

92-42311

SUPPLEMENTAL DECLARATION FOR

RIVER RIDGE TWO CONDOMINIUMS OF MT. BACHELOR VILLAGE, STAGE C

WHEREAS, by Declaration dated December 5, 1990, (hereinafter referred to as the "Declaration"), MOUNT BACHELOR VILLAGE CORPORATION (hereinafter referred to as "Declarant"), submitted certain property to the provisions of the Oregon Condominium Act;

WHEREAS, the Declaration provides a plan of development permitting the annexation of additional land and the construction by Declarant of additional units in River Ridge Two Condominiums of Mt. Bachelor Village;

WHEREAS Declarant desires to submit the property described in this Supplemental Declaration known as River Ridge Two Condominiums of Mt. Bachelor Village, Stage C, together with all improvements now existing or hereafter to be constructed thereon, to the provisions, restrictions and limitations of the Oregon Condominium Act, Oregon Revised Statutes, Section 100.005 through Section 100.990.

NOW, THEREFORE, it is declared as follows:

Section 1. Definitions.

The capitalized terms used herein shall have the same meanings assigned to those terms as set forth in Section 1 of the Declaration.

Section 2. Name of the Property.

The property subject to this Supplemental Declaration for River Ridge Two Condominiums of Mt. Bachelor Village, shall be known by the name River Ridge Two Condominiums of Mt. Bachelor Village, Stage C, hereinafter referred to as "River Ridge Two, Stage C".

Section 3. Description of the Property.

The Supplemental Declaration submits to the provisions, restrictions and limitations of the Oregon Condominium Act and to the Restated Mt. Bachelor Village Charter dated February 6, 1987, and recorded February 9, 1987, in Volume 140, Page 2954, Official Records of Deschutes County, Oregon, and the River Ridge Two Condominiums of Mount Bachelor Village Declarations dated December 5, 1990, and recorded January 14, 1991, in Volume 225, Page 2423, Official Records of Deschutes County, Oregon, the land owned in fee simple and described on Exhibit "A", attached hereto, together with the units described and all other improvements now existing or to

- 1 - SUPPLEMENTAL DECLARATION

Record & return to
Bend Title Company
Bend Branch
Main Street

be constructed on such land which together shall constitute Stage C of the Plan of Development.

Section 4. General Description of the Units.

River Ridge Two, Stage A and Stage B have been completed and consist of 16 units, as described in the Declaration. River Ridge Two, Stage C, consists of eight units. The units in Stage C shall be situated in two structures, which shall be a three-story wood frame structures with no basement. The dividing walls between adjoining outdoor covered decks are not part of the units. The unit designation, description, location and approximate area of the units in River Ridge Two, Stage C are indicated on Exhibit "B" attached hereto. The units shall be bounded by the undecorated surface of the interior perimeter walls, floors and ceilings, exclusive of any common elements. All doors, door frames, windows, window frames, hot water heaters, furnaces, hot tubs on any decks and nonloadbearing walls within a unit are part of the unit.

Section 5. Common Elements.

a. The general common elements shall consist of all portions of the property not part of a unit or a limited common element, including all the above-described land; all foundations, columns, girders, beams and supports; fireplace chimneys except for fireplace chimney flues; all stairs and corridors, except stairs within units having more than one story; all exterior walls of the buildings in which the units are situated and all walls and partitions separating units from corridors, other units or stairs, together with the dividing walls between adjoining outdoor covered decks; parking areas, driveways, walkways, landscaping, utilities and all the appurtenances thereto.

b. The limited common elements shall consist of exterior balconies, entry porches, decks attached to individual units, including the railings thereof but not the dividing walls between adjoining decks, fireplace chimney flues, the storage areas and covered parking spaces shown on Exhibit "B", all of which shall be appurtenant to the units which they are designated to serve as shown on Exhibit "B".

Section 6. Percentage of Interest in Common Elements.

The units in River Ridge Two, Stage A, Stage B and Stage C shall have an equal one-twenty-fourth interest in the common elements. This interest may be modified as provided in Section 26 of the Declaration. Interests in common elements are to be allocated to units on an equal basis. Such undivided interest in the common elements shall not be separated from the unit to which it appertains and shall be conveyed or encumbered with the unit even though such interest is not expressly mentioned or described

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in the conveyance or other instrument.

The common elements shall remain undivided, and no unit owner may bring any action for partition or division of any part thereof while the property is subject to this Declaration. Any covenant to the contrary is void.

Section 7. Incorporation by Reference.

Except as otherwise set forth herein, the provisions of the Declaration are incorporated herein by reference.

IN WITNESS WHEREOF Declarant has executed this Supplemental Declaration this 7th day of December, 1992.

Romy E. Mortensen
ROMY E. MORTENSEN
NOTARY PUBLIC - OREGON
My Commission Expires 3/18/94

MOUNT BACHELOR VILLAGE CORPORATION

By Michael P. Hollern
Michael P. Hollern

STATE OF OREGON, County of Deschutes, ss:

This instrument was acknowledged before me on the 7th day of December, 1992, by MICHAEL P. HOLLERN, President of Mount Bachelor Village Corporation, an Oregon Corporation, on behalf of the corporation.

Romy E. Mortensen
Notary Public for Oregon
My Commission Expires 3/18/94

Oscar B. Bratton by Joan Rutalk
COUNTY ASSESSOR

[Signature]
COUNTY TAX COLLECTOR

The foregoing Declaration is approved pursuant to ORS 100.110 this 9th day of December, 1992.

MORELLA LARSEN
REAL ESTATE COMMISSIONER

BY: Stan F. Mayfield

'EXHIBIT A'

RIVER RIDGE TWO CONDOMINIUMS
OF MT. BACHELOR VILLAGE, STAGE C

JOB#	9210023220
DATE	10-23-92
BY	DKL
CHKD.	DKL

PROPERTY DESCRIPTION

285 - 2221

A parcel of land containing 2.261 Acres, more or less, located in a portion of Section 7, Township 18

South, Range 12 East, Willamette Meridian, City of Bend, Deschutes County, Oregon, being more

particularly described as follows:

Beginning at a 5/8" iron rod with a plastic cap stamped "HWA" on the southeasterly right-of-way line of Mt. Bachelor Drive marking the northerly most point of the River Ridge One Condominiums of Mt. Bachelor Village, Stage D which bears North 60° 14' 45" East a distance of 1064.52 feet from the "Initial Point" for the Plat of Ski House III; thence along said southeasterly right-of-way line around a 423.42 foot radius curve left 58.50 feet (chord bears North 50° 38' 34" East, 58.46 feet) to the westerly most point of the River Ridge Two Condominiums of Mt. Bachelor Village, Stage A; thence along westerly and southerly boundary lines of said River Ridge Two Condominiums of Mt. Bachelor Village, Stage A the following five courses:

South 26° 52' 57" East a distance of 166.12 feet;
South 77° 50' 21" East a distance of 21.14 feet;
South 33° 13' 48" East a distance of 53.23 feet;
South 06° 58' 35" East a distance of 117.25 feet;
North 77° 22' 35" East a distance of 118.68 feet to the southerly most point of the River Ridge Two Condominiums of Mt. Bachelor Village, Stage B;

thence along the southerly, easterly and northerly boundary lines of said River Ridge Two Condominiums of Mt. Bachelor Village, Stage B the following five courses:

North 83° 24' 58" East a distance of 146.65 feet;
North 15° 22' 43" East a distance of 87.70 feet;
North 27° 01' 31" West a distance of 42.06 feet;
North 21° 48' 05" East a distance of 39.51 feet;
North 68° 11' 55" West a distance of 73.62 feet;

thence North 33° 49' 43" East a distance of 168.69 feet; thence South 56° 10' 17" East a distance of 141.77 feet; thence South 12° 13' 10" East a distance of 258.29 feet; thence South 63° 24' 58" West a distance of 359.86 feet; thence South 77° 22' 35" West a distance of 227.48 feet; thence North 08° 04' 04" West a distance of 30.10 feet to the easterly most point of the River Ridge One Condominiums of Mt. Bachelor Village, Stage D; thence along the easterly boundary line of said River Ridge One Condominiums of Mt. Bachelor Village, Stage D the following six courses:

North 08° 04' 04" West a distance of 129.68 feet;
North 72° 25' 43" West a distance of 35.29 feet;
North 00° 12' 01" East a distance of 54.30 feet;
North 81° 29' 42" West a distance of 8.42 feet;
North 08° 00' 16" East a distance of 53.71 feet;
North 26° 52' 57" West a distance of 58.61 feet to the "Point of Beginning", the terminus of this description.

SUBJECT TO: All easements, restrictions and rights-of-way of record and those common and apparent on the land.

RIVER RIDGE OF MT. BACHELOR LOCATED IN THE NORTH ONE-HALF [] CITY OF BEND

SURVEYOR'S CERTIFICATE:

I, PHILIP R. BALDNER, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH LEGAL MONUMENTS THE LAND REPRESENTED AND THAT THE PLAT OF "RIVER RIDGE TWO CONDOMINIUMS OF MT. BACHELOR VILLAGE, STAGE C" IN THE CITY OF BEND, DESCHUTES COUNTY, OREGON, FULLY AND ACCURATELY DEPICTS THE BOUNDARIES OF THE UNITS OF THE BUILDINGS AND THAT CONSTRUCTION OF THE UNITS AND BUILDINGS AS DEPICTED ON THE PLAT HAS BEEN COMPLETED, THAT A 3" BRASS CAP IN A 2 1/2" IRON PIPE EXISTS AT THE "INITIAL POINT" AND THAT THE PROPERTY PLATTED IS DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN A PORTION OF THE NORTH ONE-HALF OF SECTION 7, TOWNSHIP 18 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, CITY OF BEND, DESCHUTES COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "HVA" ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF MT. BACHELOR DRIVE MARKING THE NORTHERLY MOST POINT OF THE RIVER RIDGE ONE CONDOMINIUMS OF MT. BACHELOR VILLAGE, STAGE D WHICH BEARS NORTH 60° 14' 45" EAST A DISTANCE OF 1064.52 FEET FROM THE "INITIAL POINT" FOR THE PLAT OF SKI HOUSE III SAID POINT ALSO BEING THE "INITIAL POINT" OF THIS PLAT; THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE AROUND A 423.42 FOOT RADIUS CURVE LEFT 58.50 FEET (CHORD BEARS NORTH 50° 38' 34" EAST, 58.46 FEET) TO THE WESTERLY MOST POINT OF THE RIVER RIDGE TWO CONDOMINIUMS OF MT. BACHELOR VILLAGE, STAGE A; THENCE ALONG WESTERLY AND SOUTHERLY BOUNDARY LINES OF SAID RIVER RIDGE TWO CONDOMINIUMS OF MT. BACHELOR VILLAGE, STAGE A THE FOLLOWING FIVE COURSES:

SOUTH 26° 52' 57" EAST A DISTANCE OF 166.12 FEET;
SOUTH 77° 50' 21" EAST A DISTANCE OF 21.14 FEET;
SOUTH 33° 13' 48" EAST A DISTANCE OF 53.23 FEET;
SOUTH 06° 58' 35" EAST A DISTANCE OF 117.25 FEET;
NORTH 77° 22' 35" EAST A DISTANCE OF 118.68 FEET TO THE SOUTHERLY MOST POINT OF THE RIVER RIDGE TWO CONDOMINIUMS OF MT. BACHELOR VILLAGE, STAGE B;

THENCE ALONG THE SOUTHERLY, EASTERLY AND NORTHERLY BOUNDARY LINES OF SAID RIVER RIDGE TWO CONDOMINIUMS OF MT. BACHELOR VILLAGE, STAGE B THE FOLLOWING FIVE COURSES:

NORTH 83° 24' 58" EAST A DISTANCE OF 146.65 FEET;
NORTH 15° 22' 43" EAST A DISTANCE OF 87.70 FEET;
NORTH 27° 01' 31" WEST A DISTANCE OF 42.06 FEET;
NORTH 21° 48' 05" EAST A DISTANCE OF 39.51 FEET;
NORTH 68° 11' 55" WEST A DISTANCE OF 73.62 FEET;

THENCE NORTH 33° 49' 43" EAST A DISTANCE OF 168.69 FEET; THENCE SOUTH 56° 10' 17" EAST A DISTANCE OF 141.77 FEET; THENCE SOUTH 12° 13' 10" EAST A DISTANCE OF 258.29 FEET; THENCE SOUTH 83° 24' 58" WEST A DISTANCE OF 359.86 FEET; THENCE SOUTH 77° 22' 35" WEST A DISTANCE OF 227.48 FEET; THENCE NORTH 08° 04' 04" WEST A DISTANCE OF 30.10 FEET TO THE EASTERLY MOST POINT OF THE RIVER RIDGE ONE CONDOMINIUMS OF MT. BACHELOR VILLAGE, STAGE D; THENCE ALONG THE EASTERLY BOUNDARY LINE OF SAID RIVER RIDGE ONE CONDOMINIUMS OF MT. BACHELOR VILLAGE, STAGE D THE FOLLOWING SIX COURSES:

NORTH 08° 04' 04" WEST A DISTANCE OF 129.68 FEET;
NORTH 72° 25' 43" WEST A DISTANCE OF 35.29 FEET;
NORTH 00° 12' 01" EAST A DISTANCE OF 54.30 FEET;
NORTH 81° 29' 42" WEST A DISTANCE OF 8.42 FEET;
NORTH 08° 00' 16" EAST A DISTANCE OF 53.71 FEET;
NORTH 26° 52' 57" WEST A DISTANCE OF 58.61 FEET TO THE "POINT OF BEGINNING", THE TERMINUS OF THIS DESCRIPTION.

SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD AND THOSE COMMON AND APPARENT ON THE LAND.

BY:

Philip R. Baldner
PHILIP R. BALDNER, PLS 2489

DECLARATION:

MOUNT BACHELOR VILLAGE CORPORATION, AN OREGON CORPORATION, OWNER IN FEE SIMPLE OF THE LANDS ON THE ANNEXED PLAT OF "RIVER RIDGE TWO CONDOMINIUMS OF MT. BACHELOR VILLAGE, STAGE C" AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREUNTO ATTACHED, HAVE CAUSED SAID LAND TO BE PLATTED AS SHOWN ON SUCH PLAT AND DECLARE THE PLAT OF "RIVER RIDGE TWO CONDOMINIUMS OF MT. BACHELOR VILLAGE, STAGE C" TO BE A CORRECT PLAT AS LOCATED IN THE NORTH ONE-HALF OF SECTION 7, TOWNSHIP 18 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, CITY OF BEND, DESCHUTES COUNTY, OREGON AND THAT THE PROPERTY AND IMPROVEMENTS DESCRIBED AND DEPICTED ON THE PLAT ARE SUBJECT TO THE PROVISIONS OF ORS 100.005 TO 100.025 AND ALSO HEREBY DEDICATE TO THE PUBLIC FOREVER, THE WATER AND UTILITY EASEMENTS AS SHOWN ON THE ATTACHED PLAT MAP AND RESERVE THE BIKEPATH EASEMENT AS SHOWN TO MOUNT BACHELOR VILLAGE CORPORATION.

BY:

Michael P. Hollern
MICHAEL P. HOLLERN, PRESIDENT
MOUNT BACHELOR VILLAGE CORPORATION

12-7-92
DATE

E TWO CONDOMINIUMS ELOR VILLAGE, STAGE C

PLAT # _____

IF SECTION 7, TOWNSHIP 18 SOUTH, RANGE 12 EAST, W.M.,
ND, DESCHUTES COUNTY, OREGON

ACKNOWLEDGEMENT:

STATE OF OREGON)
COUNTY OF DESCHUTES) S.S.



THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON December 7, 1992
BY MICHAEL P. HOLLERN, PRESIDENT OF MOUNT BACHELOR VILLAGE CORPORATION, AN OREGON
CORPORATION, ON BEHALF OF THE CORPORATION.

Leslie R. Cheney
NOTARY PUBLIC FOR THE STATE OF OREGON

12/20/96
MY COMMISSION EXPIRES

ASSESSOR'S CERTIFICATE:

I HEREBY CERTIFY THAT ALL AD VALOREM TAXES AND SPECIAL ASSESSMENTS, FEES,
AND OTHER CHARGES REQUIRED BY LAW TO BE PLACED ON THE 1992-1993 TAX ROLL
WHICH BECAME A LIEN ON THIS SUBDIVISION OR WILL BECOME A LIEN DURING THIS
CALENDAR YEAR HAVE BEEN PAID TO ME.

BY: James B. Bratton by Susan R. Stalk
DESCHUTES COUNTY ASSESSOR

12-8-92
DATE

APPROVALS:

THE PLAT OF "RIVER RIDGE TWO CONDOMINIUMS OF MT. BACHELOR VILLAGE, STAGE C" AS
LOCATED IN THE CITY OF BEND, DESCHUTES COUNTY, OREGON, HAS BEEN EXAMINED AND APPROVED.

Will Stank 12-9, 1992
CITY OF BEND PLANNING DIRECTOR

Thomas J. Giddens 12-8, 1992
CITY OF BEND ENGINEER

Jeff Kern 12-8, 1992
DESCHUTES COUNTY SURVEYOR

James B. Bratton by Susan R. Stalk 12-8, 1992
DESCHUTES COUNTY ASSESSOR

Debra Stalk 12-8, 1992
DESCHUTES COUNTY TAX COLLECTOR

I HEREBY CERTIFY THAT ALL TAXES ARE PAID AS OF THIS DATE
Terah Rose Stalk 12-8, 1992
DESCHUTES COUNTY COMMISSIONER

Phil Thompson 12-16, 1992
DESCHUTES COUNTY COMMISSIONER

Phil Thompson 12-16, 1992
DESCHUTES COUNTY COMMISSIONER

Phil Thompson 12-16, 1992
DESCHUTES COUNTY COMMISSIONER

SIGNATURE BY THE BOARD OF COMMISSIONERS CONSTITUTES ACCEPTANCE BY THE COUNTY
OF ANY RIGHT-OF-WAY DEDICATED HEREIN TO THE PUBLIC.

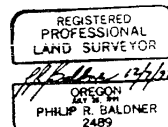
WATER RIGHTS NOTE:

NO WATER RIGHTS EXIST WITHIN THE BOUNDARIES OF THIS PLAT.

BY: Phil Thompson 12-7-92
DATE

PREPARED BY:

HWA SURVEYORS, ENGINEERS
& PLANNERS
HICKMAN, WILLIAMS & ASSOCIATES, INC.
20370 CLIFFE AVE., SUITE C-4, BEND, OREGON 97701
PHONE (503) 388-9351



SHEET 1 OF 10

921002P1

RIVER RD OF MT. BA

LOCATED IN: THE NORTH ONE-HA
CITY OF



LINE #	TABLE BEARING	DISTANCE
L1	S77°50'21"E	21.14'
L3	N08°04'04"W	30.09'
L4	N72°25'43"W	35.29'
L5	N81°29'42"W	8.42'

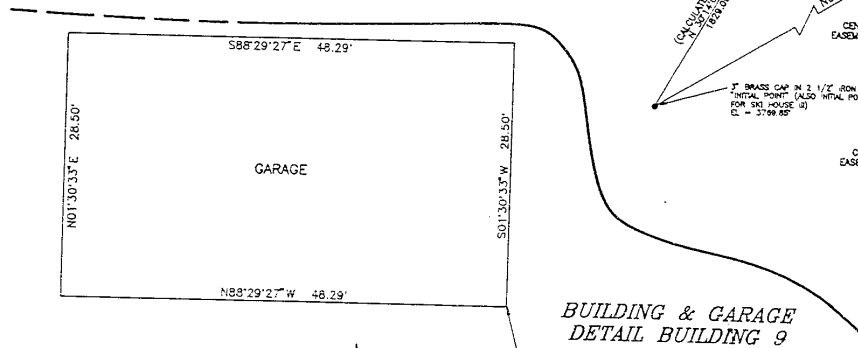
NARRATIVE NOTES:

- 1) BASIS OF BEARING & SURVEY IS CONTROL FOR MT. BA
- 2) ALL BEARINGS & DISTANCES ARE RECORD & MEASURED ADJACENT PLATS.

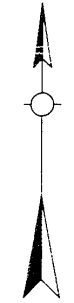
LINE #	CURVE TABLE RADIUS	DELTA	LENGTH	CH. BEARING	DISTANCE	TANGENT
C1	423.42'	0°55'00"	58.50'	N50°38'34"E	58.46'	29.30'



GRAPHIC SCALE



LINE #	TABLE BEARING	DISTANCE
L1	N76°38'45"E	6.50'
L2	S58°21'16"E	2.12'
L3	N31°38'45"E	2.12'
L4	N76°38'44"E	6.50'
L5	S13°21'16"E	12.00'
L6	S58°21'16"E	4.01'
L7	S13°21'16"E	10.50'
L8	N76°38'45"E	4.17'
L9	N13°21'16"W	1.83'
L10	N31°38'44"E	3.30'
L11	N76°38'45"E	6.83'
L12	S13°21'16"E	8.00'
L13	S58°21'16"E	4.71'
L14	S13°21'16"E	7.50'
L15	S31°38'45"W	4.71'
L16	S13°21'16"E	10.33'
L17	S76°38'45"W	11.42'
L18	N58°21'16"W	9.66'
L19	S31°38'44"W	9.66'
L20	S76°38'45"W	11.42'
L21	N13°21'16"W	10.33'
L22	N58°21'16"W	4.71'
L23	N13°21'16"W	7.50'
L24	N31°38'45"E	4.71'
L25	N13°21'16"W	5.00'
L26	N76°38'44"E	6.83'
L27	S58°21'16"E	3.30'
L28	S13°21'16"E	1.83'
L29	N76°38'44"E	4.17'
L30	N13°21'16"W	10.50'
L31	N31°38'45"E	4.01'
L32	N13°21'16"W	12.00'



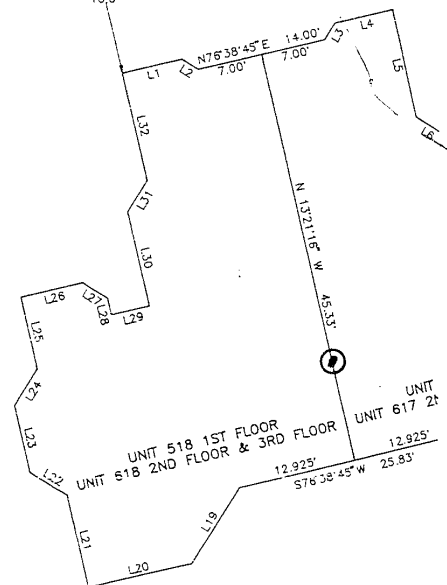
1" = 10'

PREPARED BY:



SURVEYORS, ENGINEERS
& PLANNERS

HICKMAN, WILLIAMS & ASSOCIATES, INC.
20370 CHAPINE AVE., SUITE C-4, BEND, OREGON 97701
PHONE (503) 338-4331



GE TWO CONDOMINIUMS **CHELOR VILLAGE, STAGE C**

LF OF SECTION 7, TOWNSHIP 18 SOUTH, RANGE 12 EAST, W.M.,
 F BEND, DESCHUTES COUNTY, OREGON

285 - 2225

LEGEND:

PLAT BOUNDARY

• SET 5/8" IRON ROD W/ PLASTIC
 CAP STAMPED "HWA"

○ 5/8" IRON ROD W/ PLASTIC
 CAP STAMPED "HWA" PER PLAT OF
 RIVER RIDGE ONE CONDOMINIUMS
 OF MT. BACHELOR VILLAGE, STAGE D

⊗ 5/8" IRON ROD W/ PLASTIC
 CAP STAMPED "HWA 1678" PER PLAT OF
 RIVER RIDGE TWO CONDOMINIUMS
 OF MT. BACHELOR VILLAGE, STAGE A

CALCULATED POSITION ONLY

○ BUILDING NUMBER

■ DENOTES ROAD EASEMENT

■ DENOTES UTILITY EASEMENT

■ DENOTES WATERLINE EASEMENT

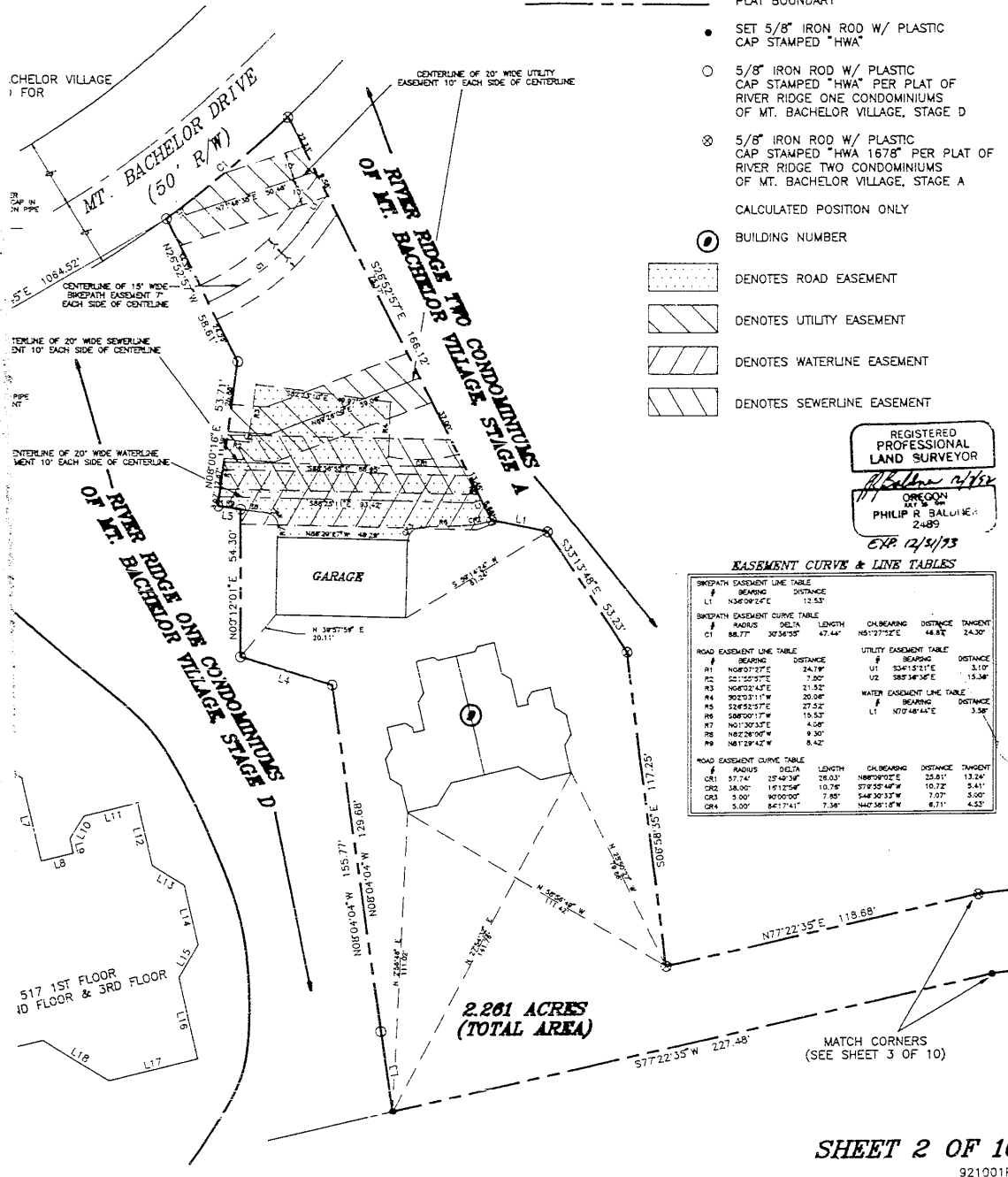
■ DENOTES SEWERLINE EASEMENT

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Philip R. Ballinger
 OREGON
 PHILIP R. BALLINGER
 2489
 EXP. 12/31/13

EASEMENT CURVE & LINE TABLES

SIDEWALK EASEMENT LINE TABLE			
#	BEARING	DISTANCE	
L1	N36°09'24"E	12.53'	
SIDEWALK EASEMENT CURVE TABLE			
#	RADIUS	DELTA	LENGTH
C1	88.77'	30°34'35"	47.44'
ROAD EASEMENT LINE TABLE			
#	BEARING	DISTANCE	
R1	N08°07'37"E	24.79'	
R2	S21°50'57"E	7.90'	
R3	N06°02'43"E	21.32'	
R4	S02°03'11"W	20.04'	
R5	S26°50'57"E	27.52'	
R6	S08°00'17"W	15.53'	
R7	N01°20'37"E	4.00'	
R8	N02°28'04"W	9.30'	
R9	N07°23'42"W	8.42'	
ROAD EASEMENT CURVE TABLE			
#	RADIUS	DELTA	LENGTH
CR1	57.14'	25°48'34"	26.03'
CR2	36.00'	16°12'56"	10.76'
CR3	3.00'	90°00'00"	7.85'
CR4	3.00'	84°17'41"	7.36'
UTILITY EASEMENT TABLE			
#	BEARING	DISTANCE	
U1	S24°15'21"E	3.10'	
U2	S08°34'04"E	15.36'	
WATER EASEMENT LINE TABLE			
#	BEARING	DISTANCE	
L1	N07°48'44"E	3.56'	
WATER EASEMENT CURVE TABLE			
#	RADIUS	DELTA	LENGTH
WR1	57.14'	25°48'34"	26.03'
WR2	36.00'	16°12'56"	10.76'
WR3	3.00'	90°00'00"	7.85'
WR4	3.00'	84°17'41"	7.36'



**RIVER RIDGE
OF MT. BACHELOR**LOCATED IN: THE NORTH ONE-HALF
CITY OF**LEGEND:**

PLAT BOUNDARY

- SET 5/8" IRON ROD W/ PLASTIC CAP STAMPED "HWA"

- 5/8" IRON ROD W/ PLASTIC CAP STAMPED "HWA 1678" PER PLAT OF RIVER RIDGE TWO CONDOMINIUMS OF MT. BACHELOR VILLAGE, STAGE B

CALCULATED POSITION ONLY

- ① BUILDING NUMBER



DENOTES ROAD EASEMENT



DENOTES WATERLINE EASEMENT

NARRATIVE N

- 1) BASIS OF BEARING &
- 2) ALL BEARINGS & DISTANCES

LINE TABLE
BEARING DISTANCE
L2 N21°48'05"E 39.51'

EASEMENT LINE & CURVE TABLES

ROAD EASEMENT LINE TABLE			WATER SERVICE LINE TABLE		
#	BEARING	DISTANCE	#	BEARING	DISTANCE
R1	N32°46'45"E	1.43'	W51	N22°18'10"W	17.84'
R2	S71°40'00"E	1.72'			
R3	N08°54'21"E	2.51'	WATERLINE EASEMENT LINE TABLE		
R4	S08°54'21"W	4.81'	#	BEARING	DISTANCE
R5	S81°53'04"E	12.50'	W1	N17°11'34"E	18.88'
R6	N81°53'04"W	8.77'	W2	N18°32'34"E	5.58'
R7	N84°36'56"W	2.17'	W3	N18°32'34"E	8.57'
R8	N21°48'05"E	23.78'			

ROAD EASEMENT CURVE TABLE				
#	RADIUS	DELTA	CH-LENGTH	CH-BEARING
CR1	10.00'	89°28'48"	17.34'	N08°54'40"E
CR2	8.00'	90°47'25"	7.82'	S08°53'11"E
CR3	30.00'	17°14'10"	9.02'	N73°13'54"W



MATCH POINTS
(SEE SHEET 2 OF 3)



GRAPHIC SCALE

GE TWO CONDOMINIUMS ACHELOR VILLAGE, STAGE C

OF SECTION 7, TOWNSHIP 18 SOUTH, RANGE 12 EAST, W.M.,
BEND, DESCHUTES COUNTY, OREGON

OTES:

1. SURVEY IS CONTROL FOR MT. BACHELOR VILLAGE
2. DISTANCES ARE RECORD & MEASURED FOR

BUILDING & GARAGE DETAIL

LINE #	TABLE BEARING	DISTANCE
L1	S89°46'16"E	6.50'
L2	S44°46'16"E	2.12'
L3	N45°13'44"E	2.12'
L4	S89°46'16"E	6.50'
L5	S00°13'44"W	12.00'
L6	S44°46'16"E	4.01'
L7	S00°13'44"W	10.50'
L8	S89°46'16"E	4.17'
L9	N00°13'44"E	1.83'
L10	N45°13'44"E	3.30'
L11	S89°46'16"E	6.83'
L12	S00°13'44"W	8.00'
L13	S44°46'16"E	4.71'
L14	S00°13'44"W	7.50'
L15	S45°13'44"W	4.71'
L16	S00°13'44"W	10.33'
L17	N89°46'16"W	11.42'
L18	N44°46'16"W	9.66'
L19	S45°13'44"W	9.66'
L20	N89°46'16"W	11.42'
L21	N00°13'44"E	10.33'
L22	N44°46'16"W	4.71'
L23	N00°13'44"E	7.50'
L24	N45°13'44"E	4.71'
L25	N00°13'44"E	8.00'
L26	S89°46'16"E	6.83'
L27	S44°46'16"E	3.30'
L28	S00°13'44"W	1.83'
L29	S89°46'16"E	4.17'
L30	N00°13'44"E	10.50'
L31	N45°13'44"E	4.01'
L32	N00°13'44"E	12.00'

1" = 10'

PREPARED BY:

HWA SURVEYORS, ENGINEERS
& PLANNERS
HICKMAN, WILLIAMS & ASSOCIATES, INC.
30370 EMPIRE AVE., SUITE C-4, BEND, OREGON 97701
PHONE (503) 388-9351

REGISTERED
PROFESSIONAL
LAND SURVEYOR

PHILIP R. BALDNER
2469

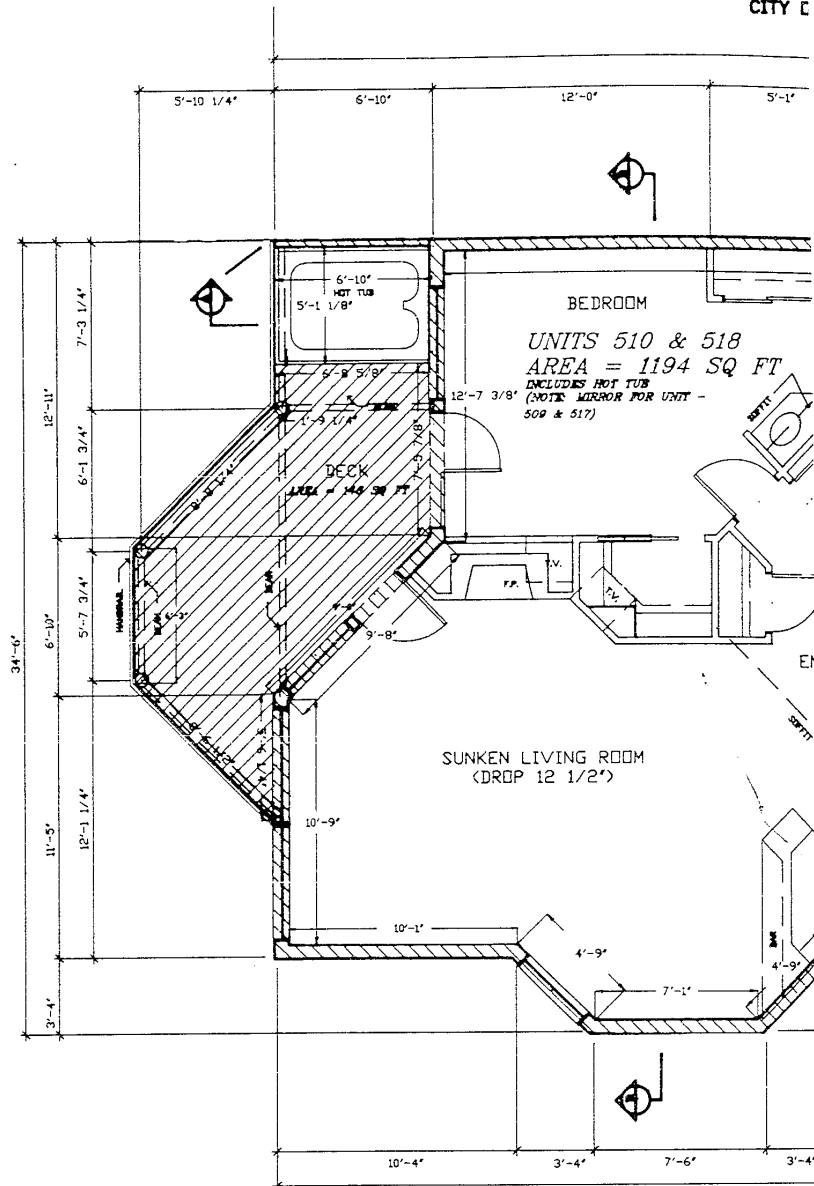
EXP. 12/31/13

SHEET 3 OF 10

921002P3

**RIVER R
OF MT. BA**

LOCATED IN THE NORTH ONE-H
CITY C



FIRST FLOOR PLAN

1/4" = 1'-0"

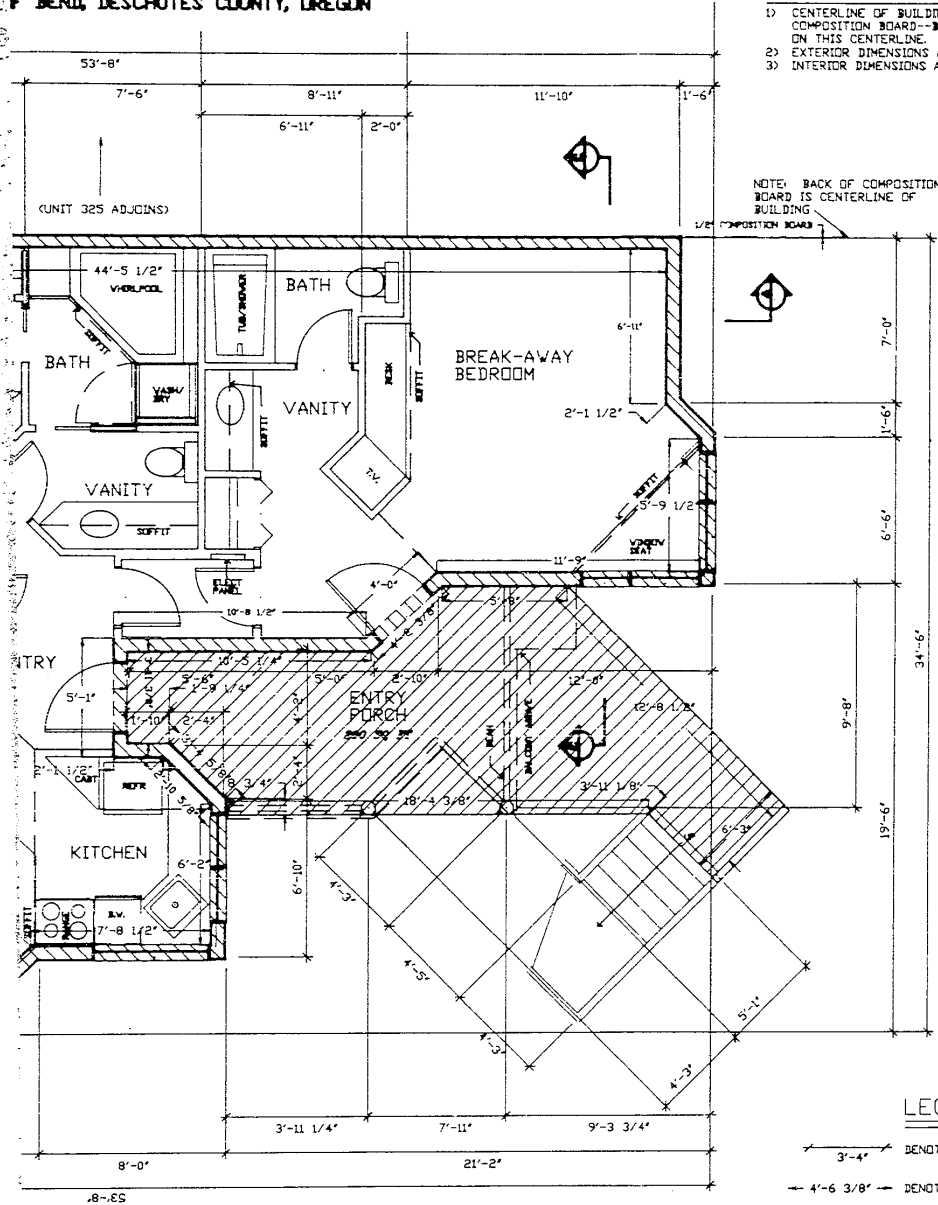
AREA 1194 SQ FT—UNITS 510 & 518 (UNITS 509 & 517 IS A MIRROR IMAGE OF 5

EDGE TWO CONDOMINIUMS CHELOR VILLAGE, STAGE C

ALF OF SECTION 7, TOWNSHIP 18 SOUTH, RANGE 12 EAST, W.M.
F BEND, DESCHUTES COUNTY, OREGON

GENERAL NOTES:

- 1) CENTERLINE OF BUILDING IS BACK FACE OF COMPOSITION BOARD--BUILDING IS MIRRORED ON THIS CENTERLINE.
- 2) EXTERIOR DIMENSIONS ARE TO FRAMED WALLS.
- 3) INTERIOR DIMENSIONS ARE TO FINISHED WALLS.



PREPARED BY:

HWA SURVEYORS, ENGINEERS
& PLANNERS
HICKMAN, WILLIAMS & ASSOCIATES, INC.
20370 EMPIRE AVE., SUITE C-4, BEND, OREGON 97701
PHONE: (503) 389-9351

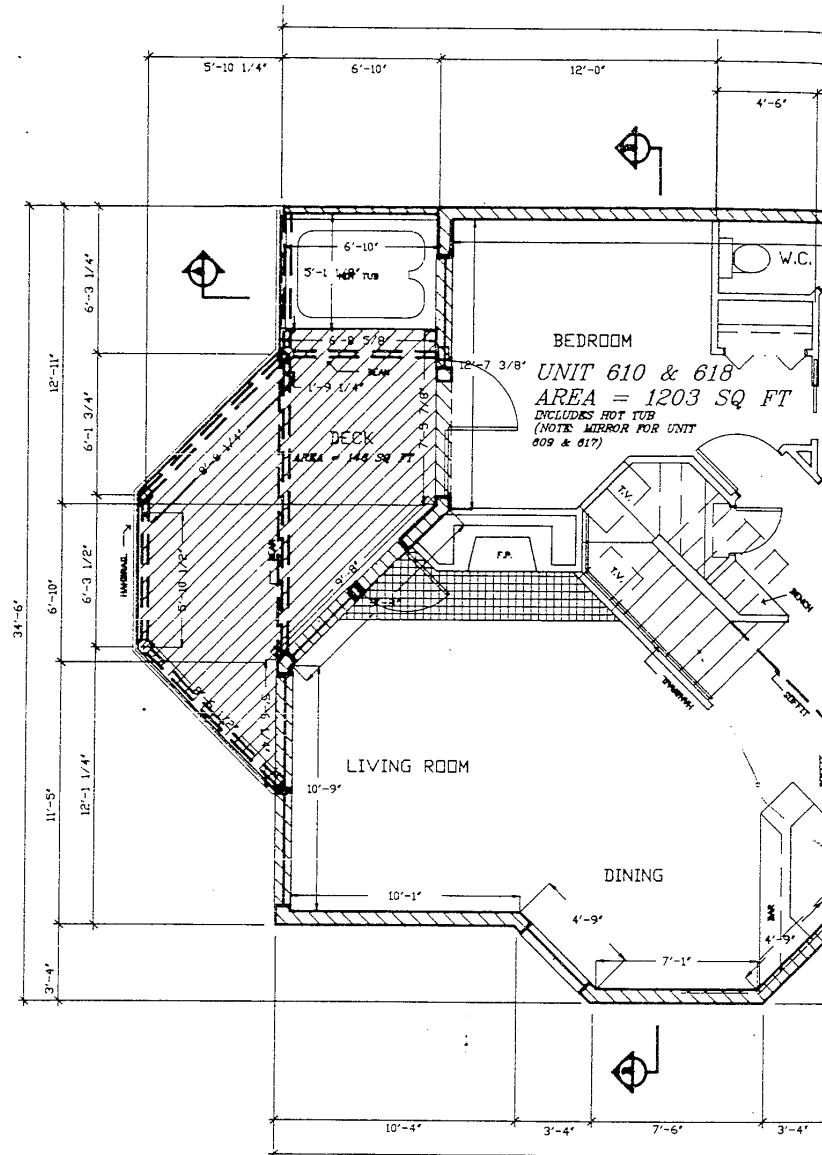
10 & 518)

SHEET 4 OF 10

921002P4

RIVER RD OF MT. BA

LOCATED IN THE NORTH ONE-H
CITY



SECOND FLOOR PLAN

1/4" =

AREA 1203 SQ FT—UNIT 610 & 618 (UNIT 609 & 617 IS A MIRROR IMAGE)

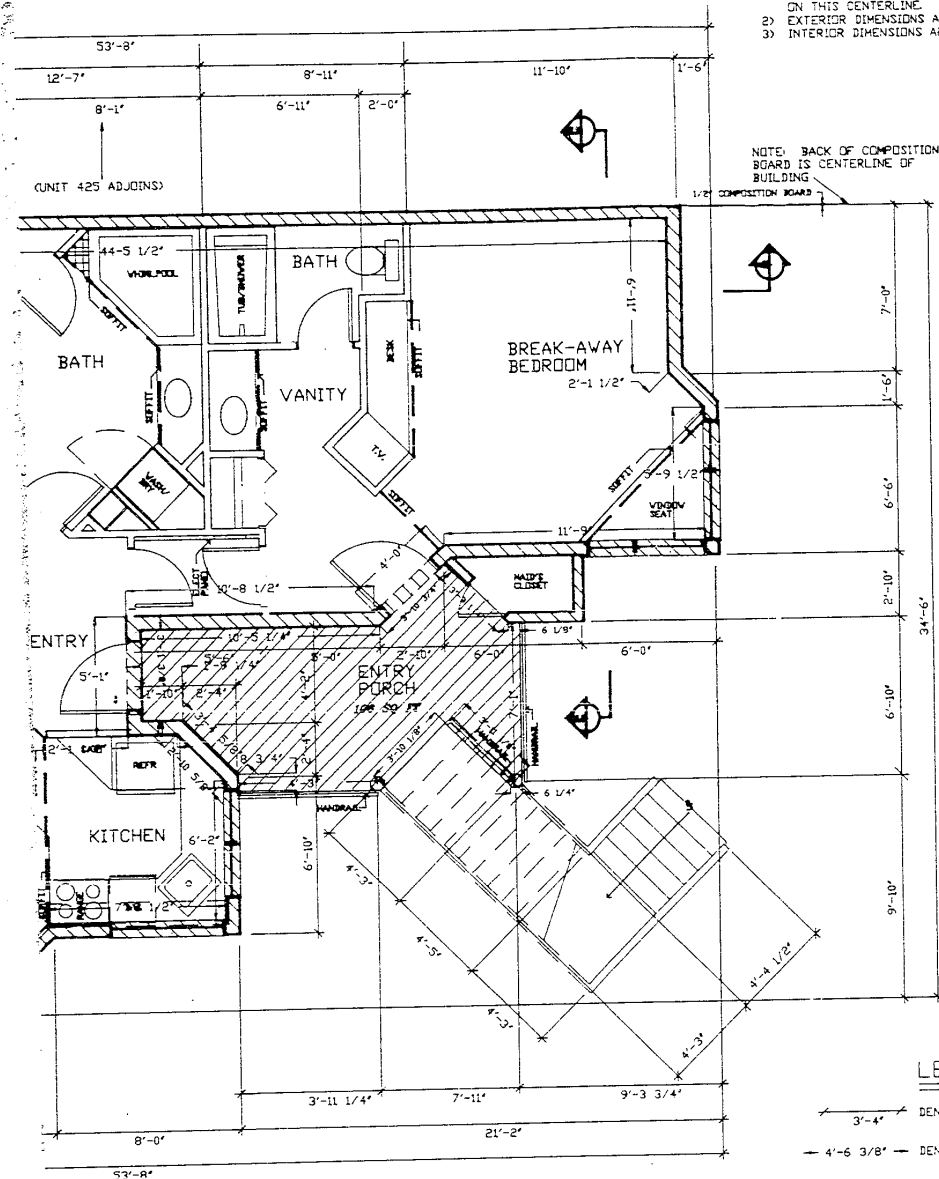
DGE TWO CONDOMINIUMS CHELOR VILLAGE, STAGE C

HALF OF SECTION 7, TOWNSHIP 18 SOUTH, RANGE 12 EAST, V.M.
F BEND, DESCHUTES COUNTY, OREGON

GENERAL NOTES:

- 1) CENTERLINE OF BUILDING IS BACK FACE OF COMPOSITION BOARD--BUILDING IS MIRRORED ON THIS CENTERLINE.
- 2) EXTERIOR DIMENSIONS ARE TO FRAMED WALLS.
- 3) INTERIOR DIMENSIONS ARE TO FINISHED WALLS.

NOTE: BACK OF COMPOSITION BOARD IS CENTERLINE OF BUILDING



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LAND SURVEYOR

Philip R. Baldner
OREGON
JULY 28, 1991
PHILIP R. BALDNER
2489
EXP. 12/31/93

LEGEND:

- 3'-4" — DENOTES EXTERIOR DIMENSION
- 4'-6 3/8" - DENOTES INTERIOR DIMENSION
- DENOTES COMMON ELEMENT
- DENOTES LIMITED COMMON ELEMENT

SHEET 5 OF 10

CRPS

PREPARED BY:

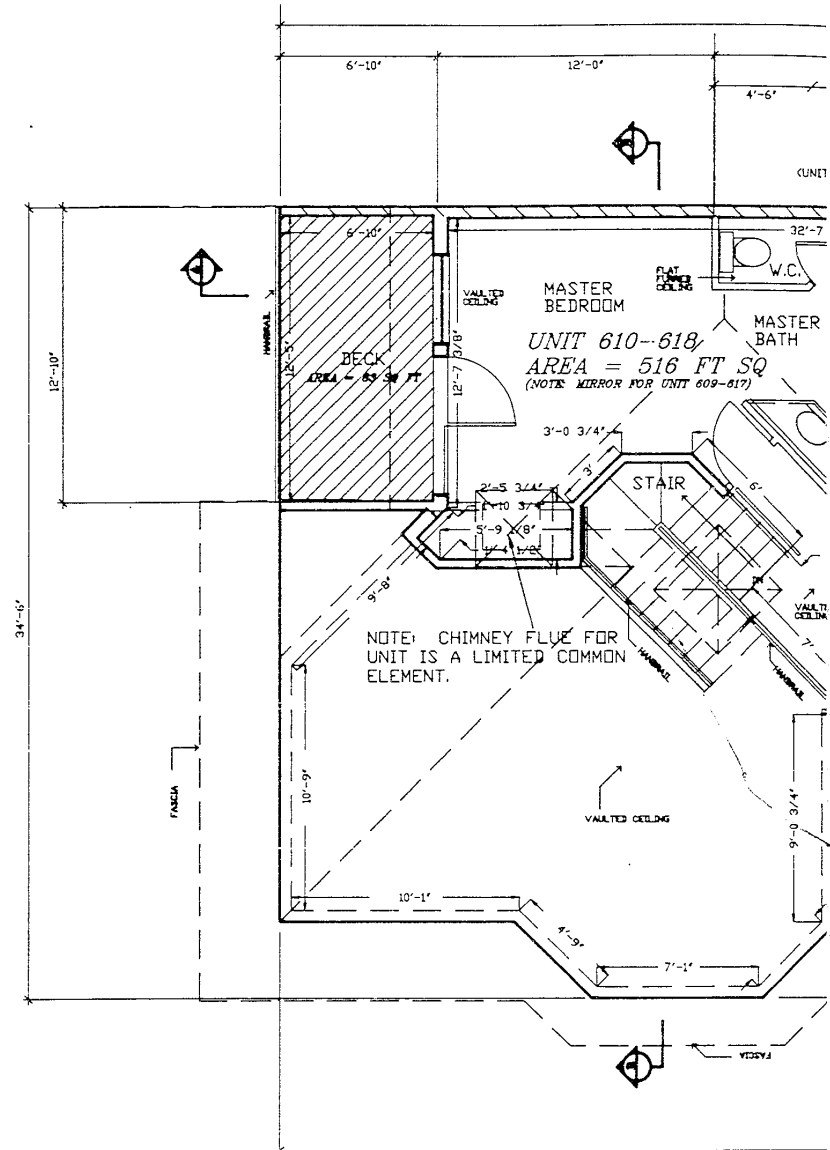
HWA SURVEYORS, ENGINEERS
& PLANNERS
HICKMAN, WILLIAMS & ASSOCIATES, INC.
20370 CHEPPE AVE., SUITE C-4, BEND, OREGON 97701
PHONE (503) 338-3351

1'-0"

OF 610 & 618)

RIVER RD OF MT. BAL

LOCATED IN THE NORTH ONE-HALF
CITY OF



THIRD FLOOR PLAN

AREA: 516 SQ FT--UNIT 610-618 (UNIT 609-617 IS A MIRROR IMAGE)

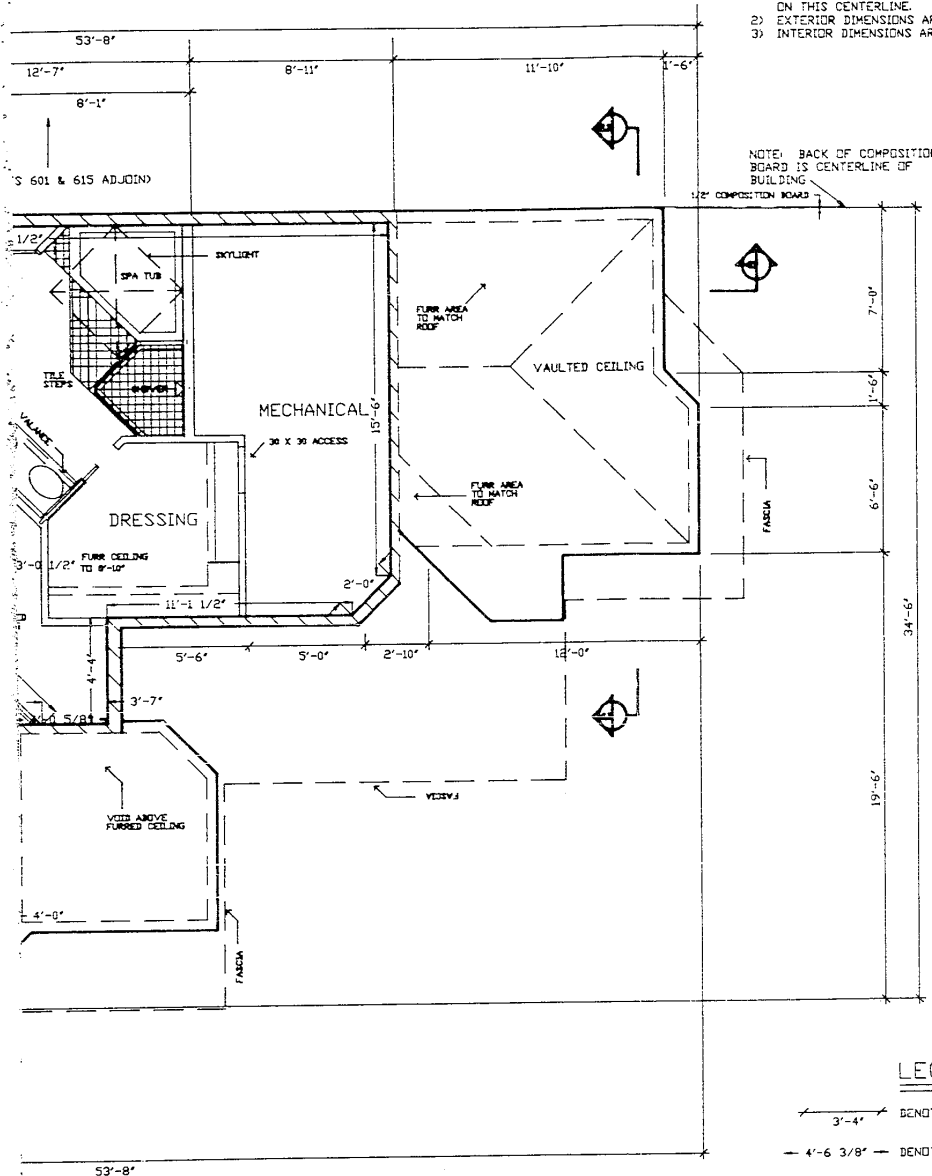
DGE TWO CONDOMINIUMS CHELOR VILLAGE, STAGE C

285 - 2233

LF OF SECTION 7, TOWNSHIP 18 SOUTH, RANGE 12 EAST, VM,
BEND, DESCHUTES COUNTY, OREGON

GENERAL NOTES:

- 1) CENTERLINE OF BUILDING IS BACK FACE OF COMPOSITION BOARD--BUILDING IS MIRRORED ON THIS CENTERLINE.
- 2) EXTERIOR DIMENSIONS ARE TO FRAMED WALLS.
- 3) INTERIOR DIMENSIONS ARE TO FINISHED WALLS.



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PROFESSIONAL
LAND SURVEYOR
P. R. Baloner
OREGON
EXPI. 12/31/93
PHILIP R. BALONER
2489

LEGEND:

- 3'-4" DENOTES EXTERIOR DIMENSION
- 4'-6 3/8" DENOTES INTERIOR DIMENSION
- DENOTES COMMON ELEMENT
- DENOTES LIMITED COMMON ELEMENT

PREPARED BY:

HWA SURVEYORS, ENGINEERS
& PLANNERS
HICKMAN, WILLIAMS & ASSOCIATES, INC.
20370 EMPIRE AVE., SUITE C-4, BEND, OREGON 97701
PHONE (503) 338-2331

1/4" = 1'-0"

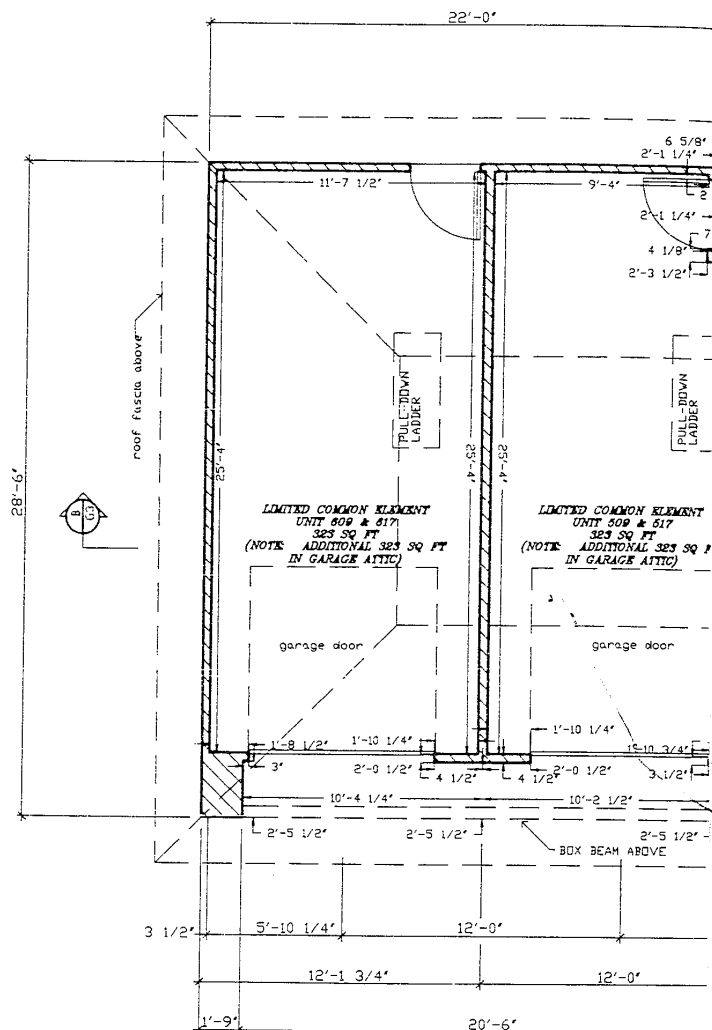
610-6189

SHEET 6 OF 10

921002P6

RIVER RD OF MT. BA

LOCATED IN THE NORTH ONE-HALF
CITY OF



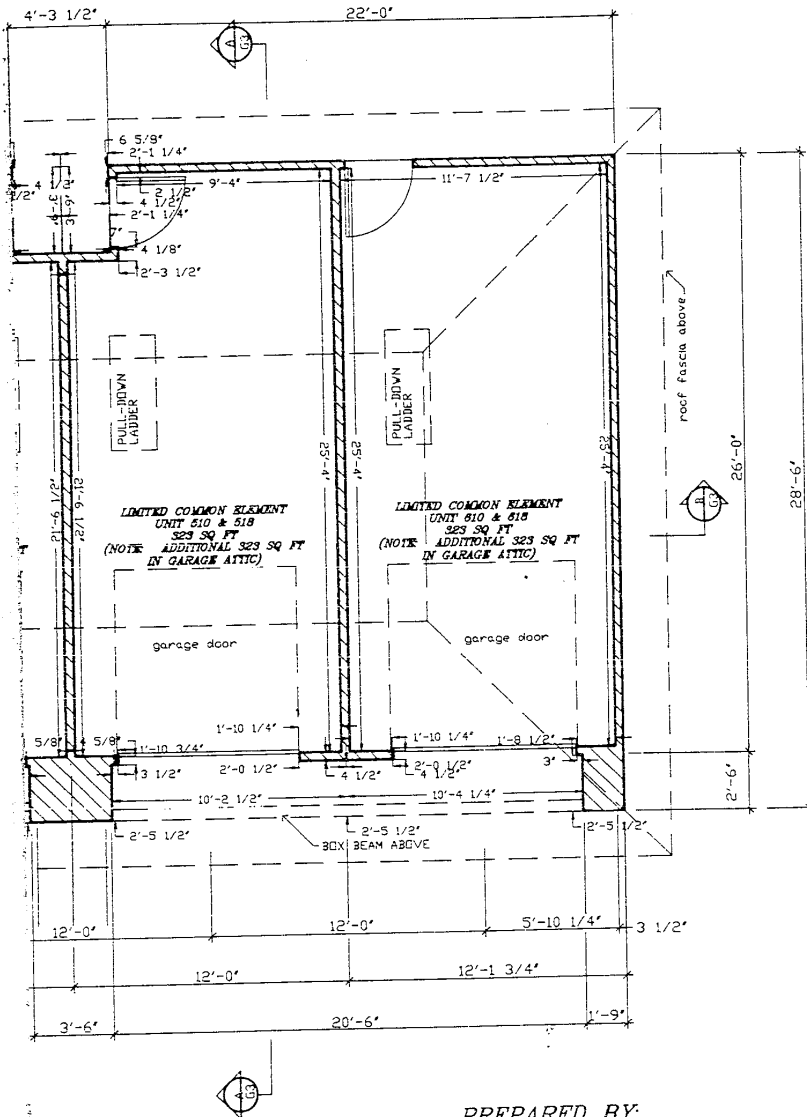
GARAGE FLOOR PLAN

DGE TWO CONDOMINIUMS CHELOR VILLAGE, STAGE C

W/2 OF SECTION 7, TOWNSHIP 18 SOUTH, RANGE 12 EAST, W/4,
BEND, DESCHUTES COUNTY, OREGON

GENERAL NOTES:

- 1) EXTERIOR DIMENSIONS ARE TO FRAMED WALLS.
- 2) INTERIOR DIMENSIONS ARE TO FINISHED WALLS.



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LAND SURVEYOR

PHILIP R. BALONER
OREGON
2489

EXP. 12/31/93

LEGEND:

3'-4" DENOTES EXTERIOR DIMENSION

4'-6 3/8" DENOTES INTERIOR DIMENSION

Hatched area DENOTES COMMON ELEMENT

PREPARED BY:

HWA SURVEYORS, ENGINEERS
& PLANNERS
HICKMAN, WILLIAMS & ASSOCIATES, INC.
20370 EMPIRE AVE., SUITE C-4, BEND, OREGON 97701
PHONE (503) 339-8251

1/4" = 1'-0"

SHEET 7 OF 10

921002P7

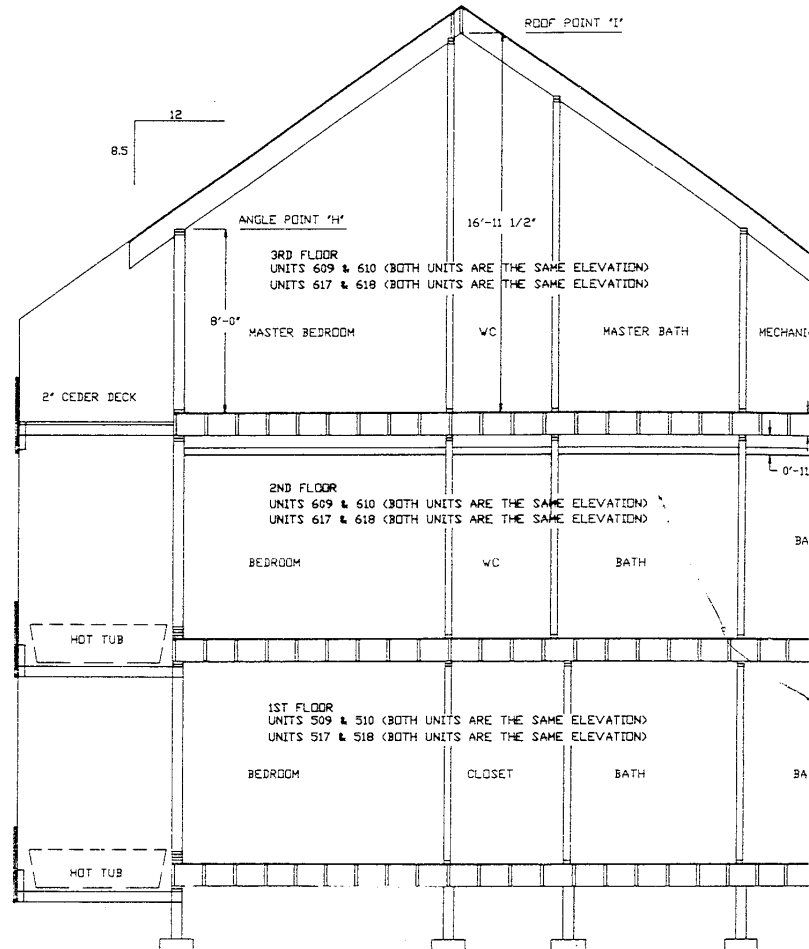
ELEVATION TABLES

BUILDING 5

UNIT NUMBER	POINT	ELEVATION
509 & 510	A	3767.05'
	B	3775.94'
609 & 610	C	3776.88'
	D	3785.71'
	E	3791.04'
	F	3784.71'
	G	3786.73'
	H	3794.73'
	I	3803.23'

BUILDING 9

UNIT NUMBER	POINT	ELEVATION
517 & 518	A	3778.14'
	B	3786.93'
617 & 618	C	3787.94'
	D	3796.77'
	E	3802.10'
	F	3795.77'
	G	3797.79'
	H	3805.79'
	I	3814.28'

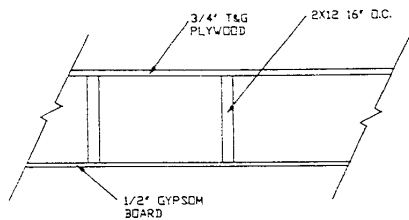
RIVER RIDE
OF MT. BAKERLOCATED IN THE NORTH ONE-HALF
CITY OF

SECTION A-A

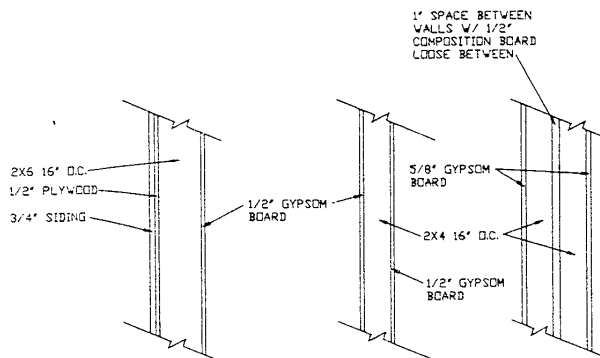
BUILDING SECTIONS & ELEVATIONS

DGE TWO CONDOMINIUMS CHELOR VILLAGE, STAGE C

ALF OF SECTION 7, TOWNSHIP 18 SOUTH, RANGE 12 EAST, W.M.
F BEND, DESCHUTES COUNTY, OREGON



FLOOR JOIST WITH CEILING
TYPICALS
1" = 1'

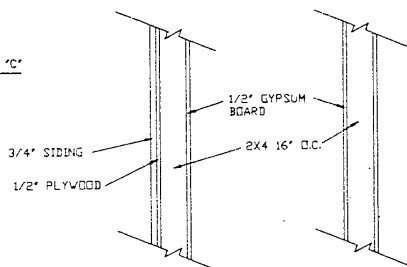
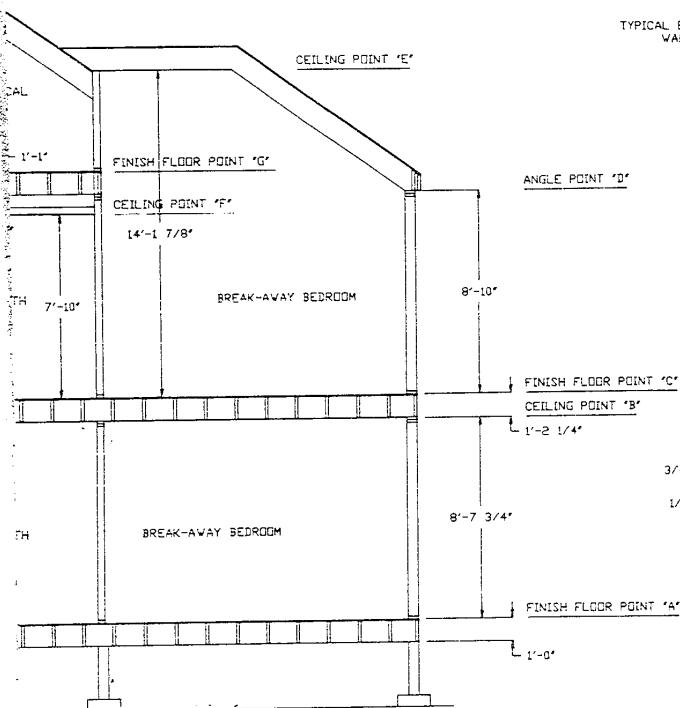


TYPICAL EXTERIOR
WALL

TYPICAL INTERIOR
WALL

TYPICAL PARTY
WALL

BUILDING WALL TYPICALS
1" = 1'



TYPICAL EXTERIOR
WALL

TYPICAL INTERIOR
WALL

COVERED STORAGE WALL TYPICALS
1" = 1'

NOTE: ELEVATIONS SHOWN ARE BASED UPON ELEVATION 3769.85 AS
ESTABLISHED AT THE 3" BRASS CAP IN A 2-1/2" IRON PIPE
FOR THE 'INITIAL POINT'

1/4" = 1'-0"

PREPARED BY:

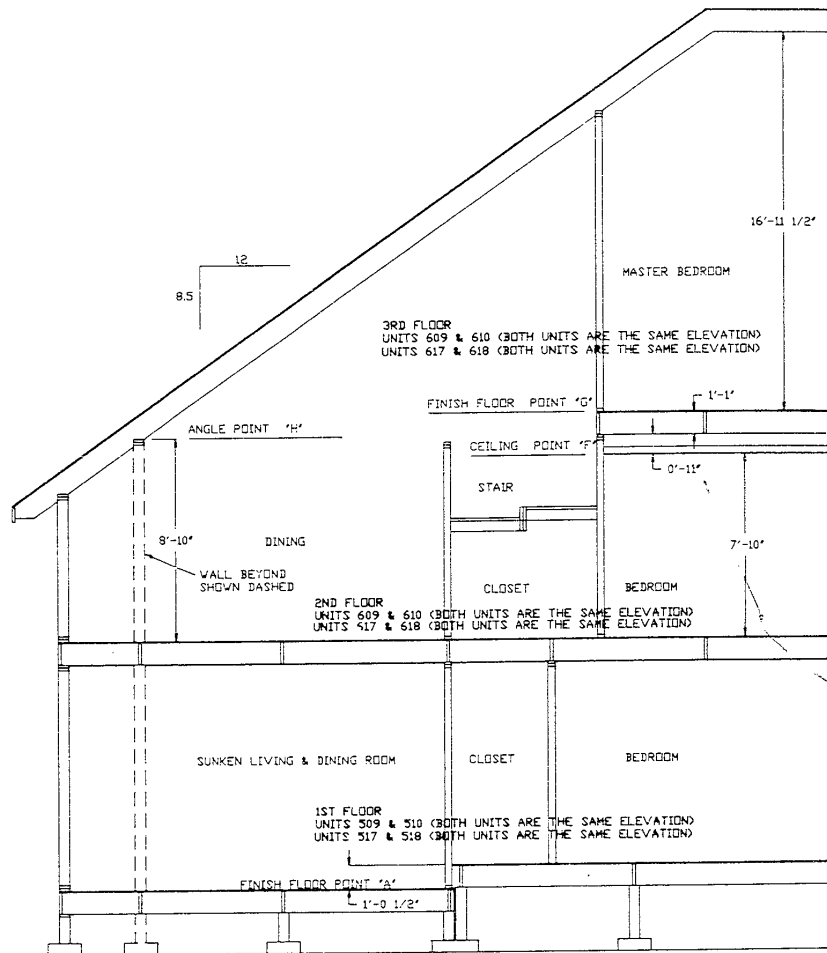
HWA SURVEYORS, ENGINEERS
& PLANNERS
HICKMAN, WILLIAMS & ASSOCIATES, INC.
20370 EMERY AVE., SUITE C-4, BEND, OREGON 97701
PHONE (503) 389-9351

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Philip R. Baloner
OREGON
JUL 18 1991
PHILIP R. BALONER
2489

C.D. 12/4/93

SHEET 8 OF 10

921002P8

**RIVER R
OF MT. BA**LOCATED IN THE NORTH ONE-H
CITY D**SECTION B-B****BUILDING SECTIONS & ELEVATIONS**

DGE TWO CONDOMINIUMS CHELOR VILLAGE, STAGE C

HALF OF SECTION 7, TOWNSHIP 18 SOUTH, RANGE 12 EAST, W.M.
OF BEND, DESCHUTES COUNTY, OREGON

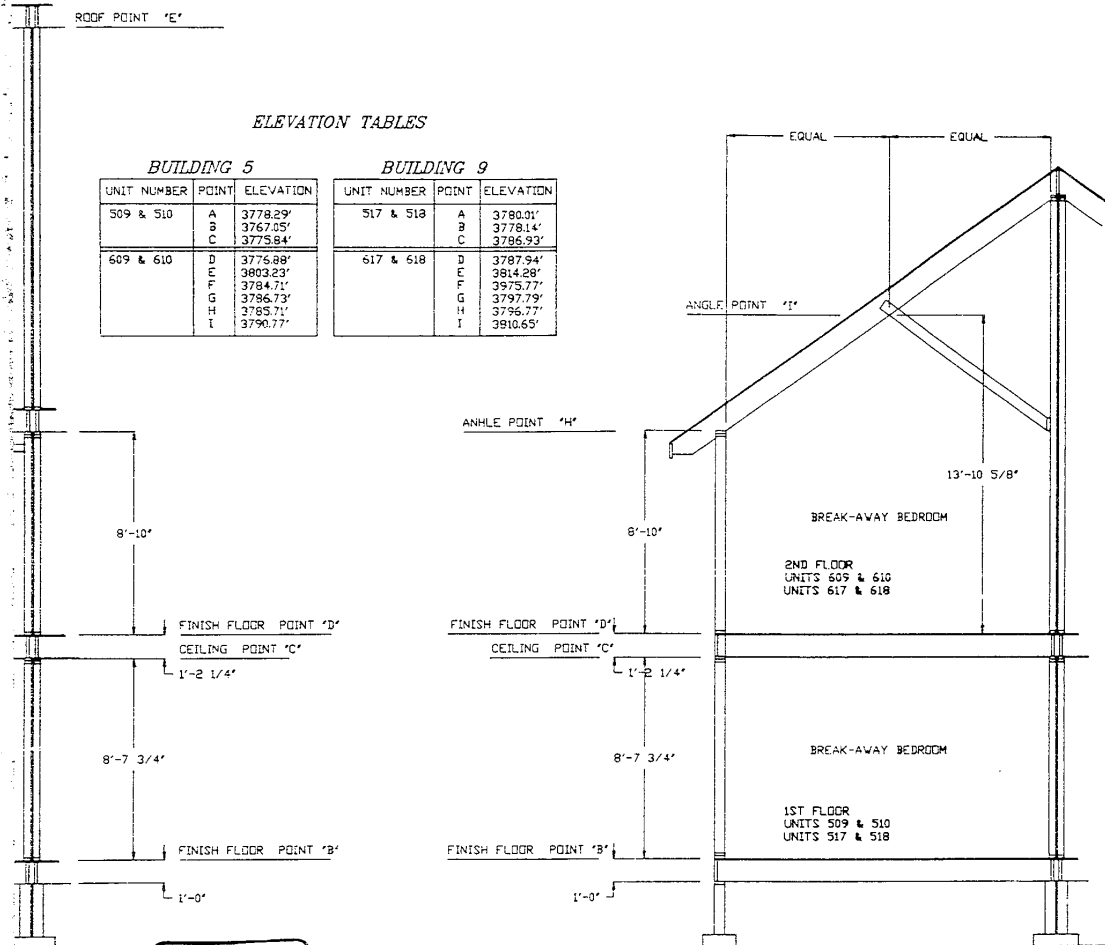
ELEVATION TABLES

BUILDING 5

UNIT NUMBER	POINT	ELEVATION
509 & 510	A	3778.29'
	B	3767.05'
	C	3775.84'
609 & 610	D	3775.88'
	E	3803.23'
	F	3784.71'
	G	3786.73'
	H	3785.71'
	I	3790.77'

BUILDING 9

UNIT NUMBER	POINT	ELEVATION
517 & 518	A	3780.01'
	B	3778.14'
	C	3786.93'
617 & 618	D	3787.94'
	E	3814.28'
	F	3775.77'
	G	3797.79'
	H	3796.77'
	I	3810.65'



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LAND SURVEYOR

PHILIP R. BALDNER
2489

PREPARED BY:

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& PLANNERS

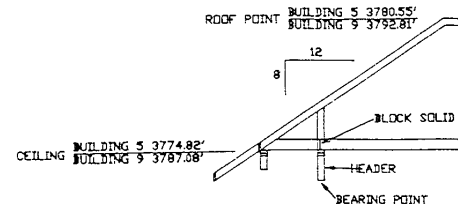
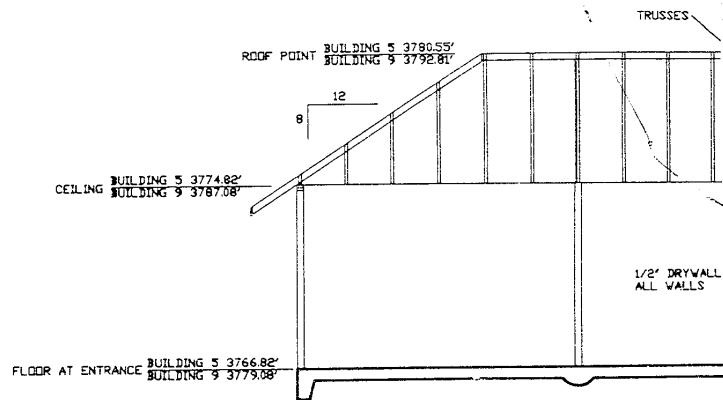
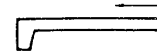
HICKMAN, WILLIAMS & ASSOCIATES, INC.
20370 EMPIRE AVE., SUITE C-4, BEND, OREGON 97701
PHONE (503) 389-8351

SECTION C-C

1/4" = 1'-0"

SHEET 9 OF 10

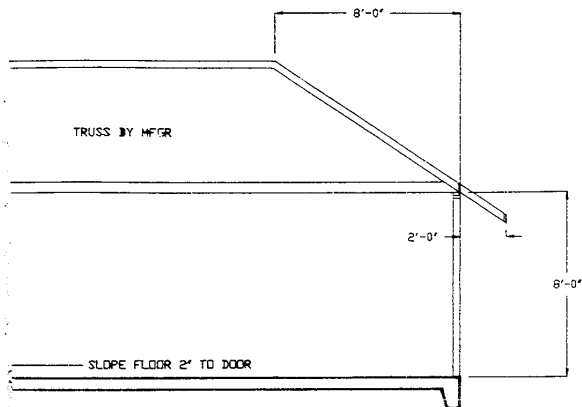
921002P9

*RIVER RD
OF MT. BAC*LOCATED IN THE NORTH ONE-HALF
CITY OFFLOOR AT ENTRANCE BUILDING 5 3766.82'
BUILDING 9 3779.08'

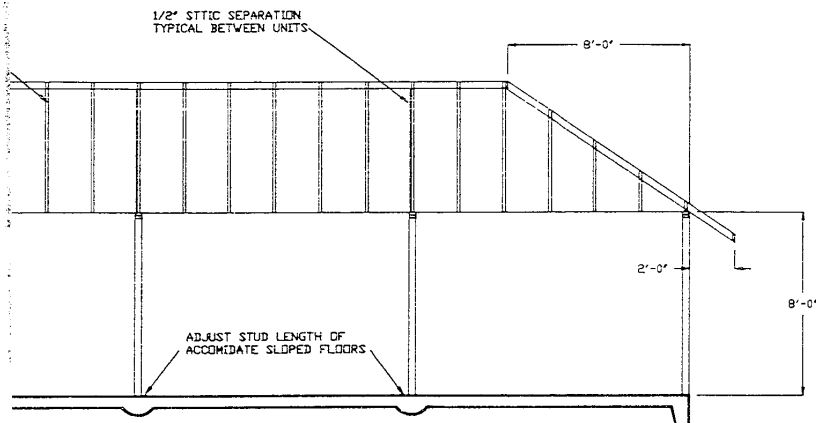
GARAGE SECTIONS & ELEVATIONS

DGE TWO CONDOMINIUMS CHELOR VILLAGE, STAGE C

1/4 OF SECTION 7, TOWNSHIP 18 SOUTH, RANGE 12 EAST, W.M.
BEND, DESCHUTES COUNTY, OREGON



SECTION A-A



SECTION B-B

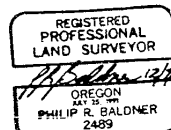
1/4" = 1'-0"

PREPARED BY:



SURVEYORS, ENGINEERS
& PLANNERS

HICKMAN, WILLIAMS & ASSOCIATES, INC.
20170 CAMPE AVE., SUITE C-4, BEND, OREGON 97701
PHONE (503) 369-9351



Exp. 11/5/13

SHEET 10 OF 10

WELDON

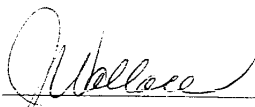
285 - 2242

STATE OF OREGON)
COUNTY OF DESCHUTES) SS.

I, MARY SUE PENHOLLOW, COUNTY CLERK AND
RECORDER OF CONVEYANCES, IN AND FOR SAID
COUNTY, DO HEREBY CERTIFY THAT THE WITHIN
INSTRUMENT WAS RECORDED THIS DAY:

92 DEC. 17 PM 5:23

MARY SUE PENHOLLOW
COUNTY CLERK

BY:  DEPUTY

NO. 92-42311 FEE 125.00

DESCHUTES COUNTY OFFICIAL RECORDS