

REVIEWED

LEGAL COUNSEL

For Recording Stamp Only

After recording return to:
Deschutes County Road Dept.
61150 S.E. 27th Street
Bend, Oregon 97701

DEED OF DEDICATION


Ted K. Gilbert and Kerry S. Gilbert, each as to an undivided one-half interest, as tenants in common, Grantor, does hereby dedicate to the public for roadway and utility purposes that parcel of land described in Exhibit "A" and depicted in Exhibit "B", attached hereto and by this reference incorporated herein.

The true consideration for this conveyance is **One Hundred Twenty Five Thousand Dollars (\$125,000.00)**.

DATED this 6th day of February, 2023.



Ted K. Gilbert



Kerry S. Gilbert

STATE OF OREGON)
Multnomah) SS.
County of Deschutes)

Before me, a Notary Public, personally appeared Ted K. Gilbert acknowledged the foregoing instrument.

Dated this 6th day of February, 2023.



Leslie Gillian Abel
NOTARY PUBLIC FOR OREGON
My Commission Expires: 6 June 2026

STATE OF OREGON)
Multnomah) SS.
County of Deschutes)

Before me, a Notary Public, personally appeared Kerry S. Gilbert acknowledged the foregoing instrument.

Dated this 6th day of February, 2023.



Leslie Gillian Abel
NOTARY PUBLIC FOR OREGON
My Commission Expires: 6 June 2026

ACCEPTANCE

Deschutes County, acting by and through its Board of County Commissioners, does hereby accept the foregoing Deed of Dedication as a public road pursuant to ORS 93.808.

DATED this ____ day of _____, 2023.

BOARD OF COUNTY COMMISSIONERS
OF DESCHUTES COUNTY, OREGON

ANTHONY DEBONE, CHAIR

PATTI ADAIR, VICE CHAIR

ATTEST:

PHIL CHANG, COMMISSIONER

Recording Secretary

STATE OF OREGON)
) SS.
County of Deschutes)

Before me, a Notary Public, personally appeared Anthony DeBone, Patti Adair, and Phil Chang, the above-named Board of County Commissioners of Deschutes County, Oregon, acknowledged the foregoing instrument, on behalf of Deschutes County, Oregon.

Dated this ____ day of _____, 2023.

NOTARY PUBLIC FOR OREGON
My Commission Expires: _____

Exhibit "A"

LEGAL DESCRIPTION

DCO-02

May 2, 2022

Page 1 OF 2

RIGHT OF WAY DEDICATION

Three (3) tracts of land, being portions of that property described in of Document 2006-38404 Deschutes County Official Records, located in the Northeast one-quarter of the Northwest one-quarter of Section 14, Township 17 South, Range 12 East, Willamette Meridian, Deschutes County, Oregon, being more particularly described as follows:

Bearings and Deschutes Market Road centerline stationing are based on CS20788, Deschutes County Survey Records.

TRACT 1

Beginning at a 5/8-inch iron rod with a 2-inch aluminum cap inscribed "DESCHUTES COUNTY ENGINEERING R/W LS2390" marking a point on the northerly Right-of-Way of Deschutes Market Road which falls 30.00 feet left, when measured at a right angle, of Deschutes Market Road centerline station 15+83.60;

Thence along said northerly Right-of-Way South 89°45'16" West a distance of 70.36 feet to a 5/8-inch iron rod with a 2-inch aluminum cap inscribed "DESCHUTES COUNTY ENGINEERING R/W LS2390" marking an angle point in said Right-of-Way;

Thence along said northerly Right-of-Way North 88°23'54" West a distance of 79.88 feet to a point which falls 30.00 feet left, when measured at a right angle, of Deschutes Market Road centerline station 14+32.40;

Thence North 42°02'27" East a distance of 373.59 feet;

Thence North 10°37'01" East a distance of 140.00 feet to a point on the westerly Right-of-Way of Deschutes Market Road which falls 30.00 feet left, when measured at a right angle, of Deschutes Market Road centerline station 21+19.49;

Thence along said Right-of-Way South 00°06'08" East a distance of 289.93 feet to a point which falls 30.00 feet left, when measured at a right angle, of Deschutes Market Road centerline station 18+29.56 and the beginning of curve right;

Thence along said Right-of-Way and along said curve right through a central angle of 89°51'24", with a radius of 126.83 feet (long chord bears South 44°49'34" West, 179.14 feet) a distance of 198.91 feet to the **Point of Beginning**.

Contains 40,806 square feet more or less.

See the attached Exhibit "B" sheet 1, entitled "RIGHT-OF-WAY DEDICATION", which is made a part hereof.

TOGETHER WITH:

LEGAL DESCRIPTION

DCO-02

May 2, 2022

Page 2 OF 2

TRACT 2

Commencing at the north One-Quarter corner of said Section 14;

Thence along the north-south centerline of said Section 14 South 00°11'26" East a distance of 1225.95 feet to a point on the southeasterly Right-of-Way of Deschutes Market Road which falls 30.00 feet right, when measured at a right angle, of Deschutes Market Road centerline station 17+57.38 and the true **Point of Beginning** of the tract described herein;

Thence continuing along said centerline of Section 14 South 00°11'26" East a distance of 99.87 feet to the center-north one-sixteenth corner of said Section 14, also being the southeast corner of said Document 2006-38404;

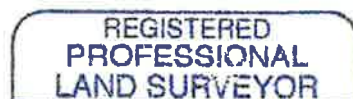
Thence along the south boundary line of said Document 2006-38404 North 89°59'00" West a distance of 127.95 feet to a point on said southeasterly Right-of-Way of Deschutes Market Road which falls 30.00

feet right, when measured at a right angle, of Deschutes Market Road centerline station 16+16.70 and the beginning of a non-tangent curve left;

Thence along said curve left, through a central angle of 51°23'44", with a radius of 186.83 feet (long chord bears North 51°57'53" East, 162.03 feet) a distance of 167.59 feet to the **Point of Beginning**.

Contains 4,373 square feet more or less.

See the attached Exhibit "B" sheet 2, entitled "RIGHT-OF-WAY DEDICATION" which is made a part hereof.



RENEWS: 6-30-23

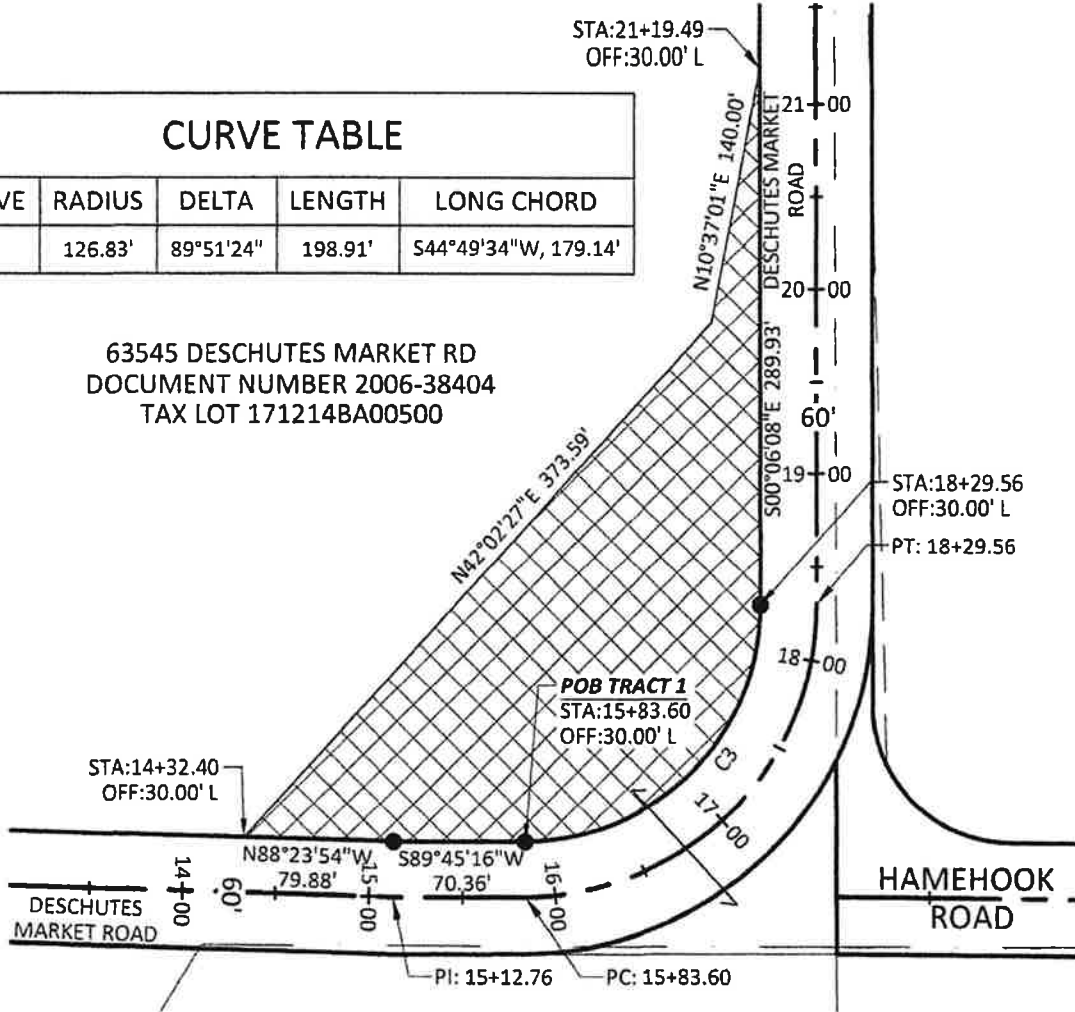
EXHIBIT "B"

RIGHT-OF-WAY DEDICATION

LOCATED IN THE NORTHEAST ONE-QUARTER OF THE NORTHWEST
ONE-QUARTER OF SECTION 14, TOWNSHIP 17 SOUTH, RANGE 12
EAST, WILLAMETTE MERIDIAN, DESCHUTES COUNTY, OREGON

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	LONG CHORD
C3	126.83'	89°51'24"	198.91'	S44°49'34"W, 179.14'

63545 DESCHUTES MARKET RD
DOCUMENT NUMBER 2006-38404
TAX LOT 171214BA00500



BASIS OF BEARINGS AND DESCHUTES MARKET ROAD
CENTERLINE STATIONING ARE PER CS20788

LEGEND

TRACT 1
±40,806 SQ.FT.

- - FOUND MONUMENT PER CS20788
- POB - POINT OF BEGINNING

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
NOVEMBER 08, 2010
JOHN TAYLOR HAGLUND
55022

RENEWS: 6-30-2023

SCALE: 1" = 100'



**Harper
Houf Peterson
Righellis Inc.**

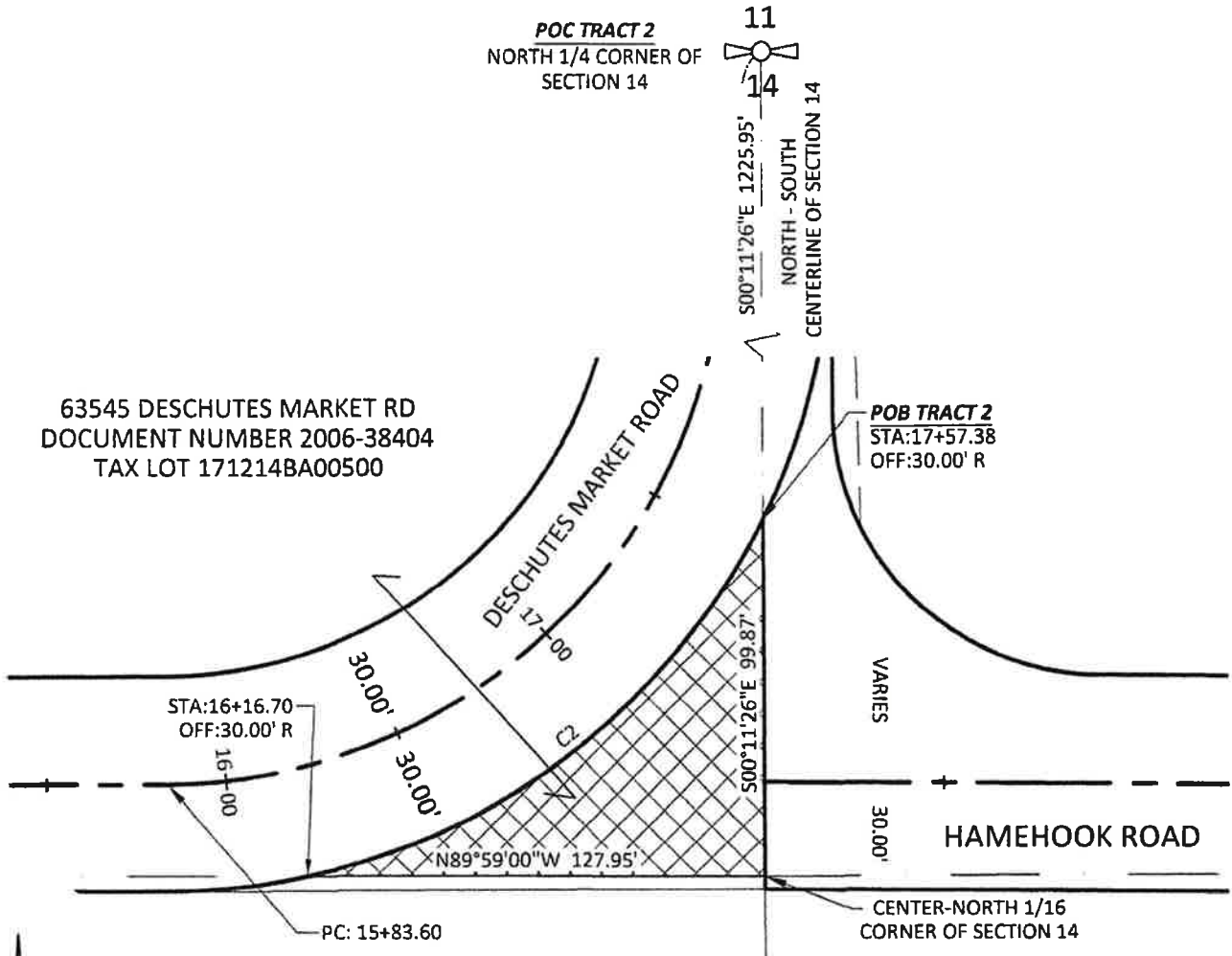
ENGINEERS • PLANNERS
LANDSCAPE ARCHITECTS • SURVEYORS
250 NW Franklin Avenue, Suite 404, Bend, OR 97703
phone: 541.318.1161 www.hhpr.com fax: 541.318.1141

SEE ATTACHED LEGAL DESCRIPTION

EXHIBIT "B"

RIGHT-OF-WAY DEDICATION

LOCATED IN THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 14,
TOWNSHIP 17 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, DESCHUTES COUNTY, OREGON



BASIS OF BEARINGS AND DESCHUTES MARKET ROAD
CENTERLINE STATIONING ARE PER CS20788

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	LONG CHORD
C2	186.83'	51°23'44"	167.59'	N51°57'53"E, 162.03'



SCALE: 1" = 50'

LEGEND

- TRACT 2
±4,373 SQ.FT.
- - FOUND MONUMENT PER CS20788
- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCEMENT

SEE ATTACHED LEGAL DESCRIPTION

REGISTERED
PROFESSIONAL
LAND SURVEYOR

John Taylor Haglund
OREGON
NOVEMBER 08, 2010
JOHN TAYLOR HAGLUND
55022

RENEWS: 6-30-2023



**Harper
Houf Peterson
Righellis Inc.**

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DCO-02 CLG 5/2/2022 SHEET 2 OF 2