

Deschutes County Official Records **2012-026983**
D-CCR
Stn=1 BN **07/12/2012 02:11:58 PM**
\$30.00 \$11.00 \$10.00 \$16.00 \$6.00 \$5.00 **\$78.00**

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

Do not remove this page from original document.

Deschutes County Clerk

Certificate Page



If this instrument is being re-recorded, please complete the following statement, in accordance with ORS 205.244:

Re-recorded at the request of _____ to correct
[give reason] _____
previously recorded in Book _____ and Page _____,
or as Fee Number _____.

Declaration of Covenants and Restrictions

FOR

ALTURA SUBDIVISION

This declaration is made this 3rd of July, 2012 by Rick Wight, Wight Development, LLC, hereafter referred to as "Declarant" as developer and owner of the real property located in the city of Bend, Oregon, County of Deschutes, platted and recorded in the plat records of Deschutes County, commonly known as Altura Subdivision.

In order to insure that said Altura Subdivision shall be developed and maintained in an orderly manner and to protect the value, desirability and attractiveness of the individual dwellings and entire neighborhood, the Declarant desires to declare of public record certain covenants, conditions and restrictions upon all parties having or acquiring any right, title or interest in the property or any part thereof, and shall insure to the benefit of the Declarant or any successor of Declarant in the ownership of the desired property.

ARTICLE 1

Use Restrictions

1. No lot shall be used except for residential purposes. No shop or store for business purposes shall be allowed on the property. No structure of a temporary character, including trailer, tent, shed, basement, garage or other outbuilding shall be used for residential purposes on any lot, either temporarily or permanently. All such structures must comply with the applicable codes.

ARTICLE 2

Building Restrictions

2. All driveways to be paved or concrete or asphalt. At the sole discretion of the Declarant, a graveled driveway may be acceptable for temporary purposes only.
3. The residence shall NOT exceed two stories in height, excluding subsurface basements.
4. Roofs shall have a minimum of a 4/12 pitch and shall be constructed of architectural composition shingles, concrete, clay tiles or metal.
5. All houses must have a minimum of a one-car garage. No garage can be converted or used for living space, unless a new garage is built prior to conversion.
6. All buildings constructed must be completed within six (6) months from the date construction is commenced, excluding inside finish work.

**RETURN TO WESTERN
TITLE & ESCROW**

59319

7. No modular, mobile or preexisting home may be moved onto any lot in the subdivision.
8. Any fences shall be not more than 6' high and constructed with vertical cedar wood material, natural or stained.
9. All front yards shall be landscaped within three (3) months after the date of recording of the homes' completion notice. In the event of undue hardship due to weather conditions, Declarant, at their sole discretion, may extend installation of landscaping.

ARTICLE 3

General Restrictions

10. No signs, other than those allowed by the City of Bend for residential areas, shall be permitted.
11. All garbage and other waste shall be kept in appropriate sanitary containers for proper disposal and out of public view. No lot shall be used as a dump for trash or rubbish of any kind.
12. Each owner shall maintain the Lot and improvements thereon in a clean and attractive condition, in good repair and in such fashion as not to create a fire hazard. Damage caused by fire, flood, storm, earthquake, riot vandalism, or other causes shall likewise be the responsibility of each owner.
13. No owner shall permit any vehicle which is in extreme state of disrepair to be abandoned or to remain parked upon any Lot or on any street for a period in excess of 48 hours. A vehicle shall be deemed to be in an "extreme state of disrepair" when its presence offends the occupants of the neighborhood.
14. Parking of RVs, trailers, truck-campers, boats, wave runners, snowmobiles & like equipment shall not be allowed in front of front setback line of the garage. Said equipment must be kept behind fencing.
15. No animals, including poultry, shall be raised or kept on any Lot, except that dogs, cats or other household pets may be kept, provided that they are not raised or kept for commercial purposes and do not cause damage or discomfort to neighbors.
16. No exposed television or other antennas shall be installed or located upon said properties, except satellite dishes no greater than 18" in diameter.
17. No owner shall permit any condition to exist upon his Lot which shall induce, breed or harbor infectious plant diseases or noxious insects.

18. No noxious or offensive activity shall be carried on within any Lot nor shall anything be done or placed upon any Lot which interferes with or jeopardizes any Owners' use and enjoyment of the lot.

ARTICLE 4

Remedies

- A In the event any owner constructs or permits to be constructed on the Lot an improvement contrary to the provisions of this Declaration, or causes or permits any improvement, activity, condition or nuisance contrary to the provisions of this Declaration to remain uncorrected or unabated on the Lot, or if any owner causes damage to the road system during construction or anytime thereafter, then Declarant shall notify the owner in writing of any specific violations of this Declaration, and may require the owner to remedy or abate the same in order to bring the Lot, the improvements on the Lot or on the road system and the use of the Lot in conformance with this Declaration. If the owner is unable, unwilling or refuses to comply with Declarant's specific directives for remedy or abatement, or the owner and the Declarant cannot agree to a mutually acceptable solution within 30 days of written notice to the owner, then Declarant shall have the right to do either or both of the following:
1. Enter the offending Lot, if necessary, and remove the cause of such violation or alter, repair or change the item which is in violation of this Declaration, in such a manner to make it conform to this Declaration, in which case Declarant may assess the offending Lot owner for the entire cost of the work done, and Declarant shall have a lien upon the offending Lot for the amount of this cost which shall be subordinate to any prior recorded mortgage or trust deed, and/or
 2. Bring suit or action against the owner to enforce this Declaration.
- B In the event Declarant brings any suit to action to enforce this Declaration, the Prevailing party shall be entitled to recover all costs and expenses incurred by him in connection with such amount as the court may determine to be reasonable as attorneys' fees at trial and upon any appeal.
- C The remedies provided in this Declaration are not exclusive but shall be in addition to the injunctions and all other remedies, including actions for damages and suits for specific performance, available under applicable laws.

ARTICLE 5

Termination

- A Failure by Declarant to enforce any covenants, conditions or restrictions contained in this Declaration shall terminate upon the expiration of 40

years from date of recording of this Declaration, provided, however, that such covenants, conditions, and restrictions shall terminate upon such earlier date as Declarant may execute and cause to be recorded in the deed records of Deschutes County, a Declaration specifying such termination. However, Declarant shall notify in writing each owner 90 days before recording of such declaration termination. In addition, Declarant may elect to waive any of the covenants, conditions, and restrictions as they apply to any specific Lot or Lots by the execution and recording by Declarant in the deed of records of Deschutes County, Oregon, of a Declaration of Waiver.

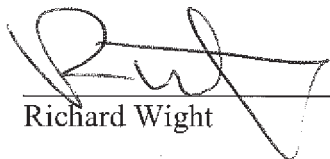
Notwithstanding the following, at the time of recipient by owners of notice of termination, or before such declaration of termination is executed and recorded, the owners may at their discretion form an Association to enforce the provisions of this Declaration. Such Association shall be formed on by majority vote, and in determining a majority, each Lot in the subdivision shall be entitled to one vote. The Association's structure and powers shall have the same powers and duties that the Declarant has under this declaration. All provisions in this Declaration shall apply equally to the Association including but not limited to provisions relating to enforcement.

ARTICLE 6

Miscellaneous Provisions

- A Failure by Declarant to enforce any covenants, conditions or restrictions contained in this Declaration shall in no event be deemed a waiver of the right to do so thereafter as to the same breach or as to one occurring prior or subsequently thereto.
- B Each provision of this Declaration shall be deemed independent and severable, and the invalidity or partial invalidity of any provisions shall not affect the validity or enforceability of the remaining part of that or any other provision.
- C Any notice required by this declaration may be delivered either personally or by mail. Delivery by mail shall be deemed made 24 hours after having been deposited as certified or registered mail in the United State Mail, with postage prepaid, addressed to the owner at the lot or if the lot is unimproved, at such address then on file with the county assessor for delivery of tax statements.

IN WITNESS WHEREOF, Declarant has caused this instrument to be executed for recording as the Protective Covenants, Conditions, and Restrictions for Altura Subdivision this 3 day of July, 2012.

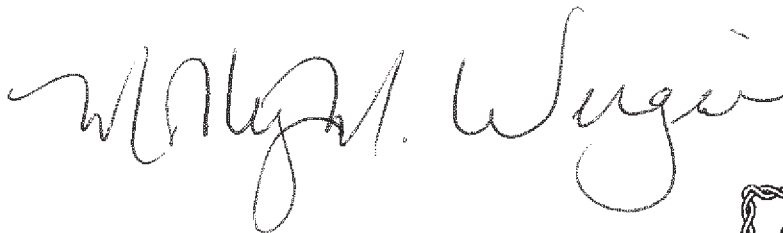

Richard Wight

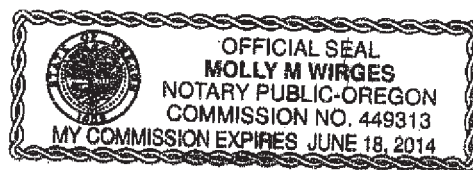
7/3/12

Date

STATE OF OREGON, County of Deschutes

The foregoing instrument was acknowledged before me this 3rd day of July, 2012 by Richard Wight for Wight Development, LLC.





"EXHIBIT A"

Lot 15, ALTURA, City of Bend, recorded May 17, 2009 as Document No. 2009-10936, Deschutes County Records, Deschutes County, Oregon.

Lot 14, ALTURA, City of Bend, recorded May 17, 2009 as Document No. 2009-10936, Deschutes County Records, Deschutes County, Oregon.

Lot 13, ALTURA, City of Bend, recorded May 17, 2009 as Document No. 2009-10936, Deschutes County Records, Deschutes County, Oregon.

Lot 12, ALTURA, City of Bend, recorded May 17, 2009 as Document No. 2009-10936, Deschutes County Records, Deschutes County, Oregon.

Lot 11, ALTURA, City of Bend, recorded May 17, 2009 as Document No. 2009-10936, Deschutes County Records, Deschutes County, Oregon.

Lot 10, ALTURA, City of Bend, recorded May 17, 2009 as Document No. 2009-10936, Deschutes County Records, Deschutes County, Oregon.

Lot 9, ALTURA, City of Bend, recorded May 17, 2009 as Document No. 2009-10936, Deschutes County Records, Deschutes County, Oregon.

Lot 8, ALTURA, City of Bend, recorded May 17, 2009 as Document No. 2009-10936, Deschutes County Records, Deschutes County, Oregon.

Lot 5, ALTURA, City of Bend, recorded May 17, 2009 as Document No. 2009-10936, Deschutes County Records, Deschutes County, Oregon.

Lot 4, ALTURA, City of Bend, recorded May 17, 2009 as Document No. 2009-10936, Deschutes County Records, Deschutes County, Oregon.

Lot 1, ALTURA, City of Bend, recorded May 17, 2009 as Document No. 2009-10936, Deschutes County Records, Deschutes County, Oregon.

ALTURA

LOCATED IN A PORTION OF THE NE 1/4 OF THE SW 1/4 OF SECTION 26, TOWNSHIP 17 SOUTH, RANGE 12 EAST, W.M., CITY OF BEND, DESCHUTES COUNTY, OREGON

PLAT #

REFERENCES

- (1) SURVEY BY JAMES TEE - CS#2774.
- (2) PLAT OF HAMMERS BY MICHAEL TEE - CS#2520.
- (3) UNDER LAND PARTITION W-88-48 BY MICHAEL TEE - CS#2783.
- (4) PLAT OF ABROOKWOOD BY MICHAEL TEE - CS#2086.
- (5) PLAT OF EAGLES LANDING BY PETER WAINLEY - CS#17207.
- (6) SURVEY FOR ROBERT FLETCHER BY AMBERY PERMY - CS#27713.
- (7) SURVEY FOR WELLEN BY BRUCE ROGERS - CS#24171.
- (8) PARTITION PLAT 1988-32 BY GARY DEARMAN - CS#12233.
- (9) SURVEY FOR WILLIAM AND ALISON THOMAS BY GARY DEARMAN - CS#12234.
- (10) SURVEY FOR EASTBROOK CHURCH BY EDGAR GRAVES - CS#27728.
- (11) UNDER LAND PARTITION W-82-9 BY EDGAR GRAVES - CS#27728.
- (12) SURVEY FOR ROBERT FLETCHER BY AMBERY PERMY - CS#27790.
- (13) PLAT OF EAGLES LANDING, PHASE 8 BY PETER WAINLEY - CS#17203.

LEGEND

- PROJECT BOUNDARY
- LOT LINE
- CHUNKLINE (AS NOTED)
- EXISTING TAX LOT LINE
- EXISTING (AS NOTED)
- SET 5/8" ROW WITH YELLOW PLASTIC CAP MARKED TWIN
- FOUND 5/8" ROW WITH YELLOW PLASTIC CAP MARKED TWIN PER (11)
- FOUND 5/8" ROW WITH YELLOW PLASTIC CAP MARKED TWIN PER (12)
- MEASURED BEARING/DISTANCE
- RECORD BEARING/DISTANCE

EASEMENT NOTES

- 1) THE SOUTH 1/2 OF THE NE 1/4 OF SECTION 26, T17S, R12E, W.M., IS SUBJECT TO A 5/8" ROW CROSSING OVER THE 1/4" ROW CORNER OF SECTION 26-1, T17S, R12E, W.M., PER DOCUMENT RECORDED JANUARY 21, 1993 IN BOOK 284, PAGE 1927 OF DESCHUTES COUNTY OFFICIAL RECORDS.
- 2) THE NE 1/4 OF THE SW 1/4 OF SECTION 26, T17S, R12E, W.M., IS SUBJECT TO A 5/8" ROW CROSSING UNDER THE 1/4" ROW CORNER OF SECTION 26-1, T17S, R12E, W.M., PER DOCUMENT RECORDED FEBRUARY 6, 1988 IN BOOK 478, PAGE 633 OF DESCHUTES COUNTY OFFICIAL RECORDS.

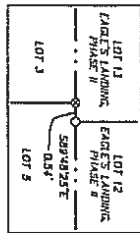
EASEMENT LEGEND

- 1) 20.00 FOOT WIDE EASEMENT FOR EGRESS TO CENTER OF ROAD, PER 2007, RECORDS - RECORDED AND RECD LATERAL A-11.
- 2) 10.00 FOOT WIDE PUBLIC UTILITY EASEMENT.
- 3) 14.00 FOOT WIDE ACCESS EASEMENT FOR THE BENEFIT OF LOTS 12, 13, AND 14.
- 4) 20.00 FOOT WIDE ACCESS EASEMENT FOR THE BENEFIT OF LOTS 12, 13, AND 14.
- 5) 5.00 FOOT WIDE SLOPE EASEMENT TO THE CITY OF BEND.
- 6) 14.00 FOOT WIDE SLOPE EASEMENT TO THE CITY OF BEND.
- 7) 14.00 FOOT WIDE SLOPE EASEMENT TO THE CITY OF BEND.
- 8) 14.00 FOOT WIDE SLOPE EASEMENT TO THE CITY OF BEND.
- 9) 14.00 FOOT WIDE SLOPE EASEMENT TO THE CITY OF BEND.

2-13-08
REGISTERED
LAND SURVEYOR
MICHAEL DAVID BENDIS

REGISTERED
ENGINEER
MICHAEL DAVID BENDIS

DESCHUTES COUNTY SURVEYOR
FILED 3/18/02 BY: JACOB



LINE	COMMENTS
1	114.27' x 20.00'
2	114.27' x 20.00'
3	114.27' x 20.00'
4	114.27' x 20.00'
5	114.27' x 20.00'
6	114.27' x 20.00'
7	114.27' x 20.00'
8	114.27' x 20.00'
9	114.27' x 20.00'
10	114.27' x 20.00'
11	114.27' x 20.00'
12	114.27' x 20.00'
13	114.27' x 20.00'
14	114.27' x 20.00'
15	114.27' x 20.00'
16	114.27' x 20.00'
17	114.27' x 20.00'
18	114.27' x 20.00'
19	114.27' x 20.00'
20	114.27' x 20.00'

DATE	LENGTH	BEARING	DELTA	CHORD
C1	41.20'	180.00'	113.95'	41.11'
C2	41.20'	270.00'	20.00'	41.27'
C3	41.20'	180.00'	113.95'	41.11'
C4	41.20'	270.00'	20.00'	41.27'
C5	41.20'	180.00'	113.95'	41.11'
C6	41.20'	270.00'	20.00'	41.27'
C7	41.20'	180.00'	113.95'	41.11'
C8	41.20'	270.00'	20.00'	41.27'
C9	41.20'	180.00'	113.95'	41.11'
C10	41.20'	270.00'	20.00'	41.27'
C11	41.20'	180.00'	113.95'	41.11'
C12	41.20'	270.00'	20.00'	41.27'
C13	41.20'	180.00'	113.95'	41.11'
C14	41.20'	270.00'	20.00'	41.27'
C15	41.20'	180.00'	113.95'	41.11'
C16	41.20'	270.00'	20.00'	41.27'
C17	41.20'	180.00'	113.95'	41.11'
C18	41.20'	270.00'	20.00'	41.27'
C19	41.20'	180.00'	113.95'	41.11'
C20	41.20'	270.00'	20.00'	41.27'

LOCATED IN A PORTION OF THE NE1/4 OF THE SW1/4 OF SECTION 26, TOWNSHIP 17 SOUTH, RANGE 12 EAST, WM, CITY OF BEND, DESCHUTES COUNTY, OREGON

ALTURA

DESCHUTES COUNTY OFFICIAL RECORDS
RECORD CLERK
2009-10035
\$11.00
01/17/2009 01:59:21 PM
PLAT #
H-914

SURVEYOR'S CERTIFICATE

I, PETER A. HANLEY, REGISTERED PROFESSIONAL LAND SURVEYOR FOR THE STATE OF OREGON, BEING DULY SWORN, DO HEREBY CERTIFY THAT THE FOREGOING PLAT OF "ALTURA" WAS PREPARED AND SUBMITTED TO THE RECORDS OF DESCHUTES COUNTY, OREGON, IN ACCORDANCE WITH THE REQUIREMENTS OF ORS 215.005 AND 215.006, AND THAT THE PLAT IS CORRECTLY SURVEYED AND MARKED WITH LEGAL MONUMENTS THE LAND REPRESENTED ON THIS SUBDIVISION PLAT OF "ALTURA" BEING A SUBDIVISION OF "PARCEL 1" AS DESCRIBED IN DEED RECORDED DECEMBER 15, 2006 IN VOLUME 2006, PAGE 01891 OF DESCHUTES COUNTY OFFICIAL RECORDS, LOCATED IN A PORTION OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER (NE1/4 SW1/4) OF SECTION 26, TOWNSHIP 17 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, CITY OF BEND, DESCHUTES COUNTY, OREGON, AND THAT A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "SCALES" EXISTS AT THE INITIAL POINT AND THE PROPERTY BEING PLATTED IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT SAID INITIAL POINT, BEING THE SOUTHEAST CORNER OF THE PLAT OF "THANKMERE" RECORDED APRIL 14, 2003 IN PLAT CACKET 5, PAGE 168 IN THE OFFICE OF THE DESCHUTES COUNTY CLERK, THENCE ALONG THE EAST BOUNDARY OF "THANKMERE" NORTH 00°07'14" EAST A DISTANCE OF 153.63 FEET TO THE NORTHEAST CORNER OF "THANKMERE", ALSO BEING A POINT ON THE SOUTH BOUNDARY OF THE PLAT OF "EAGLE'S LANDING" RECORDED JANUARY 25, 2007 IN PLAT CACKET 12, PAGE 118 IN THE OFFICE OF THE DESCHUTES COUNTY CLERK, THENCE ALONG SAID SOUTH BOUNDARY SOUTH 08°02'35" EAST A DISTANCE OF 144.83 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF EAGLE ROAD, THENCE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTHWEST 12°12'31" WEST 123.71 FEET TO THE NORTHEAST CORNER OF "EAGLE ROAD", THENCE ALONG SAID CORNER POINT SOUTHWEST 12°12'31" WEST 123.71 FEET TO THE POINT OF BEGINNING, THE TERMINUS OF THIS DESCRIPTION, A DISTANCE OF 144.78 FEET TO THE POINT OF BEGINNING, THE TERMINUS OF THIS DESCRIPTION.

SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RIGHT-OF-WAYS OF RECORD AND THOSE COMMON AND APPARENT ON THE LAND, CONTAINS 1.15 ACRES, MORE OR LESS, OF WHICH 0.09 ACRES ARE TO BE DEDICATED AS PUBLIC RIGHT-OF-WAY PER THIS PLAT.

DECLARATION

WIGHT DEVELOPMENT, LLC, AN OREGON LIMITED LIABILITY COMPANY, VESTEE OF THE LANDS SHOWN ON THE PLAT OF "ALTURA", AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HERETO ATTACHED, HAS CAUSED SAID LAND TO BE PLATTED AS SHOWN ON SUCH PLAT AND DECLARE THE PLAT OF "ALTURA" TO BE PREPARED AND PROPERLY SUBDIVIDED IN ACCORDANCE WITH OREGON LAWS, AND CONSENTS TO THE PLATTING OF "ALTURA" AS LOCATED IN A PORTION OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER (NE1/4 SW1/4) OF SECTION 26, TOWNSHIP 17 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, CITY OF BEND, DESCHUTES COUNTY, OREGON, AND MAX E. ROSS AND JONICE A. ROSS, INDISTINCT OF THE ROSS FROS ARBORETUM, 15000 N. 15TH AVE., BEND, OREGON 97701, HAVE CAUSED THE PLATTING OF THIS SUBDIVISION PLAT AS DESCRIBED IN THE SURVEYOR'S CERTIFICATE HERETO ATTACHED, AND FURTHER DEDICATES TO THE PUBLIC FOREVER FOR ROAD AND UTILITY PURPOSES THE RIGHT-OF-WAY OF "ALTURA DRIVE" AND "200 AVENUE" AS SHOWN ON SHEET 3 OF THIS PLAT, AND FURTHER DEDICATES TO THE PUBLIC FOREVER THE 10 FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) DETAIL ON SHEET 3 WHICH AFFECTS LOTS 12 AND 14 FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITIES. UNLITES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND, AND ALL OTHER RELATED FUNCTIONS, INCLUDING THE RIGHT TO ACCESS, TO THE UTILITY EASEMENT, AND THE RIGHT TO REMOVE THE REMOVAL OF ANY OBSTRUCTIONS INCLUDING TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PILE AT THE LOT OWNER'S EXPENSE, AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PILE ON ANY OTHER OBSTRUCTIONS WHICH INTERFERES WITH THE USE OF THE PILE WITHOUT PRIOR WRITTEN APPROVAL OF THE UNLITES AND FACILITIES IN THE PILE, AND FURTHER GRANTS THE SLOPE EASEMENTS AS DETAIL ON SHEET 3 (WHICH MAY AS SHOWN) WHICH AFFECT LOTS 2, 17, AND 18 TO THE CITY OF BEND FOR ROAD FULL SLOPE PLACEMENT, AND FURTHER DEDICATES TO THE PUBLIC FOREVER THE 10 FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) DETAIL ON SHEET 3, AND LOTS 12, 13, AND 14, AND FURTHER GRANTS A 5 FOOT WIDE NATURAL GAS PIPELINE EASEMENT TO CASCADE NATURAL GAS CORPORATION OVER A PORTION OF LOTS 1, 2, 17, AND 18 AS DETAIL ON SHEET 3.

(SEE SHEET 2 FOR DECLARATION SIGNATURES)

SURVEYOR'S NARRATIVE

WE WERE RETAINED BY ROCK MOUNTAIN HOMES, THE PLAT OF "ALTURA", LOCATED IN A PORTION OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER (NE1/4 SW1/4) OF SECTION 26, TOWNSHIP 17 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, CITY OF BEND, DESCHUTES COUNTY, OREGON, AS APPROVED BY THE CITY OF BEND COMMUNITY DEVELOPMENT DEPARTMENT FILE NO. 06-470 DATED AUGUST 16, 2006.

THE NORTH BOUNDARY OF THIS PLAT IS COINCIDENT WITH THE SOUTH BOUNDARY OF THE PLAT OF "EAGLE'S LANDING" PHASE II (P1), BEING THE NORTHEAST CORNER OF THE PLAT OF "THANKMERE" (P2) AS SHOWN ON SHEET 1.

THE WEST BOUNDARY OF THE PLAT OF "THANKMERE" (P2) AS SHOWN ON SHEET 1.

THE SOUTH BOUNDARY OF THIS PLAT WAS ESTABLISHED BY HOLDING THE TOWN MONUMENTS MARKING THE SOUTHWEST CORNER OF SAID PLAT OF "THANKMERE" AND THE SOUTHWEST CORNER OF THE PARCEL SUBMITTED FOR ROBERT FOLEY BY JAMES THE PER (P1).

THE EAST BOUNDARY OF THIS PLAT IS COINCIDENT WITH THE WEST RIGHT-OF-WAY LINE OF EAGLE ROAD. EAGLE ROAD (ORIGINALLY KNOWN AS THE W.L. EAGLE ROAD) WAS ESTABLISHED BY FINAL ORDER RECORDED NOVEMBER 1, 1910 IN OREGON COUNTY COMMISSIONER'S JOURNAL, 4, PAGE 414 WITH A 40.00 FOOT WIDE RIGHT-OF-WAY LING 20.00 FEET ON EACH SIDE OF THE CENTERLINE BEING THE NORTH-SOUTH CENTER OF SECTION LINE OF SAID SECTION 26. THE EAST 30 FEET OF THE SE 1/4 SW1/4 OF SAID SECTION 26 WAS DEDICATED AS RIGHT-OF-WAY PER DECLARATION OF DEDICATION RECORDED JUNE 13, 1962 IN VOLUME 154, PAGE 138 OF DESCHUTES COUNTY DEED RECORDS. WE HED THE TOWN MONUMENTS MARKING THE CENTER 1/4 CORNER AND SOUTH 1/4 CORNER OF SAID SECTION 26 TO ESTABLISH THE CENTERLINE OF EAGLE ROAD. WE OFFSET THIS LINE 30 FEET TO THE WEST TO ESTABLISH THE EAST BOUNDARY OF THIS PLAT.

BEARINGS ARE BASED ON THE PORTION OF "EAGLE'S LANDING" PHASE II (P1) BEING SOUTH 89°48'25" EAST AS SHOWN ON SHEET 1.

DESCHUTES COUNTY SURVEYOR
FILED 3/17/09 BY: WCC/ML

REGISTERED
PROFESSIONAL
LAND SURVEYOR
PETER A. HANLEY
RENEWAL DATE 12/31/10

REGISTERED
PROFESSIONAL
LAND SURVEYOR
PETER A. HANLEY
RENEWAL DATE 12/31/10

PLAT INDEX
SHEET 1: SURVEYOR'S CERTIFICATE
SHEET 2: SURVEYOR'S NARRATIVE
SHEET 3: PLAT SIGNATURES
SHEET 3: PLAT DRAWING

REGISTERED BY
WMA
SURVEYING RECORDERS
JENNIFER WILLIAMS & ASSOCIATES, INC.
1000 N. 10TH AVE., BEND, OREGON 97701
PHONE (503) 336-1501

LOCATED IN A PORTION OF THE NE1/4 OF THE SW1/4 OF SECTION 26, TOWNSHIP 17 SOUTH, RANGE 12 EAST, W.M. CITY OF BEND, DESCHUTES COUNTY, OREGON

ALTURA

PLAT #

H-915

DECLARATION SIGNATURES

RICK WIGHT, MEMBER
WIGHT DEVELOPMENT, LLC,
AN OREGON LIMITED LIABILITY COMPANY,
VESTEE

5/30/07
DATE

ACKNOWLEDGMENT

STATE OF OREGON }
COUNTY OF DESCHUTES } S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON May 30, 2007,
BY RICK WIGHT, MEMBER, WIGHT DEVELOPMENT, LLC, AN OREGON LIMITED LIABILITY COMPANY, VESTEE.

Shaila Annaswathi
(NOTARY'S WRITTEN NAME)

Shaila Annaswathi
(NOTARY'S PRINTED NAME)

COMMISSION NO. 394291

MY COMMISSION EXPIRES: July, 31, 2009
(MONTH NAME)

May 31
DATE

ACKNOWLEDGMENT

STATE OF OREGON }
COUNTY OF DESCHUTES } S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON May 31, 2007,
BY MAX E. ROSS, TRUSTEE OF THE ROSS TRUST DATED JUNE 14, 1987, BENEFICIARY.

Shaila Annaswathi
(NOTARY'S WRITTEN NAME)

Shaila Annaswathi
(NOTARY'S PRINTED NAME)

COMMISSION NO. 394291

MY COMMISSION EXPIRES: July, 31, 2009
(MONTH NAME)

Shaila Annaswathi
DATE

ACKNOWLEDGMENT

STATE OF OREGON }
COUNTY OF DESCHUTES } S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON May 31, 2007,
BY JONTE A. ROSS, TRUSTEE OF THE ROSS TRUST DATED JUNE 14, 1987, BENEFICIARY.

Shaila Annaswathi
(NOTARY'S WRITTEN NAME)

Shaila Annaswathi
(NOTARY'S PRINTED NAME)

COMMISSION NO. 394291

MY COMMISSION EXPIRES: July, 31, 2009
(MONTH NAME)

APPROVALS

THE PLAT OF "ALTURA," AS LOCATED IN THE CITY OF BEND,
DESCHUTES COUNTY, OREGON, HAS BEEN EXAMINED AND APPROVED:

Shaila Annaswathi
DESCHUTES COUNTY SURVEYOR

Shaila Annaswathi
CITY OF BEND ENGINEER

Shaila Annaswathi
CITY OF BEND PLANNING DIRECTOR

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

Shaila Annaswathi
DESCHUTES COUNTY TAX COLLECTOR

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

Shaila Annaswathi
DESCHUTES COUNTY ASSESSOR

Shaila Annaswathi
DESCHUTES COUNTY BOARD OF COMMISSIONERS

SIGNATURE BY THE CITY OF BEND PLANNING DIRECTOR AND ENGINEER CONSTITUTES ACCEPTANCE
BY THE CITY OF BEND OF ANY DECISION MADE HEREIN TO THE PUBLIC.

ALTURA HAS AN ADJACENT 2.38 ACRES OF WATER RIGHT LISTED IN CERTIFICATE NUMBER
78136 & 78174. LEGAL OWNERSHIP OF 2.38 ACRES OF WATER RIGHTS HAVE BEEN
OBTAINED BY THE CITY OF BEND. HOWEVER, THESE WATER RIGHTS REMAIN APPLICABLE TO THESE LANDS
DESCRIBED HEREIN. THE CITY OF BEND HAS BEEN ADVISED OF THE WATER RIGHTS AND HAS
DESIGNED PARCEL ONCE THE TRANSFERS HAVE BEEN ORDERED ON BY O.W.R.A., NO WATER
RIGHTS WILL RELAY WITHIN THE BOUNDARIES OF ALTURA.

Shaila Annaswathi
CITY OF BEND PLANNING DIRECTOR

POST MONUMENTATION NOTE

I, PETER A. WARE, CERTIFY THAT POST MONUMENTATION WILL BE COMPLETED
WITHIN TWO MONTHS OF THE COMPLETION OF STREET AND UTILITY IMPROVEMENTS.

Shaila Annaswathi
PETER A. WARE, P.L.S. 2717

INTERIOR MONUMENTS SET PER AFFIDAVIT OF MONUMENTATION RECORDED IN
VOLUME 394291 PAGE 31

DESCHUTES COUNTY SURVEYOR

DESCHUTES COUNTY SURVEYOR
FILED 3/17/09 BY: Shaila Annaswathi

5-30-07
INTERIOR
LAND SURVEYOR

Shaila Annaswathi
PETER A. WARE

INTERIOR
ENGINEERING & PLANNING
SHAILA ANNASWATHI & ASSOCIATES, INC.
PHONE (503) 394-4200
FAX (503) 394-4201
RECEIVED DATE 12/21/08

SHEET 2 OF 3

CS17952

CS17952