



For Recording Stamp Only

BEFORE THE BOARD OF COUNTY COMMISSIONERS OF DESCHUTES COUNTY, OREGON

Order Approving Falcon Crest properties
annexation into Redmond Fire & Rescue
District

ORDER NO. 2026-007

WHEREAS, chief petitioner John Fleck ("Petitioner") submitted a petition requesting annexation of the properties identified in Exhibit A in the petition attached to this Order, into Redmond Fire & Rescue ("District"); and

WHEREAS, the Deschutes County Assessor's Office verified that the petition was signed by landowner(s) of the property as applicable and as indicated in Exhibit B in the petition attached to this Order; and

WHEREAS, the Community Development Department reviewed this petition to ensure it is consistent with Title 18, Deschutes County Zoning Ordinance, and Title 23, Deschutes County Comprehensive Plan, as indicated in Exhibit C in the petition attached to this Order; and

WHEREAS the Oregon Department of Revenue reviewed the petition map and legal description and issued preliminary approval, as indicated in Exhibit A, and

WHEREAS, the Board held a duly noticed public hearing on February 4, 2026, to determine whether the affected area would benefit by annexation of said territory into the District; now, therefore

THE BOARD OF COUNTY COMMISSIONERS OF DESCHUTES COUNTY, OREGON,
HEREBY ORDAINS as follows:

Section 1. The petition for annexation and all exhibits attached to this Order are hereby incorporated by reference.

Section 2. The petition for annexation is hereby approved, and the property identified in Exhibit A is declared annexed and included in the District.

Section 3. A copy of the signed Order will be forwarded to the Oregon Department of Revenue, Oregon Secretary of State Archives Division, Deschutes County Assessor's Office and County Clerk's Office, and the District.

Section 4. The purpose of this District is to provide fire protection and emergency services.

Dated this _____ day of _____, BOARD OF COUNTY COMMISSIONERS
2026. OF DESCHUTES COUNTY, OREGON

PHIL CHANG, Chair

ANTHONY DeBONE, Vice Chair

ATTEST:

Recording Secretary

PATTI ADAIR, Commissioner

EXHIBIT A

**REDMOND FIRE & RESCUE
RESOLUTION NO. 2025-21**

RESOLUTION AUTHORIZING THE AMENDMENT OF THE REDMOND FIRE & RESCUE FIRE DISTRICT'S BOUNDARIES TO INCLUDE LAND WITHIN DESCHUTES COUNTY AND CONTIGUOUS TO THE BOUNDARIES OF THE REDMOND FIRE DISTRICT AT THE WRITTEN REQUEST OF THE PROPERTY OWNER IN ACCORDANCE WITH ORS 198.857.

WHEREAS, John Fleck, Joan Volney, Angie Shaw, Levi Gilkison and Mark Bonnett, in writing, that the Board of Directors of Redmond Fire & Rescue amend the Redmond Fire & Rescue District boundaries to include property owned by the requesting person(s), which real property is more particularly described as set forth on the attached Exhibit A; and

WHEREAS, the subject property is located within Deschutes County and is contiguous to the boundaries of the Redmond Fire & Rescue District as shown on the map attached as Exhibit B; and

WHEREAS, the Redmond Fire & Rescue Board has determined that the inclusion of the subject property within the boundaries of the Redmond Fire & Rescue District will benefit the Redmond Fire & Rescue and the property owner.

NOW, THEREFORE, be it resolved that the Board of Directors of Redmond Fire & Rescue hereby orders that the boundaries of the Redmond Fire & Rescue District are hereby amended to include the subject property described as set forth on the attached Exhibit A; and

RESOLVED, FURTHER that the District's staff is authorized and directed to record a certified copy of this Resolution with the County Recorder of Deschutes County, Oregon, which will make final the boundary change to include the subject property.

The above resolution statements are **ADOPTED** by the District Board and **SIGNED** by the Board President this 17th day of September, 2025.


Jessica Meyer, Board President

ATTEST:


Diane Cox, District Recorder

EXHIBIT A

PETITION TO ANNEX PROPERTY INTO

Redmond Fire & Rescue
(Name of District)

To: The Board of County Commissioners, Deschutes County, Oregon

The undersigned, in support of this Petition, state as follows:

1. This Petition for Annexation Is filed pursuant to ORS 198.850 to 198.859 on _____ (date) and Petitioners request the Board commence proceedings to annex the territory described herein into Redmond Fire & Rescue (name of district), Deschutes County, Oregon.
2. This Petition for Annexation affects only Deschutes County and is not in any incorporated city limits.
3. The Board of Redmond Fire & Rescue (name of district) approved the petition pursuant to ORS 198.850 on August 11 (insert date).
4. The principal act for Redmond Fire & Rescue (name of district) is ORS

(Proper statutory reference required, see ORS 198.010 for listing of appropriate principal act)

5. The territory subject to this Petition for Annexation is primarily inhabited / uninhabited (circle one). This petition is signed by land owners and/or registered voters in the area proposed to be annexed as indicated opposite their respective signature, and all signatures were obtained on or after the August 11 day of, 20__.
6. The property street address(es) of land for annexation (if known) is/are 7515, 7525, 151214001400 ^{+ tax lot} 7535 Falcon Crest Dr. Redmond, OR 97756 and the total acreage is _____. A description of the boundaries of the territory to be annexed is attached hereto as Exhibit "A" and depicted on the map attached as Exhibit "B".
7. This Petition has been signed by at least 15 percent of the electors, or 100 electors whichever number is lesser, registered in the area proposed to be annexed; or at least 15 owners or owners of 10 percent of the land, (whichever is greater) within the area proposed to be annexed.
8. A security deposit form and payment is attached to this petition.

Signed this 8 day of August, 2025 by Jon Fleck, Chief Petitioner(s).

Signature

Address, City, State, ZIP

8541 S.E. Hinkley Ave. Happy Valley
OR 97086

DATED this 17 day of September, 2025

DATED this ____ day of _____, 20__

Approved by the Board of

(if applicable) Approved by City of

Redmond Fire & Rescue
Name of District

District Signature

City Signature

By: Jessica Meyer
(Print Name)

By: _____
(Print Name)

Title: Board President

Title: _____

NAME OF DISTRICT: Redmond

☐ Withdrawal ☒ Annexation

PRINT NAME	DATE SIGNED	PROPERTY ADDRESS/ RESIDENCE ADDRESS (If Different)	LANDOWNER IN THE PROPOSED TERRITORY/ REGISTERED VOTER IN THE PROPOSED TERRITORY
1 <u>Jon Fleck</u> <u>Lanard River LLC</u>		<u>75.35 Falcon Crest Dr</u> PROPERTY ADDRESS <u>8541 SE Happy Valley, OR</u> RESIDENCE ADDRESS (If Different)	Landowner Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Acres No <input type="checkbox"/> Registered Voter Yes <input type="checkbox"/> No <input type="checkbox"/> Pre <input type="checkbox"/>
2 <u>Joan Volbey</u> Print Name		<u>151214 CD 01200</u> PROPERTY ADDRESS <u>151214 CD 01300</u> RESIDENCE ADDRESS (If Different)	Landowner Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Acres No <input type="checkbox"/> Registered Voter Yes <input type="checkbox"/> No <input type="checkbox"/> Pre <input type="checkbox"/>
3 <u>Angie Shaw</u> Signature		<u>lot #151214 CD 01400</u> PROPERTY ADDRESS <u>7515 Falcon Crest Drive</u> RESIDENCE ADDRESS (If Different)	Landowner Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Acres No <input type="checkbox"/> Registered Voter Yes <input type="checkbox"/> No <input type="checkbox"/> Pre <input type="checkbox"/>
4 <u>Lexi Gillison</u> Signature		<u>lot #151214 CD 01600</u> PROPERTY ADDRESS <u>2525NE Twin Knolls, Ste 3 Bend 97701</u> RESIDENCE ADDRESS (If Different)	Landowner Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Acres No <input type="checkbox"/> Registered Voter Yes <input type="checkbox"/> No <input type="checkbox"/> Pre <input type="checkbox"/>
5 _____ Print Name		PROPERTY ADDRESS RESIDENCE ADDRESS (If Different)	Landowner Yes <input type="checkbox"/> No <input type="checkbox"/> Acres No <input type="checkbox"/> Registered Voter Yes <input type="checkbox"/> No <input type="checkbox"/> Pre <input type="checkbox"/>

I, the undersigned, certify that I am the owner of the property described above and that I am a resident of the State of Oregon.

Notary Public for Oregon

County of Deschutes State of Oregon
Subscribed and sworn before me this 14 day of August, 2025
My Commission Expires: 12/29/28



EXHIBIT A

Legal Description – Commercial Village at Eagle Crest, Phase 1, Lot 2

Lot 2, Commercial Village at Eagle Crest, Phase 1, recorded in Plat Cabinet D, Page 129, Deschutes County, Oregon.

Property Address:

Commercial Village at Eagle Crest, Phase 1, Lot 2
Redmond, Oregon 97756

Parcel Size:

Approximately 11,006 square feet (0.253 acres)

Boundary Dimensions:

North line: 79.22 feet

East line: 138.93 feet

South line: 79.22 feet

West line: 138.93 feet

Zoning:

Destination Resort (DR) Combining Zone with underlying EFU-SC designation per Deschutes County Zoning Map.

Ownership:

Torad Development, LLC
2525 NE Twin Knolls Drive, Suite 3
Bend, Oregon 97701

EXHIBIT A

EXHIBIT "A" Legal Description

Parcel 1:

Lot 3, COMMERCIAL VILLAGE AT EAGLE CREST, PHASE 1, recorded May 25, 2007 in Cabinet H, Page 334, Deschutes County, Oregon.

Parcel 2:

An undivided 50% interest in Lot 1, Common Area, COMMERCIAL VILLAGE AT EAGLE CREST, PHASE 1, recorded May 25, 2007 in Cabinet H, Page 334, Deschutes County, Oregon.

EXHIBIT A

RECORDATION REQUESTED BY:

Summit Bank
Central Oregon Office
560 SW Columbia Street
Bend, OR 97702

WHEN RECORDED MAIL TO:

Summit Bank
96 East Broadway
Eugene, OR 97401

SEND TAX NOTICES TO:

GCTX, LLC
7515 Falcon Crest Drive, Suite 200
Redmond, OR 97756

Deschutes County Official Records **2021-32976**

M-DT

05/28/2021 03:39 PM

Stn=7 AP

\$50.00 \$11.00 \$10.00 \$61.00 \$6.00

\$138.00

I, Nancy Blankenship, County Clerk for Deschutes County, Oregon,
certify that the instrument identified herein was recorded in the Clerk
records.

Nancy Blankenship - County Clerk

FOR RECORDER'S USE ONLY

DEED OF TRUST

THIS DEED OF TRUST is dated May 28, 2021, among GCTX, LLC, an Oregon limited liability company, whose address is 7515 Falcon Crest Drive, Suite 200, Redmond, OR 97756 ("Grantor"); Summit Bank, whose address is Central Oregon Office, 560 SW Columbia Street, Bend, OR 97702 (referred to below sometimes as "Lender" and sometimes as "Beneficiary"); and Western Title & Escrow Company, whose address is 153 SW 5th Street, Redmond, OR 97756 (referred to below as "Trustee").

CONVEYANCE AND GRANT. For valuable consideration, represented in the Note dated May 28, 2021, in the original principal amount of \$686,650.00, from Grantor to Lender, Grantor conveys to Trustee for the benefit of Lender as Beneficiary all of Grantor's right, title, and interest in and to the following described real property, together with all existing or subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way, and appurtenances; all water, water rights and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters, (the "Real Property") located in Deschutes County, State of Oregon:

Lot 4 of Commercial Village at Eagle Crest, Phase 1, a Replat of Lots 2 and 3, Commercial Village at Eagle Crest, Deschutes County, Oregon.

The Real Property or its address is commonly known as 7515 Falcon Crest Drive, Redmond, OR 97756.

CROSS-COLLATERALIZATION. In addition to the Note, this Deed of Trust secures all obligations, debts and liabilities, plus interest thereon, of Grantor to Lender, or any one or more of them, as well as all claims by Lender against Grantor or any one or more of them, whether now existing or hereafter arising, whether related or unrelated to the purpose of the Note, whether voluntary or otherwise, whether due or not due, direct or indirect, determined or undetermined, absolute or contingent, liquidated or unliquidated, whether Grantor may be liable individually or jointly with others, whether obligated as guarantor, surety, accommodation party or otherwise, and whether recovery upon such amounts may be or hereafter may become barred by any statute of limitations, and whether the obligation to repay such amounts may be or hereafter may become otherwise unenforceable.

Grantor presently assigns to Lender (also known as Beneficiary in this Deed of Trust) all of Grantor's right, title, and interest in and to all present and future leases of the Property and all Rents from the Property. In addition, Grantor grants to Lender a Uniform Commercial Code security interest in the Personal Property and Rents.

THIS DEED OF TRUST, INCLUDING THE ASSIGNMENT OF RENTS AND THE SECURITY INTEREST IN THE RENTS AND PERSONAL PROPERTY, IS GIVEN TO SECURE (A) PAYMENT OF THE INDEBTEDNESS AND (B) PERFORMANCE OF ANY AND ALL OBLIGATIONS UNDER THE NOTE, THE RELATED DOCUMENTS, AND THIS DEED OF TRUST. THIS DEED OF TRUST IS GIVEN AND ACCEPTED ON THE FOLLOWING TERMS:

PAYMENT AND PERFORMANCE. Except as otherwise provided in this Deed of Trust, Grantor shall pay to Lender all amounts secured by this Deed of Trust as they become due, and shall strictly and in a timely manner perform all of Grantor's obligations under the Note, this Deed of Trust, and the Related Documents.

POSSESSION AND MAINTENANCE OF THE PROPERTY. Grantor agrees that Grantor's possession and use of the Property shall be governed by the following provisions:

Possession and Use. Until the occurrence of an Event of Default, Grantor may (1) remain in possession and control of the Property; (2) use, operate or manage the Property; and (3) collect the Rents from the Property. The following provisions relate to the use of the Property or to other limitations on the Property. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER

HEREBY CERTIFY THIS TO BE A TRUE AND
EXACT CONFORMED COPY OF THE ORIGINAL
EXECUTED DOCUMENT.

WESTERN TITLE & ESCROW

BY _____
ESCROW OFFICER

Return to Western Title & Escrow

UTD208997-JY

EXHIBIT A



Re: Fwd: Annexation

From Norbert Volny <msc@ykw.net>
Date Mon 12/1/2025 2:57 PM
To Tom Mooney <tom.mooney@rdmfire.org>

Hi Tom, the legal description for Lot 1200 is Lot 5 of Commercial Village at Eagle Crest, Phase 1. Thank you,

Norbert Volny, member/manager
VVI LLC
1188 NE 27th St, #62
Bend, OR 97701

----- Forwarded Message -----

Subject:Re: Annexation

Date:Fri, 21 Nov 2025 15:29:39 +0000

From:Tom Mooney <tom.mooney@rdmfire.org>

To:jvolny@bendbroadband.com <jvolny@bendbroadband.com>

Hi Joan,

Just following up on my email to see if you were able to locate a legal description for your property located on Lot 1200. Once we have your description we can resubmit the packet.

Thank you,



Tom Mooney | Fire Marshal | **Redmond Fire & Rescue** | Fire & Life Safety

341 NW Dogwood Ave, Redmond OR 97756

Business: 541.504.5000 | **Office:** 541.504.5010 | **Mobile:** 541.362.6311

Redmond Fire & Rescue is a family of public safety professionals whose mission is to provide exceptional customer service; dedicated to saving lives and property through prevention, preparedness, problem-solving, and effective emergency response to all members of our community.

Join RFR on: rdmfire.org | [Facebook](#) | [Instagram](#) | [X](#)

CONFIDENTIALITY NOTICE: This e-mail message, including any attachments, is intended solely for the recipient(s) and may contain confidential, proprietary, and/or privileged information protected by law. Unauthorized

EXHIBIT A

use, copying, or distribution of this e-mail message or its attachments is prohibited. If you have received this e-mail message in error, please contact the sender immediately by replying to this e-mail or telephone, and delete all copies of the original message.

From: Tom Mooney
Sent: Monday, October 27, 2025 1:06 PM
To: jvolny@bendbroadband.com <jvolny@bendbroadband.com>
Subject: Annexation

Hi Joan,

We are processing your annexation paperwork, and the Department of Revenue is requesting a legal description of your property. You may already have this information in your property documents. Attached is an example of a legal description.

If you like you can email the document over to me and we can forward it to the Department of Revenue.

If you have any questions, please contact me directly.

Thank you,



Tom Mooney | Fire Marshal | Redmond Fire & Rescue | Fire & Life Safety
341 NW Dogwood Ave, Redmond OR 97756
Business: 541.504.5000 | **Office:** 541.504.5010 | **Mobile:** 541.362.6311

Redmond Fire & Rescue is a family of public safety professionals whose mission is to provide exceptional customer service; dedicated to saving lives and property through prevention, preparedness, problem-solving, and effective emergency response to all members of our community.

Join RFR on: rdmfire.org | [Facebook](#) | [Instagram](#) | [X](#)

CONFIDENTIALITY NOTICE: This e-mail message, including any attachments, is intended solely for the recipient(s) and may contain confidential, proprietary, and/or privileged information protected by law. Unauthorized use, copying, or distribution of this e-mail message or its attachments is prohibited. If you have received this e-mail message in error, please contact the sender immediately by replying to this e-mail or telephone, and delete all copies of the original message.

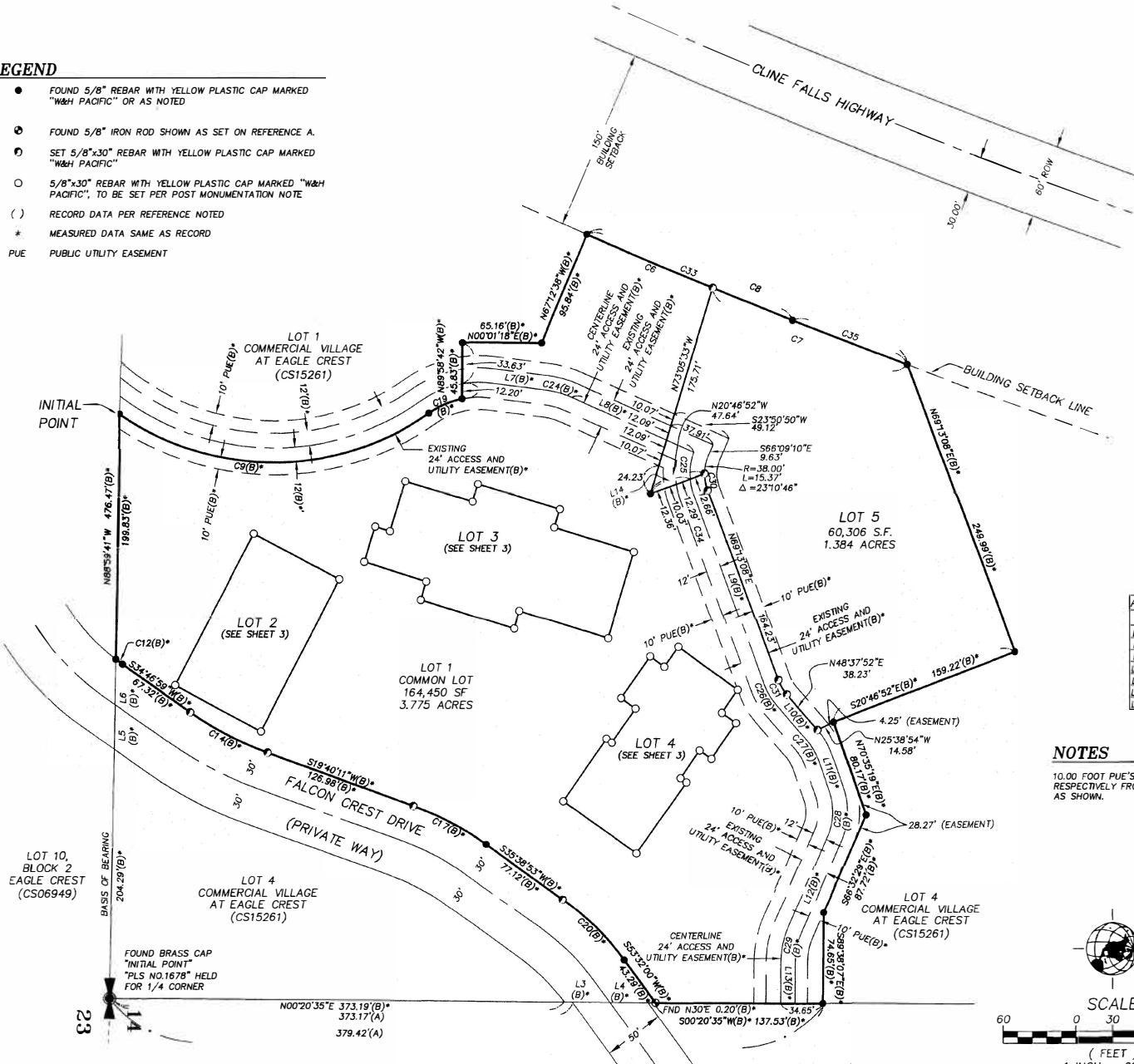
EXHIBIT A

COMMERCIAL VILLAGE AT EAGLE CREST, PHASE 1

A REPLAT OF LOTS 2 AND 3, COMMERCIAL VILLAGE AT EAGLE CREST,
LOCATED IN THE SOUTHWEST QUARTER, OF SECTION 14, TOWNSHIP 15 SOUTH, RANGE 12 EAST,
WILLAMETTE MERIDIAN, DESCHUTES COUNTY, OREGON
JANUARY, 2007

LEGEND

- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "W&H PACIFIC" OR AS NOTED
- FOUND 5/8" IRON ROD SHOWN AS SET ON REFERENCE A.
- SET 5/8"x30" REBAR WITH YELLOW PLASTIC CAP MARKED "W&H PACIFIC", TO BE SET PER POST MONUMENTATION NOTE
- 5/8"x30" REBAR WITH YELLOW PLASTIC CAP MARKED "W&H PACIFIC", TO BE SET PER POST MONUMENTATION NOTE
- () RECORD DATA PER REFERENCE NOTED
- * MEASURED DATA SAME AS RECORD
- PUE PUBLIC UTILITY EASEMENT



LOT SUMMARY

COMMON LOT 1	= 3.775 ACRES
LOTS 2-5	= 2.293 ACRES
TOTAL PLAT	= 6.068 ACRES

REFERENCES

- (A) PLAT OF "EAGLE CREST" BY HICKMAN WILLIAMS, RECORDED IN DESCHUTES COUNTY SURVEY RECORDS AS CS06949
- (B) PLAT OF "COMMERCIAL VILLAGE AT EAGLE CREST" BY W&H PACIFIC, RECORDED IN DESCHUTES COUNTY OFFICIAL RECORDS AS CS15261

LINE TABLE

LINE	BEARING	LENGTH
L2(B)*	N53°32'00"E	20.84'
L3(B)*	N00°20'35"E	37.48'
L4(B)*	N00°20'35"E	37.47'
L5	S88°59'41"E	36.09'
L6	S88°59'41"E	36.26'
L5(A)	S89°01'22"E	36.10'
L6(A)	S89°01'22"E	36.27'
L7(B)*	N06°46'26"E	45.21'
L8(B)*	N23°50'50"E	110.01'
L9(B)*	S69°13'08"W	164.23'
L10(B)*	S48°37'52"W	38.23'
L11(B)*	S70°35'19"W	27.14'
L12(B)*	N66°32'29"W	81.39'
L13(B)*	S89°56'58"E	33.29'
L14(B)*	N20°46'52"W	34.98'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C5	417.18'	5915.21'	4°02'27"	417.09'	N25°17'54"E
C6	112.36'	5915.21'	1°05'18"	112.36'	N22°44'01"E
C7	171.58'	5915.21'	1°39'43"	171.55'	N21°21'30"E
C8	283.94'	5915.21'	2°45'01"	283.91'	N21°54'10"E
C9(B)*	269.74'	220.33'	70°08'34"	253.21'	N00°14'15"W
C10(B)*	59.61'	213.75'	15°58'42"	59.42'	S27°39'32"W
C11(B)*	62.43'	200.00'	17°53'07"	62.18'	S44°35'26"W
C12(B)*	6.89'	170.00'	2°19'24"	6.89'	S35°56'41"W
C12(A)	6.97'	170.00'	2°20'53"	6.97'	N35°57'04"E
C14(B)*	71.62'	271.53'	15°06'48"	71.42'	S27°13'35"W
C17(B)*	67.98'	243.75'	15°58'42"	67.78'	S27°39'32"W
C17(A)	67.98'	243.75'	15°58'42"	67.78'	N27°39'10"E
C19(B)*	29.94'	71.33'	24°02'50"	29.72'	N23°17'07"W
C20(B)*	71.80'	230.00'	17°53'07"	71.50'	N44°35'26"E
C20(A)	71.80'	230.00'	17°53'07"	71.51'	N44°35'05"E
C30	14.23'	38.00'	21°26'58"	14.14'	N79°56'36"E
C31	13.65'	38.00'	20°35'16"	13.58'	N58°55'30"E
C32(B)*	79.54'	301.53'	15°06'49"	79.31'	S27°13'35"W
C33(B)*	183.27'	5915.21'	1°46'31"	183.26'	S22°23'28"W
C14(B)*	102.67'	5915.21'	0°58'30"	100.67'	S21°00'55"W

ACCESS EASEMENT LINE TABLE

LINE	BEARING	LENGTH
L7(B)*	N06°46'26"E	45.21'
L8(B)*	N23°50'50"E	110.01'
L9(B)*	S69°13'08"W	164.23'
L10(B)*	S48°37'52"W	38.23'
L11(B)*	S70°35'19"W	27.14'
L12(B)*	N66°32'29"W	81.39'
L13(B)*	S89°56'58"E	33.29'

ACCESS EASEMENT CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C24(B)*	22.35'	75.00'	17°04'24"	22.27'	S15°18'38"W
C25	22.49'	50.00'	28°46'28"	22.30'	S81°45'31"E
C26(B)*	17.97'	50.00'	20°35'16"	17.87'	N58°55'30"E
C27(B)*	19.16'	50.00'	21°57'28"	19.04'	S59°36'35"W
C28(B)*	37.41'	50.00'	42°52'12"	36.54'	N87°14'44"E
C34	14.08'	50.00'	16°08'08"	14.03'	S77°17'12"W

NOTES

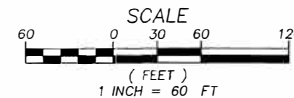
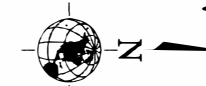
10.00 FOOT PUE'S AND 24.00 FOOT ACCESS AND UTILITY EASEMENT ARE OFFSET RESPECTIVELY FROM THE CENTERLINE OF THE 24.00 FOOT ACCESS AND UTILITY EASEMENT, AS SHOWN.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

I HEREBY CERTIFY THAT THIS IS A TRUE
AND EXACT COPY OF THE PLAT FILED IN
THE DESCHUTES COUNTY CLERK'S OFFICE.

[Signature]

OREGON
JUNE 30, 1997
DANIEL E. WOBBE
2825
RENEWAL DATE: 06-30-08



SHEET 2 OF 3

W&H PACIFIC
920 Emkay, Suite C-100
Bend, Oregon 97702-1041
(541)388-4255
(541)388-4229 Fax
whpacific.com

Planners • Engineers • Surveyors • Landscape Architects

EXHIBIT A

COMMERCIAL VILLAGE AT EAGLE CREST, PHASE 1
A REPLAT OF LOTS 2 AND 3, COMMERCIAL VILLAGE AT EAGLE CREST,
LOCATED IN THE SOUTHWEST QUARTER, OF SECTION 14, TOWNSHIP 15 SOUTH, RANGE 12 EAST,
WILLAMETTE MERIDIAN, DESCHUTES COUNTY, OREGON
JANUARY, 2007

H-334

DESCHUTES COUNTY OFFICIAL RECORDS
 NANCY BLANKENSHIP, COUNTY CLERK 2007-20683
 \$71.00
 05/25/2007 10:31:39 AM
 D-PLAT Cnt=1 Stn=25 BN
 \$50.00 \$11.00 \$10.00

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS THAT REDMOND PROPERTIES, LLC, AN OREGON LIMITED LIABILITY COMPANY AND DENARDIS PROPERTIES (PD) - FALCON, LLC, AN OREGON LIMITED LIABILITY COMPANY AND DENARDIS PROPERTIES (AD) - FALCON, LLC, AN OREGON LIMITED LIABILITY COMPANY, THE OWNERS OF THE LAND SHOWN ON THIS PLAT, HAS CAUSED SAID LAND TO BE SURVEYED AND PLATTED INTO PRIVATE LOTS AND A COMMON LOT AS SHOWN ON THIS PLAT, AND HEREBY RESERVES EASEMENTS OVER COMMON LOT 1 FOR THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, FOR UTILITIES, DRAINAGE, IRRIGATION SYSTEMS, SIGNS AND OTHER RELATED USES, AND DOES HEREBY SUBMIT FOR APPROVAL AND RECORD SAID PLAT OF "COMMERCIAL VILLAGE AT EAGLE CREST, PHASE 1" HENCEFORTH TO BE SO KNOWN.

BY: Chuck Koon 4/2/07
 CHUCK KOON
 MANAGER
 REDMOND PROPERTIES, LLC.

STATE OF OREGON)
) SS
 COUNTY OF DESCHUTES)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON April 2, 2007, BY CHUCK KOON, MANAGER FOR REDMOND PROPERTIES, LLC, AN OREGON LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY.

BY: Patricia J. Saavedra
 MY COMMISSION EXPIRES November 28, 2008



BY: Phil Denardis 4-6-07
 PHIL DENARDIS
 MEMBER
 DENARDIS PROPERTIES (PD) - FALCON, LLC.

STATE OF OREGON)
) SS
 COUNTY OF MULTNOMAH)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON April 6, 2007, BY PHIL DENARDIS, MEMBER FOR DENARDIS PROPERTIES (PD) - FALCON, LLC, AN OREGON LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY.

BY: Ann Denardis
 MY COMMISSION EXPIRES November 18, 2009



BY: Ann Denardis 4/6/07
 ANN DENARDIS
 MEMBER
 DENARDIS PROPERTIES (AD) - FALCON, LLC.

STATE OF OREGON)
) SS
 COUNTY OF MULTNOMAH)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON April 6th, 2007, BY ANN DENARDIS, MEMBER FOR DENARDIS PROPERTIES (AD) - FALCON, LLC, AN OREGON LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY.

BY: Ann Denardis
 MY COMMISSION EXPIRES November 18, 2009

CONSENT:

BY DEED OF TRUST RECORDED IN DOCUMENT NO. 2007-03502, DESCHUTES COUNTY OFFICIAL RECORDS, RECORDED JANUARY 19, 2007, FIRST MUTUAL BANK BEING THE BENEFICIARY AND CONSENTS TO THE SUBDIVISION OF THE LAND SHOWN ON THIS PLAT.

BY: Paul H. Reising 5/4/07
 FIRST MUTUAL BANK

STATE OF WASHINGTON)
) SS
 COUNTY OF KING)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON May 7, 2007, BY Paul H. Reising BEING THE FIRST MUTUAL BANK, ON BEHALF OF SAID BANK.

BY: Stephanne Clemens 4-24-2009
 MY COMMISSION EXPIRES April 24, 2009

**SURVEYORS CERTIFICATE:**

I, DANIEL E. WOBBE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, THE LAND SHOWN ON THIS PLAT OF "COMMERCIAL VILLAGE AT EAGLE CREST, PHASE 1", LOCATED IN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 15 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, DESCHUTES COUNTY, OREGON, TO THE NORMAL STANDARD OF CARE OF PROFESSIONAL LAND SURVEYORS PRACTICING IN OREGON, SAID LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 2 AND 3, OF COMMERCIAL VILLAGE AT EAGLE CREST, FILED IN PLAT CABINET F-393 OF THE DESCHUTES COUNTY OFFICIAL RECORDS, THE INITIAL POINT, BEING A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP MARKED "W&H PACIFIC", SAID POINT BEING ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 15 SOUTH, RANGE 12 EAST OF THE WILLAMETTE MERIDIAN; SAID POINT BEARS NORTH 88°59'41" WEST, 476.47 FEET FROM THE SOUTH ONE QUARTER CORNER, SAID POINT BEING THE MOST SOUTHERLY CORNER OF LOT 2, COMMERCIAL VILLAGE AT EAGLE CREST AS RECORDED IN THE DESCHUTES COUNTY SURVEY RECORDS AS CS15261.

ASSESSORS CERTIFICATE:

I HEREBY CERTIFY THAT ALL AD VALOREM TAXES, SPECIAL ASSESSMENTS, FEES AND OTHER CHARGES, AS REQUIRED BY ORS 92.085 TO BE PLACED ON THE 2006-2007 TAX ROLLS, WHICH HAVE BECOME A LIEN OR WILL BECOME A LIEN DURING THIS TAX YEAR, HAVE BEEN PAID TO ME.

DESCHUTES COUNTY ASSESSOR John F. 5-18-2007

I HEREBY CERTIFY THAT ALL TAXES HAVE BEEN PAID AS OF THIS DATE

DESCHUTES COUNTY TAX COLLECTOR John F. 5-18-2007

APPROVALS:

THE PLAT OF "COMMERCIAL VILLAGE AT EAGLE CREST, PHASE 1, HAS BEEN EXAMINED AND APPROVED.

DESCHUTES COUNTY DIRECTOR OF PUBLIC WORKS Thomas E. Blum 5/17/2007

DESCHUTES COUNTY SURVEYOR Mike Berry 5-17-2007

DESCHUTES COUNTY PLANNING DIRECTOR Alban Williams 5/21/2007

DESCHUTES COUNTY COMMISSIONER Michael M. Daly 5/21/2007

WATER RIGHTS

THE PARCELS WITHIN THIS PLAT HAVE A QUAS-MUNICIPAL WATER RIGHT, PERMIT NO. G-11762, AN IRRIGATION AND COMMERCIAL WATER RIGHT, PERMIT NO. G-11313 AND ALL WATER WILL BE SUPPLIED BY CLINE BUTTE UTILITY COMPANY.

POST MONUMENTATION

I, DANIEL E. WOBBE, CERTIFY THAT POST MONUMENTATION OF THE REMAINING INTERIOR PARCELS WILL BE COMPLETED ON OR BEFORE MARCH 31, 2009.

Linda S. M.
 DANIEL E. WOBBE PLS 2825

INTERIOR AND CENTERLINE MONUMENTS SET _____ IN VOLUME _____ PER AFFIDAVIT OF MONUMENTATION RECORDED _____ PAGE _____ OF DESCHUTES COUNTY RECORDS.

COUNTY SURVEYOR

CONSENT:

BY DEED OF TRUST RECORDED IN DOCUMENT NO. 2004-10586, DESCHUTES COUNTY OFFICIAL RECORDS, RECORDED FEBRUARY 27, 2004, COLUMBIA RIVER BANK BEING THE BENEFICIARY AND CONSENTS TO THE SUBDIVISION OF THE LAND SHOWN ON THIS PLAT.

BY: Alan Cameron 5-10-07
 COLUMBIA RIVER BANK

STATE OF OREGON)
) SS
 COUNTY OF DESCHUTES)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 5-10-07, 2007, BY Alan Cameron BEING THE Vice President OF COLUMBIA RIVER BANK, ON BEHALF OF SAID BANK.

BY: Kathy Ziel
 MY COMMISSION EXPIRES June 21, 2009



I HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE PLAT FILED IN THE DESCHUTES COUNTY CLERK'S OFFICE.

Janet SM

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO REPLAT THE EXISTING LOTS 2 AND 3, OF COMMERCIAL VILLAGE AT EAGLE CREST, FILED AS CS15261 WITH THE DESCHUTES COUNTY SURVEYORS OFFICE, AND TO COMPLY WITH THE OREGON REVISED STATUTES (O.R.S. CHAPTER 92) REQUIREMENTS FOR SUBDIVISIONS.

THE BOUNDARY OF THIS SUBDIVISION, BEING BOUNDARIES OF LOTS 2 AND 3 OF SAID PLAT OF COMMERCIAL VILLAGE AT EAGLE CREST, WERE HELD SAME AS RECORDED ALONG WITH MONUMENTS FOUND AND SET ON SAID PLAT.

BEARINGS HEREIN SHOWN ARE BASED UPON THE PLAT OF COMMERCIAL VILLAGE AT EAGLE CREST, BY W&H PACIFIC, FILED AS CS 15261 IN THE DESCHUTES COUNTY SURVEY RECORDS.

NOTES:

- REDMOND PROPERTIES, LLC RESERVES EASEMENTS OVER ALL COMMON LOTS FOR UTILITIES, DRAINAGE, IRRIGATION SYSTEMS, SIGNS, ACCESS AND OTHER RELATED USES.
- ALL ROADWAYS SHOWN ON THE OFFICIAL PLAT OF COMMERCIAL VILLAGE AT EAGLE CREST ARE PRIVATE ROADWAYS AND MAY BE SUBJECT TO ASSESSMENTS FOR MAINTENANCE AND UPKEEP.
- THE PROPERTY SHOWN ON THIS PLAT IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED APRIL 24, 2003, IN DESCHUTES COUNTY OFFICIAL RECORDS, 2003-26819.
- THE PROPERTY SHOWN ON THIS PLAT IS SUBJECT TO A QWST EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF, RECORDED AUGUST 13, 2003, IN DESCHUTES COUNTY OFFICIAL RECORDS, 2003-55445, AFFECTS PROPERTY SHOWN ON THIS PLAT. (SHOW)
- THE PROPERTY SHOWN ON THIS PLAT IS SUBJECT TO AN ACCESS AND PUBLIC UTILITY EASEMENT AS SHOWN ON THE OFFICIAL PLAT AS RECORDED IN DESCHUTES COUNTY SURVEY RECORDS AS CS15261.
- THE PROPERTY SHOWN ON THIS PLAT IS SUBJECT TO A ROADWAY AND UTILITY EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED MAY 10, 1988, IN DESCHUTES COUNTY OFFICIAL RECORDS, BOOK 163, PAGE 01371. (FALCON CREST DRIVE). (ERROR IN SECTION CALL ON DEED, READS E1/2,SW1/4 AND SHOULD READ E1/2,SE1/4 AS SHOWN ON EXHIBIT MAP IN DEED)
- THE PROPERTY SHOWN ON THIS PLAT IS SUBJECT TO A PUBLIC ACCESS EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED SEPTEMBER 19, 2002, IN DESCHUTES COUNTY OFFICIAL RECORDS, BOOK 2002, PAGE 51547. (DOES NOT EFFECT PLAT)
- THE PROPERTY SHOWN ON THIS PLAT IS SUBJECT TO THE DESCHUTES COUNTY SOLAR ORDINANCE.
- THE PROPERTY SHOWN ON THIS PLAT IS SUBJECT TO A LICENSE AND IMPROVEMENT AGREEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED FEBRUARY 6, 2003, IN DESCHUTES COUNTY OFFICIAL RECORDS, VOLUME 2003, PAGE 08484.
- THE PROPERTY SHOWN ON THIS PLAT IS SUBJECT TO RESERVATIONS IN PATENTS TO RIGHTS FOR ELECTRIC POWER TRANSMISSION LINE PURPOSES GRANTED TO CENTRAL ELECTRIC COOP. ITS SUCCESSORS AND ASSIGNS, BY RIGHT OF WAY NO. OR. 24327 AS DISCLOSED IN BARGAIN AND SALE DEED RECORDED OCTOBER 8, 1987, IN DESCHUTES COUNTY OFFICIAL RECORDS, BOOK 152, PAGE 2333. (BLANKET EASEMENT) (ERROR IN SECTION CALL ON DEED - READS E1/2,SW1/4 AND SHOULD READ E1/2,SE1/4)
- THE PROPERTY SHOWN ON THIS PLAT IS SUBJECT TO A LEASE, INCLUDING TERMS AND PROVISIONS THEREOF, RECORDED MAY 21, 2004, IN DESCHUTES COUNTY OFFICIAL RECORDS, VOLUME 2004, PAGE 29826, LESSOR REDMOND PROPERTIES, LLC, LESSEE PORTER MTN. DEVELOPMENT, LLC, AN OREGON LIMITED LIABILITY COMPANY.
- THE PROPERTY SHOWN ON THE MAP IS SUBJECT TO A WARRANTY DEED FROM PORTER MTN. DEVELOPMENT, LLC TO C-CORP, RECORDED SEPTEMBER 22, 2004, IN DESCHUTES COUNTY OFFICIAL RECORDS, VOLUME 2004, PAGE 57053 (EFFECT, IF ANY).
- THE PROPERTY SHOWN IS SUBJECT TO A DEED OF TRUST RECORDED JANUARY 19, 2007, IN THE DESCHUTES COUNTY OFFICIAL RECORDS, VOLUME 2007-03502.
- THE PROPERTY SHOWN IS SUBJECT TO A DEED OF TRUST RECORDED FEBRUARY 27, 2004, IN THE DESCHUTES COUNTY OFFICIAL RECORDS, VOLUME 2004, PAGE 10586.
- THE PROPERTY SHOWN IS SUBJECT TO THE REGULATIONS AND ASSESSMENTS OF COMMERCIAL VILLAGE OWNERS COMMITTEE, AS SET FORTH IN DECLARATION RECORDED APRIL 24, 2003, IN BOOK 2003, PAGE 26819, ON THE DESCHUTES COUNTY OFFICIAL RECORDS.
- THE PROPERTY SHOWN IS SUBJECT TO ASSIGNMENT OF LEASES AND/OR RENTS AND THE TERMS AND CONDITIONS THEREOF, RECORDED JANUARY 19, 2007, IN THE DESCHUTES COUNTY OFFICIAL RECORDS, VOLUME 2007-03503.

SHEET INDEX

- SHEET 1 - SIGNATURE SHEET, NARRATIVE AND SURVEYOR CERTIFICATE
 SHEET 2 - BOUNDARY AND LOTS
 SHEET 3 - LOT DETAILS

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Janet SM
 OREGON
 JUNE 30, 1997
 DANIEL E. WOBBE
 2825
 RENEWAL DATE: 06-30-08

SHEET 1 OF 3

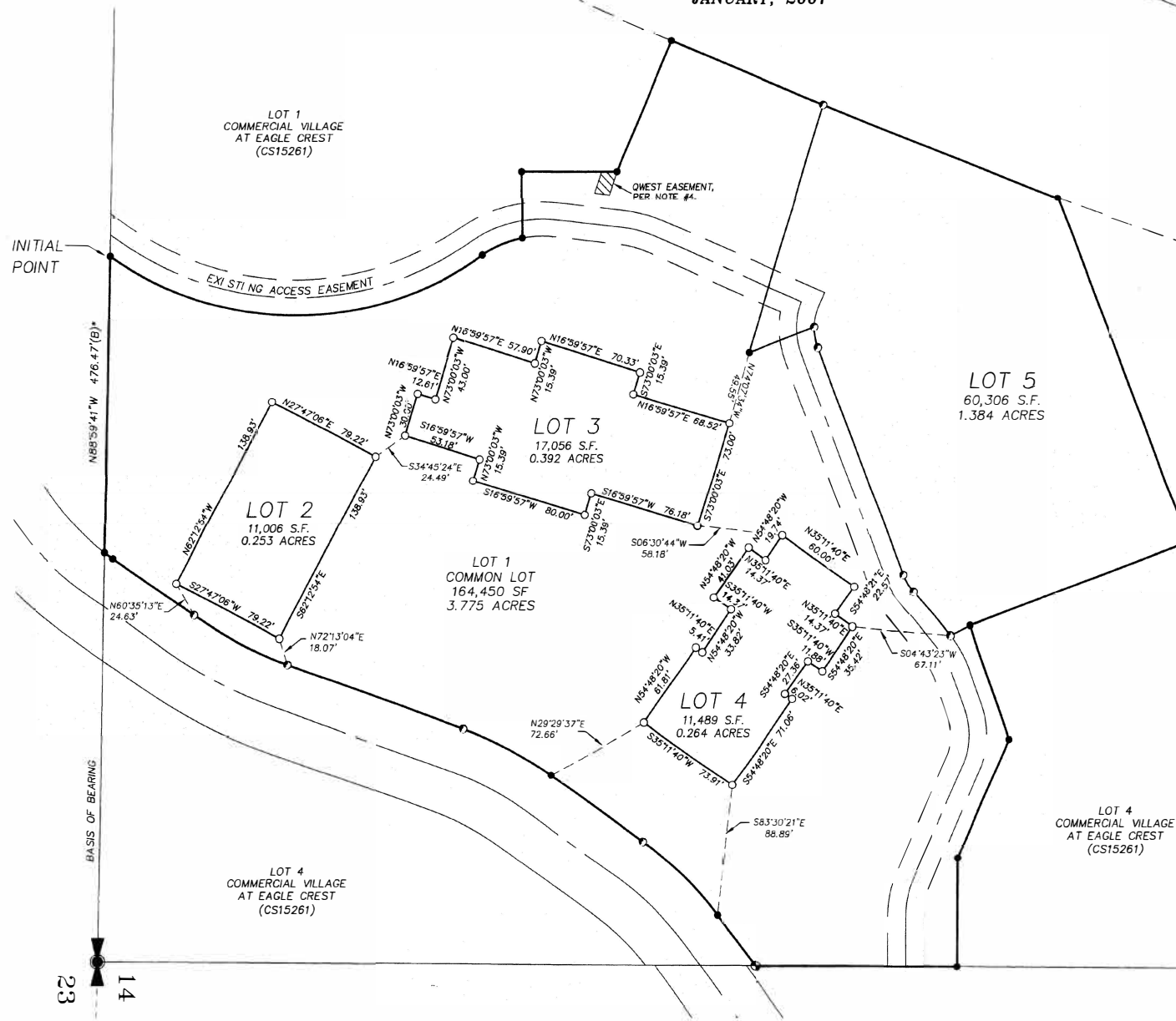
W&H PACIFIC
 920 Enkay, Suite C-100
 Bend, Oregon 97702-1041
 (541)388-4255
 (541)388-4229 Fax
 whpacific.com

Planners • Engineers • Surveyors • Landscape Architects

EXHIBIT A

H-336

COMMERCIAL VILLAGE AT EAGLE CREST, PHASE 1 A REPLAT OF LOTS 2 AND 3, COMMERCIAL VILLAGE AT EAGLE CREST, LOCATED IN THE SOUTHWEST QUARTER, OF SECTION 14, TOWNSHIP 15 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, DESCHUTES COUNTY, OREGON JANUARY, 2007



REFERENCES

- (A) PLAT OF "EAGLE CREST" BY HICKMAN WILLIAMS, RECORDED IN DESCHUTES COUNTY SURVEY RECORDS AS CS06949
- (B) PLAT OF "COMMERCIAL VILLAGE AT EAGLE CREST" BY W&H PACIFIC, RECORDED IN DESCHUTES COUNTY OFFICIAL RECORDS AS CS15261

LEGEND

- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "W&H PACIFIC" OR AS NOTED
- ⊙ FOUND 5/8" IRON ROD SHOWN AS SET ON REFERENCE A.
- ⊙ SET 5/8"x30" REBAR WITH YELLOW PLASTIC CAP MARKED "W&H PACIFIC"
- 5/8"x30" REBAR WITH YELLOW PLASTIC CAP MARKED "W&H PACIFIC", TO BE SET PER POST MONUMENTATION NOTE
- () RECORD DATA PER REFERENCE NOTE
- * MEASURED DATA SAME AS RECORD

I HEREBY CERTIFY THAT THIS IS A TRUE
AND EXACT COPY OF THE PLAT FILED IN
THE DESCHUTES COUNTY CLERK'S OFFICE.

[Signature]

REGISTERED
PROFESSIONAL
LAND SURVEYOR
[Signature]
OREGON
JUNE 30, 1997
DANIEL E. WOBBE
2825
RENEWAL DATE: 06-30-08

SHEET 3 OF 3

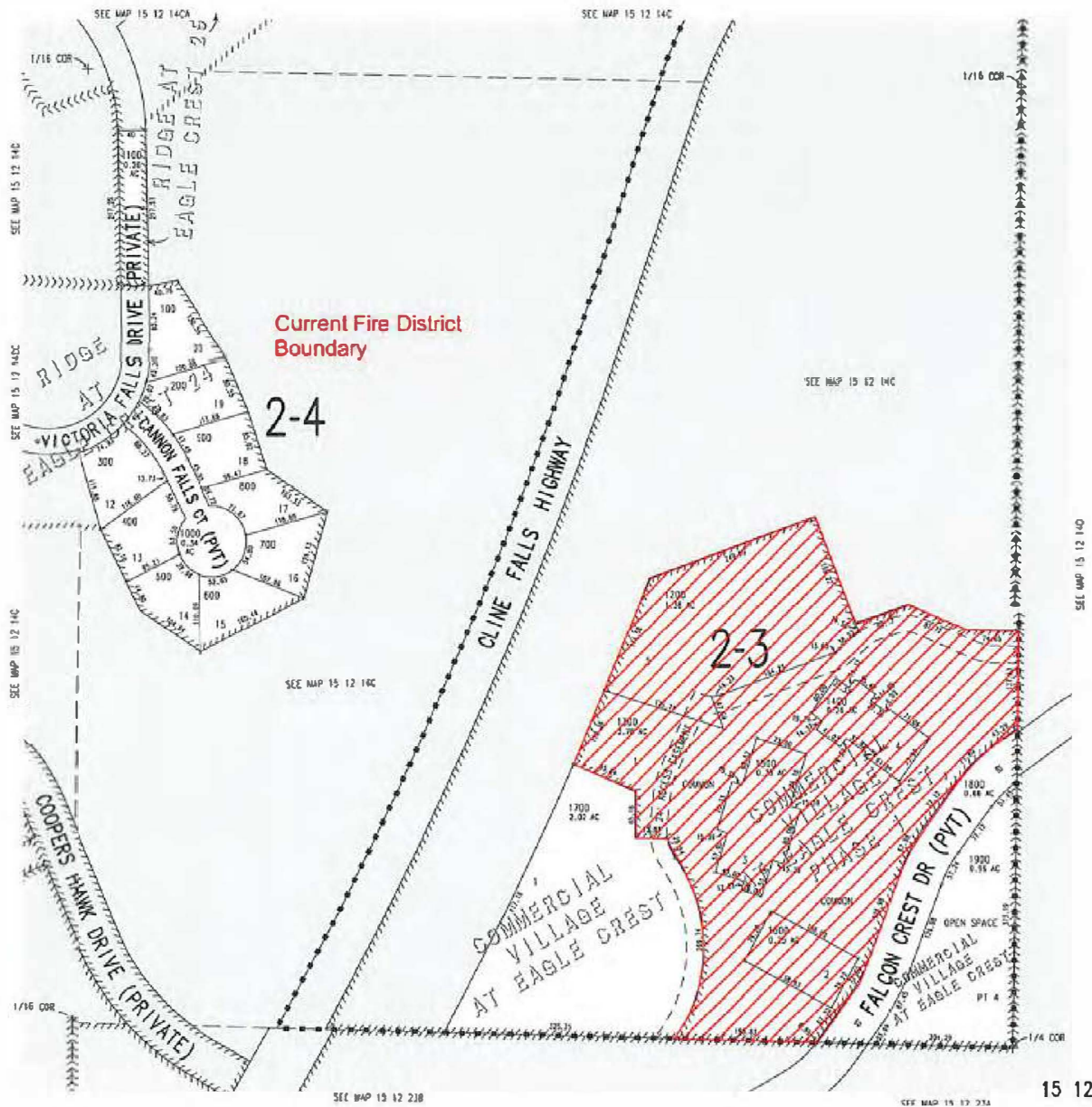
**W&H
PACIFIC**
920 Emkey, Suite C-100
Bend, Oregon 97702-1041
(541) 388-4255
(541) 388-4229 Fax
whpacific.com
Planners • Engineers • Surveyors • Landscape Architects

EXHIBIT A

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY.
REVISED: 06/03/2007

SE1/4 SW1/4 SEC. 14 T.15S. R.12E. W.M.
DESCHUTES COUNTY
1" = 100'

15 12 14CD



15 12 14CD

Boundary Change Preliminary Review

EXHIBIT A

DOR 9-P147-2025



Cadastral Information Systems Unit
PO Box 14380
Salem, OR 97309-5075
fax 503-945-8737
boundary.changes@dor.oregon.gov

Katie Annen
Administrative Assistant
Redmond Fire & Rescue
341 NW Dogwood Ave
Redmond OR 97756

December 5, 2025

Documents received: 10/7/2025, 12/2/2025
From: Katie Annen

This letter is to inform you that the Description and Map for your planned Annexation to the Redmond Fire & Rescue (Resolution No 2025-21) in Deschutes County have been reviewed per your request. They MEET the requirements of ORS 308.225 for use with an Order, Ordinance, or Resolution which must be submitted to the Deschutes County Assessor and the Department of Revenue in final approved form before March 31 of the year in which the change will become effective.

Please provide a legal description of the property being annexed

If you have any questions please contact Mike Allen, 503-983-3033

EXHIBIT B



**DESCHUTES COUNTY ASSESSOR'S OFFICE
CARTOGRAPHY DEPARTMENT**

1300 NW Wall Street, Suite 204 | Bend, Oregon 97703

Office: (541) 388-6508 | **Fax:** (541) 382-1692

Website: <https://www.deschutes.org/assessor>

Property Info: <https://dial.deschutes.org/>

January 7, 2026

Steve Dennison

Deschutes County Clerk

Re: **Redmond Fire and Rescue** (VVI LIMITED LLC, LAUREL RIVER LLC, GCTX LLC
& TORAD DEVELOPMENT LLC)

Map/Taxlot # **151214CD 1200,1300,1400,1500 & 1600**

Please be advised the attached petition meets the requirements of ORS 198.

Sincerely,

Gregg Rossi



Gregg Rossi | Chief Cartographer

Deschutes County Assessor's Office, Cartography Dept.

1300 NW Wall St. Suite 204 | Bend, Oregon 97703 PO Box 6005 | Bend, Oregon 97708

Tel: (541) 617-4703 | Fax: (541) 382-1692



TO: Deschutes County Board of Commissioners

FROM: Will Groves, Planning Manager

DATE: January 13, 2026

SUBJECT: Land Use Compatibility Redmond Fire & Rescue District Annexation

The materials contained in the petitions propose to annex lands to the Redmond Fire & Rescue District. Specifically:

7515, 7525, 7535 Falcon Crest Drive, Redmond
Tax Lot 151214CD01600

These annexations are consistent with Title 18, Deschutes County Zoning Ordinance, and Title 23, Deschutes County Comprehensive Plan. There are no local land use regulations or policies that specifically address these annexations¹.

¹ Policy 3.6.1 “encourages the formation of special service districts to serve rural needs rather than have the County serve those needs.” Policy 3.8.1 recognizes the importance to “cooperate with public agencies and local park districts to provide park and recreation lands, facilities and opportunities.”