

RESOLUTION NO. 3471

A Resolution of the City Council exercising the power of eminent domain for the Aune Safety and Connectivity 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 Aune Safety and Connectivity Project (the “Project”) has been planned in accordance with appropriate engineering standards for the construction of street improvements and bicycle and pedestrian access improvements in a manner most compatible with the greatest public good and the least private injury. On March 19, 2025, the City of Bend contracted with DOWL, LLC for the design of the Project. Council approved an amendment to the design contract on December 17, 2025.
- D. To accomplish this Project, it is necessary to acquire the interests in property described and shown in Exhibits A and B.

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 and shown in Exhibits A and B. 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 Exhibits A and B.
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 15, 2026

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

No:

Melanie Kebler, Mayor

Attest:

Ashley Bontje, City Recorder

Approved as to form:

Ian Leitheiser, City Attorney



**EXHIBIT A
City of Bend
Aune Street Expansion**

PARCEL 1 – Temporary Construction Easement (2 Years or duration of Project, whichever is sooner)

A parcel of land lying in the NE¼NE¼ of Section 5, Township 18 South, Range 12 East, W.M., City of Bend, Deschutes County, Oregon; the said parcel being a portion of that property described in that Statutory Warranty Deed to Exchange Properties, Inc, recorded May 26, 1999 as Volume No. 1999, Page 26050, Deschutes County Official Records; the said parcel being that portion of said property included in a strip of land variable in width, located on the Northeasterly side of the center line of the relocated Southeast Scott Street, which center line is described as follows:

Beginning at Engineer’s center line Station 30+00.00, said station being North 9°38'53" West 2,496.25 feet from the West One-quarter Corner of Section 4, Township 18 South, Range 12 East, W.M.; thence South 40°09'23" East 587.01 feet; thence North 89°59'43" East 282.99 feet to Engineer’s center line Station 38+70.00.

The width in feet of said strip of land is as follows:

Station	to	Station	Width on Northeasterly Side of Center Line
31+34.00		31+42.00	33.00
31+42.00		31+45.00	33.00 in a straight line to 38.00
31+45.00		31+69.00	38.00
31+69.00		31+73.00	38.00 in a straight line to 33.00
31+73.00		31+88.00	33.00

Bearings are based on Central Oregon Coordinate System (COCS).

This parcel of land contains 300 square feet, more or less, outside the existing right of way.

PARCEL 2 – Temporary Construction Easement (2 Years or duration of Project, whichever is sooner)

A parcel of land lying in the NE¼NE¼ of Section 5, Township 18 South, Range 12 East, W.M., City of Bend, Deschutes County, Oregon; the said parcel being a portion of that property described in that Statutory Warranty Deed to Exchange Properties, Inc, recorded May 26, 1999 as Volume No. 1999, Page 26050, Deschutes County Official Records; the said parcel being that portion of said property included in a strip of land 33.00 feet in width, located on the Northeasterly side of the center line of the relocated



Southeast Scott Street, and lying between lines at right angles to Engineer's center line Stations 32+64.00 and 33+22.00, the said center line is described in Parcel 1.

This parcel of land contains 174 square feet, more or less, outside the existing right of way.

PARCEL 3 – Temporary Construction Easement (2 Years or duration of Project, whichever is sooner)

A parcel of land lying in the NE¼NE¼ of Section 5, Township 18 South, Range 12 East, W.M., City of Bend, Deschutes County, Oregon; the said parcel being a portion of that property described in that Statutory Warranty Deed to Exchange Properties, Inc, recorded May 26, 1999 as Volume No. 1999, Page 26050, Deschutes County Official Records; the said parcel being that portion of said property included in a strip of land variable in width, located on the Northeasterly side of the center line of the relocated Southeast Scott Street, which center line is described in Parcel 1.

The width in feet of said strip of land is as follows:

Station	to	Station	Width on Northeasterly Side of Center Line
35+12.00		35+39.00	31.00 in a straight line to 40.00
35+39.00		35+45.00	40.00 in a straight line to 30.00

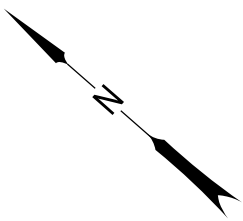
This parcel of land contains 179 square feet, more or less, outside the existing right of way.

3-13-26

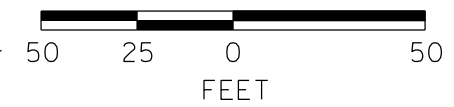
REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
DECEMBER 11, 2012
BRIAN C. COURSEN
86998

Renews: 12-31-2027



SCALE 1" = 50'

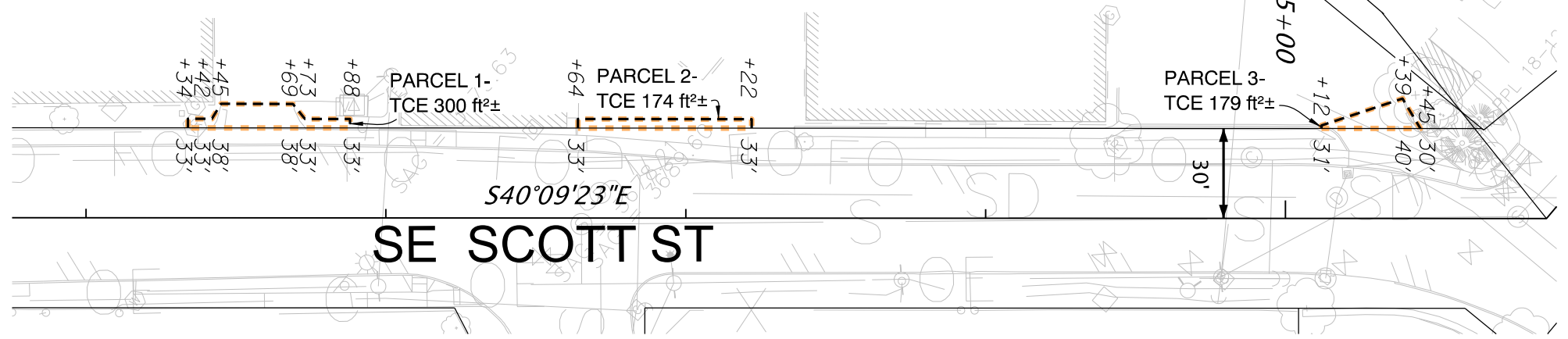


SE RAILROAD ST

EXCHANGE PROPERTIES, INC
STATUTORY WARRANTY DEED
VOL. 1999, PG. 26050

TAX MAP AND LOT 181204BB 01200
TAX MAP AND LOT 181204BB 01100
TAX MAP AND LOT 181204BB 00901

"S" 35+87.01 P.I.



SE SCOTT ST



DOWL www.dowl.com
1001 SW Emkay Drive, Suite 120
Bend, Oregon 97702
541-385-4772

AUNE STREET EXPANSION TAX MAP & LOT 181205AA 100 EXCHANGE PROPERTIES, INC

PROJECT	16083-01
DATE	03/13/2026

EXHIBIT B



**EXHIBIT A
City of Bend
Aune Street Expansion**

PARCEL 1 – Temporary Construction Easement (2 Years or duration of Project, whichever is sooner)

A parcel of land lying in the NW¼NW¼ of Section 4, Township 18 South, Range 12 East, W.M., City of Bend, Deschutes County, Oregon; the said parcel being a portion of that property described in that Bargain and Sale Deed to Prinetime Investments, LLC, recorded January 21, 2021 as Volume No. 2021, Page 4208, Deschutes County Official Records; the said parcel being that portion of said property included in a strip of land variable in width, located on the Westerly side of the center line of the relocated Southeast Third Street, which center line is described as follows:

Beginning at Engineer’s center line Station 52+00.00, said station being North 4°49'51" East 3699.45 feet from the West One-quarter Corner of Section 4, Township 18 South, Range 12 East, W.M.; thence South 0°02'32" East 4,323.26 feet to Engineer’s center line Station 95+23.26.

The width in feet of said strip of land is as follows:

Station	to	Station	Width on Westerly Side of Center Line
71+77.00		71+85.00	73.00
71+85.00		71+95.00	59.00 in a straight line to 44.00
71+95.00		72+95.00	44.00

Bearings are based on Central Oregon Coordinate System (COCS).

This parcel of land contains 529 square feet, more or less, outside the existing right of way.

3-13-26

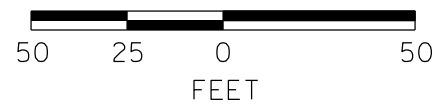
REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
DECEMBER 11, 2012
BRIAN C. COURSEEN
86998

Renews: 12-31-2027



SCALE 1" = 50'



SE THIRD ST

SE DAVID AVE

TAX MAP AND LOT 181204BB 01900

TAX MAP AND LOT 181204BB 02000

TAX MAP AND LOT 181204BB 02100

TAX MAP AND LOT 181204BB 03900

TAX MAP AND LOT 181204BB 04000

TAX MAP AND LOT 181204BB 04100

TAX MAP AND LOT 181204BB 04200

TAX MAP AND LOT 181204BB 04600

TAX MAP AND LOT 181204BB 02301

TAX MAP AND LOT 181204BB 02300

TAX MAP AND LOT 181204BB 02201

PARCEL 1 - TCE 529 ft±

PRINETIME INVESTMENTS, LLC
BARGAIN AND SALE DEED
VOL. 2021, PG. 4208

500°02'32"E

40' 40'



DOWL WWW.DOWL.COM
1001 SW Emkay Drive, Suite 120
Bend, Oregon 97702
541-385-4772

AUNE STREET EXPANSION
TAX MAP & LOT 181204BB 2200
PRINETIME INVESTMENTS, LLC

PROJECT	16083-01
DATE	03/13/2026

EXHIBIT B



**EXHIBIT A
City of Bend
Aune Street Expansion**

PARCEL 1 – Temporary Construction Easement (2 Years or duration of Project, whichever is sooner)

A parcel of land lying in the NW¼NW¼ of Section 4, Township 18 South, Range 12 East, W.M., City of Bend, Deschutes County, Oregon; the said parcel being a portion of that property described in that Bargain and Sale Deed to Michael A. Graham and Carolyn G. Graham, recorded March 1, 1996 as Volume No. 401, Page 1819, Deschutes County Official Records; the said parcel being that portion of said property included in a strip of land 45.00 feet in width, located on the Westerly side of the center line of the relocated Southeast Third Street, and lying Northerly of a line at right angles to Engineer’s center line 73+23.00, the said center line is described as follows:

Beginning at Engineer’s center line Station 52+00.00, said station being North 4°49'51" East 3699.45 feet from the West One-quarter Corner of Section 4, Township 18 South, Range 12 East, W.M.; thence South 0°02'32" East 4,323.26 feet to Engineer’s center line Station 95+23.26.

Bearings are based on Central Oregon Coordinate System (COCS).

This parcel of land contains 101 square feet, more or less, outside the existing right of way.

PARCEL 2 – Temporary Construction Easement (2 Years or duration of Project, whichever is sooner)

A parcel of land lying in the NW¼NW¼ of Section 4, Township 18 South, Range 12 East, W.M., City of Bend, Deschutes County, Oregon; the said parcel being a portion of that property described in that Bargain and Sale Deed to Michael A. Graham and Carolyn G. Graham, recorded March 1, 1996 as Volume No. 401, Page 1819, Deschutes County Official Records; the said parcel being that portion of said property included in a strip of land 42.00 feet in width, located on the Westerly side of the center line of the relocated Southeast Third Street, and lying Southerly of a line at right angles to Engineer’s center line 73+30.00, the said center line is described in Parcel 1.

This parcel of land contains 46 square feet, more or less, outside the existing right of way.

3-13-26

REGISTERED
PROFESSIONAL
LAND SURVEYOR

B. C.

OREGON
DECEMBER 11, 2012
BRIAN C. COURSEN
86998

Renews: 12-31-2027



SECOND ST

500°51'39"E

TAX MAP AND LOT 181204BB 02400

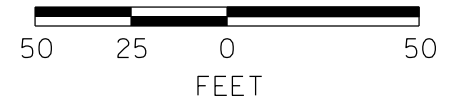
TAX MAP AND LOT 181204BB 02301

TAX MAP AND LOT 181204BB 02300

TAX MAP AND LOT 181204BB 02201

TAX MAP AND LOT 181204BB 02200

SCALE 1" = 50'



SE THIRD ST

30'

TAX MAP AND LOT 181204BB 02500

TAX MAP AND LOT 181204BB 02600

TAX MAP AND LOT 181204BB 02700

MICHAEL A. GRAHAM AND CAROLYN G. GRAHAM BARGAIN AND SALE DEED VOL. 401, PG. 1819

TAX MAP AND LOT 181204BB 02800

TAX MAP AND LOT 181204BB 02900

PARCEL 1- TCE 101 ft±

PARCEL 2- TCE 46 ft±

TAX MAP AND LOT 181204BB 03000

25+00

30'

N89°57'17"E

SE MILLER AVE

"M" 40+00.00 P.O.B.
N. 382,176.425
E. 3,294,598.675

TAX MAP AND LOT 181204BB 03500

TAX MAP AND LOT 181204BB 03400

TAX MAP AND LOT 181204BB 03200

75+00

40'

40'



DOWL www.dowl.com
1001 SW Emkay Drive, Suite 120
Bend, Oregon 97702
541-385-4772

**AUNE STREET EXPANSION
TAX MAP & LOT 181204BB 3100
MICHAEL A. GRAHAM AND CAROLYN G. GRAHAM**

PROJECT	16083-01
DATE	03/13/2026

EXHIBIT B



**EXHIBIT A
City of Bend
Aune Street Expansion**

PARCEL 1 – Public Right-of-Way Dedication

A parcel of land lying in the NW¼NW¼ of Section 4, Township 18 South, Range 12 East, W.M., City of Bend, Deschutes County, Oregon; the said parcel being a portion of that property described in that Statutory Warranty Deed to Charles M. Earp and Andrea M. Earp-Spoto LLC, recorded April 15, 2014 as Volume No. 2014, Page 11407, Deschutes County Official Records; the said parcel being that portion of said property included in a strip of land 45.00 feet in width, located on the Westerly side of the center line of the relocated Southeast Third Street, and lying Southerly of a line at right angles to Engineer’s center line Station 74+09.00, the said center line is described as follows:

Beginning at Engineer’s center line Station 52+00.00, said station being North 4°49’51" East 3699.45 feet from the West One-quarter Corner of Section 4, Township 18 South, Range 12 East, W.M.; thence South 0°02’32" East 4,323.26 feet to Engineer’s center line Station 95+23.26.

Bearings are based on Central Oregon Coordinate System (COCS).

This parcel of land contains 18 square feet, more or less, outside the existing right of way.

PARCEL 2 – Temporary Construction Easement (2 Years or duration of Project, whichever is sooner)

A parcel of land lying in the NW¼NW¼ of Section 4, Township 18 South, Range 12 East, W.M., City of Bend, Deschutes County, Oregon; the said parcel being a portion of that property described in that Statutory Warranty Deed to Charles M. Earp and Andrea M. Earp-Spoto LLC, recorded April 15, 2014 as Volume No. 2014, Page 11407, Deschutes County Official Records; the said parcel being that portion of said property included in a strip of land variable in width, located on the Westerly side of the center line of the relocated Southeast Third Street, which center line is described in Parcel 1.

The width in feet of said strip of land is as follows:

Station	to	Station	Width on Westerly Side of Center Line
73+30.00		74+07.00	42.00
74+07.00		74+18.00	67.00

EXCEPT therefrom Parcel 1.

This parcel of land contains 242 square feet, more or less, outside the existing right of way.

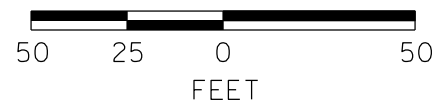
REGISTERED
PROFESSIONAL
LAND SURVEYOR

DRAFT

OREGON
DECEMBER 11, 2012
BRIAN C. COURSEN
86998



SCALE 1" = 50'



TAX MAP AND LOT 181204BB 02301

TAX MAP AND LOT 181204BB 02300

TAX MAP AND LOT 181204BB 02201

TAX MAP AND LOT 181204BB 02200

500°02'32"E

TAX MAP AND LOT 181204BB 04200

CHARLES M. EARP & ANDREA M. EARP-SPOTO LLC STATUTORY WARRANTY DEED VOL. 2014, PG. 11407

TAX MAP AND LOT 181204BB 03100

TAX MAP AND LOT 181204BB 02600

TAX MAP AND LOT 181204BB 02700

TAX MAP AND LOT 181204BB 02800

TAX MAP AND LOT 181204BB 02900

PARCEL 2- TCE 242 ft²±

TAX MAP AND LOT 181204BB 04300

45+00

TAX MAP AND LOT 181204BB 04503

TAX MAP AND LOT 181204BB 04400

PARCEL 1- R/W DEDICATION 18 ft²±

N89°57'17"E

SE MILLER AVE

SE THIRD ST

75+00



DOWL WWW.DOWL.COM
1001 SW Emkay Drive, Suite 120
Bend, Oregon 97702
541-385-4772

**AUNE STREET EXPANSION
TAX MAP & LOT 181204BB 3000
CHARLES M. EARP & ANDREA M. EARP-SPOTO LLC**

PROJECT	16083-01
DATE	03/13/2026

EXHIBIT B



**EXHIBIT A
City of Bend
Aune Street Expansion**

PARCEL 1 – Public Right-of-Way Dedication

A parcel of land lying in the SW¼SW¼ of Section 33, Township 17 South, Range 12 East, W.M., City of Bend, Deschutes County, Oregon; the said parcel being a portion of that property described in that Statutory Warranty Deed to BCDO, LLC, recorded August 1, 2022 as Volume No. 2022, Page 29731, Deschutes County Official Records; the said parcel being that portion of said property included in a strip of land variable in width, located on the Westerly side of the center line of the relocated Northeast Third Street, which center line is described as follows:

Beginning at Engineer’s center line Station 52+00.00, said station being North 4°49'51" East 3699.45 feet from the West One-quarter Corner of Section 4, Township 18 South, Range 12 East, W.M.; thence South 0°02'32" East 4,323.26 feet to Engineer’s center line Station 95+23.26.

The width in feet of said strip of land is as follows:

Station	to	Station	Width on Westerly Side of Center Line
60+05.00		60+35.00	50.00 in a straight line to 40.00

Bearings are based on Central Oregon Coordinate System (COCS).

This parcel of land contains 123 square feet, more or less, outside the existing right of way.

PARCEL 2 – Temporary Construction Easement (2 Years or duration of Project, whichever is sooner)

A parcel of land lying in the SW¼SW¼ of Section 33, Township 17 South, Range 12 East and the NW¼NW¼ of Section 4, Township 18 South, Range 12 East, W.M., City of Bend, Deschutes County, Oregon; the said parcel being a portion of that property described in that Statutory Warranty Deed to BCDO, LLC, recorded August 1, 2022 as Volume No. 2022, Page 29731, Deschutes County Official Records; the said parcel being that portion of said property included in a strip of land variable in width, located on the Westerly side of the center line of the relocated Northeast Third Street, which center line is described in Parcel 1.



The width in feet of said strip of land is as follows:

Station	to	Station	Width on Westerly Side of Center Line
60+05.00		60+79.00	139.00 in a straight line to 120.00
60+79.00		64+35.00	77.50

EXCEPT therefrom Parcel 1.

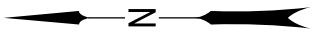
This parcel of land contains 17,934 square feet, more or less, outside the existing right of way.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

DRAFT

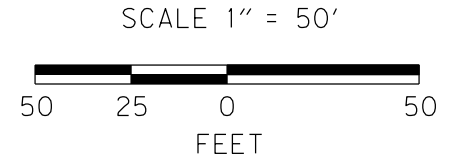
OREGON
DECEMBER 11, 2012
BRIAN C. COURSEN
86998

Renews: 12-31-2027



TAX MAP
AND LOT
171233CC
05600

TAX MAP
AND LOT
181204BB
00700



PARCEL 1-
R/W DEDICATION
123 ft²±

NE THIRD ST

PARCEL 2- TCE 17,934 ft²±

BCDO, LLC
STATUTORY WARRANTY DEED
VOL. 2022, PG. 29731

BURLINGTON
NORTHERN
- SANTA FE
RAILROAD

NE BURNSIDE AVE

500°02'32"E

60±09

50'139'

40'

77.5'120'

40'

77.5'

+35

+79

+35

+05



DOWL www.dowl.com
1001 SW Emkay Drive, Suite 120
Bend, Oregon 97702
541-385-4772

AUNE STREET EXPANSION
TAX MAP & LOT 171233CC 6402
BCDO, LLC

PROJECT	16083-01
DATE	03/13/2026

EXHIBIT B



EXHIBIT A
City of Bend
Aune Street Expansion

PARCEL 1 – Public Right-of-Way Dedication

A parcel of land lying in the NW¼NW¼ of Section 4, Township 18 South, Range 12 East, W.M., City of Bend, Deschutes County, Oregon; the said parcel being a portion of that property described in that Bargain and Sale Deed to Todd B. Teicheira and Christine K. Teicheira, Trustees or successors in trust of the Ostua trust dated May 27, 2016, recorded June 1, 2016 as Volume No. 2016, Page 21169, Deschutes County Official Records; the said parcel being that portion of said property included in a strip of land variable in width, located on the Northerly side of the center line of the relocated Southeast Miller Avenue, which center line is described as follows:

Beginning at Engineer’s center line Station 40+00.00, said station being North 2°03'03" West 1,444.32 feet from the West One-quarter Corner of Section 4, Township 18 South, Range 12 East, W.M.; thence North 89°57'17" East 795.00 feet to Engineer’s center line Station 47+95.00.

The width in feet of said strip of land is as follows:

Station	to	Station	Width on Northerly Side of Center Line
44+00.00		44+18.00	48.00 in a straight line to 34.00
44+18.00		44+39.00	32.00

Bearings are based on Central Oregon Coordinate System (COCS).

This parcel of land contains 161 square feet, more or less, outside the existing right of way.

PARCEL 2 – Temporary Construction Easement (2 Years or duration of Project, whichever is sooner)

A parcel of land lying in the NW¼NW¼ of Section 4, Township 18 South, Range 12 East, W.M., City of Bend, Deschutes County, Oregon; the said parcel being a portion of that property described in that Bargain and Sale Deed to Todd B. Teicheira and Christine K. Teicheira, Trustees or successors in trust of the Ostua trust dated May 27, 2016, recorded June 1, 2016 as Volume No. 2016, Page 21169, Deschutes County Official Records; the said parcel being that portion of said property included in a strip of land 34.00 feet in width, located on the Northerly side of the center line of the relocated Southeast Miller Avenue, and lying Easterly of a line at right angles to Engineer’s center line Station 44+39.00, the said center line is described in Parcel 1.

This parcel of land contains 304 square feet, more or less, outside the existing right of way.

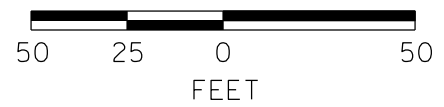
**REGISTERED
 PROFESSIONAL
 LAND SURVEYOR**

B. C. 3-13-24

**OREGON
 DECEMBER 11, 2012
 BRIAN C. COURSEN
 86998**



SCALE 1" = 50'



TAX MAP AND LOT 181204BB 02301

TAX MAP AND LOT 181204BB 02300

TAX MAP AND LOT 181204BB 02201

TAX MAP AND LOT 181204BB 02200

500°02'32"E

TAX MAP AND LOT 181204BB 04200

SE THIRD ST

TAX MAP AND LOT 181204BB 02600

TAX MAP AND LOT 181204BB 02700

TAX MAP AND LOT 181204BB 02800

TAX MAP AND LOT 181204BB 03100

TAX MAP AND LOT 181204BB 02900

TAX MAP AND LOT 181204BB 03000

TAX MAP AND LOT 181204BB 04300

45+00

TAX MAP AND LOT 181204BB 04503

OSOTUA TRUST BARGAIN AND SALE DEED VOL. 2016, PG. 21169

PARCEL 2- TCE 304 ft²±

PARCEL 1- R/W DEDICATION 161 ft²±

N89°57'17"E SE MILLER AVE

3690.35

30'

48'

34.32'

34.32'

30'

75+00



DOWL www.dowl.com
 1001 SW Emkay Drive, Suite 120
 Bend, Oregon 97702
 541-385-4772

**AUNE STREET EXPANSION
 TAX MAP & LOT 181204BB 4400
 OSOTUA TRUST**

PROJECT	16083-01
DATE	03/13/2026

EXHIBIT B



**EXHIBIT A
City of Bend
Aune Street Expansion**

PARCEL 1 – Public Right-of-Way Dedication

A parcel of land lying in the NW¼NW¼ of Section 4, Township 18 South, Range 12 East, W.M., City of Bend, Deschutes County, Oregon; the said parcel being a portion of that property described in that Bargain and Sale Deed to Peter M. Wick and Kimberly A. Wick, Trustees of the PETER and KIMBERLY WICK TRUST and Wendy S. Wick, Trustee of the WENDY S. WICK TRUST, recorded January 15, 2026 as Volume No. 2026, Page 1383, Deschutes County Official Records; the said parcel being that portion of said property included in a strip of land variable in width, located on the Southerly side of the center line of the relocated Southeast Miller Avenue, which center line is described as follows:

Beginning at Engineer’s center line Station 40+00.00, said station being North 2°03'03" West 1,444.32 feet from the West One-quarter Corner of Section 4, Township 18 South, Range 12 East, W.M.; thence North 89°57'17" East 795.00 feet to Engineer’s center line Station 47+95.00.

The width in feet of said strip of land is as follows:

Station	to	Station	Width on Southerly Side of Center Line
44+00.00		44+20.00	53.00 in a straight line to 30.00

Bearings are based on Central Oregon Coordinate System (COCS).

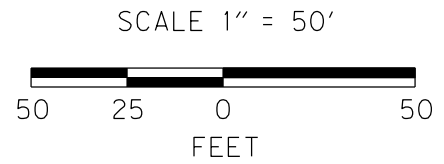
This parcel of land contains 131 square feet, more or less, outside the existing right of way.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

DRAFT

OREGON
DECEMBER 11, 2012
BRIAN C. COURSEN
86998

Renews: 12-31-2027



TAX MAP
AND LOT
181204BB
03000

TAX MAP
AND LOT
181204BB
04400

TAX MAP
AND LOT
181204BB
03200

TAX MAP
AND LOT
181204BB
03300

TAX MAP
AND LOT
181204BC
02100

TAX MAP
AND LOT
181204BC
02001

TAX MAP
AND LOT
181204BC
02000

PARCEL 1-
R/W DEDICATION
131 ft²±

PETER & KIMBERLY
WICK TRUST Et. Al.
BARGAIN AND SALE DEED
VOL. 2026, PG. 1383

TAX MAP
AND LOT
181204BB
05200

TAX MAP
AND LOT
181204BC
01600

TAX MAP
AND LOT
181204BC
01700

SE THIRD ST

SE MILLER AVE

AUNE STREET EXPANSION
TAX MAP & LOT 181204BB 5100
PETER & KIMBERLY WICK TRUST Et. Al.

PROJECT 16083-01
DATE 03/13/2026

EXHIBIT B

 **DOWL** WWW.DOWL.COM
1001 SW Emkay Drive, Suite 120
Bend, Oregon 97702
541-385-4772



**EXHIBIT A
City of Bend
Aune Street Expansion**

PARCEL 1 – Public Right-of-Way Dedication

A parcel of land lying in the NW¼NW¼ of Section 4, Township 18 South, Range 12 East, W.M., City of Bend, Deschutes County, Oregon; the said parcel being a portion of that property described in that Personal Representative’s Deed to Rajesh K. Champatiray and Melodie Champatiray, recorded December 31, 2020 as Volume No. 2020, Page 71743, Deschutes County Official Records; the said parcel being that portion of said property included in a strip of land variable in width, located on the Easterly side of the center line of the relocated Southeast Second Street, which center line is described as follows:

Beginning at Engineer’s center line Station 20+00.00, the said station being North 1°43'31" West 1988.19 feet from the West One-quarter Corner of Section 4, Township 18 South, Range 12 East, W.M.; thence South 0°51'39" East 898.98 feet to Engineer’s center line Station 28+98.98.

The width in feet of said strip of land is as follows:

Station	to	Station	Width on Easterly Side of Center Line
21+19.00		22+26.00	34.00 in a straight line to 32.00
22+26.00		22+36.00	51.00

Bearings are based on Central Oregon Coordinate System (COCS).

This parcel of land contains 444 square feet, more or less, outside the existing right of way.

PARCEL 2 – Temporary Construction Easement (2 Years or duration of Project, whichever is sooner)

A parcel of land lying in the NW¼NW¼ of Section 4, Township 18 South, Range 12 East, W.M., City of Bend, Deschutes County, Oregon; the said parcel being a portion of that property described in that Personal Representative’s Deed to Rajesh K. Champatiray and Melodie Champatiray, recorded December 31, 2020 as Volume No. 2020, Page 71743, Deschutes County Official Records; the said parcel being that portion of said property included in a strip of land variable in width, located on the Easterly side of the center line of the relocated Southeast Second Street, which center line is described in Parcel 1.



The width in feet of said strip of land is as follows:

Station	to	Station	Width on Easterly Side of Center Line
21+19.00		22+24.00	36.00 in a straight line to 34.00
22+24.00		22+36.00	53.00

EXCEPT therefrom Parcel 1.

This parcel of land contains 256 square feet, more or less, outside the existing right of way.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

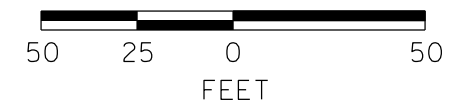
DRAFT

OREGON
DECEMBER 11, 2012
BRIAN C. COURSEN
86998

Renews: 12-31-2027



SCALE 1" = 50'



"2ND" 20+00.00 P.O.B.
N. 382,720.322
E. 3,294,590.495

SE SCOTT ST

SE SECOND ST

SE THIRD ST

TAX MAP
AND LOT
181204BB
01500

TAX MAP
AND LOT
181204BB
01400

TAX MAP
AND LOT
181204BB
01300

RAJESH K. AND MELODIE CHAMPATIRAY
PERSONAL REPRESENTATIVE'S DEED
VOL. 2020, PG. 71743

TAX MAP
AND LOT
181204BB
02000

TAX MAP
AND LOT
181204BB
01800

TAX MAP
AND LOT
181204BB
01900

TAX MAP
AND LOT
181204BB
02100

500°51'39"E
536.74'

PARCEL 2-
TCE 256 ft²±

536.74'
535.51'
531.32'
526.14'
521.95'

PARCEL 1-
RW DEDICATION
444 ft²±

SE DAVIS AVE

AUNE STREET EXPANSION
TAX MAP & LOT 181204BB 1700
RAJESH K. AND MELODIE CHAMPATIRAY

PROJECT	16083-01
DATE	03/13/2026

EXHIBIT B



DOWL www.dowl.com
1001 SW Emkay Drive, Suite 120
Bend, Oregon 97702
541-385-4772



EXHIBIT A
City of Bend
Aune Street Expansion

PARCEL 1 – Public Right-of-Way Dedication

A parcel of land lying in the NW¼NW¼ of Section 4, Township 18 South, Range 12 East, W.M., City of Bend, Deschutes County, Oregon; the said parcel being a portion of that property described in that Statutory Warranty Deed to L & D, Inc., recorded November 30, 1988 as Volume No. 174, Page 2903, Deschutes County Official Records; the said parcel being that portion of said property included in a strip of land variable in width, located on the Easterly side of the center line of the relocated Southeast Second Street, which center line is described as follows:

Beginning at Engineer’s center line Station 20+00.00, the said station being North 1°43'31" West 1988.19 feet from the West One-quarter Corner of Section 4, Township 18 South, Range 12 East, W.M.; thence South 0°51'39" East 898.98 feet to Engineer’s center line Station 28+98.98.

The width in feet of said strip of land is as follows:

Station	to	Station	Width on Easterly Side of Center Line
25+72.00		25+77.00	39.00 in a straight line to 34.00
25+77.00		25+94.00	34.00 in a straight line to 36.00

Bearings are based on Central Oregon Coordinate System (COCS).

This parcel of land contains 99 square feet, more or less, outside the existing right of way.

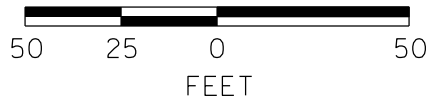
REGISTERED
PROFESSIONAL
LAND SURVEYOR

DRAFT

OREGON
DECEMBER 11, 2012
BRIAN C. COURSEN
86998

Renews: 12-31-2027

SCALE 1" = 50'



N89°57'17"E

SE MILLER AVE

"2ND" 25+43.96 P.O.T.
N. 382, 176.425
E. 3,294,598.675

SE SECOND ST

500°51'39"E

PARCEL 1-
R/W DEDICATION
99 ft±

L & D, INC.
STATUTORY WARRANTY DEED
VOL. 174, PG. 2903

TAX MAP
AND LOT
181204BB
03400

TAX MAP
AND LOT
181204BB
03200

TAX MAP
AND LOT
181204BB
03300

40'

SE THIRD ST

500°02'32"E

TAX MAP
AND LOT
181204BC
02200

TAX MAP
AND LOT
181204BC
02100

TAX MAP
AND LOT
181204BC
02001

TAX MAP
AND LOT
181204BC
02000

SE WOODLAND BLVD

AUNE STREET EXPANSION
TAX MAP & LOT 181204BB 3500
L & D, INC.

PROJECT	16083-01
DATE	03/13/2026

EXHIBIT B

 **DOWL**
WWW.DOWL.COM
1001 SW Emkay Drive, Suite 120
Bend, Oregon 97702
541-385-4772



**EXHIBIT A
 City of Bend
 Aune Street Expansion**

PARCEL 1 – Public Right-of-Way Dedication

A parcel of land lying in the NW¼NW¼ of Section 4, Township 18 South, Range 12 East, W.M., City of Bend, Deschutes County, Oregon; the said parcel being a portion of that property described in that Personal Representative’s Deed to Pamela Gwyn Prichard, recorded January 30, 2012 as Volume No. 2012, Page 2842, Deschutes County Official Records; the said parcel being that portion of said property included in a strip of land variable in width, located on the Easterly side of the center line of the relocated Southeast Second Street, which center line is described as follows:

Beginning at Engineer’s center line Station 20+00.00, the said station being North 1°43'31" West 1988.19 feet from the West One-quarter Corner of Section 4, Township 18 South, Range 12 East, W.M.; thence South 0°51'39" East 898.98 feet to Engineer’s center line Station 28+98.98.

The width in feet of said strip of land is as follows:

Station	to	Station	Width on Easterly Side of Center Line
20+00.00		20+05.00	40.00 in a straight line to 33.00
20+05.00		21+14.00	33.00

Bearings are based on Central Oregon Coordinate System (COCS).

This parcel of land contains 344 square feet, more or less, outside the existing right of way.

PARCEL 2 – Temporary Construction Easement (2 Years or duration of Project, whichever is sooner)

A parcel of land lying in the NW¼NW¼ of Section 4, Township 18 South, Range 12 East, W.M., City of Bend, Deschutes County, Oregon; the said parcel being a portion of that property described in that Personal Representative’s Deed to Pamela Gwyn Prichard, recorded January 30, 2012 as Volume No. 2012, Page 2842, Deschutes County Official Records; the said parcel being that portion of said property included in a strip of land 37.00 feet in width, located on the Easterly side of the center line of the relocated Southeast Second Street, and lying between lines at right angles to Engineer’s center line Stations 20+62.00 and 20+86.00, the said center line is described in Parcel 1.



EXCEPT therefrom Parcel 1.

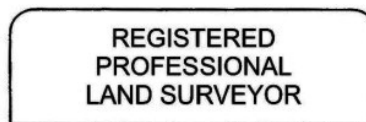
This parcel of land contains 96 square feet, more or less, outside the existing right of way.

PARCEL 3 – Temporary Construction Easement (2 Years or duration of Project, whichever is sooner)

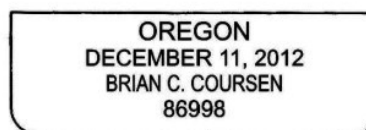
A parcel of land lying in the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 4, Township 18 South, Range 12 East, W.M., City of Bend, Deschutes County, Oregon; the said parcel being a portion of that property described in that Personal Representative's Deed to Pamela Gwyn Prichard, recorded January 30, 2012 as Volume No. 2012, Page 2842, Deschutes County Official Records; the said parcel being that portion of said property included in a strip of land 37.00 feet in width, located on the Easterly side of the center line of the relocated Southeast Second Street, and lying Southerly of a line at right angles to Engineer's center line Station 21+03.00, the said center line is described in Parcel 1.

EXCEPT therefrom Parcel 1.

This parcel of land contains 30 square feet, more or less, outside the existing right of way.

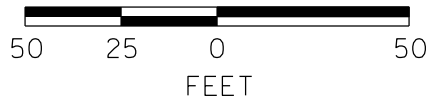


DRAFT



Renews: 12-31-2027

SCALE 1" = 50'



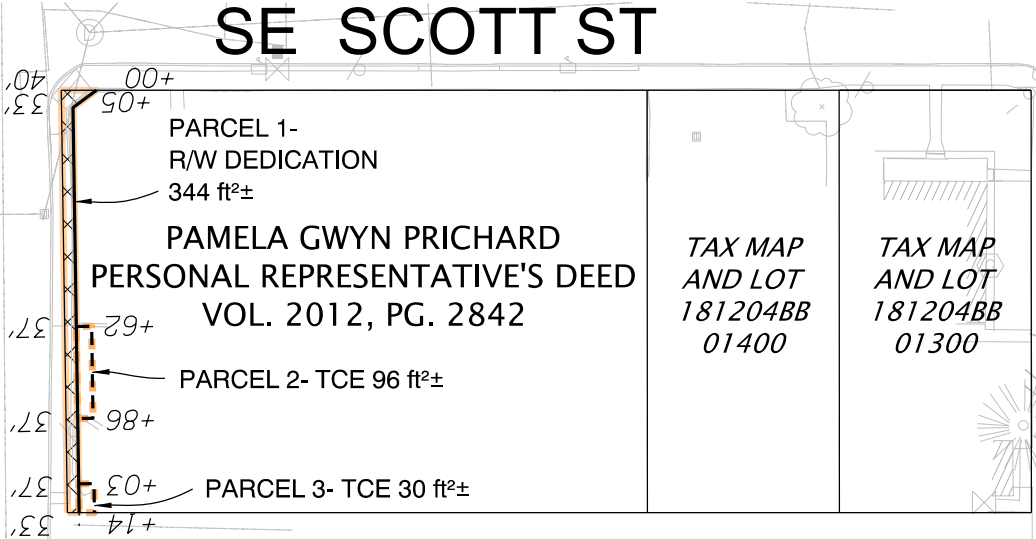
SE SCOTT ST



"2ND" 20+00.00 P.O.B.
N. 382,720.322
E. 3,294,590.495

SE SECOND ST

500°51'39"E



TAX MAP AND LOT 181204BB 01700

TAX MAP AND LOT 181204BB 01800

TAX MAP AND LOT 181204BB 01900

SE DAVIS AVE

SE THIRD ST

DOWL www.dowl.com
1001 SW Emkay Drive, Suite 120
Bend, Oregon 97702
541-385-4772

AUNE STREET EXPANSION
TAX MAP & LOT 181204BB 1500
PAMELA GWYN PRICHARD

PROJECT	16083-01
DATE	03/13/2026

EXHIBIT B



EXHIBIT A
City of Bend
Aune Street Expansion

PARCEL 1 – Public Right-of-Way Dedication

A parcel of land lying in the NW¼NW¼ of Section 4, Township 18 South, Range 12 East, W.M., City of Bend, Deschutes County, Oregon; the said parcel being a portion of that property described in that Bargain and Sale Deed to L & D, Inc., recorded December 30, 1985 as Volume No. 113, Page 318, Deschutes County Official Records; the said parcel being that portion of said property included in a strip of land variable in width, located on the Westerly side of the center line of the relocated Southeast Third Street, which center line is described as follows:

Beginning at Engineer’s center line Station 52+00.00, said station being North 4°49'51" East 3699.45 feet from the West One-quarter Corner of Section 4, Township 18 South, Range 12 East, W.M.; thence South 0°02'32" East 4,323.26 feet to Engineer’s center line Station 95+23.26.

The width in feet of said strip of land is as follows:

Station	to	Station	Width on Westerly Side of Center Line
74+65.00		74+95.00	62.00 in a straight line to 40.00

Bearings are based on Central Oregon Coordinate System (COCS).

This parcel of land contains 184 square feet, more or less, outside the existing right of way.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

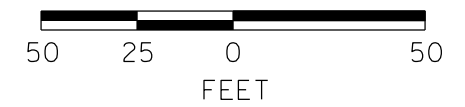
DRAFT

OREGON
DECEMBER 11, 2012
BRIAN C. COURSEN
86998

Renews: 12-31-2027



SCALE 1" = 50'



SE MILLER AVE

PARCEL 1-
R/W DEDICATION
184 ft²±

L & D, INC.
BARGAIN AND SALE DEED
VOL. 113, PG. 318

TAX MAP
AND LOT
181204BB
03500

TAX MAP
AND LOT
181204BB
03400

TAX MAP
AND LOT
181204BB
03300

TAX MAP
AND LOT
181204BB
05100

TAX MAP
AND LOT
181204BC
02200

TAX MAP
AND LOT
181204BC
02100

TAX MAP
AND LOT
181204BC
02001

TAX MAP
AND LOT
181204BC
02000

TAX MAP
AND LOT
181204BC
01600

SE SECOND ST

500°51'39"E

SE THIRD ST

500°02'32"E

SE WOODLAND BLVD

AUNE STREET EXPANSION
TAX MAP & LOT 181204BB 3200
L & D, INC.

PROJECT	16083-01
DATE	03/13/2026

EXHIBIT B



DOWL www.dowl.com
1001 SW Emkay Drive, Suite 120
Bend, Oregon 97702
541-385-4772



**EXHIBIT A
City of Bend
Aune Street Expansion**

PARCEL 1 – Public Right-of-Way Dedication

A parcel of land lying in the NW¼NW¼ of Section 4, Township 18 South, Range 12 East, W.M., City of Bend, Deschutes County, Oregon; the said parcel being a portion of that property described in that Bargain and Sale Deed to BNSF Railway Company, recorded January 24, 2024 as Volume No. 2024, Page 1869, Deschutes County Official Records; the said parcel being that portion of said property included in a strip of land variable in width, located on the Westerly side of the center line of the relocated Southeast Third Street, which center line is described as follows:

Beginning at Engineer’s center line Station 52+00.00, said station being North 4°49'51" East 3699.45 feet from the West One-quarter Corner of Section 4, Township 18 South, Range 12 East, W.M.; thence South 0°02'32" East 4,323.26 feet to Engineer’s center line Station 95+23.26.

The width in feet of said strip of land is as follows:

Station	to	Station	Width on Westerly Side of Center Line
66+95.00		67+14.00	40.00 in a straight line to 42.00

Bearings are based on Central Oregon Coordinate System (COCS).

This parcel of land contains 6 square feet, more or less, outside the existing right of way.

PARCEL 2 – Temporary Construction Easement (2 Years or duration of Project, whichever is sooner)

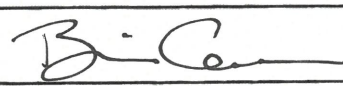
A parcel of land lying in the NW¼NW¼ of Section 4, Township 18 South, Range 12 East, W.M., City of Bend, Deschutes County, Oregon; the said parcel being a portion of that property described in that Bargain and Sale Deed to BNSF Railway Company, recorded January 24, 2024 as Volume No. 2024, Page 1869, Deschutes County Official Records; the said parcel being that portion of said property included in a strip of land 77.50 feet in width, located on the Westerly side of the center line of the relocated Southeast Third Street, which center line is described in Parcel 1.

EXCEPT therefrom Parcel 1.

This parcel of land contains 5,560 square feet, more or less, outside the existing right of way.

3-26-26

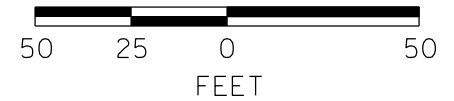
REGISTERED
PROFESSIONAL
LAND SURVEYOR



OREGON
DECEMBER 11, 2012
BRIAN C. COURSEN
86998



SCALE 1" = 50'



TAX MAP
AND LOT
181204BB
00801

TAX MAP
AND LOT
181204BB
00700

00+59

BNSF RAILWAY COMPANY
BARGAIN AND SALE DEED
VOL. 2024, PG. 1869

BURLINGTON NORTHERN
SANTA FE RAILROAD

SE RAILROAD ST

SE THIRD ST

PARCEL 2-
TCE
5,560 ft²±

PARCEL 1-
R/W DEDICATION
6 ft²±

500°02'32"E

TAX MAP
AND LOT
181204BB
01100

TAX MAP
AND LOT
181204BB
00901

TAX MAP
AND LOT
181204BB
00902

TAX MAP
AND LOT
181204BB
01000

TAX MAP
AND LOT
181204BB
06700

TAX MAP
AND LOT
181204BB
06800



DOWL www.dowl.com
1001 SW Emkay Drive, Suite 120
Bend, Oregon 97702
541-385-4772

AUNE STREET EXPANSION
TAX MAP & LOT 181204BB00800
BNSF RAILWAY COMPANY

PROJECT	16083-01
DATE	03/25/2026

EXHIBIT B