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DESCHUTES COUNTY OFFICIAL RECORDS  
NANCY BLANKENSHIP, COUNTY CLERK

2004-25129



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## Shevlin Crest Subdivision

16

### Declaration of Covenants, Conditions & Restrictions

Architectural Review Board  
Rules & Guidelines  
Landscaping Guidelines  
Maintenance Practices

*Adopted January, 2004*

FIRST AMERICAN TITLE  
INSURANCE COMPANY OF OREGON  
P.O. BOX 323  
BEND, OR 97709

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INSURANCE COMPANY OF OREGON AS AN  
ACCOMODATION ONLY NO LIABILITY IS  
ACCEPTED FOR THE CONDITION OF TITLE  
OR FOR THE VALITY, SUFFICIENCY, OR  
EFFECT OF THIS DOCUMENT

**DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR SHEVLIN CREST SUBDIVISION**

30<sup>th</sup> This Declaration of Covenants, Conditions, and Restrictions ("Declaration") is made this day of April 2004 by:

Shevlin Crest, LLC

as owner of that certain real property in the City of Bend, Deschutes County, Oregon, described herein as Exhibit "A", attached hereto.

Whereas Declarant has subdivided the Property into fifty-six (56) separate lots, together comprising a subdivision platted as "Shevlin Crest Subdivision", and described herein as Exhibit "B" as a CC&R Exhibit, attached hereto and incorporated by reference; and

Whereas declarant is developing the property as a subdivision for purposes of accommodating residential homes in a design and function described herein; and

Whereas, Declarant, as owner, is providing for reciprocal use, maintenance, and construction of such individual parcel improvements as are presently in existence or may be desired by lot owner(s) in the future by this Declaration as described in detail herein; and

Whereas Declarant is causing this Declaration to be recorded to subject the Property to the covenants, conditions, and restrictions set forth herein;

Now, therefore, Declarant makes the following Declarations:

**I. Definitions**

- A. Declaration: This declaration of Covenants, Conditions and Restrictions for Shevlin Crest Subdivision, and changes or amendments as may be made from time to time.
- B. Developer: The original respective owner of a lot as depicted in Exhibit B.
- C. Improvements: Including, but not limited to, buildings, outbuildings, private roads, driveways, parking areas, fences, barriers, retaining walls, stairs, decks, electrical and gas and water and sewer and fiber optic and telephone and satellite and communication lines or pipes or conduits or equipment, hedges, windbreaks, plantings, planted trees and shrubs, signs, loading areas and all other structures or exterior landscaping, vegetation or ground cover of every type and every kind above or below the land surface.
- D. Lot: Each and every of the individually subdivided real property lots shall be described individually as a "lot", as described by Exhibit B, attached hereto and incorporated by reference.
- E. Owner: The holder of a fee simple interest in a lot, or the holder of a vendee's interest in a lot under a recorded installment contract of sale. The holder of only a leasehold interest in a lot, a building, or a portion of a building is not an owner for purposes of this definition. If there are two or more co-owners of a lot, they shall collectively constitute only one owner for purposes of this Declaration, and shall have

only one vote on any matter on which owners may vote. An owner may appoint a representative as noted herein.

- F. Shevlin Crest Architectural Review Board: That subcommittee of the HOA, for purposes including, but not limited to, reviewing plans for construction or improvement of lots as necessary, pursuant to provisions herein, also to be referenced as SCARB.
- G. Shevlin Crest Homeowner's Association: That Association of owners forming an owner's association, pursuant to provisions herein, for purposes including, but not limited to, administering, maintaining, improving, protecting, and performing any other such services as are necessary for prudent operation of the Property, and reciprocal rights and responsibilities of the Property, also to be referenced as SCHOA.
- H. Shevlin Crest Subdivision: The subject real property referenced above as Exhibit A, and all real property now or hereafter the subject of this Declaration.
- I. Street: Any paved surface constructed for the purpose of transporting automotive vehicles or bicycles and designed to function as a vehicular thoroughfare within or adjacent to the Property and shown on any current and valid recorded subdivision or partition map or survey map of record, whether designated thereon as a street, boulevard, place, drive, road, way, or functional equivalent of same.

## **II. Shevlin Crest Homeowner's Association**

The declarant agrees to transfer the authority of the SCARB to a Homeowner's Association (HOA) to be established by the homeowners of Shevlin Crest Subdivision at such time as said homeowners own 80% of the lots contained in Shevlin Crest Subdivision. The HOA will be established by a majority of lot representatives for the purpose of implementing rules for the homeowners of Shevlin Crest Subdivision.

## **III. Shevlin Crest Architectural Review Board**

The declarants or their designated Representatives retain the right to Approve, Approve with Conditions or Disapprove submitted proposals and plans for development at Shevlin Crest (as presented by the Application Checklist contained herein as Exhibit C) and to modify, revise and/or delete these Rules and Guidelines in part or whole at their sole discretion, such time as declarants own 20% or more of the lots, or until declarants elect to grant said authority to the ARB.

### **Shevlin Crest Architectural Review Board (ARB) Standards and Procedures**

## **IV. SITE PLAN – DEVELOPMENT APPLICATION**

Submit the following information, plans and elevations to the ARB for review. Applicant shall allow a minimum of two (2) weeks for response from the ARB. Incomplete plan submittals will be returned to the Applicant.

**TWO SETS:** (One marked-up set will be returned following review)

### **A. PLAN SUBMITTAL**

1. **\$2500 Landscape Deposit** (non-refundable after one year if landscaping is not completed in one year)
2. **Topographical site plan** prepared and signed by a licensed surveyor (with 1-foot contours). The scale of the site plan shall be a minimum 1" = 10'. The site plan shall include the following:
  - property boundaries
  - topography of the site
  - the dimensioned location of the building(s)
  - walkways and decks
  - foundations
  - existing trees and rock outcroppings
  - driveways and parking areas
  - proposed utility lines
  - corner locations of homes on adjacent homesites
  - trees which are planned for removal
3. **Site Plan:** A site plan for the proposed lot plan shall be submitted at a minimum scale of 1" = 10'. **String Layout:** The Applicant shall lay out the foundations of all built structures, driveways and deck areas on-site for review with the ARB.
4. **Landscaping Plan:** Plans similar to those required for initial approval shall be submitted, indicating additions or modifications to be made.
5. **Building Elevations:** Four elevations (all sides) at a scale of 1/4" = 1" shall be provided showing the elevations of the proposed improvement(s) as situated on the owner's homesite of the proposed structures.
6. **Floor Plans:** If applicable, floor plans at a scale of 1/4" = 1' shall be submitted showing the square footage.

#### B. ALTERATION APPROVAL

1. Prior to improvement or alteration of building sites at Shevlin Crest, whether by excavation, fill, exterior color change or renewal, cutting or removal of existing vegetation, such alteration must be approved by the ARB.
2. Alteration requests may require the submittal of additional information at the sole discretion of the ARB.

#### C. DEVELOPMENT RULES AND DESIGN GUIDELINES

1. **All development and construction shall meet City of Bend standards and specifications, local building codes, and zoning requirements.**
2. **Utilities and Services**
  - Electric power: Pacific Power and Light
  - Natural gas: Cascade Natural Gas
  - Telephone: Qwest
  - TV cable: Bend Cable Communications
  - Sewer and water services: City of Bend
  - Service connections have been extended to the property boundaries of each homesite for electricity, gas, cable, phone, water and sewer

**3. Accessory Building/Structures**

Only buildings to be used as temporary construction shelter may be placed on a homesite prior to construction of the main residence. Structures such as doghouses, tool sheds and wood storage areas which are not integrated as part of the main residence will generally not be allowed, but in any event will need specific ARB approval. Separated garages are acceptable.

**4. Adjacent Private Property**

Adjacent property may not be used for access to any construction site under any circumstance. Adjacent property also may not be used as a parking lot or for the storage or staging of construction materials or construction debris by any contractor or subcontractor working on the homesite. In the event that adjacent lot construction causes damage to adjacent property, either directly or indirectly, the Shevlin Crest property owner will be held responsible for restoration of the adjoining affected property.

It is imperative to keep adjoining property free of construction litter. Nuisances, including but not limited to noise, dust, litter, debris and odor are prohibited if such nuisances impact other persons adversely.

**5. Animal Runs and Animal Restraint Areas**

All animal runs and animal restraint areas should be situated on a homesite so as to be completely concealed or screened from view from roadways and neighboring homesites. When allowed, the doghouses must be painted a color so to blend or match the owner's home.

**6. Corner Lot Development**

Lots which are adjacent to perpendicular streets or a street and alleyway shall be designed and constructed in such a manner as to create architectural features of interest on respective building elevations, fencing and landscaping.

**7. Chimneys**

All exterior chimneys must be wood, stone or brick and must incorporate a metal flue shroud and spark arrestor. In some cases, a faux chase may be required, even if the gas fireplace is using a direct vent system. All visible metals (including metal chimneys within the flue shrouds) must be painted to blend with roof or wood chimney colors.

**8. Decks, Porches and Deck/Porch Skirting**

Decks and/or porches which are more than 8-feet above existing grade shall be skirted. The skirting below all decks and/or porches shall be recessed to create shadows and alleviate the appearance of massive under deck/porch walls. Deck/porch skirting should be made of the same material as the home and be applied in the same direction unless otherwise approved by the ARB.

**9. Driveways**

All driveways shall be designed in compliance with City of Bend rules and regulations. Front driveways will be limited to one per homesite. If the curb cut is

relocated and the original curb cut is not used, the sidewalk and curb area must be restored to City of Bend sidewalk and curb standards, at the owner's expense. Driveway material shall be asphalt, exposed aggregate concrete, stamped concrete with color added, or masonry with a material, or color accent at edges or construction breaks. No driveways or parking areas of asphalt, concrete or pavers of any kind are permitted closer than 5' to any side property line without ARB approval.

The city of Bend requires that a curb cut permit be obtained prior to construction of any driveways in Shevlin Crest.

**10. House Design Originality**

- Duplication of a house design within Shevlin Crest is discouraged.
- Premanufactured homes or structures are prohibited.

**11. Excavation**

Each homesite shall be developed with minimum modification of the existing topography. All dirt and debris resulting from excavation must be incorporated in the landscaping or removed from the site. All areas disturbed during construction must be restored to their original appearance or in accordance with an approved landscape plan.

**12. Exterior Colors and Stains**

All exterior colors are subject to review and approval by the ARB (original painting and subsequent repainting).

Care shall be taken to avoid duplicating colors of nearby homes.

Natural wood siding, peeled logs and natural shakes must be stained or treated in an accent or complimentary color.

**13. Exterior Lighting**

All exterior lighting shall meet applicable requirements and codes. The object is to eliminate glare, upward light, and annoyance to adjacent property owners.

Location of all exterior lighting must be submitted with initial construction or alteration submittals. Catalog cuts or drawings must be provided for review and approval. Direct lighting (maximum of 60 watts) may be used to enhance and identify the entrance of the home, but only two fixtures with transparent or opaque glass will be permitted on the building structure(s).

All other exterior lighting must be shielded and directed downward. Colored light sources are prohibited.

Decorative landscape and/or walkway/driveway lighting must be approved in advance and may have limitations placed upon them by the ARB. Exterior wall-mounted flood and spotlights must be covered with a shroud.

From the Saturday after Thanksgiving through the first weekend in January, a variance is granted for the use of exterior decorative lights.

**14. Exterior walls and trims**

Exterior material treatment used on the building walls shall be continuous and consistent on all elevations for a residence in order to achieve a uniform and complete design and to avoid a "veneer" look. Exterior siding material must be carried down to within eight inches of grade and sloped, or stepped. No extensive amounts of exposed foundation are permitted.

The following materials are suggested for use on exterior walls and trims; subject to approval by the ARB.

- Wood – (treated with semi-transparent or solid body stains or paints)
- Lap and cement-based siding material
- Board and batten type siding
- Log style homes
- Brick, natural and cultured stone
- Textured masonry block units not to exceed eight inches in height – medium to dark colors unless approved by the ARB.
- Stucco and synthetic stucco

#### **15. Fencing**

Individual fences are discouraged in Shevlin Crest and require specific approval from the ARB. Fences shall be limited to 60-inches in height, shall be connected to the house structure and shall blend with the terrain and landscape. Long runs of fencing shall be staggered vertically. Solid wood fences, which completely surround a homesite and/or run along property boundaries, are not permitted except on lots 1-16, 22-25, 26, 27, 55, and 56.

Inconspicuous fencing may be permitted with ARB approval around individual plants or shrubs.

Dog runs may exceed the 42-inch height if attached to a structure. All fencing is subject to approval by ARB.

#### **16. Firewood**

Firewood must be screened from the view of the public and other homesites by the use of service yards attached to the home or in garages. In most instances, the addition of gates will be required to screen firewood adequately. The storage area should be high enough (not more than 4') and large enough to accommodate one cord of wood.

#### **17. Garages**

Garages shall reflect and relate to the design of the residence. When the garage stalls face the street, and there are more than two stalls, the additional stalls must be recessed back at least three feet.

#### **18. Garbage and Trash**

Construction Phase: Owners are responsible for their own garbage and trash removal during and after construction. Construction sites must be kept clean from trash and debris at all times.

Post Construction Phase: Trashcans must be stored in an area that is not visible from the street, alleyway or adjoining homesites.

Burning or dumping of garbage, landscape debris or trash anywhere in Shevlin Crest is prohibited. Use of burning barrels is limited to City of Bend ordinance criteria and regulations.

**19. Grading**

To the maximum extent feasible, all grading shall conform to existing lot grades and must be approved by the ARB, and be in compliance with City rules and regulations.

**20. Gutters and Downspouts**

All gutters and downspouts shall be designed as a continuous architectural design feature. Exposed gutters and downspouts shall be colored or painted to blend in with the surface to which they are attached.

**21. Heating and Cooling Systems**

All exterior elements of heating and/ or cooling systems must be screened from the view of neighboring property and roadways and, where applicable, must be acoustically insulated to reduce noise transmission to acceptable levels at adjoining properties. Specifically, heat pumps must be screened with a fence.

**22. Landscaping**

Submit landscaping plan prior to site construction for review by the ARB.

Extensive formal landscaping is not required on Shevlin Crest homesites. All homesites, however, shall be constructed and maintained in such a way as to present a neat and pleasing appearance to all off-property vantage points (roadways and other homesites), to minimize fire danger in the area, maximize weed control, be harmonious with the natural course of groundwater in the area and to moderate the problem of wind-blown dust. If a homesite owner chooses to maintain the natural appearance of a homesite, steps must be taken to restore unsightly scarred areas due to construction activity and/or other damage. In addition, the owner must remove dead plant material and refuse from the site in a timely manner.

Areas of individual homesites exposed to other homesites and roadways should be treated in a natural, fluid manner so as to integrate comfortably with the natural setting. Lawn edges shall be undulating rather than straight and square-cornered. Shrubs, trees and other plant materials should be arranged in groupings, not in straight rows. Initial landscape construction must be finalized within one year of substantial completion of the exterior of the home.

In some situations the ARB may require an owner to plant trees and/or add contouring to a site to screen onsite elements from off-site vantage points.

**23. Mailboxes, Newspaper Receptacles and Street Addresses**

Individual mailboxes are prohibited. Group mailboxes, located on designed rights-of-way will be installed by the declarant or developer.

Commercial newspaper boxes are prohibited. Street addresses shall be located on "front" elevations facing the adjacent right-of-way subject to ARB approval.



**24. Maintenance**

Each property owner is required to keep his land, landscaping and all improvements in good repair and attractive condition. This includes keeping the unlandscaped areas of your property free of weeds, excess building materials, household items and other debris.

**25. Masonry**

When masonry is used on the front of a home on Shevlin Crest and it extends to any front corner, it must extend at least two feet around the adjoining side elevation.

**26. Metals and Plastics**

All exterior metals or plastics (vents, flashing, etc.) must be painted to blend in with surrounding material. The exception would be approved metals used as a decorative feature, such as copper.

**27. Outdoor Play Equipment**

Location of permanently placed outdoor play equipment such as swingsets, basketball backboards, trampolines and other such items must be approved by the ARB before they are placed or erected. Colors and textures shall be harmonious with landscape guidelines. This type of equipment must be maintained and screened, if possible, from the view of other homesites and roadways. Homesites which have backyards which are exceptionally exposed may require additional landscaping or screening. They must be painted or stained as approved by the ARB, to blend with natural surroundings.

No large, brightly-colored plastic play equipment will be permitted to be left in permanent view of any Shevlin Crest homesite.

No skateboard ramps will be permitted.

**28. Parking and Screening**

Motor homes, trucks, campers, boats, canoes, kayaks, trailers of any sort and cars under repair, etc. must be parked so as to be completely concealed from view of roadways and alleys and/or neighboring homesites.

If it is necessary for one of the above vehicles to be parked on a homesite in view of roadways or neighboring homesites (see service yards), such items may be parked on the owner's homesite (not on the street or alleyways) for no longer than one night.

If an owner has out of town guests who arrive with a recreational vehicle, the vehicle must be parked on the owner's homesite (not on the roadways, alleys, or cul-de-sacs) and may be there no longer than seven nights.

Vehicles which are "for sale" must be parked on an owner's property and not on neighborhood streets or alleyways.

**29. Roofs**

Slate and concrete tile, concrete and wood-simulated shakes, and layered fiberglass or composition roofing (arch 80 or comparable) with at least a 30-year warranty are considered as acceptable roofing applications for Shevlin Crest. Textured metal with

a matte finish may be considered on some homes. Wood shakes and wood roof shingles are discouraged and subject to approval. Roofing applications will be reviewed on an individual home/homesite basis. Even though the product is approved, some colors may not be permitted on homes in Shevlin Crest. A minimum of a 5/12-pitched roof is encouraged. Lesser-sloped roofs are subject to approval.

### **30. Satellite Dishes and Antennas**

Only 18" dishes, painted to blend with the homes, are permitted in Shevlin Crest and must be approved by the ARB, particularly with regard to location and visibility from the street.

### **31. Service Yards**

When not provided by other structures, each residence shall have a screened service yard enclosing garbage and trash containers, firewood, clothes drying apparatus, bicycles, landscape debris and outdoor maintenance. Service yards must be attached to the home or garage and gated to screen the areas from view from other homesites and roadways.

### **32. Setbacks**

Conform to City of Bend standards, and be compatible with neighboring uses.

### **33. Sidewalks**

The sidewalks, curbs and streets are owned by the City of Bend. It is, however, the responsibility of each individual property owner to clear the sidewalks along adjacent property lines of snow and cinders in the winter and to keep debris and weeds off them during the summer months.

Planter strip maintenance includes seasonal watering, fertilization, mowing, pruning and weeding of plant material which meet good horticultural practice. Removal or addition of plant material shall be approved by the ARB prior to work.

Block wall maintenance includes regular sealing, repair of broken material, cleaning resulting from acts of vandalism and general upkeep.

### **34. General Signage Information**

Conform to City of Bend Standards, and be compatible with neighboring uses.

No signs shall be displayed in the windows of homes (except approved block home stickers or alarm system stickers) or be nailed to trees. No information tubes or "handout" containers are permitted. Any signs which, in the sole judgment of the ARB, are deemed to be non-conforming will be removed and held by the ARB for 14 days, after which time they will be destroyed.

Political signage shall be subject to compatibility standards for aesthetics and placement only, without regard to content.

### **35. Skylights and Solar Devices**

All glass, plastic or other transparent skylight or solar devices shall be treated to eliminate reflective glare. Clear, bronze or gray glazing is preferred over white translucent. Flat skylights are preferable to domes. Solar collectors are permitted

in Shevlin Crest.

**36. Solar Heating System**

Any solar heating system must be reviewed on an individual basis and requires the approval of the ARB.

**37. Staging Area**

Each construction approval submittal must designate at least one staging area for a homesite, subject to approval by the ARB. Each staging and construction area must be kept clear of trash, debris, dust, and odor-causing items or substances.

**38. Tarps and Other Weather Protective Materials**

Tarps used for covering firewood or other usage and which are visible from roadways and other homesites must be brown in color. Green or blue tarps will not be permitted.

**39. Tree Removal and Trimming**

The removal of any tree larger than 6 inches in diameter (19 inches in circumference) without the approval of the Architectural Review board is prohibited. Trees less than 6 inches may be removed. Any tree may be trimmed up six feet from ground level for fire safety. Any dead limbs above this height may be removed. All guidelines contained herein are subject to compliance with City standards.

**40. Utility Meters**

All utility meters (gas and electric) shall be installed according to the guidelines available from the utility companies. The gas meter and the electric meter housing must be painted the body color of the home or be masked from public view in service area.

All connections from trunk lines to individual structures must be underground; exposed plumbing and electrical lines are not allowed. Materials and installations must conform to Electrical and Plumbing Codes. Water and sewer hookups must be approved by the appropriate inspectors. All areas of excavation for site utility work must be restored.

**41. View Preservation**

Construction or installation of improvements and/or growth of owner-planted vegetation on a home site shall not materially impair the view of other homesite owners. The ARB shall be the sole judge of such impairment.

If an owner perceives that his view is being impaired by vegetation on an adjoining property, whether native vegetation or vegetation placed by the homeowner, the following procedure will take place:

1. Complainant Owner (Complainant) shall submit a written complaint and the requested remedy to the ARB.
2. The ARB committee will decide if view is impaired and will rule accordingly. In all cases the benefited party pays for all costs of removal and disposal.

3. This decision may be appealed to the HOA in accordance with procedures noted above.

#### **V. REVIEW, RESPONSE AND APPEAL PROCEDURE**

- A. At the time a completed application is received, the Shevlin Crest ARB will notify contiguous property owners and owners whose property likely will be impacted by the Applicant's construction.
- B. If the plan application is "Approved – with conditions", The Applicant must respond to the Shevlin Crest ARB review comments in writing prior to any excavation work being done on the site regarding condition compliance. If there are specific areas of concern, the Applicant may be required to provide further information to the ARB to discuss any issues prior to beginning construction.
- C. If the ARB's decision is unacceptable to the Applicant, the Applicant may appeal the ARB's decision to the HOA, in writing, within 14 days after the ARB's issuance of a written decision. The HOA will consider the appeal by reviewing all information submitted to the ARB prior to ARB's decision issuance. No new material may be considered by the HOA in deciding the appeal. The HOA's decision will be issued in writing and not subject to further appeals.
- D. Construction may begin after all issues (if any) are resolved and the owner's written response has been received and reviewed.
- E. Outstanding issues or items which are missing from the original submittal (paint colors, drawings or catalog cuts of light fixtures, etc.) must be provided for review by the ARB.
- F. A completed plan must be submitted for review and approval prior to execution of any such work. Landscaping shall be completed within one year of occupying the house.

#### **VI. ENFORCEMENT**

The Shevlin Crest Architectural Review Board may, at any time, inspect a home site or improvements and upon discovering a violation of these Rules and Design Guidelines, provide a written notice of noncompliance to the owner, including a reasonable time limit within which to correct the violation. In the event an owner fails to comply within this time period, the ARB or its authorized agents may proceed with enforcement as provided for in the Shevlin Crest Covenants, Conditions and Restrictions.

#### **VII. NON-CONFORMING USES**

Any existing improvement in noncompliance with these Rules and Design Guidelines at time of adoption or hereafter amended, shall be considered "grand-fathered" and allowed to remain intact and in service. Modifications of 50% or greater value or size shall require a new application and compliance.

#### **VIII. NONWAIVER**

Consent by the HOA or the ARB to any matter proposed to it, or within its jurisdiction, or failure by the HOA or the ARB to enforce any violation of the Rules, shall not be deemed to constitute a precedent or waiver impairing the HOA or the ARB's right to withhold approval as to any similar matter thereafter proposed or submitted to it for consent or to enforce any subsequent or similar violation of these Rules.

**IX. SEVERABILITY**


If any section, subsection, paragraph, sentence, clause, or phrase of this Declaration of Covenants, Conditions and Restrictions is for any reason held by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remaining portions of this Declaration.

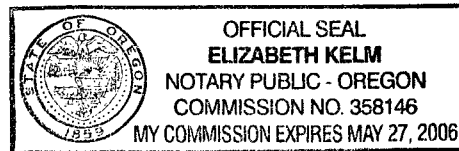
**X. POSSIBLE FUTURE OCCURRENCE**

Be it known that a proposal is being made by the owners of Northwest Crossing to eliminate the cul-de-sac and make a connection to a future phase of Northwest Crossing. This connection may occur at the west end of N.W.Madeira Court.

IN WITNESS WHEREOF, the undersigned Declarants have caused the execution of this Declaration on the date first above written.

DECLARANT:

  
By: Harris Kimble  
Shevlin Crest, LLC



STATE OF Oregon )  
COUNTY OF Deschutes ) ss.

The foregoing instrument was acknowledged before me this 30<sup>th</sup> April 2004 day of April, 2004, by ER  
by Harris Kimble, as member of  
Shevlin Crest, LLC. Elizabeth Kelm

STATE OF Oregon )  
COUNTY OF Deschutes ) ss.

The foregoing instrument was acknowledged before me this \_\_\_\_ day of January, 2004, by \_\_\_\_\_.

EXHIBIT "A"

BEGINNING AT SAID INITIAL POINT; THENCE ALONG THE BOUNDARY OF SAID "SHEVLIN MEADOWS, PHASE 3" THE FOLLOWING FIVE (5) COURSES AND ONE (1) CURVE:

SOUTH 89°36'42" EAST A DISTANCE OF 666.58 FEET;  
NORTH 00°23'18" EAST A DISTANCE OF 110.00 FEET;  
SOUTH 89°36'42" EAST A DISTANCE OF 60.00 FEET;  
SOUTH 00°23'18" WEST A DISTANCE OF 118.79 FEET;  
180.16 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 220.00 FEET, THE CHORD OF WHICH BEARS SOUTH 23°04'18" EAST FOR A DISTANCE OF 175.17 FEET;  
SOUTH 46°31'53" EAST A DISTANCE OF 238.92 FEET TO THE SOUTHERLY MOST CORNER OF SAID "SHEVLIN MEADOWS, PHASE 3";

THENCE LEAVING SAID BOUNDARY, CONTINUING SOUTH 46°31'53" EAST A DISTANCE OF 46.89 FEET; THENCE 252.03 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 875.00 FEET, THE CHORD OF WHICH BEARS SOUTH 38°16'47" EAST FOR A DISTANCE OF 251.16 FEET; THENCE SOUTH 30°01'41" EAST A DISTANCE OF 36.88 FEET; THENCE SOUTH 89°42'22" EAST A DISTANCE OF 139.40 FEET TO THE EAST BOUNDARY OF SAID SW1/4 SW1/4; THENCE ALONG SAID EAST BOUNDARY, SOUTH 00°17'05" WEST A DISTANCE OF 147.10 FEET TO THE SOUTHEAST CORNER OF SAID SW1/4 SW1/4; THENCE ALONG THE SOUTH BOUNDARY OF SAID SW1/4 SW1/4, SOUTH 89°45'11" WEST A DISTANCE OF 1320.41 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 25; THENCE ALONG THE WEST BOUNDARY OF SAID SW1/4 SW1/4, NORTH 00°23'18" EAST A DISTANCE OF 754.11 FEET TO THE POINT OF BEGINNING, THE TERMINUS OF THIS DESCRIPTION.

CONTAINS 17.54 ACRES, MORE OR LESS, OF WHICH 4.91 ACRES ARE TO BE DEDICATED AS PUBLIC RIGHT-OF-WAY PER THIS PLAT.

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

G-253

EXHIBIT B, PAGE 1 OF 2

SHEVLIN CREST

LOCATED IN THE SOUTHWEST ONE-QUARTER OF THE  
SOUTHWEST ONE-QUARTER OF SECTION 25, TOWNSHIP 17  
SOUTH, RANGE 11 EAST, W.M., CITY OF BEND, DESCHUTES  
COUNTY, OREGON

SEE SHEET 4 FOR REFERENCES, NOTES, LEGEND

CURVE	LENGTH	RADIUS	DELTA	CHORD	TANGENT
C1	180.16	220.00	46.5511°	52.3741'±	175.17
C2	220.00	220.00	18.3012°	52.3741'±	251.16
C3	220.00	220.00	18.3012°	52.3741'±	251.16
C4	220.00	220.00	18.3012°	52.3741'±	251.16
C5	220.00	220.00	18.3012°	52.3741'±	251.16
C6	220.00	220.00	18.3012°	52.3741'±	251.16
C7	220.00	220.00	18.3012°	52.3741'±	251.16
C8	220.00	220.00	18.3012°	52.3741'±	251.16
C9	220.00	220.00	18.3012°	52.3741'±	251.16
C10	220.00	220.00	18.3012°	52.3741'±	251.16
C11	220.00	220.00	18.3012°	52.3741'±	251.16
C12	220.00	220.00	18.3012°	52.3741'±	251.16
C13	220.00	220.00	18.3012°	52.3741'±	251.16
C14	220.00	220.00	18.3012°	52.3741'±	251.16
C15	220.00	220.00	18.3012°	52.3741'±	251.16
C16	220.00	220.00	18.3012°	52.3741'±	251.16
C17	220.00	220.00	18.3012°	52.3741'±	251.16
C18	220.00	220.00	18.3012°	52.3741'±	251.16
C19	220.00	220.00	18.3012°	52.3741'±	251.16
C20	220.00	220.00	18.3012°	52.3741'±	251.16
C21	220.00	220.00	18.3012°	52.3741'±	251.16
C22	220.00	220.00	18.3012°	52.3741'±	251.16
C23	220.00	220.00	18.3012°	52.3741'±	251.16
C24	220.00	220.00	18.3012°	52.3741'±	251.16
C25	220.00	220.00	18.3012°	52.3741'±	251.16
C26	220.00	220.00	18.3012°	52.3741'±	251.16
C27	220.00	220.00	18.3012°	52.3741'±	251.16
C28	220.00	220.00	18.3012°	52.3741'±	251.16
C29	220.00	220.00	18.3012°	52.3741'±	251.16
C30	220.00	220.00	18.3012°	52.3741'±	251.16
C31	220.00	220.00	18.3012°	52.3741'±	251.16
C32	220.00	220.00	18.3012°	52.3741'±	251.16
C33	220.00	220.00	18.3012°	52.3741'±	251.16
C34	220.00	220.00	18.3012°	52.3741'±	251.16
C35	220.00	220.00	18.3012°	52.3741'±	251.16
C36	220.00	220.00	18.3012°	52.3741'±	251.16
C37	220.00	220.00	18.3012°	52.3741'±	251.16
C38	220.00	220.00	18.3012°	52.3741'±	251.16
C39	220.00	220.00	18.3012°	52.3741'±	251.16
C40	220.00	220.00	18.3012°	52.3741'±	251.16
C41	220.00	220.00	18.3012°	52.3741'±	251.16
C42	220.00	220.00	18.3012°	52.3741'±	251.16
C43	220.00	220.00	18.3012°	52.3741'±	251.16
C44	220.00	220.00	18.3012°	52.3741'±	251.16
C45	220.00	220.00	18.3012°	52.3741'±	251.16
C46	220.00	220.00	18.3012°	52.3741'±	251.16
C47	220.00	220.00	18.3012°	52.3741'±	251.16
C48	220.00	220.00	18.3012°	52.3741'±	251.16
C49	220.00	220.00	18.3012°	52.3741'±	251.16
C50	220.00	220.00	18.3012°	52.3741'±	251.16
C51	220.00	220.00	18.3012°	52.3741'±	251.16
C52	220.00	220.00	18.3012°	52.3741'±	251.16
C53	220.00	220.00	18.3012°	52.3741'±	251.16
C54	220.00	220.00	18.3012°	52.3741'±	251.16
C55	220.00	220.00	18.3012°	52.3741'±	251.16
C56	220.00	220.00	18.3012°	52.3741'±	251.16
C57	220.00	220.00	18.3012°	52.3741'±	251.16
C58	220.00	220.00	18.3012°	52.3741'±	251.16
C59	220.00	220.00	18.3012°	52.3741'±	251.16
C60	220.00	220.00	18.3012°	52.3741'±	251.16
C61	220.00	220.00	18.3012°	52.3741'±	251.16
C62	220.00	220.00	18.3012°	52.3741'±	251.16
C63	220.00	220.00	18.3012°	52.3741'±	251.16
C64	220.00	220.00	18.3012°	52.3741'±	251.16
C65	220.00	220.00	18.3012°	52.3741'±	251.16
C66	220.00	220.00	18.3012°	52.3741'±	251.16
C67	220.00	220.00	18.3012°	52.3741'±	251.16
C68	220.00	220.00	18.3012°	52.3741'±	251.16
C69	220.00	220.00	18.3012°	52.3741'±	251.16
C70	220.00	220.00	18.3012°	52.3741'±	251.16
C71	220.00	220.00	18.3012°	52.3741'±	251.16
C72	220.00	220.00	18.3012°	52.3741'±	251.16
C73	220.00	220.00	18.3012°	52.3741'±	251.16
C74	220.00	220.00	18.3012°	52.3741'±	251.16
C75	220.00	220.00	18.3012°	52.3741'±	251.16
C76	220.00	220.00	18.3012°	52.3741'±	251.16
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C78	220.00	220.00	18.3012°	52.3741'±	251.16
C79	220.00	220.00	18.3012°	52.3741'±	251.16
C80	220.00	220.00	18.3012°	52.3741'±	251.16
C81	220.00	220.00	18.3012°	52.3741'±	251.16
C82	220.00	220.00	18.3012°	52.3741'±	251.16
C83	220.00	220.00	18.3012°	52.3741'±	251.16
C84	220.00	220.00	18.3012°	52.3741'±	251.16
C85	220.00	220.00	18.3012°	52.3741'±	251.16
C86	220.00	220.00	18.3012°	52.3741'±	251.16
C87	220.00	220.00	18.3012°	52.3741'±	251.16
C88	220.00	220.00	18.3012°	52.3741'±	251.16
C89	220.00	220.00	18.3012°	52.3741'±	251.16
C90	220.00	220.00	18.3012°	52.3741'±	251.16
C91	220.00	220.00	18.3012°	52.3741'±	251.16
C92	220.00	220.00	18.3012°	52.3741'±	251.16
C93	220.00	220.00	18.3012°	52.3741'±	251.16
C94	220.00	220.00	18.3012°	52.3741'±	251.16
C95	220.00	220.00	18.3012°	52.3741'±	251.16
C96	220.00	220.00	18.3012°	52.3741'±	251.16
C97	220.00	220.00	18.3012°	52.3741'±	251.16
C98	220.00	220.00	18.3012°	52.3741'±	251.16
C99	220.00	220.00	18.3012°	52.3741'±	251.16
C100	220.00	220.00	18.3012°	52.3741'±	251.16

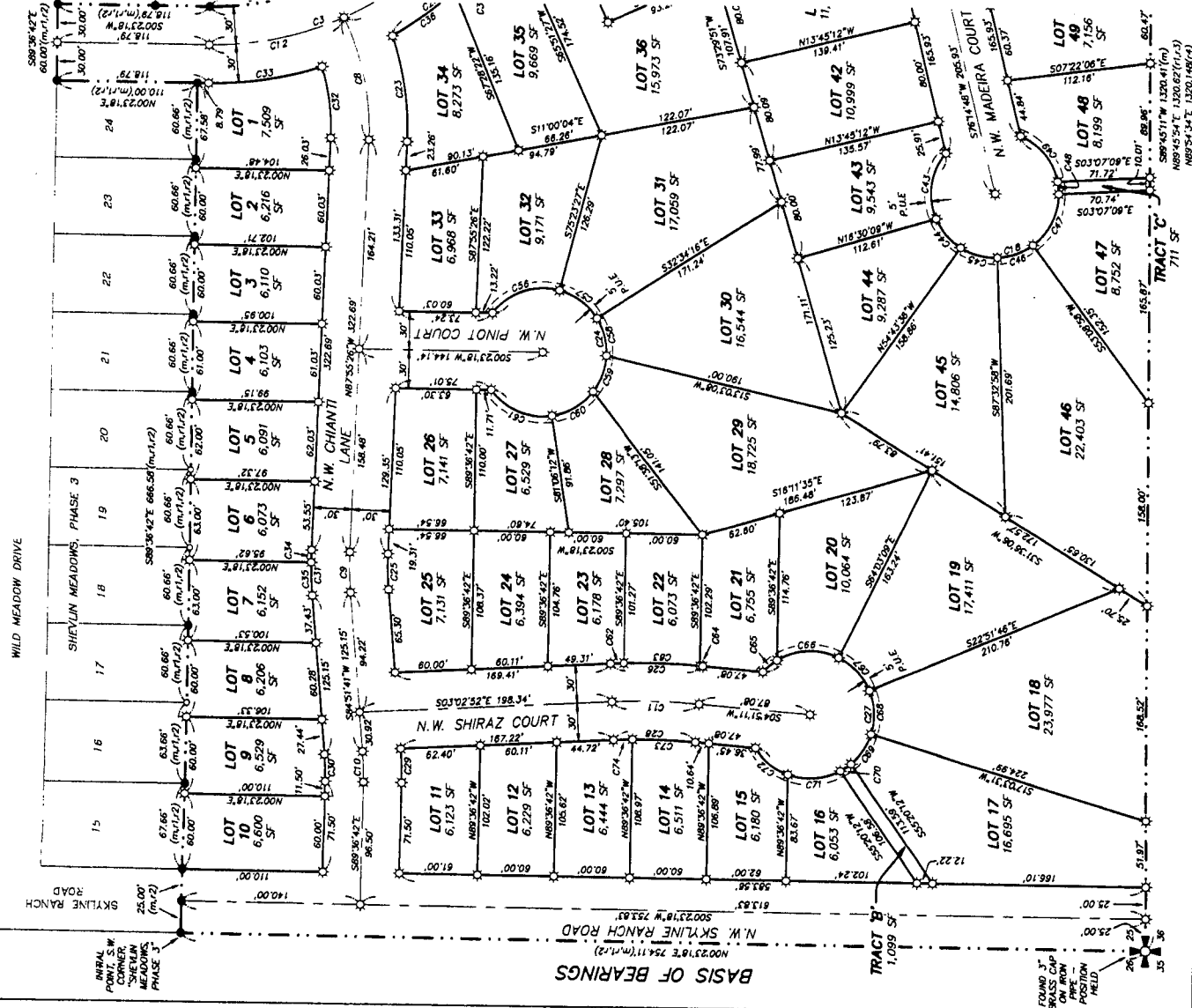


REGISTERED  
LAND SURVEYOR

DAVID R. WILLIAMS  
JULY 19, 1994  
EXPIRES 30 JUNE, 2004

STATIONERS  
& PLANNERS  
HARRIS WILLIAMS & ASSOCIATES, INC.  
200 SW INDUSTRIAL WAY, SUITE 100, BEND, OREGON 97701  
(503) 338-3300

SHEET 3 OF 4  
02117791-4



BASIS OF BEARINGS

FOUND 3"  
BRASS CAP  
ON IRON  
POSTION  
HELD

# SHEVLIN CREST

LOCATED IN THE SOUTHWEST ONE-QUARTER OF THE  
SOUTHWEST ONE-QUARTER OF SECTION 25, TOWNSHIP 17  
SOUTH, RANGE 11 EAST, W.M., CITY OF BEND, DESCHUTES  
COUNTY, OREGON

SEE SHEET 3 FOR CURVE TABLE

## RECORD REFERENCES

- (1) RECORD OF SURVEY BY HODMAN, WILLIAMS & ASSOCIATES, INC., DESCHUTES COUNTY SURVEYOR'S OFFICE SURVEY NUMBER C515331.
- (2) "SHEVLIN MEADOWS, PHASE 3," BY HODMAN, WILLIAMS & ASSOCIATES, INC., AS RECORDED FEBRUARY 8, 2002 IN PLAT CABINET 1, PAGE 35, DESCHUTES COUNTY SURVEYOR'S OFFICE SURVEY NUMBER C514838.
- (3) RECORD OF SURVEY BY HODMAN, WILLIAMS & ASSOCIATES, INC., DESCHUTES COUNTY SURVEYOR'S OFFICE SURVEY NUMBER C51770.
- (4) PROPERTY SURVEY BY TENNESON ENGINEERING CORP., DESCHUTES COUNTY SURVEYOR'S OFFICE SURVEY NUMBER C52765.

## NOTES

- 1. LOTS 17, 18, 20, 29, 30, 31, 36, 37, 38, 39, 40, 41, 42, 43, 46 AND 52 HAVING AREAS LARGER THAN 10,000 SF, ARE SUBJECT TO THE CITY OF BEND SOLAR ORDINANCE.

## EASEMENT NOTES

- 1. THERE EXISTS A NON-SPECIFIC EASEMENT TO PACIFIC POWER AND LIGHT COMPANY FOR AN ELECTRICAL TRANSMISSION AND DISTRIBUTION LINE PER RIGHT-OF-WAY EASEMENT, PER VOL. 173, PG. 419 OF DESCHUTES COUNTY RECORDS WHICH AFFECTS THE LANDS WITHIN THE BOUNDARIES OF THIS PLAT.
- 2. THERE EXISTS A NON-SPECIFIC EASEMENT TO PACIFIC POWER AND LIGHT COMPANY FOR AN ELECTRICAL TRANSMISSION AND DISTRIBUTION LINE PER RIGHT-OF-WAY EASEMENT, PER VOL. 173, PG. 419 OF DESCHUTES COUNTY RECORDS WHICH AFFECTS THE LANDS WITHIN THE BOUNDARIES OF THIS PLAT.

## LEGEND

- SUBURBION BOUNDARY
- STREET AND LOT LINE
- STREET CENTERLINE
- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "HMA" PER (12) OR AS NOTED
- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "HMA" PER (14) DESTROYED LATER BY SETTING OF YELLOW PLASTIC CAP MARKED "HMA" PER POSTHOLE NOTE (SEE SHEET 2)
- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "HMA" PER (12) DESTROYED LATER BY SETTING OF YELLOW PLASTIC CAP MARKED "HMA" PER POSTHOLE NOTE (SEE SHEET 2)
- ☆ SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "HMA" PER POSTHOLE NOTE (SEE SHEET 2)
- NO MONUMENT FOUND OR SET
- (m) DENOTES MEASURED BEARING/DISTANCE
- (c) DENOTES RECORD BEARING/DISTANCE PER REFERENCES

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

DAVID P. WILLIAMS  
EXPIRES 30 JUNE 2004

PREPARED BY:  
HODMAN, WILLIAMS & ASSOCIATES, INC.  
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& PLANNERS  
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