

14712

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~~14689~~

SUNRIVER DECLARATION SUBJECTING CERTAIN
AREAS TO THE PLAN OF SUNRIVER

By instrument dated June 20, 1968 and recorded on June 20, 1968 in Volume 159 of the Records of Deeds of Deschutes County, Oregon at page 198, SUNRIVER PROPERTIES, INC., an Oregon corporation (the "Developer"), has established the Plan of Sunriver.

The Plan of Sunriver provides that land may be subjected to the Plan of Sunriver by the filing of a declaration by Developer in the records of deeds of Deschutes County, Oregon, subjecting such land to the Plan of Sunriver. The Plan further provides for the classification of land so subjected to the Plan of Sunriver. Such land classifications include "private ways."

Developer now wishes to subject certain land to the Plan of Sunriver and to provide for the classification thereof.

NOW, THEREFORE, Developer does hereby declare and provide, pursuant to Sections 1.13 and 2.1 of the Plan of Sunriver, that the property described on Exhibit A attached hereto shall be subject to the Plan of Sunriver and shall constitute "private ways" within the meaning of Section 4.3 of the Plan of Sunriver, reserving, however, unto Sunriver

203 483

Properties, Inc., its successors, assigns, lessees, licensees and guests, a nonexclusive, perpetual easement for walking or traveling hereon.

IN WITNESS WHEREOF, Sunriver Properties, Inc. has executed this declaration on the 21st day of December, 1973.

SUNRIVER PROPERTIES, INC.

By Charles D. Allis
Charles D. Allis, President

ATTEST:

By William A. [Signature]
Secretary

STATE OF OREGON)
) ss
County of)

On this 21st day of December, 1973, before me personally appeared Charles D. Allis, who, being duly sworn, did say that he is the president of Sunriver Properties, Inc. and that the foregoing instrument was signed in behalf of the corporation by authority of its board of directors; and he acknowledged said instrument to be its voluntary act and deed.

Before me:

William A. [Signature]
Notary Public for Oregon
My commission expires 8-2-75



REDESCRIPTION OF ABBOT DRIVE AND CENTER DRIVE FROM
SOUTH CENTURY DRIVE TO MEADOW ROAD

A redescription of Abbot Drive and Center Drive, which supersedes the description given in the plat of Meadow Village.

A 60 foot wide road located in Section 5, T20S, R11E, W.M. Deschutes County, Oregon, described as follows: Commencing at the south one quarter corner of Section 6, T20S, R11E; thence N 88-35-52 E along the south line of said section 2648.52 feet to the southeast corner of said section; thence N 15-54-13 E 3206.73 feet to the point of beginning, said point being the southwest corner of a 60 foot road known as Center Road as shown on the plat of Meadow Village;

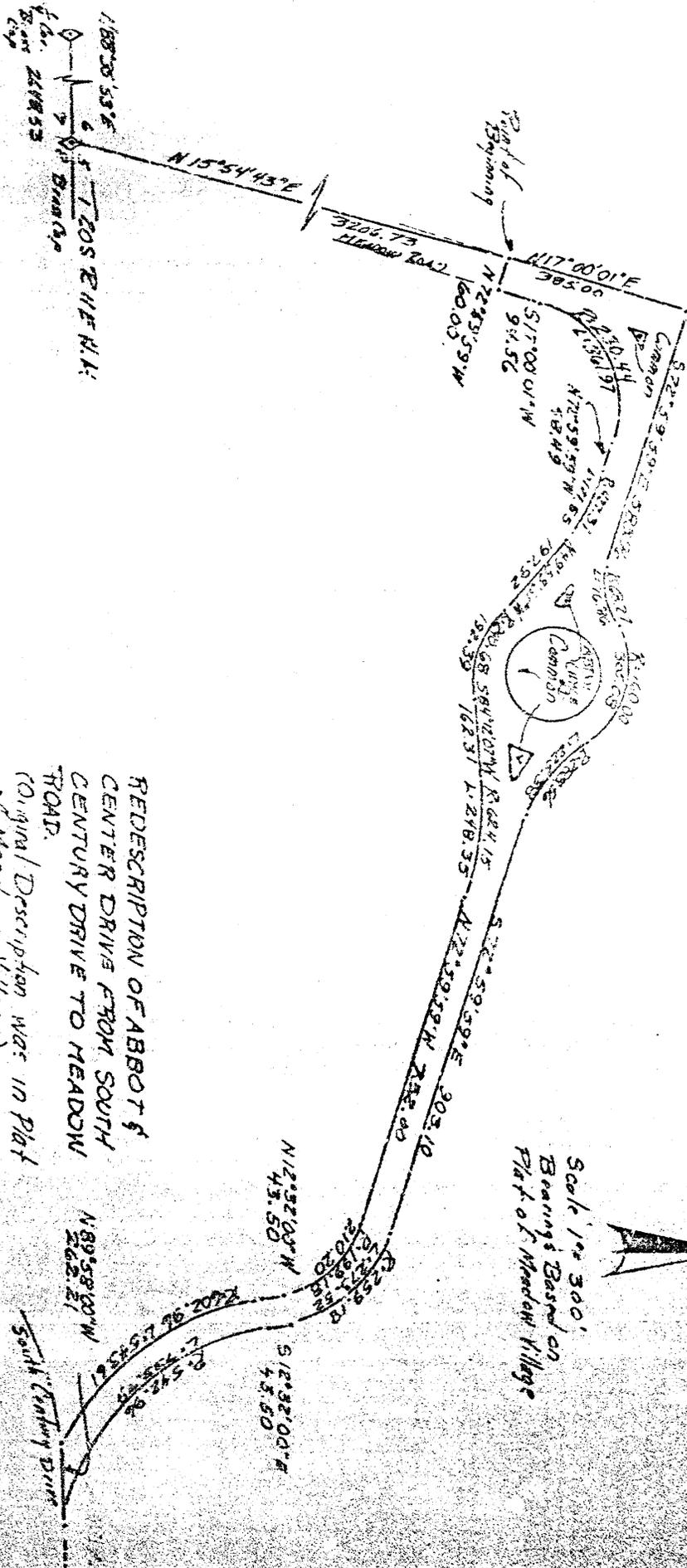
thence N 17-00-01 E 385.00 feet;
thence S 72-59-59 E 583.98 feet;
thence around a 68.27 foot radius curve left 76.86 feet (long chord bears N 74-45-01 E 72.55 feet);
thence around a 160.00 foot radius curve right 305.08 feet (long chord bears S 62-52-29 E 260.92 feet);
thence around a 236.55 foot radius curve left 225.38 feet (long chord bears S 50-37-29 E 219.69 feet);
thence S 72-59-59 E 903.10 feet;
thence around a 259.15 foot radius curve right 273.52 feet (long chord bears S 42-46-00 E 261.01 feet);
thence S 12-32-00 E 43.50 feet;
thence around a 542.96 foot radius curve left 733.79 feet (long chord bears S 51-15-00 E 679.21 feet) to a point on the northerly right of way of a 60 foot road known as South Century Drive;
thence N 89-58-00 W along said right of way 262.21 feet;
thence leaving said right of way around a 602.96 foot radius curve right 543.61 feet (long chord bears N 38-21-41 W 525.39 feet);
thence N 12-32-00 W 43.50 feet;
thence around a 199.18 foot radius curve left 210.20 feet (long chord bears N 42-46-00 W 200.58 feet);
thence N 72-59-59 W 732.00 feet;
thence around a 624.15 foot radius curve left 248.35 feet (long chord bears N 84-23-56 W 246.72 feet);
thence S 84-12-07 W 162.31 feet;
thence around a 240.68 foot radius curve right 192.39 feet (long chord bears N 72-53-52 W 187.31 feet);
thence N 49-59-51 W 197.92 feet;
thence around a 427.31 foot radius curve left 171.55 feet (long chord bears N 61-27-55 W 170.40 feet);

REDESCRIPTION OF ABBOT DRIVE AND CENTER DRIVE FROM
SOUTH CENTURY DRIVE TO MEADOW ROAD

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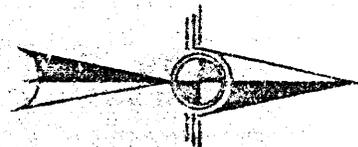
thence N 72-59-59 W 58.49 feet;
thence around a 230.44 foot radius curve left
361.97 feet (long chord bears S 62-00-01 W 325.89
feet);
thence S 17-00-01 W 94.56 feet;
thence N 72-59-59 W 60.00 feet to the point of
beginning.

EXCEPTING Four parcels of land shown as COMMON lying within
the boundaries of Abbot Drive and Center Road as shown on the
plat of Meadow Village.



REDESCRIPTION OF ABBOT & BARNING'S BASED ON PLAT OF MEADOW VILLAGE

Scale 1" = 300'
Bearing's Based on Plat of Meadow Village



Original Description was in Plat of Meadow Village
McCullough, Bryant & Assoc
Surveyors, Div.
1/30/74

REDESCRIPTION OF ABBOT DRIVE FROM ABBOT CIRCLE ONE TO ISLAND ROAD.

A redescription of a road known as Abbot Drive, which supersedes the description given in the plat of Fairway Island.

A 60 foot wide road located in Section 5, T20S, R11E, W.M., Deschutes County, Oregon, described as follows: Commencing at the northeast corner of said Section 5; thence S 89-30-53 W along the north line of said section 2653.30 feet to the north one quarter corner of said section, said point marked by a 5/8 inch iron rod; thence S 47-08-21 E 204.79 feet to the point of beginning;

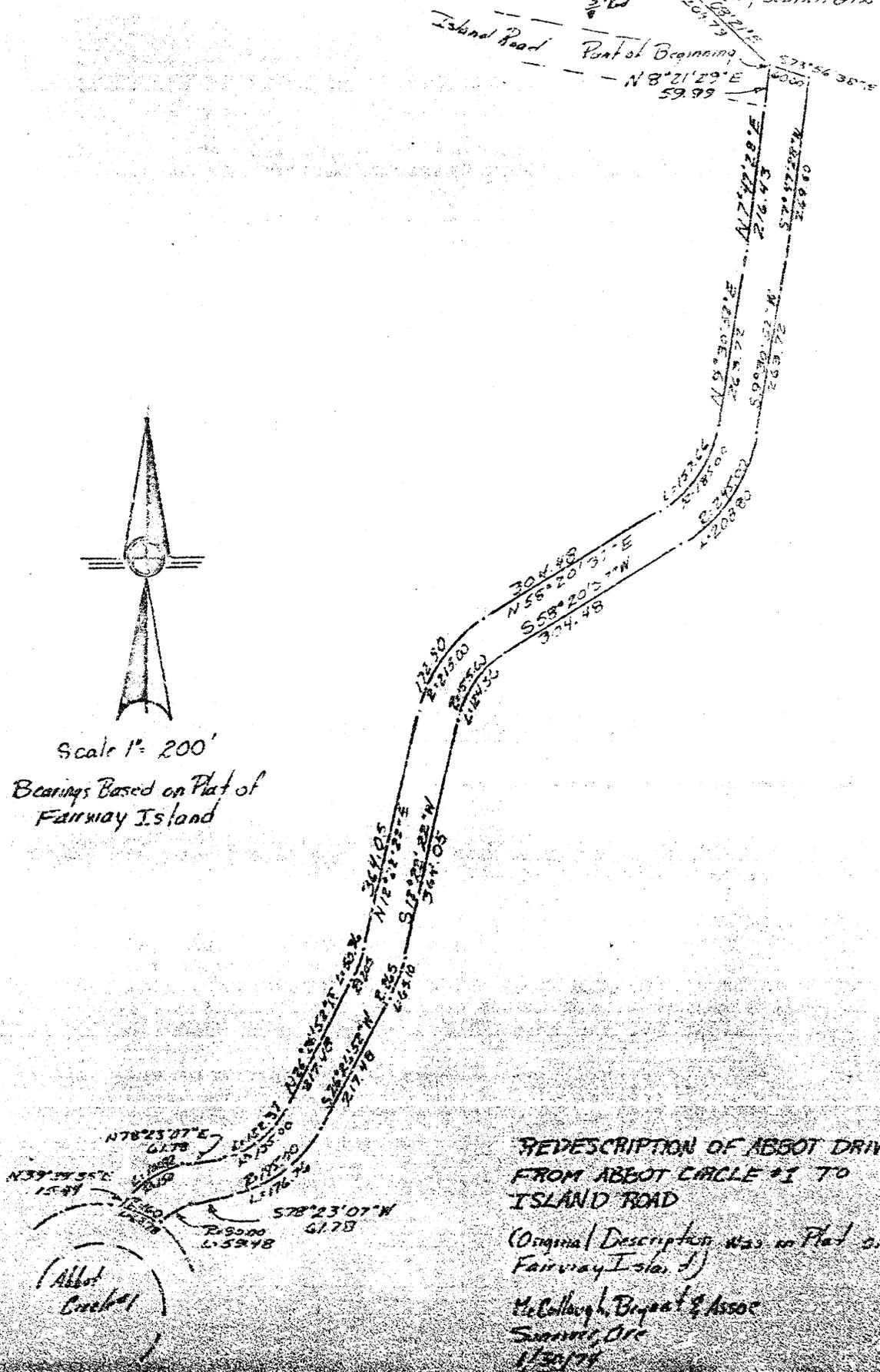
thence S 73-56-38 E 60.00 feet;
 thence S 7-47-28 W 269.60 feet;
 thence S 9-30-52 W 263.72 feet;
 thence around a 245.00 foot radius curve right 208.80 feet (long chord bears S 33-55-44 W 202.53 feet);
 thence S 58-20-37 W 304.48 feet;
 thence around a 155.00 foot radius curve left 124.36 feet (long chord bears S 35-21-30 W 121.05 feet);
 thence S 12-22-22 W 364.05 feet;
 thence around a 265.00 foot radius curve right 65.10 feet (long chord bears S 19-24-37 W 64.94 feet);
 thence S 26-26-52 W 217.48 feet;
 thence around a 195.00 foot radius curve right 176.76 feet (long chord bears S 52-24-59 W 170.77 feet);
 thence S 78-23-07 W 61.78 feet;
 thence around a 90.00 foot radius curve left 59.48 feet (long chord bears S 59-27-50 W 58.41 feet) to a point on the northerly right of way of Abbot Circle One as staked;
 thence along said right of way around a 160 foot radius curve left 62.78 feet (long chord bears N 66-22-54 W 62.38 feet);
 thence leaving said right of way N 39-29-35 E 15.44 feet;
 thence around a 150.00 foot radius curve right 101.82 feet (long chord bears N 58-56-21 E 99.89 feet);
 thence N 78-23-07 E 61.78 feet;

REDESCRIPTION OF ABBOT DRIVE FROM ABBOT CIRCLE ONE TO
ISLAND ROAD.

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thence around a 135.00 foot radius curve left
122.37 feet (long chord bears N 52-24-59 E 118.23
feet);
thence N 26-26-52 E 217.18 feet;
thence around a 205.00 foot radius curve left
50.36 feet (long chord bears N 19-24-37 E 50.23
feet);
thence N 12-22-22 E 364.05 feet;
thence around a 215.00 foot radius curve right
172.50 feet (long chord bears N 35-21-30 E 167.91
feet);
thence N 58-20-37 E 304.48 feet;
thence around a 185.00 foot radius curve left
157.66 feet (long chord bears N 33-55-44 E 152.93
feet);
thence N 9-30-52 E 263.72 feet;
thence N 7-47-28 E 216.13 feet;
thence N 8-21-29 E 59.99 feet to the point of
beginning.

T 195 R 1 E W. M. 460
 T 205 R 1 E W. M. 580



Scale 1" = 200'
 Bearings Based on Plat of
 Fairway Island

**REDESCRIPTION OF ABBOT DRIVE
 FROM ABBOT CIRCLE #1 TO
 ISLAND ROAD**

(Original Description was in Plat of
 Fairway Island)
 McCullough, Bryant & Assoc
 Surveyors
 1/30/74

REDESCRIPTION OF ABBOT DRIVE FROM ABBOT CIRCLE #3 TO
ABBOT CIRCLE #4.

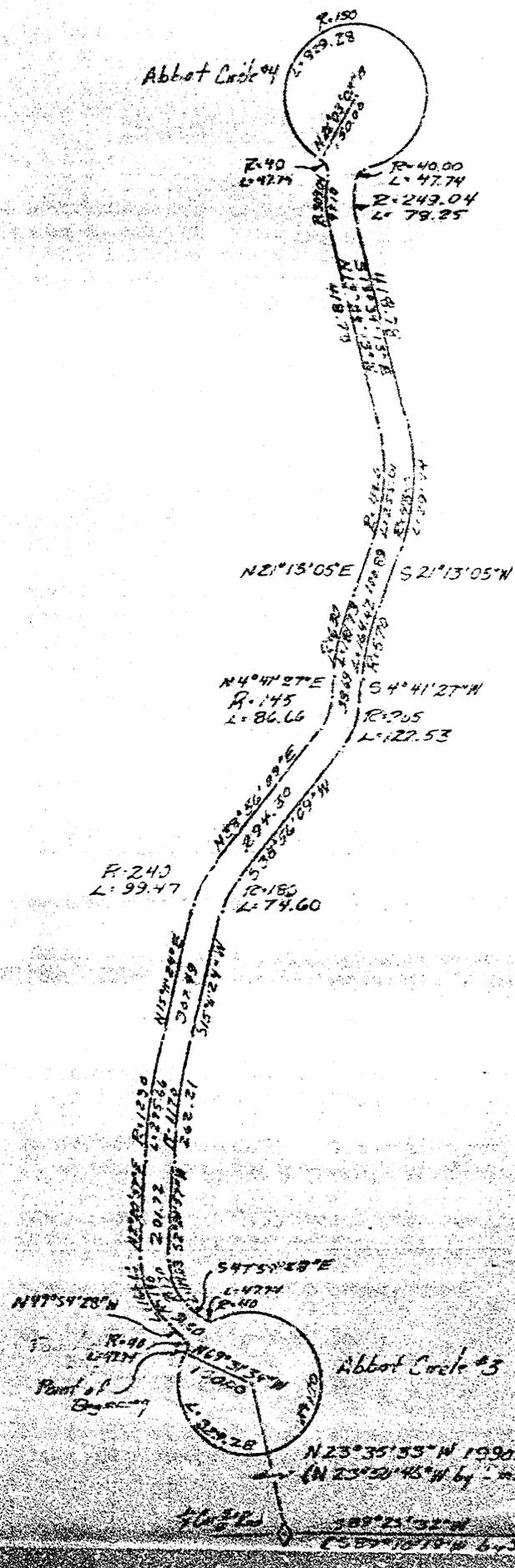
A redescription of Abbot Drive which supersedes the description given in the plat of Mountain Village East I.

A 60 foot wide road located in Section 32, T19S, R11E, W.M., Deschutes County, Oregon described as follows: Commencing at the southeast corner of said Section 32; thence S 69-25-32 W along the south line of said section 2652.33 feet (S 69-10-18 W 2652.33 feet by Sunriver Grid) to the south one quarter corner of said section, marked by a 5/8" iron rod; thence N 23-25-18 W 1990.11 feet (N 23-50-46 W 1990.11 feet by Sunriver Grid) to the center of a 150 foot radius circle known as Abbot Circle #3, said center marked by a 5/8" iron rod; thence S 69-31-31 W 150 feet to the point of beginning;

thence around a 40 foot radius curve left 47.71 feet
(long chord bears N 15-43-01 W 44.96 feet);
thence N 47-54-28 W 31.20 feet;
thence around a 190 foot radius curve right 166.66
feet (long chord bears N 27-46-46 W 161.37 feet);
thence N 2-20-57 E 201.72 feet;
thence around a 1230 foot radius curve right 275.66
feet (long chord bears N 0-46-11 E 275.09 feet);
thence N 15-11-24 E 307.49 feet;
thence around a 240 foot radius curve right 98.17
feet (long chord bears N 27-03-46 E 98.76 feet);
thence N 36-56-09 E 291.30 feet;
thence around a 145 foot radius curve left 86.66 feet
(long chord bears N 21-48-48 E 85.38 feet);
thence N 4-41-27 E 33.69 feet;
thence around a 630 foot radius curve right 181.73
feet (long chord bears N 12-57-16 E 181.10 feet);
thence N 21-13-05 E 100.89 feet;
thence around a 420 foot radius curve left 255.01
feet (long chord bears N 3-49-26 E 251.11 feet);
thence N 13-34-13 W 418.76 feet;
thence around a 309.04 foot radius curve right 97.10
feet (long chord bears N 4-34-08 W 96.70 feet);
thence around a 40.00 foot radius curve left 47.71
feet (long chord bears N 29-45-30 W 44.96 feet) to
a 150 foot circle known as Abbot Circle #4 the center
of which is marked by a 5/8" iron rod and bears
N 26-03-03 E 150.00 feet;
thence around said circle to the right 629.28 feet
(long chord bears S 85-34-00 E 110.52 feet);
thence around a 40 foot radius curve left 47.71 feet
(long chord bears S 38-37-24 W 44.96 feet);
thence around a 249.04 foot radius curve left 78.25
feet (long chord bears S 4-34-08 S 77.93 feet);

REDESCRIPTION OF ABBOT DRIVE FROM ABBOT CIRCLE #3 TO ABBOT
CIRCLE #4
Page 2

thence S 13-34-13 E 418.78 feet;
 thence around a 480 foot radius curve right 291.44
 feet (long chord bears S 3-49-26 W 286.99 feet)
 thence S 21-13-05 W 100.89 feet;
 thence around a 570 foot radius curve left 164.42
 feet (long chord bears S 12-57-16 W 163.85 feet);
 thence S 4-41-27 W 30.69 feet;
 thence around a 205 foot radius curve right 122.53
 feet (long chord bears S 21-46-48 W 120.71 feet);
 thence S 38-56-00 W 291.30 feet;
 thence around a 180 foot radius curve left 74.60
 feet (long chord bears S 27-03-46 W 71.07 feet);
 thence S 15-11-24 W 307.49 feet;
 thence around a 1170.00 foot radius curve left 262.21
 feet (long chord bears S 6-46-11 W 261.66 feet);
 thence S 2-20-57 W 201.72 feet;
 thence around a 130 foot radius curve left 114.03 feet
 (long chord bears S 22-46-46 E 110.41 feet);
 thence S 47-54-28 E 31.20 feet;
 thence around a 40 foot radius curve left 47.74 feet
 (long chord bears S 62-05-55 E 44.96 feet) to said
 Abbot Circle #3;
 thence around said circle to the right 829.28 feet
 (long chord bears S 42-06-32 W 110.53 feet) to the
 point of beginning.



Scale 1" = 300'
 Bearings Based on Plat of
 Mountain Village East I

**REDESCRIPTION OF ABBOT DRIVE
 FROM ABBOT CIRCLE #3 TO #4**

(Original Description was in plat of
 Mountain Village East I)

McCullough, Bryan & Assoc.
 S. 11111, Ore.

1/30/74

Abbot Circle #3

N23°35'33" W 1990.11
 (N23°20'45" W by T.M. Grid)

389°25'52" W 2642.70
 (389°18'18" W 6420 (from Grid))

REDESCRIPTION OF BEAVER DRIVE AND THEATER DRIVE

A redescription of a road known as Beaver Drive and Theater Drive which supersedes the description given in the plat of Forest Park II.

This 60 foot road is meant to commence at the same location as that given on the plat of Forest Park II and terminate on a 150 foot circle known as Abbot Circle #2.

A 60 foot road located in Section 32, T19S, R11E, and Section 5, T20S, R11E, W.M., Deschutes County, Oregon, described as follows: Commencing at the south one-quarter corner of Section 32; thence $N89^{\circ}30'32''E$, along the south line of Section 32, 2653.28 feet ($N89^{\circ}10'19''E$, 2652.33 feet by Sunriver Grid), to the SE corner of said Section 32; thence $N19^{\circ}45'55''W$, 1261.26 feet to the center line of the 60 foot road; thence $S04^{\circ}37'56''W$, 30.00 feet to the point of beginning;

thence around a 169.72 foot radius curve right 60.32 feet
(long chord bears $N75^{\circ}11'15''W$, 60.00 feet);

thence $N65^{\circ}00'18''W$, 93.21 feet;

thence around a 340.72 foot radius curve left 520.56 feet
(long chord bears $S71^{\circ}13'02''W$, 471.46 feet);

thence $S27^{\circ}26'23''W$, 144.28 feet;

thence around a 530 foot radius curve right 174.46 feet
(long chord bears $S36^{\circ}52'10''W$, 173.67 feet);

thence $S46^{\circ}17'57''W$, 152.77 feet;

thence around a 420 foot radius curve left 196.49 feet
(long chord bears $S32^{\circ}53'49''W$, 194.70 feet);

thence $S19^{\circ}29'44''W$, 83.44 feet;

thence around a 356.49 foot radius curve right 211.91 feet
(long chord bears $S36^{\circ}31'26''W$, 208.80 feet);

thence around a 294.75 foot radius curve left 285.72 feet
(long chord bears $S25^{\circ}46'56''W$, 274.67 feet);

thence around a 427.53 foot radius curve right 245.08 feet
(long chord bears $S14^{\circ}26'01''W$, 241.74 feet);

thence $S30^{\circ}51'40''W$, 179.07 feet;

thence $N57^{\circ}08'40''W$, 60.00 feet;

thence $N53^{\circ}10'04''W$, 36.78 feet;

thence around a 150 foot radius curve right 171.44 feet
(long chord bears $N20^{\circ}24'32''W$, 162.26 feet);

DESCRIPTION OF BEAVER DRIVE AND THEATER DRIVE
Page 2

thence $N12^{\circ}19'01''E$, 265.48 feet;

thence around a 138.84 foot radius curve left 218.85 feet
(long chord bears $N32^{\circ}50'30''W$, 196.89 feet);

thence $N78^{\circ}00'00''W$, 48.24 feet;

thence around a 51.74 foot radius curve left 67.41 feet to
a point on a 150 foot circle known as Abbot Circle #2, the
center of which is marked by a 5/8" iron rod and bears
 $N49^{\circ}04'40''E$, 529.59 feet; from the south one-quarter corner of
Section 32 ($N49^{\circ}04'24''E$, 529.59 feet, by the plat of Overlook
and $N48^{\circ}43'50''E$, 529.59 feet by Sunriver Grid), (long chord
bears $S64^{\circ}37'26''W$, 62.74 feet);

thence around said circle 141.37 feet (long chord bears
 $N00^{\circ}20'50''E$, 136.20 feet);

thence around a 94.16 foot radius curve left 84.38 feet
(long chord bears $S52^{\circ}19'32''E$, 81.59 feet);

thence $S78^{\circ}00'00''E$, 52.13 feet;

thence around a 198.84 foot radius curve right 313.44 feet
(long chord bears $S32^{\circ}50'30''E$, 231.98 feet);

thence $S12^{\circ}19'01''W$, 265.48 feet;

thence around a 90 foot radius curve left 102.86 feet
(long chord bears $S20^{\circ}24'32''E$, 97.36 feet);

thence $S53^{\circ}10'04''E$, 30.49 feet;

thence $N30^{\circ}51'20''E$, 118.74 feet;

thence around a 367.53 foot radius curve left 210.68 feet
(long chord bears $N14^{\circ}26'01''E$, 207.81 feet);

thence around a 354.75 foot radius curve right 343.88 feet
(long chord bears $N25^{\circ}46'56''E$, 330.58 feet);

thence around a 296.49 foot radius curve left 176.24 feet
(long chord bears $N36^{\circ}31'26''E$, 173.66 feet);

thence $N19^{\circ}27'44''E$, 83.44 feet;

thence around a 480 foot radius curve right 224.56 feet
(long chord bears $N32^{\circ}53'49''E$, 222.52 feet);

thence $N46^{\circ}17'57''E$, 152.77 feet;

thence around a 470 foot radius curve left 154.71 feet
(long chord bears N36°52'10"E, 154.01 feet);

thence N27°26'23"E, 144.28 feet;

thence around a 400.72 foot radius curve right 612.35 feet
(long chord bears N71°13'02"E, 554.43 feet);

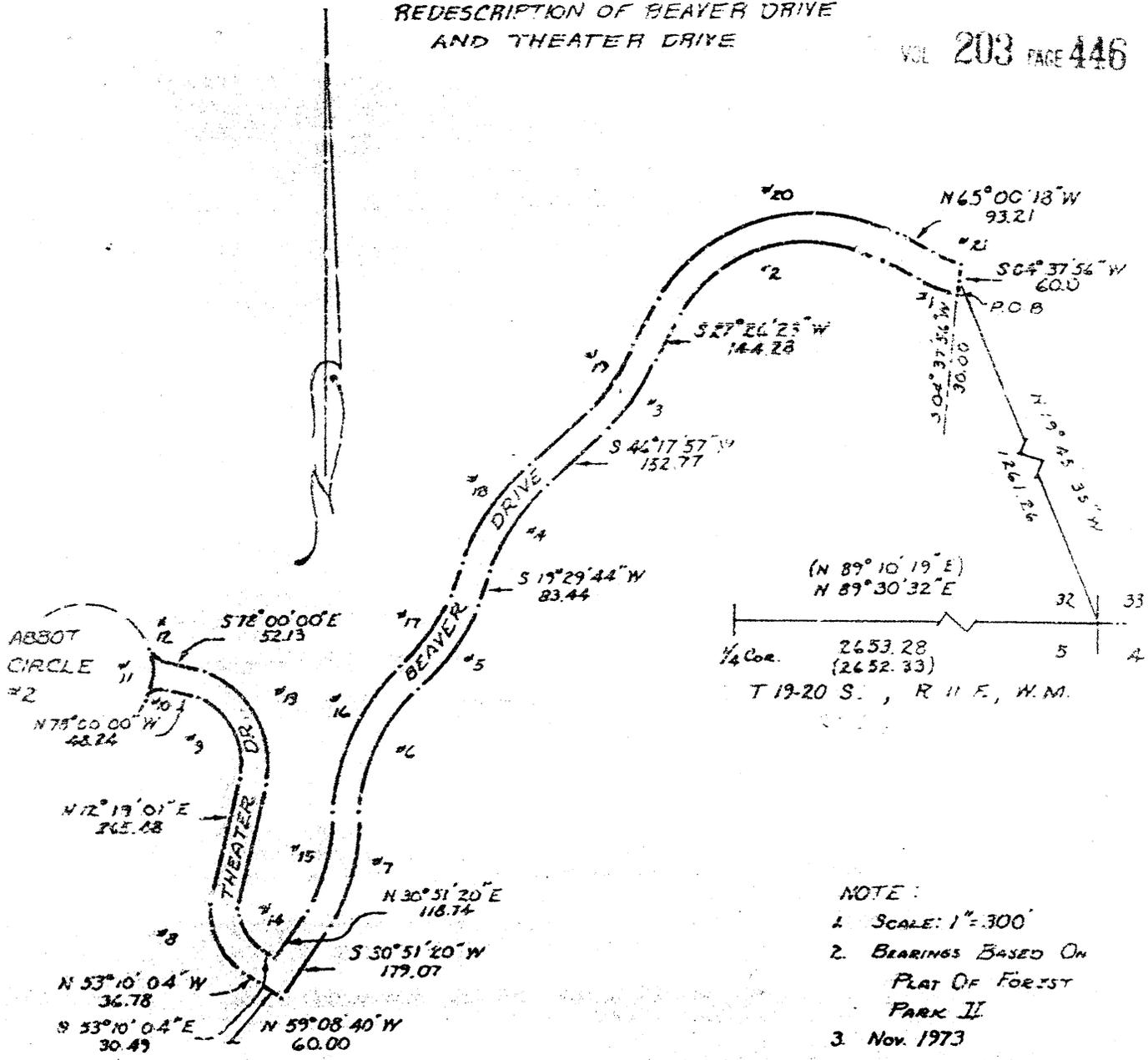
thence S65°00'18"E, 93.21 feet;

thence around a 109.72 foot radius curve left 38.99 feet
(long chord bears S75°11'11"E, 38.79 feet);

thence S04°37'56"W, 60.00 feet to the point of beginning.

REDESCRIPTION OF BEAVER DRIVE
AND THEATER DRIVE

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(N 89° 10' 19" E)
N 89° 30' 32" E
2653.28
(2652.33)
T 19-20 S., R 11 E., W.M.

NOTE:
1. SCALE: 1" = 300'
2. BEARINGS BASED ON
PLAT OF FOREST
PARK II
3. Nov. 1973

#1 R=167.72 L=60.32	#8 R=150.00 L=171.44	#15 R=367.53 L=210.68
#2 R=340.72 L=520.66	#9 R=138.84 L=218.85	#16 R=354.75 L=343.88
#3 R=530.00 L=174.46	#10 R=51.74 L=67.41	#17 R=276.47 L=176.24
#4 R=420.00 L=196.49	#11 R=150.00 L=141.37	#18 R=280.00 L=224.56
#5 R=356.49 L=217.91	#12 R=94.16 L=84.38	#19 R=476.00 L=154.71
#6 R=294.75 L=285.72	#13 R=198.84 L=313.44	#20 R=400.72 L=612.35
#7 R=427.53 L=245.08	#14 R=90.00 L=102.86	#21 R=103.72 L=38.97

McCULLOUGH, BRYANT & ASSOC.
SURVEYORS, OREGON
JKB

REDESCRIPTION OF ABBOT DRIVE TO
SUPERSEDE THE VACATED DESCRIPTION
AS GIVEN IN OVERLOOK PARK

This 60 foot road is meant to commence at the North end of the portion of Abbot Drive as described in the plat of Fairway Island and to terminate at a point on Abbot Circle #3 as described in the plat of Mountain Village East I and as staked on the ground. This description will redescribe Abbot Circle #2 to make it fit its staked location on the ground.

A 60 foot road located in Section 32, T19S, R11E, and Section 5, T20S, R11E, W.M., Deschutes County, Oregon, described as follows: Commencing at the SE corner of said Section 32; thence S89°30'53"W along the south line of said section 2653.30 feet (S89°10'19"W, 2652.33 feet by Sunriver Grid), to the south one-quarter corner of said section, said point marked by a 5/8" iron rod; thence S47°08'21"E, 204.79 feet to the point of beginning;

thence N16°03'22"E, 150 feet;

thence around a 515 foot radius curve right 129.74 feet (long chord bears N23°16'26"E, 129.41 feet);

thence N30°29'29"E, 33.97 feet;

thence around a 51.06 foot radius curve left 61.16 feet (long chord bears N03°49'26"W, 57.57 feet), to a point on a 150 foot radius circle known as Abbot Circle #2, the center of which is marked by a 5/8" iron rod and bears N49°04'24"E (N48°43'50"E by Sunriver Grid), 528.59 feet from the south one-quarter corner of said Section 32;

thence around said 150 foot circle 209.44 feet (long chord bears N01°51'32"E, 192.84 feet);

thence around a 49.58 foot radius curve left 75.23 feet (long chord bears N01°36'46"W, 68.22 feet);

thence N45°04'41"W, 239.21 feet;

thence around a 370 foot radius curve left 177.26 feet (long chord bears N58°48'10"W, 175.57 feet);

thence N72°31'39"W, 226.23 feet;

thence around a 255 foot radius curve right 230.17 feet (long chord bears N46°40'11"W, 222.43 feet);

thence N20°48'42"W, 775.45 feet to a point on a 150 foot radius circle known as Abbot Circle #3 as described in the plat of Mountain Village East I, the center of which is marked by a 5/8" iron rod and bears N23°30'12"W (N23°50'46"W by Sunriver Grid), 1990.11 feet from the south one-quarter corner of said Section 32;

REDESCRIPTION OF ABBOT DRIVE
SUPERSEDE THE VACATED DESCRIPTION
AS GIVEN IN OVERLOOK PARK
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thence around said circle 78.90 feet (long chord bears
N29°30'57"E, 77.99 feet);

thence S20°48'12"E, 825.19 feet;

thence around a 195 foot radius curve left 176.01 feet
(long chord bears S16°40'11"E, 170.09 feet);

thence S72°31'39"E, 226.23 feet;

thence around a 430.00 foot radius curve right 206.01 feet
(long chord bears S58°48'10"E, 204.04 feet);

thence S45°04'41"E, 325.74 feet; to a point on Abbot Circle
#2;

thence around said circle 473.02 feet (long chord bears
S03°28'54"E, 299.99 feet);

thence around a 101.49 foot radius curve left 99.84 feet
(long chord bears S58°40'31"W, 95.86 feet);

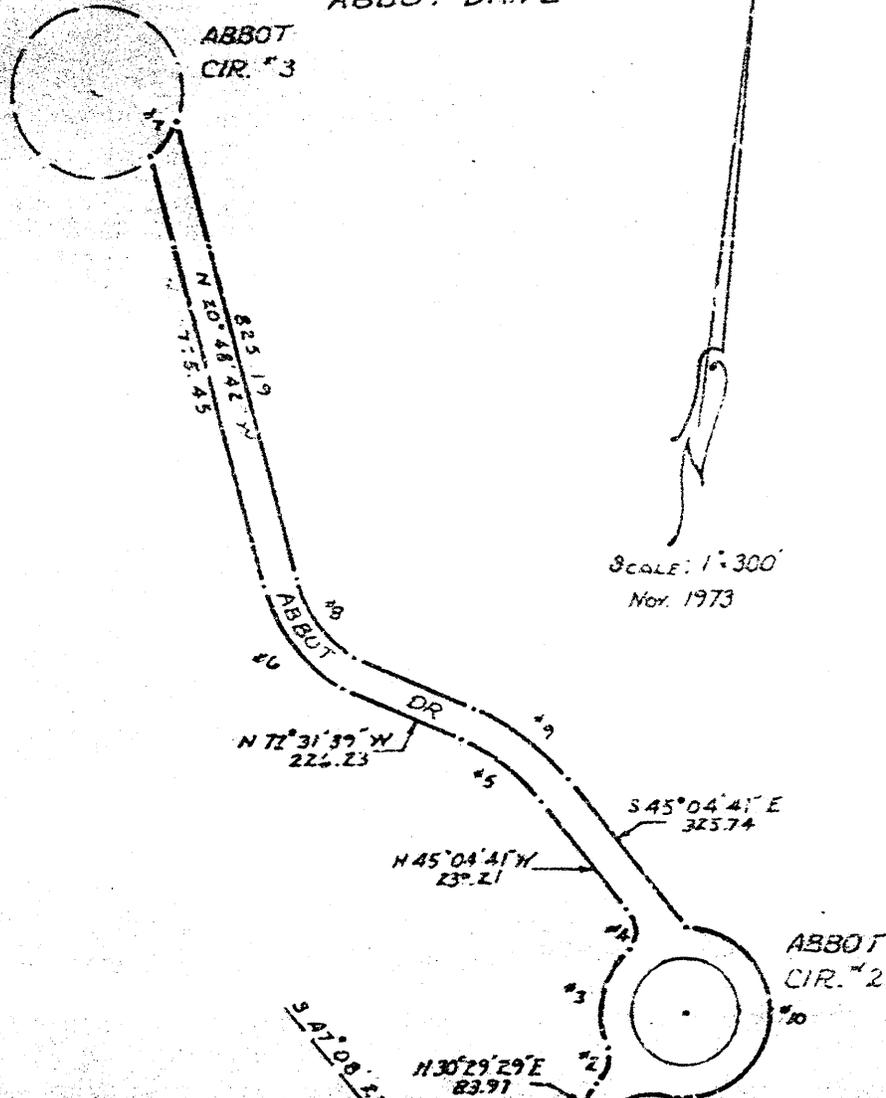
thence S30°29'29"W, 61.82 feet;

thence around a 455.00 foot radius curve left 114.63 feet
(long chord bears S23°16'26"W, 114.33 feet);

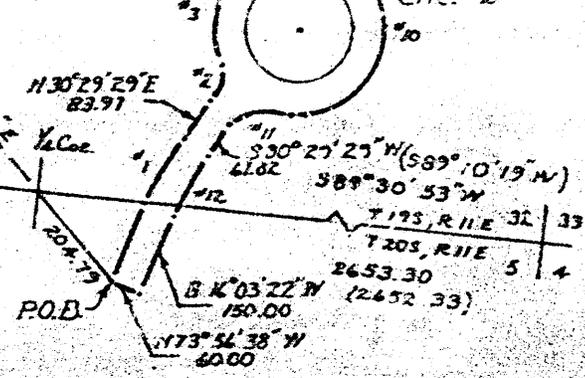
thence S16°03'22"W, 150.00 feet;

thence N73°56'38"W, 60.00 feet to the point of beginning.

REDESCRIPTION OF
ABBOT DRIVE



- | | |
|----------------------|------------------------|
| #1 R=5.5
L=129.74 | #7 R=150
L=78.90 |
| #2 R=5106
L=61.16 | #8 R=195
L=176.01 |
| #3 R=150
L=209.44 | #9 R=430
L=206.01 |
| #4 R=4932
L=75.23 | #10 R=150
L=473.02 |
| #5 R=370
L=177.26 | #11 C=10.49
L=97.84 |
| #6 R=263
L=230.17 | #12 R=455
L=114.63 |



McCLINTOCK, BURTON & ASSOC.
SURVEYORS, OREGON
J.R.S.

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STATE OF OREGON

County of Deschutes

I hereby certify that the within marriage certificate was received for Record

the 22 day of July AD 1974

at 9:56 o'clock A. M. and recorded

in Book 213 on Page 457 Records

of Donald

ROSEMARY PATTERSON

County Clerk

By Jane Lusk Deputy

Approved L. redescription of existing platted roads
2/24/74 Tom D. Morgan