

# THREE PINES, P.U.D., PHASE 5

BEING A SUBDIVISION OF A PORTION OF TRACT 'F', THREE PINES, P.U.D., PHASES 1, 2, 3 AND 4', 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 OCTOBER OF 2004 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., 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 TO THE LEFT WITH A RADIUS OF 990.00 FEET, THE CHORD OF WHICH BEARS NORTH 74°55'21" WEST A DISTANCE OF 400.56 FEET TO THE WESTERLY BOUNDARY OF SAID TRACT 'F'; THENCE ALONG SAID WESTERLY BOUNDARY THE 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.

## PLAT INDEX:

- SHEET 1: SURVEYOR'S CERTIFICATE  
DECLARATION  
SURVEYOR'S NARRATIVE
- SHEET 2: DECLARANT SIGNATURES  
LOT FILLING AND GRADING NOTE  
APPROVAL SIGNATURES
- SHEET 3: PLAT SHEET 1"=40'
- SHEET 4: EASEMENT DETAILS 1"=40'
- SHEET 4: WATER EASEMENT DETAILS 1"=40'

## SURVEYOR'S NARRATIVE:

WE WERE RETAINED BY THREE PINES DEVELOPMENT, LLC TO PREPARE AND MONUMENT THE PLAT OF "THREE PINES, P.U.D., PHASE 5", 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, AND NOTICE OF MODIFIED ADMINISTRATIVE REVIEW AND DECISION DATED JULY 22, 2004.

"THREE PINES, P.U.D., PHASE 5" IS A SUBDIVISION OF 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.

THE WESTERLY AND SOUTHERLY BOUNDARIES ARE COINCIDENT WITH A PORTION OF SAID TRACT 'F' BOUNDARY. THE NORTHERLY BOUNDARY IS COINCIDENT WITH THE SOUTHERLY BOUNDARY OF "THREE PINES, P.U.D., PHASE 6", THE REMAINING EASTERLY BOUNDARY WAS ESTABLISHED PER OUR CLIENTS INSTRUCTIONS.

BEARINGS OF THIS SURVEY ARE BASED ON A PORTION OF THE WESTERLY BOUNDARY OF SAID TRACT 'F', AS SOUTH 09°57'38" WEST.

## DECLARATION:

THREE PINES DEVELOPMENT, LLC, AN OREGON LIMITED LIABILITY COMPANY, VESTEE OF THE LAND ON THE SUBDIVISION PLAT OF "THREE PINES, P.U.D., PHASE 5" 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., PHASE 5" 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 SHEVLIN COMMONS, LLC, AN OREGON LIMITED LIABILITY COMPANY, AS BENEFICIARY UNDER DEED OF TRUST RECORDED MARCH 13, 2003 IN VOLUME 2003, PAGE 16704, OF SAID RECORDS, CONSENTS TO THE PLATTING OF "THREE PINES, P.U.D., PHASE 5" AS DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREUNTO ATTACHED AND DEDICATES TO THE PUBLIC FOREVER FOR UTILITY PURPOSES PUBLIC UTILITY EASEMENTS OVER ALL PRIVATE ROADS AND THE PUBLIC UTILITY EASEMENTS AS DETAILED ON SHEETS 3, 4 AND 5 OF THIS PLAT; UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT AS MAY BE NECESSARY OR DESIRABLE IN SERVING THE LOTS IDENTIFIED HEREON, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE THE REMOVAL OF ANY OBSTRUCTIONS INCLUDING TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT WRITTEN APPROVAL OF THE UTILITY COMPANIES IN THE P.U.E.; AND FURTHER GRANTS TO THE CITY OF BEND THE SANITARY SEWER AND WATER EASEMENTS AS DETAILED ON SAID SHEETS 3, 4 AND 5 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. SHASTA DRIVE AND MT. McLOUGHLIN LANE AS SHOWN ON SAID SHEET 3 OF THIS PLAT; AND FURTHER GRANTS PUBLIC ACCESS TO SAID PRIVATE WAYS; AND FURTHER CREATES THE DRAINAGE EASEMENTS AS SHOWN ON SAID SHEETS 3 AND 4; AND FURTHER CREATES THE SLOPE EASEMENTS AS SHOWN ON SAID SHEETS 3 AND 4; AND FURTHER CREATES THE SIDEWALK EASEMENTS AS SHOWN ON SAID SHEETS 3 AND 4; AND FURTHER CREATES THE PRIVATE SEWER SERVICE EASEMENT WHICH AFFECTS PORTIONS OF LOTS 36 AND 37 FOR THE BENEFIT OF LOT 35; AND FURTHER CREATES A DEVELOPERS EASEMENT OVER COMMON TRACT 'G' FOR DRAINAGE.

(SEE SHEET 2 OF 5 FOR DECLARATION SIGNATURES)

PREPARED BY:

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

**HWA** SURVEYORS, ENGINEERS  
& PLANNERS

HICKMAN, WILLIAMS & ASSOCIATES, INC.  
805 SW INDUSTRIAL WAY, SUITE 10, BEND, OREGON 97702  
PHONE (541) 386-9351

OREGON  
JULY 19, 1994  
DAVID R. WILLIAMS  
2686  
RENEWAL DATE: 30 JUNE, 2006

6605

SHEET 1 OF 5

030404P5P1-3

# THREE PINES, P.U.D., PHASE 5

BEING A SUBDIVISION OF A PORTION OF TRACT 'F', THREE PINES, P.U.D., PHASES 1, 2, 3 AND 4', 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] 05/04/05  
SAJ JIVANJEE, MEMBER OF THREE PINES DEVELOPMENT, LLC, AN OREGON LIMITED LIABILITY COMPANY, VESTEE

05/04/05  
DATE

BY: [Signature] 5-4-05  
ON BEHALF OF COMMUNITY FIRST BANK, BENEFICIARY

5-4-05  
DATE

### ACKNOWLEDGMENT:

STATE OF OREGON }  
COUNTY OF DESCHUTES } S.S.  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON May 4 2005,  
BY SAJ JIVANJEE, MEMBER OF THREE PINES DEVELOPMENT, LLC, VESTEE.

[Signature]  
(NOTARY'S WRITTEN NAME)

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

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 May 4th 2005,  
BY ZAK SUNDSTEN ON BEHALF OF COMMUNITY FIRST BANK, BENEFICIARY

[Signature]  
(NOTARY'S WRITTEN NAME)

Jennifer R. Gustafson  
(NOTARY'S PRINTED NAME) NOTARY PUBLIC - OREGON

COMMISSION NO.: 361528

MY COMMISSION EXPIRES: September 24, 2006  
(MONTH NAME)

BY: [Signature] 05/04/05  
DAVID W. McCLAIN, BENEFICIARY

05/04/05  
DATE

BY: [Signature] 5/17/05  
ANDREW CROSBY, MEMBER OF SHEVLIN COMMONS LLC, AN OREGON LIMITED LIABILITY COMPANY, BENEFICIARY

5/17/05  
DATE

### ACKNOWLEDGMENT:

STATE OF OREGON }  
COUNTY OF DESCHUTES } S.S.  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON May 4 2005,  
BY DAVID W. McCLAIN, BENEFICIARY.

[Signature]  
(NOTARY'S WRITTEN NAME)

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

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 May 17 2005,  
BY ANDREW CROSBY, MEMBER OF SHEVLIN COMMONS LLC.

[Signature]  
(NOTARY'S WRITTEN NAME)

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

COMMISSION NO.: 361039

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

### 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

### LOT FILLING AND GRADING NOTE:

NO LOTS CONTAINED IN THIS PLAT ARE TO BE GRADED OR FILLED. FUTURE INTENTIONS OF LOT OWNERS CANNOT BE DETERMINED.

BY: [Signature]  
SAJ JIVANJEE, MEMBER OF THREE PINES DEVELOPMENT, LLC, AN OREGON LIMITED LIABILITY COMPANY, VESTEE

### APPROVALS:

THE PLAT OF "THREE PINES, P.U.D., PHASE 5" AS LOCATED IN THE CITY OF BEND, DESCHUTES COUNTY, OREGON, HAS BEEN EXAMINED AND APPROVED:

[Signature] 6/2/2005  
DESCHUTES COUNTY SURVEYOR

[Signature] 6-28-2005  
CITY OF BEND ENGINEER

[Signature] 6-29-2005  
CITY OF BEND COMMUNITY DEVELOPMENT DIRECTOR

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

[Signature] 7-7-2005  
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 2005-2006 TAX ROLL WHICH BECAME A LIEN ON THIS PLAT OR WILL BECOME A LIEN DURING THIS TAX YEAR HAVE BEEN PAID TO ME.

[Signature] 7-7-05  
DESCHUTES COUNTY ASSESSOR

[Signature] 6-30-2005  
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] 6-2-2005  
WATER MASTER - SOUTH CENTRAL REGION MANAGER  
NO WATER RIGHTS EXIST WITHIN THE BOUNDARIES OF THIS PLAT.

PREPARED BY:

REGISTERED PROFESSIONAL LAND SURVEYOR

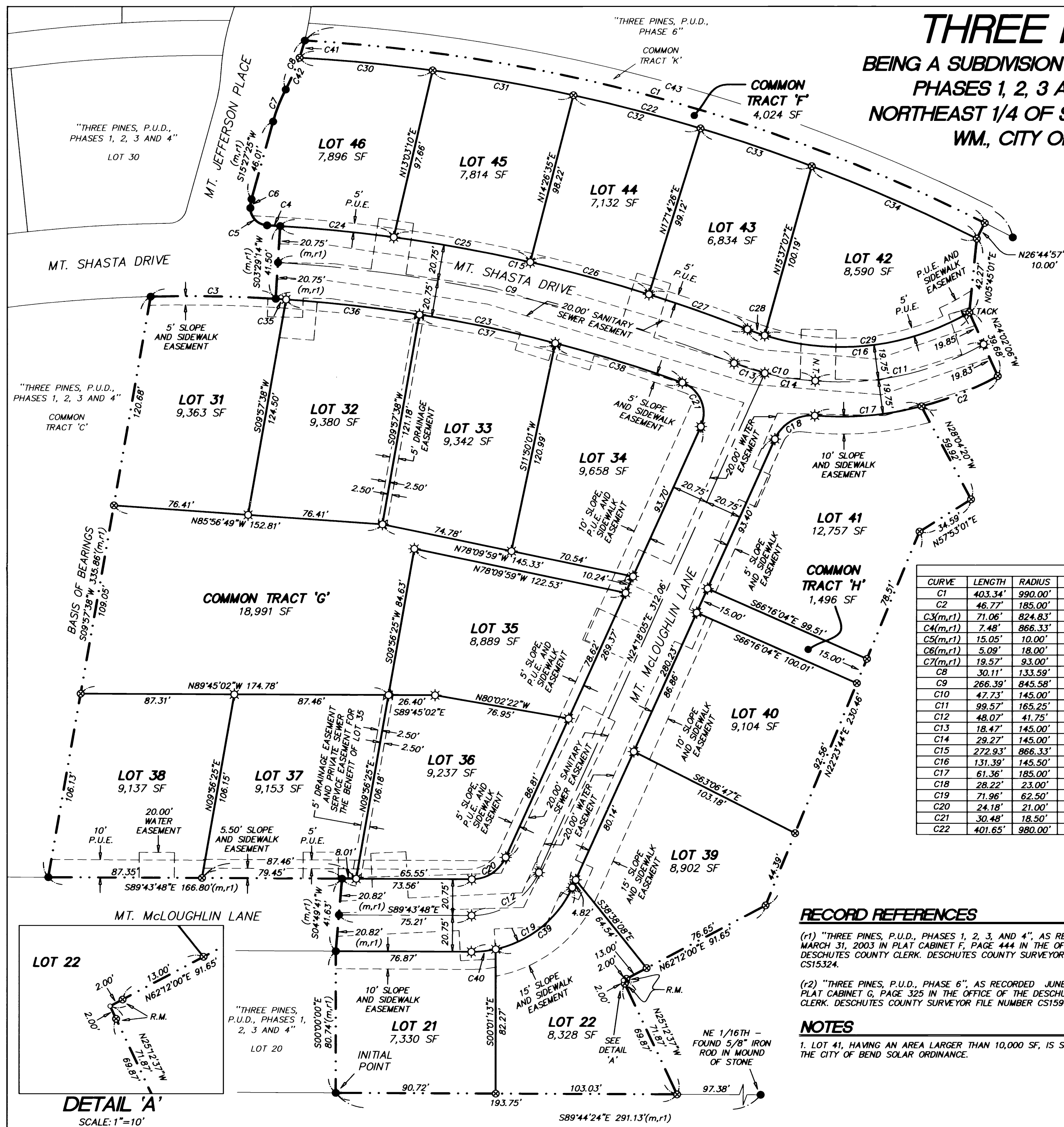
HWA SURVEYORS, ENGINEERS & PLANNERS  
HICKMAN, WILLIAMS & ASSOCIATES, INC.  
805 SW INDUSTRIAL WAY, SUITE 10, BEND, OREGON 97702  
PHONE (541) 389-9351

OREGON  
JULY 19, 1994  
DAVID R. WILLIAMS  
2686  
RENEWAL DATE: 30 JUNE, 2006

5/02/05

# THREE PINES, P.U.D., PHASE 5

BEING A SUBDIVISION OF A PORTION OF TRACT 'F', THREE PINES, P.U.D., PHASES 1, 2, 3 AND 4', 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,



**LEGEND**

- SUBDIVISION BOUNDARY
- STREET AND LOT LINE
- STREET AND EASEMENT CENTERLINE
- - - - - EASEMENT (AS NOTED)
- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "HWA" OR AS NOTED
- ⊗ SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "HWA"
- ⊗ TACK SET BRASS TACK IN LEAD PLUG WITH WASHER MARKED "HWA"
- ⊗ R.M. SET 5/8" IRON ROD WITH RED PLASTIC CAP MARKED "HWA REF MON"
- ⊗ SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "HWA" PER POSTMON NOTE (SEE SHEET 2)
- NO MONUMENT SET DUE TO TREE CONFLICT
- (m) DENOTES MEASURED BEARING/DISTANCE
- (r) DENOTES RECORD BEARING/DISTANCE PER REFERENCES
- N.T. NON-TANGENT

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	CHORD	CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	403.34'	990.00'	23°20'35"	N74°55'21"W 400.56'	C23	236.48'	824.83'	16°25'35"	N78°17'56"W 235.67'
C2	46.77'	185.00'	14°29'04"	N68°21'41"E 46.64'	C24	64.69'	866.33'	4°16'41"	N84°22'24"W 64.67'
C3(m,r1)	71.06'	824.83'	4°56'10"	N88°58'49"W 71.04'	C25	78.78'	866.33'	5°12'37"	N79°37'44"W 78.75'
C4(m,r1)	7.48'	866.33'	0°29'41"	S86°45'35"E 7.48'	C26	69.89'	866.33'	4°37'19"	N74°42'46"W 69.87'
C5(m,r1)	15.05'	10.00'	86°15'17"	S43°52'47"E 13.67'	C27	59.57'	866.33'	3°56'24"	N70°25'54"W 59.56'
C6(m,r1)	5.09'	18.00'	16°12'33"	S07°21'09"W 5.08'	C28	10.47'	145.50'	4°07'25"	S70°31'25"E 10.47'
C7(m,r1)	19.57'	93.00'	12°03'34"	S21°29'13"W 19.54'	C29	120.92'	145.50'	4°7'36"55"	N83°36'25"E 117.47'
C8	30.11'	133.59'	12°54'52"	S21°03'33"W 30.05'	C30	75.83'	980.00'	4°26'01"	N84°30'59"W 75.82'
C9	266.39'	845.58'	18°03'00"	N77°29'14"W 265.29'	C31	81.18'	980.00'	4°44'47"	N79°55'35"W 81.16'
C10	47.73'	145.00'	18°51'42"	S77°53'35"E 47.52'	C32	74.72'	980.00'	4°22'06"	N75°22'09"W 74.70'
C11	99.57'	165.25'	34°31'20"	N77°47'59"E 98.07'	C33	67.18'	980.00'	3°55'39"	N71°13'16"W 67.16'
C12	48.07'	41.75'	65°58'07"	N57°17'08"E 45.46'	C34	102.74'	980.00'	6°00'24"	N66°15'15"W 102.69'
C13	18.47'	145.00'	7°17'49"	S72°06'38"E 18.45'	C35	5.86'	824.83'	0°24'26"	N86°18'31"W 5.86'
C14	29.27'	145.00'	11°33'53"	S81°32'29"E 29.22'	C36	76.16'	824.83'	5°17'26"	N83°27'35"W 76.14'
C15	272.93'	866.33'	18°03'02"	N77°29'13"W 271.80'	C37	78.78'	824.83'	5°28'19"	N78°04'43"W 78.75'
C16	131.39'	145.50'	51°44'20"	N85°40'07"E 126.97'	C38	75.68'	824.83'	5°15'24"	N72°42'51"W 75.65'
C17	61.36'	185.00'	19°00'10"	N85°06'19"E 61.08'	C39	58.03'	62.50'	53°11'49"	N50°53'59"E 55.97'
C18	28.22'	23.00'	70°18'19"	S59°27'14"W 26.48'	C40	13.93'	62.50'	12°46'18"	N83°53'03"E 13.90'
C19	71.96'	62.50'	65°58'07"	N57°17'08"E 68.05'	C41	10.29'	133.59'	4°24'41"	N16°48'28"E 10.28'
C20	24.18'	21.00'	65°58'07"	N57°17'08"E 22.87'	C42	19.82'	133.59'	8°30'11"	N23°15'54"E 19.81'
C21	30.48'	18.50'	94°23'14"	N22°53'32"W 27.15'	C43(m,r2)	421.24'	990.00'	24°22'45"	N74°24'16"W 418.07'
C22	401.65'	980.00'	23°28'57"	N74°59'32"W 398.84'					

**RECORD REFERENCES**

(r1) "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. DESCHUTES COUNTY SURVEYOR FILE NUMBER CS15324.

(r2) "THREE PINES, P.U.D., PHASE 6", AS RECORDED JUNE 30, 2004 IN PLAT CABINET G, PAGE 325 IN THE OFFICE OF THE DESCHUTES COUNTY CLERK. DESCHUTES COUNTY SURVEYOR FILE NUMBER CS15945.

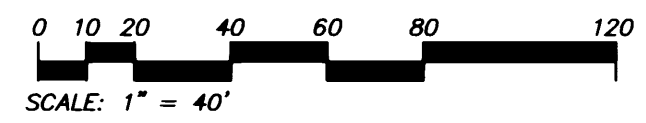
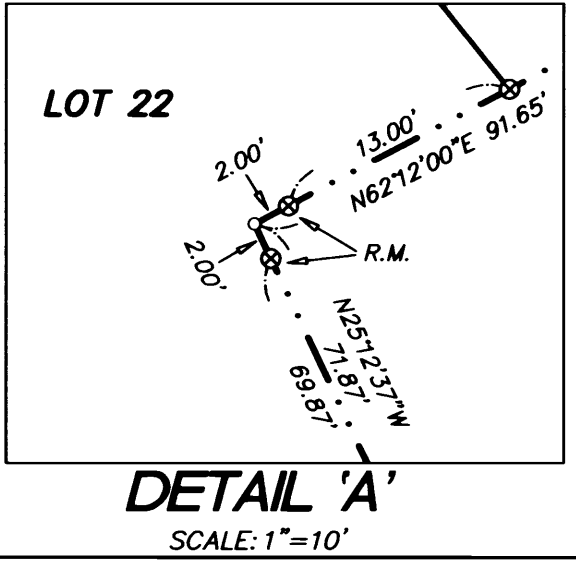
**NOTES**

1. LOT 41, HAVING AN AREA LARGER THAN 10,000 SF, IS SUBJECT TO THE CITY OF BEND SOLAR ORDINANCE.

REGISTERED PROFESSIONAL LAND SURVEYOR  
 DAVID R. WILLIAMS  
 2686  
 RENEWAL DATE: 30 JUNE, 2006

PREPARED BY:

**HWA** SURVEYORS, ENGINEERS & PLANNERS  
 HICKMAN, WILLIAMS & ASSOCIATES, INC.  
 805 SW INDUSTRIAL WAY, SUITE 10, BEND, OREGON 97702  
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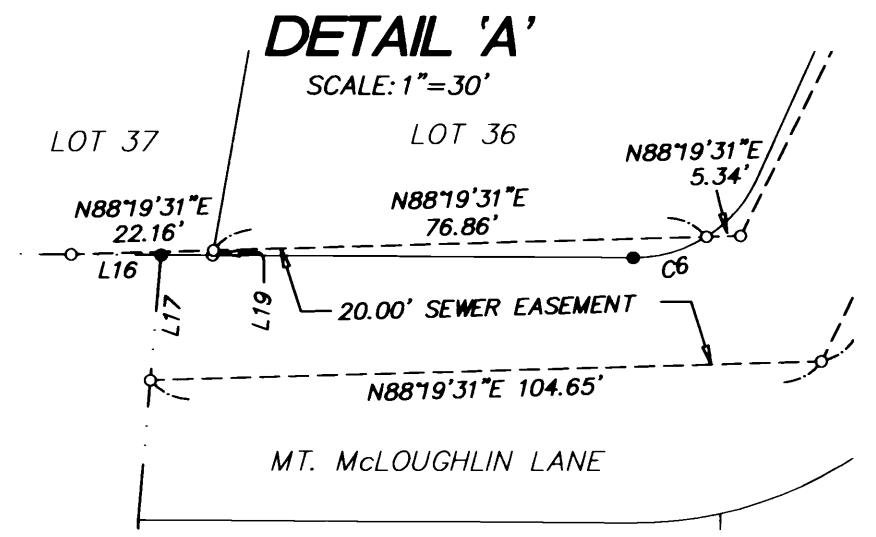
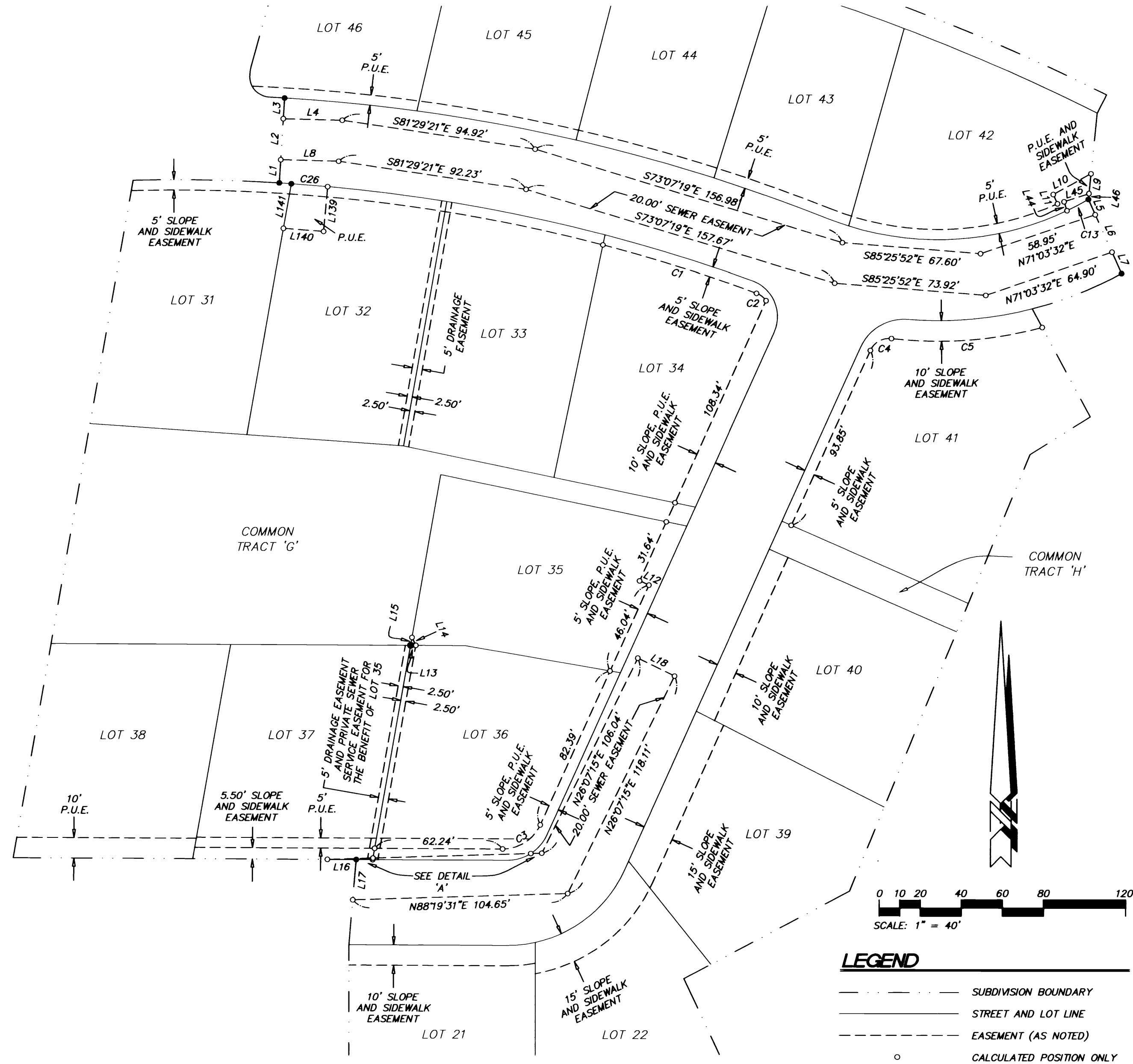




# THREE PINES, P.U.D., PHASE 5

BEING A SUBDIVISION OF A PORTION OF TRACT 'F', THREE PINES, P.U.D., PHASES 1, 2, 3 AND 4', 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,

## SEWER, SLOPE, SIDEWALK, DRAINAGE, PRIVATE SEWER SERVICE AND PUBLIC UTILITY EASEMENTS

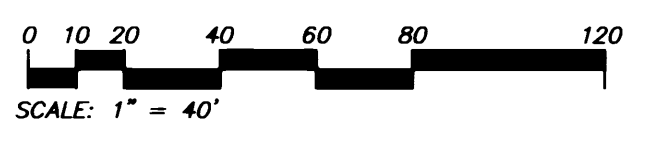


CURVE TABLE - SHEET 4

CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	78.80'	819.83'	53°0'25"	N72°34'19"W 78.77'
C2	5.96'	10.00'	34°07'11"	N52°45'31"W 5.87'
C3	23.03'	20.00'	65°58'07"	N57°17'08"E 21.78'
C4	12.63'	10.00'	72°22'38"	S60°29'24"W 11.81'
C5	74.09'	195.00'	21°46'15"	N85°47'35"E 73.65'
C6	12.04'	21.00'	32°51'37"	N73°50'23"E 11.88'
C13	11.75'	145.50'	4°37'34"	N62°06'44"E 11.74'
C26	17.72'	824.83'	1°13'51"	N85°29'23"W 17.72'

LINE TABLE - SHEET 4

LINE	COURSE
L1	N03°29'14"E 11.32
L2	N03°29'14"E 20.01
L3	N03°29'14"E 10.17
L4	S88°30'32"E 28.67
L5	S24°02'06"E 8.18
L6	S24°02'06"E 20.08
L7	S24°02'06"E 11.42
L8	S88°30'32"E 28.14
L9	N05°45'01"E 9.70
L10	S61°07'50"W 20.96
L11	S24°26'02"E 5.01
L12	S65°41'55"E 5.00
L13	S89°45'02"E 2.54
L14	N25°41'11"W 4.29
L15	S09°56'25"W 3.92
L16	S89°43'48"E 14.02
L17	S04°49'41"W 19.65
L18	S63°52'45"E 20.00
L19	N09°56'25"E 0.76
L44	N18°23'44"W 4.58
L45	N71°36'16"E 12.77
L46	S05°45'01"W 2.89
L139	N05°07'33"E 22.00
L140	N85°34'23"W 19.59
L141	S09°57'38"W 22.13



- LEGEND**
- SUBDIVISION BOUNDARY
  - STREET AND LOT LINE
  - - - EASEMENT (AS NOTED)
  - CALCULATED POSITION ONLY
  - CORRESPONDS WITH FOUND OR SET MONUMENT POSITION

REGISTERED PROFESSIONAL LAND SURVEYOR  
 JULY 19, 1994  
 DAVID R. WILLIAMS  
 2686  
 RENEWAL DATE: 30 JUNE, 2006

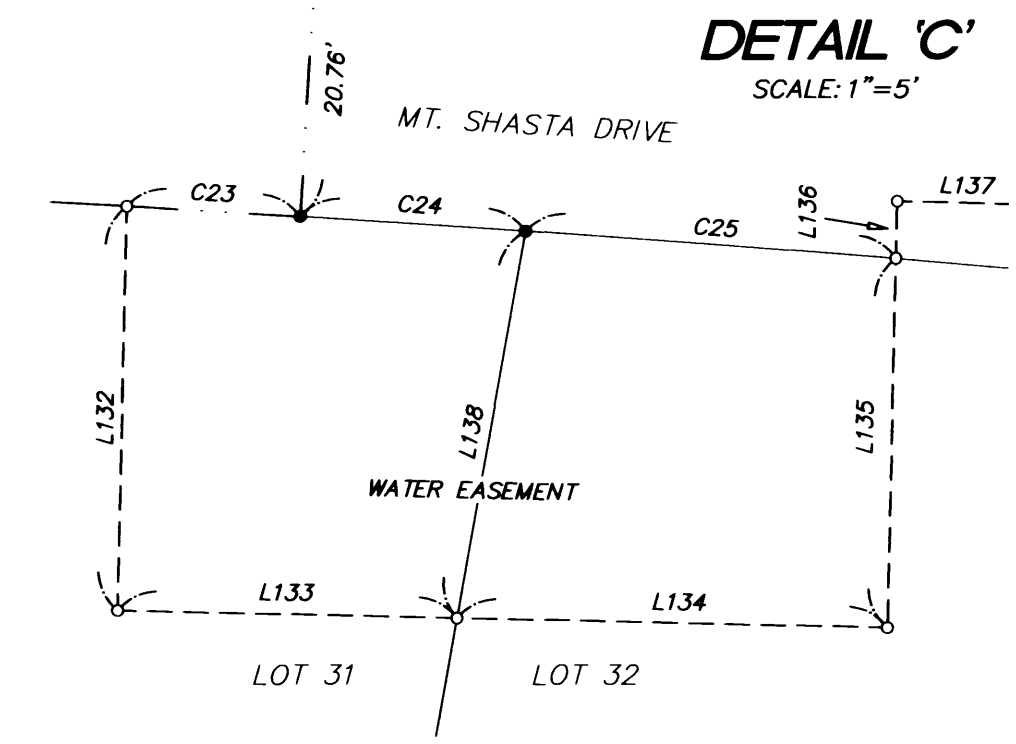
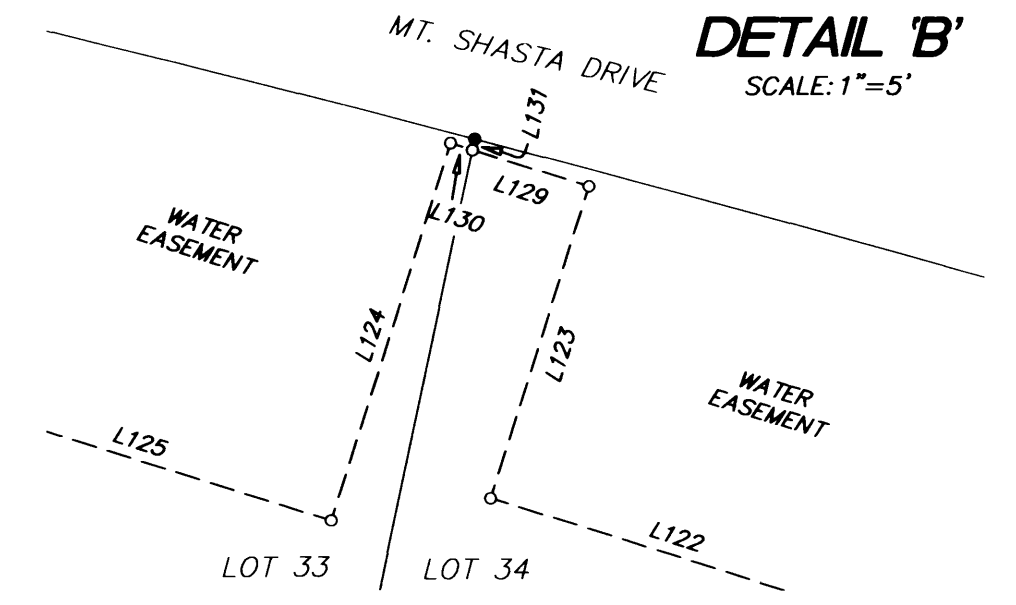
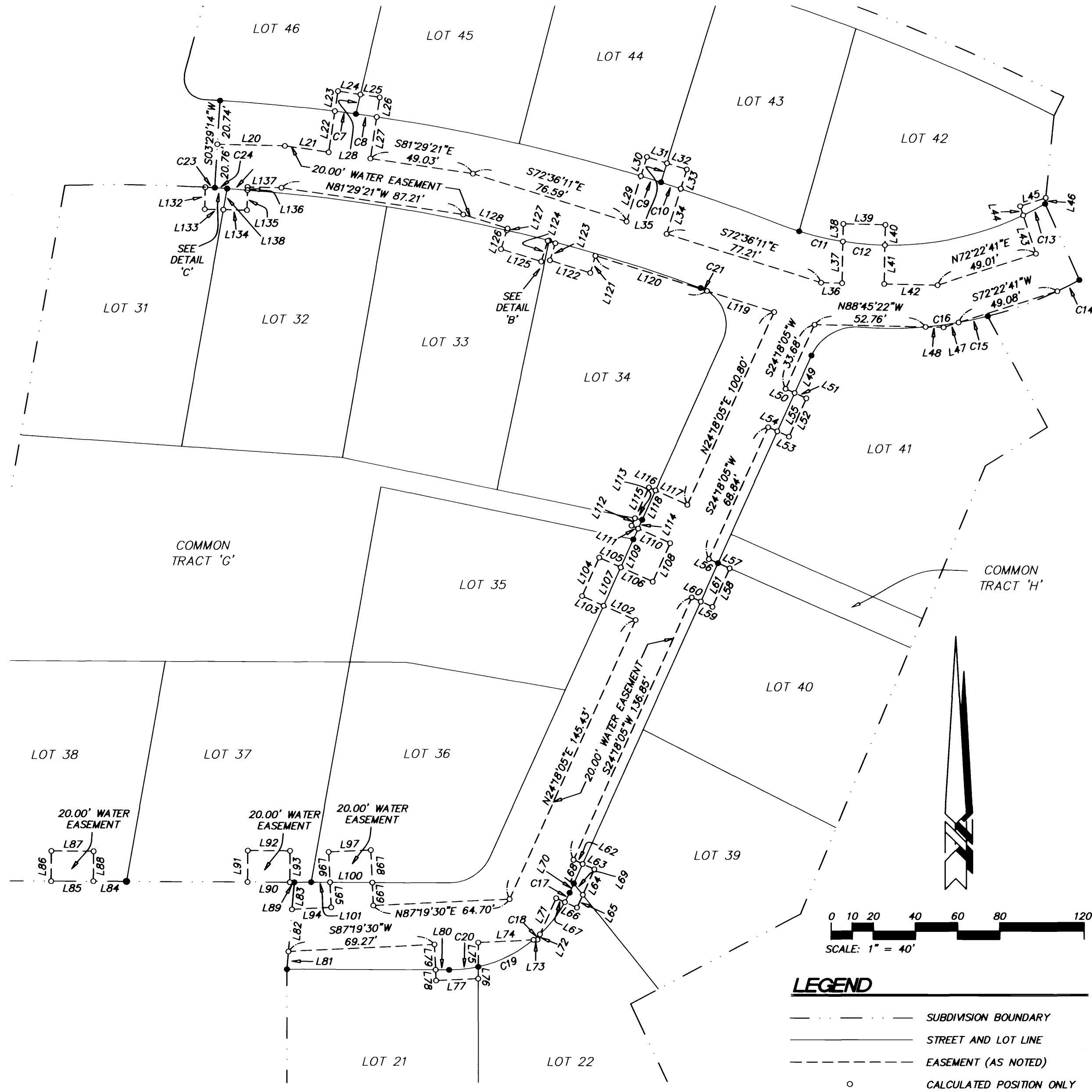
PREPARED BY:  
**HWA** SURVEYORS, ENGINEERS & PLANNERS  
 HICKMAN, WILLIAMS & ASSOCIATES, INC.  
 805 SW INDUSTRIAL WAY, SUITE 10, BEND, OREGON 97702  
 PHONE (541) 388-9351

# THREE PINES, P.U.D., PHASE 5

BEING A SUBDIVISION OF A PORTION OF TRACT 'F', THREE PINES, P.U.D., PHASES 1, 2, 3 AND 4', 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 - SHEET 5

LINE	COURSE	LINE	COURSE	LINE	COURSE	LINE	COURSE
L20	S88°44'20"E 32.01	L114	S24°18'05"W 4.65	L124	S17°23'49"W 10.32	L134	S88°44'20"E 11.19
L21	S81°29'21"E 21.00	L115	N24°18'05"E 16.11	L125	N72°36'11"W 20.00	L135	N01°15'40"E 9.64
L22	N08°30'39"E 19.69	L116	S65°41'55"E 3.45	L126	N17°23'49"E 9.38	L136	N01°15'40"E 1.49
L23	N08°30'39"E 9.63	L117	S65°41'55"E 16.75	L127	N17°23'49"E 0.95	L137	S88°44'20"E 16.05
L24	S81°29'21"E 10.77	L118	S24°18'05"W 15.35	L128	N72°36'11"W 22.03	L138	N09°57'38"E 10.25
L25	S81°29'21"E 9.23	L119	N72°36'11"W 33.60	L129	N72°36'11"W 3.17		
L26	S08°30'39"W 9.37	L120	N72°36'11"W 55.73	L130	N72°36'11"W 0.60		
L27	S08°30'39"W 19.95	L121	S17°23'49"W 8.53	L131	S11°50'02"W 0.30		
L28	N13°03'10"E 9.47	L122	N72°36'11"W 20.00	L132	S01°15'40"W 10.55		
L29	N17°23'49"E 22.71	L123	N17°23'49"E 8.53	L133	S88°44'20"E 8.81		
L30	N17°23'49"E 9.58						
L31	S72°36'11"E 10.00						
L32	S72°36'11"E 10.00						
L33	S17°23'49"W 9.65						
L34	S17°23'49"W 22.64						
L35	N17°14'26"E 9.56						
L36	S88°45'22"E 9.99						
L37	N01°14'38"E 19.66						
L38	N01°14'38"E 8.40						
L39	S88°45'22"E 20.00						
L40	S01°14'38"W 9.73						
L41	S01°14'38"W 18.33						
L42	S88°45'22"E 25.33						
L43	N18°23'44"W 19.25						
L44	N18°23'44"W 4.58						
L45	N71°36'16"E 12.77						
L46	S05°45'01"W 2.89						
L47	S72°22'41"W 7.46						
L48	N88°45'22"W 8.52						
L49	S24°18'05"W 19.65						
L50	S65°41'55"E 4.75						
L51	S65°41'55"E 6.11						
L52	S24°18'05"W 20.00						
L53	N65°41'55"W 6.11						
L54	N65°41'55"W 4.75						
L55	N24°18'05"E 20.00						
L56	S66°16'04"E 4.75						
L57	S66°16'04"E 6.11						
L58	S24°18'05"W 20.06						
L59	N65°41'55"W 6.11						
L60	N65°41'55"W 4.75						
L61	N24°18'05"E 20.00						
L62	S65°41'55"E 4.75						
L63	S65°41'55"E 6.11						
L64	S24°18'05"W 13.27						
L65	S24°18'05"W 6.73						
L66	N65°41'55"W 6.31						
L67	N65°41'55"W 4.55						
L68	S24°18'05"W 10.15						
L69	S38°38'08"E 6.86						
L70	S24°18'05"W 4.82						
L71	S24°18'05"W 18.88						
L72	S24°18'05"W 2.83						
L73	S87°19'30"W 1.86						
L74	S87°19'30"W 26.28						
L75	S00°01'13"E 11.58						
L76	S00°01'13"E 5.61						
L77	S87°19'30"W 20.00						
L78	N02°40'30"W 5.10						
L79	N02°40'30"W 12.07						
L80	N89°43'48"W 6.39						
L81	N04°49'41"E 8.53						
L82	N04°49'41"E 20.17						
L83	N04°49'41"E 12.93						
L84	N89°43'48"W 15.68						
L85	N89°43'48"W 20.00						
L86	N00°16'12"E 14.36						
L87	S89°43'48"E 20.00						
L88	S00°16'12"W 14.36						
L89	N89°43'48"W 2.09						
L90	N89°43'48"W 20.00						
L91	N00°16'12"E 14.92						
L92	S89°43'48"E 20.00						
L93	S00°16'12"W 14.92						
L94	N87°19'30"E 18.61						
L95	N02°40'30"W 11.95						
L96	N02°40'30"W 14.44						
L97	N87°19'30"E 20.00						
L98	S02°40'30"E 15.47						
L99	S02°40'30"E 10.92						
L100	N89°43'48"W 20.03						
L101	N89°43'48"W 8.94						
L102	N65°41'55"W 16.75						
L103	N65°41'55"W 11.23						
L104	N24°18'05"E 20.00						
L105	S65°41'55"E 11.23						
L106	S65°41'55"E 16.75						
L107	S24°18'05"W 20.00						
L108	N24°18'05"E 20.06						
L109	S24°18'05"W 14.47						
L110	N65°41'55"W 16.75						
L111	N65°41'55"W 3.45						
L112	N24°18'05"E 3.89						
L113	S78°09'59"E 3.53						



CURVE TABLE - SHEET 5

CURVE	LENGTH	RADIUS	DELTA	CHORD
C7	10.02'	866.33'	0°39'46"	N82°33'56"W 10.02'
C8	9.98'	866.33'	0°39'36"	N81°54'15"W 9.98'
C9	10.03'	866.33'	0°39'47"	N72°44'00"W 10.03'
C10	9.97'	866.33'	0°39'35"	N72°04'19"W 9.97'
C11	21.41'	145.50'	8°25'52"	S76°48'03"E 21.39'
C12	20.06'	145.50'	7°53'57"	S84°57'58"E 20.04'
C13	11.75'	145.50'	4°37'34"	N62°06'44"E 11.74'
C14	11.68'	185.00'	3°37'06"	N62°56'47"E 11.68'
C15	14.14'	185.00'	4°22'40"	N77°48'41"E 14.13'
C16	15.77'	185.00'	4°53'07"	N82°26'35"E 15.77'
C17	5.03'	62.50'	4°36'40"	N26°36'25"E 5.03'
C18	4.03'	62.50'	3°41'37"	N48°37'48"E 4.03'
C19	29.48'	62.50'	27°01'17"	N63°59'15"E 29.20'
C20	13.93'	62.50'	12°46'18"	N83°53'03"E 13.90'
C21	3.31'	18.50'	10°15'49"	N64°57'14"W 3.31'
C22	20.04'	824.83'	1°23'30"	N85°22'15"W 20.03'
C23	4.51'	824.83'	0°18'48"	N86°40'08"W 4.51'
C24	5.86'	824.83'	0°24'26"	N86°18'31"W 5.86'
C25	9.65'	824.83'	0°40'13"	N85°46'12"W 9.65'

**LEGEND**

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PREPARED BY:

REGISTERED PROFESSIONAL LAND SURVEYOR  
 DAVID R. WILLIAMS  
 JULY 19, 1994  
 2686  
 RENEWAL DATE: 30 JUNE, 2006

5/02/05

**SHEET 5 OF 5**  
030404P54-5

**WATER EASEMENTS**