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11/03/2022 12:17 PM  
\$118.00

**After Recording Return To:**

Jeff Eager  
62910 O.B. Riley Rd. #130  
Bend, OR 97703

Declaration of Compliance with O.R.S. 93.270(2)


for

Three Pines Owners Association

Declarant is the president of The Reserve at Three Pines Owners Association the ("Association"). Declarant certifies the Association has reviewed the governing documents binding on the Association and pertaining to that real property described in Exhibit A, and that these documents do not contain any restriction, rule, or regulation against the use of the community or the lots by a person or group of persons because of race, color, religion, sex, sexual orientation, gender identity, national origin, marital status, familial status, source of income, disability, or the number of individuals, including family members, persons of close affinity, or unrelated persons, who are simultaneously occupying a dwelling unit within occupancy limits.

This Declaration is being recorded pursuant to Sections 3 and 4, chapter 67, Oregon Laws 2021.

**Declarant:**

By:   
Printed Name: Bill Anderson

Its: President

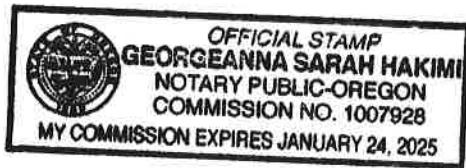
NOTARY ACKNOWLEDGMENT

State of Oregon )  
 ) ss.  
County of Deschutes )

Personally appeared before me on this 3 day of NOV, 2022,

Bill Anderson and acknowledged this instrument to be their voluntary act and deed.

By: Georgeanna Sarah Hakimi  
Notary Public for Oregon



My Commission Expires: 1-24-25

## EXHIBIT A

### Legal Description

#### **Three Pines Plat Phase 1-4**

A parcel of land represented on this subdivision plat of "Three Pines, P.U.D. Phases 1, 2, 3, and 4", being parcel 1, minor partition MP-2-86, as recorded January 11, 1993 in partition plat cabinet 2, page 59 in the office of the Deschutes County clerk, located within a portion of the Northeast one-quarter of Section 26, Township 17 South, Range 11 East, Willamette Meridian, City of Bend, Deschutes County, Oregon and that a 5/8" iron rod exists at the "Initial Point", bring the Southwest Corner of said Parcel 1, and the property being platted is more particularly described as follows:

Beginning at said initial point; thence along the boundary of said parcel 1 and the boundary of "Shevlin Commons, P.U.D., Phases I, II, and III", as recorded November 26, 2002 in plat cabinet F, page 309 in the office of the Deschutes County clerk the following four (4) courses and three (3) curves:

North 02°18'08" West along a distance of 533.33 feet;  
98.78 feet along the arc of a tangent curve to the right with a radius of 100.00 feet, the chord of which bears North 25°59'46" East for a distance of 94.81 feet;  
North 54°17'40" East a distance of 132.75 feet;  
298.47 feet along the arc of a tangent curve to the right with a radius of 549.32 feet, the chord of which bears North 69°51'38" East for a distance of 294.82 feet;  
North 85°25'35" East a distance of 235.21 feet;  
132.50 feet along the arc of a tangent curve to the right with a radius of 900.00 feet, the chord of which bears North 89°38'38" East for a distance of 132.38 feet;  
South 86°08'18" East a distance of 126.49 feet to the Southwesterly 40.00 foot right-of-way of Shevlin Park Road;

Thence continuing along said Parcel 1 boundary and said right-of-way the following three (3) courses and two (2) curves;

South 44°06'01" East a distance of 150.53 feet;  
240.51 feet along the arc of a tangent curve to the right with a radius of 1093.47 feet, the chord of which bears south 37°47'56" East for a distance of 240.03 feet;  
South 31°29'51" East a distance of 42.75 feet;  
245.60 feet along the arc of a tangent curve to the left with a radius of 1949.86 feet, the chord of which bears South 35°06'22" East for a distance of 245.44 feet;  
South 38°42'52" East a distance of 532.70 feet;

Thence leaving said right-of-way, continuing along said Parcel 1 boundary the following three (3) courses:

South 88°52'46" West a distance of 795.95 feet;  
North 00°09'15" West a distance of 154.21 feet;  
North 89°44'24" West a distance of 850.08 feet to the Point of Beginning, the terminus of this description.

Contains 24.69 acres, more or less, of which 0.28 acres are to be dedicated as public right-of-way, and 2.50 acres are to be dedicated as private right-of-way per this plat.

Subject to: all easements, restrictions, and right-of-ways of record and those common and apparent on the land.

#### **Three Pines Plat Phase 5**

A parcel of land represented on this subdivision plat of "Three Pines, P.U.D., Phase 5", being a portion of Tract 'F', "Three Pines, P.U.D., Phases 1, 2, 3, and 4", as recorded March 31, 2003 in plat cabinet F, page 444 in the office of the Deschutes County clerk, located within a portion of the Northeast one-quarter of Section 26, Township 17 South, Range 11 East, Willamette Meridian, City of Bend, Deschutes County, Oregon and that a 5/8" iron rod exists at the "Initial Point", being the Southeast corner of lot 20, of said "Three Pines, P.U.D., phases 1, 2, 3, and 4", and the property being platted is more particularly described as follows:

Beginning at said initial point; thence along the Southerly boundary of said tract 'F', South 89°44'24" East a distance of 193.75 feet; thence leaving said boundary, North 25°12'37" West a distance of 71.87 feet; thence North 62°12'00" East a distance of 91.65 feet; thence North 22°23'44" East a distance of 230.46 feet; thence North 57°53'01" East a distance of 34.59 feet; thence North 28°04'20" West a distance of 59.92 feet; thence 46.77 feet along the arc of a non-tangent curve to the left with a radius of 185.00, the chord of which bears North 68°21'41" East a distance of 46.64 feet; thence North 24°02'06" West a distance of 39.68 feet; thence North 05°45'01" East a distance of 42.27 feet; thence North 26°44'57" East a distance of 10.00 feet to the Southerly boundary of "Three Pines, P.U.D. Phase 6"; thence along said Southerly boundary, 403.34 feet along a non-tangent curve of 400.56 feet to the Westerly boundary of said Tract 'F'; thence along said Westerly boundary following six (6) curves and six (6) courses:

30.11 feet along a non-tangent curve to the right with a radius of 133.59 feet, the chord of which bears South 21°03'33" West a distance of 30.05 feet;  
19.57 feet along the arc of a reverse curve to the left with a radius of 93.00 feet, the chord of which bears south 21°29'13" West for a distance of 19.54 feet;  
South 15°27'25" West a distance of 46.01 feet;  
5.09 feet along the arc of a tangent curve to the left with a radius of 18.00 feet, the chord of which bears South 07°21'09" West for a distance of 5.08 feet;  
15.05 feet along the arc of a compound curve to the left with a radius of 10.00 feet, the chord of which bears South 43°52'47" East for a distance of 13.67 feet;  
7.48 feet along the arc of a reverse curve to the right with a radius of 866.33 feet, the chord of which bears South 86°45'35" East for a distance of 7.48 feet;  
South 03°29'14" West a distance of 41.50 feet;  
71.06 feet along a non-tangent curve to the left with a radius of 824.83 feet, the chord of which bears north 88°58'49" West a distance of 71.04 feet;

South 09°57'38" West a distance of 335.86 feet;  
South 89°43'48" East a distance of 166.80 feet;  
South 04°49'41" West a distance of 41.63 feet;  
South 00°00'00" East a distance of 80.74 feet to the Point of Beginning, the terminus of this description.

Contains 5.00 acres, more or less, of which 0.79 acres are to be dedicated as private right-of-way per this plat.

Subject to: all easements, restrictions, and right-of-ways of record and those common and apparent on the land.

### **Three Pines Plat Phase 6**

A parcel of land represented on this subdivision plat of "Three Pines, P.U.D. Phase 6", being a portion of Tract 'F', "Three Pines, P.U.D., Phases 1, 2, 3, and 4", as recorded March 31, 2003 in plat cabinet F, page 444 in the office of the Deschutes County clerk, located within a portion of the Northeast one-quarter of Section 26, Township 17 South, Range 11 East, Willamette Meridian, City of Bend, Deschutes County, Oregon and that a 5/8" iron rod exists at the "Initial Point", being the Northwest corner of said tract 'F' and the property being platted is more particularly described as follows:

Beginning at said initial point; thence along the boundary of said tract 'F' the following three (3) courses and two (2) curves:

North 85°25'35" East a distance of 29.42 feet;  
132.50 feet along the arc of a tangent curve to the right with a radius of 900.00 feet, the chord of which bears North 89°38'38" East for a distance of 132.38 feet;  
South 86°08'18" East a distance of 111.56 feet;  
South 44°06'01" East a distance of 161.62 feet;  
233.63 feet along the arc of a tangent curve to the right with a radius of 1083.47 feet, the chord of which bears South 37°55'22" East for a distance of 233.18 feet;

Thence leaving said boundary, South 82°54'13" West a distance of 196.26 feet; thence 421.24 feet along a non-tangent curve to the left with a radius of 990.00 feet, the chord of which bears North 74°24'16" West a distance of 418.07 feet to said boundary of said Tract 'F';

Thence leaving said boundary the following four (4) curves and five (5) courses:

26.12 feet along a non-tangent curve to the left with a radius of 133.59 feet, the chord of which bears North 08°59'59" East a distance of 26.08 feet;  
19.57 feet along the arc of a reverse curve to the right with a radius of 93. feet, the chord of which bears North 09°25'38" East for a distance of 19.54 feet;  
North 15°27'25" East a distance of 71.12 feet;  
15.71 feet along the arc of a tangent curve to the right with a radius of 10.00 feet, the chord of which bears North 60°27'26" East for a distance of 14.14 feet;  
South 74°32'34" East a distance of 12.05 feet;  
North 15°27'26" East a distance of 49.00 feet;  
North 74°32'34" West a distance of 9.06 feet  
North 15°27'25" East a distance of 38.78 feet;  
12.44 feet along a non-tangent curve to the left with a radius of 155.00 feet, the chord of which bears North 17°51'08" East a distance of 12.43 feet to the Point of Beginning, the terminus of this description.

Contains 2.80 acres, more or less, of which 0.51 acres are to be dedicated as private right-of-way per this plat.

Subject to: all easements, restrictions, and right-of-ways of record and those common and apparent on the land.

### **Three Pines Plat Phase 7-10**

A parcel of land represented on this subdivision plat of "Three Pines, P.U.D. Phases 7, 8, 9, and 10", being a portion of tract 'F', "Three Pines P.U.D., Phases 1, 2, 3, and 4", as recorded March 31, 2003, 2003 in plat cabinet F, page 444 in the office of the Deschutes County clerk, and a portion of lot 41, "Three Pines P.U.D., Phase 5", as recorded July 7, 2005 in plat cabinet G, page 731 in the office of the Deschutes County clerk, located within a portion of the Northeast one-quarter of Section 26, Township 17 South, Range 11 East, Willamette Meridian, City of Bend, Deschutes County, Oregon and that a 5/8" iron rod with cap marked "HWA" exists at the "Initial Point", being the Southeast corner of lot 22, of "Three Pines P.U.D., Phase 5", as recorded July 7, 2005 in plat cabinet G, page 731 in the office of the Deschutes County clerk, and the property being platted is more particularly described as follows:

Beginning at said initial point; thence along the Easterly boundary of said "Three Pines, P.U.D., Phase 5" the following three (3) courses:

North 25°12'37" West a distance of 71.87 feet;  
North 62°12'00" East a distance of 91.65 feet;  
North 22°23'44" East a distance of 230.46 feet;

Thence leaving said boundary, North 06°08'00" West a distance of 69.68 feet to the Southerly right-of-way line of Mt. Shasta Drive; thence along said right-of-way line, 8.77 feet along a non-tangent curve to the left with a radius of 185.00 feet, the chord of which bears North 76°57'43" East a distance of 8.77 feet to said Easterly boundary; thence along said Easterly boundary the following one (1) curve and three (3) courses;

46.77 feet along a compound curve with a radius of 185.00 feet, the chord of which bears North 68°21'41" East a distance of 46.64 feet;

North 24°02'06" West a distance of 39.68 feet;

North 05°45'01" East a distance of 42.27 feet;

North 26°44'57" East a distance of 10.00 feet to the Southerly boundary of "Three Pines, P.U.D., Phase 6"; thence along said Southerly boundary the following one (1) curve and one (1) course:

17.90 feet along a non-tangent curve to the right with a radius of 990.00 feet, the chord of which bears South 62°43'58" East a distance of 17.90 feet;

North 82°54'13" East a distance of 196.26 feet to the Southeast corner of said "Three Pines, P.U.D., Phase 6", the Westerly right-of-way of Shelvin Park Market Road and the Easterly boundary of said tract 'F';

Thence along said Westerly right-of-way line and said Easterly tract 'F' boundary the following two (2) curves and two (2) courses:

4.68 feet along a non-tangent curve to the right with a radius of 1083.47 feet, the chord of which bears South 31°37'17" East a distance of 4.68 feet;

South 31°29'51" East a distance of 42.75 feet;

246.86 feet along the arc of a tangent curve to the left with a radius of 1959.86 feet, the chord of which bears South 35°06'22" East for a distance of 246.70 feet;

South 38°42'52" East a distance of 525.01 feet to the Southeast corner of said tract 'F';

Thence along the Southerly boundary of said tract 'F' the following three (3) courses:

South 88°52'46" West a distance of 783.33 feet;

North 00°09'15" West a distance of 154.21 feet;

North 89°44'24" West a distance of 97.39 feet to the Point of Beginning, the terminus of this description.

Contains 7.95 acres, more or less, of which 1.60 acres are to be reserved as private right-of-way per this plat.

Subject to: all easements, restrictions, and right-of-ways of record and those common and apparent on the land.