AFTER RECORDING RETURN TO:
Holmes, Hurley, Bryant, Lovlien & Lynch
P O Box 1151
Bend, OR 97709

93-28898

307 - 2636

SUPPLEMENTAL DECLARATION FOR

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

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 D, 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 D, hereinafter referred to as "River Ridge Two, Stage D".

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

PB

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

Section 4. General Description of the Units.

River Ridge Two, Stage A, Stage B and Stage C have been completed and consist of 24 units, as described in the Declaration. River Ridge Two, Stage D, consists of eight units. The units in Stage D 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 D are indicated on the Plat, which is being recorded simultaneously with this Supplemental Delcaration as required by law. 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 the Plat, which is being recorded simultaneously with this Supplemental Declaration, all of which shall be appurtenant to the units which they are designated to serve as shown on the Plat.

Section 6. Percentage of Interest in Common Elements.

The units in River Ridge Two, Stage A, Stage B, Stage C and Stage D shall have an equal one-thirty-second 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 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 4th day of May, 1993.

MOUNT BACHELOR VILLAGE CORPORATION

By _____
Michael P. Hollern

STATE OF OREGON, County of Deschutes, ss:

This instrument was acknowledged before me on the 4th day of May, 1993, by MICHAEL P. HOLLERN, President of Mount Bachelor Village Corporation, an Oregon Corporation, on behalf of the corporation.

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

_____
Notary Public for Oregon
My Commission Expires 3/18/94

_____
COUNTY ASSESSOR

_____
COUNTY TAX COLLECTOR

The foregoing Declaration is approved pursuant to ORS 100.110 this 7th day of July, 1993.

MORELLA LARSEN
REAL ESTATE COMMISSIONER

BY: _____

EXHIBIT A

I, PHILIP R. BALDNER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OREGON, HEREBY STATE THAT THIS SURVEY WAS PERFORMED BY ME, OR UNDER MY DIRECTION IN COMPLIANCE WITH OREGON REVISED STATUTES CHAPTERS 92, 93 AND 209 IN MARCH, 1993 AT THE REQUEST OF MOUNT BACHELOR VILLAGE CORPORATION AND THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH LEGAL MONUMENT THE LAND REPRESENTED ON THIS PLAT OF "RIVER RIDGE TWO CONDOMINIUMS OF MT. BACHELOR VILLAGE, STAGE D", LOCATED IN THE NORTH ONE-HALF OF SECTION 7, TOWNSHIP 18 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, CITY OF BEND, DESCHUTES COUNTY, OREGON, FULLY AND ACCURATELY DEPICTS THE BOUNDARIES OF THE UNITS AND BUILDINGS AND THAT CONSTRUCTION OF THE UNITS AND BUILDINGS AS DEPICTED ON THE PLAT HAVE BEEN COMPLETED, THAT A 3" BRASS CAP IN A 2 1/2" IRON PIPE EXISTS AT THE "INITIAL POINT" AND THE PROPERTY PLATTED IS DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH A PLASTIC CAP STAMPED 'HWA 1678" AT THE NORTHWESTERLY CORNER OF THE REPLAT OF THE BOUNDARY OF THE RIVER RIDGE TWO CONDOMINIUMS OF MT. BACHELOR VILLAGE, STAGE B SAID 5/8" IRON ROD ALSO BEING ON THE EASTERLY BOUNDARY OF THE PLAT OF RIVER RIDGE TWO CONDOMINIUMS OF MT. BACHELOR VILLAGE, STAGE A WHICH BEARS NORTH 64°55'10" EAST, 1228.34 FEET FROM THE "INITIAL POINT" FOR THE PLAT OF SKI HOUSE III SAID POINT ALSO BEING THE "INITIAL POINT" OF THIS PLAT; THENCE FOLLOWING THE EASTERLY BOUNDARY OF SAID PLAT OF RIVER RIDGE TWO CONDOMINIUMS OF MT. BACHELOR VILLAGE, STAGE A THE FOLLOWING FOUR COURSES:

NORTH 11°18'54" EAST A DISTANCE OF 0.93 FEET TO A 5/8" IRON ROD WITH A PLASTIC CAP STAMPED 'HWA 1678';
NORTH 05°49'44" WEST A DISTANCE OF 76.92 FEET TO A 5/8" IRON ROD WITH A PLASTIC CAP STAMPED 'HWA 1678';
NORTH 71°34'23" EAST A DISTANCE OF 79.05 FEET TO A 5/8" IRON ROD WITH A PLASTIC CAP STAMPED 'HWA 1678';
NORTH 53°42'29" EAST A DISTANCE OF 94.99 FEET TO A 5/8" IRON ROD WITH A PLASTIC CAP STAMPED 'HWA 1678';

THENCE LEAVING SAID EASTERLY BOUNDARY OF THE PLAT OF RIVER RIDGE TWO CONDOMINIUMS OF MT. BACHELOR VILLAGE, STAGE A SOUTH 72°31'08" EAST A DISTANCE OF 139.63 FEET; THENCE SOUTH 56°10'17" EAST A DISTANCE OF 29.84 FEET TO A 5/8" IRON ROD WITH A PLASTIC CAP STAMPED 'HWA 1678' AT THE MOST NORTHERLY CORNER OF THE PLAT OF RIVER RIDGE TWO CONDOMINIUMS OF MT. BACHELOR VILLAGE, STAGE C; THENCE FOLLOWING SAID PLAT OF RIVER RIDGE TWO CONDOMINIUMS OF MT. BACHELOR VILLAGE, STAGE C THE FOLLOWING COURSE:

SOUTH 33°49'43" WEST A DISTANCE OF 168.69 FEET TO A 5/8" IRON ROD WITH A PLASTIC CAP STAMPED 'HWA 1678' AT THE NORTHEASTERLY CORNER OF THE REPLAT OF THE BOUNDARY OF THE RIVER RIDGE TWO CONDOMINIUMS OF MT. BACHELOR STAGE B;

THENCE LEAVING THE SAID PLAT OF RIVER RIDGE TWO CONDOMINIUMS OF MT. BACHELOR VILLAGE STAGE C AND FOLLOWING THE NORTHERLY BOUNDARY OF SAID REPLAT OF THE BOUNDARY OF THE RIVER RIDGE TWO CONDOMINIUMS OF MT. BACHELOR VILLAGE, STAGE B AROUND THE FOLLOWING FOUR CURVES AND FOUR COURSES:

AROUND A 512.00 FOOT RADIUS CURVE LEFT, 68.74 FEET (CHORD BEARS NORTH 72°02'40" WEST, 68.68 FEET;
AROUND A 5.00 FOOT RADIUS CURVE RIGHT, 4.84 FEET (CHORD BEARS NORTH 13°45'11" WEST, 4.65 FEET);
NORTH 13°57'46" EAST, 14.75 FEET TO A 5/8" IRON ROD WITH A PLASTIC CAP STAMPED 'HWA';
NORTH 77°46'27" WEST, 36.02 FEET TO A 5/8" IRON ROD WITH A PLASTIC CAP STAMPED 'HWA';
SOUTH 13°57'46" WEST, 15.36 FEET TO A 5/8 IRON ROD WITH A PLASTIC CAP STAMPED 'HWA'
AROUND A 5.00 FOOT RADIUS CURVE RIGHT, 4.44 FEET (CHORD BEARS SOUTH 39°24'14" WEST, 4.30 FEET) TO A 5/8" IRON ROD WITH A PLASTIC CAP STAMPED 'HWA';
AROUND A 512.00 FOOT RADIUS CURVE LEFT, 42.20 FEET (CHORD BEARS NORTH 82°43'59" WEST, 42.19 FEET TO A 5/8" IRON ROD WITH A PLASTIC CAP STAMPED 'HWA'
NORTH 85°05'29" WEST, 61.84 FEET TO THE POINT OF BEGINNING AND TERMINUS OF THIS DESCRIPTION. CONTAINING 0.847 ACRES MORE OR LESS.

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

307 - 2640

RIVER RID
OF MT. BAC
LOCATED IN THE NORTH ONE-HALF
CITY OF

SURVEYOR'S CERTIFICATE

I, PHILIP R. BALDNER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OREGON, HEREBY STATE THAT THIS SURVEY WAS PERFORMED BY ME, OR UNDER MY DIRECTION IN COMPLIANCE WITH OREGON REVISED STATUTES CHAPTERS 92, 93 AND 209 IN MARCH, 1993 AT THE REQUEST OF MOUNT BACHELOR VILLAGE CORPORATION AND THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH LEGAL MONUMENT THE LAND REPRESENTED ON THIS PLAT OF "RIVER RIDGE TWO CONDOMINIUMS OF MT. BACHELOR VILLAGE, STAGE D", LOCATED IN THE NORTH ONE-HALF OF SECTION 7, TOWNSHIP 18 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, CITY OF BEND, DESCHUTES COUNTY, OREGON, FULLY AND ACCURATELY DEPICTS THE BOUNDARIES OF THE UNITS AND BUILDINGS AND THAT CONSTRUCTION OF THE UNITS AND BUILDINGS AS DEPICTED ON THE PLAT HAVE BEEN COMPLETED, THAT A 3" BRASS CAP IN A 2 1/2" IRON PIPE EXISTS AT THE "INITIAL POINT" AND THE PROPERTY PLATTED IS DESCRIBED AS FOLLOWS:

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NORTH 71°34'23" EAST A DISTANCE OF 79.05 FEET TO A 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "HWA 1678";
NORTH 53°42'29" EAST A DISTANCE OF 84.99 FEET TO A 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "HWA 1678";

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SOUTH 33°49'43" WEST A DISTANCE OF 168.69 FEET TO A 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "HWA 1678" AT THE NORTHEASTERLY CORNER OF THE REPLAT OF THE BOUNDARY OF THE RIVER RIDGE TWO CONDOMINIUMS OF MT. BACHELOR STAGE B;

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AROUND A 5.00 FOOT RADIUS CURVE RIGHT, 4.84 FEET (CHORD BEARS NORTH 13°45'11" WEST, 4.65 FEET);
NORTH 13°57'46" EAST, 14.75 FEET TO A 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "HWA";
NORTH 77°48'27" WEST, 36.02 FEET TO A 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "HWA";
SOUTH 13°57'46" WEST, 15.36 FEET TO A 5/8 IRON ROD WITH A PLASTIC CAP STAMPED "HWA"
AROUND A 5.00 FOOT RADIUS CURVE RIGHT, 4.44 FEET (CHORD BEARS SOUTH 38°24'14" WEST, 4.30 FEET) TO A 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "HWA";
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NORTH 85°05'29" WEST, 61.84 FEET TO THE POINT OF BEGINNING AND TERMINUS OF THIS DESCRIPTION. CONTAINING 0.847 ACRES MORE OR LESS.

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

BY: P.R. Baldner 7/3/93
PHILIP R. BALDNER PLS 2489

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JULY 24, 1984
PHILIP R. BALDNER
2489
P.R. Baldner 7/3/93
EXP. 12/31/93

GE TWO CONDOMINIUMS
HELOR VILLAGE, STAGE D
OF SECTION 7, TOWNSHIP 18 SOUTH, RANGE 12 EAST, W.M.,
BEND, DESCHUTES COUNTY, OREGON

PLAT # 307 - 2641

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 D" 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 D" 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 100.625 AND ALSO HEREBY DEDICATE TO THE PUBLIC FOREVER, UTILITY EASEMENTS AS SHOWN ON THE ATTACHED PLAT MAP.

BY _____ 6-21-93
MICHAEL P. HOLLERN, PRESIDENT — DATE
MOUNT BACHELOR VILLAGE CORPORATION

ACKNOWLEDGEMENT:

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

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 6-21 1993, BY MICHAEL P. HOLLERN, PRESIDENT OF MOUNT BACHELOR VILLAGE CORPORATION, AN OREGON CORPORATION, ON BEHALF OF THE CORPORATION.

_____ 1-8-94
NOTARY PUBLIC FOR THE STATE OF OREGON — MY COMMISSION EXPIRES

NATALIE BARSS
NOTARY PUBLIC - OREGON
My Commission Expires 1-8-94

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 1993-1994 TAX ROLL WHICH BECAME A LIEN ON THIS SUBDIVISION OR WILL BECOME A LIEN DURING THIS CALENDAR YEAR HAVE BEEN PAID TO ME.

BY: _____ 7-29-93
DESCHUTES COUNTY ASSESSOR — DATE

APPROVALS:

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

_____ 7-30 ,1993.
CITY OF BEND PLANNING DIRECTOR

_____ 7-15- ,1993.
CITY OF BEND ENGINEER

_____ 7-9 ,1993.
DESCHUTES COUNTY SURVEYOR

_____ 7-29- ,1993.
DESCHUTES COUNTY ASSESSOR

_____ 7-29- ,1993.
DESCHUTES COUNTY TAX COLLECTOR

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

_____ 8-4 ,1993.
DESCHUTES COUNTY COMMISSIONER

_____ 8/4 ,1993.
DESCHUTES COUNTY COMMISSIONER

_____ 8/4 ,1993.
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 _____ DATE

PREPARED BY:

BECKHAM, WILLIAMS & ASSOCIATES, INC.
SURVEYORS, ENGINEERS & PLANNERS

AN AFFIDAVIT OF CONSENT TO DECLARATION FROM THE UNITED STATES NATIONAL BANK OF OREGON, TRUST DEED BENEFICIARIES, HAS BEEN RECORDED IN BOOK _____, PAGE _____, DESCHUTES COUNTY RECORDS.

307 - 2642 R.

OF

LOCATED IN TH

REFERENCE SUR

(RA) PER PLAT OF RIVER RIDGE T OF MT. BACHELOR VILLAGE, S HICKMAN, WILLIAMS AND ASS

(RB) PER PLAT OF RIVER RIDGE T OF MT. BACHELOR VILLAGE, S HICKMAN, WILLIAMS AND ASS

(RC) PER PLAT OF RIVER RIDGE T OF MT. BACHELOR VILLAGE, S HICKMAN, WILLIAMS AND ASS

EXISTING EASEMENT LINE & CURVE TABLE

CENTERLINE 20' WATER EASEMENT

LINE	DIRECTION	DISTANCE
W13	S05°59'28"E	81.10
W14	N89°44'45"E	14.22

CENTERLINE 5' WATER SERVICE EASEMENT

W31	S22°18'10"E	19.74

ROAD EASEMENT LINE TABLE

LINE	DIRECTION	DISTANCE
R15	S07°48'35"W	1.54
R16	N82°11'25"W	24.40
R17	S07°48'35"W	8.00
R18	N82°11'25"W	22.89
R19	S07°48'35"W	11.28
R20	N85°05'28"W	23.74

ROAD EASEMENT CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
CR5	6.50	10.07	6.36	9.09	S36°33'56"E	88°45'02"
CR6	6.50	9.88	6.18	8.96	N51°21'33"E	87°05'57"
CR7	512.00	37.12	18.57	37.11	N83°01'04"W	11°11'26"

CENTERLINE 20' SEWER EASEMENT

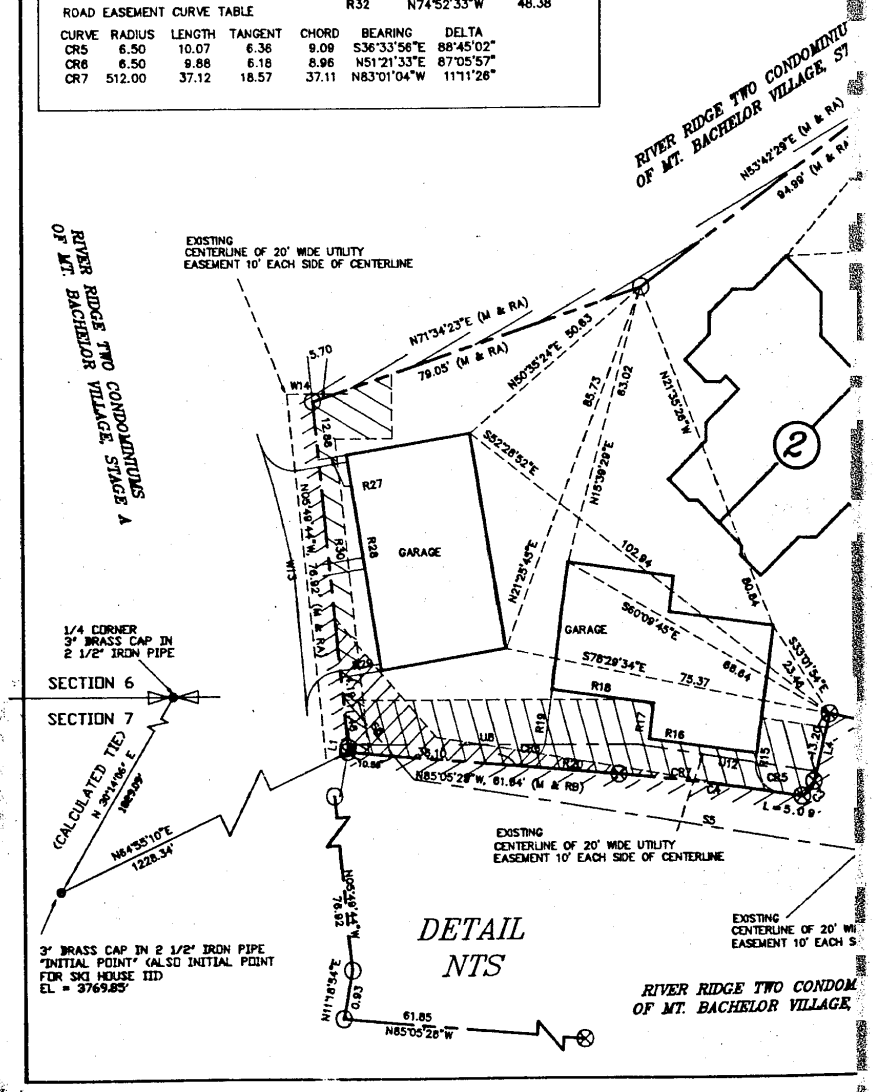
LINE	DIRECTION	DISTANCE
S5	S80°37'29"E	140.00
S6	S40°58'15"E	24.42
S7	S70°48'28"E	56.09

CENTERLINE 20' UTILITY EASEMENT

LINE	DIRECTION	DISTANCE
U8	S89°39'28"E	65.75
U9	S22°30'03"W	14.66
U10	S44°51'47"E	17.36
U11	S81°08'17"E	8.11
U12	S81°08'17"E	41.34
U32	S81°08'17"E	38.19

ROAD EASEMENT LINE TABLE

LINE	DIRECTION	DISTANCE
R27	S80°42'38"W	6.54
R28	N09°17'22"W	48.29
R29	S80°42'38"W	9.46
R32	N74°52'33"W	48.38



IVER RIDGE TWO CONDOMINIUMS - 2643
MT. BACHELOR VILLAGE, STAGE D

E NORTH ONE-HALF OF SECTION 7, TOWNSHIP 18 SOUTH, RANGE 12 EAST, W.M.,
CITY OF BEND, DESCHUTES COUNTY, OREGON

VEYS

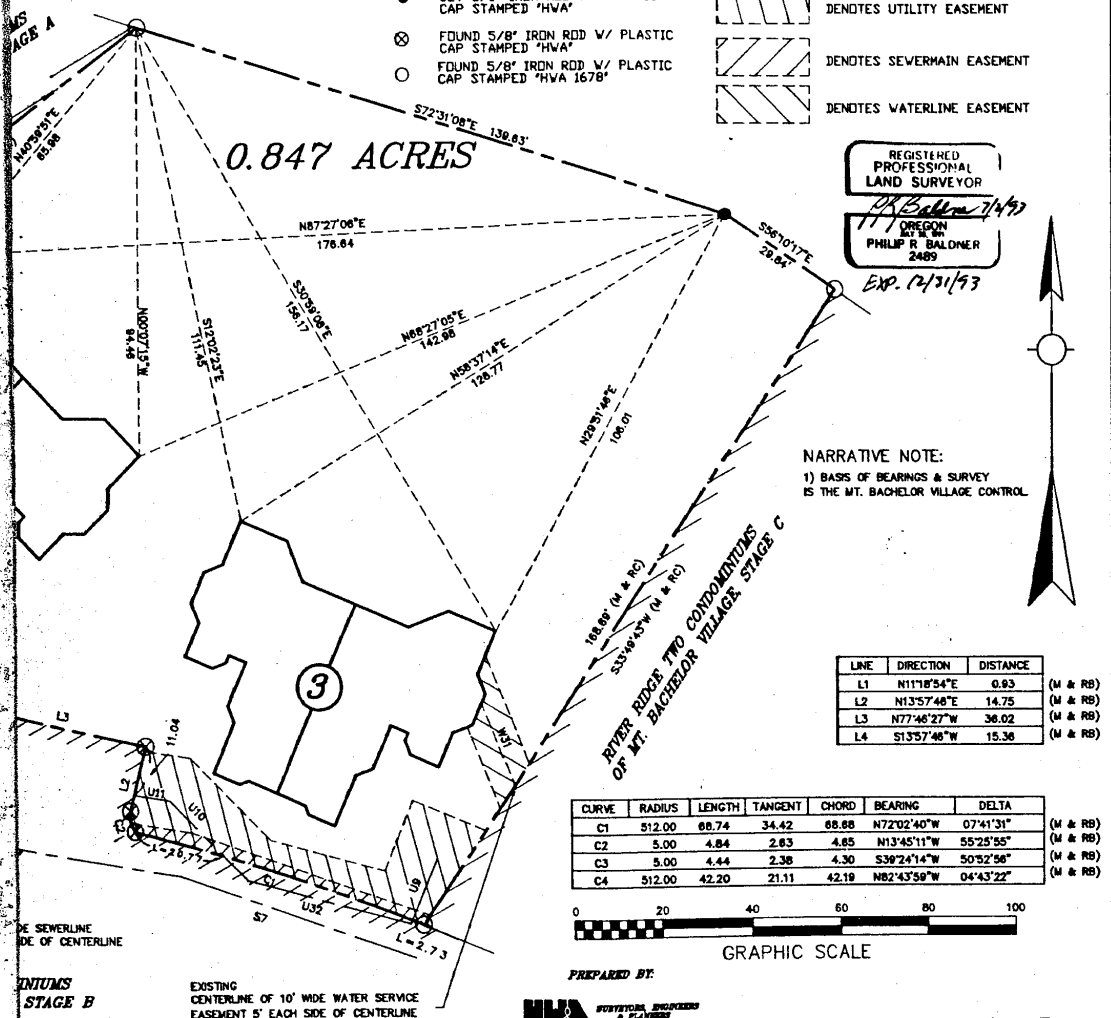
WO CONDOMINIUMS
TAGE A, BY
CIATES, INC.

WO CONDOMINIUMS
TAGE B, BY
CIATES, INC.

WO CONDOMINIUMS
TAGE C, BY
CIATES, INC.

LEGEND:

- PLAT BOUNDARY
- BOUNDARY RIVER RIDGE TWO CONDOMINIUMS OF MT. BACHELOR VILLAGE, STAGE A,B & C.
- ● SET 5/8" IRON ROD W/ PLASTIC CAP STAMPED "HWA"
- ⊗ FOUND 5/8" IRON ROD W/ PLASTIC CAP STAMPED "HWA"
- ○ FOUND 5/8" IRON ROD W/ PLASTIC CAP STAMPED "HWA 1678"
- (14) BUILDING NUMBER
- DENOTES ROAD EASEMENT
- DENOTES UTILITY EASEMENT
- DENOTES SEWERMAIN EASEMENT
- DENOTES WATERLINE EASEMENT



REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON JULY 16, 1974
PHILIP R BALDNER 2489
EXP. 12/31/93

NARRATIVE NOTE:
1) BASIS OF BEARINGS & SURVEY IS THE MT. BACHELOR VILLAGE CONTROL.

LINE	DIRECTION	DISTANCE	
L1	N11°18'54"E	0.93	(M & RB)
L2	N13°57'46"E	14.75	(M & RB)
L3	N77°46'27"W	36.02	(M & RB)
L4	S13°57'46"W	15.36	(M & RB)

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA	
C1	512.00	68.74	34.42	68.68	N72°02'40"W	07°41'31"	(M & RB)
C2	5.00	4.84	2.63	4.65	N13°45'11"W	55°25'55"	(M & RB)
C3	5.00	4.44	2.38	4.30	S39°24'14"W	50°52'56"	(M & RB)
C4	512.00	42.20	21.11	42.19	N82°43'59"W	04°43'22"	(M & RB)

0 20 40 60 80 100
GRAPHIC SCALE

E SEWERLINE
DE OF CENTERLINE

INIUMS
STAGE B

EXISTING CENTERLINE OF 10' WIDE WATER SERVICE EASEMENT 5' EACH SIDE OF CENTERLINE

PREPARED BY:

SURVEYORS, ENGINEERS & PLANNERS

SHEET 2 OF 12

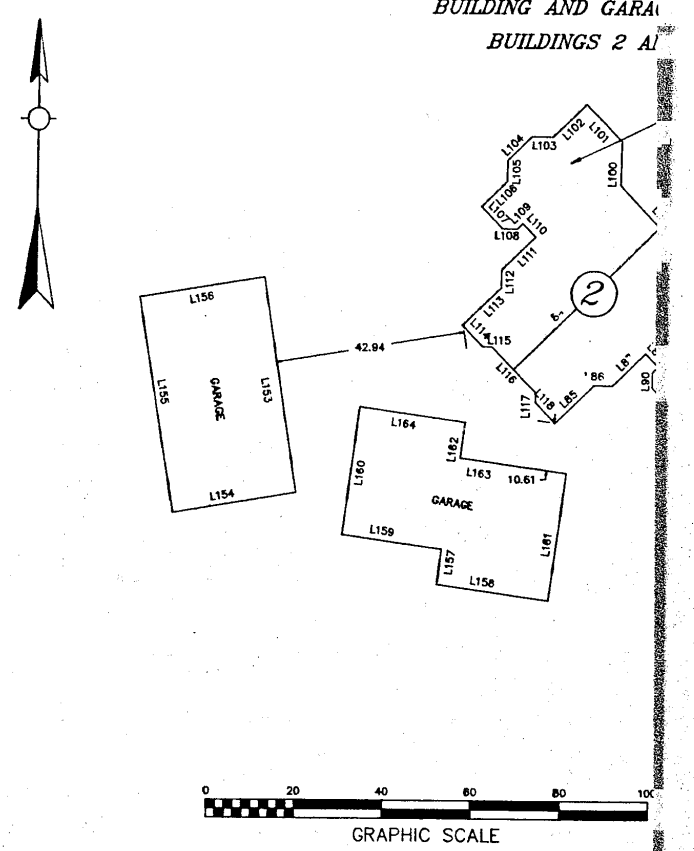
930105P2

307 - 2644

RIVER RIDGE
OF MT. BACHE

LOCATED IN: THE NORTH ONE-HALF OF
CITY OF BEND,

BUILDING AND GARA
BUILDINGS 2 A



LEGEND:

(7) BUILDING NUMBER

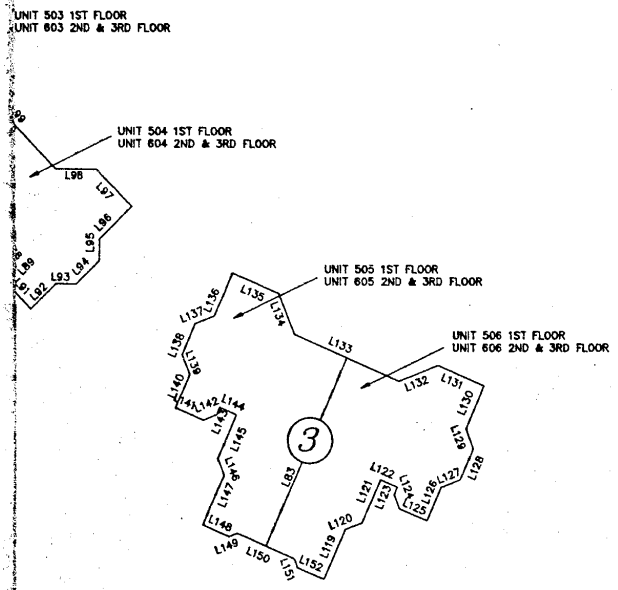
REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
PHILIP R. BALDNER
2489
Exp. 12/31/93

307 - 2645

TWO CONDOMINIUMS
LOR VILLAGE, STAGE D

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

GE DETAIL
ND 3



LINE	DIRECTION	DISTANCE
L83	N23°31'44"E	45.33
L84	N45°45'54"E	45.33
L85	S45°45'54"W	12.00
L86	N89°14'06"W	4.01
L87	S45°45'54"W	10.50
L88	N44°14'06"W	4.17
L89	N45°45'54"E	1.83
L90	N00°45'54"E	3.30
L91	N44°14'06"W	6.83
L92	S45°45'54"W	8.00
L93	N89°14'06"W	4.71
L94	S45°45'54"W	7.50
L95	S00°45'54"W	4.71
L96	S45°45'54"W	10.33
L97	S44°14'06"E	11.42
L98	S89°14'06"E	9.66
L99	S44°14'06"E	25.83
L100	S00°45'54"W	9.66
L101	S44°14'06"E	11.42
L102	N45°45'54"E	10.33
L103	S89°14'06"E	4.71
L104	N45°45'54"E	7.50
L105	N00°45'54"E	4.71
L106	N45°45'54"E	8.00
L107	N44°14'06"W	6.83
L108	N89°14'06"W	3.30
L109	S45°45'54"W	1.83
L110	N44°14'06"W	4.17
L111	N45°45'54"E	10.50
L112	N00°45'54"E	4.01
L113	N45°45'54"E	12.00
L114	N44°14'06"W	6.50
L115	N89°14'06"W	2.12
L116	N44°14'06"W	14.00
L117	N00°45'54"E	2.12
L118	N44°14'06"W	6.50
L119	S23°31'44"W	12.00
L120	S66°28'16"W	4.01
L121	S23°31'44"W	10.50
L122	N66°28'16"W	4.17
L123	N23°31'44"E	1.83
L124	N21°28'16"W	3.30
L125	N66°28'16"W	6.83
L126	S23°31'44"W	8.00
L127	S68°31'44"W	4.71
L128	S23°31'44"W	7.50
L129	S21°28'16"E	4.71
L130	S23°31'44"W	10.33
L131	S66°28'16"E	11.42
L132	N68°31'44"E	9.66
L133	S66°28'16"E	25.83
L134	S21°28'16"E	9.66
L135	S66°28'16"E	11.42
L136	N23°31'44"E	10.33
L137	N68°31'44"E	4.71
L138	N23°31'44"E	7.50
L139	N21°28'16"W	4.71
L140	N23°31'44"E	8.00
L141	N66°28'16"W	6.83
L142	S68°31'44"W	3.30
L143	S23°31'44"W	1.83
L144	N66°28'16"W	4.17
L145	N23°31'44"E	10.50
L146	N21°28'16"W	4.01
L147	N23°31'44"E	12.00
L148	N66°28'16"W	6.50
L149	S68°31'44"W	2.12
L150	N66°28'16"W	14.00
L151	N21°28'16"W	2.12
L152	N66°28'16"W	6.50
L153	S09°17'22"E	48.29
L154	S80°42'38"W	28.50
L155	N09°17'22"W	48.29
L156	N80°42'38"E	28.50
L157	S07°48'35"W	8.00
L158	N82°11'25"W	25.40
L159	S82°11'25"E	22.89
L160	S07°48'35"W	28.50
L161	S07°48'35"W	28.50
L162	S07°48'35"W	8.00
L163	N82°11'25"W	24.15
L164	S82°11'25"E	24.15

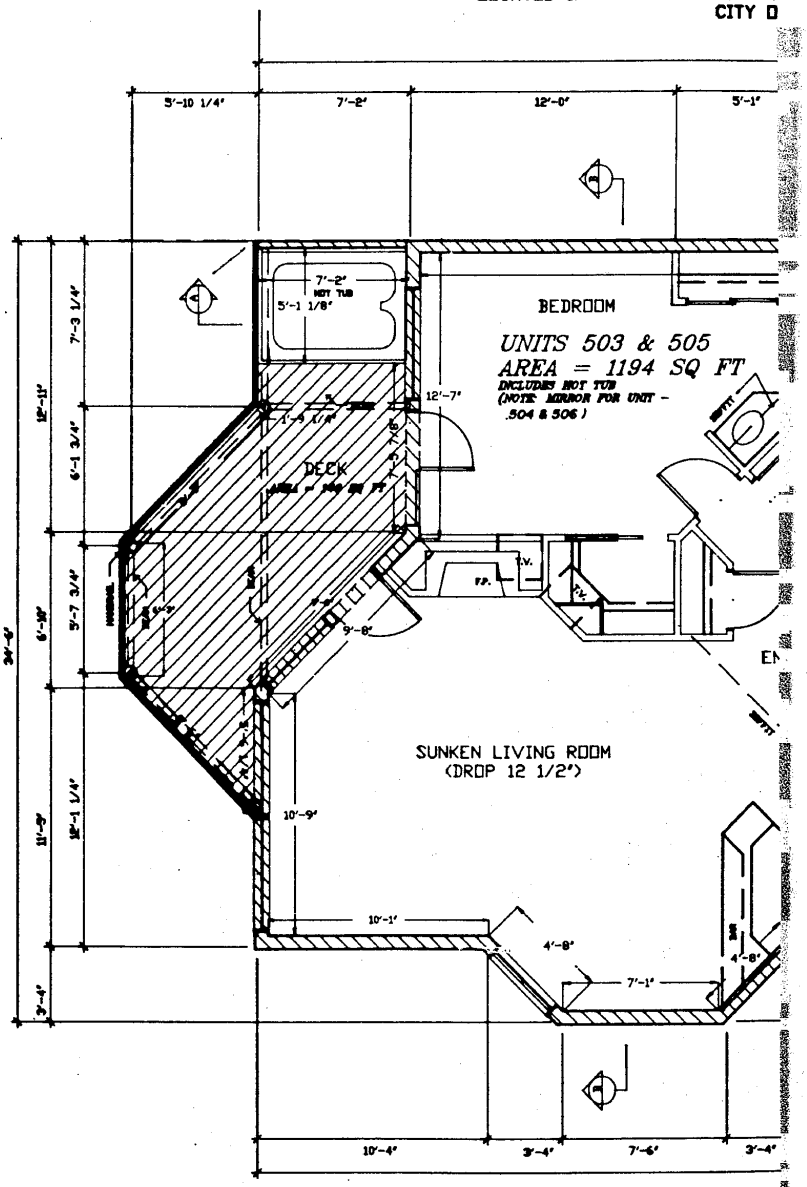
SHEET 3 OF 12

93010SP3

307 - 2646

RIVER RI
OF MT. BA

LOCATED IN THE NORTH ONE-H
CITY O



FIRST FLOOR PLAN

1/4" = 1'-0"

AREA 1194 SQ FT--UNITS 503 & 505 (UNITS 504 & 506 IS A MIRROR IMAGE OF

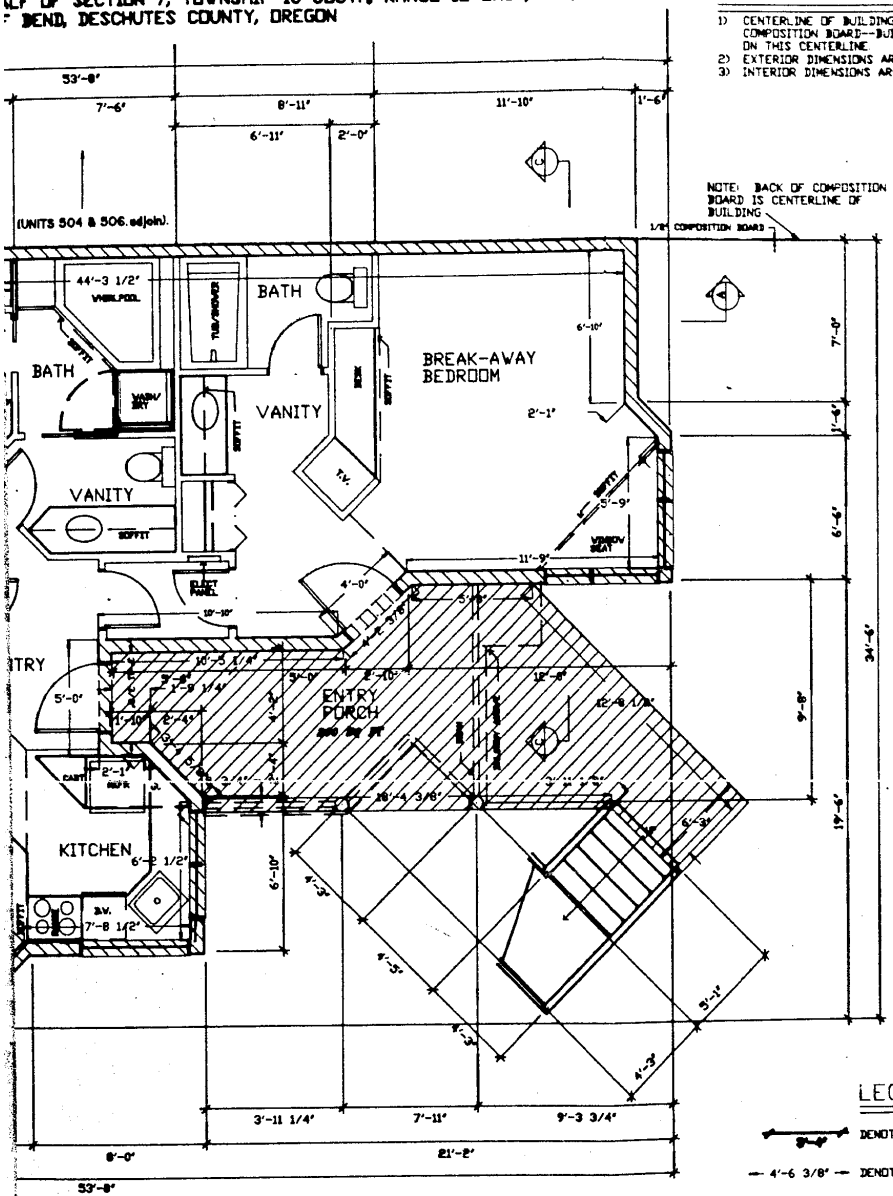
307 - 2647

DGE TWO CONDOMINIUMS
CHELOR VILLAGE, STAGE D

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.



REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
PHILIP R. BALDNER
EXP 12/31/93

LEGEND:

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

PREPARED BY;

SURVEYORS, ENGINEERS & PLANNERS
HICKMAN, WILLIAMS & ASSOCIATES, INC
20370 EMPIRE AVE., SUITE C-4, BEND, OREGON 97701
PHONE (503) 389-9381

503 & 505)

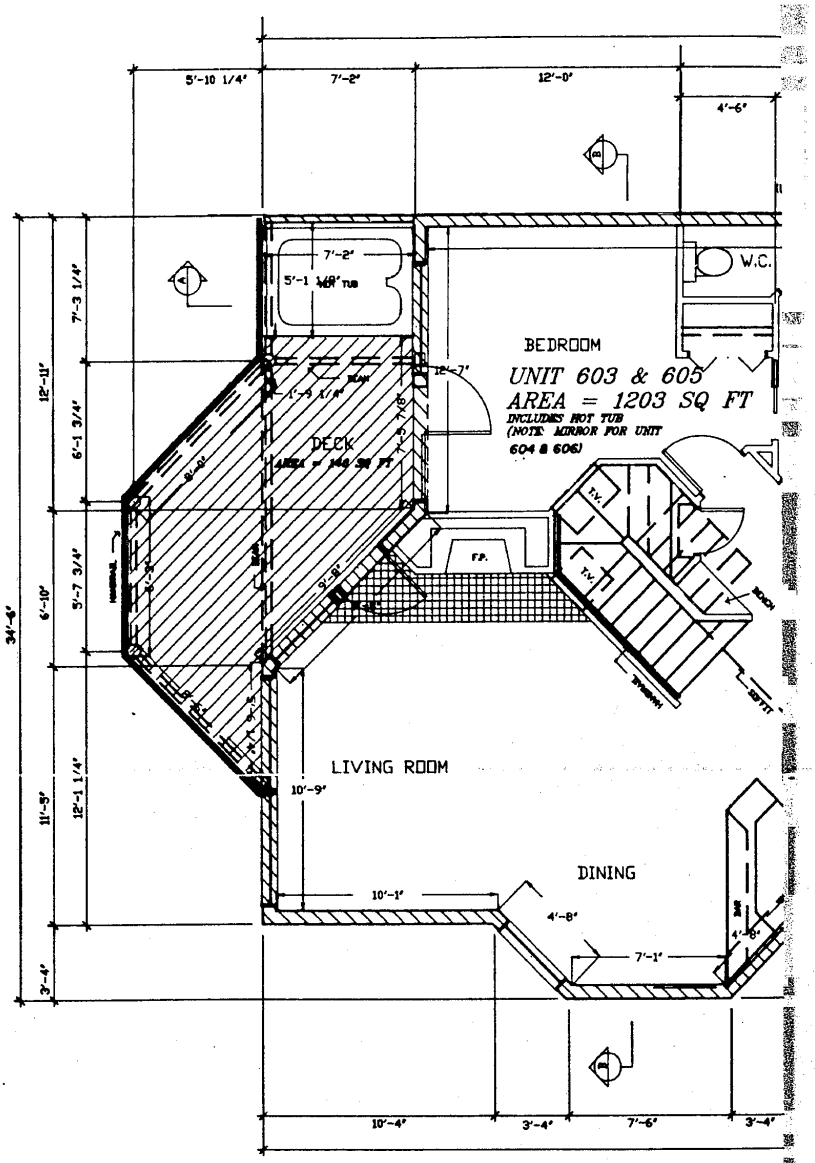
SHEET 4 OF 12

930105P4

307 - 2648

RIVER RI
OF MT. BA

LOCATED IN THE NORTH ONE-H
CITY O



SECOND FLOOR PLAN

1/4" =

AREA: 1203 SQ FT--UNIT 603 & 605 (UNIT 604 & 606 IS A MIRROR IMAG

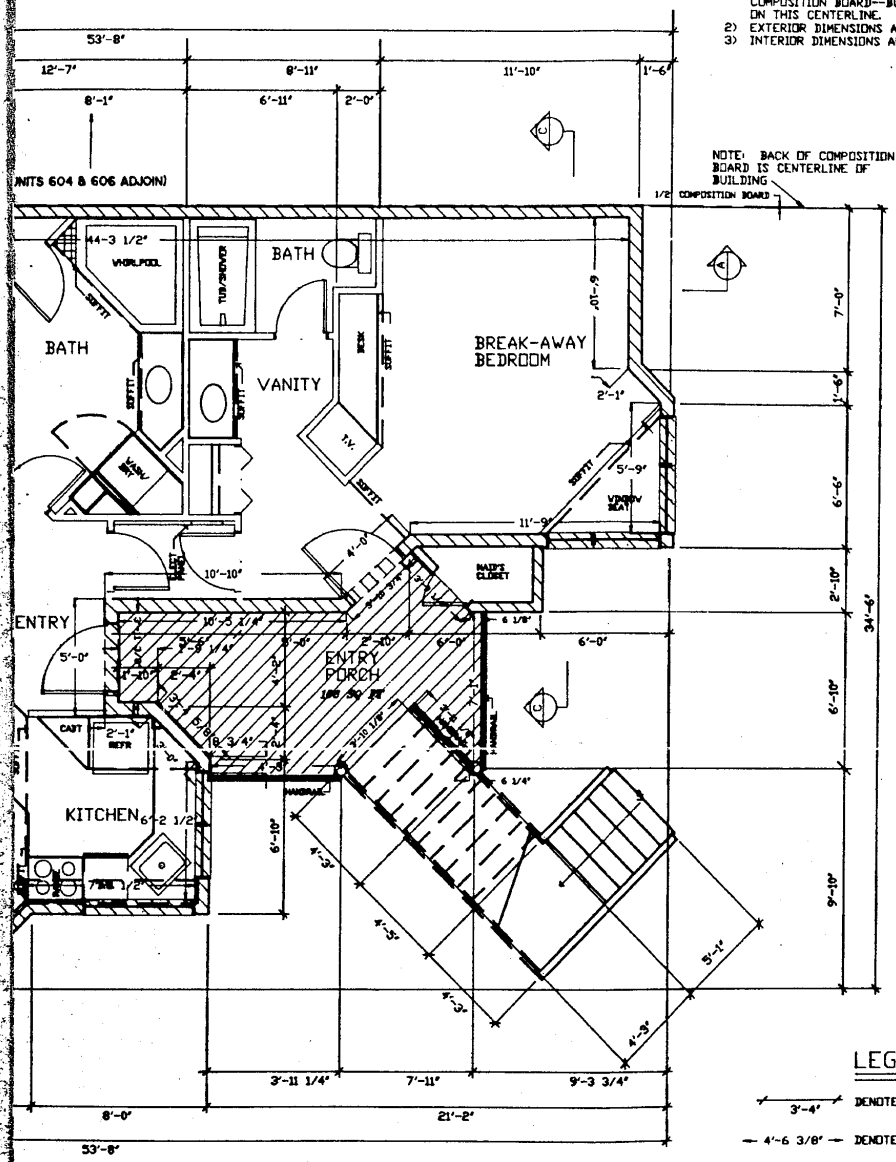
DGE TWO CONDOMINIUMS
CHELOR VILLAGE, STAGE D

307 - 2649

LF OF SECTION 7, TOWNSHIP 18 SOUTH, RANGE 12 EAST, W.M.,
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.



REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
PHILIP R. BALDNER
2469
EXP. 12/31/93

LEGEND:

3'-4" DENOTES EXTERIOR DIMENSION

4'-6 3/8" DENOTES INTERIOR DIMENSION

DENOTES COMMON ELEMENT

DENOTES LIMITED COMMON ELEMENT

1'-0"

E OF 603 & 605)

PREPARED BY;

SURVEYORS, ENGINEERS & PLANNERS
HICKMAN, WILLIAMS & ASSOCIATES, INC
20370 EMPIRE AVE., SUITE C-4, BEND, OREGON 97701
PHONE (503) 389-6351

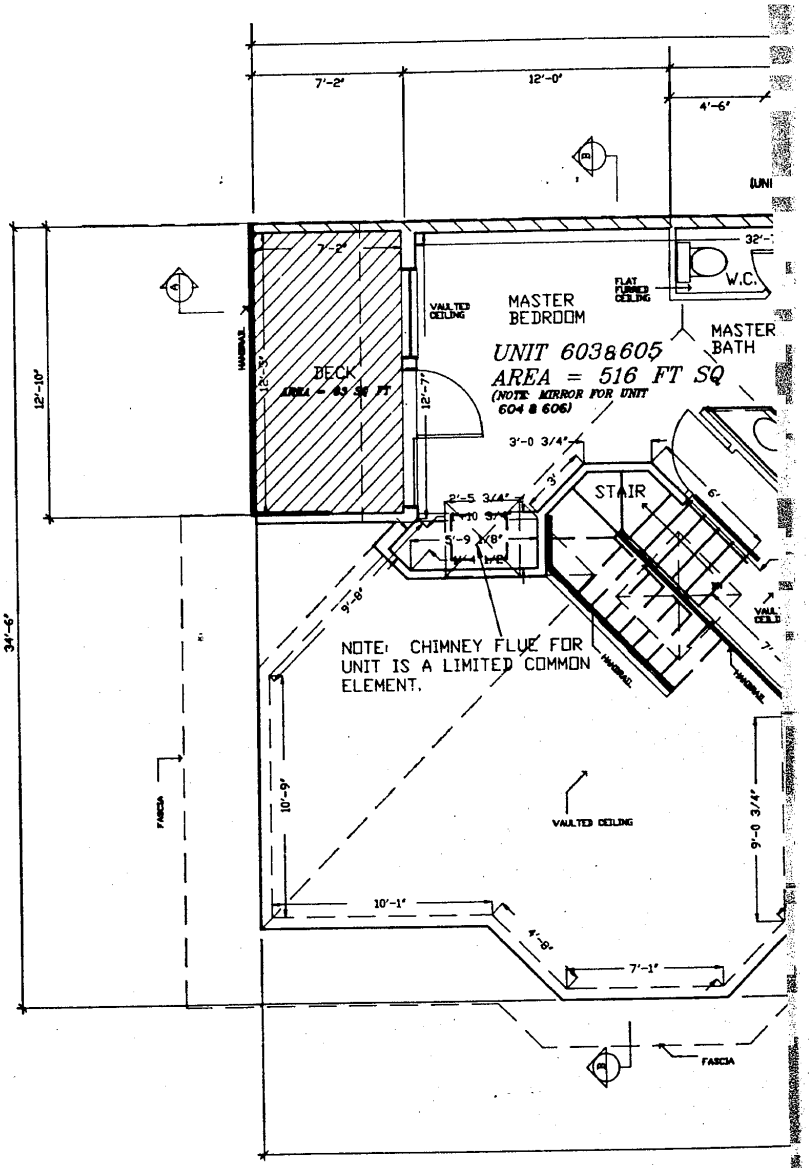
SHEET 5 OF 12

930105P5

RIVER RI

307 - 2650 OF MT. BA

LOCATED IN THE NORTH ONE-H
CITY O



THIRD FLOOR PLAN

AREA: 516 SQ FT--UNIT 603-605 (UNIT 604-606 IS A MIRROR IMAGE

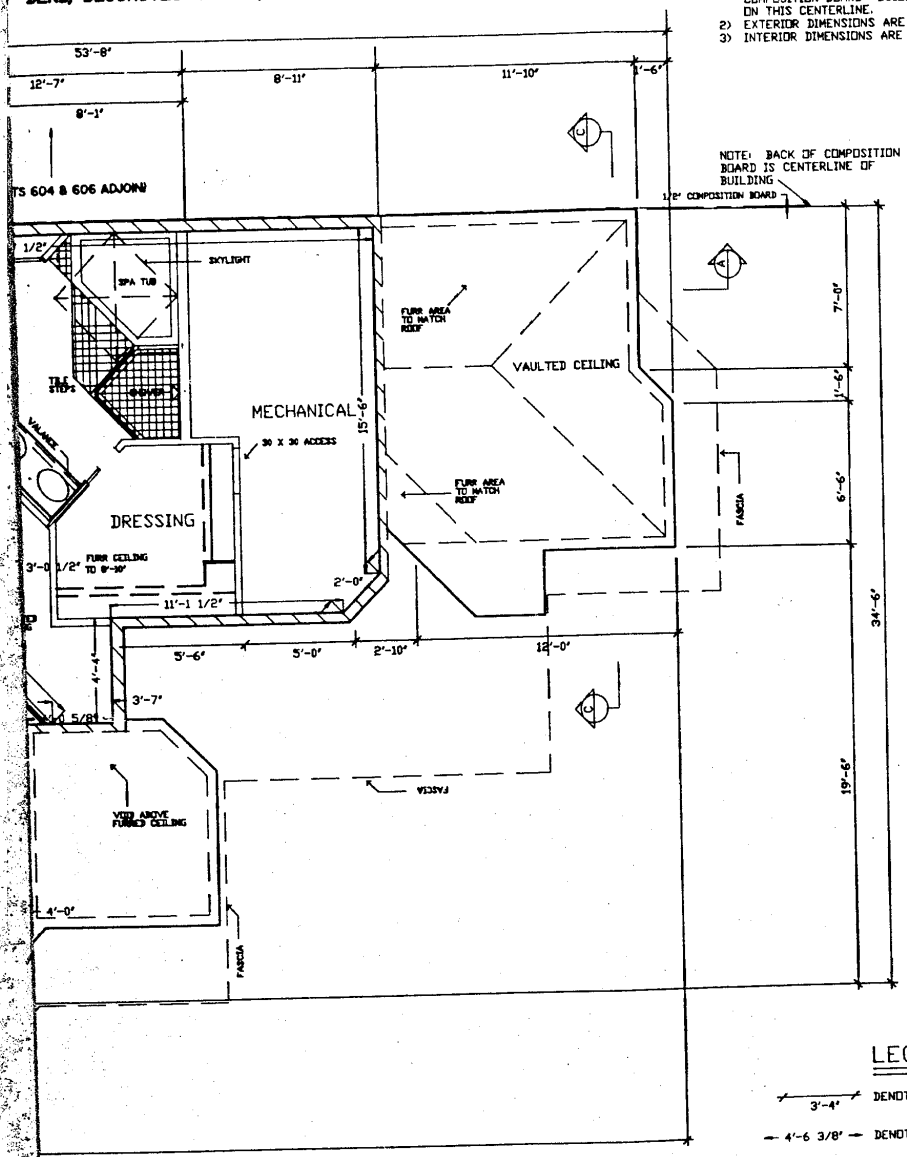
307 - 2651

DGE TWO CONDOMINIUMS
CHELOR VILLAGE, STAGE D

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.



REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JULY 31, 1981
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

4" = 1'-0"

OF 603-605)

PREPARED BY;

HBA SURVEYORS, ENGINEERS & PLANNERS

HICKMAN, WILLIAMS & ASSOCIATES, INC
80370 EMPIRE AVE., SUITE C-4, BEND, OREGON 97701
PHONE (503) 389-8351

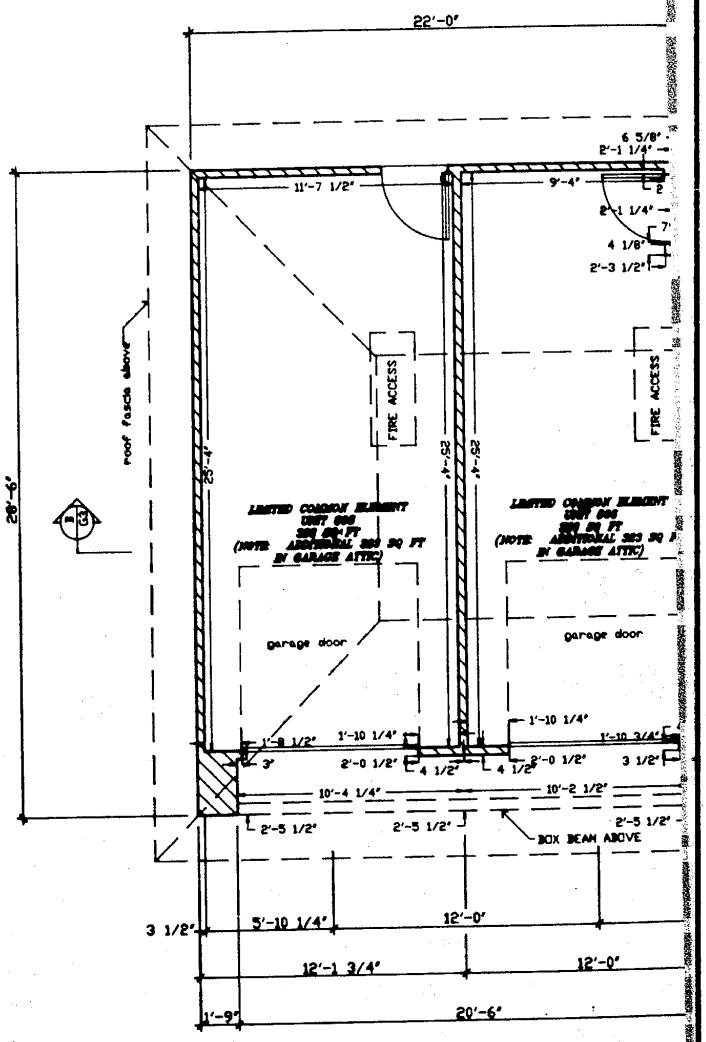
SHEET 6 OF 12

930105P6

307 - 2652

RIVER RI
OF MT. BA

LOCATED IN THE NORTH ONE-H
CITY O



GARAGE FLOOR PLAN

UNITS 602, 604, 603 AND 604

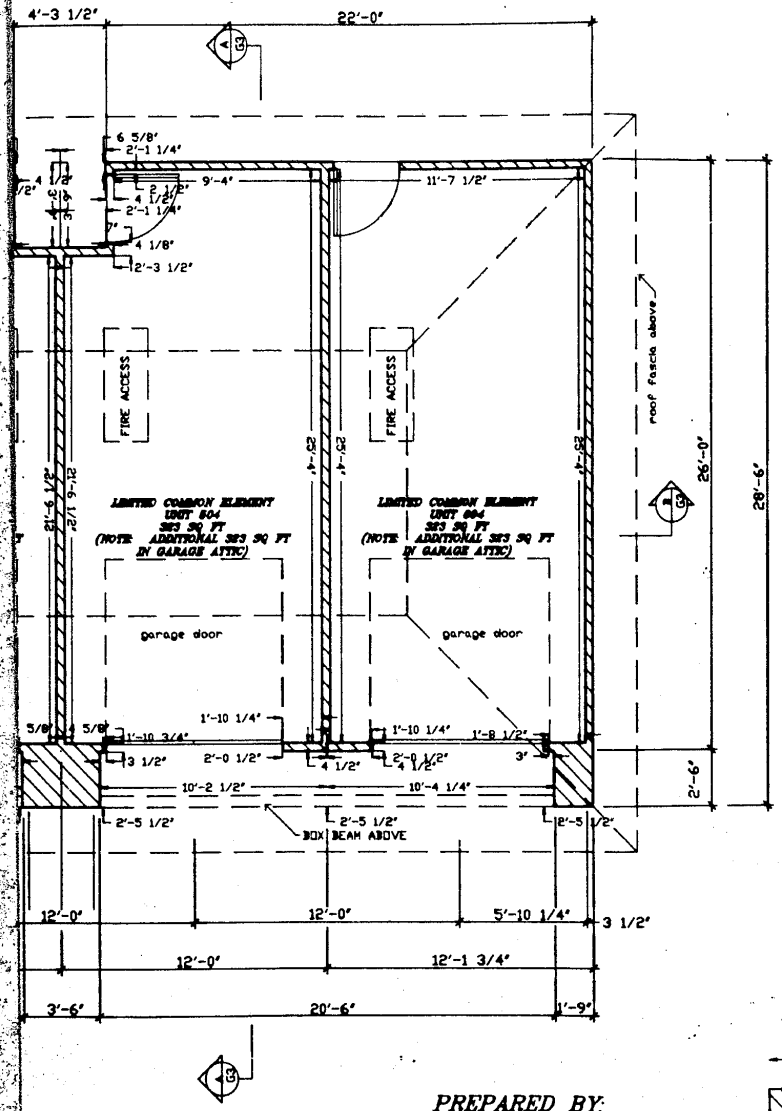
DGE TWO CONDOMINIUMS
CHELOR VILLAGE, STAGE D

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

307 - 2653

GENERAL NOTES:

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



REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
PHILIP R. BALDNER
EXP. 12/31/93

LEGEND:

3'-4" — DENOTES EXTERIOR DIMENSION

4'-6 3/8" — DENOTES INTERIOR DIMENSION

DENOTES COMMON ELEMENT

1/4" = 1'-0"

PREPARED BY;

SURVEYORS, ENGINEERS & PLANNERS
BECKMAN, WILLIAMS & ASSOCIATES, INC
20370 EMPIRE AVE., SUITE C-4, BEND, OREGON 97701
PHONE (503) 389-0381

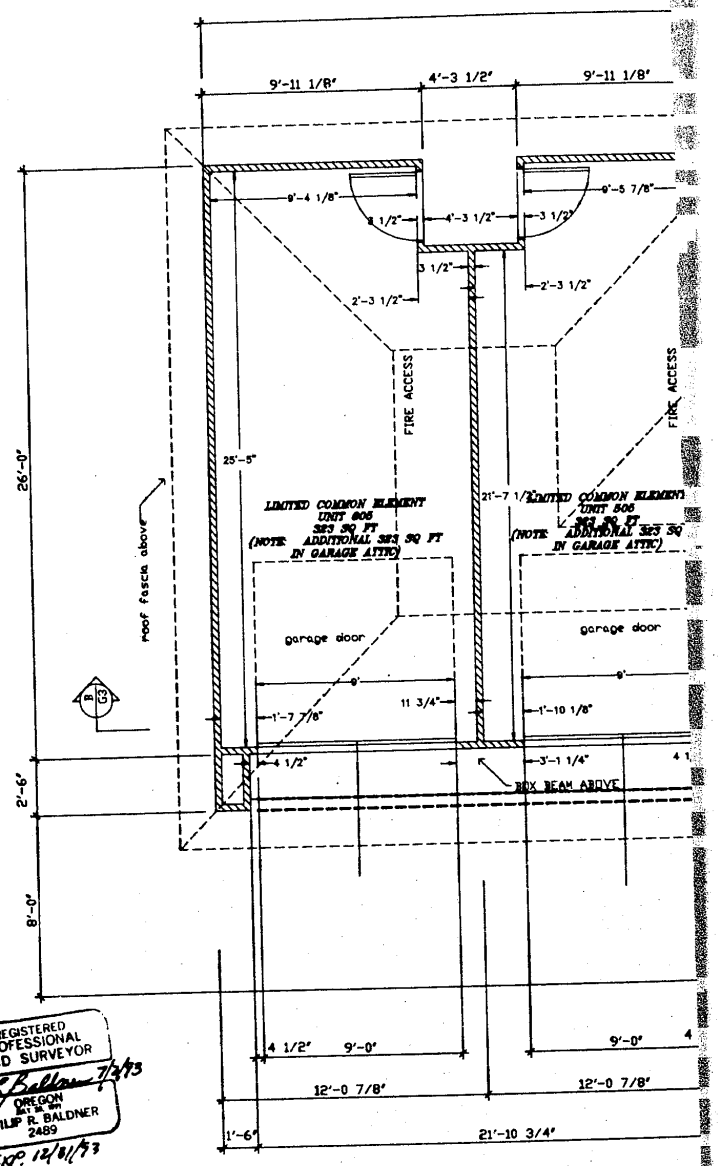
SHEET 7 OF 12

930105P7

307 - 2654

RIVER RI
OF MT. BA

LOCATED IN THE NORTH ONE-H
CITY O



REGISTERED
PROFESSIONAL
LAND SURVEYOR
OREGON
PHILIP R. BALDNER
2489
EXP. 12/31/93

GARAGE FLOOR PLAN

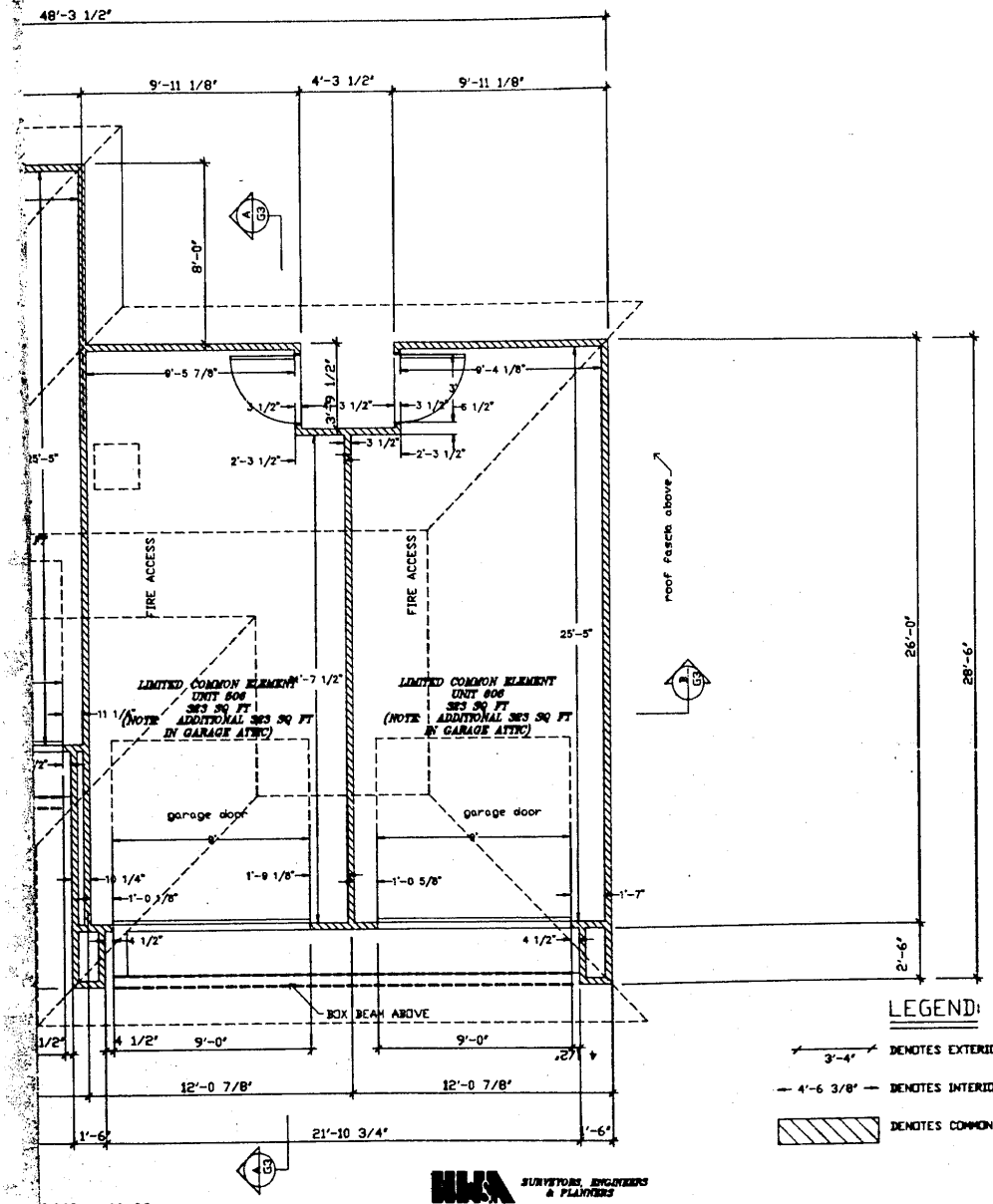
UNITS 505,506, 605 AND 606

DGE TWO CONDOMINIUMS
CHELOR VILLAGE, STAGE D

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

GENERAL NOTES:

EXTERIOR DIMENSIONS ARE TO FRAMED WALLS.
INTERIOR DIMENSIONS ARE TO FINISHED WALLS.



LEGEND:

3'-4" DENOTES EXTERIOR DIMENSION

4'-6 3/8" DENOTES INTERIOR DIMENSION

DENOTES COMMON ELEMENT

1/4" = 1'-0"

SURVEYORS, ENGINEERS & PLANNERS

HUCKMAN, WILLIAMS & ASSOCIATES, INC
20370 EMPIRE AVE., SUITE C-4, BEND, OREGON 97701
PHONE (541) 389-9351

SHEET 8 OF 12

93C105P8

307 - 2656

RIVER RI
OF MT. BA

LOCATED IN THE NORTH ONE-H
CITY O

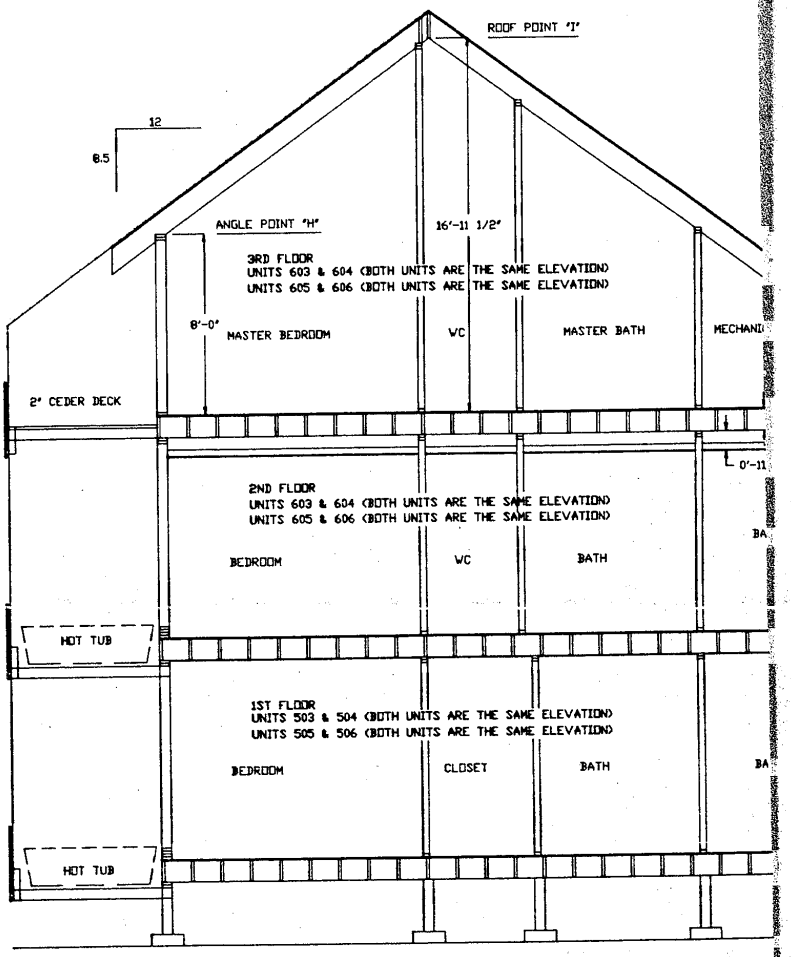
ELEVATION TABLES

BUILDING 2

UNIT NUMBER	POINT	ELEVATION
503 & 504	A	3768.07'
	B	3776.90'
603 & 604	C	3778.14'
	D	3786.97'
	E	3792.30'
	F	3785.97'
	G	3787.97'
	H	3795.97'
	I	3804.93'

BUILDING 3

UNIT NUMBER	POINT	ELEVATION
505 &506	A	3768.49'
	B	3777.32'
605 & 606	C	3778.48'
	D	3787.31'
	E	3792.64'
	F	3786.31'
	G	3788.31'
	H	3796.31'
	I	3805.27'



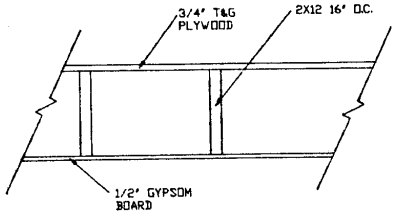
SECTION A-A

BUILDING SECTIONS & ELEVATIONS

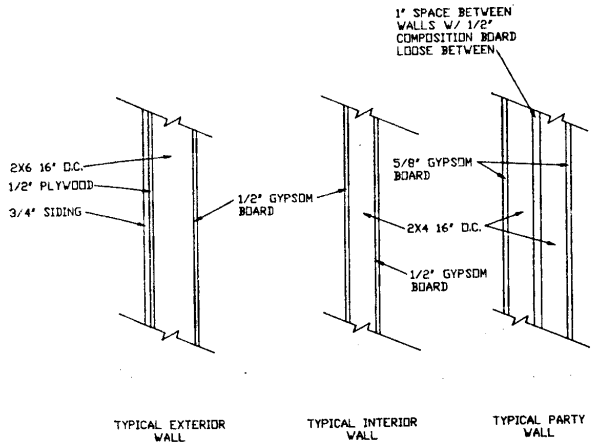
DGE TWO CONDOMINIUMS
CHELOR VILLAGE, STAGE D

307 - 2657

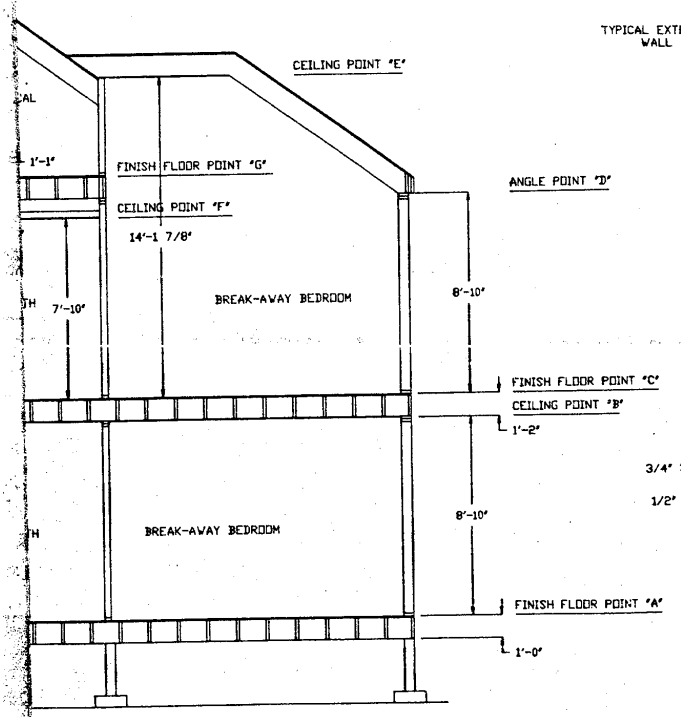
ALF OF SECTION 7, TOWNSHIP 18 SOUTH, RANGE 12 EAST, W.M.
F BEND, DESCHUTES COUNTY, OREGON

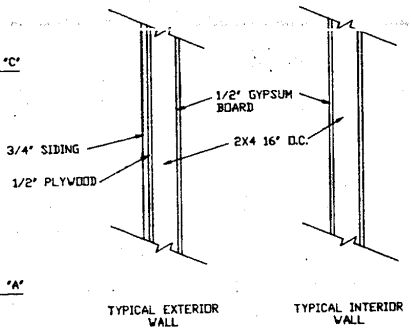


FLOOR JOIST WITH CEILING TYPICALS
1" = 1'



BUILDING WALL TYPICALS
1" = 1'





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;

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

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
PHILIP R. BALDNER
2489
EXP. 12/31/93

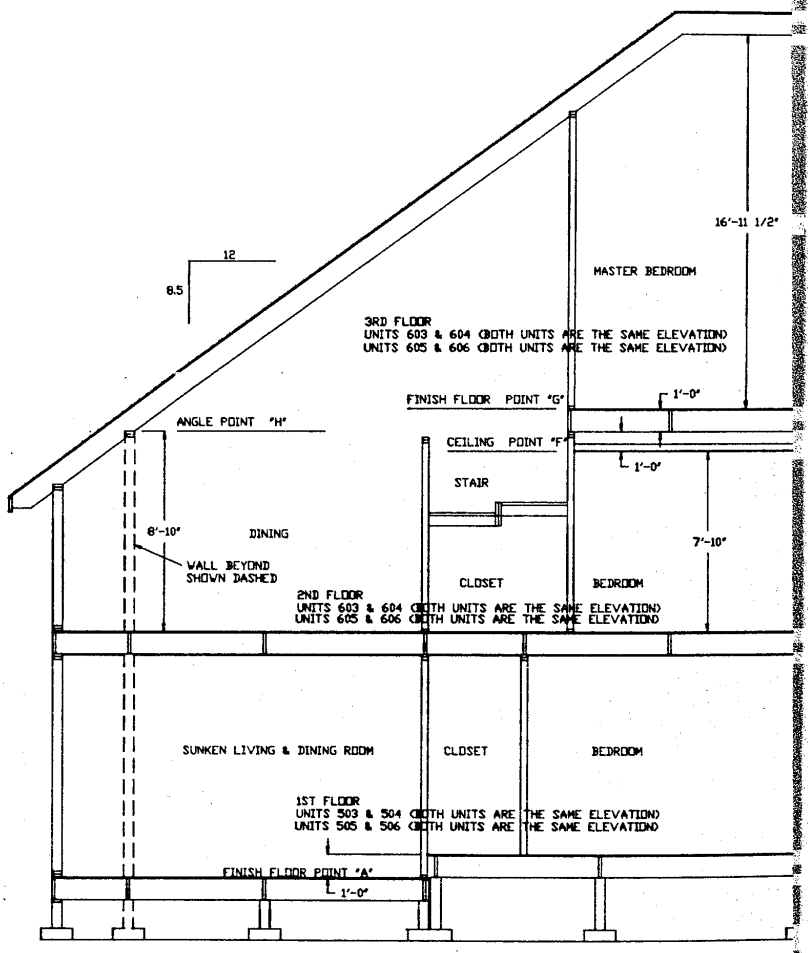
SHEET 9 OF 12

921002P9

RIVER RI

307 - 2658 OF MT. BA

LOCATED IN THE NORTH ONE-H
CITY O



SECTION B-B

BUILDING SECTIONS & ELEVATIONS

DGE TWO CONDOMINIUMS
CHELOR VILLAGE, STAGE D

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

307 - 2659

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON JULY 14, 1989 PHILIP R BALDNER 2489
EXP. 12/31/93

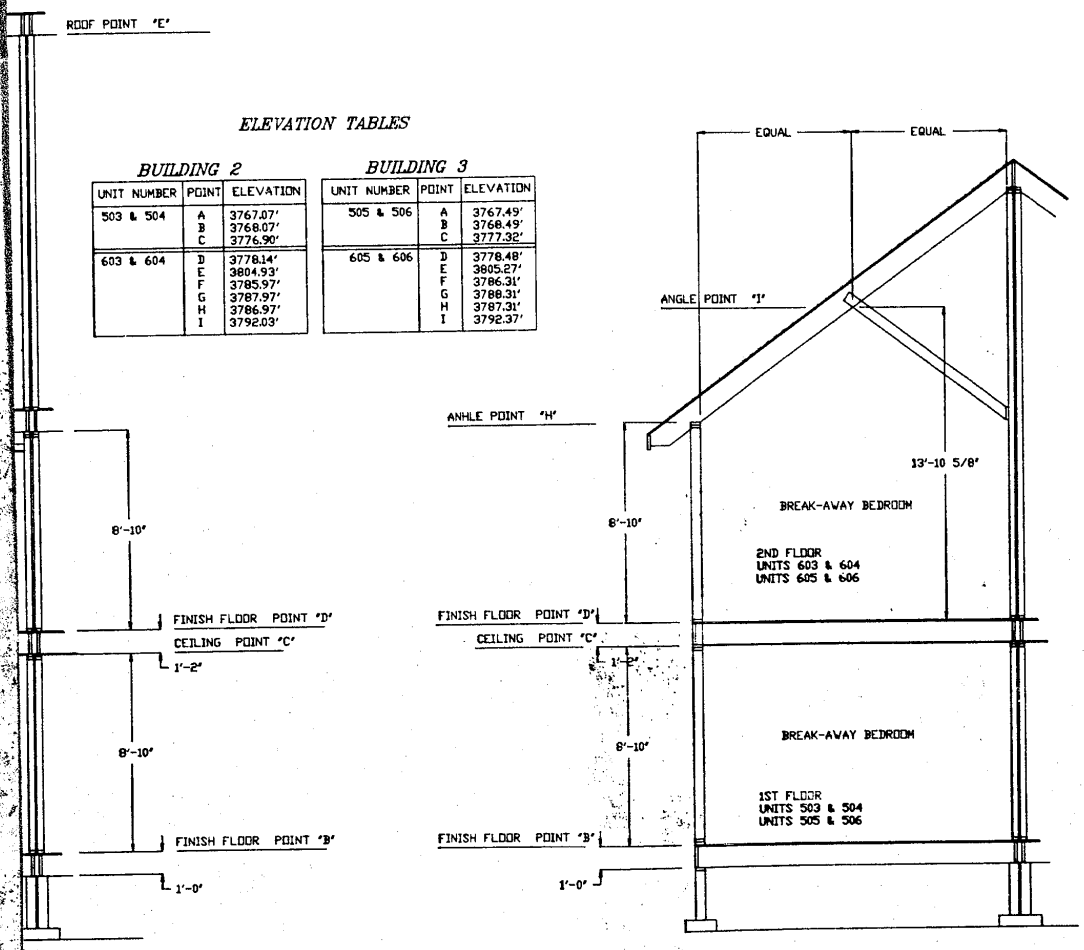
ELEVATION TABLES

BUILDING 2

UNIT NUMBER	POINT	ELEVATION
503 & 504	A	3767.07'
	B	3768.07'
	C	3776.90'
603 & 604	D	3778.14'
	E	3804.93'
	F	3785.97'
	G	3787.97'
	H	3786.97'
	I	3792.03'

BUILDING 3

UNIT NUMBER	POINT	ELEVATION
505 & 506	A	3767.49'
	B	3768.49'
	C	3777.32'
605 & 606	D	3778.48'
	E	3805.27'
	F	3786.31'
	G	3788.31'
	H	3787.31'
	I	3792.37'



SECTION C-C

PREPARED BY;

HUA SURVEYORS, ENGINEERS & PLANNERS
HICKMAN, WILLIAMS & ASSOCIATES, INC
20370 EMPIRE AVE., SUITE C-4, BEND, OREGON 97701
PHONE (503) 388-6351

1/4" = 1'-0"

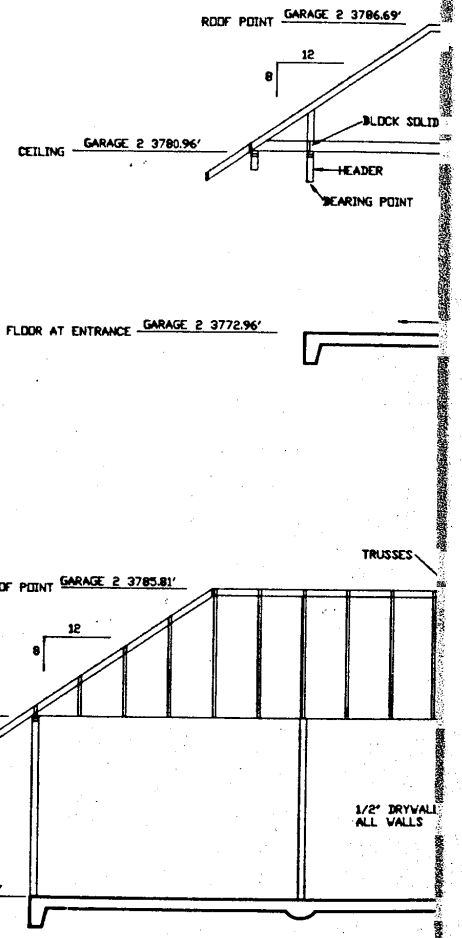
SHEET 10 OF 12

930105PX

307 - 2660

RIVER RI
OF MT. BA

LOCATED IN THE NORTH ONE-H
CITY O



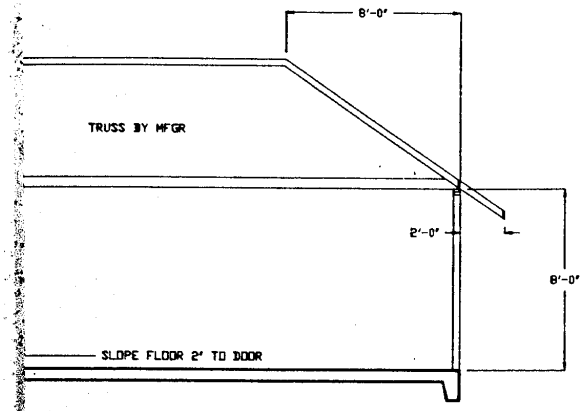
GARAGE SECTIONS & ELEVATIONS

UNITS 503, 504, 603 & 604

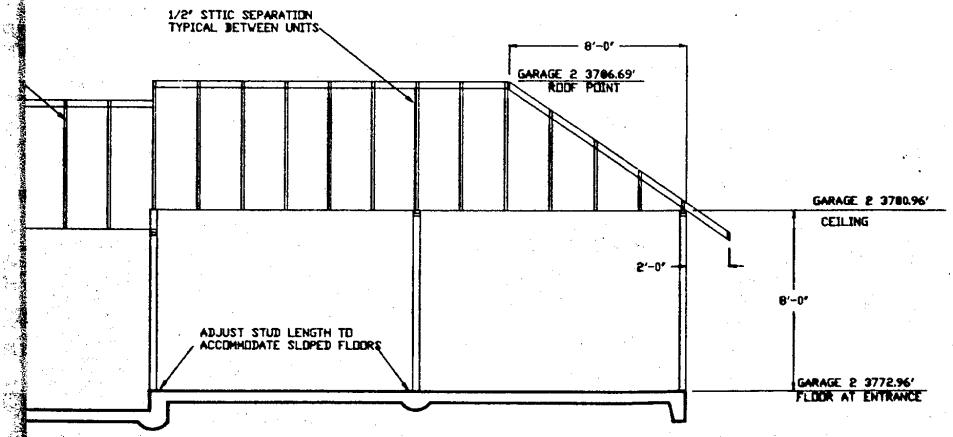
DGE TWO CONDOMINIUMS
CHELOR VILLAGE, STAGE D

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

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
PHILIP R. BALDNER
2489
7/2/93



SECTION A-A



SECTION B-B

/4" = 1'-0"

PREPARED BY;

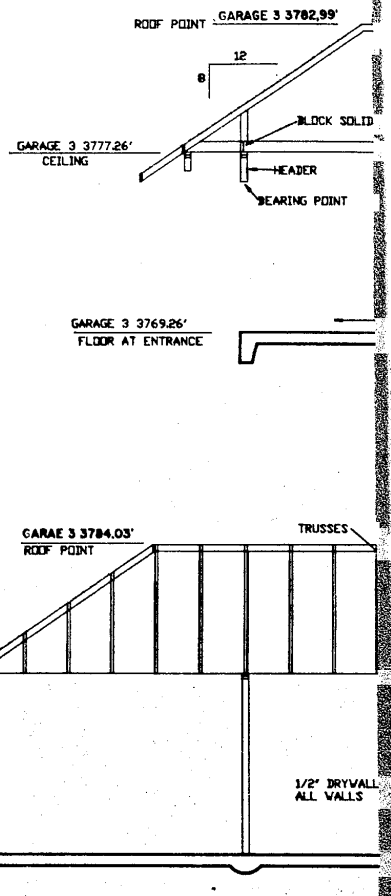
HW&A SURVEYORS, ENGINEERS & PLANNERS
HICKMAN, WILLIAMS & ASSOCIATES, INC
20170 EMPIRE AVE., SUITE C-4, BEND, OREGON 97701
PHONE (503) 389-6351

SHEET 11 OF 12

307 - 2662

RIVER RI
OF MT. BA

LOCATED IN THE NORTH ONE-H
CITY O



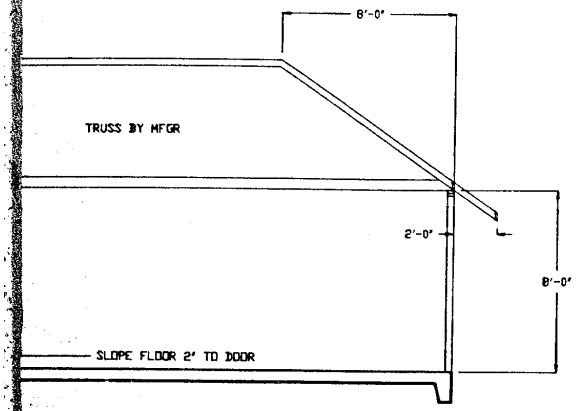
GARAGE SECTIONS & ELEVATIONS

UNITS 505, 506, 605 AND 606

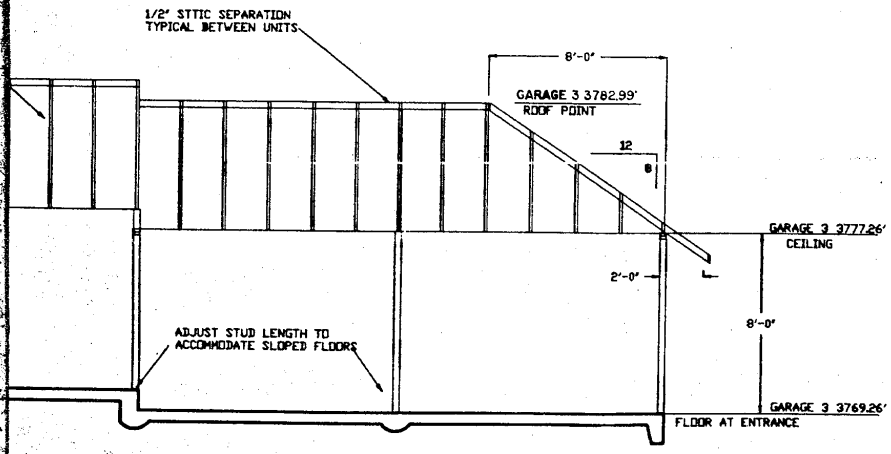
DGE TWO CONDOMINIUMS
CHELOR VILLAGE, STAGE D

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

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JULY 30, 1991
PHILIP R. BALDNER
2489
Exp 12/31/93



SECTION A-A



SECTION B-B

1/4" = 1'-0"

PREPARED BY;

HWA SURVEYORS, ENGINEERS & PLANNERS
HICKMAN, WILLIAMS & ASSOCIATES, INC
20370 EMPIRE AVE, SUITE C-4, BEND, OREGON 97701
PHONE (503) 388-8381

SHEET 12 OF 12

307 - 2664

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:

93 AUG -5 PM 4:33

MARY SUE PENHOLLOW
COUNTY CLERK

BY. J Wallace DEPUTY

NO. 93-26898 FEE 14.00

DESCHUTES COUNTY OFFICIAL RECORDS