

IN CONSIDERATION of the covenants herein recited, the City of Redmond, herein- after referred to as City, and Stanley Sturza, hereinafter referred to as Applicant, do covenant and agree as follows:

WHEREAS Applicant desires a building permit from City; and

WHEREAS, the development of said building (s) will cause both an immediate and long-term demand on the various public facilities of the City;

NOW THEREFORE, the Applicant and City agree to the following schedule of public facility improvements and respective cost assumption policy:

Street improvements SW Obsidian Ave. fronting subject property

Other Sanitary sewer

Legal Description: MP 81-77

SEE ATTACHED DESCRIPTIONS

It is further understood that Applicant agrees to sign any and all waivers, petitions, consents, and all other documents necessary to obtain the above listed applicable improvements under any improvement act or proceeding of the State of Oregon, Deschutes County, or City of Redmond as may be proposed or adopted and to waive all right to remonstrate against such improvements, but not the right to protest the amount or manner of spreading the assessment thereof, if the same shall appear to Applicant to bear inequitably or unfairly upon said property of Applicant;

NOW THEREFORE, the City agrees that Applicant's execution and performance of the terms of this Agreement will be deemed to be in compliance with the City's policy pertaining to Improvement Requirements, and if Applicant complies in every respect with all other applicable laws of the State of Oregon, Deschutes County, and the City, the said Applicant shall be entitled to the issuance of a building permit; and

IN ADDITION, it is the intention of the parties hereto that the covenants herein contained shall run with the land herein described, and shall be binding upon the heirs, executors, assigns administrators, and successors of the parties hereto, and shall be construed to be a benefit and a burden upon the property herein described. This Agreement shall be recorded in the Deschutes County Deed Records.

WHEREFORE, the parties have set their hand and seal this 10th day of December, 1981.

CITY OF REDMOND

By Donald K. Kinnel
Director of Public Works

APPLICANT

Stanley J. Sturza

STATE OF OREGON

ss. _____

COUNTY OF DESCHUTES

On this 10th day of December, 1981 there personally appeared before me and signed the above document.

Reggie Lynn Franklin
NOTARY PUBLIC

Redmond, Oregon

My Commission Expires: 7/31/83



NORTHWEST SURVEYS

ENGINEERING - CONTROL
& CONSTRUCTION SURVEYS
LAND SURVEYING

907 W. HIGHLAND AVE.
REDMOND, OR 97756
548 8173

VOL 351 PAGE 949

Dec. 9, 1981

Property Description For
Stanley Sturza
of
Two Parcels of Land
Located in the
NW1/4, NW1/4, Sec. 20, T15S, R13E, WM.
Deschutes County, Oregon

PARCEL No. 1:

Commencing at the Northwest corner of Section 20, T15S, R13E, WM.; thence S89°33'10"E along the North line of said Section 20 a distance of 660.48 feet to the Northwest corner of the NE1/4, NW1/4, NW1/4 of said Section 20; thence S00°19'33"E a distance of 30.00 feet to the TRUE POINT OF BEGINNING; thence continuing S00°19'33"E a distance of 630.79 feet to the Southwest corner of said NE1/4, NW1/4, NW1/4; thence S89°46'44"E a distance of 661.70 feet to the Southeast corner of said NE1/4, NW1/4, NW1/4; thence N00°26'26"W a distance of 628.20 feet to the South right-of-way line of SW Obsidian Avenue; thence N89°33'10"W along said right-of-way line a distance of 308.40 feet; thence S00°19'33"E a distance of 230.00 feet; thence N89°33'10"W a distance of 130.00 feet; thence N00°19'33"W a distance of 230.00 feet to the South right-of-way line of said Obsidian Avenue; thence N89°33'10"W along said right-of-way line a distance of 222.08 feet to the TRUE POINT OF BEGINNING.

Containing 8.8664 acres net more or less.

Subject to all easements and rights-of-way of record.

PARCEL No. 2:

Commencing at the Northwest corner of Section 20, T15S, R13E, WM.; thence S89°33'10"E along the North line of said Section 20 a distance of 882.56 feet; thence S00°19'33"E a distance of 30.00 feet to the Southerly right-of-way line of SW Obsidian Avenue said point being the TRUE POINT OF BEGINNING; thence continuing S00°19'33"E a distance of 230.00 feet; thence S89°33'10"E a distance of 130.00 feet; thence N00°19'33"W a distance of 230.00 feet to the Southerly right-of-way line of SW Obsidian Avenue; thence N89°33'10"W along said right-of-way line a distance of 130.00 feet to the TRUE POINT OF BEGINNING.

Containing 0.6863 acres net more or less.

Subject to all easements and rights-of-way of record.

12954

STATE OF OREGON
County of Deschutes

I hereby certify that the within instrument of writing was received for Record the 22 day of Dec A.D. 1981 at 9:10 o'clock A M., and recorded in Book 351 on Page 948 Records of Woods

ROSEMARY PATTERSON

County Clerk

By Aemie P. Sullivan Deputy