

H-63

**THREE PINES, P.U.D., PHASES 7, 8, 9 AND 10**  
**BEING A SUBDIVISION OF A PORTION OF TRACT 'F', THREE PINES, P.U.D., PHASES 1, 2, 3 AND 4', AND**  
**A PORTION OF LOT 41, THREE PINES, P.U.D., PHASE 5, 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,**

DESCHUTES COUNTY OFFICIAL RECORDS  
 NANCY BLANKENSHIP, COUNTY CLERK 2006-58226  
 \$71.00  
 08/24/2006 03:24:00 PM  
 D-PLAT Cnt=1 Str=23 BECKEY  
 \$50.00 \$11.00 \$10.00

**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 2005 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 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 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.

**PLAT INDEX:**

- SHEET 1: SURVEYOR'S CERTIFICATE  
DECLARATION  
SURVEYOR'S NARRATIVE
- SHEET 2: DECLARANT SIGNATURES  
LOT FILLING AND GRADING NOTE  
APPROVAL SIGNATURES  
POST-MONUMENTATION NOTE
- SHEET 3: PLAT SHEET 1"=50'
- SHEET 4: EASEMENT DETAILS 1"=50'
- SHEET 5: WATER EASEMENT DETAILS 1"=50'

**SURVEYOR'S NARRATIVE:**

WE WERE RETAINED BY THREE PINES DEVELOPMENT, LLC TO PREPARE AND MONUMENT THE PLAT OF "THREE PINES, P.U.D., PHASES 7, 8, 9 AND 10", 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., PHASES 7, 8, 9 AND 10" IS A SUBDIVISION OF A PORTION OF TRACT 'F'; "THREE PINES, P.U.D., PHASES 1, 2, 3 AND 4" (r2), AS RECORDED MARCH 31, 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", (r3) AS RECORDED JULY 7, 2005 IN PLAT CABINET G, PAGE 731 IN THE OFFICE OF THE DESCHUTES COUNTY CLERK.

THE BOUNDARIES OF THIS PLAT ARE COINCIDENT WITH THOSE OF THE ADJUSTED "REMAINDER OF TRACT 'F'" PARCEL AS DEPICTED ON CITY OF BEND LOT LINE ADJUSTMENT PZ 05-639, RECORDED IN THE OFFICE OF THE COUNTY SURVEYOR AS CS 16719 (r1).

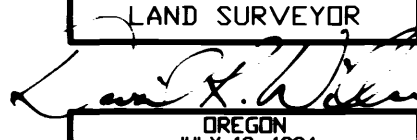
BEARINGS OF THIS SURVEY ARE BASED ON A PORTION OF THE EASTERLY BOUNDARY OF SAID TRACT 'F', AS SOUTH 38°42'52" EAST.

**DECLARATION:**

THREE PINES DEVELOPMENT, LLC, AN OREGON LIMITED LIABILITY COMPANY, VESTEE OF THE LAND ON THE SUBDIVISION PLAT OF "THREE PINES, P.U.D., PHASES 7, 8, 9 AND 10" 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 7, 8, 9 AND 10" TO BE PREPARED AND PROPERLY SUBDIVIDED IN ACCORDANCE WITH O.R.S. CHAPTER 92 AND COLUMBIA RIVER BANK, AS BENEFICIARY UNDER DEED OF TRUST RECORDED JUNE 30, 2006 IN VOLUME 2006, PAGE 45751, DESCHUTES COUNTY OFFICIAL RECORDS, CONSENTS TO THE PLATTING OF "THREE PINES, P.U.D., PHASES 7, 8, 9 AND 10" AS DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREUNTO ATTACHED, AND DEDICATES TO THE PUBLIC FOREVER FOR UTILITY PURPOSES PUBLIC UTILITY EASEMENTS AS SHOWN ON 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 SHOWN ON SAID 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 OF MT. SHASTA DRIVE, MT. SHASTA COURT AND MT. THIELSEN DRIVE AS SHOWN ON SAID PLAT; AND FURTHER GRANTS PUBLIC ACCESS TO SAID PRIVATE WAYS; THE FOREMENTIONED PRIVATE ROADS ARE ALSO RESERVED FOR UTILITIES AND PRIVATE UTILITY SERVICES, SUBJECT TO SAID CITY OF BEND WATER AND SEWER EASEMENTS; AND FURTHER CREATES THE STORM DRAINAGE EASEMENTS AS SHOWN ON SAID PLAT; AND FURTHER CREATES THE SLOPE EASEMENTS AS SHOWN ON SAID PLAT; AND FURTHER CREATES THE SIDEWALK AND PUBLIC ACCESS EASEMENTS AS SHOWN ON SAID PLAT; AND FURTHER CREATES THE PRIVATE SEWER SERVICE EASEMENTS WHICH AFFECT PORTIONS OF LOTS 64 AND 65 FOR THE BENEFIT OF LOTS 62 AND 69 RESPECTIVELY; AND FURTHER DEDICATES THE TEMPORARY EMERGENCY ACCESS EASEMENT AS SHOWN ON SAID PLAT TO THE CITY OF BEND; AND FURTHER CREATES THE PUBLIC TRAIL EASEMENT AS SHOWN ON SAID PLAT; AND FURTHER CREATES A DEVELOPERS EASEMENT OVER COMMON TRACT 'N' FOR STORM DRAINAGE; AND FURTHER CREATES THE 20.00 FOOT WIDE PRIVATE ACCESS EASEMENT FOR THE BENEFIT OF LOT 71.

(SEE SHEET 2 OF 5 FOR DECLARATION SIGNATURES)

PREPARED BY:

REGISTERED PROFESSIONAL LAND SURVEYOR  
  
 OREGON  
 JULY 19, 1994  
 DAVID R. WILLIAMS  
 2686  
 RENEWAL DATE: 06/30/08

**HWA** SURVEYORS, ENGINEERS & PLANNERS  
 HICKMAN, WILLIAMS & ASSOCIATES, INC.  
 698 NW YORK DRIVE, BEND, OREGON 97701  
 PHONE (541) 389-9351

8/11/06

**SHEET 1 OF 5**  
 040612P1-3

# THREE PINES, P.U.D., PHASES 7, 8, 9 AND 10

BEING A SUBDIVISION OF A PORTION OF TRACT 'F', THREE PINES, P.U.D., PHASES 1, 2, 3 AND 4', AND A PORTION OF LOT 41, THREE PINES, P.U.D., PHASE 5, 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] 07/18/2006  
SAJ JIVANJEE, MEMBER OF  
THREE PINES DEVELOPMENT, LLC, AN OREGON  
LIMITED LIABILITY COMPANY, VESTEE  
DATE

### ACKNOWLEDGMENT:

STATE OF OREGON }  
COUNTY OF DESCHUTES } S.S.  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON July 18 2006.  
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)

BY: [Signature] 7/19/2006  
CLIFF SCHOENINGH, VICE PRESIDENT  
COLUMBIA RIVER BANK  
BENEFICIARY  
DATE

### ACKNOWLEDGMENT:

STATE OF OREGON }  
COUNTY OF DESCHUTES } S.S.  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON July 19 2006.  
BY CLIFF SCHOENINGH, VICE PRESIDENT, COLUMBIA RIVER BANK.  
[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)

### APPROVALS:

THE PLAT OF "THREE PINES, P.U.D., PHASES 7, 8, 9 AND 10" AS LOCATED IN THE CITY OF BEND, DESCHUTES COUNTY, OREGON, HAS BEEN EXAMINED AND APPROVED:

[Signature] 07/25, 2006  
DESCHUTES COUNTY SURVEYOR

[Signature] 8.17 2006  
CITY OF BEND ENGINEER

[Signature] 8/21 2006  
CITY OF BEND COMMUNITY DEVELOPMENT DIRECTOR

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

[Signature] 7-27 2006  
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 200\_\_-200\_\_ TAX ROLL WHICH BECAME A LIEN ON THIS PLAT OR WILL BECOME A LIEN DURING THIS TAX YEAR HAVE BEEN PAID TO ME.

[Signature] 7-27- 2006  
DESCHUTES COUNTY ASSESSOR

[Signature] 8-23- 2006  
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] 7-27- 2006  
WATER MASTER - SOUTH CENTRAL REGION MANAGER  
NO WATER RIGHTS EXIST WITHIN THE BOUNDARIES OF THIS PLAT.

### 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:

REGISTERED PROFESSIONAL LAND SURVEYOR

**HWA** SURVEYORS, ENGINEERS & PLANNERS

HICKMAN, WILLIAMS & ASSOCIATES, INC  
698 NW YORK DRIVE, BEND, OREGON 97701  
PHONE (541) 389-9351

OREGON  
JULY 19, 1994  
DAVID R. WILLIAMS  
2686  
RENEWAL DATE: 30 JUNE, 2009

7/18/06

SHEET 2 OF 5

040612P1-3

1-65

# THREE PINES, P.U.D., PHASES 7, 8, 9 AND 10

BEING A SUBDIVISION OF A PORTION OF TRACT 'F', THREE PINES, P.U.D., PHASES 1, 2, 3 AND 4', AND A PORTION OF LOT 41, THREE PINES, P.U.D., PHASE 5, 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)
- WATER EASEMENT
- SEWER EASEMENT
- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "HWA" OR AS NOTED
- TACK FOUND BRASS TACK IN LEAD PLUG WITH WASHER MARKED "HWA"
- R.M. FOUND 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)
- (m) DENOTES MEASURED BEARING/DISTANCE
- (r) DENOTES RECORD BEARING/DISTANCE PER REFERENCES
- N.T. NON-TANGENT

## RECORD REFERENCES

- (r1) CITY OF BEND LOT LINE ADJUSTMENT PZ 05-639, DESCHUTES COUNTY SURVEYOR FILE NUMBER CS16719.
- (r2) "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.
- (r3) "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. DESCHUTES COUNTY SURVEYOR FILE NUMBER CS16499.
- (r4) "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. LOTS 56, 57, 58, 59, 63, 64, 67, 69, 70, 71 AND 72, HAVING AREAS LARGER THAN 10,000 SF, ARE SUBJECT TO THE CITY OF BEND SOLAR ORDINANCE.

## EASEMENT LEGEND

- (A) SEWER EASEMENT
- (B) WATER EASEMENT
- (C) SLOPE EASEMENT
- (D) SIDEWALK AND PUBLIC ACCESS EASEMENT
- (E) PUBLIC UTILITY EASEMENT (P.U.E.)
- (F) STORM DRAINAGE EASEMENT
- (G) SEWER SERVICE EASEMENT BENEFITTING LOT 62
- (H) SEWER SERVICE EASEMENT BENEFITTING LOT 69
- (I) TEMPORARY EMERGENCY ACCESS EASEMENT
- (J) EXISTING SLOPE AND SIDEWALK EASEMENT PER (r3)
- (K) APPROXIMATE CENTERLINE LOCATION OF 8.00 FOOT WIDE PUBLIC TRAIL EASEMENT
- (L) 20.00' PRIVATE ACCESS EASEMENT BENEFITTING LOT 71

PREPARED BY:

**HWA** SURVEYORS, ENGINEERS & PLANNERS

HICKMAN, WILLIAMS & ASSOCIATES, INC  
698 NW YORK DRIVE, BEND, OREGON 97701  
PHONE (541) 388-9351

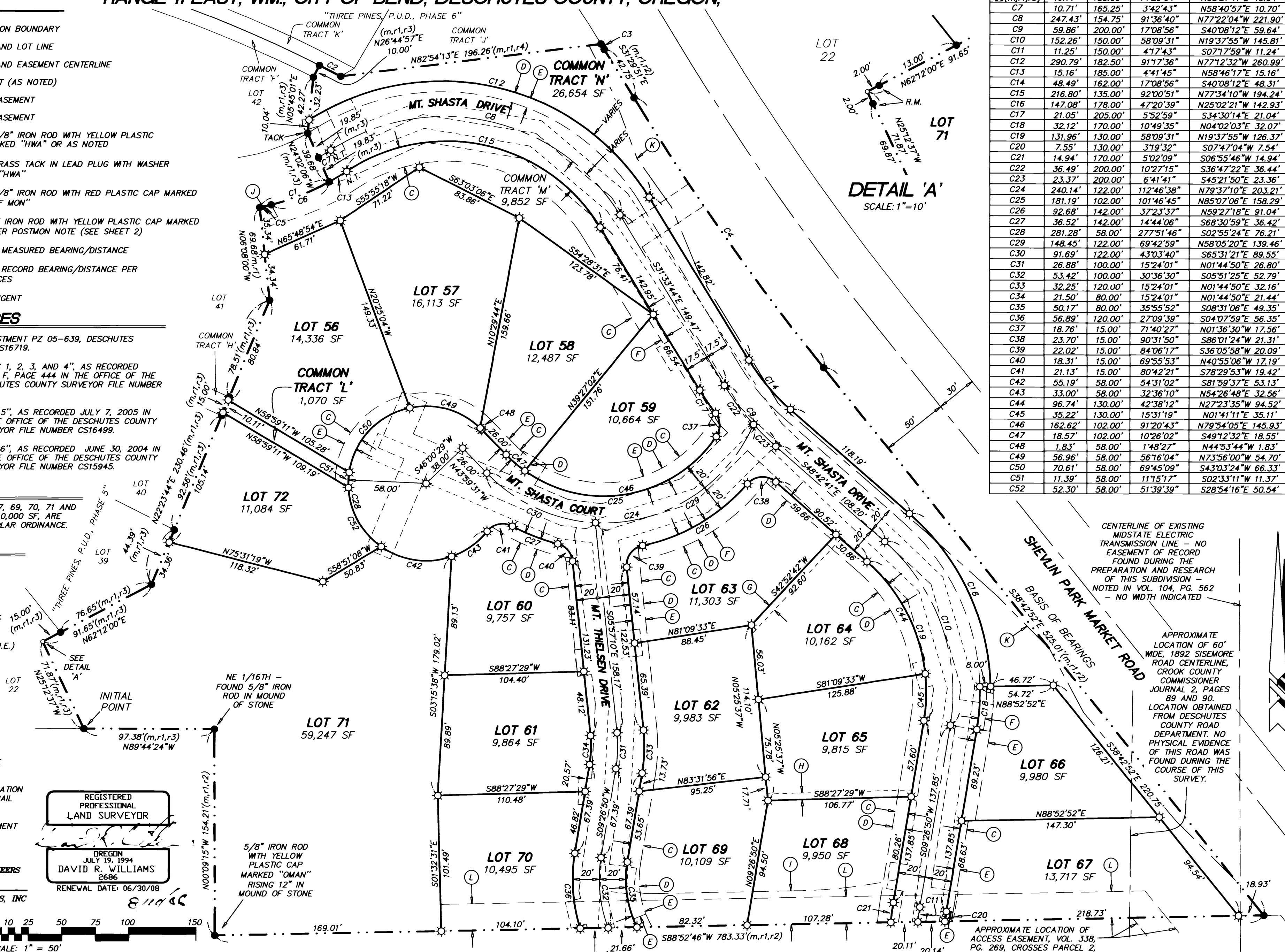
REGISTERED PROFESSIONAL LAND SURVEYOR  
OREGON  
JULY 19, 1994  
DAVID R. WILLIAMS  
2686  
RENEWAL DATE: 06/30/08

SHEET 3 OF 5

SCALE: 1" = 50'

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	55.54'	185.00'	177°03"	N69°43'11"E 55.33'
C2(m,r1)	17.90'	990.00'	1°02'10"	S62°43'58"E 17.90'
C3(m,r1,r4)	4.68'	1083.47'	0°14'51"	S31°37'17"E 4.68'
C4(m,r1,r2)	246.86'	1959.86'	7°13'01"	S35°06'22"E 246.70'
C5(m,r1)	8.77'	185.00'	2°42'58"	N76°57'43"E 8.77'
C6(m,r1,r3)	46.77'	185.00'	14°29'04"	N68°21'41"E 46.64'
C7	10.71'	165.25'	3°42'43"	N58°40'57"E 10.70'
C8	247.43'	154.75'	91°36'40"	N77°22'04"W 221.90'
C9	59.86'	200.00'	17°08'56"	S40°08'12"E 59.64'
C10	152.26'	150.00'	58°09'31"	N19°37'55"W 145.81'
C11	11.25'	150.00'	4°17'43"	S07°17'59"W 11.24'
C12	290.79'	182.50'	91°17'36"	N77°12'32"W 260.99'
C13	15.16'	185.00'	4°41'45"	N58°46'17"E 15.16'
C14	48.49'	162.00'	17°08'56"	S40°08'12"E 48.31'
C15	216.80'	135.00'	92°00'51"	N77°34'10"W 194.24'
C16	147.08'	178.00'	47°20'39"	N25°02'21"W 142.93'
C17	21.05'	205.00'	5°52'59"	S34°30'14"E 21.04'
C18	32.12'	170.00'	10°49'35"	N04°02'03"E 32.07'
C19	131.96'	130.00'	58°09'31"	N19°37'55"W 126.37'
C20	7.55'	130.00'	3°19'32"	S07°47'04"W 7.54'
C21	14.94'	170.00'	5°02'09"	S06°55'46"W 14.94'
C22	36.49'	200.00'	10°27'15"	S36°47'22"E 36.44'
C23	23.37'	200.00'	6°41'41"	S45°21'50"E 23.36'
C24	240.14'	122.00'	112°46'38"	N79°37'10"E 203.21'
C25	181.19'	102.00'	101°46'45"	N85°07'06"E 158.29'
C26	92.68'	142.00'	37°23'37"	N59°27'18"E 91.04'
C27	36.52'	142.00'	14°44'06"	S68°30'59"E 36.42'
C28	281.28'	58.00'	277°51'46"	S02°55'24"E 76.21'
C29	148.45'	122.00'	69°42'59"	N58°05'20"E 139.46'
C30	91.69'	122.00'	43°03'40"	S65°31'21"E 89.55'
C31	26.88'	100.00'	15°24'01"	N01°44'50"E 26.80'
C32	53.42'	100.00'	30°36'30"	S05°51'25"E 52.79'
C33	32.25'	120.00'	15°24'01"	N01°44'50"E 32.16'
C34	21.50'	80.00'	15°24'01"	N01°44'50"E 21.44'
C35	50.17'	80.00'	35°55'52"	S08°31'06"E 49.35'
C36	56.89'	120.00'	27°09'39"	S04°07'59"E 56.35'
C37	18.76'	15.00'	71°40'27"	N01°36'30"W 17.56'
C38	23.70'	15.00'	90°31'50"	S86°01'24"W 21.31'
C39	22.02'	15.00'	84°06'17"	S36°05'58"W 20.09'
C40	18.31'	15.00'	69°55'53"	N40°55'06"W 17.19'
C41	21.13'	15.00'	80°42'21"	S78°29'53"W 19.42'
C42	55.19'	58.00'	54°31'02"	S81°59'37"E 53.13'
C43	33.00'	58.00'	32°36'10"	N54°26'48"E 32.56'
C44	96.74'	130.00'	42°38'12"	N27°23'35"W 94.52'
C45	35.22'	130.00'	15°31'19"	N01°41'11"E 35.11'
C46	162.62'	102.00'	91°20'43"	N79°54'05"E 145.93'
C47	18.57'	102.00'	10°26'02"	S49°12'32"E 18.55'
C48	1.83'	58.00'	1°48'27"	N44°53'44"W 1.83'
C49	56.96'	58.00'	56°16'04"	N73°56'00"W 54.70'
C50	70.61'	58.00'	69°45'09"	S43°03'24"W 66.33'
C51	11.39'	58.00'	11°15'17"	S02°33'11"W 11.37'
C52	52.30'	58.00'	51°39'39"	S28°54'16"E 50.54'

DETAIL 'A'  
SCALE: 1"=10'



CENTERLINE OF EXISTING MIDSTATE ELECTRIC TRANSMISSION LINE - NO EASEMENT OF RECORD FOUND DURING THE PREPARATION AND RESEARCH OF THIS SUBDIVISION - NOTED IN VOL. 104, PG. 562 - NO WIDTH INDICATED

APPROXIMATE LOCATION OF 60' WIDE, 1892 SISEMORE ROAD CENTERLINE, CROOK COUNTY COMMISSIONER JOURNAL 2, PAGES 89 AND 90. LOCATION OBTAINED FROM DESCHUTES COUNTY ROAD DEPARTMENT. NO PHYSICAL EVIDENCE OF THIS ROAD WAS FOUND DURING THE COURSE OF THIS SURVEY.

APPROXIMATE LOCATION OF ACCESS EASEMENT, VOL. 338, PG. 269, CROSSES PARCEL 2, MP-2-86 BENEFITTING PARCEL 1

# THREE PINES, P.U.D., PHASES 7, 8, 9 AND 10

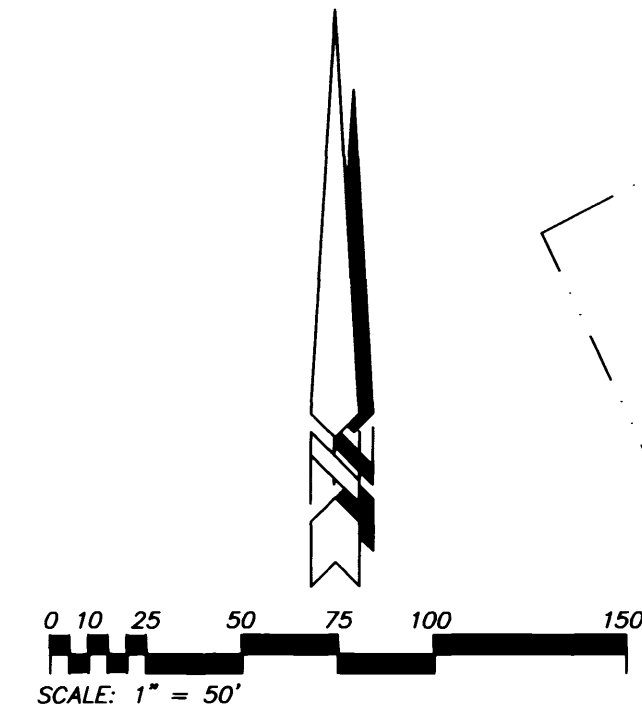
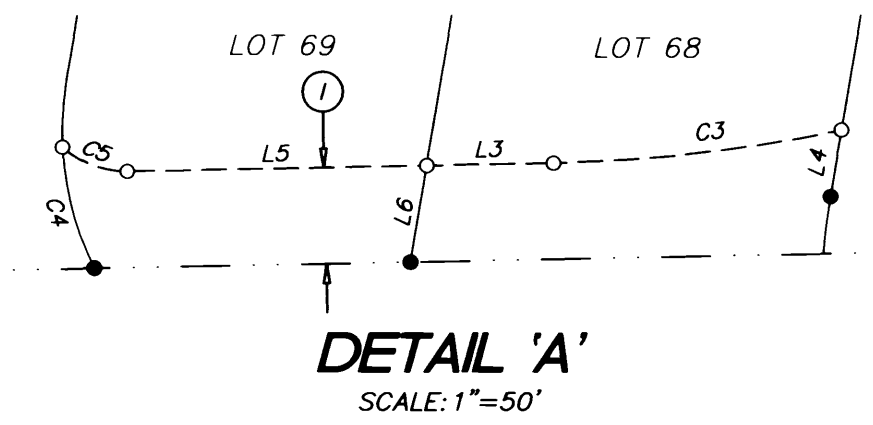
BEING A SUBDIVISION OF A PORTION OF TRACT 'F', THREE PINES, P.U.D., PHASES 1, 2, 3 AND 4, AND A PORTION OF LOT 41, THREE PINES, P.U.D., PHASE 5, LOCATED WITHIN A PORTION OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 17 SOUTH, RANGE 11 EAST, WM., CITY OF BEND, DESCHUTES COUNTY, OREGON,

## EASEMENT LEGEND

- (A) SEWER EASEMENT
- (C) SLOPE EASEMENT
- (D) SIDEWALK AND PUBLIC ACCESS EASEMENT
- (E) PUBLIC UTILITY EASEMENT (P.U.E.)
- (F) STORM DRAINAGE EASEMENT
- (G) SEWER SERVICE EASEMENT BENEFITTING LOT 62
- (H) SEWER SERVICE EASEMENT BENEFITTING LOT 69
- (I) TEMPORARY EMERGENCY ACCESS EASEMENT
- (J) EXISTING SLOPE AND SIDEWALK EASEMENT PER (r-3)
- (K) APPROXIMATE CENTERLINE LOCATION OF 8.00 FOOT WIDE PUBLIC TRAIL EASEMENT
- (L) 20.00' PRIVATE ACCESS EASEMENT BENEFITTING LOT 71

## LEGEND

- SUBDIVISION BOUNDARY
- STREET AND LOT LINE
- EASEMENT AS SHOWN
- CALCULATED POSITION ONLY
- CORRESPONDS WITH FOUND OR SET MONUMENT POSITION

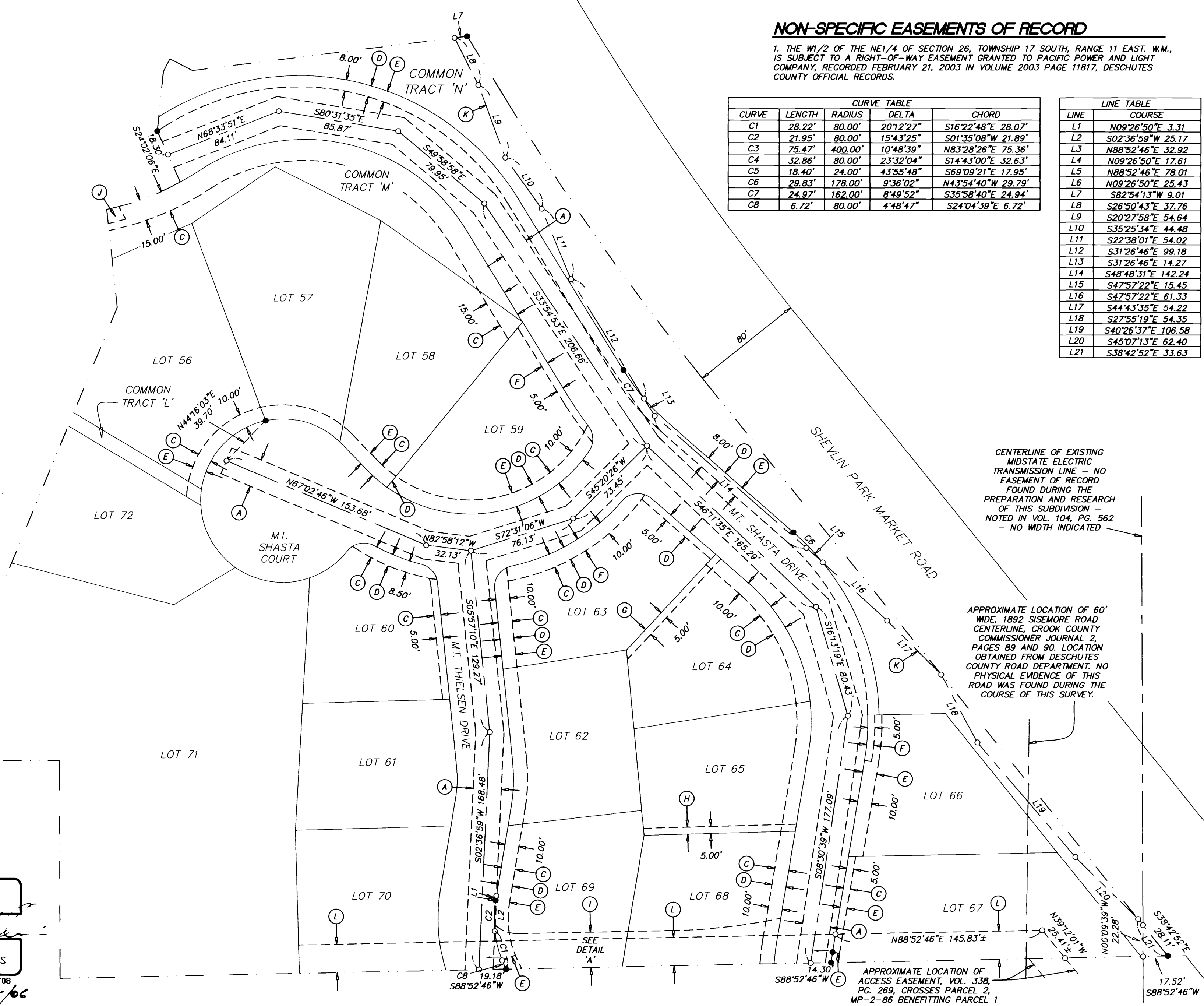


PREPARED BY:  
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REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON  
JULY 19, 1994  
DAVID R. WILLIAMS  
2686  
RENEWAL DATE: 06/30/08

SHEET 4 OF 5  
040612P4



## NON-SPECIFIC EASEMENTS OF RECORD

1. THE W1/2 OF THE NE1/4 OF SECTION 26, TOWNSHIP 17 SOUTH, RANGE 11 EAST, WM., IS SUBJECT TO A RIGHT-OF-WAY EASEMENT GRANTED TO PACIFIC POWER AND LIGHT COMPANY, RECORDED FEBRUARY 21, 2003 IN VOLUME 2003 PAGE 11817, DESCHUTES COUNTY OFFICIAL RECORDS.

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	28.22'	80.00'	20°12'27"	S16°22'48"E 28.07'
C2	21.95'	80.00'	15°43'25"	S01°35'08"W 21.89'
C3	75.47'	400.00'	10°48'39"	N83°28'26"E 75.36'
C4	32.86'	80.00'	23°32'04"	S14°43'00"E 32.63'
C5	18.40'	24.00'	43°55'48"	S69°09'21"E 17.95'
C6	29.83'	178.00'	9°36'02"	N43°54'40"W 29.79'
C7	24.97'	162.00'	8°49'52"	S35°58'40"E 24.94'
C8	6.72'	80.00'	4°48'47"	S24°04'39"E 6.72'

LINE TABLE	
LINE	COURSE
L1	N09°26'50"E 3.31
L2	S02°36'59"W 25.17
L3	N88°52'46"E 32.92
L4	N09°26'50"E 17.61
L5	N88°52'46"E 78.01
L6	N09°26'50"E 25.43
L7	S82°54'13"W 9.01
L8	S26°50'43"E 37.76
L9	S20°27'58"E 54.64
L10	S35°25'34"E 44.48
L11	S22°38'01"E 54.02
L12	S31°26'46"E 99.18
L13	S31°26'46"E 14.27
L14	S48°48'31"E 142.24
L15	S47°57'22"E 15.45
L16	S47°57'22"E 61.33
L17	S44°43'35"E 54.22
L18	S27°55'19"E 54.35
L19	S40°26'37"E 106.58
L20	S45°07'13"E 62.40
L21	S38°42'52"E 33.63

CENTERLINE OF EXISTING MIDSTATE ELECTRIC TRANSMISSION LINE - NO EASEMENT OF RECORD FOUND DURING THE PREPARATION AND RESEARCH OF THIS SUBDIVISION - NOTED IN VOL. 104, PG. 562 - NO WIDTH INDICATED

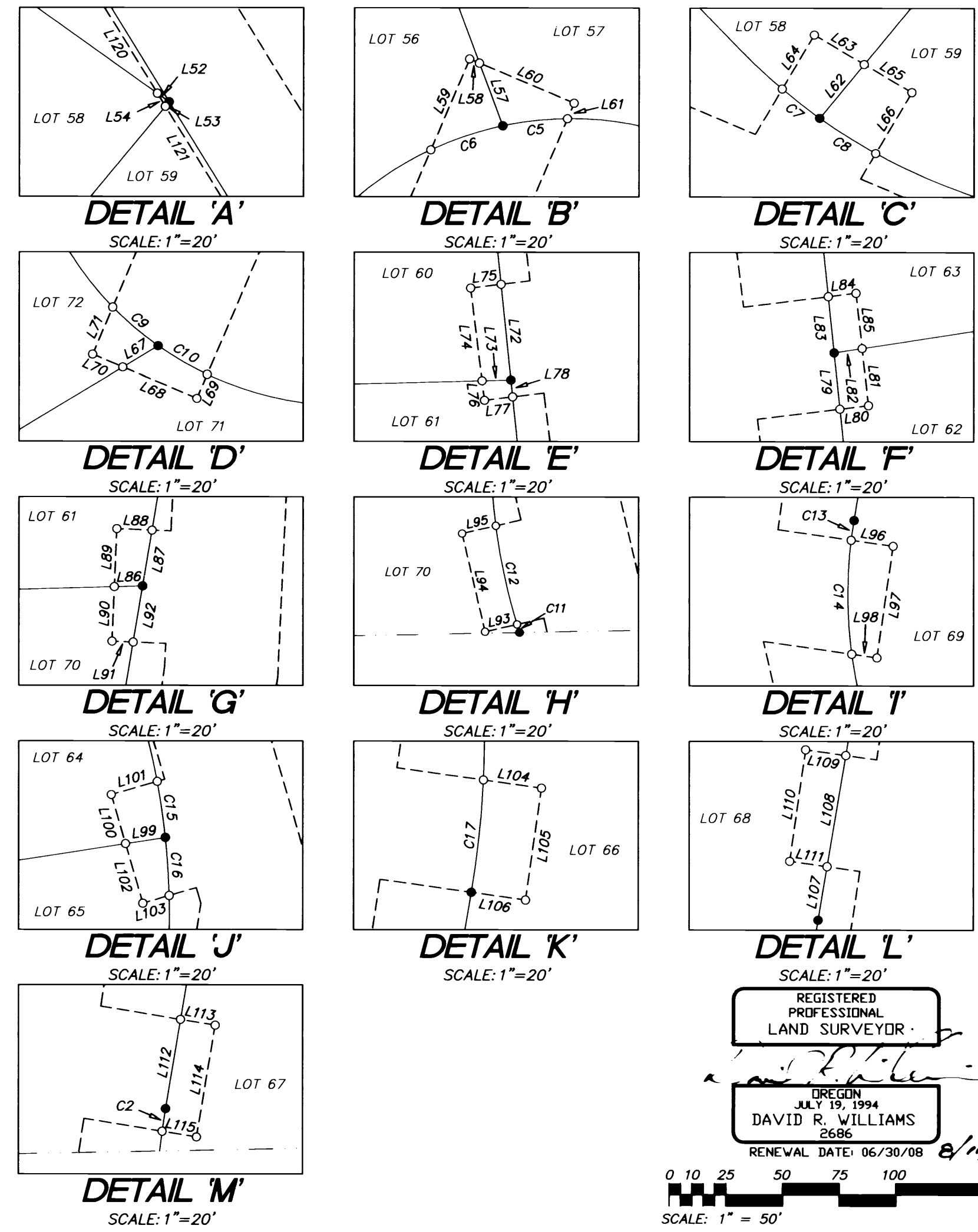
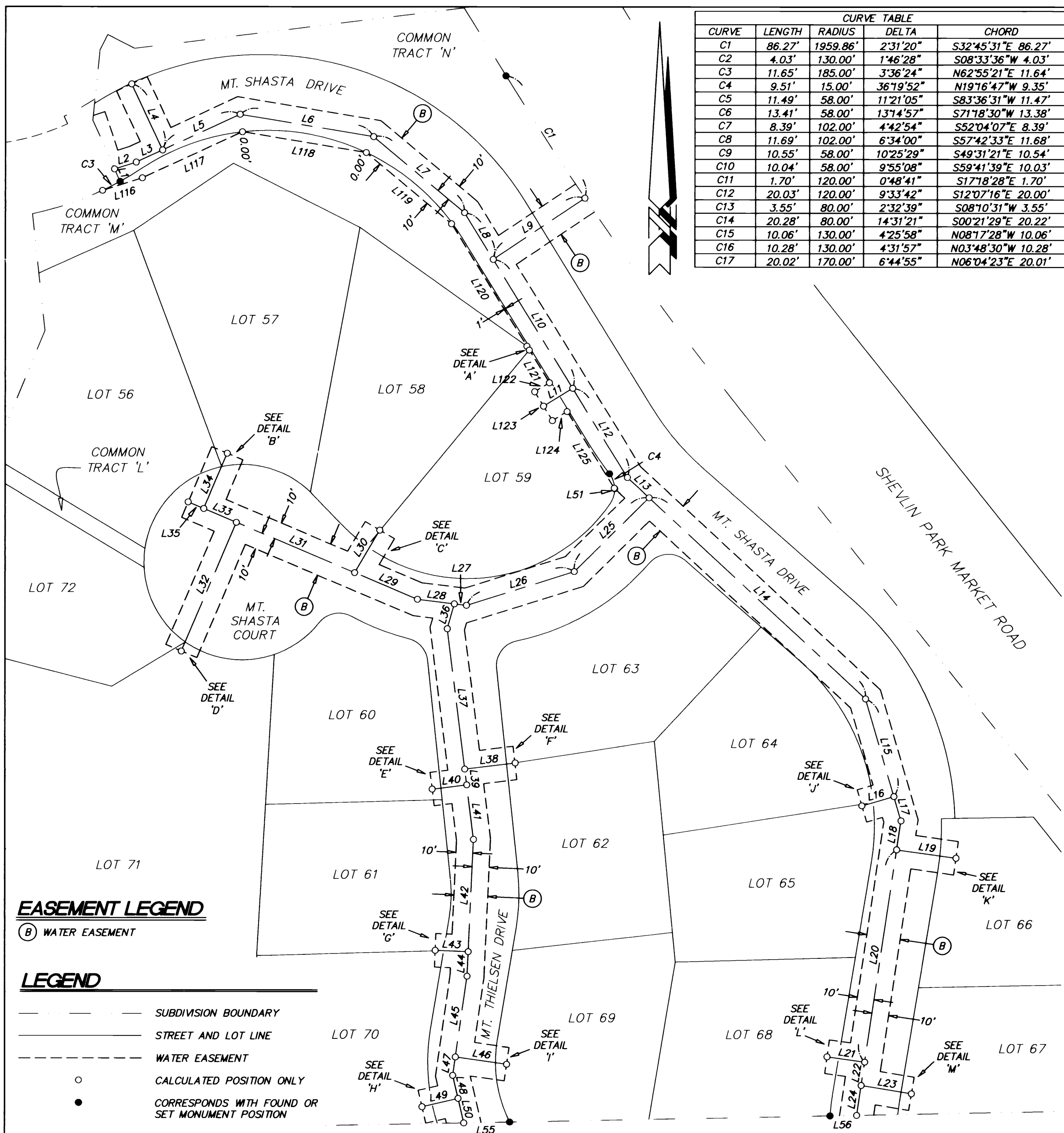
APPROXIMATE LOCATION OF 60' WIDE, 1892 SISEMORE ROAD CENTERLINE, CROOK COUNTY COMMISSIONER JOURNAL 2, PAGES 89 AND 90. LOCATION OBTAINED FROM DESCHUTES COUNTY ROAD DEPARTMENT. NO PHYSICAL EVIDENCE OF THIS ROAD WAS FOUND DURING THE COURSE OF THIS SURVEY.

APPROXIMATE LOCATION OF ACCESS EASEMENT, VOL. 338, PG. 269, CROSSES PARCEL 2, MP-2-86 BENEFITTING PARCEL 1

4-67

**THREE PINES, P.U.D., PHASES 7, 8, 9 AND 10  
BEING A SUBDIVISION OF A PORTION OF TRACT 'F', THREE PINES,  
P.U.D., PHASES 1, 2, 3 AND 4', AND A PORTION OF LOT 41, THREE  
PINES, P.U.D., PHASE 5, 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 TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	86.27'	1959.86'	2°31'20"	S32°45'31"E 86.27'
C2	4.03'	130.00'	1°46'28"	S08°33'36"W 4.03'
C3	11.65'	185.00'	3°36'24"	N62°55'21"E 11.64'
C4	9.51'	15.00'	36°19'52"	N19°16'47"W 9.35'
C5	11.49'	58.00'	11°21'05"	S83°36'31"W 11.47'
C6	13.41'	58.00'	13°14'57"	S71°18'30"W 13.38'
C7	8.39'	102.00'	4°42'54"	S52°04'07"E 8.39'
C8	11.69'	102.00'	6°34'00"	S57°42'33"E 11.68'
C9	10.55'	58.00'	10°25'29"	S49°31'21"E 10.54'
C10	10.04'	58.00'	9°55'08"	S59°41'39"E 10.03'
C11	1.70'	120.00'	0°48'41"	S17°18'28"E 1.70'
C12	20.03'	120.00'	9°33'42"	S12°07'16"E 20.00'
C13	3.55'	80.00'	2°32'39"	S08°10'31"W 3.55'
C14	20.28'	80.00'	14°31'21"	S00°21'29"E 20.22'
C15	10.06'	130.00'	4°25'58"	N08°17'28"W 10.06'
C16	10.28'	130.00'	4°31'57"	N03°48'30"W 10.28'
C17	20.02'	170.00'	6°44'55"	N06°04'23"E 20.01'



**EASEMENT LEGEND**

(B) WATER EASEMENT

**LEGEND**

- SUBDIVISION BOUNDARY
- STREET AND LOT LINE
- WATER EASEMENT
- CALCULATED POSITION ONLY
- CORRESPONDS WITH FOUND OR SET MONUMENT POSITION

LINE TABLE													
LINE	COURSE	LINE	COURSE	LINE	COURSE	LINE	COURSE	LINE	COURSE	LINE	COURSE		
L1	N24°02'06"W 8.14	L15	S16°13'19"E 60.40	L29	N66°58'55"W 40.29	L43	N87°39'31"W 19.53	L57	N20°25'04"W 11.82	L71	N23°01'05"E 9.07	L85	S06°24'32"E 9.85
L2	N72°22'41"E 13.50	L16	S73°46'41"W 19.81	L30	N30°32'39"E 29.21	L44	S02°36'59"W 14.56	L58	N67°02'46"W 1.88	L72	N05°57'10"W 17.00	L86	S88°27'29"W 5.00
L3	N65°12'32"E 17.21	L17	S16°13'19"E 15.08	L31	N66°58'55"W 76.04	L45	S08°09'33"W 48.22	L59	S22°57'14"W 17.49	L73	S88°27'29"W 5.08	L87	N09°26'50"E 10.05
L4	N25°08'21"W 43.20	L18	S08°30'39"W 17.34	L32	S23°01'05"W 83.06	L46	S81°50'27"E 30.54	L60	S67°02'46"E 18.12	L74	N07°05'35"W 16.51	L88	N87°39'31"W 6.23
L5	N65°12'32"E 50.45	L19	S81°57'35"E 35.81	L33	N66°58'55"W 20.95	L47	S08°09'33"W 11.07	L61	S22°57'14"W 2.97	L75	N82°54'25"E 5.40	L89	S02°20'29"W 10.32
L6	S80°31'35"E 80.06	L20	S08°30'39"W 127.24	L34	N22°57'14"E 35.58	L48	S13°06'23"E 14.05	L62	N39°27'02"E 12.33	L76	S07°05'35"E 3.49	L90	S02°20'29"W 9.68
L7	S49°58'58"E 70.13	L21	N81°57'35"W 22.59	L35	N66°58'55"W 10.00	L49	S76°53'37"W 21.88	L63	N59°27'21"W 10.23	L77	N82°54'25"E 5.00	L91	S87°39'31"E 3.73
L8	S31°33'44"E 32.49	L22	S08°30'39"W 14.01	L36	S15°33'23"W 15.38	L50	S13°06'23"E 14.95	L64	S30°32'39"W 11.10	L78	N05°57'10"W 3.00	L92	N09°26'50"E 10.10
L9	N56°05'07"E 65.14	L23	S80°33'10"E 30.30	L37	S07°05'35"E 84.01	L51	S47°04'39"E 0.34	L65	S59°27'21"E 9.77	L79	S05°57'10"E 10.00	L93	S76°53'37"W 6.45
L10	S31°33'44"E 89.76	L24	S08°30'39"W 18.00	L38	N82°54'25"E 29.98	L52	S54°28'31"E 2.57	L66	S30°32'39"W 12.54	L80	N82°54'25"E 5.08	L94	N13°06'23"W 20.00
L11	S58°26'16"W 20.20	L25	S45°20'26"W 62.25	L39	S07°05'35"E 9.46	L53	S39°27'02"W 1.06	L67	S58°51'08"W 7.28	L81	N06°24'32"W 10.15	L95	N76°53'37"E 6.79
L12	S31°33'44"E 61.92	L26	S72°31'06"W 66.72	L40	S82°54'25"W 20.54	L54	N31°33'44"W 2.54	L68	S66°58'55"E 14.21	L82	S81°09'33"W 5.00	L96	S81°50'27"E 7.48
L13	S47°04'39"E 17.61	L27	N82°58'12"W 7.20	L41	S07°05'35"E 32.70	L55	S88°52'46"W 27.06	L69	N23°01'05"E 4.63	L83	N05°57'10"W 10.00	L97	S08°09'33"W 20.00
L14	S47°04'39"E 175.25	L28	N82°58'12"W 21.96	L42	S02°36'59"W 66.67	L56	N88°52'46"E 15.81	L70	N66°58'55"W 5.79	L84	N82°54'25"E 4.92	L98	N81°50'27"W 4.48
										L113	S80°33'10"E 6.20		
										L114	S09°26'50"W 20.00		
										L115	N80°33'10"W 6.14		
										L116	N72°22'41"E 24.70		
										L117	N65°12'32"E 65.20		
										L118	S80°31'35"E 74.24		
										L119	S49°58'58"E 65.77		
										L120	S31°33'44"E 85.17		
										L121	S31°33'44"E 22.74		
										L122	S58°26'16"W 10.20		
										L123	S31°33'44"E 20.00		
										L124	N58°26'16"E 10.20		
										L125	S31°33'44"E 53.28		

REGISTERED PROFESSIONAL LAND SURVEYOR

DAVID R. WILLIAMS  
2686

RENEWAL DATE: 06/30/08

SCALE: 1" = 50'

PREPARED BY:

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**SHEET 5 OF 5** 040612P5