

THREE PINES, P.U.D., PHASES 1, 2, 3 AND 4

BEING A SUBDIVISION OF PARCEL 1, MINOR PARTITION MP-2-86, LOCATED WITHIN A PORTION OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 17 SOUTH, RANGE 11 EAST, WM., CITY OF BEND, DESCHUTES COUNTY, OREGON

SURVEYOR'S CERTIFICATE:

I, DAVID R. WILLIAMS, REGISTERED PROFESSIONAL LAND SURVEYOR FOR THE STATE OF OREGON, BEING DULY SWORN, DEPOSE AND SAY THAT THIS SURVEY WAS PERFORMED BY ME, OR UNDER MY SUPERVISION IN COMPLIANCE WITH OREGON REVISED STATUTES CHAPTERS 92, 93 AND 209 IN DECEMBER OF 2002 AT THE REQUEST OF THREE PINES DEVELOPMENT, L.L.C., AND THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH LEGAL MONUMENTS THE 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", BEING 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 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.

PLAT INDEX:

- SHEET 1: SURVEYOR'S CERTIFICATE
DECLARATION
SURVEYOR'S NARRATIVE
- SHEET 2: DECLARANT SIGNATURES
WATER RIGHTS NOTE
LOT FILLING AND GRADING NOTE
POST-MONUMENTATION NOTE
- SHEET 3: APPROVAL SIGNATURES
- SHEET 4: BOUNDARY RESOLUTION
- SHEET 5: PLAT SHEET
- SHEET 6: SEWER, ALLEY AND CONSERVATION EASEMENTS
- SHEET 7: WATER EASEMENTS

SURVEYOR'S NARRATIVE:

WE WERE RETAINED BY THREE PINES DEVELOPMENT, LLC TO PREPARE AND MONUMENT THE PLAT OF "THREE PINES, P.U.D., PHASES 1, 2, 3 AND 4" AS LOCATED IN THE NORTHEAST ONE-QUARTER OF (NE1/4) OF SECTION 26, TOWNSHIP 17 SOUTH, RANGE 11 EAST, WILLAMETTE MERIDIAN, CITY OF BEND, DESCHUTES COUNTY, OREGON AS APPROVED BY THE CITY OF BEND PER NOTICE OF ADMINISTRATIVE REVIEW AND DECISION FILE NUMBER "PZ 02-221" DATED AUGUST 29, 2002.

"THREE PINES, P.U.D., PHASES 1, 2, 3 AND 4" IS A SUBDIVISION OF 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. THIS PARCEL IS SHOWN IN ITS ENTIRETY ON SHEET 4 OF THIS PLAT. THAT PORTION DESIGNATED AS TRACT 'F' ON SAID SHEET 4, WILL BE DEVELOPED AS FUTURE PHASES.

THE NORTHERLY AND WESTERLY BOUNDARIES OF THIS SUBDIVISION IS COINCIDENT WITH A PORTION OF THE "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) BOUNDARY.

THE CENTERLINE OF SHEVLIN PARK MARKET ROAD WAS ESTABLISHED FROM THE 2 1/2" BRASS CAPS ON BOTH THE SOUTHWESTERLY 30.00 FOOT RIGHT-OF-WAY AND THE NORTHEASTERLY 30.00 FOOT RIGHT-OF-WAY LINES. (SEE "SHEVLIN COMMONS, P.U.D., PHASES I, II AND III" FOR FURTHER INFORMATION). THESE MONUMENTS WERE SET BY THE DESCHUTES COUNTY DEPARTMENT OF PUBLIC WORKS DURING THE COURSE OF A 1976 SHEVLIN PARK ROAD PROJECT, (r-3). NO RECORD OF SURVEY WAS FILED REGARDING THESE RIGHT-OF-WAY MONUMENTS. THE CENTERLINE AS SHOWN ON SHEET 3 OF SAID "SHEVLIN COMMONS, P.U.D., PHASES I, II AND III" WAS HELD AND EXTENDED SOUTHEASTERLY FROM THE SOUTHEASTERLY TERMINATION OF CURVE NO. C16, (THIS POSITION COINCIDES WITH THE SOUTHEASTERLY TERMINATION OF CURVE NO. C13 OF SAID "SHEVLIN COMMONS, P.U.D., PHASES I, II AND III"), WITH A TANGENT LINE TO SAID CURVE NO. C16. THIS CENTERLINE WAS OFFSET 40.00 FEET SOUTHWESTERLY TO ESTABLISH THE SOUTHWESTERLY 40.00 FOOT RIGHT-OF-WAY LINE OF SHEVLIN PARK ROAD AS DEDICATED BY MAJOR PARTITION MUP-1-85.

THE FOUND MONUMENTS ON THE SOUTHERLY PROPERTY BOUNDARY WERE ALL HELD TO COMPLETE THE PLAT BOUNDARY. THE 5/8" IRON ROD WITH CAP MARKED "OMAN" NEAR THE SOUTHEAST PROPERTY CORNER WAS HELD FOR ITS NORTHING POSITION. THE BOUNDARY LINE WAS EXTENDED 0.32 FEET EASTERLY TO ITS INTERSECTION WITH SAID SOUTHWESTERLY 40.00 FOOT RIGHT-OF-WAY. NO NEW MONUMENT WILL BE SET AT THE CALCULATED SOUTHEAST PROPERTY CORNER.

THE EASTERLY BOUNDARY OF THE PLATTED LOTS AND PRIVATE ROADWAYS WAS ESTABLISHED PER THE CLIENTS INSTRUCTIONS. THIS BOUNDARY WILL BE MONUMENTED AFTER COMPLETION OF PHASES 1, 2, 3 AND 4 CONSTRUCTION DUE TO HIGH PROBABILITY OF THEIR BEING DISTURBED.

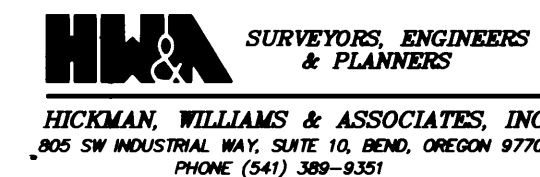
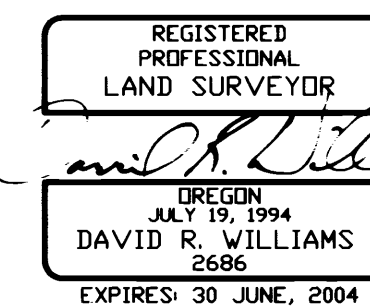
BEARINGS OF THIS SURVEY ARE BASED ON A PORTION OF THE EASTERLY BOUNDARY OF "SHEVLIN COMMONS, P.U.D., PHASES I, II AND III", TAKEN AS NORTH 02°18'08" WEST.

DECLARATION:

THREE PINES DEVELOPMENT, AN OREGON LIMITED LIABILITY COMPANY, VESTEE OF THE LAND ON THE SUBDIVISION PLAT OF "THREE PINES, P.U.D., PHASES 1, 2, 3 AND 4" AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREUNTO ATTACHED, HAS CAUSED SAID LAND TO BE PLATTED AS SHOWN ON SUCH PLAT AND DECLARE THE SUBDIVISION PLAT OF "THREE PINES, P.U.D., PHASES 1, 2, 3 AND 4" TO BE PREPARED AND PROPERLY SUBDIVIDED IN ACCORDANCE WITH O.R.S. CHAPTER 92 AND DAVID W. McCLAIN AS BENEFICIARY UNDER DEED OF TRUST RECORDED JULY 1, 2002 IN VOLUME 2002, PAGE 35810, DESCHUTES COUNTY OFFICIAL RECORDS, AND COMMUNITY FIRST BANK AS BENEFICIARY UNDER DEED OF TRUST RECORDED DECEMBER 18, 2002 IN VOLUME 2002, PAGE 71054, DESCHUTES COUNTY OFFICIAL RECORDS, CONSENTS TO THE PLATTING OF "THREE PINES, P.U.D., PHASES 1, 2, 3 AND 4" AS DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREUNTO ATTACHED AND HEREBY DEDICATES TO THE PUBLIC FOREVER SHEVLIN PARK MARKET ROAD AS SHOWN ON SHEET 4; AND FURTHER DEDICATES TO THE PUBLIC FOREVER FOR UTILITY PURPOSES PUBLIC UTILITY EASEMENTS OVER ALL PRIVATE ROADS AND THE PUBLIC UTILITY EASEMENTS AS DETAILED ON SHEET 5 OF THIS PLAT; AND FURTHER GRANTS TO THE CITY OF BEND THE SANITARY SEWER AND WATER EASEMENTS AS DETAILED ON SHEETS 6 AND 7 OF THIS PLAT. THESE EASEMENTS SHALL BE A PERMANENT, PERPETUAL AND EXCLUSIVE RIGHT TO CONSTRUCT, INSTALL, MAINTAIN AND OPERATE A SEWERLINE AND A WATERLINE AND ALL RELATED FACILITIES ON THE SURFACE AND WITHIN THE SUBSURFACE OF THE EASEMENTS. NO PERSON OR ENTITY SHALL BE AUTHORIZED TO CONSTRUCT, ERECT, OR INSTALL ANY STRUCTURES OR FACILITIES ON THE SURFACE OR WITHIN THESE EASEMENTS WITHOUT FIRST OBTAINING APPROVAL FROM THE CITY OF BEND; AND FURTHER RESERVES THE PRIVATE RIGHT-OF-WAYS SHOWN AS MT. JEFFERSON PLACE, MT. SHASTA DRIVE, MT. McLOUGHLIN LANE AND MT. HOOD DRIVE AS SHOWN ON SAID SHEET 5 OF THIS PLAT; AND FURTHER GRANTS PUBLIC ACCESS TO SAID PRIVATE WAYS; AND FURTHER RESERVES THE ALLEY EASEMENTS WHICH AFFECT PORTIONS OF LOTS 1 THROUGH 5 AND 7 THROUGH 14 AND COMMON TRACT 'D', AS DETAILED ON SHEET 6 OF THIS PLAT; AND FURTHER RESERVES THE CONSERVATION EASEMENT WHICH AFFECTS PORTIONS OF LOTS 1 THROUGH 5 AS DETAILED ON SHEET 6 OF THIS PLAT; AND FURTHER RESERVES THE 5.00 FOOT LANDSCAPE EASEMENT WHICH AFFECTS PORTIONS OF LOTS 15 THROUGH 20, COMMON TRACT 'E' AND TRACT 'F' AS SHOWN ON SHEET 5 OF THIS PLAT.

(SEE SHEET 2 OF 7 FOR DECLARATION SIGNATURES)

PREPARED BY:



SHEET 1 OF 7

021108P1-4

DESCHUTES COUNTY OFFICIAL RECORDS
NANCY BLANKENSHIP, COUNTY CLERK 2003-21120



\$76.00

D-PLAT Cnt=1 Stn=23 JEFF
\$55.00 \$11.00 \$10.00

03/31/2003 03:31:09 PM

THREE PINES, P.U.D., PHASES 1, 2, 3 AND 4

BEING A SUBDIVISION OF PARCEL 1, MINOR PARTITION MP-2-86, LOCATED WITHIN A PORTION OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 17 SOUTH, RANGE 11 EAST, WM., CITY OF BEND, DESCHUTES COUNTY, OREGON

DECLARATION SIGNATURES:

BY: [Signature]
SAJ JIVANJEE, MEMBER OF
THREE PINES DEVELOPMENT, LLC, VESTEE

03/10/2003
DATE

BY: [Signature]
ON BEHALF OF COMMUNITY FIRST
BANK, BENEFICIARY

03/10/03
DATE

ACKNOWLEDGMENT:

STATE OF OREGON }
COUNTY OF DESCHUTES } S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON March 10 2003,
BY SAJ JIVANJEE, MEMBER OF THREE PINES DEVELOPMENT, LLC, VESTEE.

[Signature]
(NOTARY'S WRITTEN NAME)

Wendy Randall NOTARY PUBLIC - OREGON
(NOTARY'S PRINTED NAME)

COMMISSION NO.: 361039

MY COMMISSION EXPIRES: October 12, 2006
(MONTH NAME)

ACKNOWLEDGMENT:

STATE OF OREGON }
COUNTY OF DESCHUTES } S.S.

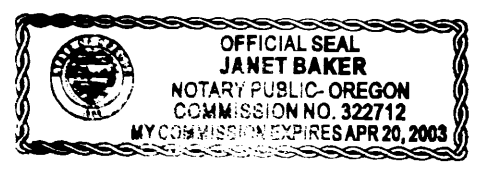
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON March 11, 2003,
BY Jim Tindle ON BEHALF OF COMMUNITY FIRST BANK, BENEFICIARY

[Signature]
(NOTARY'S WRITTEN NAME)

Janet Baker NOTARY PUBLIC - OREGON
(NOTARY'S PRINTED NAME)

COMMISSION NO.: 322712

MY COMMISSION EXPIRES: April 20th, 2003
(MONTH NAME)



BY: [Signature]
DAVID W. McCLAIN, BENEFICIARY

3/10/03
DATE

ACKNOWLEDGMENT:

STATE OF OREGON }
COUNTY OF DESCHUTES } S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON March 10 2003,
BY DAVID W. McCLAIN, BENEFICIARY.

[Signature]
(NOTARY'S WRITTEN NAME)

Wendy Randall NOTARY PUBLIC - OREGON
(NOTARY'S PRINTED NAME)

COMMISSION NO.: 361039

MY COMMISSION EXPIRES: October 12, 2006
(MONTH NAME)

WATER RIGHTS NOTE:

NO WATER RIGHTS EXIST WITHIN THE BOUNDARIES OF THIS PLAT.

BY: [Signature]
SAJ JIVANJEE OF THREE PINES
DEVELOPMENT, L.L.C.

LOT FILLING AND GRADING NOTE:

LOTS 23, 24, 25 AND 26 OF THIS PLAT ARE TO BE GRADED OR FILLED. FUTURE INTENTIONS OF LOT OWNERS CANNOT BE DETERMINED.

BY: [Signature]
SAJ JIVANJEE
OF THREE PINES DEVELOPMENT, L.L.C.

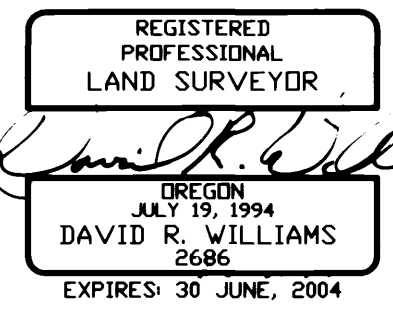
POST MONUMENTATION NOTE:

I, DAVID R. WILLIAMS, CERTIFY THAT POST MONUMENTATION WILL BE COMPLETED WITHIN TWO MONTHS OF THE COMPLETION OF STREET AND UTILITY IMPROVEMENTS.

[Signature]
DAVID R. WILLIAMS P.L.S. 2686

INTERIOR MONUMENTS SET PER AFFIDAVIT OF MONUMENTATION RECORDED IN
VOLUME _____ PAGE _____ ON _____

DESCHUTES COUNTY SURVEYOR



PREPARED BY:



THREE PINES, P.U.D., PHASES 1, 2, 3 AND 4

BEING A SUBDIVISION OF PARCEL 1, MINOR PARTITION MP-2-86, LOCATED WITHIN A PORTION OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 17 SOUTH, RANGE 11 EAST, WM., CITY OF BEND, DESCHUTES COUNTY, OREGON

APPROVALS:

THE PLAT OF "THREE PINES, P.U.D., PHASES 1, 2, 3 AND 4" AS LOCATED IN THE CITY OF BEND, DESCHUTES COUNTY, OREGON, HAS BEEN EXAMINED AND APPROVED:

Jeff Kern by Ken Grantham Deputy 3-17- 2003
DESCHUTES COUNTY SURVEYOR

[Signature] 3/27 2003
CITY OF BEND ENGINEER

James J. Lewis 3/31 2003
CITY OF BEND COMMUNITY DEVELOPMENT DIRECTOR

I HEREBY CERTIFY THAT ALL TAXES ARE PAID AS OF THIS DATE

Marby Wigmore by Carlie Chubb 3-18 2003
DESCHUTES COUNTY TAX COLLECTOR

I HEREBY CERTIFY THAT ALL AD VALOREM TAXES AND SPECIAL ASSESSMENTS, FEES AND OTHER CHARGES REQUIRED BY LAW TO BE PLACED ON THE 2002-2003 TAX ROLL WHICH BECAME A LIEN ON THIS PLAT OR WILL BECOME A LIEN DURING THIS TAX YEAR HAVE BEEN PAID TO ME.

[Signature] 3-18- 2003
DESCHUTES COUNTY ASSESSOR

[Signature] 3/31 2003
DESCHUTES COUNTY BOARD OF COMMISSIONERS

SIGNATURE BY THE CITY OF BEND COMMUNITY DEVELOPMENT DIRECTOR AND ENGINEER CONSTITUTES ACCEPTANCE BY THE CITY OF BEND OF ANY DEDICATION MADE HEREIN TO THE PUBLIC.

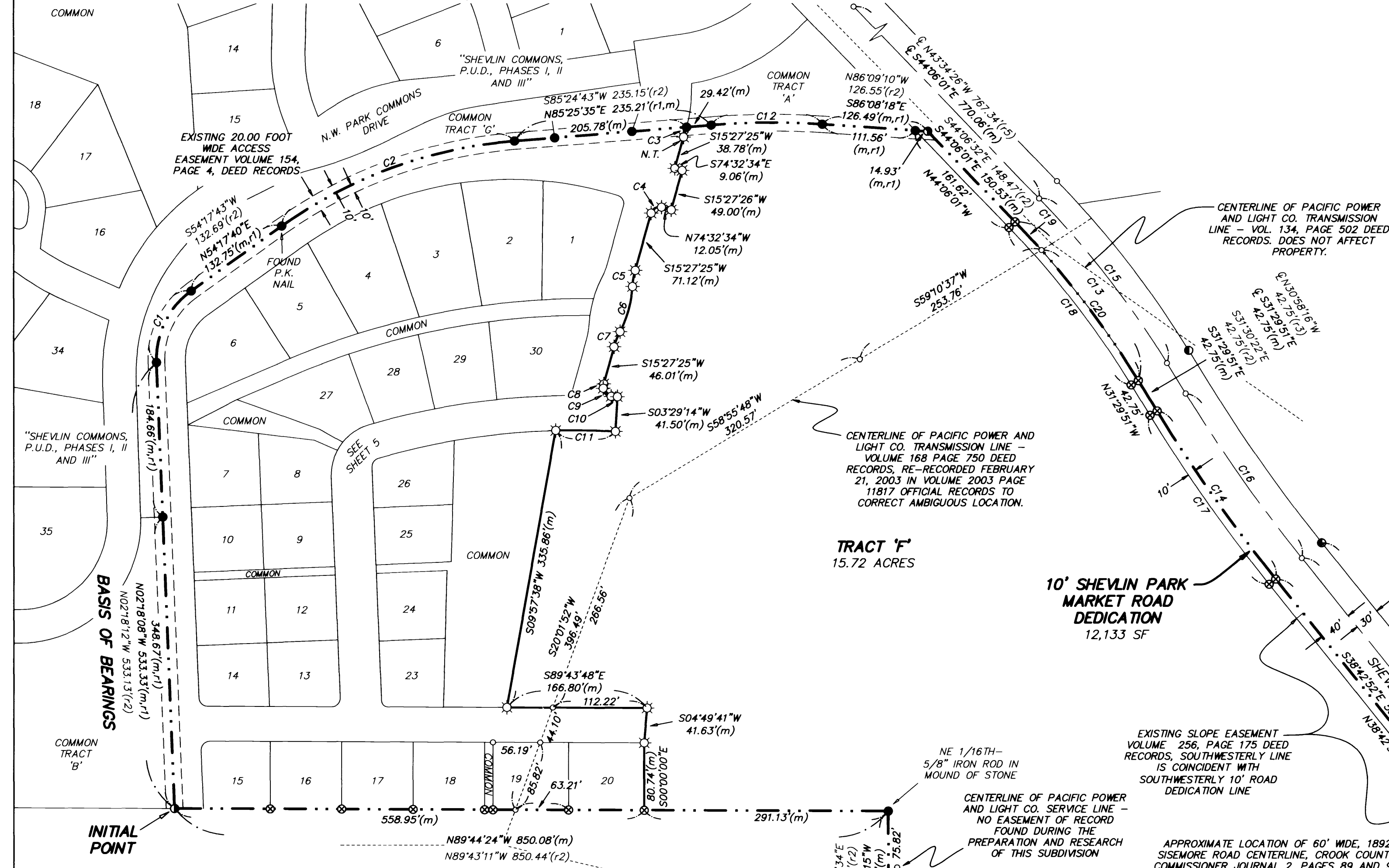
[Signature] 3-19, 2003
WATER MASTER - SOUTH CENTRAL REGION MANAGER

REGISTERED PROFESSIONAL LAND SURVEYOR
David R. Williams
OREGON
JULY 19, 1994
DAVID R. WILLIAMS
2686
EXPIRES: 30 JUNE, 2004 3/7/03

PREPARED BY:
HWA SURVEYORS, ENGINEERS & PLANNERS
HICKMAN, WILLIAMS & ASSOCIATES, INC.
805 SW INDUSTRIAL WAY, SUITE 10, BEND, OREGON 97702
PHONE (541) 389-9351

THREE PINES, P.U.D., PHASES 1, 2, 3 AND 4

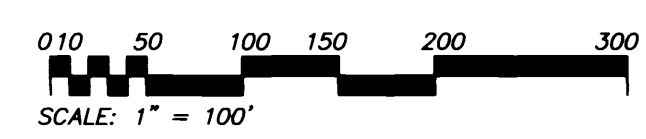
BEING A SUBDIVISION OF PARCEL 1, MINOR PARTITION MP-2-86, LOCATED WITHIN A PORTION OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 17 SOUTH, RANGE 11 EAST, WM., CITY OF BEND, DESCHUTES COUNTY, OREGON



CURVE	LENGTH	RADIUS	DELTA	CHORD	TANGENT
C1(m,r1)	98.78'	100.00'	56°35'48"	N25°59'46"E 94.81'	53.84'
C1(r2)	98.78'	100.00'		S25°59'45"W 94.82'	
C2(m,r1)	298.47'	549.32'	31°07'55"	N69°51'38"E 294.82'	153.02'
C2(r2)	298.70'	550.00'		S69°51'13"W 295.04'	
C3	12.44'	155.00'	4°35'50"	N17°51'08"E 12.43'	6.22'
C4	15.71'	10.00'	90°00'01"	S60°27'26"W 14.14'	10.00'
C5	19.57'	93.00'	12°03'34"	S09°25'38"W 19.54'	9.82'
C6	56.24'	133.59'	24°07'09"	N15°27'25"E 55.82'	28.54'
C7	19.57'	93.00'	12°03'34"	S21°29'13"W 19.54'	9.82'
C8	5.09'	18.00'	16°12'33"	S07°21'09"W 5.08'	2.56'
C9	15.05'	10.00'	86°15'17"	S43°52'46"E 13.67'	9.37'
C10	7.48'	866.33'	0°29'41"	N86°45'35"W 7.48'	3.74'
C11	71.06'	824.83'	4°56'10"	N88°58'49"W 71.04'	35.55'
C12(m,r1)	132.50'	900.00'	8°26'07"	N89°38'38"E 132.38'	66.37'
C12(r2)	132.50'	900.00'		S89°37'47"W 132.38'	
C13	240.51'	1093.47'	12°36'09"	S37°47'56"E 240.03'	120.74'
C13(r2)	243.26'	1105.92'		S37°48'27"E 242.77'	
C14	245.60'	1949.86'	7°13'01"	S35°06'22"E 245.44'	122.96'
C14(r2)	245.60'	1949.86'		S35°06'52"E 245.44'	
C15(m,r1)	249.31'	1133.47'	12°36'09"	N37°47'56"W 248.81'	125.16'
C15(r3)	252.05'	1145.92'	12°36'09"		126.54'
C16(m,r1)	240.56'	1909.86'	7°13'01"	S35°06'22"E 240.40'	120.44'
C16(r3)	240.56'	1909.86'	7°13'01"		120.44'
C17	246.86'	1959.86'	7°13'01"	S35°06'22"E 246.70'	123.59'
C18	238.32'	1083.47'	12°36'09"	N37°47'56"W 237.84'	119.64'
C19	46.32'	1093.47'	2°25'37"	N42°53'12"W 46.32'	23.16'
C20	194.20'	1093.47'	10°10'32"	N36°35'07"W 193.94'	97.35'

- LEGEND**
- SUBDIVISION BOUNDARY
 - STREET AND LOT LINE
 - STREET CENTERLINE
 - EXISTING OVERHEAD WIRES
 - FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "HWA" OR AS NOTED
 - FOUND 5/8" IRON ROD - NO CAP
 - ⊙ FOUND 2" BRASS CAP IN CONCRETE
 - ⊗ SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "HWA"
 - ⊛ SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "HWA" PER POSTMON NOTE (SEE SHEET 2)
 - CALCULATED POSITION ONLY
 - (m) DENOTES MEASURED BEARING/DISTANCE
 - (r) DENOTES RECORD BEARING/DISTANCE PER REFERENCES

- RECORD REFERENCES**
- (r1) "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, DESCHUTES COUNTY SURVEYOR'S OFFICE SURVEY NUMBER CS15178.
 - (r2) MINOR PARTITION MP-2-86, BY RAYMOND E. OMAN, DESCHUTES COUNTY SURVEYOR'S OFFICE SURVEY NUMBER CS02172.
 - (r3) UNRECORDED MONUMENTATION OF SHEVLIN PARK ROAD RIGHT-OF-WAY BY DESCHUTES COUNTY DEPARTMENT OF PUBLIC WORKS HIGHWAY DIVISION, DATED DECEMBER, 1976 AND JANUARY, 1977.
 - (r4) PARTITION PLAT 1995-28, BY TERRASCOPE, INC., DESCHUTES COUNTY SURVEYOR'S OFFICE SURVEY NUMBER CS12271.

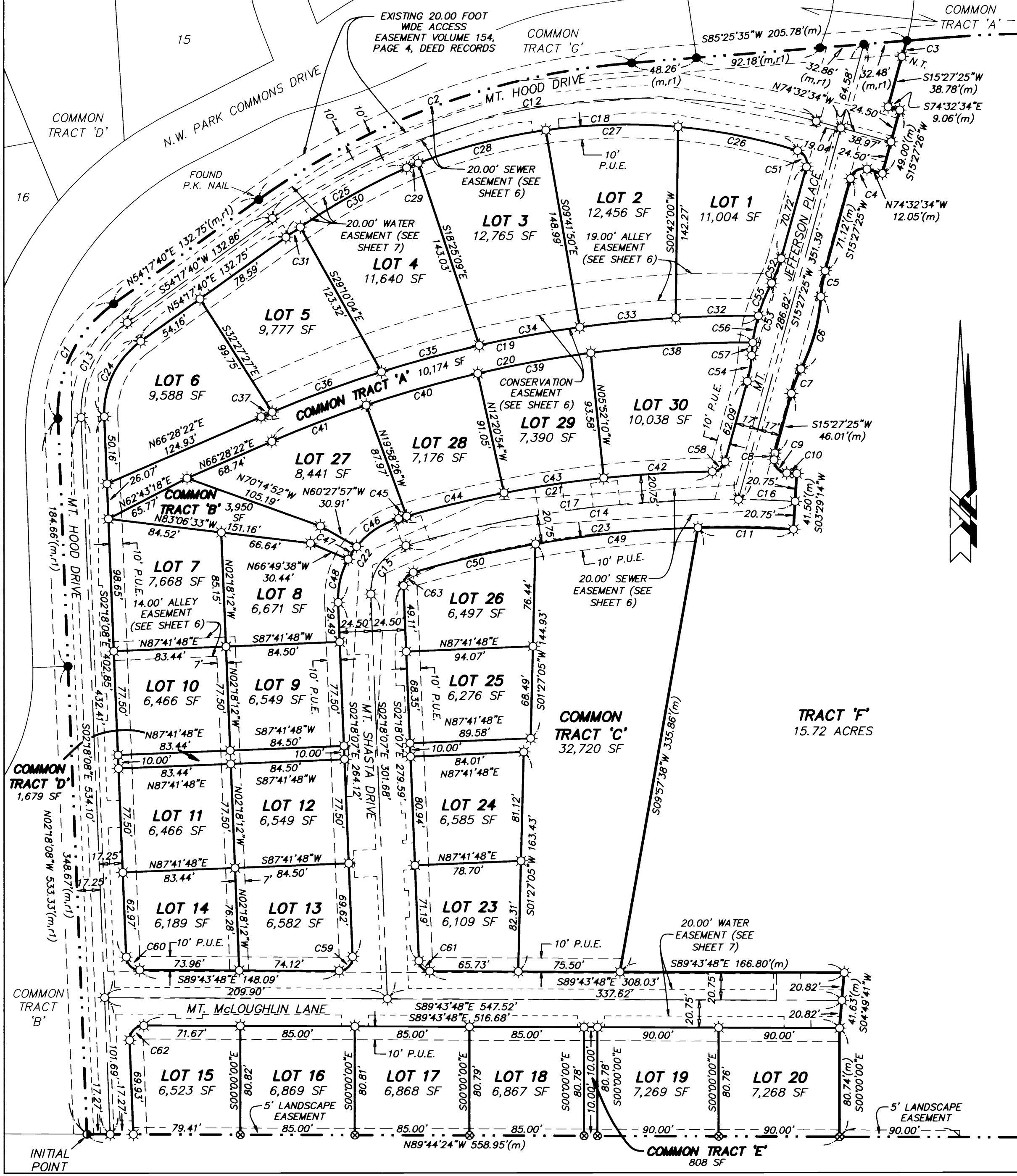


REGISTERED PROFESSIONAL LAND SURVEYOR
 David R. Williams
 JULY 19, 1994
 DAVID R. WILLIAMS
 2686
 EXPIRES: 30 JUNE, 2004
 3/7/03

HWA SURVEYORS, ENGINEERS & PLANNERS
 HICKMAN, WILLIAMS & ASSOCIATES, INC.
 805 SW INDUSTRIAL WAY, SUITE 10, BEND, OREGON 97702
 PHONE (541) 389-9351

THREE PINES, P.U.D., PHASES 1, 2, 3 AND 4

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CURVE TABLE					
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C11	71.06'	824.83'	4°56'10"	N88°58'49"W 71.04'	35.55'
C12	424.16'	475.00'	51°09'46"	S79°52'33"W 410.20'	227.39'
C13	296.49'	82.75'	56°35'48"	S25°59'46"W 78.46'	44.55'
C14	292.31'	845.58'	19°48'24"	S83°35'04"W 290.85'	147.63'
C15	48.07'	36.25'	75°58'59"	S35°41'23"W 44.63'	28.31'
C16	42.25'	845.58'	2°51'45"	N87°56'37"W 42.24'	21.13'
C17	250.06'	845.58'	16°56'39"	S82°09'11"W 249.15'	125.95'
C18	296.49'	425.50'	39°55'27"	S87°31'05"W 290.53'	154.55'
C19	379.46'	900.00'	24°09'25"	S78°33'05"W 376.65'	192.59'
C20	367.06'	880.00'	23°53'56"	S78°25'20"W 364.40'	186.24'
C21	236.11'	866.33'	15°36'56"	S81°31'11"W 235.38'	118.79'
C22	82.92'	62.50'	76°00'50"	S35°42'18"W 76.97'	48.84'
C23	285.57'	824.83'	19°50'13"	S83°34'09"W 284.15'	144.23'
C24	64.70'	65.50'	56°35'48"	S25°59'46"W 62.10'	35.27'
C25	103.59'	514.82'	11°31'43"	S60°03'32"W 103.41'	51.97'
C26	90.81'	425.50'	12°13'43"	N78°38'03"W 90.64'	45.58'
C27	98.40'	425.50'	13°15'00"	S88°37'35"W 98.18'	49.42'
C28	98.01'	425.50'	13°11'53"	S75°24'09"W 97.80'	49.22'
C29	9.26'	425.50'	1°14'51"	S68°10'47"W 9.26'	4.63'
C30	90.50'	514.82'	10°04'19"	S60°47'13"W 90.38'	45.37'
C31	13.09'	514.82'	1°27'24"	S55°01'22"W 13.09'	6.54'
C32	61.46'	900.00'	3°54'46"	S88°40'24"W 61.45'	30.74'
C33	71.67'	900.00'	4°33'46"	S84°26'08"W 71.66'	35.86'
C34	75.78'	900.00'	4°49'27"	S79°44'31"W 75.75'	37.91'
C35	75.18'	900.00'	4°47'11"	S74°56'13"W 75.16'	37.61'
C36	86.46'	900.00'	5°30'16"	S69°47'29"W 86.43'	43.26'
C37	8.90'	900.00'	0°33'59"	S66°45'22"W 8.90'	4.45'
C38	120.71'	880.00'	7°51'33"	S86°26'31"W 120.62'	60.45'
C39	85.25'	880.00'	5°33'03"	S79°44'13"W 85.22'	42.66'
C40	86.10'	880.00'	5°36'20"	S74°09'32"W 86.06'	43.08'
C41	75.00'	880.00'	4°53'00"	S88°54'52"W 74.98'	37.52'
C42	80.82'	866.33'	5°20'43"	S86°39'18"W 80.79'	40.44'
C43	74.80'	866.33'	4°56'48"	S81°30'32"W 74.77'	37.42'
C44	74.27'	866.33'	4°54'42"	S76°34'47"W 74.24'	37.15'
C45	6.23'	866.33'	0°24'43"	S73°55'04"W 6.23'	3.12'
C46	38.03'	62.50'	34°51'57"	S56°16'44"W 37.45'	19.63'
C47	11.39'	62.50'	10°26'41"	S33°37'25"W 11.38'	5.71'
C48	33.49'	62.50'	30°42'12"	S13°02'59"W 33.09'	17.16'
C49	121.31'	824.83'	8°25'37"	S84°20'18"W 121.20'	60.77'
C50	93.20'	824.83'	6°28'26"	S76°53'16"W 93.15'	46.65'
C51	15.35'	10.00'	87°58'37"	N28°31'53"W 13.89'	9.65'
C52	19.57'	93.00'	12°03'33"	N21°29'12"E 19.54'	9.82'
C53	56.23'	133.59'	24°07'05"	S15°27'25"W 55.82'	28.54'
C54	19.57'	93.00'	12°03'32"	N09°25'39"E 19.54'	9.82'
C55	26.37'	133.59'	11°18'31"	S21°51'42"W 26.32'	13.23'
C56	20.42'	133.59'	8°45'26"	S11°49'44"W 20.40'	10.23'
C57	9.45'	133.59'	4°03'08"	S05°25'27"W 9.45'	4.73'
C58	12.89'	10.00'	73°52'14"	N52°23'32"E 12.02'	7.52'
C59	16.16'	10.00'	92°34'19"	N43°59'02"E 14.46'	10.46'
C60	15.26'	10.00'	87°25'40"	S46°00'58"E 13.82'	9.56'
C61	12.21'	8.00'	87°25'41"	S46°00'58"E 11.06'	7.65'
C62	16.96'	10.50'	92°34'20"	S43°59'02"W 15.18'	10.98'
C63	13.26'	10.00'	75°57'10"	S35°40'28"W 12.31'	7.81'

LINE TABLE	
LINE	COURSE
L1	N02°18'12"W 9.00'
L2	S87°41'48"W 9.00'
L3	S87°41'48"W 9.00'
L4	S02°18'12"E 9.00'
L5	S02°18'12"E 9.00'
L6	N87°41'48"E 9.00'
L7	N87°41'48"E 9.00'
L8	N02°18'12"W 9.00'

LEGEND

- SUBDIVISION BOUNDARY
- STREET AND LOT LINE
- - - STREET CENTERLINE
- - - EASEMENT (AS NOTED)
- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "HWA" OR AS NOTED
- FOUND 5/8" IRON ROD - NO CAP
- ⊗ SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "HWA"
- ⊙ SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "HWA" PER POSTMON NOTE (SEE SHEET 2)
- (m) DENOTES MEASURED BEARING/DISTANCE
- (r) DENOTES RECORD BEARING/DISTANCE PER REFERENCES
- N.T. DENOTES POINT OF NON-TANGENCY

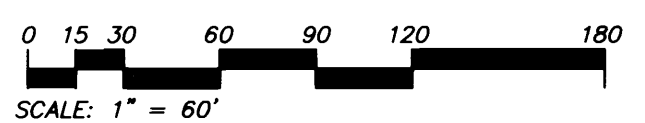
NOTE

1. LOTS 14, 15, 16, 17, 18, 19, 33, 34, 35, 36, 37, 38, 46, 57, 48, 59, 50, 61, 62 AND 63 ARE EXEMPT FROM SOLAR SETBACK REQUIREMENTS PER CITY OF BEND NOTICE OF ADMINISTRATIVE REVIEW AND DECISION FILE NUMBER "PZ 02-221" DATED AUGUST 29, 2002.

PREPARED BY:

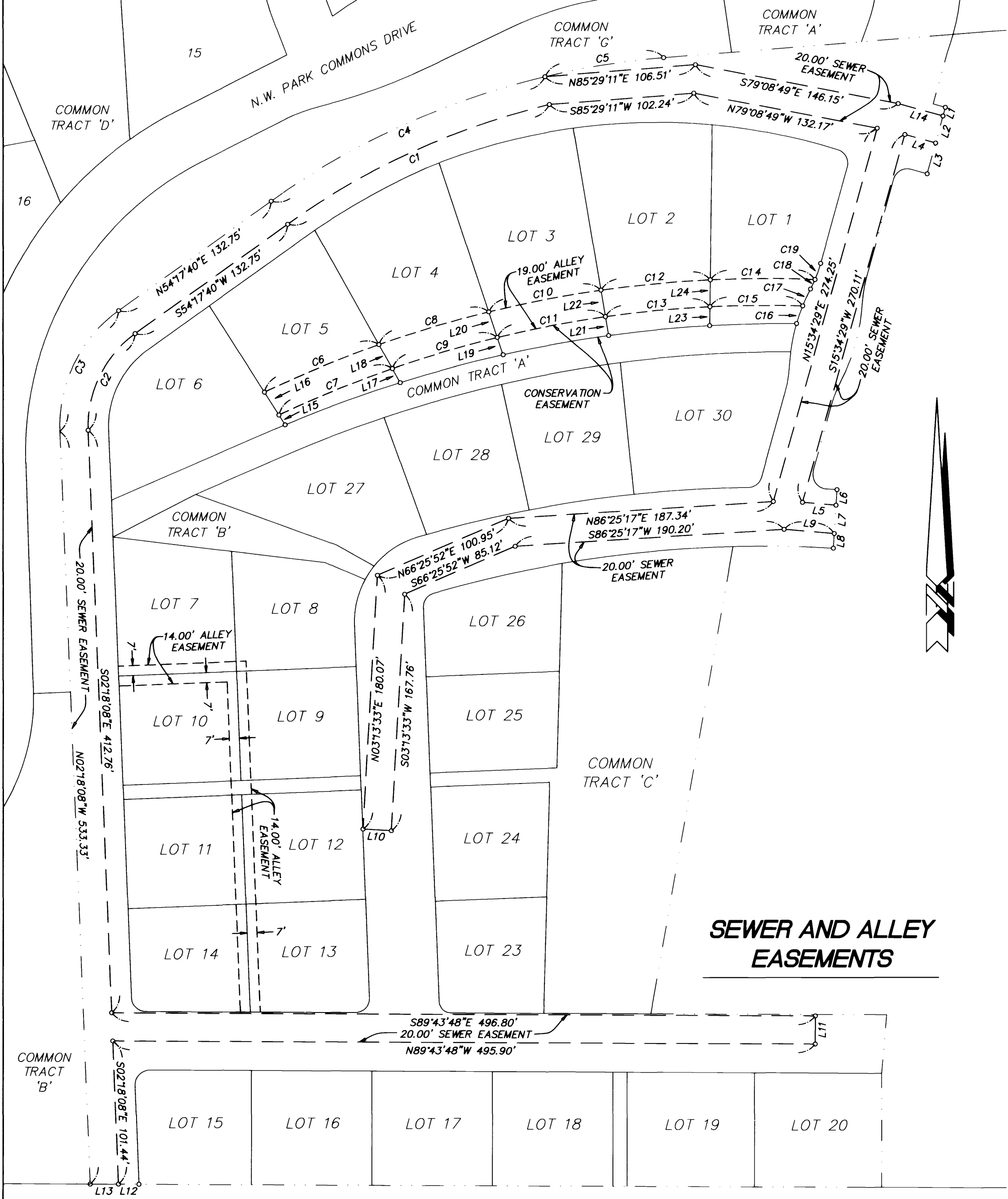
REGISTERED PROFESSIONAL LAND SURVEYOR
 DAVID R. WILLIAMS
 JULY 19, 1994
 EXPIRES: 30 JUNE, 2004

HWA SURVEYORS, ENGINEERS & PLANNERS
 HICKMAN, WILLIAMS & ASSOCIATES, INC.
 805 SW INDUSTRIAL WAY, SUITE 10, BEND, OREGON 97702
 PHONE (541) 389-9351



THREE PINES, P.U.D., PHASES 1, 2, 3 AND 4

BEING A SUBDIVISION OF PARCEL 1, MINOR PARTITION MP-2-86, LOCATED WITHIN A PORTION OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 17 SOUTH, RANGE 11 EAST, WM., CITY OF BEND, DESCHUTES COUNTY, OREGON



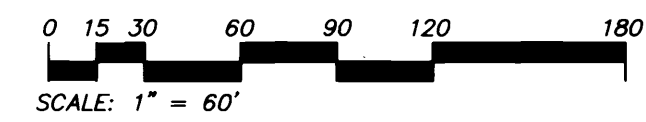
LINE	COURSE
L1	S15°27'26"W 6.37'
L2	S15°27'26"W 20.00'
L3	S15°27'26"W 22.63'
L4	N74°20'28"W 22.87'
L5	S85°16'12"E 23.85'
L6	S03°29'14"W 10.98'
L7	S03°29'14"W 20.00'
L8	S03°29'14"W 10.52'
L9	S85°16'12"E 35.65'
L10	N86°46'27"W 20.00'
L11	S00°16'12"W 20.00'
L12	N89°44'24"W 14.51'
L13	N89°44'24"W 20.02'
L14	S74°20'28"E 33.23'
L15	N32°27'27"W 8.22'
L16	N32°27'27"W 19.14'
L17	N29°10'04"W 11.31'
L18	N29°10'04"W 19.28'
L19	N18°25'09"W 12.83'
L20	N18°25'09"W 19.06'
L21	N09°41'50"W 13.55'
L22	N09°41'50"W 19.01'
L23	N00°42'00"E 13.43'
L24	N00°42'00"E 19.03'

CURVE	LENGTH	RADIUS	DELTA	CHORD	TANGENT
C1	204.33'	529.32'	22°07'03"	S65°21'12"W 203.06'	103.45'
C2	79.02'	80.00'	56°35'48"	S25°59'46"W 75.85'	43.07'
C3	98.78'	100.00'	56°35'48"	S25°59'46"W 94.81'	53.84'
C4	213.65'	549.32'	22°17'04"	S65°26'12"W 212.31'	108.19'
C5	84.82'	549.32'	8°50'51"	S81°00'10"W 84.74'	42.50'
C6	87.58'	819.00'	6°07'37"	S67°30'34"W 87.54'	43.83'
C7	86.51'	800.00'	6°11'45"	S67°42'32"W 86.47'	43.30'
C8	80.81'	819.00'	5°39'13"	S73°23'59"W 80.78'	40.44'
C9	77.22'	800.00'	5°31'49"	S73°34'19"W 77.19'	38.64'
C10	80.64'	819.00'	5°38'29"	S79°02'50"W 80.61'	40.35'
C11	77.74'	800.00'	5°34'05"	S79°07'16"W 77.71'	38.90'
C12	77.57'	819.00'	5°25'37"	S84°34'53"W 77.54'	38.82'
C13	74.12'	800.00'	5°18'32"	S84°33'34"W 74.10'	37.09'
C14	74.04'	819.00'	5°10'48"	S89°53'05"W 74.02'	37.05'
C15	65.61'	800.00'	4°41'55"	S89°33'47"W 65.59'	32.82'
C16	13.24'	133.59'	5°40'40"	S19°02'47"W 13.23'	6.62'
C17	13.13'	133.59'	5°37'51"	S24°42'02"W 13.12'	6.57'
C18	7.47'	93.00'	4°36'15"	N25°12'50"E 7.47'	3.74'
C19	12.10'	93.00'	7°27'17"	N19°11'04"E 12.09'	6.06'

SEWER AND ALLEY EASEMENTS

LEGEND

- SUBDIVISION BOUNDARY
- STREET AND LOT LINE
- SEWER EASEMENT LINE
- o CALCULATED POSITION ONLY (MAY CORRESPOND WITH FOUND OR SET MONUMENTS)



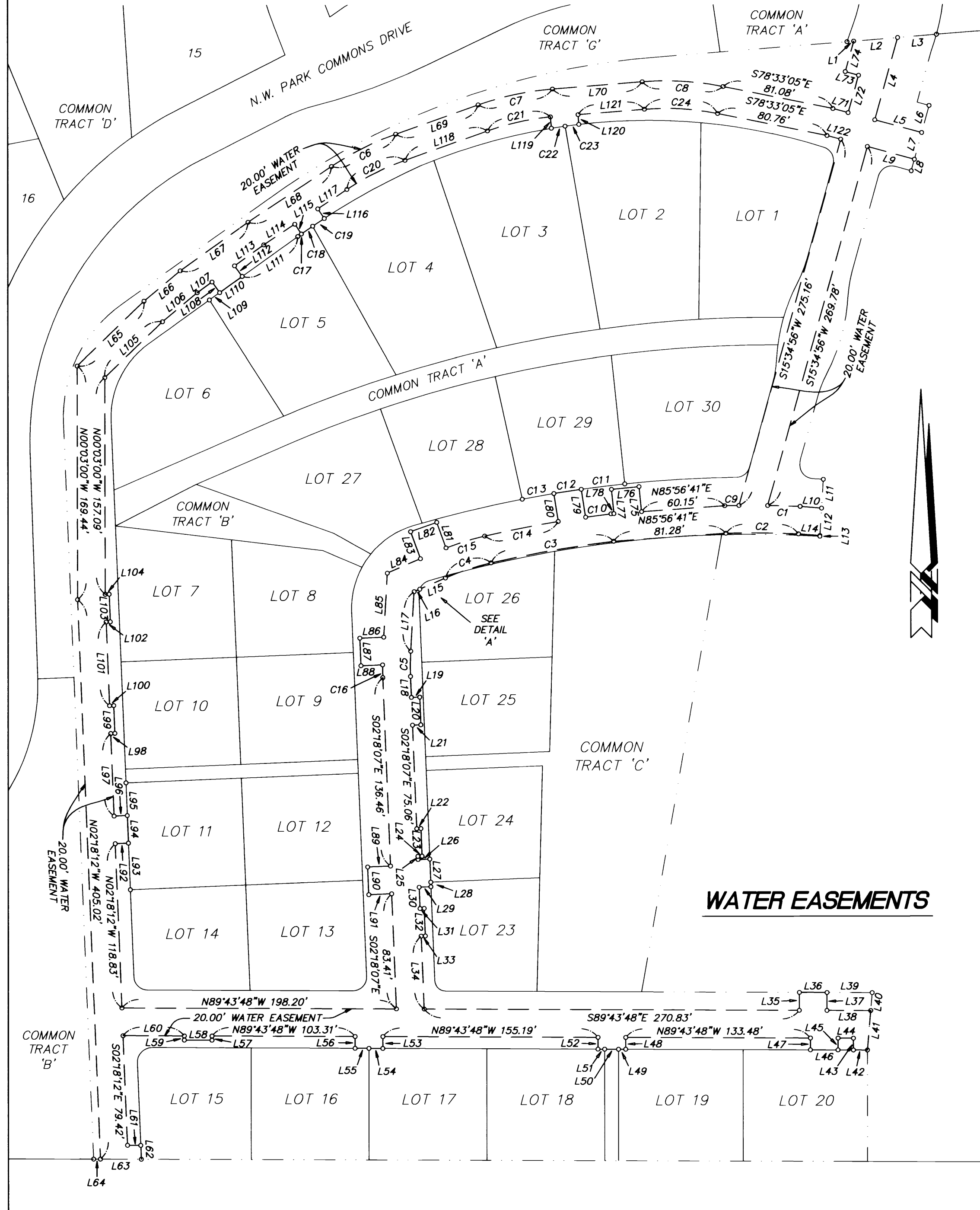
REGISTERED PROFESSIONAL LAND SURVEYOR
David R. Williams
 OREGON
 JULY 19, 1994
 DAVID R. WILLIAMS
 2686
 EXPIRES: 30 JUNE, 2004

PREPARED BY:
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3/7/03

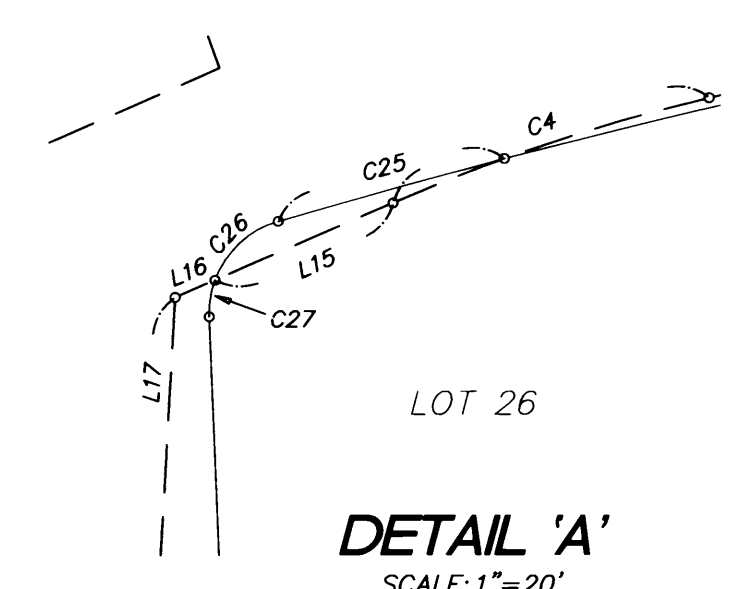
THREE PINES, P.U.D., PHASES 1, 2, 3 AND 4

BEING A SUBDIVISION OF PARCEL 1, MINOR PARTITION MP-2-86, LOCATED WITHIN A PORTION OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 17 SOUTH, RANGE 11 EAST, WM., CITY OF BEND, DESCHUTES COUNTY, OREGON



LINE TABLE		LINE TABLE	
LINE	COURSE	LINE	COURSE
L1	N85°25'35"E 4.92'	L62	S02°18'08"E 10.01'
L2	N85°25'35"E 31.96'	L63	N89°44'24"W 29.59'
L3	N85°25'35"E 28.47'	L64	N89°44'24"W 4.95'
L4	S15°34'56"W 61.94'	L65	N45°57'06"E 67.31'
L5	S74°50'03"E 35.42'	L66	S50°07'25"W 34.19'
L6	S15°27'26"W 20.30'	L67	S54°17'43"W 60.29'
L7	S15°27'26"W 20.00'	L68	S56°13'50"W 72.52'
L8	S15°27'26"W 8.70'	L69	S70°25'23"W 63.13'
L9	N74°50'03"W 35.46'	L70	N85°25'37"E 64.96'
L10	S85°16'12"E 15.57'	L71	S74°50'03"E 11.44'
L11	S03°29'14"W 20.98'	L72	N15°34'56"E 28.14'
L12	S03°29'14"W 20.00'	L73	N74°27'41"W 10.00'
L13	S03°29'14"W 0.52'	L74	N15°34'56"E 22.94'
L14	N85°16'12"W 15.60'	L75	N05°44'59"W 18.32'
L15	S66°25'52"W 20.19'	L76	N84°15'01"E 20.00'
L16	S66°25'52"W 4.52'	L77	N05°44'59"W 17.73'
L17	S03°13'33"W 43.18'	L78	N85°56'41"E 2.10'
L18	S02°18'07"E 15.20'	L79	S08°46'21"E 20.50'
L19	N87°41'53"E 6.00'	L80	S08°46'21"E 20.50'
L20	S02°18'07"E 20.00'	L81	N19°47'18"W 19.77'
L21	S87°41'53"E 6.00'	L82	N70°12'42"E 20.00'
L22	N87°41'53"E 3.00'	L83	N19°47'18"W 20.90'
L23	S02°18'07"E 20.00'	L84	S66°25'52"W 26.10'
L24	S87°41'53"E 3.00'	L85	N03°13'33"E 46.41'
L25	S02°18'07"E 2.32'	L86	S87°41'53"W 17.26'
L26	N87°41'53"E 8.50'	L87	N02°18'07"W 20.00'
L27	S02°18'07"E 16.72'	L88	S87°41'53"W 15.61'
L28	S02°18'07"E 3.28'	L89	S87°41'53"W 16.53'
L29	S87°41'53"W 8.50'	L90	N02°18'07"W 20.00'
L30	S02°18'07"E 15.20'	L91	S87°41'53"W 16.53'
L31	N87°41'53"E 3.00'	L92	N87°41'48"E 9.56'
L32	S02°18'07"E 20.00'	L93	S02°18'08"E 33.71'
L33	S87°41'53"W 3.00'	L94	N02°18'08"W 20.00'
L34	S02°18'07"E 52.99'	L95	N02°18'08"W 23.79'
L35	N00°16'12"E 13.00'	L96	S87°41'48"W 9.56'
L36	S89°43'48"E 20.00'	L97	N02°18'12"W 59.91'
L37	S00°16'12"W 13.00'	L98	N87°41'48"E 3.00'
L38	S89°43'48"E 31.74'	L99	N02°18'12"W 20.00'
L39	S89°43'48"E 32.78'	L100	S87°41'48"W 3.00'
L40	S04°49'41"W 13.04'	L101	N02°18'12"W 60.80'
L41	S04°49'41"W 28.59'	L102	N87°41'48"E 3.00'
L42	N89°43'48"W 10.19'	L103	N02°18'12"W 20.00'
L43	N00°16'12"E 8.50'	L104	S87°41'48"W 2.86'
L44	N89°43'48"W 11.15'	L105	S45°57'06"W 58.09'
L45	S00°16'12"W 8.50'	L106	S50°07'25"W 32.74'
L46	N89°43'48"W 20.00'	L107	S54°17'43"W 13.21'
L47	N00°16'12"E 8.50'	L108	N35°42'17"W 9.46'
L48	S00°16'12"W 8.50'	L109	N54°17'40"E 9.11'
L49	N89°43'48"W 5.19'	L110	N54°17'40"E 20.00'
L50	N89°43'48"W 10.00'	L111	N54°17'40"E 49.48'
L51	N89°43'48"W 4.82'	L112	N35°42'17"W 9.46'
L52	N00°16'12"E 8.50'	L113	S54°17'43"W 26.01'
L53	S00°16'12"W 8.50'	L114	S56°13'50"W 26.94'
L54	N89°43'48"W 10.00'	L115	N33°46'10"W 8.57'
L55	N89°43'48"W 10.00'	L116	N33°46'10"W 8.40'
L56	N00°16'12"E 8.50'	L117	S56°13'50"W 25.24'
L57	S00°16'12"W 3.00'	L118	S70°25'23"W 63.13'
L58	N89°43'48"W 20.00'	L119	S04°34'23"E 8.28'
L59	N00°16'12"E 3.00'	L120	S04°34'23"E 7.10'
L60	N89°43'48"W 44.30'	L121	N85°25'37"E 48.06'
L61	S89°44'24"E 9.57'	L122	N74°50'03"W 10.97'

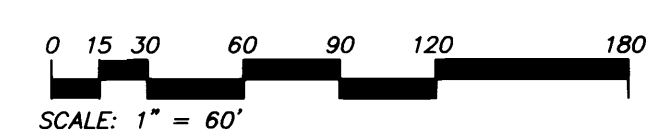
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	TANGENT
C1	23.52'	846.00'	1°35'33"	N88°21'57"W 23.51'	11.76'
C2	52.45'	826.00'	3°38'17"	N89°24'58"W 52.44'	26.23'
C3	89.95'	826.00'	6°14'22"	S80°00'18"W 89.91'	45.02'
C4	34.67'	190.00'	10°27'15"	S71°39'30"W 34.62'	17.38'
C5	18.33'	190.00'	5°31'40"	S00°27'43"W 18.32'	9.17'
C6	52.02'	210.00'	14°11'33"	S63°19'37"W 51.89'	26.14'
C7	54.99'	210.00'	15°00'13"	S77°55'30"W 54.83'	27.65'
C8	58.72'	210.00'	16°01'18"	N86°33'44"W 58.53'	29.55'
C9	10.35'	846.00'	0°42'05"	S89°04'55"W 10.35'	5.18'
C10	18.51'	846.00'	1°15'13"	S82°31'53"W 18.51'	9.26'
C11	31.65'	866.33'	2°05'37"	S82°56'08"W 31.65'	15.83'
C12	20.00'	866.33'	1°19'22"	S81°13'39"W 20.00'	10.00'
C13	23.14'	866.33'	1°31'50"	S79°48'03"W 23.14'	11.57'
C14	54.11'	846.00'	3°39'53"	S79°48'03"W 54.10'	27.06'
C15	29.20'	210.00'	7°57'58"	S72°54'08"W 29.17'	14.62'
C16	9.26'	210.00'	2°31'36"	S02°10'19"E 9.26'	4.63'
C17	3.17'	514.82'	0°21'11"	S54°28'16"W 3.17'	1.59'
C18	9.92'	514.82'	1°06'13"	S55°11'58"W 9.92'	4.96'
C19	10.09'	514.82'	1°07'21"	S56°18'45"W 10.09'	5.04'
C20	47.06'	190.00'	14°11'33"	S63°19'37"W 46.94'	23.65'
C21	46.65'	190.00'	14°04'04"	S77°27'25"W 46.53'	23.44'
C22	10.03'	425.50'	1°21'00"	S81°19'35"W 10.03'	5.01'
C23	10.01'	425.50'	1°20'53"	S82°40'32"W 10.01'	5.01'
C24	53.13'	190.00'	16°01'18"	N86°33'44"W 52.96'	26.74'
C25	24.38'	824.83'	1°41'37"	S74°29'51"W 24.38'	12.19'
C26	9.34'	10.00'	53°31'53"	S46°53'06"W 9.01'	5.04'
C27	3.91'	10.00'	22°25'16"	S08°54'31"W 3.89'	1.98'



WATER EASEMENTS

LEGEND

- SUBDIVISION BOUNDARY
- STREET AND LOT LINE
- WATER EASEMENT LINE
- o CALCULATED POSITION ONLY (MAY CORRESPOND WITH FOUND OR SET MONUMENTS)



REGISTERED PROFESSIONAL LAND SURVEYOR
 DAVID R. WILLIAMS
 2686
 EXPIRES: 30 JUNE, 2004

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SHEET 7 OF 7
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