

REVIEWED  
LEGAL COUNSEL

For Recording Stamp Only

BEFORE THE BOARD OF COUNTY COMMISSIONERS OF DESCHUTES COUNTY, OREGON

A Resolution to Acquire Right of Way on Hunnell Road for Construction of Road Improvements \*  
\* RESOLUTION NO. 2021-048  
\*

WHEREAS, by virtue of the laws of the State of Oregon as set forth and defined in Oregon Revised Statutes, Deschutes County is authorized and empowered to acquire by purchase, agreement, donation or by the exercise of the power of eminent domain, real property, or any right or interest therein, including any easement or right-of-way, for the construction, extension, alteration, widening, straightening or otherwise changing of any roads, highways, bridges or approaches within Deschutes County; and

WHEREAS, for the purpose of constructing improvements to Hunnell Road, it is necessary to acquire additional right-of-way as shown in Exhibit "A" attached hereto and incorporated herein by reference; now, therefore,

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF DESCHUTES COUNTY, OREGON, as follows:

Section 1. The Board hereby finds and declares that certain interests in, or fee simple title to, certain parcels of real property, as shown in Exhibit "A", is needed and required for the construction, improvement and betterment of the Deschutes County road system, particularly constructing improvements to Hunnell Road.

Section 2. That the specified section of highway and the highway facilities for which said parcels of real property are proposed to be acquired will be planned, designed, located and constructed in a manner which will be most compatible with the greatest public good and the least private injury.

Section 3. That Deschutes County Road Department and the Deschutes County Legal Department are hereby authorized to negotiate with the owners of the subject parcels for the acquisition by County of all right, title and interest in and to said parcels, free and clear from any liens or encumbrances and subject to final approval by the Board of County Commissioners of any proposed acquisition.

Section 4. This resolution shall take effect immediately upon passage.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

BOARD OF COUNTY COMMISSIONERS  
OF DESCHUTES COUNTY, OREGON

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ANTHONY DEBONE, Chair

ATTEST:

---

PHIL CHANG, Vice Chair

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Recording Secretary

---

PATTI ADAIR, Commissioner

**EXHIBIT A**  
Deschutes County Road Department  
Hunnell Road Improvement Project: Loco Road to Tumalo Road  
File Number 001  
Tax Lot 1712040000200

**RIGHT OF WAY DEDICATION**

A parcel of land lying in Parcel 1 Partition Plat No. 2005-59 in the Northwest one-quarter of Section 4, Township 17 South, Range 12 East, Willamette Meridian, Deschutes County, Oregon, and being a portion of that property described in that Statutory Warranty Deed to Russell L. Cooper and Lori C. Cooper, as tenants by the entirety, recorded September 7, 2017 as Instrument No. 2017-035707, Deschutes County Official Records, said parcel described as follows:

BEGINNING at a point on the easterly right of way line of Hunnell Road, said point being South 45°48'02" West, 390.28 feet of the West One-sixteenth corner common to Section 4, Township 17 South, Range 12 East, and Section 33, Township 16 South, Range 12 East, Willamette Meridian, said point also being 30.00 feet easterly when measured at right angles to Hunnell Road Centerline Station 95+43.57 per Deschutes County Survey No. 20520;

Thence along said easterly right of way line North 13°41'20" West, 158.45 feet to a non-tangent point of curvature at a point 30.00 feet easterly when measured at right angles to Hunnell Road Centerline Station 97+02.02 per Deschutes County Survey No. 20520;

Thence continuing along said easterly right of way line on a non-tangent 265.23 foot radius curve to the right, the radius point of which bears North 76°20'22" East, through a central angle of 25°56'42" (the long chord of which bears North 00°41'18" West 119.08 feet) an arc distance of 120.10 feet to a non-tangent point of curvature at a point 30.00 feet easterly when measured at right angles to Hunnell Road Centerline Station 98+35.70 per Deschutes County Survey No. 20520;

Thence continuing along said easterly right of way line on a non-tangent 273.95 foot radius curve to the right, the radius point of which bears South 77°45'38" East, through a central angle of 59°18'34" (the long chord of which bears North 41°53'39" East, 271.09 feet) an arc distance of 283.58 feet to a point 30.00 feet easterly when measured at right angles to Hunnell Road Centerline Station 101+50.34 per Deschutes County Survey No. 20520;

Thence leaving said easterly right of way line South 45°22'48" East, 25.00 feet to a non-tangent point of curvature;

Thence on a non-tangent 575.00 foot radius curve to the right, the radius point of which bears North 45°22'48" West, through a central angle of 01°08'52" (the long chord of which bears South 45°11'38" West, 11.52 feet) an arc distance of 11.52 feet to a point of reverse curvature;

Thence on a 465.00 foot radius curve to the left through a central angle of 43°46'50" (the long chord of which bears South 23°52'39" West, 346.73 feet) an arc distance of 355.31 feet to a point;

Thence North 88°00'46" West, 25.00 feet to a non-tangent point of curvature;

Thence on a non-tangent 490.00 foot radius curve to the left, the radius point of which bears South 88°00'46" East, through a central angle of 15°40'34" (the long chord of which bears South 05°51'03" East, 133.65 feet) an arc distance of 134.06 feet to the POINT OF BEGINNING herein described.

Containing 9,628 square feet, more or less.

See map attached as Exhibit "B", which is made a part hereof.

Bearings, Right of Way, Stationing and Monumentation are based on "Control, Recovery, and Retracement Map" filed in the office of the Deschutes County Surveyor's Office May 25, 2021 as County Survey No. 20520.



RENEWS: 12-31-2021

SIGNED: 08-08-2021

# EXHIBIT "B"

LOCATED IN PARCEL 1 PARTITION PLAT 2005-59 IN THE NORTHWEST ONE QUARTER OF SECTION 4, TOWNSHIP 17 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, DESCHUTES COUNTY, OREGON

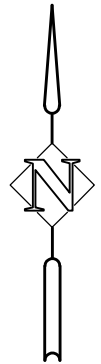
TAX LOT 1612330000907  
PARCEL 2 2002-15

TAX LOT 1612330000907  
PARCEL 2 PP 2005-59

SECTION 33 T16S R12E  
SECTION 4 T17S R12E  
TAX LOT 1712040000200  
PARCEL 1 PP 2005-59  
RUSSELL & LORI COOPER  
INSTR. NO. 2017-035707

± 9,628 SQ.FT.

WEST ONE-SIXTEENTH CORNER  
PER OCRR 1371



SCALE  
1" = 100'

| LINE TABLE |             |          |
|------------|-------------|----------|
| LINE       | BEARING     | DISTANCE |
| L1         | N13°41'20"W | 158.45'  |
| L2         | S45°22'48"E | 25.00'   |
| L3         | N88°00'46"W | 25.00'   |

| CURVE TABLE |         |           |         |                      |
|-------------|---------|-----------|---------|----------------------|
| CURVE       | RADIUS  | DELTA     | LENGTH  | LONG CHORD           |
| C1          | 265.23' | 26°56'42" | 120.10' | N00°41'18"W, 119.08' |
| C2          | 273.95' | 59°18'34" | 283.58' | N41°53'39"E, 271.09' |
| C3          | 575.00' | 01°08'52" | 11.52'  | S45°11'38"W, 11.52'  |
| C4          | 465.00' | 43°46'50" | 355.31' | S23°52'39"W, 346.73' |
| C5          | 490.00' | 15°40'34" | 134.06' | S05°51'03"E, 133.65' |
| C6          | 294.87' | 24°43'17" | 127.23' | N01°19'01"W, 126.24' |
| C7          | 303.95' | 65°27'46" | 347.27' | N43°45'16"E, 328.69' |

## LEGEND



RIGHT OF WAY DEDICATION  
± 9,628 SQ.FT.

● - FOUND MONUMENT PER CS20520

SEE ATTACHED LEGAL  
DESCRIPTION



**Harper  
Houf Peterson  
Righellis Inc.**

ENGINEERS • PLANNERS  
LANDSCAPE ARCHITECTS • SURVEYORS

250 NW Franklin Avenue, Suite 404, Bend, OR 97703  
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**EXHIBIT A**  
Deschutes County Road Department  
Hunnell Road Improvement Project: Loco Road to Tumalo Road  
File Number 002  
Tax Lot 1612330000907

**PARCEL 1 - RIGHT OF WAY DEDICATION**

A parcel of land lying in Parcel 2 Partition Plat No. 2002-15 in the Southwest one-quarter of Section 33, Township 16 South, Range 12 East, Willamette Meridian, Deschutes County, Oregon, and being a portion of that property described in that Statutory Warranty Deed to Gregory P Sullivan and Alisa D Sullivan, as Tenants by the Entirety, recorded December 20, 2016 as Instrument No. 2016-052727, Deschutes County Official Records, said parcel described as follows:

BEGINNING at a point on the easterly right of way line of Hunnell Road, said point being South 45°48'02" West, 390.28 feet of the West One-sixteenth corner common to Section 4, Township 17 South, Range 12 East, and Section 33, Township 16 South, Range 12 East, Willamette Meridian, said point also being 30.00 feet easterly when measured at right angles to Hunnell Road Centerline Station 95+43.57 per Deschutes County Survey No. 20520;

Thence along said easterly right of way line North 13°41'20" West, 158.45 feet to a non-tangent point of curvature at a point 30.00 feet easterly when measured at right angles to Hunnell Road Centerline Station 97+02.02 per Deschutes County Survey No. 20520;

Thence continuing along said easterly right of way line on a non-tangent 265.23 foot radius curve to the right, the radius point of which bears North 76°20'22" East, through a central angle of 25°56'42" (the long chord of which bears North 00°41'18" West 119.08 feet) an arc distance of 120.10 feet to a non-tangent point of curvature at a point 30.00 feet easterly when measured at right angles to Hunnell Road Centerline Station 98+35.70 per Deschutes County Survey No. 20520;

Thence continuing along said easterly right of way line on a non-tangent 273.95 foot radius curve to the right, the radius point of which bears South 77°45'38" East, through a central angle of 59°18'34" (the long chord of which bears North 41°53'39" East, 271.09 feet) an arc distance of 283.58 feet to a point 30.00 feet easterly when measured at right angles to Hunnell Road Centerline Station 101+50.34 per Deschutes County Survey No. 20520;

Thence leaving said easterly right of way line South 45°22'48" East, 25.00 feet to a non-tangent point of curvature;

Thence on a non-tangent 575.00 foot radius curve to the right, the radius point of which bears North 45°22'48" West, through a central angle of 01°08'52" (the long chord of which bears South 45°11'38" West, 11.52 feet) an arc distance of 11.52 feet to a point of reverse curvature;

Thence on a 465.00 foot radius curve to the left through a central angle of 43°46'50" (the long chord of which bears South 23°52'39" West, 346.73 feet) an arc distance of 355.31 feet to a point;

Thence North 88°00'46" West, 25.00 feet to a non-tangent point of curvature;

Thence on a non-tangent 490.00 foot radius curve to the left, the radius point of which bears South 88°00'46" East, through a central angle of 15°40'34" (the long chord of which bears South 05°51'03" East, 133.65 feet) an arc distance of 134.06 feet to the POINT OF BEGINNING herein described.

Containing 15,161 square feet, more or less.

See map attached as Exhibit "B", which is made a part hereof.

#### **PARCEL 2 - RIGHT OF WAY DEDICATION**

A parcel of land lying in Parcel 2 Partition Plat No. 2002-15 in the Southwest one-quarter of Section 33, Township 16 South, Range 12 East, Willamette Meridian, Deschutes County, Oregon, and being a portion of that property described in that Statutory Warranty Deed recorded December 20, 2016 as Instrument No. 2016-052727, Deschutes County Official Records, said parcel described as follows:

BEGINNING at a point on the westerly right of way line of Hunnell Road, said point being North 33°56'49" West, 306.68 feet of the West One-sixteenth corner common to Section 4, Township 17 South, Range 12 East, and Section 33, Township 16 South, Range 12 East, Willamette Meridian, said point also being 30.00 feet westerly when measured at right angles to Hunnell Road Centerline Station 101+36.26 per Deschutes County Survey No. 20520;

Thence leaving said westerly right of way line on a non-tangent 490.00 foot radius curve to the left, the radius point of which bears North 46°55'35" West, through a central angle of 39°30'21" (the long chord of which bears North 23°19'15" East, 331.20 feet) an arc distance of 337.86 feet to a point on said westerly right of way line, said point being 30.00 feet westerly when measured at right angles to Hunnell Road Centerline Station 105+42.34 per Deschutes County Survey No. 20520,

Thence along said westerly right of way line South 03°34'05" West, 200.37 feet to a point of curvature at a point 30.00 feet westerly when measured at right angles to Hunnell Road Centerline Station 103+41.97 per Deschutes County Survey No. 20520;

Thence continuing along said westerly right of way line on a 100.00 foot radius curve to the right, through a central angle of 72°55'04" (the long chord of which bears South 40°01'37" West 118.85 feet) an arc distance of 127.27 feet to a point of reverse curvature at a point 30.00 feet

northerly when measured at right angles to Hunnell Road Centerline Station 101+76.53 per Deschutes County Survey No. 20520;

Thence continuing along said westerly right of way line on a 333.95 foot radius curve to the left, the radius point of which bears South 13°30'51" East, through a central angle of 07°35'28" (the long chord of which bears South 72°41'25" West, 44.21 feet) an arc distance of 44.24 feet to the POINT OF BEGINNING herein described.

Containing 4,877 square feet, more or less.

See map attached as Exhibit "B", which is made a part hereof.

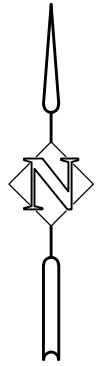
Bearings, Right of Way, Stationing and Monumentation are based on "Control, Recovery, and Retracement Map" filed in the office of the Deschutes County Surveyor's Office May 25, 2021 as County Survey No. 20520.



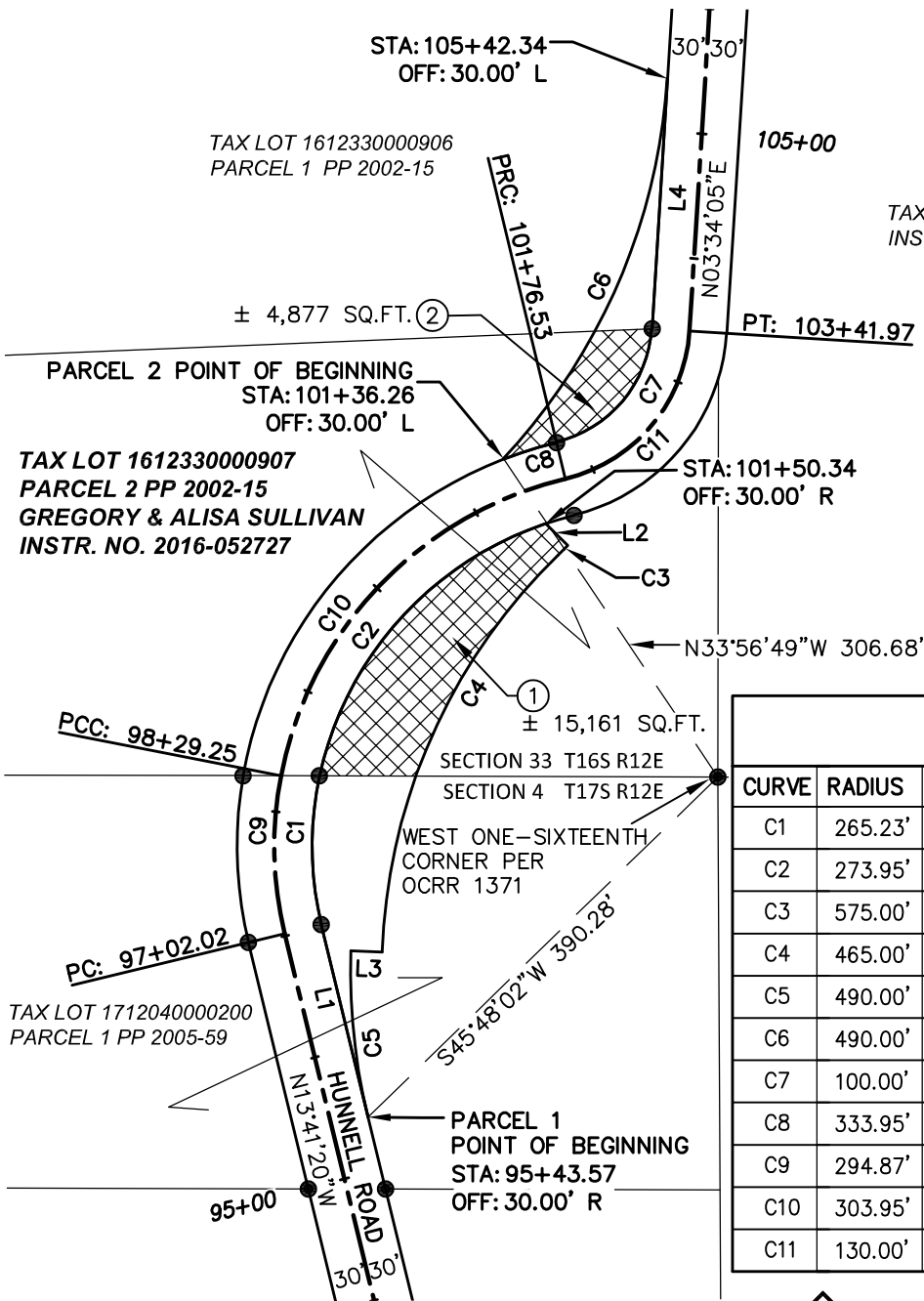


# EXHIBIT "B"

LOCATED IN PARCEL 2 PARTITION PLAT 2002-15 IN THE SOUTHWEST ONE QUARTER OF SECTION 33, TOWNSHIP 16 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, DESCHUTES COUNTY, OREGON



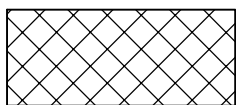
SCALE  
1" = 150'



| LINE TABLE |             |          |
|------------|-------------|----------|
| LINE       | BEARING     | DISTANCE |
| L1         | N13°41'20"W | 158.45'  |
| L2         | S45°22'48"E | 25.00'   |
| L3         | N88°00'46"W | 25.00'   |
| L4         | S03°34'05"W | 200.37'  |

| CURVE TABLE |         |           |         |                      |
|-------------|---------|-----------|---------|----------------------|
| CURVE       | RADIUS  | DELTA     | LENGTH  | LONG CHORD           |
| C1          | 265.23' | 26°56'42" | 120.10' | N00°41'18"W, 119.08' |
| C2          | 273.95' | 59°18'34" | 283.58' | N41°53'39"E, 271.09' |
| C3          | 575.00' | 01°08'52" | 11.52'  | S45°11'38"W, 11.52'  |
| C4          | 465.00' | 43°46'50" | 355.31' | S23°52'39"W, 346.73' |
| C5          | 490.00' | 15°40'34" | 134.06' | S05°51'03"E, 133.65' |
| C6          | 490.00' | 39°30'21" | 337.86' | N23°19'15"E, 331.20' |
| C7          | 100.00' | 72°55'04" | 127.27' | S40°01'37"W, 118.85' |
| C8          | 333.95' | 07°35'28" | 44.24'  | S72°41'25"W, 44.21'  |
| C9          | 294.87' | 24°43'17" | 127.23' | N01°19'01"W, 126.24' |
| C10         | 303.95' | 65°27'46" | 347.27' | N43°45'16"E, 328.69' |
| C11         | 130.00' | 72°55'04" | 165.45' | N40°01'37"E, 154.50' |

## LEGEND



- ① RIGHT OF WAY DEDICATION  
± 15,161 SQ.FT.
- ② RIGHT OF WAY DEDICATION  
± 4,877 SQ.FT.

● - FOUND MONUMENT PER CS20520

SEE ATTACHED LEGAL DESCRIPTION



**Harper  
Houf Peterson  
Righellis Inc.**

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DCO-01 RCB 08/16/2021 PAGE 1 OF 1

**EXHIBIT A**  
Deschutes County Road Department  
Hunnell Road Improvement Project: Loco Road to Tumalo Road  
File Number 003  
Tax Lot 1612330000906

**RIGHT OF WAY DEDICATION**

A parcel of land lying in Parcel 1 Partition Plat No. 2002-15 in the Southwest one-quarter of Section 33, Township 16 South, Range 12 East, Willamette Meridian, Deschutes County, Oregon, and being a portion of that property described in that Statutory Warranty Deed to Karen Ann Cameron, recorded September 10, 2002 as Instrument No. 2002-49582, Deschutes County Official Records, said parcel described as follows:

BEGINNING at a point on the westerly right of way line of Hunnell Road, said point being North 33°56'49" West, 306.68 feet of the West One-sixteenth corner common to Section 4, Township 17 South, Range 12 East, and Section 33, Township 16 South, Range 12 East, Willamette Meridian, said point also being 30.00 feet westerly when measured at right angles to Hunnell Road Centerline Station 101+36.26 per Deschutes County Survey No. 20520;

Thence leaving said westerly right of way line on a non-tangent 490.00 foot radius curve to the left, the radius point of which bears North 46°55'35" West, through a central angle of 39°30'21" (the long chord of which bears North 23°19'15" East, 331.20 feet) an arc distance of 337.86 feet to a point on said westerly right of way line, said point being 30.00 feet westerly when measured at right angles to Hunnell Road Centerline Station 105+42.34 per Deschutes County Survey No. 20520,

Thence along said westerly right of way line South 03°34'05" West, 200.37 feet to a point of curvature at a point 30.00 feet westerly when measured at right angles to Hunnell Road Centerline Station 103+41.97 per Deschutes County Survey No. 20520;

Thence continuing along said westerly right of way line on a 100.00 foot radius curve to the right, through a central angle of 72°55'04" (the long chord of which bears South 40°01'37" West 118.85 feet) an arc distance of 127.27 feet to a point of reverse curvature at a point 30.00 feet northerly when measured at right angles to Hunnell Road Centerline Station 101+76.53 per Deschutes County Survey No. 20520;

Thence continuing along said westerly right of way line on a 333.95 foot radius curve to the left, the radius point of which bears South 13°30'51" East, through a central angle of 07°35'28" (the long chord of which bears South 72°41'25" West, 44.21 feet) an arc distance of 44.24 feet to the POINT OF BEGINNING herein described.

Containing 2,913 square feet, more or less.

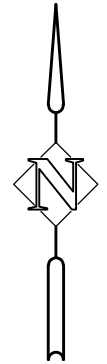
See map attached as Exhibit "B", which is made a part hereof.

Bearings, Right of Way, Stationing and Monumentation are based on "Control, Recovery, and Retracement Map" filed in the office of the Deschutes County Surveyor's Office May 25, 2021 as County Survey No. 20520.



# EXHIBIT "B"

LOCATED IN PARCEL 1 PARTITION PLAT 2002-15 IN THE SOUTHWEST ONE QUARTER OF SECTION 33, TOWNSHIP 16 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, DESCHUTES COUNTY, OREGON



SCALE  
1" = 80'

| CURVE TABLE |         |           |         |                      |
|-------------|---------|-----------|---------|----------------------|
| CURVE       | RADIUS  | DELTA     | LENGTH  | LONG CHORD           |
| C1          | 490.00' | 39°30'21" | 337.86' | N23°19'15"E, 331.20' |
| C2          | 100.00' | 72°55'04" | 127.27' | S40°01'37"W, 118.85' |
| C3          | 333.95' | 07°35'28" | 44.24'  | S72°41'25"W, 44.21'  |
| C4          | 303.95' | 65°27'46" | 347.27' | N43°45'16"E, 328.69' |
| C5          | 130.00' | 72°55'04" | 165.45' | N40°01'37"E, 154.50' |

**TAX LOT 1612330000906  
PARCEL 1 PP 2002-15  
KAREN ANN CAMERON  
INSTR. NO. 2002-49582**

TAX LOT 1612330000800  
INSTR. NO. 2020-20840

TAX LOT 1612330000907  
PARCEL 2 PP 2002-15

POINT OF BEGINNING  
STA: 101+36.26  
OFF: 30.00' L

STA: 105+42.34  
OFF: 30.00' L

PT: 103+41.97

N33°56'49"W 306.68'

WEST ONE-SIXTEENTH CORNER  
COMMON TO SECTION 33, T16S, R12E,  
AND SECTION 4, T12S, R12E, W.M.,  
PER OCRR 1371

## LEGEND



RIGHT OF WAY DEDICATION  
± 2,913 SQ.FT.

● - FOUND MONUMENT PER CS20520

SEE ATTACHED LEGAL  
DESCRIPTION



**Harper  
Houf Peterson  
Righellis Inc.**

ENGINEERS • PLANNERS  
LANDSCAPE ARCHITECTS • SURVEYORS

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DCO-01 RCB 08/16/2021 PAGE 1 OF 1

**EXHIBIT A**  
Deschutes County Road Department  
Hunnell Road Improvement Project: Loco Road to Tumalo Road  
File Number 004  
Tax Lot 161233B001100

**RIGHT OF WAY DEDICATION**

A parcel of land lying in LOT 6, BLOCK 1, "POHAKU RANCH" in the Northwest one-quarter of Section 33, Township 16 South, Range 12 East, Willamette Meridian, Deschutes County, Oregon, and being a portion of that property described in that Warranty Deed to Larry R. Green and Nancy L. Green as Trustees or the Successor Trustee of The Larry R. and Nancy L. Green Revocable Trust UTD 9/12/06, recorded October 21, 2010 as Instrument No. 2010-41920, Deschutes County Official Records, the said parcel being that portion of said property lying southeasterly of the following described line:

BEGINNING at a point that bears South 45°31'01" West, 1800.38 feet from the North one-quarter corner of Section 33, Township 16 South, Range 12 East, Willamette Meridian, said point being 32.30 feet northwesterly when measured at right angles to Hunnell Road Centerline Station 140+35.00 per Deschutes County Survey No. 20520;

Thence on a 370.00 foot radius curve to the right, the radius point of which bears South 32°01'23" East, through a central angle of 25°38'31" (the long chord of which bears North 45°09'21" East, 164.21 feet) an arc distance of 165.59 feet to a point of reverse curvature at a point 31.40 feet northwesterly when measured at right angles to Hunnell Road Centerline Station 141+89.45 per Deschutes County Survey No. 20520;

Thence on a 490.00 foot radius curve to the left, through a central angle of 29°02'38" (the long chord of which bears North 43°27'18" East, 245.74 feet) an arc distance of 248.39 feet to a point of reverse curvature at a point 36.98 feet northwesterly when measured at right angles to Hunnell Road Centerline Station 144+56.30 per Deschutes County Survey No. 20520;

Thence on an 800.00 foot radius curve to the right, through a central angle of 11°59'46" (the long chord of which bears North 34°55'52" East, 167.19 feet) an arc distance of 167.50 feet to a point of tangency at a point 52.26 feet northwesterly when measured at right angles to Hunnell Road Centerline Station 146+10.71 per Deschutes County Survey No. 20520;

Thence North 40°55'45" East, 147.70 feet to the terminus of said described line, said point being 22.03 feet northwesterly when measured at right angles to Hunnell Road Centerline Station 147+75.00 per Deschutes County Survey No. 20520.

Containing 6,315 square feet, more or less.

See map attached as Exhibit "B", which is made a part hereof.

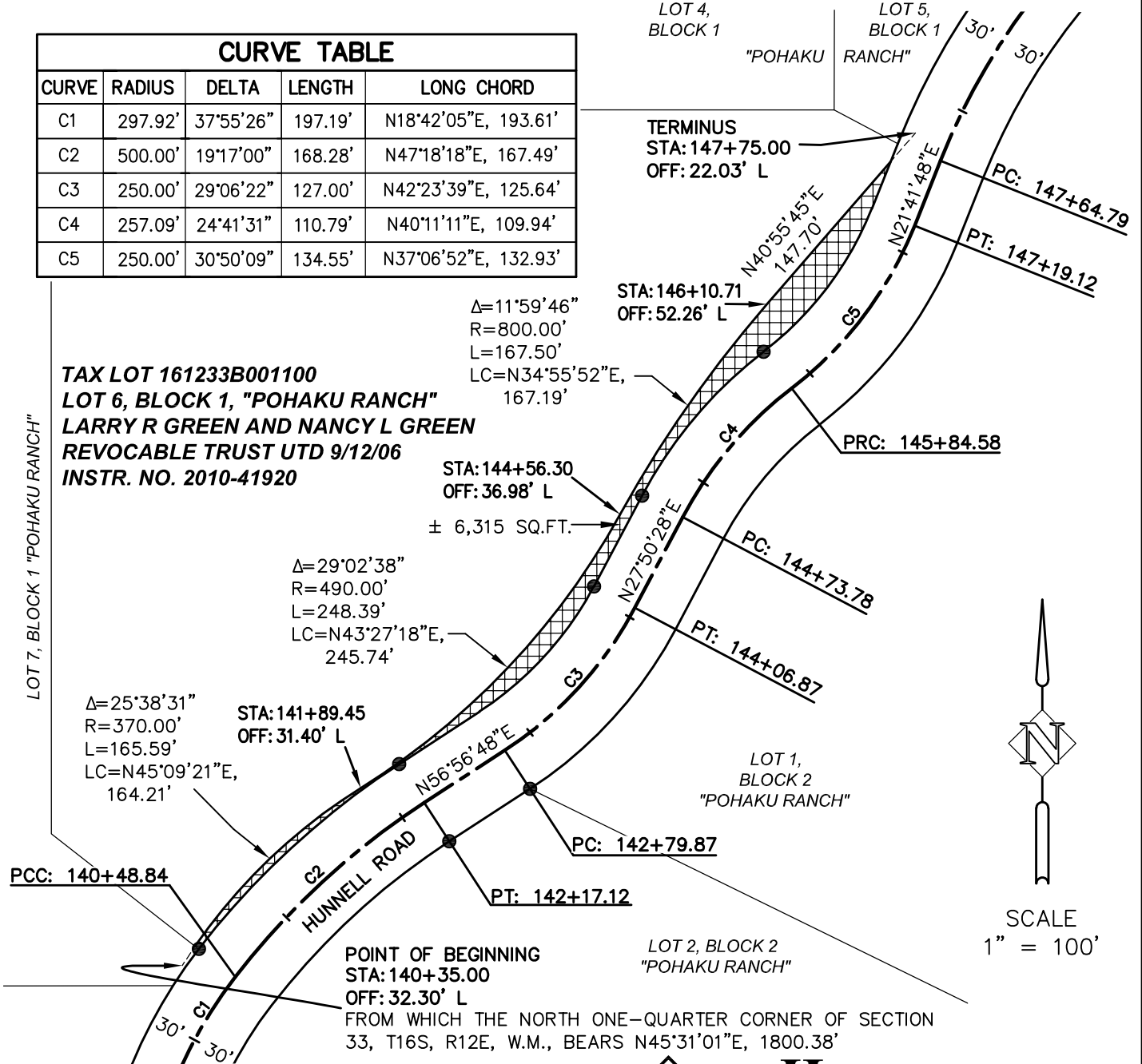
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# EXHIBIT "B"

LOCATED IN LOT 6, BLOCK 1, "POHAKU RANCH" IN THE NORTHWEST ONE QUARTER OF SECTION 33, TOWNSHIP 16 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, DESCHUTES COUNTY, OREGON

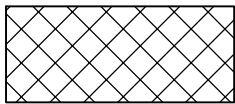
| CURVE TABLE |         |           |         |                      |
|-------------|---------|-----------|---------|----------------------|
| CURVE       | RADIUS  | DELTA     | LENGTH  | LONG CHORD           |
| C1          | 297.92' | 37°55'26" | 197.19' | N18°42'05"E, 193.61' |
| C2          | 500.00' | 19°17'00" | 168.28' | N47°18'18"E, 167.49' |
| C3          | 250.00' | 29°06'22" | 127.00' | N42°23'39"E, 125.64' |
| C4          | 257.09' | 24°41'31" | 110.79' | N40°11'11"E, 109.94' |
| C5          | 250.00' | 30°50'09" | 134.55' | N37°06'52"E, 132.93' |



**TAX LOT 161233B001100**  
**LOT 6, BLOCK 1, "POHAKU RANCH"**  
**LARRY R GREEN AND NANCY L GREEN**  
**REVOCABLE TRUST UTD 9/12/06**  
**INSTR. NO. 2010-41920**

**POINT OF BEGINNING**  
**STA: 140+35.00**  
**OFF: 32.30' L**  
**FROM WHICH THE NORTH ONE-QUARTER CORNER OF SECTION 33, T16S, R12E, W.M., BEARS N45°31'01"E, 1800.38'**

## LEGEND



RIGHT OF WAY DEDICATION  
 ± 6,315 SQ.FT.

● - FOUND MONUMENT PER CS20520

SEE ATTACHED LEGAL DESCRIPTION



**Harper**  
**Houf Peterson**  
**Righellis Inc.**

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DCO-01 TMW 08/16/2021 PAGE 1 OF 1

**EXHIBIT A**  
Deschutes County Road Department  
Hunnell Road Improvement Project: Loco Road to Tumalo Road  
File Number 005A  
Tax Lot 161233B00100

**PARCEL 1 – RIGHT OF WAY DEDICATION**

A parcel of land lying in LOT 1, BLOCK 2, "POHAKU RANCH" in the Northwest one-quarter of Section 33, Township 16 South, Range 12 East, Willamette Meridian, Deschutes County, Oregon, and being a portion of that property described in that Statutory Warranty Deed to Jeffery L. Mishier and Elizabeth M. Mishier, as tenants by the entirety, recorded August 7, 2020 as Instrument No. 2020-39381, Deschutes County Official Records, said parcel lying westerly of the following described line:

BEGINNING at a point on the easterly right of way line of Hunnell Road, said point being South 45°04'00" West, 1088.59 feet of the North one-quarter corner of Section 33, Township 16 South, Range 12 East, Willamette Meridian, said point also being 30.00 feet easterly when measured at right angles to Hunnell Road Centerline Station 147+42.15 per Deschutes County Survey No. 20520;

Thence leaving said easterly right of way line North 40°55'45" East, 342.40 feet to a point on the easterly line of said LOT 1;

Thence North 09°18'29" West, 66.98 feet along said easterly line of LOT 1 to an angle point;

Thence continuing along said easterly line of said LOT 1 North 23°45'00" East, 407.37 feet to a point on the southerly right of way line of Hunnell Road;

Thence South 89°49'38" West, 8.76 feet along said southerly right of way line to a point on the easterly right of way line of Hunnell Road, said point also being 30.00 feet easterly when measured at right angles to Hunnell Road Centerline Station 155+36.77 per Deschutes County Survey No. 20520.

Containing 14,812 square feet, more or less.

See map attached as Exhibit "B", which is made a part hereof.

Bearings, Right of Way, Stationing and Monumentation are based on "Control, Recovery, and Retracement Map" filed in the office of the Deschutes County Surveyor's Office May 25, 2021 as County Survey No. 20520.



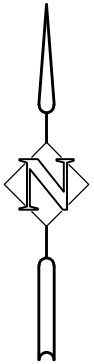
RENEWS: 12-31-2021  
SIGNED: 09-14-2021



# EXHIBIT "B"

LOCATED IN LOT 1, BLOCK 2, "POHAKU RANCH" IN THE NORTHWEST ONE QUARTER OF SECTION 33, TOWNSHIP 16 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, DESCHUTES COUNTY, OREGON

| CURVE TABLE |         |           |         |                      |
|-------------|---------|-----------|---------|----------------------|
| CURVE       | RADIUS  | DELTA     | LENGTH  | LONG CHORD           |
| C1          | 450.00' | 21°30'40" | 168.95' | N32°27'08"E, 167.96' |
| C2          | 510.38' | 19°05'00" | 169.99' | N33°39'58"E, 169.21' |



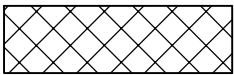
SCALE  
1" = 100'

LOT 4,  
BLOCK 1  
"POHAKU RANCH"

LOT 5,  
BLOCK 1  
"POHAKU RANCH"

POINT OF BEGINNING  
PARCEL 1  
STA: 147+42.15  
OFF: 30.00' R  
FROM WHICH THE NORTH  
ONE-QUARTER CORNER  
OF SECTION 33, T16S,  
R12E, W.M., BEARS  
N45°04'00"E, 1088.59'

## LEGEND

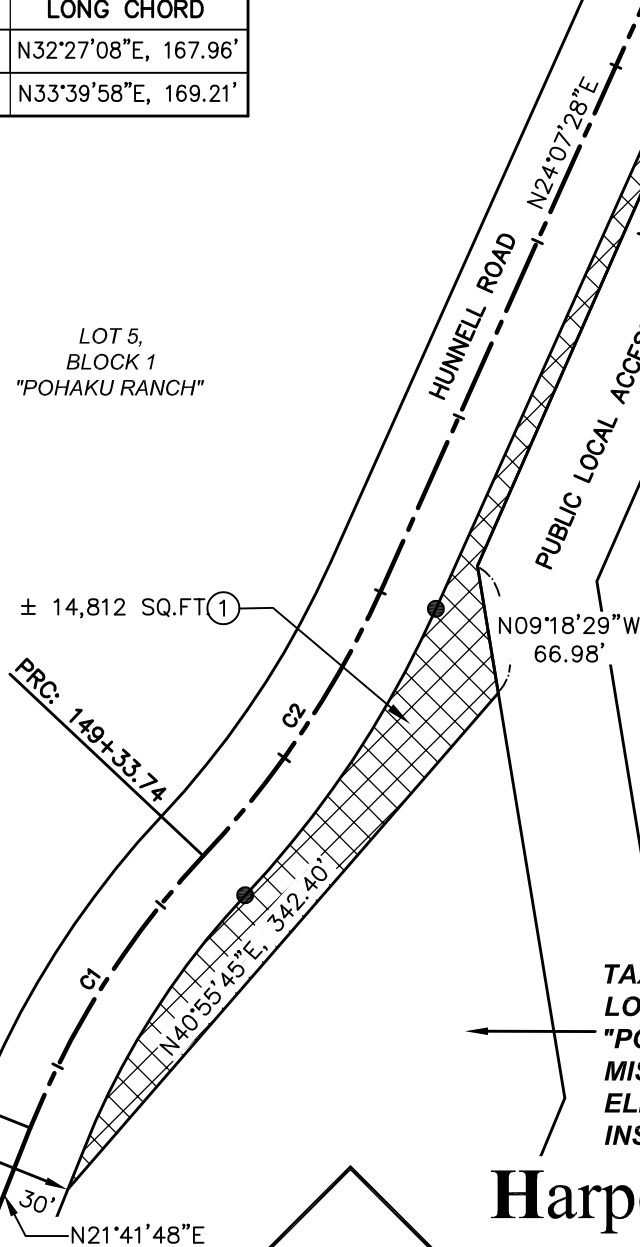


① RIGHT OF WAY DEDICATION  
± 14,812 SQ.FT.

● - FOUND MONUMENT PER CS20520

SEE ATTACHED LEGAL  
DESCRIPTION

STA: 155+36.77  
OFF: 30.00' R



TAX LOT 161233B000100  
LOT 1, BLOCK 2,  
"POHAKU RANCH"  
MISHLER, JEFFERY L &  
ELIZABETH M  
INSTR. NO. 2020-39381



**Harper  
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DCO-01 TMW 09/03/2021 PAGE 1 OF 1

**EXHIBIT A**  
Deschutes County Road Department  
Hunnell Road Improvement Project: Loco Road to Tumalo Road  
File Number 005B  
Tax Lot 161233B00100

**PARCEL 1 – TEMPORARY CONSTRUCTION EASEMENT**

A parcel of land lying in LOT 1, BLOCK 2, "POHAKU RANCH" in the Northwest one-quarter of Section 33, Township 16 South, Range 12 East, Willamette Meridian, Deschutes County, Oregon, and being a portion of that property described in that Statutory Warranty Deed to Jeffery L. Mishier and Elizabeth M. Mishier, as tenants by the entirety, recorded August 7, 2020 as Instrument No. 2020-39381, Deschutes County Official Records, said parcel described as follows:

COMMENCING at a point on the easterly right of way line of Hunnell Road, said point being South 45°04'00" West, 1088.59 feet of the North one-quarter corner of Section 33, Township 16 South, Range 12 East, Willamette Meridian, said point also being 30.00 feet easterly when measured at right angles to Hunnell Road Centerline Station 147+42.15 per Deschutes County Survey No. 20520;

Thence leaving said easterly right of way line North 40°55'45" East, 77.69 feet to the BEGINNING of this description;

Thence continuing North 40°55'45" East a distance of 150.00 feet to a point;

Thence South 49°04'15" East, 15.00 feet to a point;

Thence South 40°55'45" West, 150.00 feet to a point;

Thence North 49°04'15" West, 15.00 feet to the BEGINNING of this description.

Containing 2,250 square feet, more or less.

See map attached as Exhibit "B", which is made a part hereof.

Bearings, Right of Way, Stationing and Monumentation are based on "Control, Recovery, and Retracement Map" filed in the office of the Deschutes County Surveyor's Office May 25, 2021 as County Survey No. 20520.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR



OREGON  
JANUARY 8, 2019  
REED CARLSON BEAUDUY  
93377

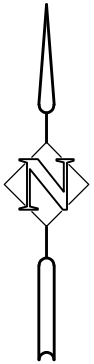
RENEWS: 12-31-2021

Signature: 09-14-2021

# EXHIBIT "B"

LOCATED IN LOT 1, BLOCK 2, "POHAKU RANCH" IN THE NORTHWEST ONE QUARTER OF SECTION 33, TOWNSHIP 16 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, DESCHUTES COUNTY, OREGON

| CURVE TABLE |         |           |         |                      |
|-------------|---------|-----------|---------|----------------------|
| CURVE       | RADIUS  | DELTA     | LENGTH  | LONG CHORD           |
| C1          | 450.00' | 21°30'40" | 168.95' | N32°27'08"E, 167.96' |
| C2          | 510.38' | 19°05'00" | 169.99' | N33°39'58"E, 169.21' |



SCALE  
1" = 100'

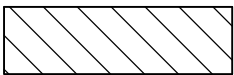
LOT 4,  
BLOCK 1  
"POHAKU RANCH"

LOT 5,  
BLOCK 1  
"POHAKU RANCH"

RIGHT OF WAY DEDICATION  
± 14,812 SQ.FT.

POINT OF BEGINNING  
PARCEL 1  
STA: 147+42.15  
OFF: 30.00' R  
FROM WHICH THE NORTH  
ONE-QUARTER CORNER  
OF SECTION 33, T16S,  
R12E, W.M., BEARS  
N45°04'00"E, 1088.59'

## LEGEND



① TEMPORARY  
CONSTRUCTION EASEMENT  
± 2,250 SQ.FT.



RIGHT OF WAY DEDICATION  
± 14,812 SQ.FT.

● - FOUND MONUMENT PER CS20520

SEE ATTACHED LEGAL  
DESCRIPTION



**Harper  
Houf Peterson  
Righellis Inc.**

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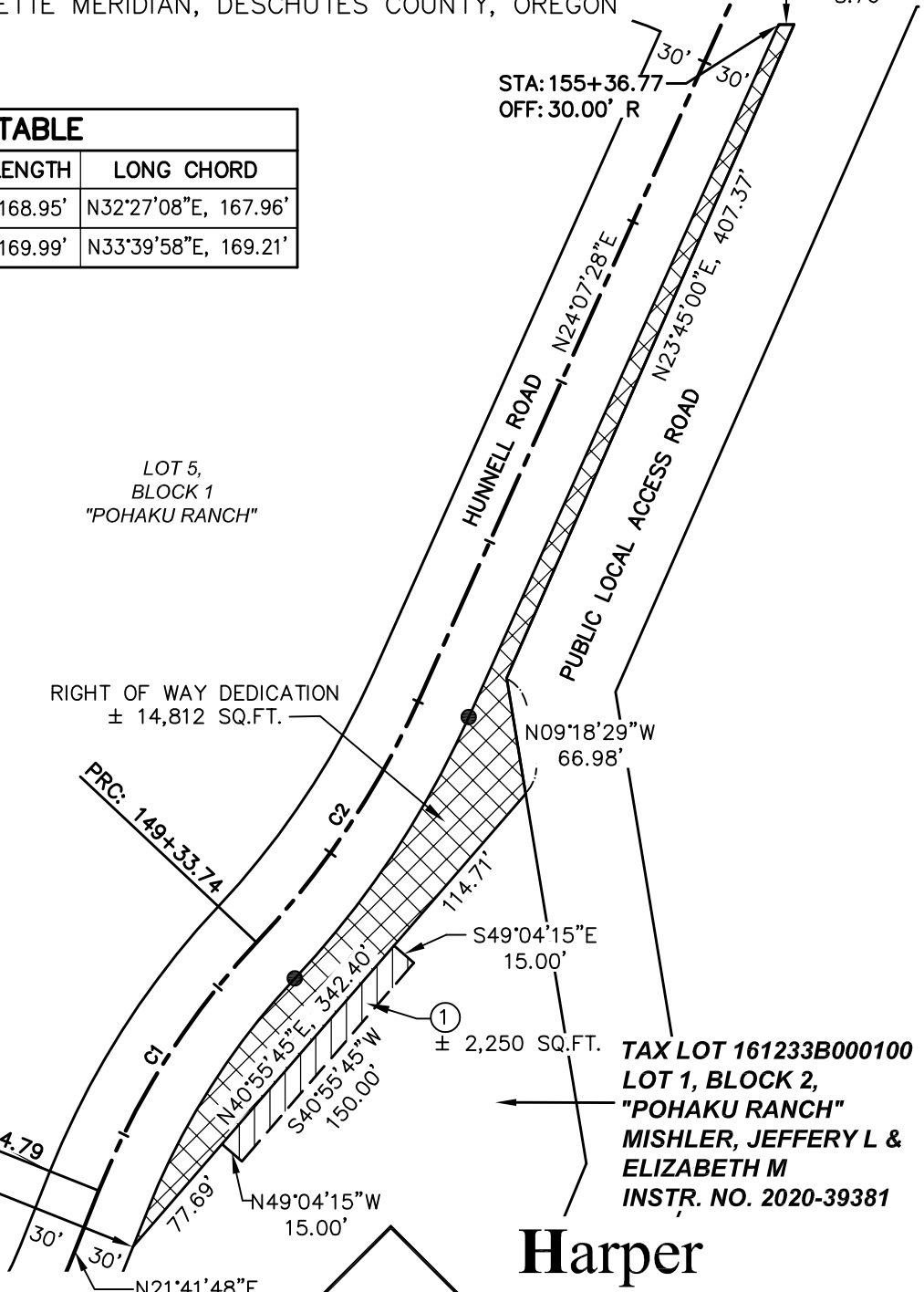
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DCO-01 TMW 09/03/2021 PAGE 1 OF 1

STA: 155+36.77  
OFF: 30.00' R

HUNNELL ROAD  
PUBLIC LOCAL ACCESS ROAD

TAX LOT 161233B000100  
LOT 1, BLOCK 2,  
"POHAKU RANCH"  
MISHLER, JEFFERY L &  
ELIZABETH M  
INSTR. NO. 2020-39381



**EXHIBIT A**  
Deschutes County Road Department  
Hunnell Road Improvement Project: Loco Road to Tumalo Road  
File Number 006  
Tax Lot 1612330000204

**RIGHT OF WAY DEDICATION**

A parcel of land lying in PARCEL 1, PARTITION PLAT No. 2019-23 in the Northwest one-quarter of Section 33, Township 16 South, Range 12 East, Willamette Meridian, Deschutes County, Oregon, and being a portion of that property described in that Statutory Warranty Deed to Eric D. Cole and Kathryn Cole, also known as Kiki Cole, as Tenants by the Entirety, recorded February 7, 2020 as Instrument No. 2020-05672, Deschutes County Official Records, the said parcel being that portion of said property lying northwesterly of the following described line:

BEGINNING at a point that bears South 47°29'26" West, 687.38 feet from the North one-quarter corner of Section 33, Township 16 South, Range 12 East, Willamette Meridian, said point being 95.03 feet southeasterly when measured at right angles to Hunnell Road Centerline Station 151+35.00 per Deschutes County Survey No. 20520;

Thence North 40°55'45" East, 303.45 feet to a point of curvature at a point 182.77 feet southeasterly when measured at right angles to Hunnell Road Centerline Station 154+25.49 per Deschutes County Survey No. 20520;

Thence on a 740.00 foot radius curve to the right, through a central angle of 2°50'30" (the long chord of which bears North 42°21'00" East, 36.70 feet) an arc distance of 36.70 feet, to a point of tangency at a point 177.23 feet southerly when measured at right angles to Hunnell Road Centerline Station 157+00.22 per Deschutes County Survey No. 20520;

Thence North 43°46'15" East, 215.84 feet to the terminus of said described line, said point being 21.82 feet southerly when measured at right angles to Hunnell Road Centerline Station 158+50.00 per Deschutes County Survey No. 20520.

Containing 33,565 square feet, more or less.

See map attached as Exhibit "B", which is made a part hereof, Bearings, Right of Way, Stationing and Monumentation are based on "Control, Recovery, and Retracement Map" filed in the office of the Deschutes County Surveyor's Office May 25, 2021 as County Survey No. 20520.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR



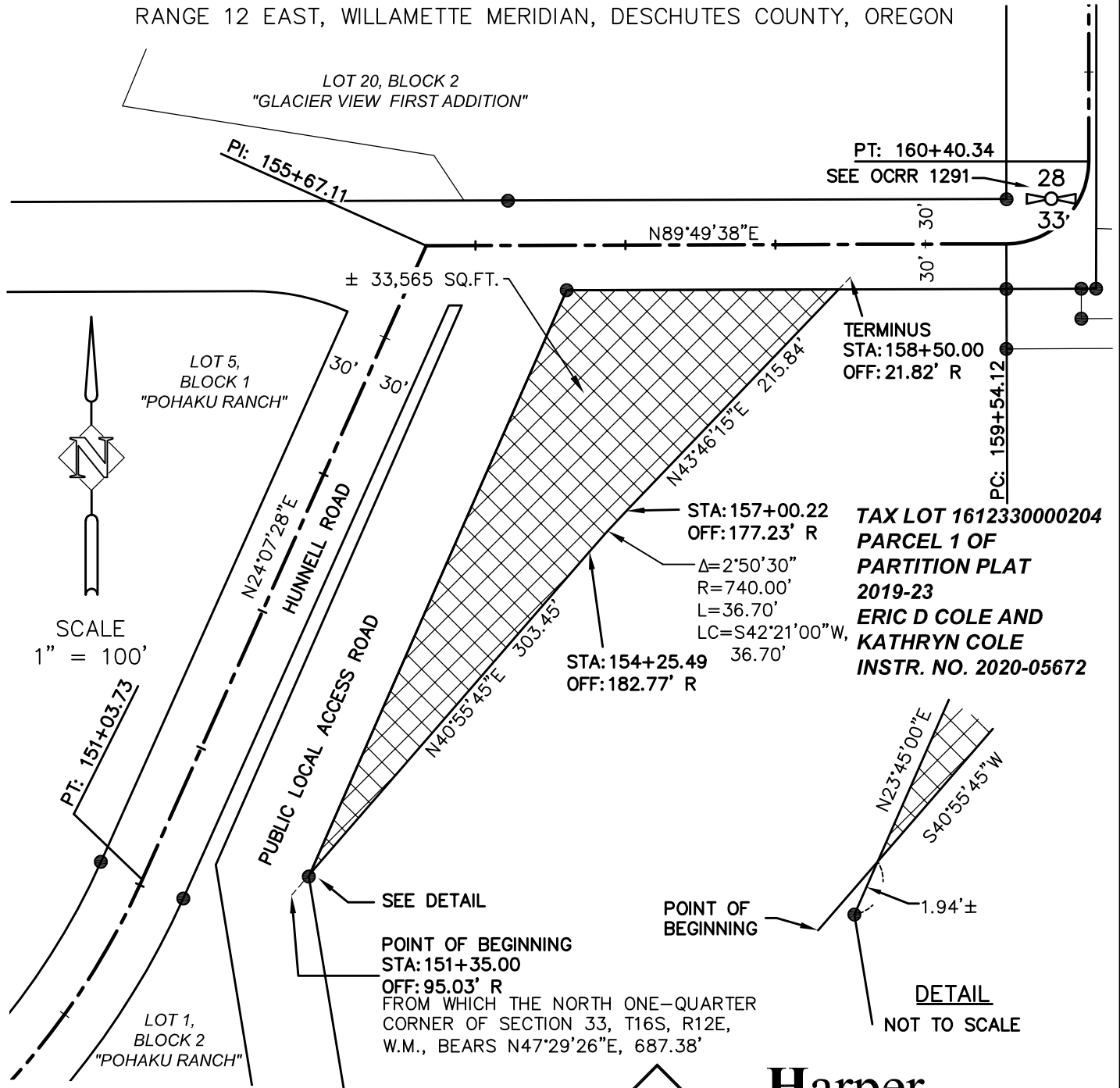
OREGON  
JANUARY 8, 2019  
**REED CARLSON BEAUDUY**  
93377

RENEWS: 12-31-2021

*SIGNED: 08-08-2021*

# EXHIBIT "B"

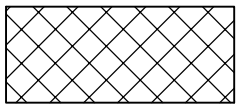
LOCATED IN PARCEL 1 OF PARTITION PLAT NO. 2019-23 IN THE NORTHWEST ONE QUARTER OF SECTION 33, TOWNSHIP 16 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, DESCHUTES COUNTY, OREGON



**TAX LOT 1612330000204  
PARCEL 1 OF  
PARTITION PLAT  
2019-23  
ERIC D COLE AND  
KATHRYN COLE  
INSTR. NO. 2020-05672**

SCALE  
1" = 100'

## LEGEND



RIGHT OF WAY DEDICATION  
± 33,565 SQ.FT.

● - FOUND MONUMENT PER CS20520

SEE ATTACHED LEGAL DESCRIPTION

**Harper  
Houf Peterson  
Righellis Inc.**

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DCO-01 TMW 06/24/2021 PAGE 1 OF 1

**EXHIBIT A**

Deschutes County Road Department  
Hunnell Road Improvement Project: Loco Road to Tumalo Road  
File Number 007  
Tax Lot 161228C001600

**RIGHT OF WAY DEDICATION**

A parcel of land lying in LOT 20, BLOCK 2, "GLACIER VIEW FIRST ADDITION" in the Southwest one-quarter of Section 28, Township 16 South, Range 12 East, Willamette Meridian, Deschutes County, Oregon, and being a portion of that property described in that Warranty Deed to Michael V. Ferns and Dorothy A. Ferns, as Co-Trustees of the Ferns Revocable Trust U/T/A dated April 18, 2019, recorded April 23, 2019 as Instrument No. 2019-12762, Deschutes County Official Records, the said parcel being that portion of said property lying southeasterly of the following described line:

BEGINNING at a point that bears South 87°34'10" West, 174.17 feet from the North one-quarter corner of Section 33, Township 16 South, Range 12 East, Willamette Meridian, said point being 23.14 feet northerly when measured at right angles to Hunnell Road Centerline Station 158+10.00 per Deschutes County Survey No. 20520; Thence North 43°46'15" East, 47.60 feet to a point of curvature at a point 57.41 feet northerly when measured at right angles to Hunnell Road Centerline Station 158+43.03 per Deschutes County Survey No. 20520;

Thence on a 490.00 foot radius curve to the left, through a central angle of 27°00'03" (the long chord of which bears North 30°16'13" East, 228.78 feet) an arc distance of 230.91 feet to the terminus of said described line, said point being 50.81 feet westerly when measured at right angles to Hunnell Road Centerline Station 162+40.00 per Deschutes County Survey No. 20520.

Containing 11,906 square feet, more or less.

See map attached as Exhibit "B", which is made a part hereof.

Bearings, Right of Way, Stationing and Monumentation are based on "Control, Recovery, and Retracement Map" filed in the office of the Deschutes County Surveyor's Office May 25, 2021 as County Survey No. 20520.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JANUARY 8, 2019  
REED CARLSON BEAUDUY  
93377

RENEWS: 12-31-2021

SIGNED: 08-08-2021

# EXHIBIT "B"

LOCATED IN LOT 20, BLOCK 2 "GLACIER VIEW FIRST ADDITION" IN THE  
SOUTHWEST ONE QUARTER OF SECTION 28, TOWNSHIP 16 SOUTH,  
RANGE 12 EAST, WILLAMETTE MERIDIAN, DESCHUTES COUNTY, OREGON

LOT 19, BLOCK 2  
"GLACIER VIEW FIRST ADDITION"

**TAX LOT 161228C001600**  
**LOT 20, BLOCK 2**  
**"GLACIER VIEW FIRST ADDITION"**  
**FERNS REVOCABLE TRUST U/T/A**  
**DATED APRIL 18, 2019**  
**INSTR. NO. 2019-12762**

TERMINUS  
STA: 162+40.00  
OFF: 50.81' L

$\Delta = 27^{\circ}00'03''$   
 $R = 490.00'$   
 $L = 230.91'$   
 $LC = N30^{\circ}16'13''E,$   
 $228.78'$

$\pm 11,906$  SQ.FT.

PC:  
STA: 158+43.03  
OFF: 57.41' L

POB  
STA: 158+10.00  
OFF: 23.14' L

$N43^{\circ}46'15''E$   
47.60'

5'

60'

$N00^{\circ}00'42''E$



SCALE  
1" = 100'

PT: 160+40.34

28

SEE OCRR 1291

PI: 155+67.11

30'

$N89^{\circ}49'38''E$

$S87^{\circ}34'10''W$   
174.17'

HUNNELL ROAD

30'

PARCEL 1 OF  
PARTITION PLAT  
2019-23

PC: 159+54.12

PUBLIC LOCAL  
ACCESS ROAD

## LEGEND



RIGHT OF WAY DEDICATION  
 $\pm 11,906$  SQ.FT.

● - FOUND MONUMENT PER CS20520

SEE ATTACHED LEGAL  
DESCRIPTION



**Harper**  
**Houf Peterson**  
**Righellis Inc.**

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DCO-01 KMB 07/27/2021 PAGE 1 OF 1



**EXHIBIT A**  
Deschutes County Road Department  
Hunnell Road Improvement Project: Loco Road to Tumalo Road  
File Number 008  
Tax Lot 1612330000903

**SLOPE EASEMENT**

A parcel of land lying in the Southwest one-quarter of Section 33, Township 16 South, Range 12 East, Willamette Meridian, Deschutes County, Oregon, and being a portion of that property described in that Statutory Special Warranty Deed to Norbert J. Volny and Joan Volny, Trustees of the Norbert and Joan Volny Trust dated March 31, 1998, recorded November 12, 2009 as Instrument No. 2009-47903, Deschutes County Official Records, said parcel being that portion of said property lying between lines at right angles to Hunnell Road Centerline Stations 118+82.29 and 119+52.29 and included in a strip of land 40.00 feet in width, lying on the westerly side of said center line, which center line is described as follows:

BEGINNING at Hunnell Road Centerline Station PI 113+14.31, said point being South 85°36'41" East, 15.04 feet from a 5/8 inch iron rod marking the SW 1/16 corner of Section 33, Township 16 South, Range 12 East, Willamette Meridian and the initial point of "SUN CLOUD ESTATES" a duly recorded subdivision in the Deschutes County Official Records; thence North 00°07'56" East, 1329.92 feet to Hunnell Road Centerline Station PI 126+44.23, said point being North 89°58'50 East, 15.00 feet from a 5/8 inch iron rod with a yellow plastic cap (illegible) marking the CW 1/16 corner of said Section 33.

The width in feet of said strip of land is as follows:

| Station   | to | Station   | Width on Westerly Side of Center Line |
|-----------|----|-----------|---------------------------------------|
| 118+82.29 |    | 119+52.29 | 40.00 in a straight line to 40.00     |

Containing 700 square feet, more or less.

See map attached as Exhibit "B", which is made a part hereof.

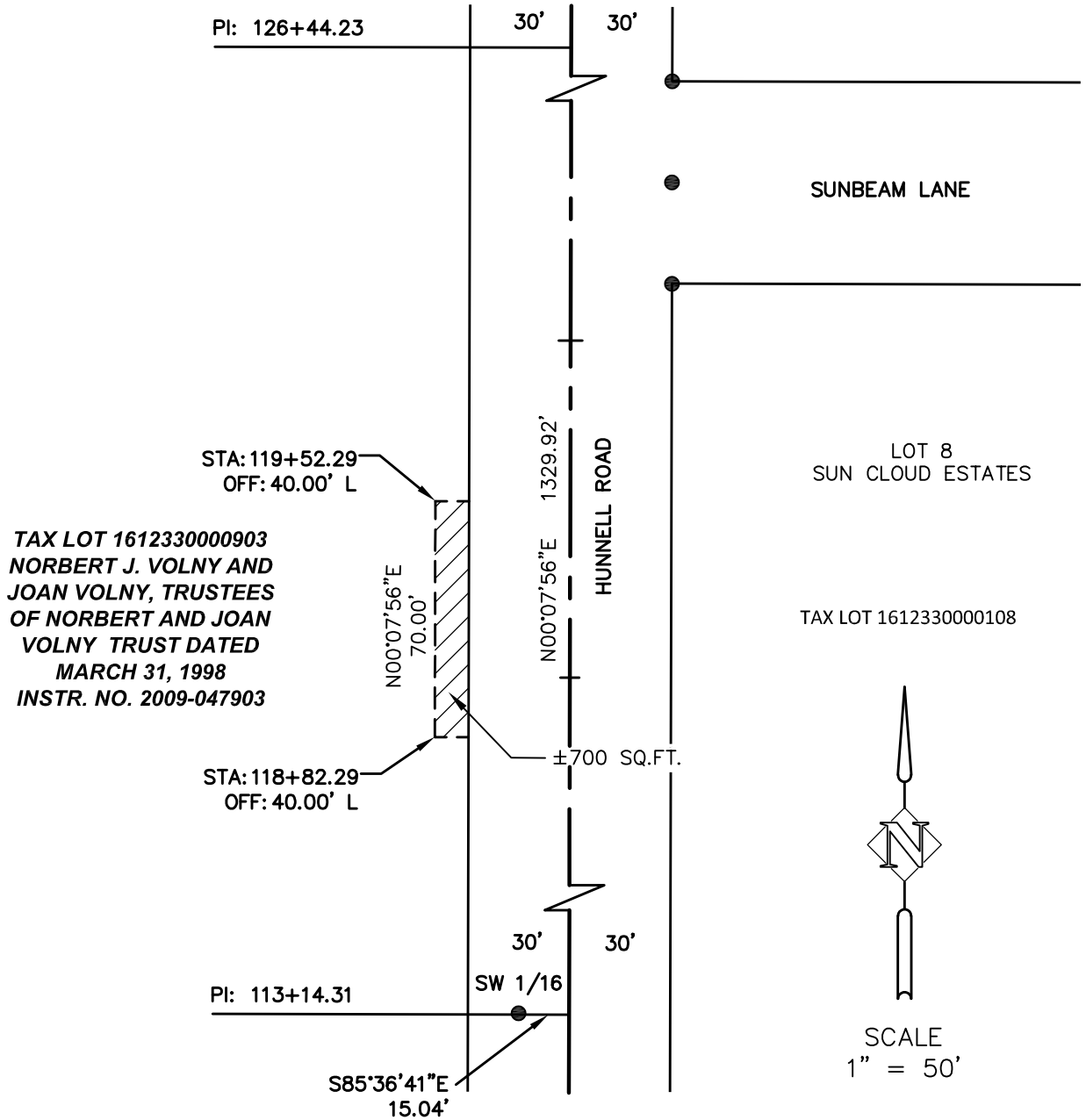
Bearings, Right of Way, Stationing and Monumentation are based on "Control, Recovery, and Retracement Map" filed in the office of the Deschutes County Surveyor's Office May 25, 2021 as County Survey No. 20520.



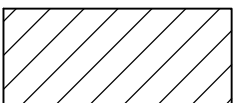
RENEWS: 12-31-2021  
*SIGNED 09-01-2021*

# EXHIBIT "B"

LOCATED IN THE SOUTHWEST ONE QUARTER OF SECTION 33,  
TOWNSHIP 16 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN,  
DESCHUTES COUNTY, OREGON



## LEGEND



SLOPE EASEMENT  
± 700 SQ.FT.

● - FOUND MONUMENT PER CS20520

SEE ATTACHED LEGAL  
DESCRIPTION



**Harper  
Houf Peterson  
Righellis Inc.**

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DCO-01 RCB 08/16/2021 PAGE 1 OF 1

**EXHIBIT A**  
Deschutes County Road Department  
Hunnell Road Improvement Project: Loco Road to Tumalo Road  
File Number 009  
Tax Lot 161228DB001000

**TEMPORARY CONSTRUCTION EASEMENT**

A parcel of land lying in the Southeast one-quarter of Section 28, Township 16 South, Range 12 East, Willamette Meridian, Deschutes County, Oregon, and being a portion of that property described in that Statutory Warranty Deed to Hank Elliott Investment Company, LLC, an Oregon Limited Liability Company, recorded June 2, 2005 as Instrument No. 2005-34497, Deschutes County Official Records, said parcel being that portion of said property lying between lines at right angles to Hunnell Road Centerline Stations 174+49.10 and 174+81.10 and included in a strip of land 98.00 feet in width, lying on the easterly side of said center line, which center line is described as follows:

BEGINNING at Hunnell Road Centerline Station PC 172+86.93, said point being North 0°00'42" East, 1266.67 feet from a 3 inch brass cap marking the South 1/4 corner of Section 28, Township 16 South, Range 12 East, Willamette Meridian; thence along the centerline of said Section 28, North 00°00'42" East, 1374.79 feet to Hunnell Road Centerline Station EP 186+61.72, said point being a mag nail with a 1-1/4 inch washer stamped "DCRD" marking the Center 1/4 corner of said Section 28.

The width in feet of said strip of land is as follows:

| Station   | to | Station   | Width on Easterly Side of Center Line |
|-----------|----|-----------|---------------------------------------|
| 174+49.10 |    | 174+81.10 | 98.00 in a straight line to 98.00     |

Containing 2,176 square feet, more or less.

See map attached as Exhibit "B", which is made a part hereof.

Bearings, Right of Way, Stationing and Monumentation are based on "Control, Recovery, and Retracement Map" filed in the office of the Deschutes County Surveyor's Office May 25, 2021 as County Survey No. 20520.



# EXHIBIT "B"

LOCATED IN THE SOUTHEAST ONE QUARTER OF SECTION 28,  
TOWNSHIP 16 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN,  
DESCHUTES COUNTY, OREGON

EP: 186+61.72

LOT 13,  
BLOCK 2  
"GLACIER VIEW FIRST  
ADDITION"

LOT 14,  
BLOCK 2  
"GLACIER VIEW FIRST  
ADDITION"

**TAX LOT 161228DB01000**  
**HANK ELLIOT INVESTMENT**  
**COMPANY, LLC**  
**DATED JUNE 2, 2005**  
**INSTR. NO. 2005-34497**

30' 30'

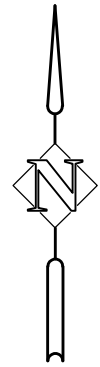
N00°00'42"E 1374.79  
HUNNELL ROAD

STA: 174+81.10  
OFF: 98.00' R

N00°00'42"E  
32.00'

STA: 174+49.10  
OFF: 98.00' R

± 2,176 SQ.FT.



SCALE  
1" = 50'

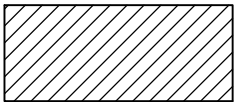
PC: 172+86.93

30' 30'

N00°00'42"E 1266.67'

28

## LEGEND



TEMPORARY CONSTRUCTION EASEMENT  
± 2,176 SQ.FT.

● - FOUND MONUMENT PER CS20520

SEE ATTACHED LEGAL DESCRIPTION



**Harper**  
**Houf Peterson**  
**Righellis Inc.**

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DCO-01 TMW 08/16/2021 PAGE 1 OF 1

**EXHIBIT A**  
Deschutes County Road Department  
Hunnell Road Improvement Project: Loco Road to Tumalo Road  
File Number 010  
Tax Lot 1712040000224

**RIGHT OF WAY DEDICATION**

That portion of Parcel 2, Partition Plat 1998-43 lying in the Northwest one-quarter of Section 4, Township 17 South, Range 12 East, Willamette Meridian, Deschutes County, Oregon, and being a portion of that property described in that Bargain and Sale Deed to Douglas Goph Albitz and Lorry Benjamin, Trustees, or the Successor Trustee of the Albitz and Benjamin Trust UTA dated August 4, 2014, recorded August 4, 2014 as Instrument No. 2014-25281, Deschutes County Official Records, the said parcel being a portion of said property included in a strip of land 30.00 feet in width, lying on the Easterly side of the center line of Hunnell Road, which center line is described as follows:

BEGINNING at Hunnell Road Centerline Station PC 76+49.84 as described in Deschutes County Survey No. 20520, said point being South 21°56'01" West, 135.97 feet from a 5/8 inch iron rod with yellow plastic cap (illegible) marking the C-S NW 1/64 corner of said Section 4;

Thence on a 1000.00 foot radius curve to the right, through a central angle of 24°09'15" (the long chord of which bears North 0°10'09" East, 418.46 feet) an arc distance of 421.57 feet to Hunnell Road Centerline Station PRC 80+71.41;

Thence on a 770.00 foot radius curve to the left, through a central angle of 1°40'38" (the long chord of which bears North 11°24'28" East, 22.54 feet) an arc distance of 22.54 feet to Hunnell Road Centerline Station 80+93.95 and the TERMINUS of this centerline description; the C-S NW 1/64 corner of said Section 4 bears South 8°09'42" East, 317.64 feet from said terminus.

EXCEPT that portion of said strip lying south of the south line of Partition Plat 1998-43.

Containing 4,555 square feet, more or less.

See map attached as Exhibit "B", which is made a part hereof.

Bearings, Right of Way, Stationing and Monumentation are based on "Control, Recovery, and Retracement Map" filed in the office of the Deschutes County Surveyor's Office May 25, 2021 as County Survey No. 20520.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

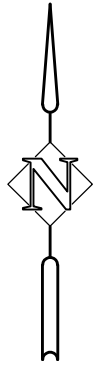


OREGON  
JANUARY 8, 2019  
REED CARLSON BEAUDUY  
93377

RENEWS: 12-31-2021  
SIGNED: 9-12-2021

# EXHIBIT "B"

LOCATED IN PARCEL 2 PARTITION PLAT 1998-43 IN THE NORTHWEST ONE QUARTER OF SECTION 4, TOWNSHIP 17 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, DESCHUTES COUNTY, OREGON



SCALE  
1" = 60'

EXISTING  
RIGHT OF WAY  
DEDICATED PER  
PP 1998-43

TAX LOT 1712040000224  
PARCEL 2 PP 1998-43  
ALBITZ AND BENJAMIN TRUST  
INSTR. NO. 2014-25281

TAX LOT 1712040000215  
PARCEL 1 PP 1998-43

TERMINUS:  
80+93.95  
PRC: 80+71.41

TAX LOT 1712040000215  
PART OF PARCEL 1 PP 1998-43

## LEGEND



RIGHT OF WAY DEDICATION  
±4,555 SQ.FT.

● - FOUND MONUMENT PER CS20520

TAX LOT 1712040000206

## CURVE TABLE

| CURVE | RADIUS  | DELTA     | LENGTH  | LONG CHORD           |
|-------|---------|-----------|---------|----------------------|
| C1    | 1000.00 | 24°09'15" | 421.57' | N00°10'09"E, 418.46' |
| C2    | 770.00  | 01°40'38" | 22.54'  | N11°24'28"E, 22.54'  |

SOUTH LINE OF  
PP 1998-43

PC: 76+49.84

S21°56'01"W  
135.97'

C-S NW 1/64



**Harper  
Houf Peterson  
Righellis Inc.**

ENGINEERS • PLANNERS  
LANDSCAPE ARCHITECTS • SURVEYORS

250 NW Franklin Avenue, Suite 404, Bend, OR 97703  
phone: 541.318.1161 www.hhpr.com fax: 541.318.1141

DCO-01 RCB 09/03/2021 PAGE 1 OF 1

SEE ATTACHED LEGAL DESCRIPTION

**EXHIBIT A**  
Deschutes County Road Department  
Hunnell Road Improvement Project: Loco Road to Tumalo Road  
File Number 011  
Tax Lot 161228DC00100

**RIGHT OF WAY DEDICATION**

A parcel of land lying in the Southeast one-quarter of Section 28, Township 16 South, Range 12 East, Willamette Meridian, Deschutes County, Oregon, and being a portion of that property described in that Warranty Deed – Statutory Form to Edward J. Giroux, recorded July 28, 2006 as Instrument No. 2006-51701, Deschutes County Official Records, said parcel lying westerly of the following described line:

BEGINNING at a point on the easterly right of way line of Hunnell Road, said point being North 8°27'46" West, 204.13 feet from the South one-quarter corner of Section 28, Township 16 South, Range 12 East, Willamette Meridian, said point also being 5.00 feet easterly when measured at right angles to Hunnell Road Centerline Station 162+17.35 per Deschutes County Survey No. 20520;

Thence leaving said easterly right of way line on a non-tangent 550.00 foot radius curve to the left, the radius point of which bears North 72°38'48" West, through a central angle of 17°20'29" (the long chord of which bears North 08°40'57" East, 165.83 feet) an arc distance of 166.47 feet to a point of tangency being 30.00 feet easterly when measured at right angles to Hunnell Road Centerline Station 163+81.28 per Deschutes County Survey No. 20520,

Thence North 00°00'42" East, 653.62 feet to a point of curvature being 17.16 feet easterly when measured at right angles to Hunnell Road Centerline Station 170+36.55 per Deschutes County Survey No. 20520,

Thence on an 800.00 foot radius curve to the left, through a central angle of 10°20'17" (the long chord of which bears North 05°09'26" West, 144.15 feet) an arc distance of 144.35 feet to a point of reverse curvature at a point 29.06 feet easterly when measured at right angles to Hunnell Road Centerline Station 171+74.99 per Deschutes County Survey No. 20520;

Thence on a 740.00 foot radius curve to the right, through a central angle of 10°20'17" (the long chord of which bears North 05°09'26" West, 133.34 feet) an arc distance of 133.52 feet to the terminus of said described line, said point being 30.00 feet easterly when measured at right angles to Hunnell Road Centerline Station 173+16.09 per Deschutes County Survey No. 20520.

Containing 17,009 square feet, more or less.

See map attached as Exhibit "B", which is made a part hereof.

Bearings, Right of Way, Stationing and Monumentation are based on "Control, Recovery, and Retracement Map" filed in the office of the Deschutes County Surveyor's Office May 25, 2021 as County Survey No. 20520.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

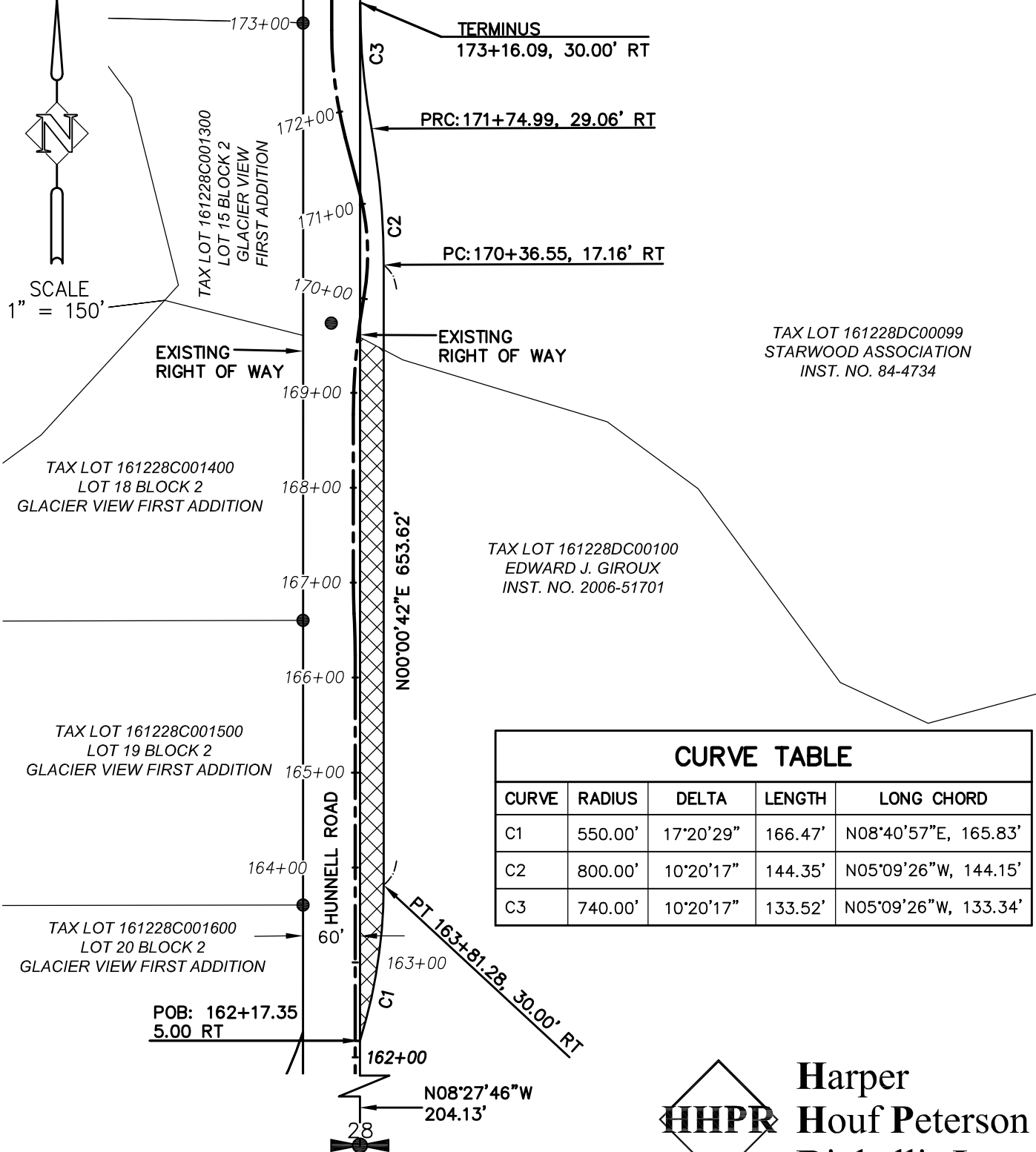


OREGON  
JANUARY 8, 2019  
REED CARLSON BEAUDUY  
93377

RENEWS: 12-31-2021  
SIGNED: 9-12-2021

# EXHIBIT "B"

LOCATED IN THE SOUTH ONE HALF OF SECTION 28,  
TOWNSHIP 16 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN,  
DESCHUTES COUNTY, OREGON



TAX LOT 161228DC00099  
STARWOOD ASSOCIATION  
INST. NO. 84-4734

TAX LOT 161228DC00100  
EDWARD J. GIROUX  
INST. NO. 2006-51701

**CURVE TABLE**

| CURVE | RADIUS  | DELTA     | LENGTH  | LONG CHORD           |
|-------|---------|-----------|---------|----------------------|
| C1    | 550.00' | 17°20'29" | 166.47' | N08°40'57"E, 165.83' |
| C2    | 800.00' | 10°20'17" | 144.35' | N05°09'26"W, 144.15' |
| C3    | 740.00' | 10°20'17" | 133.52' | N05°09'26"W, 133.34' |

## LEGEND

- RIGHT OF WAY DEDICATION  
±17,009 SQ.FT.
- - FOUND MONUMENT PER CS20520

SEE ATTACHED LEGAL DESCRIPTION

**Harper  
Houf Peterson  
Righellis Inc.**

ENGINEERS • PLANNERS  
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250 NW Franklin Avenue, Suite 404, Bend, OR 97703  
phone: 541.318.1161 www.hhpr.com fax: 541.318.1141  
DCO-01 RCB 09/14/2021 PAGE 1 OF 1



**EXHIBIT A**  
Deschutes County Road Department  
Hunnell Road Improvement Project: Loco Road to Tumalo Road  
File Number 012  
Tax Lot 161228DC00099

**RIGHT OF WAY DEDICATION**

A parcel of land lying in the Southeast one-quarter of Section 28, Township 16 South, Range 12 East, Willamette Meridian, Deschutes County, Oregon, and being a portion of that property described in that Warranty Deed to Starwood Association, an Oregon Corporation, recorded March 22, 1984 as Instrument No. 84-4734, Deschutes County Official Records, said parcel lying westerly of the following described line:

BEGINNING at a point on the easterly right of way line of Hunnell Road, said point being North 8°27'46" West, 204.13 feet from the South one-quarter corner of Section 28, Township 16 South, Range 12 East, Willamette Meridian, said point also being 5.00 feet easterly when measured at right angles to Hunnell Road Centerline Station 162+17.35 per Deschutes County Survey No. 20520;

Thence leaving said easterly right of way line on a non-tangent 550.00 foot radius curve to the left, the radius point of which bears North 72°38'48" West, through a central angle of 17°20'29" (the long chord of which bears North 08°40'57" East, 165.83 feet) an arc distance of 166.47 feet to a point of tangency being 30.00 feet easterly when measured at right angles to Hunnell Road Centerline Station 163+81.28 per Deschutes County Survey No. 20520,

Thence North 00°00'42" East, 653.62 feet to a point of curvature being 17.16 feet easterly when measured at right angles to Hunnell Road Centerline Station 170+36.55 per Deschutes County Survey No. 20520,

Thence on an 800.00 foot radius curve to the left, through a central angle of 10°20'17" (the long chord of which bears North 05°09'26" West, 144.15 feet) an arc distance of 144.35 feet to a point of reverse curvature at a point 29.06 feet easterly when measured at right angles to Hunnell Road Centerline Station 171+74.99 per Deschutes County Survey No. 20520;

Thence on a 740.00 foot radius curve to the right, through a central angle of 10°20'17" (the long chord of which bears North 05°09'26" West, 133.34 feet) an arc distance of 133.52 feet to the terminus of said described line, said point being 30.00 feet easterly when measured at right angles to Hunnell Road Centerline Station 173+16.09 per Deschutes County Survey No. 20520.

Containing 5,576 square feet, more or less.

See map attached as Exhibit "B", which is made a part hereof.

Bearings, Right of Way, Stationing and Monumentation are based on "Control, Recovery, and Retracement Map" filed in the office of the Deschutes County Surveyor's Office May 25, 2021 as County Survey No. 20520.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

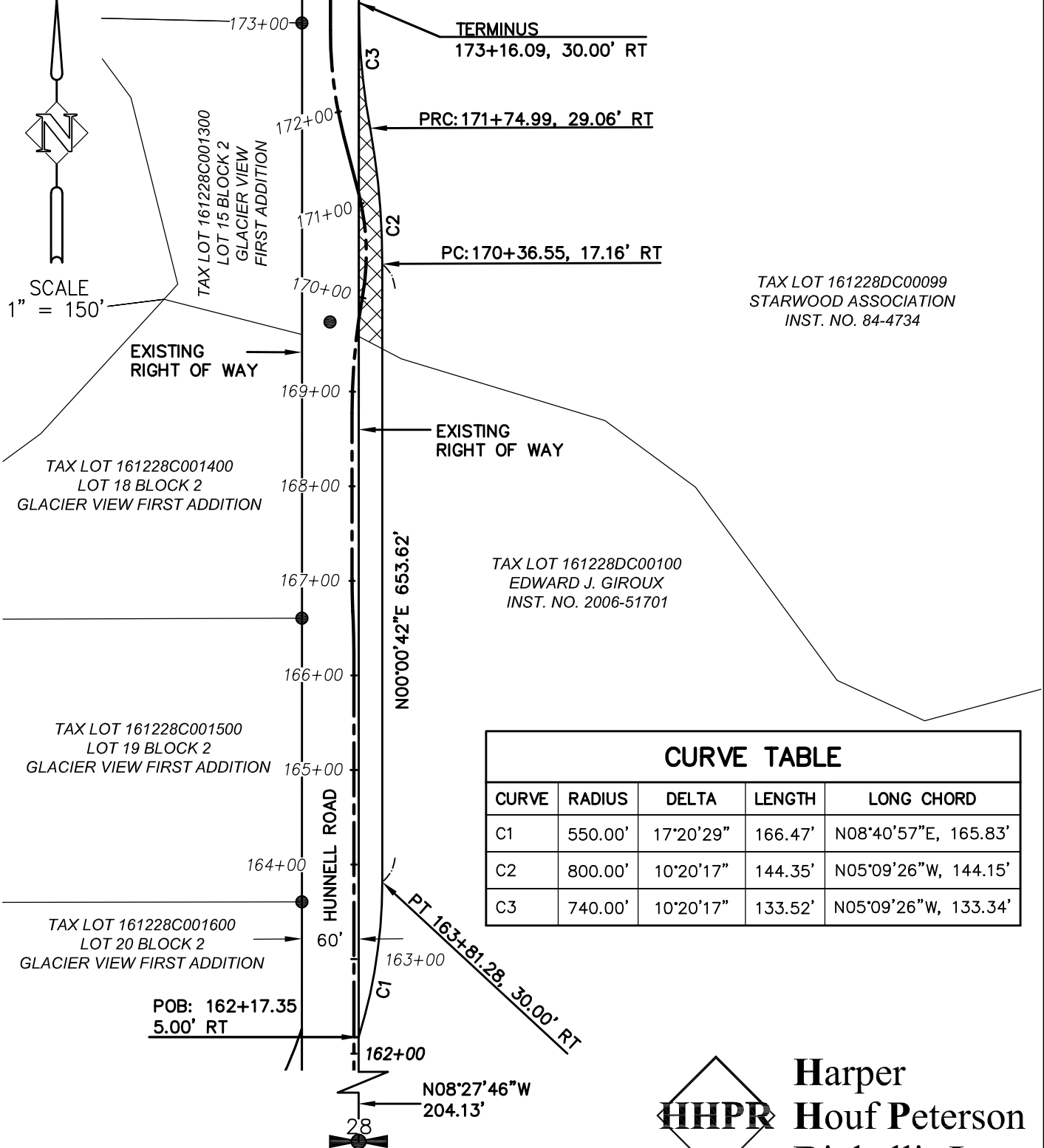


OREGON  
JANUARY 8, 2019  
REED CARLSON BEAUDUY  
93377

RENEWALS: 12-31-2021  
SIGNED: 9-12-2021

# EXHIBIT "B"

LOCATED IN THE SOUTH ONE HALF OF SECTION 28,  
TOWNSHIP 16 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN,  
DESCHUTES COUNTY, OREGON




TAX LOT 161228DC00099  
STARWOOD ASSOCIATION  
INST. NO. 84-4734

TAX LOT 161228DC00100  
EDWARD J. GIROUX  
INST. NO. 2006-51701

| CURVE TABLE |         |           |         |                      |
|-------------|---------|-----------|---------|----------------------|
| CURVE       | RADIUS  | DELTA     | LENGTH  | LONG CHORD           |
| C1          | 550.00' | 17°20'29" | 166.47' | N08°40'57"E, 165.83' |
| C2          | 800.00' | 10°20'17" | 144.35' | N05°09'26"W, 144.15' |
| C3          | 740.00' | 10°20'17" | 133.52' | N05°09'26"W, 133.34' |

## LEGEND

-  RIGHT OF WAY DEDICATION  
±5,576 SQ.FT.
- - FOUND MONUMENT PER CS20520

SEE ATTACHED LEGAL DESCRIPTION



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