

RESOLUTION NO. 2873

RESOLUTION EXERCISING THE POWER OF EMINENT DOMAIN

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(2) 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 the traveling public.

C. The projects known as the Simpson/Mt. Washington Roundabout, the 18th and Empire Roundabout and the Brookwood/Powers Roundabout have been planned in accordance with appropriate engineering standards for the construction of transportation infrastructure so that property damage is minimized, transportation promoted, and travel safeguarded.

D. To accomplish these projects, it is necessary to acquire the property and the interests in property described in Exhibit A and shown on Exhibit B.

Based on these findings, the City Council of the City of Bend resolves as follows:

Section 1. The Council accepts the Findings as facts in support of this Resolution. The projects for which the property is being acquired are necessary for the construction of the projects and are in the public interest. The projects have 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.

Section 2. The power of eminent domain is exercised with respect to each of the properties and interests in property described in Exhibit A. Each is acquired subject to payment of just compensation and subject to procedural requirements of Oregon law.

Section 3. City staff and the City's agents and attorneys are authorized and requested to attempt to agree with the owner 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, City staff, agents and attorneys are authorized to commence and prosecute condemnation proceedings necessary to finally determine just compensation or any other issue appropriate to be determined by a court in connection with the acquisition. This authorization is not intended to expand the jurisdiction of any court to decide matters determined above or determinable by the City Council.

Section 4. The City of Bend expressly reserves its jurisdiction to determine the necessity or propriety of any acquisition, its quantity, quality, or locality, and to change or abandon any acquisition.

Section 5. This resolution takes effect immediately upon adoption.

Adopted by roll call vote of the Bend City Council on May 16, 2012.

YES: Tom Greene
Scott Ramsay
Mark Capell
Jodie Barram
Jim Clinton
Kathie Eckman
Mayor Jeff Eager



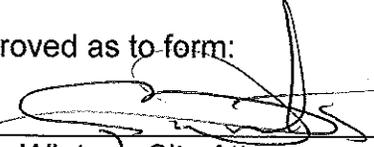
Jeff Eager, Mayor

ATTEST:



Robyn Christie, City Recorder

Approved as to form:



Mary Winters, City Attorney

EXHIBIT A
TO RESOLUTION OF NECESSITY TO ACQUIRE PROPERTY

Parcel 1 (Brookwood/Powers Roundabout – BP1) – Right of Way Dedication

A parcel of land containing 0.28 acres (11,980 square feet), more or less, located in a portion of Tract 11, Blakley Heights, in the Northwest One-Quarter of the Southwest One-Quarter (NW ¼ SW ¼) of Section 8, Township 18 South, Range 12 East, Willamette Meridian, City of Bend, Deschutes, Oregon, being more particularly described as follows:

Beginning at the intersection of the easterly 30-foot right-of-way line of Brookwood Boulevard and the northerly 30-foot right-of-way line of Powers Road; thence along said easterly right-of-way line thence North 06°57'21" East a distance of 235.92 feet to the southwest corner of Millbrook Estates; thence along the south boundary of said Millbrook Estates, South 89°12'38" East a distance of 30.17 feet (record: South 89°28'59" East); thence leaving said boundary, South 06°57'21" West a distance of 157.82 feet; thence South 15°39'05" East a distance of 18.05 feet; thence South 40°38'39" East a distance of 60.04 feet; thence South 89°26'10" East a distance of 60.59 feet; thence South 00°33'50" West a distance of 5.00 feet; thence South 89°26'10" East a distance of 182.52 feet; thence South 00°33'50" West a distance of 10.00 feet to said north 30-foot right-of-way line of said Powers Road; thence along said 30-foot right-of-way line, North 89°26'10" West a distance of 326.57 feet to the point of beginning, the terminus of this description.

Parcel 2 (Brookwood/Powers Roundabout BP2) – Right of Way Dedication

A parcel of land containing 82 square feet, more or less, located in Lot 7, Porter James, in the Northwest One-Quarter of the Southwest One-Quarter (NW ¼ SW ¼) of Section 8, Township 18 South, Range 12 East, Willamette Meridian, City of Bend, Deschutes, Oregon, being more particularly described as follows:

Beginning at the western most corner of said Lot 7; thence along northwesterly boundary line of said Lot 7, North 48°48'47" East a distance of 17.86 feet (record: North 48°44'45" East, 17.98 feet) to the north boundary line of said Lot 7; thence along said north boundary South 89°26'22" East (record: South 89°27'11" East) a distance of 9.50 feet; thence leaving said north boundary line, South 58°34'44" West a distance of 25.23 feet to southwesterly boundary line of said Lot 7, thence along said southwesterly boundary line, North 43°40'12" West (record: North 44°05'44" West) a distance of 2.05 feet to the point of beginning, the terminus of this description.

Parcel 3 (Brookwood/Power Roundabout BP3) – Right of Way Dedication

A parcel of land containing 0.02 acres (694 square feet), more or less, located in Lot 1, Elkhorn Estates Phase 1, 2 & 3, in the Northwest One-Quarter of the Southwest One-

Quarter (NW ¼ SW ¼) of Section 8, Township 18 South, Range 12 East, Willamette Meridian, City of Bend, Deschutes, Oregon, being more particularly described as follows:

Beginning at the point of tangency on westerly 40-foot right-of-way line of Brookwood Boulevard for the return radius of said westerly 40-foot right-of-way line of Brookwood Boulevard and southerly 30-foot right-of-way line of Powers Road; thence along said 40-foot right-of-way line, South 06°57'21" West a distance of 14.28 (record: South 07°00'40" West); thence leaving said 40-foot right-of-way line, North 44°14'14" West a distance of 47.58 feet; thence North 80°04'26" West a distance of 37.31 feet to the southerly 30-foot right-of-way line of Powers Road; thence South 85°43'39" East a distance of 53.46 feet (record: South 85°37'46" East; thence around said return radius 32.35 feet along the arc of a tangent curve to the right with a radius of 20.00 feet, the chord of which bears South 39°23'09" East for a distance of 28.94 feet (record: 32.34 feet along the arc of a tangent curve to the right with a radius of 20.00 feet, the chord of which bears South 39°28'33" East for a distance of 28.93 feet) to the point of beginning, the terminus of this description.

Parcel 4 (Brookwood/Power Roundabout BP4) – Right of Way Dedication

A parcel of land containing 0.03 acres (1,228 square feet), more or less, located Lot 15, Elkhorn Estates Phase 1, 2 & 3, in the Northwest One-Quarter of the Southwest One-Quarter (NW ¼ SW ¼) of Section 8, Township 18 South, Range 12 East, Willamette Meridian, City of Bend, Deschutes, Oregon, being more particularly described as follows:

Beginning at the point of tangency on westerly 40-foot right-of-way line of Brookwood Boulevard for the return radius of said westerly 40-foot right-of-way line of Brookwood Boulevard and northerly 30-foot right-of-way line of Powers Road; thence along said return radius 30.48 feet along the arc of a curve to the right with a radius of 20.00 feet, the chord of which bears South 50°36'51" West for a distance of 27.61 feet (record 30.49 feet along the arc of a curve to the right with a radius of 20.00 feet, the chord of which bears South 50°41'27" West for a distance of 27.63 feet) to said northerly 30-foot right-of-way line of Powers Road; thence along said northerly 30-foot right-of-way line, North 85°43'39" West a distance of 80.37 feet (record North 85°37'46" West); thence leaving said northerly 30-foot right-of-way line, North 04°16'21" East a distance of 4.21 feet; thence South 86°48'07" East a distance of 48.00 feet; thence North 79°23'45" East a distance of 23.25 feet; thence North 43°03'53" East a distance of 50.03 feet to said westerly 40-foot right-of-way line of Brookwood Boulevard; thence along said westerly 40-foot right-of-way line South 06°57'21" West a distance of 31.04 feet (record: South 07°00'40" West) to the point of beginning, the terminus of this description.

Parcel 5 (Mt. Washington/Simpson Avenue Roundabout SMW-5) – Right of Way Dedication

A parcel of land containing 0.11 acres (4,939 square feet), more or less, located in the Northeast One-Quarter of (NE ¼) of Section 1, Township 18 South, Range 11 East, Willamette Meridian, City of Bend, Deschutes, Oregon, being more particularly described as follows:

Beginning at the intersection of easterly 40-foot right-of-way line of Mt. Washington Drive and the northerly 40-foot right-of-way line of Simpson Avenue; thence along said easterly right-of-way line, North 00°45'58" East a distance of 147.26 feet; thence leaving said easterly right-of-way line, South 15°02'29" East a distance of 116.27 feet; thence South 89°31'34" East a distance of 58.27 feet to the east line of said Section 1; thence along said east Section line, South 00°45'53" West a distance of 35.16 feet to a point on said northerly 40-foot right-of-way line of said Simpson Avenue; said point bears South 00°45'53" West a distance of 158.72 feet (Record-South 00°49'44 West, 158.88 feet per plat of Broken Top, Lots 1 through 28 and Tracks A through I) from a 5/8' iron rod with a 2" Deschutes County Aluminum Cap marking the north one-sixteenth corner between said Section 1 and Section 6; thence along said northerly right-of-way line North 89°34'01" West a distance of 89.94 feet to the point of beginning, the terminus of this description.

Parcel 6 (Empire Avenue/18th Street Roundabout – E18-1) – Right of Way Dedication

A parcel of land containing 467 square feet (0.01 acres), more or less, located in Lot 6, Terrango Crossings, Phase One, in the Northwest One-Quarter of the Northwest One-Quarter (NW ¼ NW ¼) of Section 22, Township 17 South, Range 12 East, Willamette Meridian, City of Bend, Deschutes, Oregon, being more particularly described as follows:

Beginning at the most southerly corner of said Lot 6; thence along the west boundary of Said Lot 6, North 00°04'30" West a distance of 108.63 feet; thence leaving said west boundary line, North 89°55'30" East a distance of 0.67 feet; thence South 00°04'30" East a distance of 48.97 feet; thence 23.03 feet along the arc of a tangent curve to the left with a radius of 47.33 feet, the chord of which bears South 14°57'42" East for a distance of 22.81 feet; thence 20.62 feet along the arc of a compound curve to the left with a radius of 84.33 feet, the chord of which bears South 34°57'42" East for a distance of 20.57 feet to the southeasterly boundary line of said Lot 6; thence along said southeasterly boundary line, South 40°52'42" West a distance of 27.35 feet to the point of beginning, the terminus of this description.

Parcel 7 (Empire Avenue/18th Street Roundabout – E18-1) – Temporary Easement

A parcel of land containing 305 square feet, more or less, located in Lot 6, Terrango Crossings, Phase One, in the Northwest One-Quarter of the Northwest One-Quarter (NW ¼ NW ¼) of Section 22, Township 17 South, Range 12 East, Willamette Meridian, City of Bend, Deschutes, Oregon, being more particularly described as follows:

Beginning at a point of the southeasterly boundary line of said Lot 6, which bears North 40°52'42" East a distance of 27.35 feet from the southwest corner of said Lot 6; thence leaving said boundary line, 20.62 feet along the arc of a curve to the right with a radius of 84.33 feet, the chord of which bears North 34°57'42" West for a distance of 20.57 feet; thence 23.03 feet along the arc of a compound curve to the right with a radius of 47.33 feet, the chord of which bears North 14°00'56" West for a distance of 22.81 feet; thence North 00°04'30" West a distance of 48.97 feet; thence North 89°55'30" East a distance of 2.33 feet; thence South 00°04'30" East a distance of 43.97 feet; thence North 89°55'30" East a distance of 2.00 feet; thence South 00°04'30" East a distance of 5.00 feet; thence 20.92 feet along the arc of a tangent curve to the left with a radius of 43.00 feet, the chord of which bears South 14°00'56" East for a distance of 20.72 feet; thence 19.02 feet along the arc of a compound curve to the left with a radius of 80.00 feet, the chord of which bears South 34°46'00" East for a distance of 18.97 feet to the southeasterly boundary line of said Lot 6; thence along said southeasterly boundary line, South 40°52'42" West a distance of 4.37 feet to the point of beginning, the terminus of this description.

Parcel 8 (Empire Avenue/18th Street Roundabout – E18-2) – Right of Way Dedication

A parcel of land containing 1,290 square feet (0.03 acres), more or less, located in Lot 1, East Empire Business Park, in the Southwest One-Quarter of the Northwest One-Quarter (SW ¼ NW ¼) of Section 22, Township 17 South, Range 12 East, Willamette Meridian, City of Bend, Deschutes, Oregon, being more particularly described as follows:

Beginning at the northern most corner of said Lot 1; thence along the north boundary of Said Lot 1, 39.72 feet along the arc of a curve right with a radius of 1100.00 feet, the chord of which bears South 85°30'48" East a distance of 39.72 feet; thence leaving said north boundary line, 88.60 feet along the arc of a non-tangent curve to the left with a radius of 94.50 feet, the chord of which bears South 49°22'33" West for a distance of 85.39 feet; thence 18.98 feet along the arc of a compound curve to the left with a radius of 48.50 feet, the chord of which bears South 11°18'31" West for a distance of 18.86 feet; thence South 00°05'57" West a distance of 40.52 feet; thence South 89°55'54" West a distance of 0.89 feet to the west boundary line of said Lot 1; thence along said west boundary line, North 00°04'06" West a distance of 89.09 feet to the westerly most corner of said Lot 1; thence along the northwesterly boundary line of said Lot 1, North 46°19'14" East a distance of 41.44 feet to the point of beginning, the terminus of this description.

Parcel 9 (Empire Avenue/18th Street Roundabout – E18-2) – Temporary Easement

A parcel of land containing 2,706 square feet (0.06 acres), more or less, located in Lot 1, East Empire Business Park, in the Southwest One-Quarter of the Northwest One-Quarter (SW ¼ NW ¼) of Section 22, Township 17 South, Range 12 East, Willamette Meridian, City of Bend, Deschutes, Oregon, being more particularly described as follows:

RESOLUTION NO. 2873

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Beginning at a point on the most northern boundary line of said Lot 1 which bears South 85°30'47" East for a distance of 39.72 feet from the northern most corner of said Lot 1; thence leaving said north boundary line, South 13°45'59" East a distance of 18.50 feet; thence 71.25 feet along the arc of a non-tangent curve to the left with a radius of 76.00 feet, the chord of which bears South 49°22'33" West for a distance of 68.67 feet; thence 11.74 feet along the arc of a compound curve to the left with a radius of 30.00 feet, the chord of which bears South 11°18'31" West for a distance of 11.66 feet; thence South 00°05'52" West a distance of 50.42 feet; thence North 89°54'30" West a distance of 19.36 feet to the west boundary line of said Lot 1; thence along said west boundary line, North 00°04'06" West a distance of 10.00 feet; thence leaving said west boundary line, North 89°55'54" East a distance of 0.89 feet; thence North 00°05'57" East a distance of 40.52 feet, thence 18.98 feet along the arc of a non-tangent curve to the right with a radius of 48.50 feet, the chord of which bears North 11°18'31" East for a distance of 18.86 feet; thence 88.60 feet along the arc of a compound curve to the right with a radius of 94.50 feet, the chord of which bears North 49°22'33" East for a distance of 85.39 feet to the point of beginning, the terminus of this description.

Parcel 10 (Empire Avenue/18th Street Roundabout – E18-3) – Right of Way Dedication

A parcel of land containing 1,591 square feet (0.04 acres), more or less, located in Lot 15, East Empire Business Park, in the Southwest One-Quarter of the Northwest One-Quarter (SW ¼ NW ¼) of Section 22, Township 17 South, Range 12 East, Willamette Meridian, City of Bend, Deschutes, Oregon, being more particularly described as follows:

Beginning at the northern most corner of said Lot 15; thence along the northeasterly boundary of Said Lot 15, South 45°00'56" East a distance of 42.35 feet to the east boundary line of said Lot 15; thence along said east boundary line, South 00°04'06" East a distance of 71.85 feet; thence leaving said east boundary line, South 89°55'54" West a distance of 2.05 feet; thence North 09°14'18" West a distance of 35.64 feet; thence North 24°46'14" West a distance of 26.35 feet; thence 46.65 feet along the arc of a tangent curve to the left with a radius of 76.00 feet, the chord of which bears North 42°21'24" West for a distance of 45.92 feet; thence North 59°56'33" West a distance of 17.25 feet to the north boundary line of said Lot 15; thence along said north boundary line, North 89°48'32" East a distance of 34.64 feet to the point of beginning, the terminus of this description.

Parcel 11 (Empire Avenue/18th Street Roundabout – E18-3) – Temporary Easement

A parcel of land containing 10,705 square feet (0.25 acres), more or less, located in Lot 15, East Empire Business Park, in the Southwest One-Quarter of the Northwest One-Quarter (SW ¼ NW ¼) of Section 22, Township 17 South, Range 12 East, Willamette Meridian, City of Bend, Deschutes, Oregon, being more particularly described as follows:

Beginning at a point on the north boundary line of said Lot 15, which bears South 89°48'32" West a distance of 34.64 feet from the northern most corner of said Lot 15; thence leaving said north boundary line, South 59°56'33" East a distance of 17.25 feet; thence 46.65 feet along the arc of a tangent curve to the right with a radius of 76.00 feet, the chord of which bears South 42°21'24" East for a distance of 45.92 feet; thence South 24°46'14" East a distance of 26.35 feet; thence South 09°14'18" East a distance of 35.64 feet; thence North 89°55'54" East a distance of 2.05 feet to the east boundary line of said Lot 15; thence along said east boundary line, South 89°55'54" West a distance of 20.00 feet; thence North 00°04'06" West a distance of 56.11 feet; thence North 36°57'45" West a distance of 38.37 feet; thence South 89°48'32" West a distance of 489.62 feet; thence North 00°11'28" West a distance of 20.00 feet to the north boundary line of said Lot 15; thence along said north boundary line, North 89°48'32" East a distance of 486.14 feet to the point of beginning, the terminus of this description.

Parcel 12 (Empire Avenue/18th Street Roundabout – E18-4) – Right of Way Dedication

A parcel of land containing 6,310 square feet (0.14 acres), more or less, located in Parcel 2, Partition Plat 1997-45, in the Northwest One-Quarter of the Northwest One-Quarter (NW ¼ NW ¼) of Section 22, Township 17 South, Range 12 East, Willamette Meridian, City of Bend, Deschutes, Oregon, being more particularly described as follows:

Beginning at the southeast Corner of said Parcel 2, thence along the south boundary line of said Parcel 2, South 89°48'32" West a distance of 43.52 feet; thence leaving said south boundary line, North 47°14'46" East a distance of 30.49 feet; thence North 13°32'55" East a distance of 34.07 feet; thence North 14°35'12" West a distance of 83.18 feet; thence North 10°02'54" East a distance of 140.50 feet; thence North 18°36'40" East a distance of 40.27 feet to the east boundary line of said Parcel 2; thence along said east boundary line, 78.61 feet along the arc of a non-tangent curve to the left with a radius of 840.00 feet, the chord of which bears South 02°36'22" West for a distance of 78.58 feet; thence continuing along said east boundary line, South 00°04'30" East a distance of 232.18 feet to the point of beginning, the terminus of this description.

Parcel 13 (Empire Avenue/18th Street Roundabout – E18-4) – Permanent Slope Easement

A parcel of land containing 4,002 square feet (0.09 acres), more or less, located in Parcel 2, Partition Plat 1997-45, in the Northwest One-Quarter of the Northwest One-Quarter (NW ¼ NW ¼) of Section 22, Township 17 South, Range 12 East, Willamette Meridian, City of Bend, Deschutes, Oregon, being more particularly described as follows:

Beginning at a point on the south boundary line of said Parcel 2, which bears South 89°48'32" West a distance of 43.52 feet from the southeast corner of said Parcel 2; thence South 89°48'32" West a distance of 10.35 feet; thence North 47°14'46" East a

distance of 35.99 feet; thence North 13°32'55" East a distance of 30.20 feet; thence North 14°35'12" West a distance of 102.15 feet; thence North 10°02'54" East a distance of 125.70 feet; thence North 18°36'40" East a distance of 62.96 feet to the north boundary line of said Parcel 2; thence along said north boundary line, North 89°50'51" East a distance of 10.05 feet to the east boundary line of said Parcel 2, thence along said east boundary line 25.41 feet along the arc of a non-tangent curve to the left with a radius of 840 feet, the chord of which bears South 06°09'13" West for a distance of 25.41 feet; thence leaving said east boundary line, South 18°36'40" West a distance of 40.27 feet; thence South 10°02'54" West a distance of 140.50 feet; thence South 14°35'12" East a distance of 83.18 feet; thence South 13°32'55' West a distance of 34.07 feet; thence South 47°14'46" West a distance of 30.49 feet to the point of beginning, the terminus of this description.

EXHIBIT B

BROOKSWOOD BOULEVARD/POWERS ROAD ROUNDABOUT/BP-1
 RIGHT-OF-WAY ACQUISITION PARCEL - TL 181208CB 00200
 LOCATED IN: A PORTION OF TRACT 11, BLAKLEY HEIGHTS,
 IN THE NW 1/4 SW 1/4 SECTION 8, T18S, R12E, W.M.,
 CITY OF BEND, DESCHUTES COUNTY, OREGON

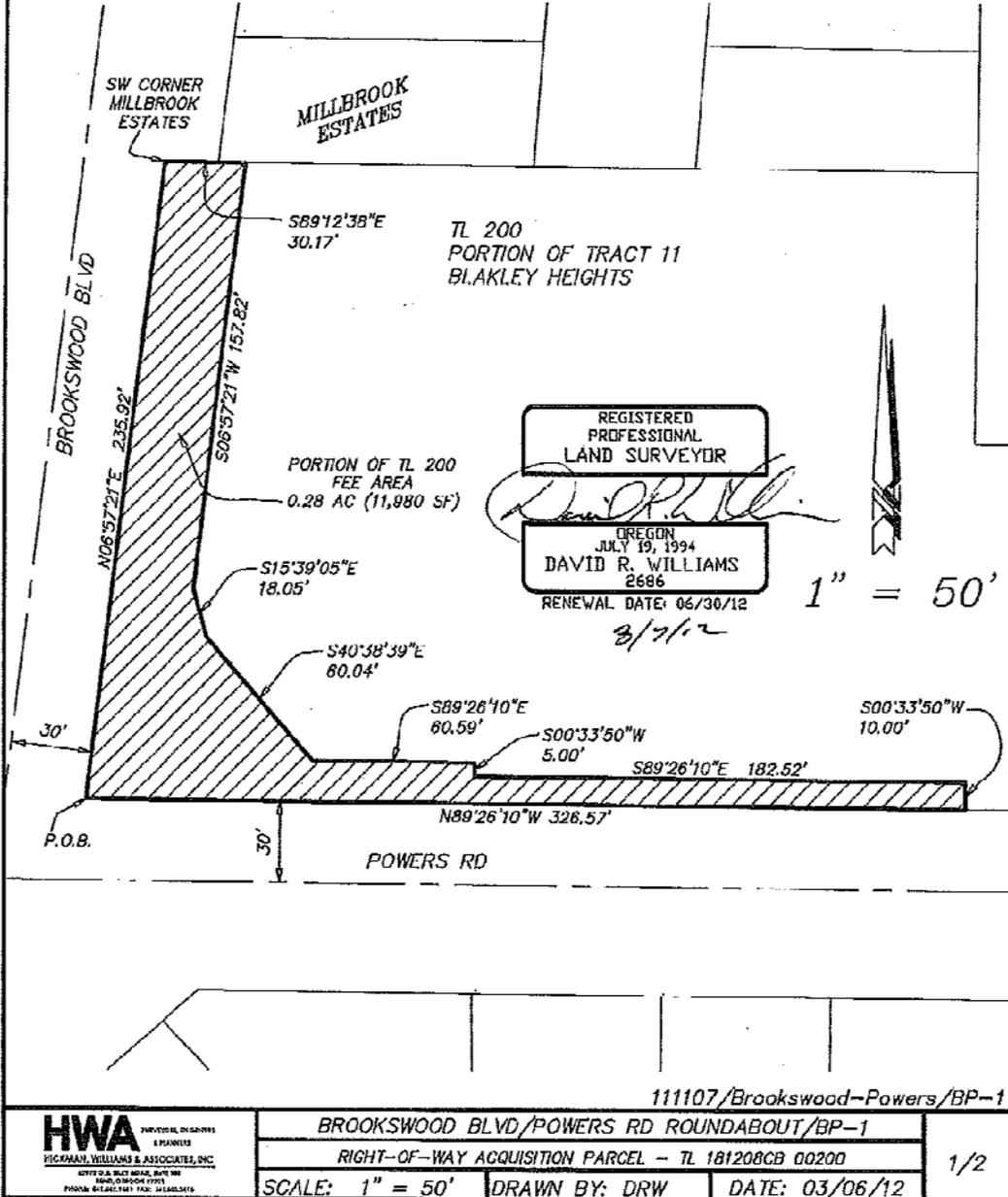
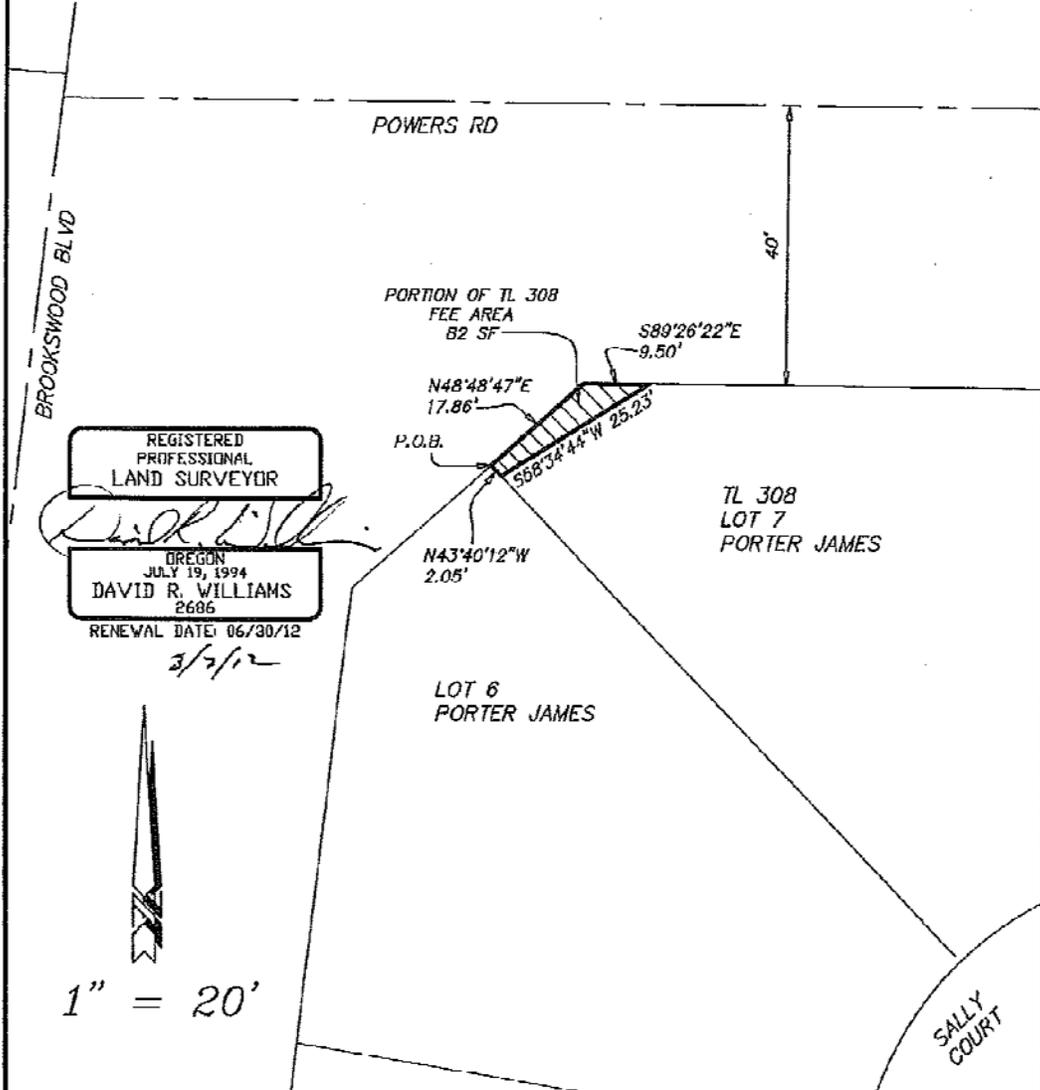


EXHIBIT B

BROOKSWOOD BOULEVARD/POWERS ROAD ROUNDABOUT/BP-2
 RIGHT-OF-WAY ACQUISITION PARCEL - TL 181208CB 00308
 LOCATED IN: LOT 7, PORTER JAMES
 IN THE NW 1/4 SW1/4 SECTION 8, T18S, R12E, W.M.,
 CITY OF BEND, DESCHUTES COUNTY, OREGON



REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

David R. Williams

OREGON
 JULY 19, 1994
 DAVID R. WILLIAMS
 2686
 RENEWAL DATE: 06/30/12

3/2/12

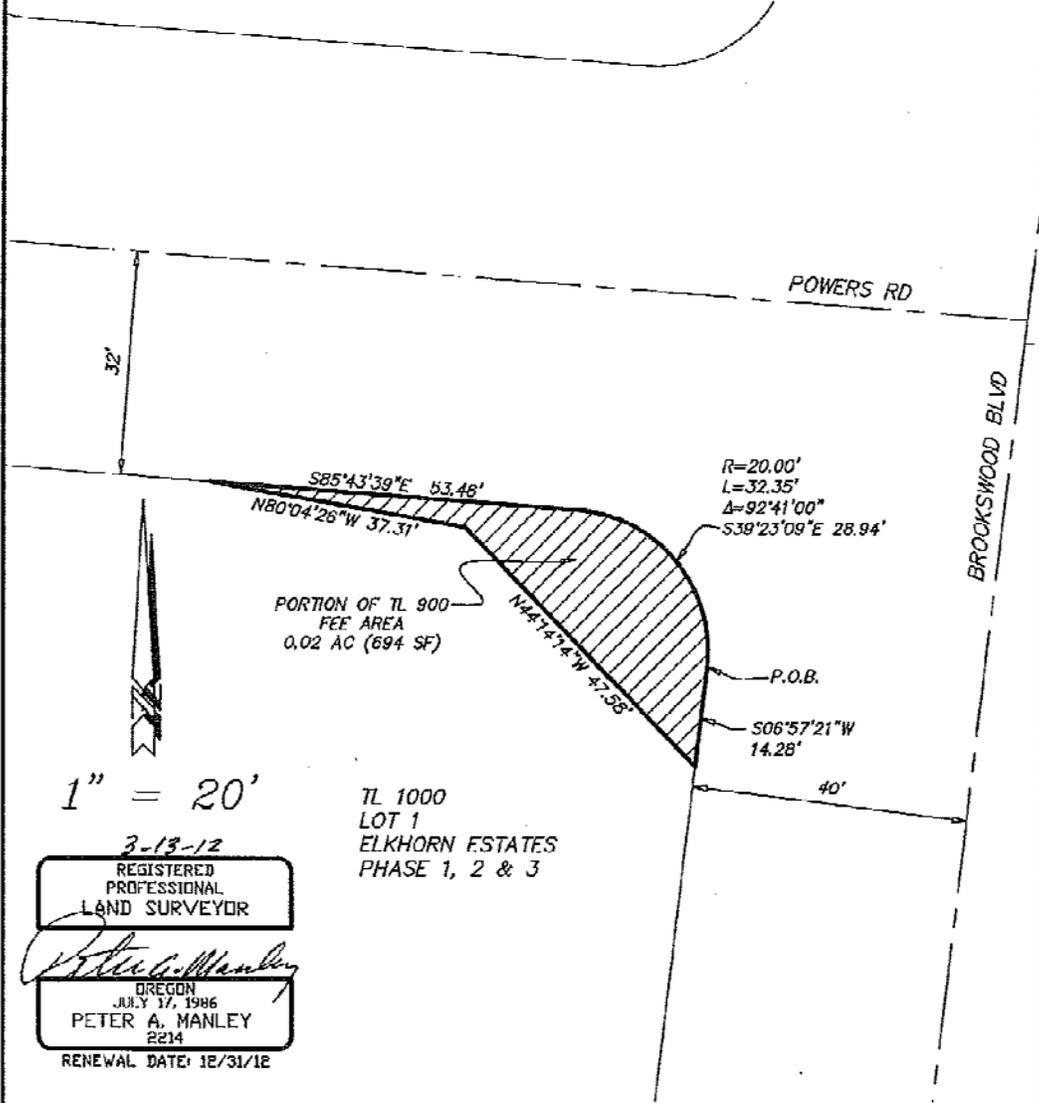
1" = 20'

111107/Brookwood-Powers/BP-2

<p>HWA REGISTERED PROFESSIONAL LAND SURVEYOR HERRMAN, WILLIAMS & ASSOCIATES, INC. 400 W. 11TH AVE. SUITE 200 BEND, OREGON 97701 PHONE: 531-321-1111 FAX: 531-321-5111</p>	BROOKSWOOD BOULEVARD/POWERS ROAD ROUNDABOUT/BP-2		SHEET
	RIGHT-OF-WAY ACQUISITION PARCEL - TL 181208CB 00308		1/2
SCALE: 1" = 20'	DRAWN BY: DRW	DATE: 03/06/12	

EXHIBIT B

BROOKSWOOD BOULEVARD/POWER ROAD ROUNDABOUT/BP-3
 RIGHT-OF-WAY ACQUISITION PARCEL - TL 181208CB 01000
 LOCATED IN: LOT 1, ELKHORN ESTATES PHASE 1, 2 & 3
 IN THE NW 1/4 SW 1/4 SECTION 8, T18S, R12E, W.M.,
 CITY OF BEND, DESCHUTES COUNTY, OREGON



1" = 20'

3-13-12

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Peter A. Manley

OREGON
 JULY 17, 1986
 PETER A. MANLEY
 2214

RENEWAL DATE: 12/31/12

111107/Brookswood-Powers/BP-3(2)

<p>HWA HOCKLHAM, WOODS & ASSOCIATES, INC. 4100 N.W. 10TH AVENUE SUITE 200 PORTLAND, OREGON 97228 PHONE: 503.251.1111 FAX: 503.251.1112</p>	BROOKSWOOD BOULEVARD/POWER ROAD ROUNDABOUT/BP-3		SHEET
	RIGHT-OF-WAY ACQUISITION PARCEL - TL 181208CB 01000		1/1
SCALE: 1" = 20'	DRAWN BY: DRW	DATE: 3/13/12	

EXHIBIT B

BROOKSWOOD BOULEVARD/POWERS ROAD ROUNDABOUT/BP-4
 RIGHT-OF-WAY ACQUISITION PARCEL - TL 181208CB 00900
 LOCATED IN: LOT 15, ELKHORN ESTATES PHASE 1, 2 & 3
 IN THE NW 1/4 SW 1/4 SECTION 8, T18S, R12E, W.M.,
 CITY OF BEND, DESCHUTES COUNTY, OREGON

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

David R. Williams

OREGON
 JULY 19, 1994
 DAVID R. WILLIAMS
 2686

RENEWAL DATE: 06/30/12

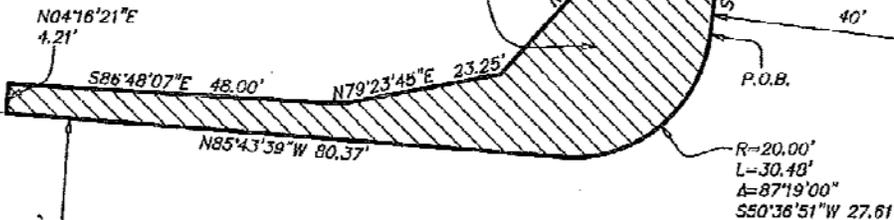
3/06/12

TL 900
 LOT 15
 ELKHORN ESTATES
 PHASE 1, 2 & 3



1" = 20'

PORTION OF TL 900
 FEE AREA
 0.03 AC (1,228 SF)



P.O.B.
 R=20.00'
 L=30.48'
 A=87°19'00"
 550°36'51"W 27.61'

BROOKSWOOD BLVD

POWERS RD

111107/Brookswood-Powers/BP-4

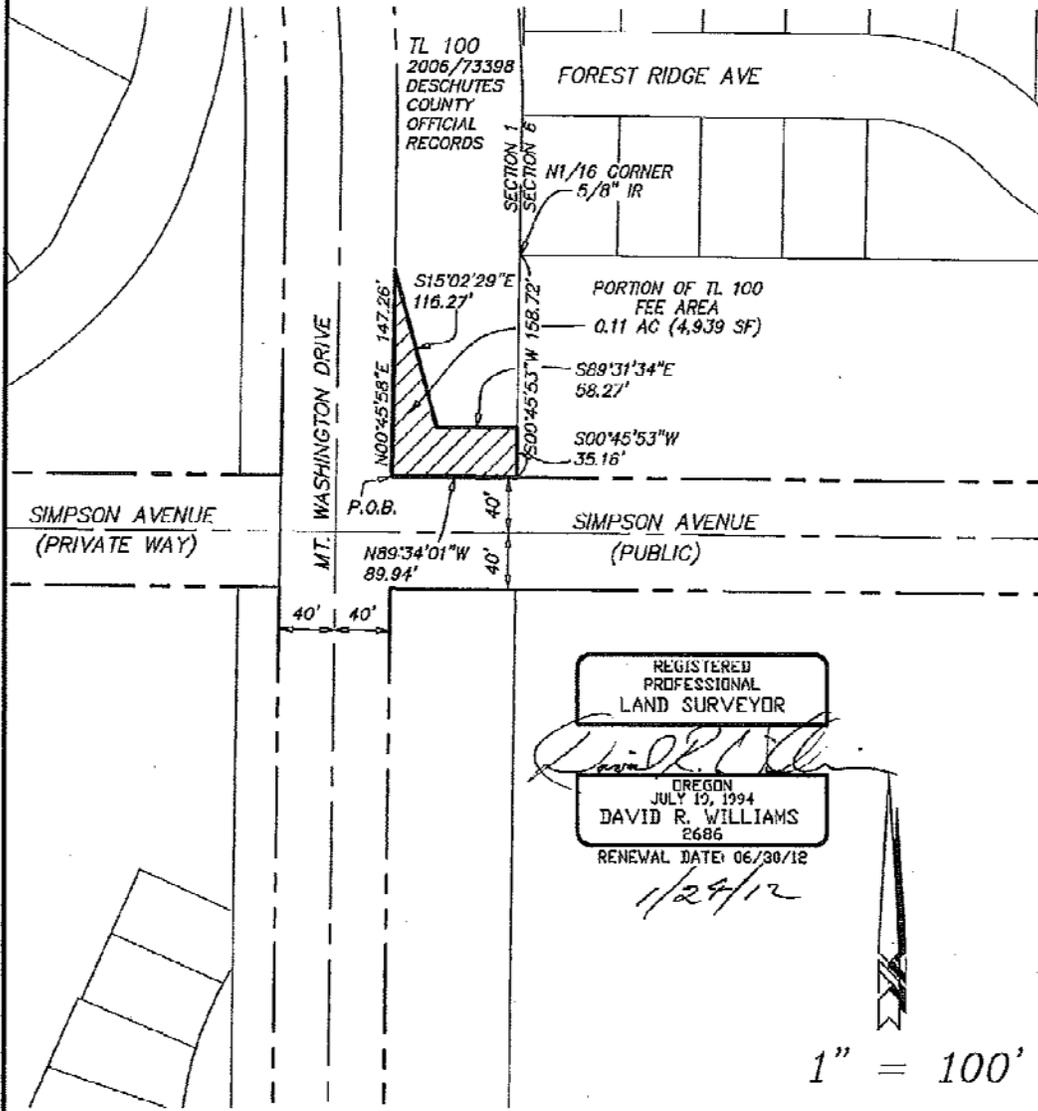
HWA
 HOFFMAN, WILLIAMS & ASSOCIATES, INC.
 400 W. G. WELLS ROAD, SUITE 200
 BEND, OREGON 97701
 PHONE: 541.341.9411 FAX: 541.348.2616

BROOKSWOOD BOULEVARD/POWERS ROAD ROUNDABOUT/BP-4
 RIGHT-OF-WAY ACQUISITION PARCEL - TL 181208CB 00900
 SCALE: 1" = 20' DRAWN BY: DRW DATE: 03/06/12

1/2

EXHIBIT B

MT. WASHINGTON/SIMPSON AVENUE ROUNDABOUT/SMW-5
 RIGHT-OF-WAY ACQUISITION PARCEL - TL 18110100 00100
 LOCATED IN: THE NE 1/4 SECTION 1, T18S, R11E, W.M.,
 CITY OF BEND, DESCHUTES COUNTY, OREGON

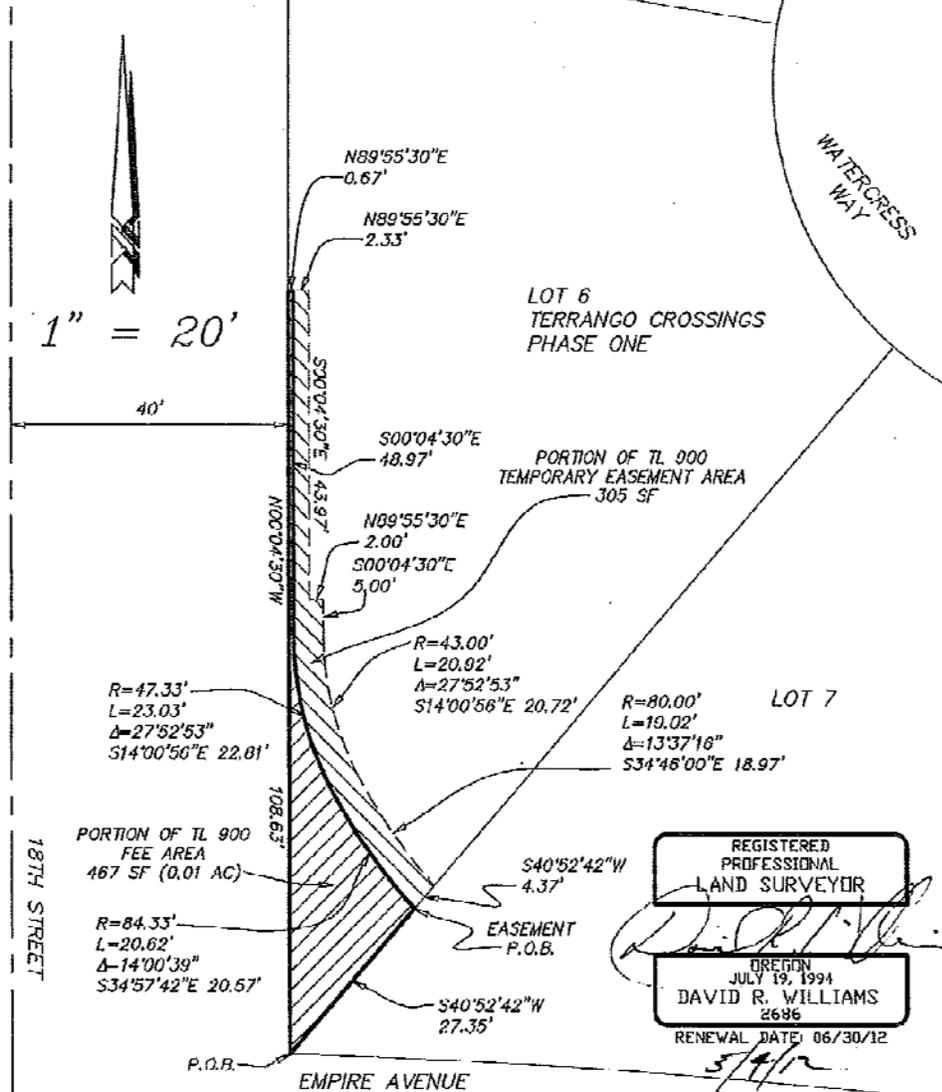


111107/Simpson-Mt Washington/SMW-5

HWA <small>REGISTERED PROFESSIONAL & PLANNERS HICKMAN, WILLIAMS & ASSOCIATES, INC. 8710 S.W. 84th Avenue, Suite 100 Bend, Oregon 97701 PHONE: 503-325-7311 FAX: 503-325-6511</small>	MT. WASHINGTON/SIMPSON AVENUE ROUNDABOUT/SMW-5	SHEET
	RIGHT-OF-WAY ACQUISITION PARCEL - TL 18110100 00100	1/1
SCALE: 1" = 100'	DRAWN BY: DRW	DATE: 01/24/12

EXHIBIT B

EMPIRE AVENUE/18TH STREET ROUNDABOUT/E18-1
 RIGHT-OF-WAY ACQUISITION PARCEL & TEMPORARY EASEMENT - TL 171222BB 00900
 LOCATED IN: LOT 6, TERRANGO CROSSINGS, PHASE ONE
 IN THE NW1/4 NW1/4 SECTION 22, T17S, R12E, W.M.,
 CITY OF BEND, DESCHUTES COUNTY, OREGON

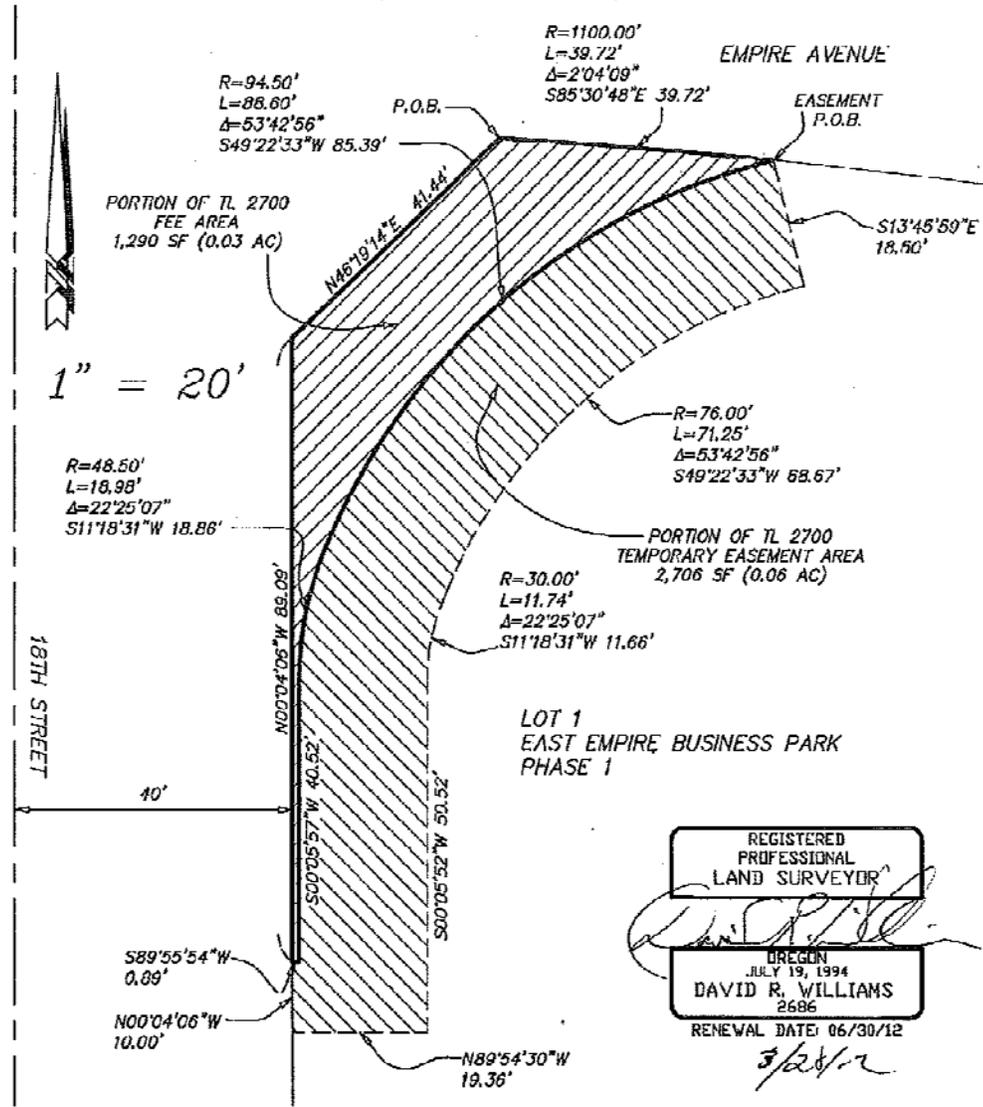


111107/Empire-18th/E18-1

	EMPIRE AVENUE/18TH STREET ROUNDABOUT/E18-1	SHFT
	RIGHT-OF-WAY ACQUISITION PARCEL & TEMP. EASE.-TL 171222BB 00900	1/1
	SCALE: 1" = 20' DRAWN BY: DRW DATE: 05/04/12	

EXHIBIT B

EMPIRE AVENUE/18TH STREET ROUNDABOUT/E18-2
 RIGHT-OF-WAY ACQUISITION PARCEL & TEMPORARY EASEMENT - TL 171222BC 02700
 LOCATED IN: LOT 1, EAST EMPIRE BUSINESS PARK, PHASE 1
 IN THE SW 1/4 NW1/4 SECTION 22, T17S, R12E, W.M.,
 CITY OF BEND, DESCHUTES COUNTY, OREGON



1" = 20'

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

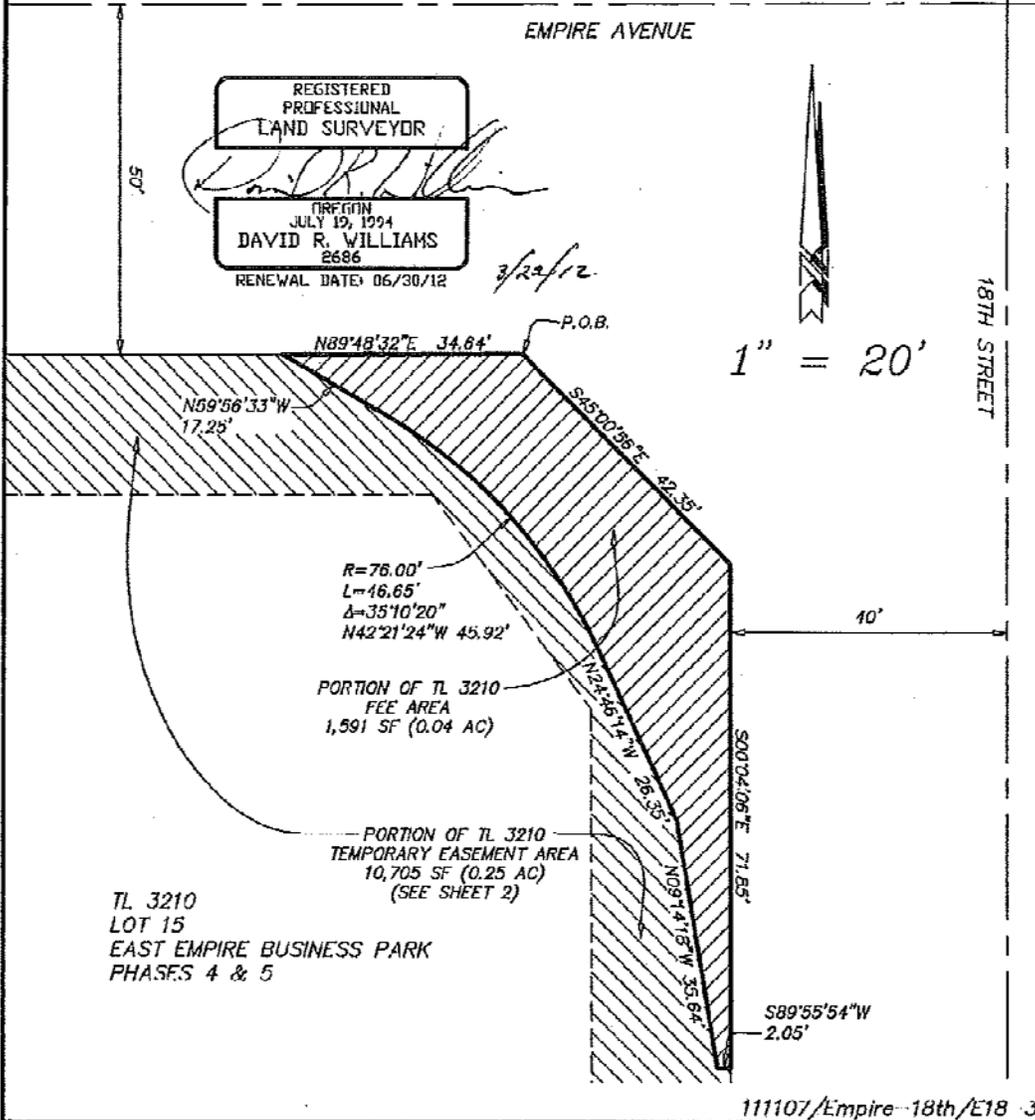
 OREGON
 JULY 19, 1994
 DAVID R. WILLIAMS
 2686
 RENEWAL DATE: 06/30/12
 3/28/12

111107/Empire-18th/E18-2

<p>HWA HOGAN, WILLIAMS & ASSOCIATES, INC. 1000 SW 10TH ST BEND, OREGON 97701 PHONE 531.331.1422 FAX 531.331.1423</p>	EMPIRE AVENUE/18TH STREET ROUNDABOUT/E18-2		SHEET
	RIGHT-OF-WAY ACQUISITION PARCEL & TEMP. EASE.-TL 171222BC 02700		1/1
	SCALE: 1" = 20'	DRAWN BY: DRW	DATE: 03/08/12

EXHIBIT B

EMPIRE AVENUE/18TH STREET ROUNDABOUT/E18-3
 RIGHT-OF-WAY ACQUISITION PARCEL & TEMPORARY EASEMENT - TL 171222BC 03210
 LOCATED IN: LOT 15, EAST EMPIRE BUSINESS PARK, PHASES 4 & 5
 IN THE SW 1/4 NW1/4 SECTION 22, T17S, R12E, W.M.,
 CITY OF BEND, DESCHUTES COUNTY, OREGON



<p>HWA HICEMAN, WILLIAMS & ASSOCIATES, INC. 1133 S.E. PINE ST., SUITE 100 BEND, OREGON 97701 PHONE: 531-328-1282 FAX: 531-328-9414</p>	EMPIRE AVENUE/18TH STREET ROUNDABOUT/E18-3	SHEET
	RIGHT-OF-WAY ACQUISITION PARCEL & TEMP. EASE.-TL 171222BC 03210	1/2
SCALE: 1" = 20'	DRAWN BY: DRW	DATE: 03/08/12

EXHIBIT C

EMPIRE AVENUE/18TH STREET ROUNDABOUT/E18-3
 RIGHT-OF-WAY ACQUISITION PARCEL & TEMPORARY EASEMENT - TL 171222BC 03210
 LOCATED IN: LOT 15, EAST EMPIRE BUSINESS PARK, PHASES 4 & 5
 IN THE SW 1/4 NW1/4 SECTION 22, T17S, R12E, W.M.,
 CITY OF BEND, DESCHUTES COUNTY, OREGON

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

David R. Williams

OREGON
 JULY 19, 1994
 DAVID R. WILLIAMS
 2686

RENEWAL DATE: 06/30/12

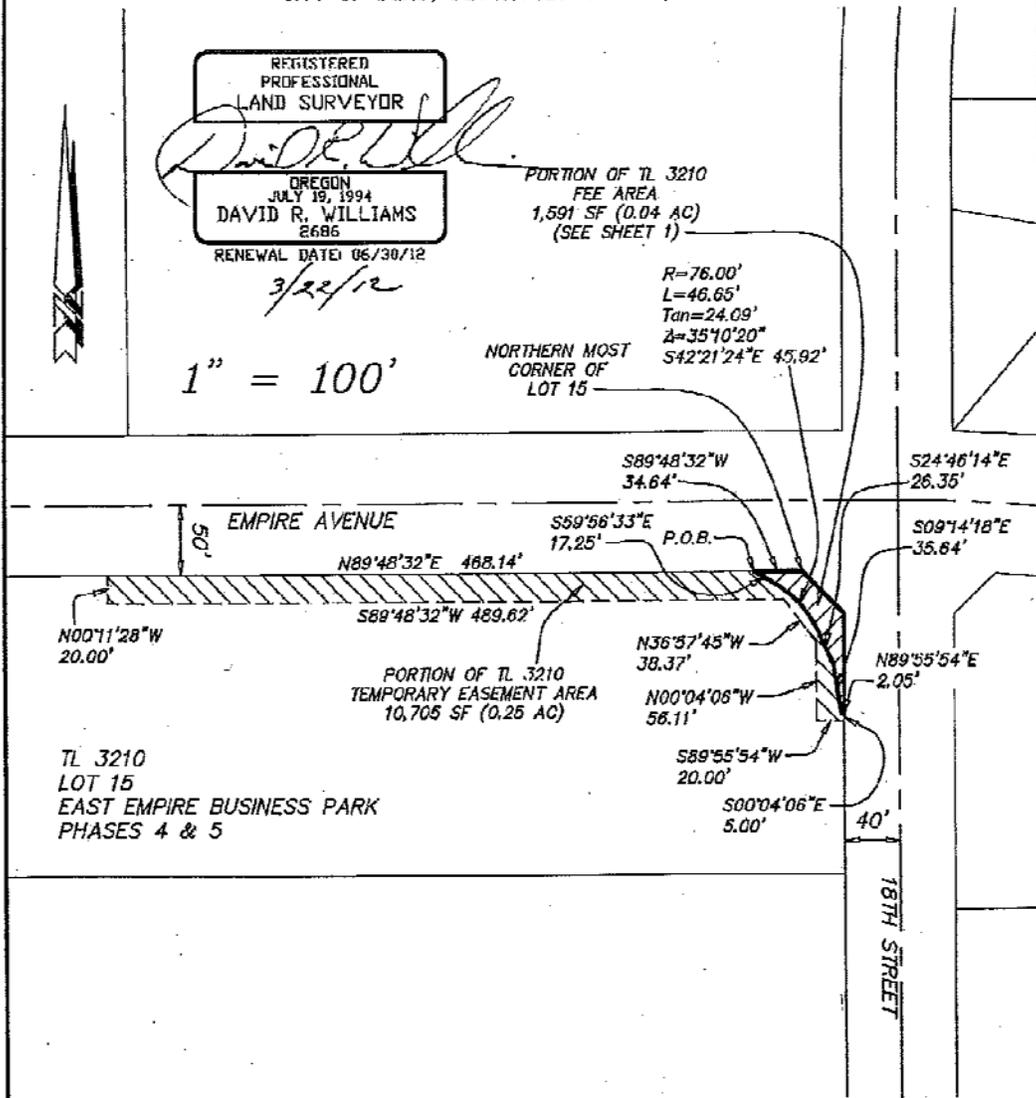
3/22/12

PORTION OF TL 3210
 FEE AREA
 1,591 SF (0.04 AC)
 (SEE SHEET 1)

R=76.00'
 L=46.65'
 Tan=24.09'
 Δ=35°10'20"
 S42°21'24"E 45.92'

NORTHERN MOST
 CORNER OF
 LOT 15

1" = 100'



111107/Empire-18th/E18-3 S2

HWA HICKMAN, WILLIAMS & ASSOCIATES, S.C. <small>REGISTERED PROFESSIONAL ENGINEERS & PLANNERS 4778 N.W. 18TH AVENUE, SUITE 100 GAINESVILLE, FLORIDA 32609-1773 PHONE: 352.382.1211 FAX: 352.382.1212</small>	EMPIRE AVENUE/18TH STREET ROUNDABOUT/E18-3	SHEET
	RIGHT-OF-WAY ACQUISITION PARCEL & TEMP. EASE.-TL 171222BC 03210	2/2
SCALE: 1" = 100'		DRAWN BY: DRW
		DATE: 03/08/12

EXHIBIT B

EMPIRE AVENUE/18TH STREET ROUNDABOUT/E18-4
 RIGHT-OF-WAY ACQUISITION PARCEL & PERMANENT SLOPE EASEMENT - TL 171222BB 00300
 LOCATED IN: PARCEL 2, PARTITION PLAT 1997-45
 IN THE NW 1/4 NW 1/4 SECTION 22, T17S, R12E, W.M.,
 CITY OF BEND, DESCHUTES COUNTY, OREGON

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

David R. Williams

OREGON
 JULY 19, 1994
 DAVID R. WILLIAMS
 2686

RENEWAL DATE: 06/30/12

4/11/12

PORTION OF TL 300
 PERMANENT SLOPE EASEMENT AREA
 4,002 SF (0.09 AC)

TL 300
 PARCEL 2
 PARTITION PLAT 1997-45

PORTION OF TL 300
 FEE AREA
 6,310 SF (0.14 AC)



1" = 50'

EMPIRE AVENUE

S89°48'32"W
 10.35'

P.O.B. EASEMENT
 S89°48'32"W
 43.52'

P.O.R.

N89°50'51"E
 10.05'

N18°36'40"E
 62.96'

N18°36'40"E
 40.27'

R=840.00'
 L=25.41'
 Tan=12.70'
 Δ=1°43'59"
 S06°09'13"W 25.41'

R=840.00'
 L=78.61'
 Δ=5°21'44"
 S02°36'22"W 78.58'

N107°25'4"E
 125.70'

N107°25'4"E
 40.50'

N107°25'4"E
 34.20.01'

N107°25'4"E
 40.50'

N107°25'4"E
 40.50'

N107°25'4"E
 40.50'

N107°25'4"E
 40.50'

N107°25'4"E
 40.50'

N107°25'4"E
 40.50'

N13°32'55"E
 34.07'

N13°32'55"E
 30.20'

N47°14'48"E
 30.49'

N47°14'46"E
 35.99'

N14°55'12"W
 102.15'

N14°55'12"W
 83.18'

18TH STREET

111107/Empire-18th/E18-4

<p>HWA TERRILL BROTHERS & ASSOCIATES 1100 N. W. 10th St., Suite 100 Bend, Oregon 97701 Phone: 503-325-1111 FAX: 503-325-9111</p>	EMPIRE AVENUE/18TH STREET ROUNDABOUT/E18-4		SHEET
	RIGHT-OF-WAY ACQUISITION PARCEL & SLOPE EASE.-TL 171222BB 00300		1/1
SCALE: 1" = 50'	DRAWN BY: DRW	DATE: 04/11/12	