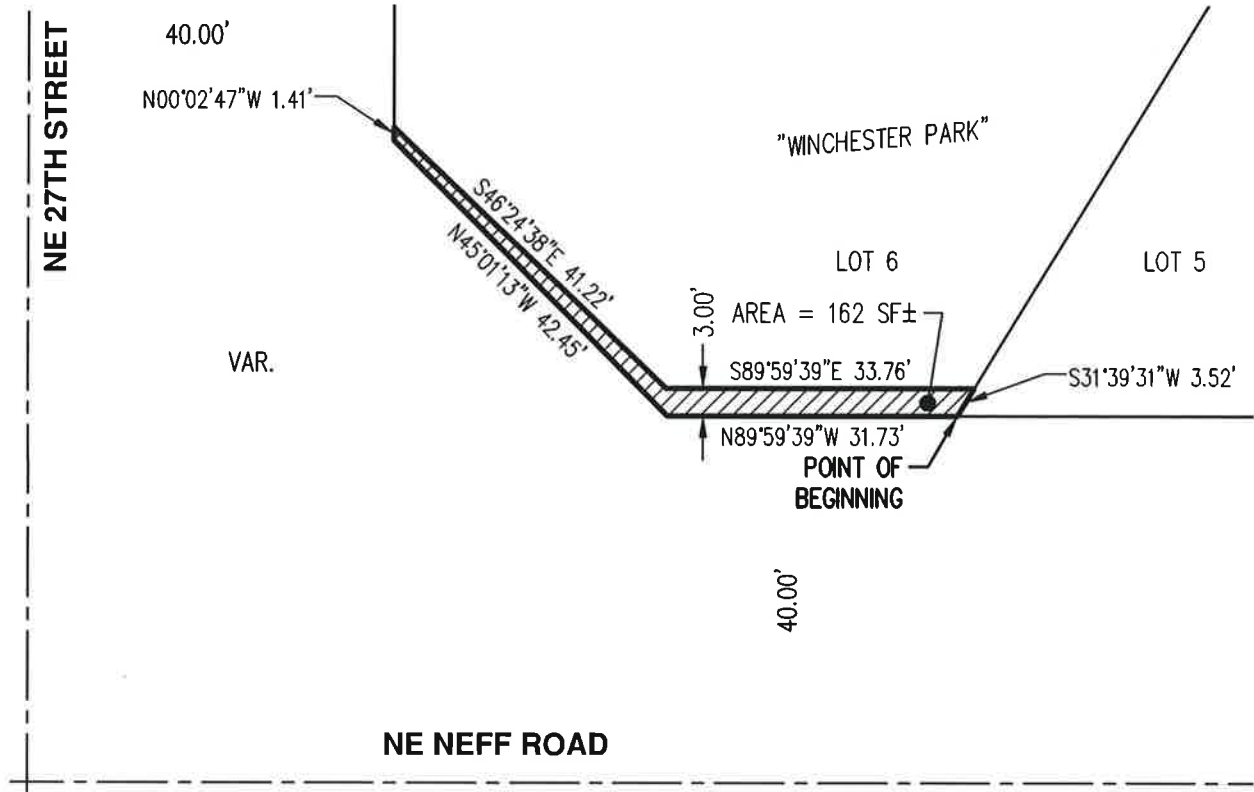
**REGISTERED
 PROFESSIONAL
 LAND SURVEYOR**

2

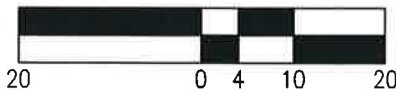
**OREGON
 MAY 11, 2021
 JACOB ALLEN CARSON
 94570PLS
 RENEWS:12/31/27**

EXHIBIT B

A PORTION OF LOT 6 OF "WINCHESTER PARK", LOCATED IN THE SW 1/4 OF THE SW 1/4 OF SEC. 26, T17S, R12E, W.M., CITY OF BEND, DESCHUTES COUNTY, OREGON



SCALE: 1" = 20 FEET



PREPARED FOR
CITY OF BEND
710 NW WALL ST.
BEND, OR 97703

BASIS OF BEARINGS
BEARINGS FOR THIS EXHIBIT ARE BASED ON THE
CENTRAL OREGON COORDINATE SYSTEM.

11/6/2025
**REGISTERED
PROFESSIONAL
LAND SURVEYOR**

2
**OREGON
MAY 11, 2021
JACOB ALLEN CARSON
94570PLS
RENEWS: 12/31/27**

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



EASEMENT AREA

DATE: 11/06/2025	
DRWN: PDF	CHKD: JAC
AKS JOB: 11183	EXHIBIT B



EXHIBIT A

Temporary Construction Easement Area

A portion of Parcel 1 of Instrument Number 2022-32633, located in the Northeast Quarter of the Northwest Quarter of Section 34, Township 17 South, Range 12 East, Willamette Meridian, City of Bend, Deschutes County, Oregon, and being more particularly described as follows:

Commencing at the southwest corner of Lot 1 of "Edgecliff", recorded June 10, 1976, as Instrument Number 1976-00016, Deschutes County Official Records, located on the northerly right-of-way line of NE Neff Road (40.00 feet from centerline); thence leaving said right-of-way line, South 02°28'43" East 70.05 feet to the Point of Beginning, located on the southerly right-of-way line of said NE Neff Road (30.00 feet from centerline) and the east line of Parcel 1 of Instrument Number 2022-32633, recorded August 28, 2022, Deschutes County Official Records; thence along said southerly right-of-way line (varying in width from centerline) and said east line, South 00°25'31" East 31.00 feet to a line parallel with and 31.00 feet south of said southerly right-of-way line; thence along said parallel line, South 89°34'58" West 52.00 feet; thence at a right angle, North 00°25'02" West 16.00 feet to a line parallel with and 15.00 feet south of said southerly right-of-way line; thence along said parallel line, South 89°34'58" West 8.00 feet; thence at a right angle, North 00°25'02" West 10.00 feet to a line parallel with and 5.00 feet south of said southerly right-of-way line; thence along said parallel line, South 89°34'58" West 60.00 feet to the west line of said Parcel 1; thence along said west line, North 00°25'31" West 5.00 feet to said southerly right-of-way line; thence along said southerly right-of-way line, North 89°34'58" East 120.00 feet to the Point of Beginning.

The above tract of land contains 2,032 square feet more or less.

The bearings for this description are based on the County Survey 20327.

2/11/2026



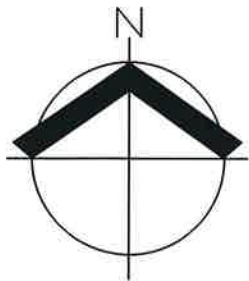
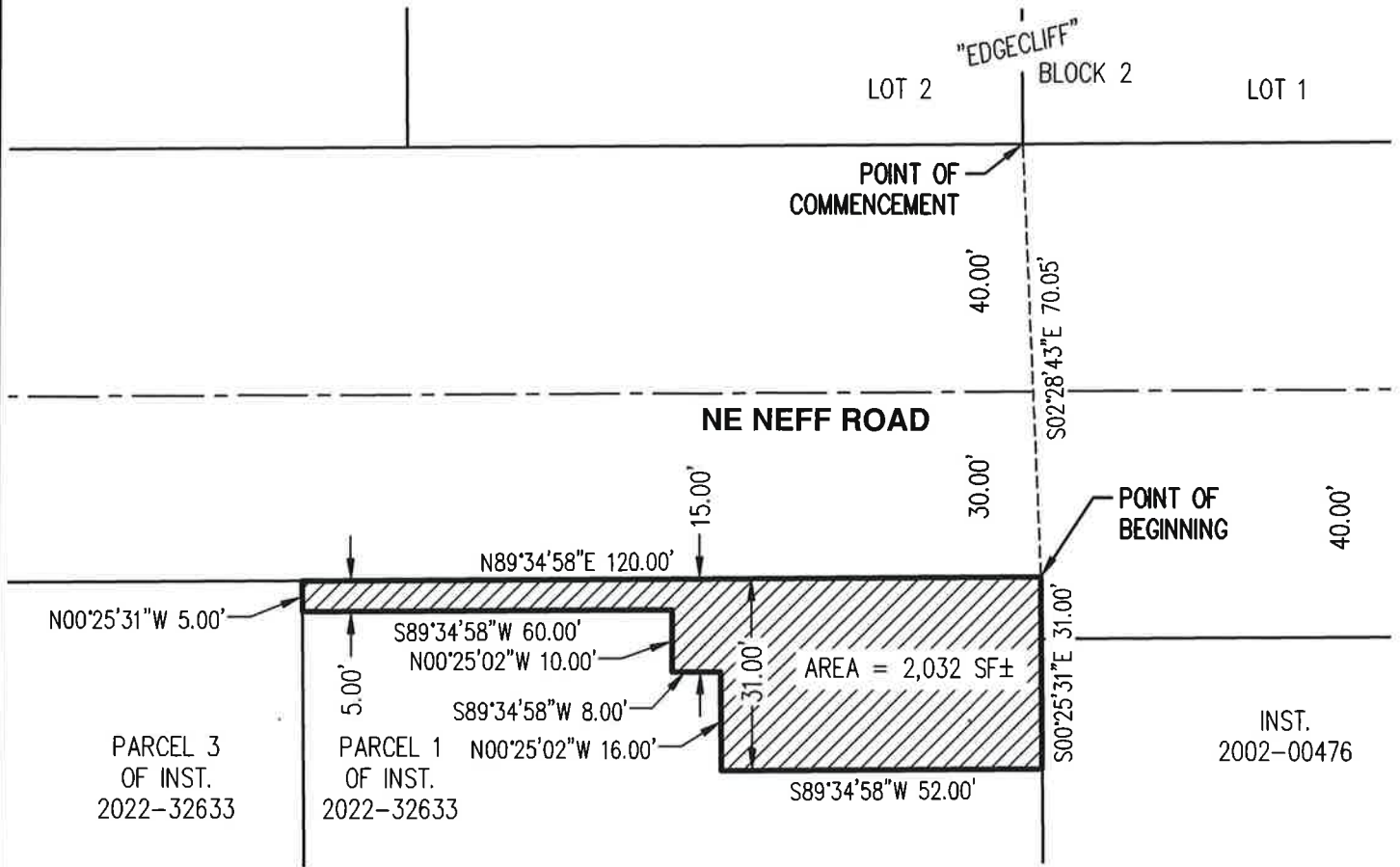
2



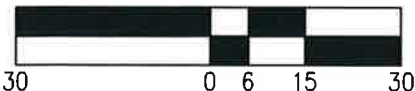
RENEWS: 12/31/27

EXHIBIT B

A PORTION OF PARCEL 1 OF INSTRUMENT NUMBER
2022-32633, LOCATED IN THE NE 1/4 OF THE NW 1/4
OF SEC. 34, T17S, R12E, W.M., CITY OF BEND,
DESCHUTES COUNTY, OREGON



SCALE: 1" = 30 FEET



PREPARED FOR
CITY OF BEND
710 NW WALL ST.
BEND, OR 97703

BASIS OF BEARINGS

BEARINGS FOR THIS EXHIBIT ARE BASED ON COUNTY
SURVEY 20327.

2/13/2026

REGISTERED
PROFESSIONAL
LAND SURVEYOR

2

OREGON
MAY 11, 2021
JACOB ALLEN CARSON
94570PLS

RENEWS: 12/31/27

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



TEMPORARY CONSTRUCTION
EASEMENT AREA

DATE: 2/12/2026	
DRWN: PDF	CHKD: JAC
AKS JOB: 11183	EXHIBIT B



EXHIBIT A

Temporary Construction Easement Area

A tract of land located in the Northeast Quarter of the Northwest Quarter of Section 34, Township 17 South, Range 12 East, Willamette Meridian, City of Bend, Deschutes County, Oregon, and being more particularly described as follows:

Commencing at the southwest corner of Lot 1 of "Edgecliff", recorded June 10, 1976, as Instrument Number 1976-00016, Deschutes County Official Records, located on the northerly right-of-way line of NE Neff Road (40.00 feet from centerline); thence leaving said right-of-way line, South 02°28'43" East 70.05 feet to the southerly right-of-way line of said NE Neff Road (30.00 feet from centerline) and the east line of Parcel 1 of Instrument Number 2022-32633, recorded August 28, 2022, Deschutes County Official Records; thence along said southerly right-of-way line (varying in width from centerline) and said east line, South 00°25'31" East 10.00 feet to the Point of Beginning; thence continuing along said southerly right-of-way line (40.00 feet from centerline), North 89°34'58" East 11.00 feet; thence at a right-angle to said southerly right-of-way line, South 00°25'02" East 21.00 feet to a line parallel with and 21.00 feet south of said southerly right-of-way line; thence along said parallel line, South 89°34'58" West 11.00 feet to the east line of said Parcel 1 of Instrument Number 2022-32633; thence along said east line, North 00°25'31" West 21.00 feet to the Point of Beginning.

The above tract of land contains 231 square feet more or less.

The bearings for this description are based on County Survey 20327.

2/19/2021

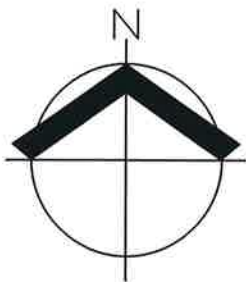
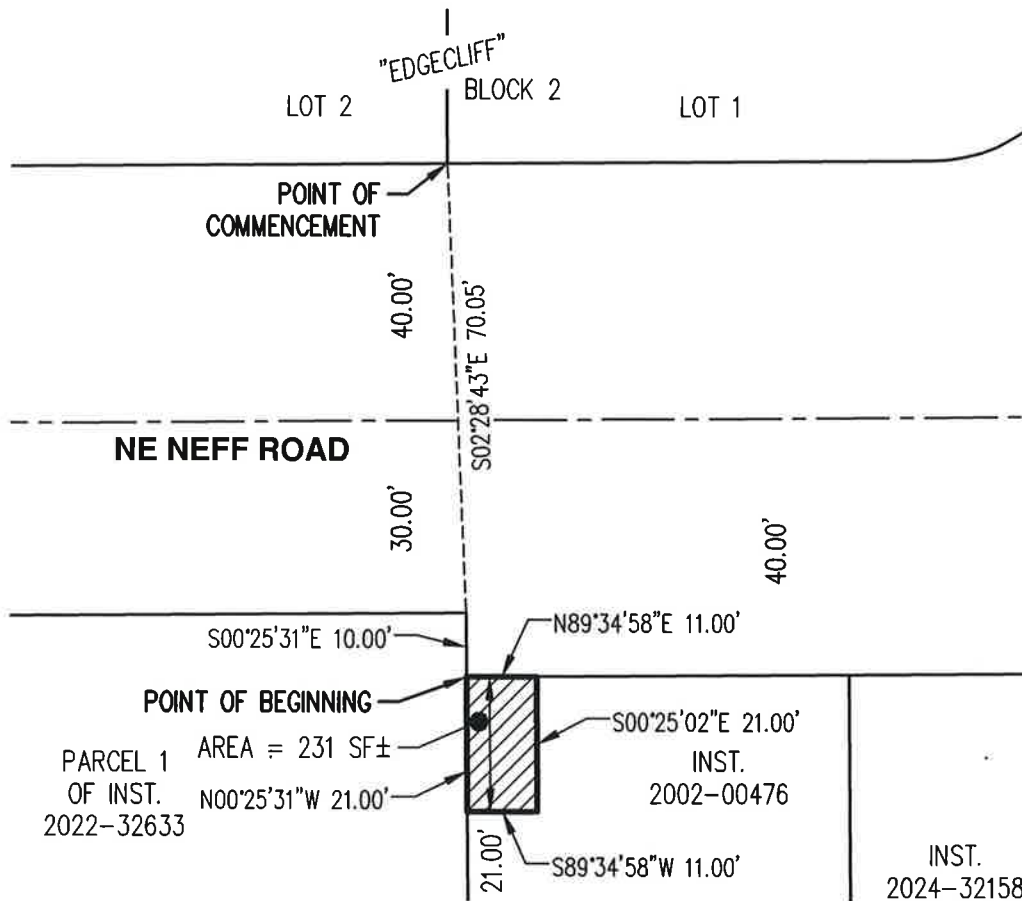


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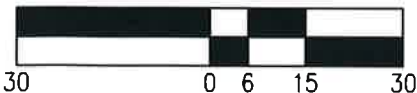


EXHIBIT B

A TRACT OF LAND LOCATED IN THE NE 1/4 OF THE NW
1/4 OF SEC. 34, T17S, R12E, W.M., CITY OF BEND,
DESCHUTES COUNTY, OREGON



SCALE: 1" = 30 FEET



PREPARED FOR
CITY OF BEND
710 NW WALL ST.
BEND, OR 97703

2/13/2026

REGISTERED
PROFESSIONAL
LAND SURVEYOR

BASIS OF BEARINGS

BEARINGS FOR THIS EXHIBIT ARE BASED ON COUNTY
SURVEY 20327.

2

OREGON
MAY 11, 2021
JACOB ALLEN CARSON
94570PLS

RENEWS: 12/31/27

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



TEMPORARY CONSTRUCTION
EASEMENT AREA

DATE: 2/12/2026	
DRWN: PDF	CHKD: JAC
AKS JOB: 11183	EXHIBIT B



EXHIBIT A

Temporary Construction Easement Area

A tract of land located in the Northeast Quarter of the Northwest Quarter of Section 34, Township 17 South, Range 12 East, Willamette Meridian, City of Bend, Deschutes County, Oregon, and being more particularly described as follows:

Commencing at the southwest corner of Lot 1 of "Edgecliff", recorded June 10, 1976, as Instrument Number 1976-00016, Deschutes County Official Records, located on the northerly right-of-way line of NE Neff Road (40.00 feet from centerline); thence leaving said right-of-way line, South 52°16'12" East 129.52 feet to the Point of Beginning located on the southerly right-of-way line of said NE Neff Road (40.00 feet from centerline); thence along said right-of-way line, North 89°34'58" East 90.00 feet; thence at a right-angle to said right-of-way line, South 00°25'02" East 20.00 feet to a line parallel with and 20.00 feet south of said right-of-way line; thence along said parallel line, South 89°34'58" West 90.00 feet; thence at a right-angle to said parallel line, North 00°25'02" West 20.00 feet to the Point of Beginning.

The above tract of land contains 1,800 square feet more or less.

The bearings for this description are based on County Survey 20327.

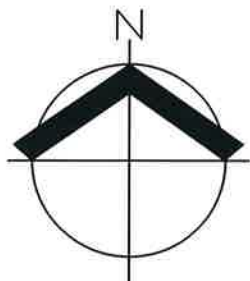
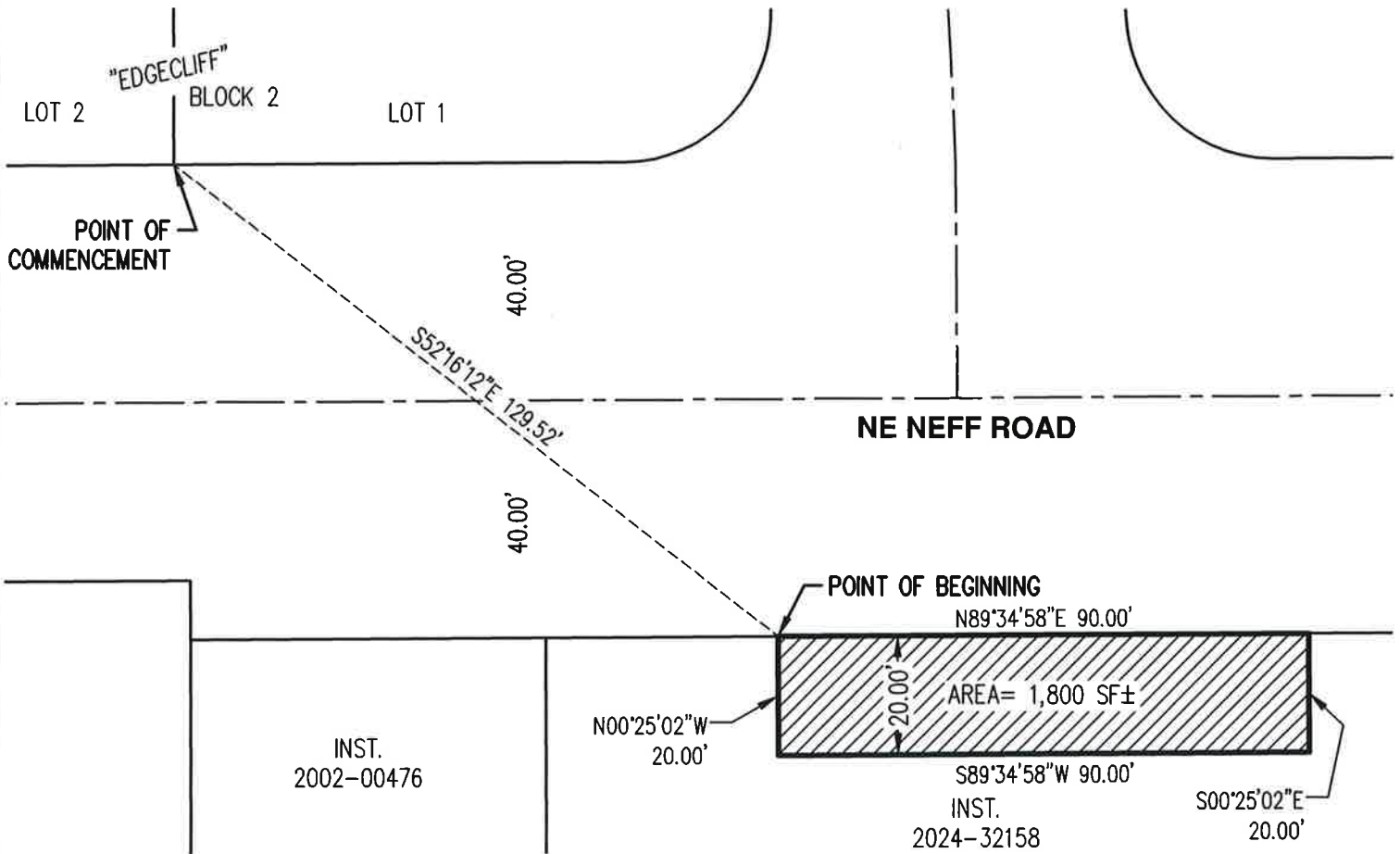
3/16/2026

REGISTERED
PROFESSIONAL
LAND SURVEYOR

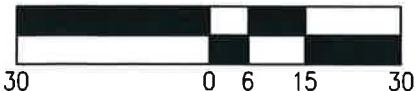
OREGON
MAY 11, 2021
JACOB ALLEN CARSON
94570PLS
RENEWS: 12/31/27

EXHIBIT B

A TRACT OF LAND LOCATED IN THE NE 1/4 OF THE NW
1/4 OF SEC. 34, T17S, R12E, W.M., CITY OF BEND,
DESCHUTES COUNTY, OREGON



SCALE: 1" = 30 FEET



PREPARED FOR
CITY OF BEND
710 NW WALL ST.
BEND, OR 97703

BASIS OF BEARINGS

BEARINGS FOR THIS EXHIBIT ARE BASED ON COUNTY
SURVEY 20327.

3/16/2026

**REGISTERED
PROFESSIONAL
LAND SURVEYOR**

2

**OREGON
MAY 11, 2021
JACOB ALLEN CARSON
94570PLS**

RENEWS: 12/31/27

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



**TEMPORARY CONSTRUCTION
EASEMENT AREA**

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