

RESOLUTION 3179

RESOLUTION DECLARING THE NECESSITY OF SUBPROJECT 6 OF THE EMPIRE CORRIDOR IMPROVEMENTS PROJECT AND EXERCISING THE POWER OF EMINENT DOMAIN

Findings

- A. The City of Bend ("City") 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 the traveling public.
- C. The project known as Subproject 6, the Empire Avenue/27th Street/Butler Market Road Roundabout ("Project"), of the Empire Corridor Improvements Project (1XECI), has been planned in accordance with appropriate engineering standards for the construction of transportation infrastructure to minimize property damage, promote transportation, and safeguard travel.
- D. To accomplish this Project, it is necessary to acquire the interests in property described in the attached Exhibit A.

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 Project is necessary for the completion of safe transportation routes in the northeast section of the City. The properties being acquired are necessary for the construction of the Project and are necessary to protect the full use and enjoyment by the public of the streets. The Project has been planned, designed, and 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 Attachment 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 motion of the Bend City Council on November 6, 2019.

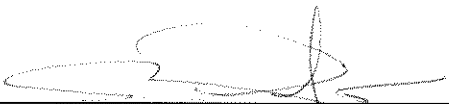
YES: Sally Russell, Mayor NO: none
Bruce Abernethy
Barb Campbell
Bill Moseley
Justin Livingston
Gena Goodman-Campbell
Chris Piper


Sally Russell, Mayor

Attest:


Robyn Christie, City Recorder

Approved as to form:


Mary A. Winters, City Attorney

Attachment A

RESOLUTION EXERCISING THE POWER OF EMINENT DOMAIN

Empire Corridor Improvements Project (1XECI)

Enclosed:

Legal descriptions and exhibits for temporary and permanent easements to be acquired at:

Property	Page
2550 NE Butler Market Road	2
Right of Way Acquisition	3
2655 NE Butler Market Road	6
Right of Way Acquisition	7
2525 NE Butler Market Road	9
Right of Way Acquisition	10
2555 NE Butler Market Road	13
Right of Way Acquisition	14
Taxlot 171223CB00806	17
Right of Way Acquisition	18

2550 NE Butler Market Road

Property Owner: Trinity Evangelical Lutheran Church of Bend

EXHIBIT 'A'
LEGAL DESCRIPTION

PARCEL 1 – ROAD RIGHT-OF-WAY DEDICATION

A TRACT OF LAND BEING A PORTION OF THAT PROPERTY DESCRIBED IN THAT STATUTORY WARRANTY DEED RECORDED OCTOBER 11, 1994 INSTRUMENT NUMBER 1994-040200, OFFICIAL RECORDS OF DESCHUTES COUNTY, OREGON, LOCATED IN THE SOUTHEAST QUARTER (SE1/4) OF SECTION 22, TOWNSHIP 17 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, CITY OF BEND, DESCHUTES COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF THAT TRACT DESCRIBED IN THAT DEDICATION DEED RE-RECORDED OCTOBER 10, 2017 IN VOLUME 2017, PAGE 40560, OFFICIAL RECORDS OF DESCHUTES COUNTY, OREGON BEARING SOUTH 67°39'33" EAST, A DISTANCE OF 2478.36 FEET, FROM THE CENTER QUARTER (C1/4) CORNER OF SAID SECTION 22, MARKED BY A 3-1/4" DIAMETER ALUMINUM CAP MONUMENT STAMPED "LS 2214" AS SHOWN ON SAID PARTITION PLAT NO. 2007-74, RECORDED ON NOVEMBER 27, 2007 IN PARTITION PLAT CABINET 3, PAGE 523, OFFICIAL RECORDS OF DESCHUTES COUNTY, OREGON;

THENCE, DEPARTING THE NORTHERLY LINE OF SAID TRACT, NORTH 35°14'42" EAST, A DISTANCE OF 244.00 FEET, TO A POINT;

THENCE, NORTH 18°13'44" WEST, A DISTANCE OF 316.85 FEET, TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE, BEING 50.00 FEET FROM, WHEN MEASURED AT RIGHT ANGLES TO, THE CENTERLINE OF THE EMPIRE AVENUE EXTENSION AS DESCRIBED IN THAT DEDICATION DEED RECORDED AUGUST 30, 2019 IN VOLUME 2019, PAGE 32183, OFFICIAL RECORDS OF DESCHUTES COUNTY, OREGON, SAID POINT ALSO BEING A POINT OF NON-TANGENT CURVATURE WITH A CURVE HAVING A RADIUS OF 859.90 FEET;

THENCE, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 20°26'44", AN ARC DISTANCE OF 306.85 FEET (THE CHORD OF WHICH BEARS SOUTH 23°32'54" EAST, A DISTANCE OF 305.22 FEET), TO A POINT OF TANGENCY;

THENCE, SOUTH 13°19'32" EAST, A DISTANCE OF 13.56 FEET, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, TO THE NORTHERLY MOST CORNER OF SAID TRACT DESCRIBED IN THAT DEDICATION DEED RE-RECORDED OCTOBER 10, 2017 IN VOLUME 2017, PAGE 40560, SAID POINT ALSO BEING A POINT OF CURVATURE WITH A CURVE HAVING A RADIUS OF 68.00 FEET;

THENCE, DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, ALONG THE NORTHERLY LINE OF SAID TRACT, THROUGH THE NEXT SIX (6) COURSES:

PROCEEDING ALONG THE LAST MENTIONED CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 13°32'35", AN ARC DISTANCE OF 16.07 FEET (THE CHORD OF WHICH BEARS SOUTH 08°53'05" WEST, A DISTANCE OF 16.04 FEET), TO A POINT;

THENCE, SOUTH 15°38'20" WEST, A DISTANCE OF 31.25 FEET, TO A POINT OF CURVATURE WITH A CURVE HAVING A RADIUS OF 97.00 FEET;

THENCE, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 28°53'17", AN ARC DISTANCE OF 48.91 FEET (THE CHORD OF WHICH BEARS SOUTH 30°05'02" WEST, A DISTANCE OF 48.39 FEET), TO A POINT OF REVERSE CURVATURE WITH A CURVE HAVING A RADIUS OF 387.00 FEET;

THENCE, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 03°27'38", AN ARC DISTANCE OF 23.37 FEET (THE CHORD OF WHICH BEARS SOUTH 42°47'56" WEST, A DISTANCE OF 23.37 FEET), TO A POINT OF REVERSE CURVATURE WITH A CURVE HAVING A RADIUS OF 50.00 FEET;

THENCE, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 18°38'04", AN ARC DISTANCE OF 16.26 FEET (THE CHORD OF WHICH BEARS SOUTH 50°23'17" WEST, A DISTANCE OF 16.19 FEET), TO A POINT OF REVERSE CURVATURE WITH A CURVE HAVING A RADIUS OF 350.00 FEET;

THENCE, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 22°46'54", AN ARC DISTANCE OF 139.17 FEET (THE CHORD OF WHICH BEARS SOUTH 48°18'58" WEST, A DISTANCE OF 138.25 FEET), TO THE POINT OF BEGINNING.

HEREIN DESCRIBED PARCEL 1 CONTAINS 13,124 SQUARE FEET, MORE OR LESS.

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

BASIS OF BEARINGS = SOUTH 89°45'34" WEST BETWEEN CENTRAL OREGON COORDINATE SYSTEM (COCS) VALUES FOR THE CENTER QUARTER (C1/4) CORNER AND EAST QUARTER (E1/4) CORNER OF SAID SECTION 22 AS SHOWN ON EXHIBIT 'B', ATTACHED HERETO AND MADE A PART HEREOF.

PARCEL 2 – TEMPORARY CONSTRUCTION EASEMENT

A TRACT OF LAND BEING A PORTION OF THAT PROPERTY DESCRIBED IN THAT STATUTORY WARRANTY DEED RECORDED OCTOBER 11, 1994 INSTRUMENT NUMBER 1994-040200, OFFICIAL RECORDS OF DESCHUTES COUNTY, OREGON, LOCATED IN THE SOUTHEAST QUARTER (SE1/4) OF SECTION 22, TOWNSHIP 17 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, CITY OF BEND, DESCHUTES COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THENCE, DEPARTING THE NORTHERLY LINE OF SAID TRACT, NORTH 35°14'42" EAST, A DISTANCE OF 159.30 FEET, TO THE POINT OF BEGINNING FOR THIS DESCRIPTION;

THENCE, NORTH 52°25'33" WEST, A DISTANCE OF 50.00 FEET, TO A POINT;

THENCE, NORTH 19°25'13" WEST, A DISTANCE OF 398.92 FEET, TO A POINT;

THENCE, NORTH 52°46'25" EAST, A DISTANCE OF 75.07 FEET, TO A POINT OF INTERSECTION WITH THE WESTERLY LINE RIGHT-OF-WAY LINE, BEING 50.00 FEET FROM, WHEN MEASURED AT RIGHT ANGLES TO, THE CENTERLINE OF THE EMPIRE AVENUE EXTENSION AS DESCRIBED IN THAT DEDICATION DEED RECORDED AUGUST 30, 2019 IN VOLUME 2019, PAGE 32183, OFFICIAL RECORDS OF DESCHUTES COUNTY, OREGON, SAID POINT ALSO BEING POINT OF CURVATURE WITH A CURVE HAVING A RADIUS OF 859.90 FEET;

THENCE, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 06°51'51", AN ARC DISTANCE OF 103.02 FEET, (THE CHORD OF WHICH BEARS SOUTH 37°12'12" EAST, A DISTANCE OF 102.96 FEET), TO A POINT OF TANGENCY;

THENCE, DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 18°13'44" EAST, A DISTANCE OF 316.85 FEET, TO A POINT;

THENCE, SOUTH 35°14'42" WEST, A DISTANCE OF 84.70 FEET, TO THE POINT OF BEGINNING.

HEREIN DESCRIBED PARCEL 2 CONTAINS 41,849 SQUARE FEET, MORE OF LESS.

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

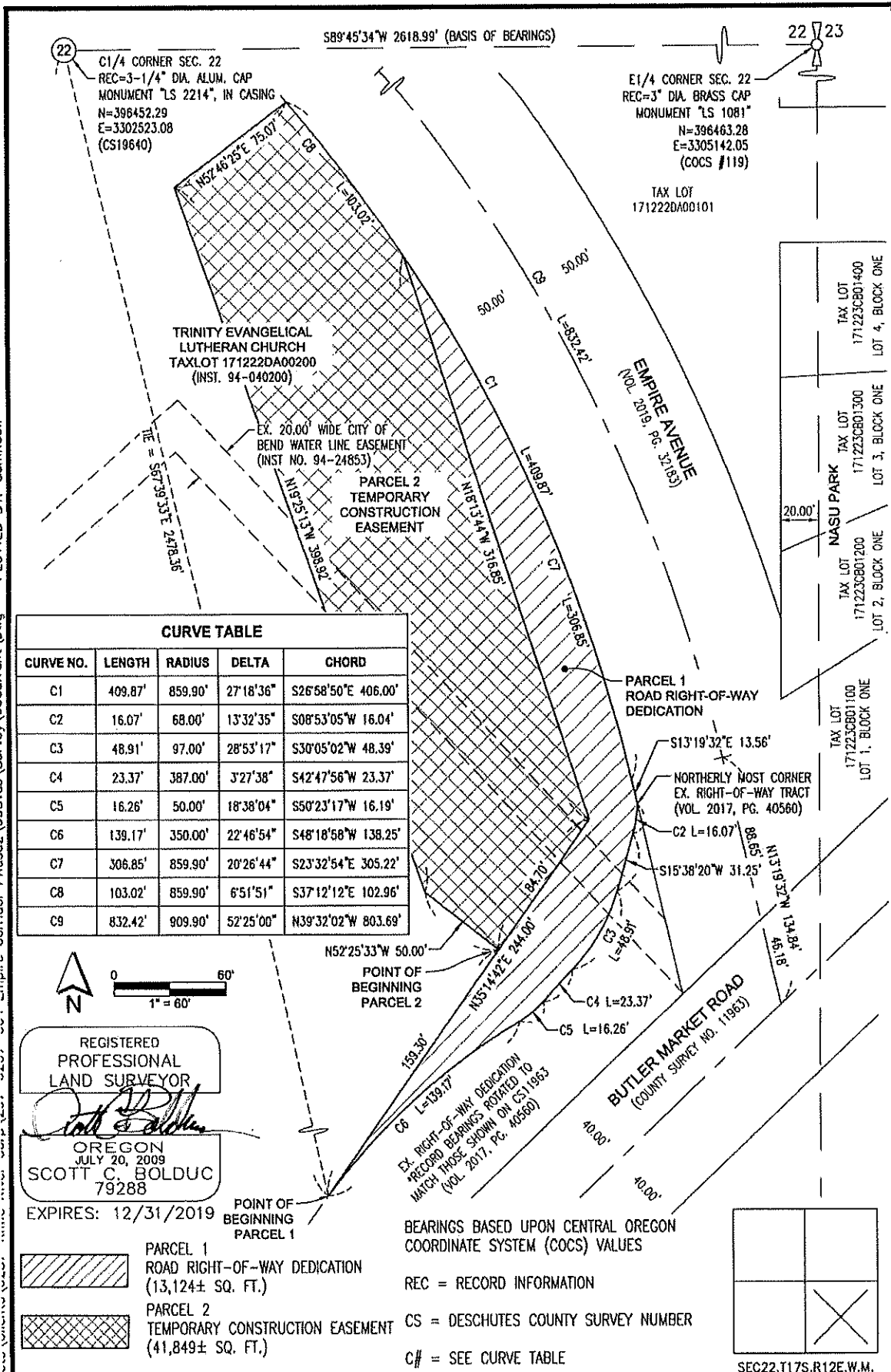
BASIS OF BEARINGS = SOUTH 89°45'34" WEST BETWEEN CENTRAL OREGON COORDINATE SYSTEM (COCS) VALUES FOR THE CENTER QUARTER (C1/4) CORNER AND EAST QUARTER (E1/4) CORNER OF SAID SECTION 22 AS SHOWN ON EXHIBIT 'B', ATTACHED HERETO AND MADE A PART HEREOF.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

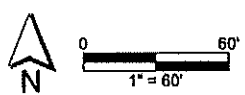
Scott C. Bolduc

OREGON
JULY 20, 2009
SCOTT C. BOLDUC
79288

EXPIRES: 12/31/2019



CURVE TABLE				
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD
C1	409.87'	859.90'	27°18'36"	S26°58'50"E 406.00'
C2	16.07'	68.00'	13°32'35"	S08°53'05"W 16.04'
C3	48.91'	97.00'	28°53'17"	S30°05'02"W 48.39'
C4	23.37'	387.00'	3°27'38"	S42°47'56"W 23.37'
C5	16.26'	50.00'	18°38'04"	S50°23'17"W 16.19'
C6	139.17'	350.00'	22°46'54"	S48°18'58"W 138.25'
C7	306.85'	859.90'	20°26'44"	S23°32'54"E 305.22'
C8	103.02'	859.90'	6°51'51"	S37°12'12"E 102.96'
C9	832.42'	909.90'	52°25'00"	N39°32'02"W 803.69'



REGISTERED
PROFESSIONAL
LAND SURVEYOR

Scott C. Bolduc

OREGON
JULY 20, 2009
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EXPIRES: 12/31/2019

PARCEL 1
ROAD RIGHT-OF-WAY DEDICATION
(13,124± SQ. FT.)

PARCEL 2
TEMPORARY CONSTRUCTION EASEMENT
(41,849± SQ. FT.)

Parametrix
ENGINEERING . PLANNING . ENVIRONMENTAL SCIENCES

150 NW PACIFIC PARK LANE, SUITE 110 | BEND, OR 97702
P 541.508.7710
WWW.PARAMETRIX.COM

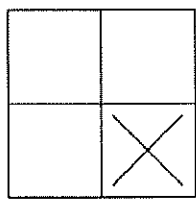
PROJECT NAME
**EMPIRE CORRIDOR PHASE II
INTERSECTION IMPROVEMENT PROJECT**

EXHIBIT 'B'. TRINITY EVANGELICAL LUTHERAN CHURCH
TAXLOT 171222DA00200
CITY OF BEND, OR

DRAWING NO.
1 OF 1

DWG NAME
BE6237004V-ACQ

DATE
10/18/2019



SEC22,T17S,R12E,W.M.

2655 NE Butler Market Road

Property Owner: O & M Investments LLC

EXHIBIT 'A'
LEGAL DESCRIPTION
CITY OF BEND UTILITY AND PUBLIC TRAVEL AND ACCESS EASEMENT

A TRACT OF LAND BEING A PORTION OF PARCEL 1, PARTITION PLAT NO. 1991-16, RECORDED FEBRUARY 28, 1991 IN PARTITION PLAT CABINET 1, OFFICIAL RECORDS OF DESCHUTES COUNTY, OREGON AS REFERENCED IN THAT STATUTORY WARRANTY DEED RECORDED MAY 19, 1992 INSTRUMENT NUMBER 1992-016152, OFFICIAL RECORDS OF DESCHUTES COUNTY, OREGON, SAID TRACT BEING LOCATED IN THE SOUTHEAST QUARTER (SE1/4) OF SECTION 22, TOWNSHIP 17 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, CITY OF BEND, DESCHUTES COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER (E1/4) CORNER OF SAID SECTION 22, MARKED BY A 3" DIAMETER BRASS CAP MONUMENT STAMPED "LS 1081" AS SHOWN ON SAID PARTITION PLAT NO. 2007-74, RECORDED ON NOVEMBER 27, 2007 IN PARTITION PLAT CABINET 3, PAGE 523, OFFICIAL RECORDS OF DESCHUTES COUNTY, OREGON;

THENCE, SOUTH 02°19'01" WEST, A DISTANCE OF 981.19 FEET, TO THE NORTHEAST CORNER OF SAID PARCEL 1, SAID POINT LYING ON THE WESTERLY RIGHT-OF-WAY LINE, BEING 40.00 FEET FROM, WHEN MEASURED AT RIGHT ANGLES TO, THE CENTERLINE OF NW 27TH STREET;

THENCE, DEPARTING SAID RIGHT-OF-WAY LINE, NORTH 66°46'47" WEST, A DISTANCE OF 10.88 FEET, ALONG THE NORTHERLY LINE OF SAID PARCEL 1, TO THE **POINT OF BEGINNING** FOR THIS DESCRIPTION;

THENCE, ALONG A LINE LYING 10.00 FEET FROM, WHEN MEASURED AT RIGHT ANGLES TO, THE EASTERLY LINE OF SAID PARCEL 1, SOUTH 00°01'11" EAST, A DISTANCE OF 13.08 FEET, TO A POINT;

THENCE, DEPARTING THE LAST MENTIONED LINE, NORTH 20°28'31" WEST, A DISTANCE OF 16.62 FEET, TO A POINT OF INTERSECTION WITH THE NORTHERLY LINE OF SAID PARCEL 1;

THENCE, ALONG THE NORTHERLY LINE OF SAID PARCEL 1, SOUTH 66°46'47" EAST, A DISTANCE OF 6.32 FEET, TO THE **POINT OF BEGINNING**;

HEREIN DESCRIBED LANDS CONTAIN 38 SQUARE FEET, MORE OR LESS.

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

BASIS OF BEARINGS = SOUTH 89°45'34" WEST BETWEEN CENTRAL OREGON COORDINATE SYSTEM (COCS) VALUES FOR THE CENTER QUARTER (C1/4) CORNER AND EAST QUARTER (E1/4) CORNER OF SAID SECTION 22 AS SHOWN ON EXHIBIT 'B', ATTACHED HERETO AND MADE A PART HEREOF.

REGISTERED
PROFESSIONAL
LAND SURVEYOR



OREGON
JULY 20, 2009
SCOTT C. BOLDUC
79288

EXPIRES: 12/31/2019

S89°45'34"W 2618.99' (BASIS OF BEARINGS)

22 23

C1/4 CORNER SEC. 22
REC=3-1/4" DIA. ALUM. CAP
MONUMENT "LS 2214", IN CASING
N=396452.29
E=3302523.08
(CS19640)

E1/4 CORNER SEC. 22
REC=3" DIA. BRASS CAP
MONUMENT "LS 1081"
N=396463.28
E=3305142.05
(COCS #119)

TAX LOT
171222DA00200

RIGHT-OF-WAY
DEDICATION
(VOL. 2017, PG. 40560)

BUTLER MARKET ROAD
N46°40'58"E

CURVE
Δ=43°52'30"
L=877.50'
R=1145.92'

40.00'
40.00'

POINT OF
BEGINNING
CITY OF BEND UTILITY AND
PUBLIC TRAVEL EASEMENT AREA

S66°46'47"E 6.32'

N66°46'47"W 10.88'

NE CORNER
PARCEL 1,
PARTITION PLAT
NO. 1991-16

S00°01'11"E 13.08'

PARCEL 1
PARTITION PLAT
NO. 1991-16
O&M INVESTMENTS LLC
TAXLOT 171222DA02900
(INST NO. 1992-016152)

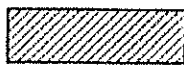
TAX LOT
171222DA02800

EX. 10' WIDE CITY OF BEND
UTILITY AND PUBLIC TRAVEL
EASEMENT (INST NO. 99-34652)

TAX LOT
171222DA02700

EX. 10' WIDE CITY OF BEND
UTILITY AND PUBLIC TRAVEL
EASEMENT (INST NO. 99-34652)

10' WIDE RIGHT-OF-WAY
DEDICATION (VOL. 2007, PG. 25144)
50.00'

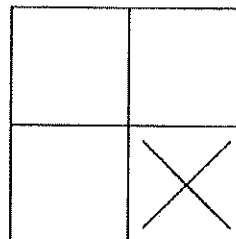
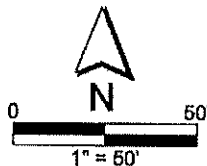


CITY OF BEND UTILITY
AND TRAVEL EASEMENT
(38 SQ. FT., MORE OR LESS)

BEARINGS BASED UPON CENTRAL OREGON
COORDINATE SYSTEM (COCS) VALUES

REC = RECORD INFORMATION

CS = DESCHUTES COUNTY SURVEY NUMBER



SEC22,T17S,R12E,W.M.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 20, 2009
SCOTT C. BOLDOC
79288

EXPIRES: 12/31/2019

Parametrix

ENGINEERING . PLANNING . ENVIRONMENTAL SCIENCES

150 NW PACIFIC PARK LANE, SUITE 110 | BEND, OR 97701
P 541.508.7710
WWW.PARAMETRIX.COM

PROJECT NAME

**EMPIRE CORRIDOR PHASE II
INTERSECTION IMPROVEMENT PROJECT**

EXHIBIT 'B'- O & M INVESTMENTS LLC
TAXLOT 171222DA02900
CITY OF BEND, OR

DRAWING NO.

1 OF 1

DWG NAME
BE6237004V-ACQ_191016

DATE
10/17/2019

2525 NE Butler Market Road

Property Owner: Butler Market Properties LLC

EXHIBIT 'A'
LEGAL DESCRIPTION

PARCEL 1 – ROAD RIGHT-OF-WAY DEDICATION

A TRACT OF LAND BEING A PORTION OF THAT PROPERTY DESCRIBED IN THAT STATUTORY WARRANTY DEED RECORDED OCTOBER 24, 2003 IN VOLUME 2003, PAGE 73751, OFFICIAL RECORDS OF DESCHUTES COUNTY, OREGON, LOCATED IN THE SOUTHWEST QUARTER (SW1/4) OF SECTION 23, TOWNSHIP 17 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, CITY OF BEND, DESCHUTES COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER (W1/4) CORNER OF SAID SECTION 23, MARKED BY A 3" DIAMETER BRASS CAP MONUMENT STAMPED "LS 1081" AS SHOWN ON SAID PARTITION PLAT NO. 2007-74, RECORDED ON NOVEMBER 27, 2007 IN PARTITION PLAT CABINET 3, PAGE 523, OFFICIAL RECORDS OF DESCHUTES COUNTY, OREGON;

THENCE, SOUTH 19°45'55" EAST, A DISTANCE OF 705.59 FEET, TO THE NORTHERLY MOST CORNER OF SAID PROPERTY, SAID POINT LYING ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE, BEING 40.00 FEET FROM, WHEN MEASURED AT RIGHT ANGLES TO, THE CENTERLINE FOR BUTLER MARKET ROAD, SAID POINT BEING THE **POINT OF BEGINNING** FOR THIS DESCRIPTION;

THENCE, DEPARTING SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, SOUTH 30°27'02" EAST, A DISTANCE OF 10.18 FEET, ALONG THE BOUNDARY OF SAID PROPERTY TO A POINT;

THENCE, DEPARTING THE BOUNDARY OF SAID PARCEL, SOUTH 32°56'19" WEST, A DISTANCE OF 110.50 FEET, TO A POINT;

THENCE, SOUTH 40°51'28" WEST, A DISTANCE OF 181.62 FEET, TO A POINT;

THENCE, SOUTH, A DISTANCE OF 65.23 FEET, TO A POINT;

THENCE, SOUTH 25°15'27" EAST, A DISTANCE OF 44.29 FEET, TO A POINT OF INTERSECTION WITH THE NORTH LINE OF LOT 7, SUMMIT RIDGE, RECORDED JULY 26, 2005 IN PLAT CABINET G, PAGE 745, OFFICIAL RECORDS OF DESCHUTES COUNTY, OREGON;

THENCE, NORTH 89°59'06" WEST, A DISTANCE OF 33.42 FEET, ALONG THE NORTH LINE OF SAID LOT 7, TO THE NORTHWEST CORNER OF SAID LOT 7, SAID POINT LYING ON THE EASTERLY RIGHT-OF-WAY LINE, BEING 50.00 FEET FROM THE CENTERLINE FOR NE 27TH STREET;

THENCE DEPARTING THE NORTH LINE OF SAID LOT 7, CONTINUING NORTH 89°59'06" WEST, A DISTANCE OF 10.00 FEET, ALONG SAID RIGHT-OF-WAY LINE, TO A POINT BEING 40.00 FEET FROM, WHEN MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE FOR NE 27TH STREET;

THENCE, NORTH 00°01'11" WEST, A DISTANCE OF 158.75 FEET, ALONG SAID RIGHT-OF-WAY LINE FOR NE 27TH STREET, TO A POINT OF INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE, BEING 40.00 FEET FROM, WHEN MEASURED AT RIGHT ANGLES TO, THE CENTERLINE FOR BUTLER MARKET ROAD;

THENCE, DEPARTING SAID RIGHT-OF-WAY LINE FOR NE 27TH STREET, NORTH 46°40'58" EAST, A DISTANCE OF 205.64 FEET, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE FOR BUTLER MARKET ROAD, TO A POINT OF CURVATURE WITH A CURVE HAVING A RADIUS OF 1869.86 FEET;

THENCE, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE FOR BUTLER MARKET ROAD, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 02°01'04", AN ARC DISTANCE OF 65.85 FEET (THE CHORD OF WHICH BEARS NORTH 47°41'30" EAST, A DISTANCE OF 65.85 FEET), TO THE **POINT OF BEGINNING**;

HEREIN DESCRIBED LANDS CONTAIN 14,094 SQUARE FEET, MORE OR LESS.

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

BASIS OF BEARINGS = SOUTH 89°45'34" WEST BETWEEN CENTRAL OREGON COORDINATE SYSTEM (COCS) VALUES FOR THE CENTER QUARTER (C1/4) CORNER AND EAST QUARTER (E1/4) CORNER OF SAID SECTION 22 AS SHOWN ON EXHIBIT 'B', ATTACHED HERETO AND MADE A PART HEREOF.

PARCEL 2 – TEMPORARY CONSTRUCTION EASEMENT (TCE)

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COMMENCING AT THE WEST QUARTER (W1/4) CORNER OF SAID SECTION 23, MARKED BY A 3" DIAMETER BRASS CAP MONUMENT STAMPED "LS 1081" AS SHOWN ON SAID PARTITION PLAT NO. 2007-74, RECORDED ON NOVEMBER 27, 2007 IN PARTITION PLAT CABINET 3, PAGE 523, OFFICIAL RECORDS OF DESCHUTES COUNTY, OREGON;

THENCE, SOUTH 19°45'55" EAST, A DISTANCE OF 705.59 FEET, TO THE NORTHERLY MOST CORNER OF SAID PROPERTY, SAID POINT LYING ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE, BEING 40.00 FEET FROM, WHEN MEASURED AT RIGHT ANGLES TO, THE CENTERLINE FOR BUTLER MARKET ROAD;

THENCE, DEPARTING SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, SOUTH 30°27'02" EAST, A DISTANCE OF 10.18 FEET, ALONG THE BOUNDARY OF SAID PROPERTY, TO THE POINT OF BEGINNING FOR THIS DESCRIPTION;

THENCE, CONTINUING, SOUTH 30°27'02" EAST, A DISTANCE OF 47.95 FEET, ALONG THE BOUNDARY OF SAID PARCEL, TO A POINT;

THENCE, DEPARTING SAID BOUNDARY, SOUTH 37°58'32" WEST, A DISTANCE OF 256.38 FEET, TO A POINT;

THENCE, SOUTH, A DISTANCE OF 91.96 FEET, TO THE NORTHEAST CORNER OF LOT 7, SUMMIT RIDGE, RECORDED JULY 26, 2005 IN PLAT CABINET G, PAGE 745, OFFICIAL RECORDS OF DESCHUTES COUNTY, OREGON;

THENCE, NORTH 89°59'06" WEST, A DISTANCE OF 26.55 FEET, ALONG THE NORTH LINE OF SAID LOT 7 TO A POINT;

THENCE, DEPARTING THE NORTH LINE OF SAID LOT 7, NORTH 25°15'27" WEST, A DISTANCE OF 44.29 FEET, TO A POINT;

THENCE, NORTH, A DISTANCE OF 65.22 FEET, TO A POINT;

THENCE, NORTH 40°51'28" EAST, A DISTANCE OF 181.62 FEET, TO A POINT;

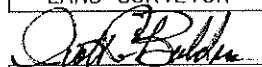
THENCE, NORTH 32°56'19" EAST, A DISTANCE 110.50 FEET, TO THE POINT OF BEGINNING;

HEREIN DESCRIBED LANDS CONTAIN 14,858 SQUARE FEET, MORE OR LESS.

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

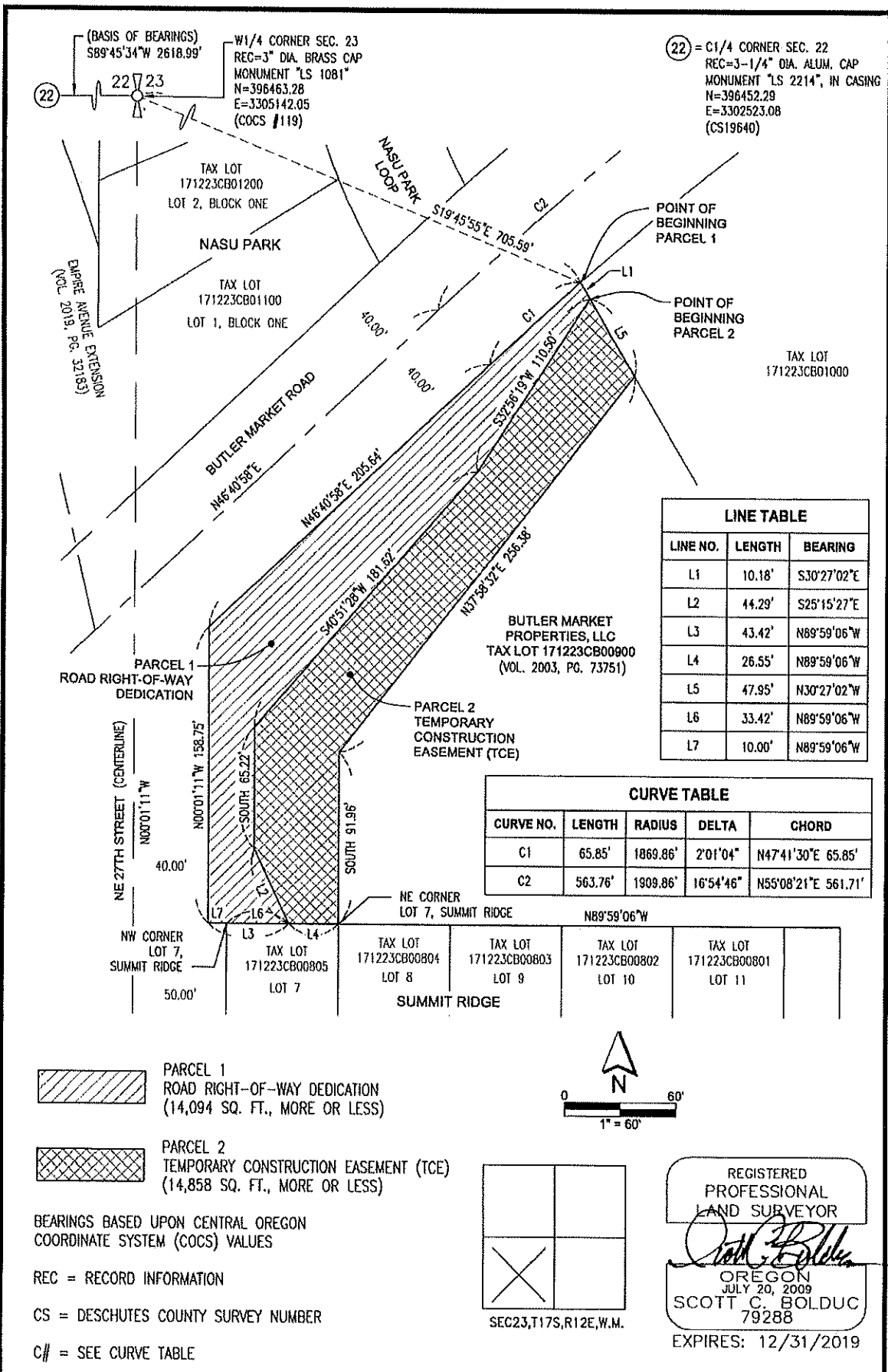
BASIS OF BEARINGS = SOUTH 89°45'34" WEST BETWEEN CENTRAL OREGON COORDINATE SYSTEM (COCS) VALUES FOR THE CENTER QUARTER (C1/4) CORNER AND EAST QUARTER (E1/4) CORNER OF SAID SECTION 22 AS SHOWN ON EXHIBIT 'B', ATTACHED HERETO AND MADE A PART HEREOF.

REGISTERED
PROFESSIONAL
LAND SURVEYOR



OREGON
JULY 20, 2009
SCOTT C. BOLDOC
79288

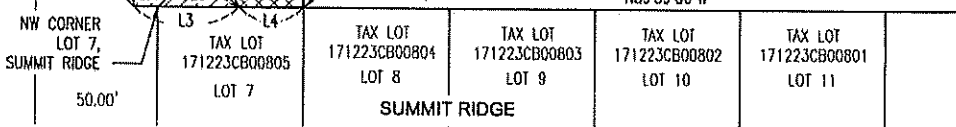
EXPIRES: 12/31/2019



(22) = C1/4 CORNER SEC. 22
 REC=3-1/4" DIA. ALUM. CAP
 MONUMENT "LS 2214", IN CASING
 N=396452.29
 E=3302523.08
 (CS19640)

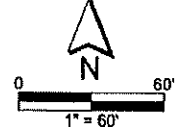
LINE TABLE		
LINE NO.	LENGTH	BEARING
L1	10.18'	S30°27'02"E
L2	44.29'	S25°15'27"E
L3	43.42'	N89°59'06"W
L4	26.55'	N89°59'06"W
L5	47.95'	N30°27'02"W
L6	33.42'	N89°59'06"W
L7	10.00'	N89°59'06"W

CURVE TABLE				
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD
C1	65.85'	1869.86'	2°01'04"	N47°41'30"E 65.85'
C2	563.76'	1909.86'	16°54'46"	N55°08'21"E 561.71'



PARCEL 1
 ROAD RIGHT-OF-WAY DEDICATION
 (14,094 SQ. FT., MORE OR LESS)

PARCEL 2
 TEMPORARY CONSTRUCTION EASEMENT (TCE)
 (14,858 SQ. FT., MORE OR LESS)

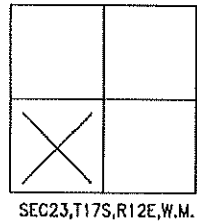


BEARINGS BASED UPON CENTRAL OREGON
 COORDINATE SYSTEM (COCS) VALUES

REC = RECORD INFORMATION

CS = DESCHUTES COUNTY SURVEY NUMBER

C// = SEE CURVE TABLE



REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Scott C. Bolduc

OREGON
 JULY 20, 2009
 SCOTT C. BOLDOC
 79288

EXPIRES: 12/31/2019

Parametrix ENGINEERING . PLANNING . ENVIRONMENTAL SCIENCES 150 NW PACIFIC PARK LANE, SUITE 110 BEND, OR 97702 P 541.508.7710 WWW.PARAMETRIX.COM	PROJECT NAME EMPIRE CORRIDOR PHASE II INTERSECTION IMPROVEMENT PROJECT	DRAWING NO. 1 OF 1
	EXHIBIT 'B'- BUTLER MARKET PROPERTIES, LLC TAXLOT 171223CB00900 CITY OF BEND, OR	DWG NAME BE6237004V-ACO DATE 10/17/2019

2555 NE Butler Market Road

Property Owner: Rosengarth, Anthony J

EXHIBIT 'A'
LEGAL DESCRIPTION

PARCEL 1 – ROAD RIGHT-OF-WAY DEDICATION

A TRACT OF LAND BEING A PORTION OF THAT PROPERTY DESCRIBED IN THAT STATUTORY WARRANTY DEED RECORDED JULY 17, 2018 IN VOLUME 2018, PAGE 29137, OFFICIAL RECORDS OF DESCHUTES COUNTY, OREGON, LOCATED IN THE SOUTHWEST QUARTER (SW1/4) OF SECTION 23, TOWNSHIP 17 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, CITY OF BEND, DESCHUTES COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER (W1/4) CORNER OF SAID SECTION 23, MARKED BY A 3" DIAMETER BRASS CAP MONUMENT STAMPED "LS 1081" AS SHOWN ON SAID PARTITION PLAT NO. 2007-74, RECORDED ON NOVEMBER 27, 2007 IN PARTITION PLAT CABINET 3, PAGE 523, OFFICIAL RECORDS OF DESCHUTES COUNTY, OREGON;

THENCE, SOUTH 19°45'05" EAST, A DISTANCE OF 705.59 FEET, TO THE NORTHWESTERLY CORNER OF SAID PROPERTY, SAID POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE, BEING 40.00 FEET FROM, WHEN MEASURED AT RIGHT ANGLES TO, THE CENTERLINE FOR BUTLER MARKET ROAD, SAID POINT BEING A POINT OF CURVATURE WITH A CURVE HAVING A RADIUS OF 1869.86 FEET AND THE POINT OF BEGINNING FOR THIS DESCRIPTION;

THENCE, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 05°49'18", AN ARC DISTANCE OF 189.99 FEET (THE CHORD OF WHICH BEARS NORTH 51°36'41" EAST, A DISTANCE OF 189.91 FEET);

THENCE, DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE FOR BUTLER MARKET ROAD, SOUTH 29°26'53" EAST, A DISTANCE OF 10.06 FEET, ALONG THE BOUNDARY OF SAID PROPERTY, TO A POINT OF CURVATURE WITH A CURVE HAVING A RADIUS OF 1,859.86 FEET;

THENCE, DEPARTING SAID BOUNDARY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 05°50'53", AN ARC DISTANCE OF 189.84 FEET (THE CHORD OF WHICH BEARS SOUTH 51°34'04" WEST, A DISTANCE OF 189.75 FEET) TO A POINT;

THENCE, NORTH 30°27'02" WEST, A DISTANCE OF 10.18 FEET, TO THE POINT OF BEGINNING.

HEREIN DESCRIBED LANDS CONTAIN 1,900 SQUARE FEET, MORE OR LESS.

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

BASIS OF BEARINGS = SOUTH 89°45'34" WEST BETWEEN CENTRAL OREGON COORDINATE SYSTEM (COCS) VALUES FOR THE CENTER QUARTER (C1/4) CORNER AND EAST QUARTER (E1/4) CORNER OF SAID SECTION 22 AS SHOWN ON EXHIBIT 'B', ATTACHED HERETO AND MADE A PART HEREOF.

PARCEL 2 – TEMPORARY CONSTRUCTION EASEMENT (TCE)

A TRACT OF LAND BEING A PORTION OF THAT PROPERTY DESCRIBED IN THAT STATUTORY WARRANTY DEED RECORDED JULY 17, 2018 IN VOLUME 2018, PAGE 29137, OFFICIAL RECORDS OF DESCHUTES COUNTY, OREGON, LOCATED IN THE SOUTHWEST QUARTER (SW1/4) OF SECTION 23, TOWNSHIP 17 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, CITY OF BEND, DESCHUTES COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER (W1/4) CORNER OF SAID SECTION 23, MARKED BY A 3" DIAMETER BRASS CAP MONUMENT STAMPED "LS 1081" AS SHOWN ON SAID PARTITION PLAT NO. 2007-74, RECORDED ON NOVEMBER 27, 2007 IN PARTITION PLAT CABINET 3, PAGE 523, OFFICIAL RECORDS OF DESCHUTES COUNTY, OREGON;

THENCE, SOUTH 19°45'05" EAST, A DISTANCE OF 705.59 FEET, TO THE NORTHWESTERLY CORNER OF SAID PROPERTY, SAID POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE, BEING 40.00 FEET FROM, WHEN MEASURED AT RIGHT ANGLES TO, THE CENTERLINE FOR BUTLER MARKET ROAD;

THENCE, DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTH 30°27'02" EAST, A DISTANCE OF 10.18 FEET, SAID POINT BEING A POINT OF CURVATURE WITH A CURVE HAVING A RADIUS OF 1,859.86 FEET AND THE POINT OF BEGINNING FOR THIS DESCRIPTION;

THENCE, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 05°50'53", AN ARC DISTANCE OF 189.84 FEET (THE CHORD OF WHICH BEARS NORTH 51°34'04" EAST, A DISTANCE OF 189.75 FEET), TO A POINT OF INTERSECTION WITH THE BOUNDARY WITH THE BOUNDARY OF SAID PROPERTY;

THENCE, DEPARTING SAID BOUNDARY, SOUTH 37°58'32" WEST, A DISTANCE OF 202.07 FEET, TO A POINT OF INTERSECTION WITH THE BOUNDARY OF SAID PROPERTY;

THENCE, NORTH 30°27'02" WEST, A DISTANCE OF 47.95 FEET, ALONG SAID BOUNDARY, TO THE POINT OF BEGINNING;

HEREIN DESCRIBED LANDS CONTAIN 4,812 SQUARE FEET, MORE OR LESS.

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

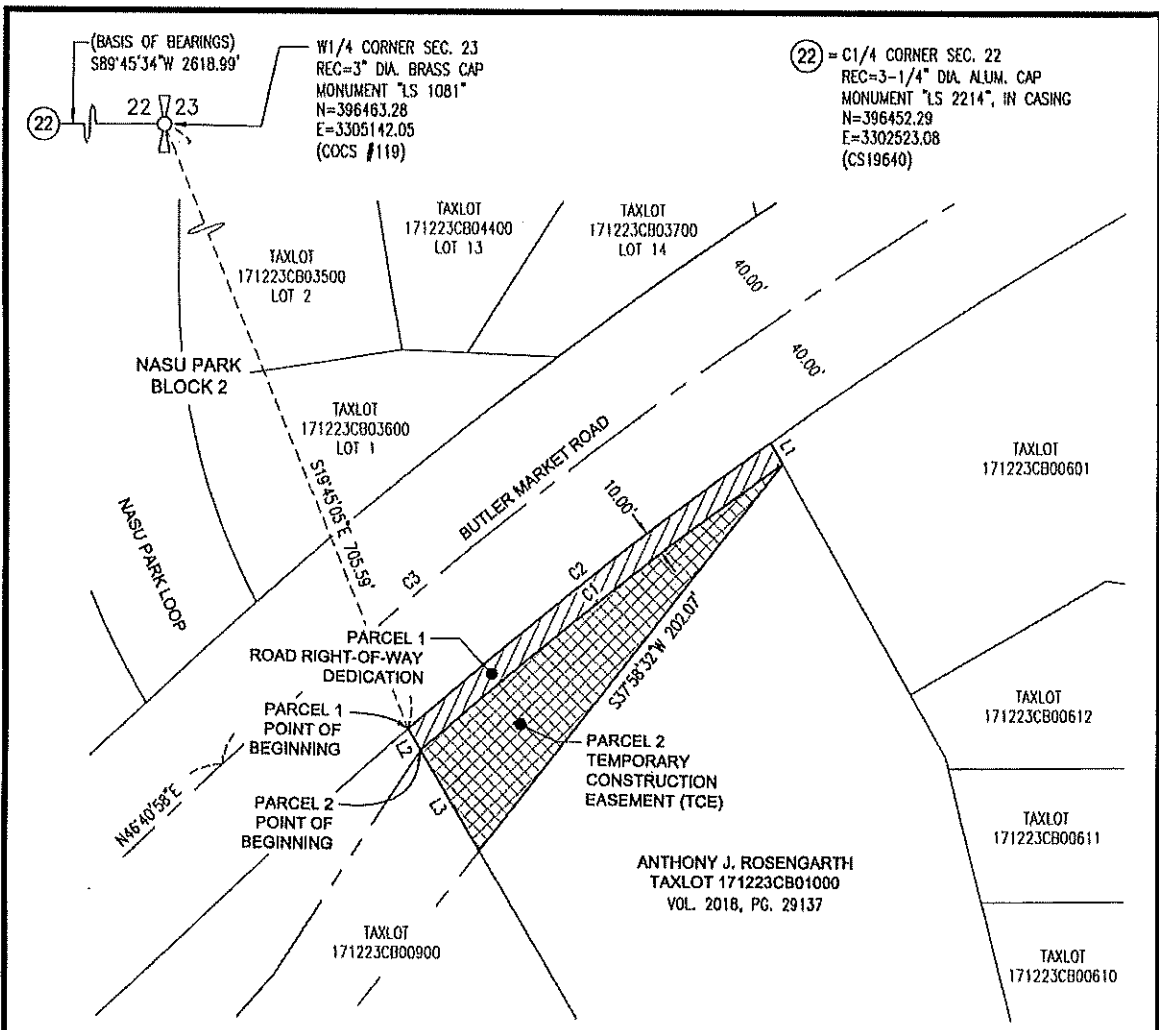
BASIS OF BEARINGS = SOUTH 89°45'34" WEST BETWEEN CENTRAL OREGON COORDINATE SYSTEM (COCS) VALUES FOR THE CENTER QUARTER (C1/4) CORNER AND EAST QUARTER (E1/4) CORNER OF SAID SECTION 22 AS SHOWN ON EXHIBIT 'B', ATTACHED HERETO AND MADE A PART HEREOF.

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PROFESSIONAL
LAND SURVEYOR



OREGON
JULY 20, 2009
SCOTT C. BOLDUC
79288

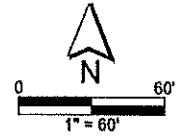
EXPIRES: 12/31/2019



CURVE TABLE				
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD
C1	189.84'	1859.86'	5°50'53"	S51°34'04"W 189.75'
C2	189.99'	1869.86'	5°49'18"	N51°36'41"E 189.91'
C3	563.76'	1909.86'	16°54'46"	N55°08'21"E 561.71'

LINE TABLE		
LINE NO.	LENGTH	BEARING
L1	10.06'	S29°26'53"E
L2	10.18'	N30°27'02"W
L3	47.95'	N30°27'02"W

- PARCEL 1
ROAD RIGHT-OF-WAY DEDICATION
(1,900 SQ. FT., MORE OR LESS)
- PARCEL 2
TEMPORARY CONSTRUCTION EASEMENT (TCE)
(4,812 SQ. FT., MORE OR LESS)

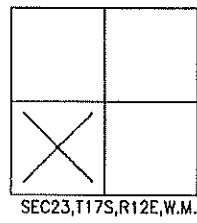


BEARINGS BASED UPON CENTRAL OREGON
COORDINATE SYSTEM (COCS) VALUES

REC = RECORD INFORMATION

CS = DESCHUTES COUNTY SURVEY NUMBER

C# = SEE CURVE TABLE



REGISTERED
PROFESSIONAL
LAND SURVEYOR

Scott C. Bolduc

OREGON
JULY 20, 2009
SCOTT C. BOLDUC
79288

EXPIRES: 12/31/2019

Parametrix ENGINEERING . PLANNING . ENVIRONMENTAL SCIENCES 150 NW PACIFIC PARK LANE, SUITE 110 BEND, OR 97702 P 541.508.7710 WWW.PARAMETRIX.COM	PROJECT NAME EMPIRE CORRIDOR PHASE II INTERSECTION IMPROVEMENT PROJECT	DRAWING NO. 1 OF 1
	EXHIBIT 'B'- ANTHONY J. ROSENGARTH TAXLOT 171223CB01000 CITY OF BEND, OR	DWG NAME BE6237004V-ACQ

Taxlot 171223CB00806

Property Owner: Clemans, D Allan & Spittle, Andrew B

EXHIBIT 'A'
LEGAL DESCRIPTION**PARCEL 1 – ROAD RIGHT-OF-WAY DEDICATION**

A TRACT OF LAND BEING A PORTION OF ALTAIR COURT (PRIVATE RIGHT-OF-WAY) AS SHOWN ON THE PLAT OF SUMMIT RIDGE RECORDED JULY 26, 2005 IN PLAT CABINET G, PAGE 745, OFFICIAL RECORDS OF DESCHUTES COUNTY, OREGON, LOCATED IN THE NORTHWEST ONE-QUARTER (NW1/4) OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION 23, TOWNSHIP 17 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, CITY OF BEND, DESCHUTES COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER (W1/4) CORNER OF SAID SECTION 23, MARKED BY A 3" DIAMETER BRASS CAP MONUMENT STAMPED "LS 1081" AS SHOWN ON SAID PARTITION PLAT NO. 2007-74, RECORDED ON NOVEMBER 27, 2007 IN PARTITION PLAT CABINET 3, PAGE 523, OFFICIAL RECORDS OF DESCHUTES COUNTY, OREGON;

THENCE SOUTH 02°31'28" EAST, A DISTANCE OF 1144.05 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE, BEING 50.00 FEET FROM, WHEN MEASURED AT RIGHT ANGLES TO, THE CENTERLINE FOR NE 27TH STREET, SAID POINT BEING THE **POINT OF BEGINNING** FOR THIS DESCRIPTION;

THENCE, DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 89°58'58" EAST, A DISTANCE OF 11.00 FEET, ALONG THE BOUNDARY OF SAID ALTAIR COURT TO A POINT OF NON-TANGENT CURVATURE, WITH A CURVE HAVING A RADIUS OF 50.00 FEET;

THENCE, DEPARTING THE BOUNDARY OF SAID ALTAIR COURT, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 23°04'26", AN ARC DISTANCE OF 20.14 FEET (THE CHORD OF WHICH BEARS SOUTH 00°01'12" EAST, A DISTANCE OF 20.00 FEET), TO A POINT OF INTERSECTION WITH THE BOUNDARY OF SAID ALTAIR COURT;

THENCE, SOUTH 89°58'58" WEST, A DISTANCE OF 11.00 FEET, ALONG THE BOUNDARY OF SAID ALTAIR COURT TO A POINT OF INTERSECTION WITH SAID EASTERLY RIGHT-OF-WAY LINE FOR NE 27TH STREET;

THENCE, ALONG SAID EASTERLY RIGHT-OF-WAY LINE FOR NE 27TH STREET, NORTH 00°01'11" WEST, A DISTANCE OF 20.00 FEET TO THE **POINT OF BEGINNING**;

HEREIN DESCRIBED LANDS CONTAIN 207 SQUARE FEET, MORE OR LESS.

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

BASIS OF BEARINGS = SOUTH 89°45'34" WEST BETWEEN CENTRAL OREGON COORDINATE SYSTEM (COCS) VALUES FOR THE CENTER QUARTER (C1/4) CORNER AND EAST QUARTER (E1/4) CORNER OF SAID SECTION 22 AS SHOWN ON EXHIBIT 'B', ATTACHED HERETO AND MADE A PART HEREOF.

PARCEL 2 – TEMPORARY CONSTRUCTION EASEMENT (TCE)

A TRACT OF LAND BEING A PORTION OF ALTAIR COURT (PRIVATE RIGHT-OF-WAY) AS SHOWN ON THE PLAT OF SUMMIT RIDGE RECORDED JULY 26, 2005 IN PLAT CABINET G, PAGE 745, OFFICIAL RECORDS OF DESCHUTES COUNTY, OREGON, LOCATED IN THE NORTHWEST ONE-QUARTER (NW1/4) OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION 23, TOWNSHIP 17 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, CITY OF BEND, DESCHUTES COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER (W1/4) CORNER OF SAID SECTION 23, MARKED BY A 3" DIAMETER BRASS CAP MONUMENT STAMPED "LS 1081" AS SHOWN ON SAID PARTITION PLAT NO. 2007-74, RECORDED ON NOVEMBER 27, 2007 IN PARTITION PLAT CABINET 3, PAGE 523, OFFICIAL RECORDS OF DESCHUTES COUNTY, OREGON;

THENCE, SOUTH 02°31'28" WEST, A DISTANCE OF 1144.05 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE, BEING 50.00 FEET FROM, WHEN MEASURED AT RIGHT ANGLES TO, THE CENTERLINE FOR NE 27TH STREET;

THENCE, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, SOUTH 00°01'11" EAST, A DISTANCE OF 20.00 FEET, TO A POINT;

THENCE, DEPARTING SAID RIGHT-OF-WAY, NORTH 89°58'58" EAST, A DISTANCE OF 11.00 FEET, ALONG THE BOUNDARY OF SAID ALTAIR COURT TO A POINT OF CURVATURE, WITH A CURVE HAVING A RADIUS OF 50.00 FEET, SAID POINT BEING THE **POINT OF BEGINNING** FOR THIS DESCRIPTION;

THENCE, DEPARTING THE BOUNDARY OF SAID ALTAIR COURT, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 23°04'26", AN ARC DISTANCE OF 20.14 FEET (THE CHORD OF WHICH BEARS NORTH 00°01'12" EAST, A DISTANCE OF 20.00 FEET), TO A POINT OF INTERSECTION WITH THE BOUNDARY OF SAID ALTAIR COURT;

THENCE, ALONG THE BOUNDARY OF SAID ALTAIR COURT, CONTINUING ALONG THE LAST MENTIONED CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 78°27'25", AN ARC DISTANCE OF 68.47 FEET (THE CHORD OF WHICH BEARS NORTH 50°44'44" EAST, A DISTANCE OF 63.24 FEET), TO A POINT;

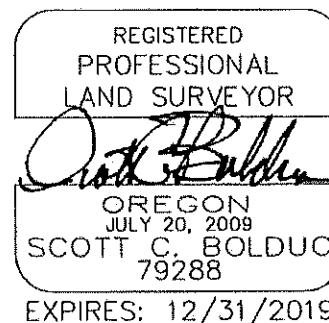
THENCE, DEPARTING THE BOUNDARY OF SAID ALTAIR COURT, SOUTH 00°01'42" EAST, A DISTANCE OF 60.00 FEET, TO A POINT;

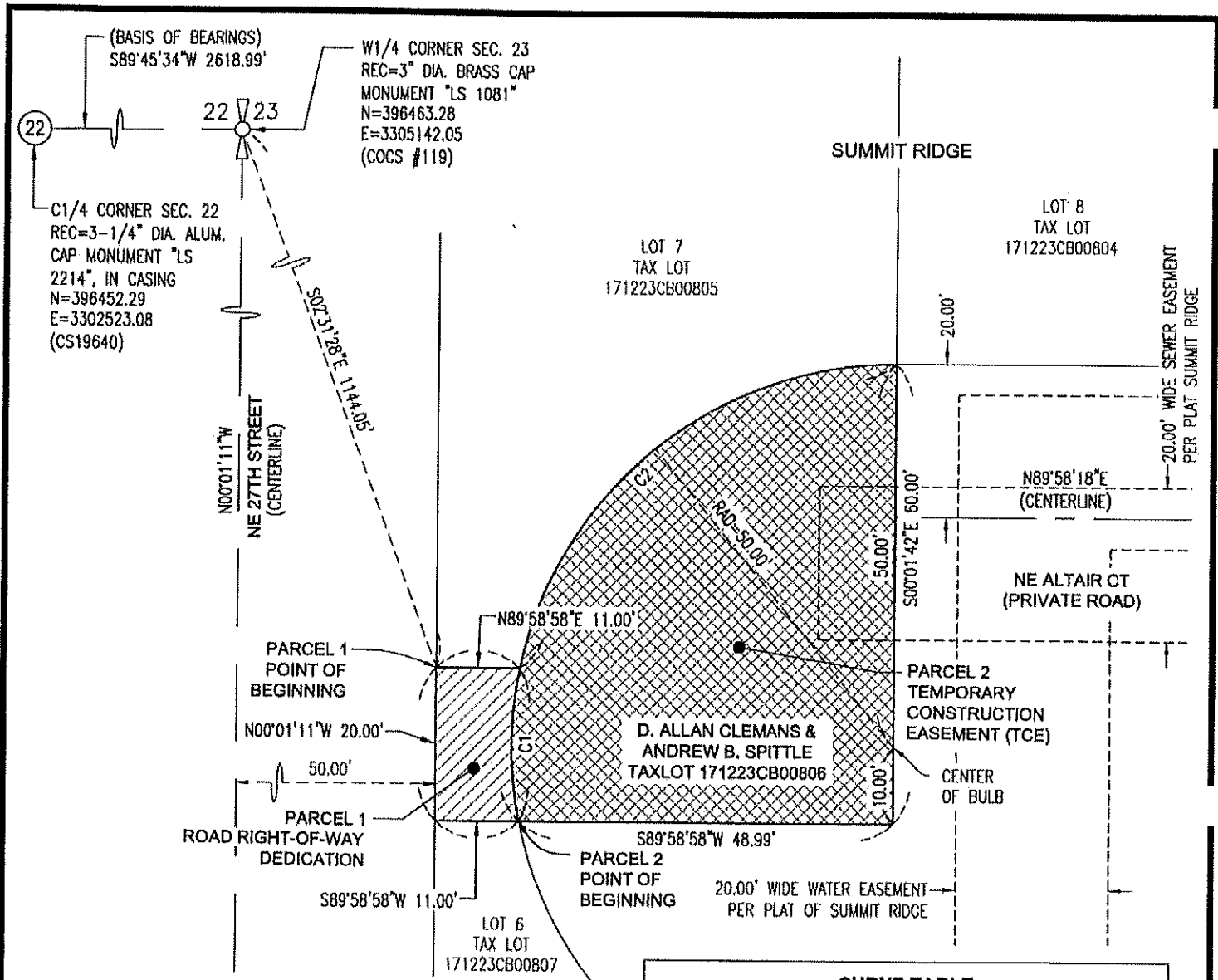
THENCE, SOUTH 89°58'58" WEST, A DISTANCE OF 48.99 FEET, TO THE **POINT OF BEGINNING**;

HEREIN DESCRIBED LANDS CONTAIN 2,460 SQUARE FEET, MORE OR LESS.

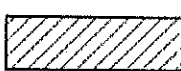
SUBJECT TO ANY OTHER EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD AND THOSE COMMON AND APPARENT TO THE LAND.


BASIS OF BEARINGS = SOUTH 89°45'34" WEST BETWEEN CENTRAL OREGON COORDINATE SYSTEM (COCS) VALUES FOR THE CENTER QUARTER (C1/4) CORNER AND EAST QUARTER (E1/4) CORNER OF SAID SECTION 22 AS SHOWN ON EXHIBIT 'B', ATTACHED HERETO AND MADE A PART HEREOF.





CURVE TABLE				
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD
C1	20.14'	50.00'	23°04'26"	S00°01'12"E 20.00'
C2	68.47'	50.00'	78°27'25"	S50°44'44"W 63.24'

 PARCEL 1
ROAD RIGHT-OF-WAY DEDICATION
(207 SQ. FT., MORE OR LESS)

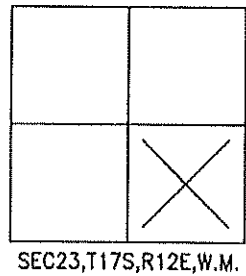
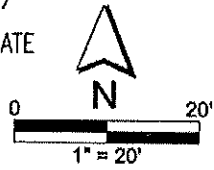
 PARCEL 2
TEMPORARY CONSTRUCTION EASEMENT (TCE)
(2,460 SQ. FT., MORE OR LESS)

BEARINGS BASED UPON CENTRAL OREGON COORDINATE SYSTEM (COCS) VALUES

REC = RECORD INFORMATION

CS = DESCHUTES COUNTY SURVEY NUMBER

C# = SEE CURVE TABLE



REGISTERED
PROFESSIONAL
LAND SURVEYOR

Scott C. Bolduc

OREGON
JULY 20, 2009
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EXPIRES: 12/31/2019

Parametrix ENGINEERING . PLANNING . ENVIRONMENTAL SCIENCES 150 NW PACIFIC PARK LANE, SUITE 110 BEND, OR 97702 P 541.508.7710 WWW.PARAMETRIX.COM	PROJECT NAME EMPIRE CORRIDOR PHASE II INTERSECTION IMPROVEMENT PROJECT	DRAWING NO. 1 OF 1
	EXHIBIT 'B'- D. ALLAN CLEMANS & ANDREW B. SPITTLE TAXLOT 171223CB00806 CITY OF BEND, OR	DWG NAME BE6237004V-ACO DATE 10/18/2019