

33992

AMENDMENT
OF
RESERVATIONS AND RESTRICTIVE COVENANTS
OF
TETHEROW CROSSING, PHASE II

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being all of the owners of the lots in the Subdivision of Tetherow Crossing, Phase II, more particularly described as follows:

See attached Exhibit A

do hereby amend Section (1)(a) and (g) of the Reservations and Restrictive Covenants on file in the office of the County Clerk of Deschutes County, Oregon, on September 24, 1974 in Book 211, Page 419 Deed Records to provide that Section (1), Subsections (2) and (g) read as follows, to-wit:

1. Restrictions

a. No residence shall be constructed on any acreage or portion thereof, which contains less than one thousand (1,000) square feet of living area, exclusive of garages, porches and outbuildings. The value of said residence shall not be less than Twenty Thousand and No/100 (\$20,000.00) Dollars, including attached garages and porches. Mobile homes shall be an exception as noted in paragraph g below.

g. No mobile home shall be placed on any lots in this Phase II except on parcels of five (5) acres. Mobile homes no

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smaller than fourteen (14) feet in width, to be used as permanent residences, will be allowed on 5-acre parcels. All mobile homes and outbuildings used in connection with such mobile homes shall be constructed and shall be kept painted to remain aesthetically compatible with homes in the area. All mobile homes placed upon the property shall have a foundation or skirt of masonry or matching metal. No more than one mobile home unit or house may be located on each lot.

EXCEPT as hereinabove amended, the Reservations and Restrictive Covenants as recorded shall remain in full force and effect.

DATED this 31st day of March, 1978.

Bill James Helms

Herman Plouff

Edward Plouff

Marguerite Guba

SUBSCRIBED AND SWORN TO before me this 31st day of March 1978.

Norman Robinson
Notary Public for Oregon
My commission expires: 7/25/81



Surveyor's Certificate:

I, Clell Goodwin first duly sworn, depose and say that I have correctly surveyed and marked with proper monuments the lands represented on the plat of "Tetherow Crossing - Phase II" consisting of 221.61 acres and 62 lots. Beginning at the Northeast Corner of Section 36, T14S, R12E W4. thence S 89° 51' 21" W a distance of 572.04 feet to a 3 inch iron pipe marking the Initial Point of this plat and the True Point of Beginning for this description, thence along the arc of a 181.38 foot radius curve which has a central angle of 23° 37' 12" and a chord which bears S 32° 50' 37" W a distance of 74.24 feet, thence S 21° 02' 01" W a distance of 614.29 feet, thence along the arc of a 657.08 foot radius curve which has a central angle of 19° 38' 44" and a chord which bears S 30° 51' 23" W a distance of 224.20 feet, thence S 49° 19' 15" E a distance of 60.00 feet, thence S 31° 45' 14" E a distance of 924.77 feet, thence S 81° 29' 35" W a distance of 50.00 feet, thence S 53° 20' 05" W a distance of 394.45 feet, thence S 1° 17' 42" E a distance of 86.33 feet, thence S 63° 19' 15" W a distance of 719.49 feet, thence S 0° 30' 55" W a distance of 186.70 feet, thence N 68° 21' 21" W a distance of 203.87 feet, thence S 87° 03' 04" W a distance of 264.37 feet, thence N 88° 33' 34" W a distance of 475.10 feet, thence S 89° 43' 47" W a distance of 281.01 feet, thence S 0° 31' 00" W a distance of 449.73 feet more or less to the centerline of the Deschutes River, thence following said centerline downstream N 83° 16' 36" W a distance of 879.68 feet, thence S 82° 47' 53" W a distance of 160.00 feet, thence along the arc of a bend in the river which has a radius of 343.03 feet, a central angle of 132° 29' 30" and a chord which bears N 30° 57' 21" W a distance of 627.94 feet; thence N 20° 53' 02" E a distance of 241.05 feet, thence along the arc of a bend in the river which has a radius of 264.60 feet, a central angle of 71° 31' 58" and a chord which bears N 19° 15' 18" W a distance of 309.30 feet; thence S 83° 59' 19" W a distance of 191.69 feet, thence along the arc of a bend in the river which has a radius of 427.33 feet, a central angle of 44° 56' 08" and a chord which bears E 57° 47' 40" W a distance of 326.62 feet; thence along the arc of a bend in the river which has a radius of 608.97 feet, a central angle of 18° 08' 13" and a chord which bears E 36° 40' 06" W a distance of 191.96 feet; thence leaving the centerline of the Deschutes River on a line bearing N 49° 13' 11" E a distance of 2187.38 feet, thence N 11° 07' 12" E a distance of 798.56 feet, thence N 25° 41' 32" E a distance of 622.78 feet, thence along the arc of a 180.00 foot radius curve which has a central angle of 27° 11' 21" and a chord which bears S 49° 19' 55" E a distance of 84.62 feet, thence S 62° 55' 31" E a distance of 47.73 feet, thence along the arc of a 920.00 foot radius curve which has a central angle of 31° 56' 00" and a chord which bears S 46° 57' 33" E a distance of 176.05 feet, thence S 30° 59' 34" E a distance of 475.32 feet, thence S 19° 44' 11" E a distance of 60.00 feet, thence along the arc of a 119.29 foot radius curve which has a central angle of 30° 15' 52" and a chord which bears N 85° 23' 45" E a distance of 62.28 feet, thence S 79° 28' 19" E a distance of 641.85 feet, thence S 88° 33' 46" E a distance of 88.22 feet, thence along the arc of a 470.00 foot radius curve which has a central angle of 42° 36' 07" and a chord which bears S 67° 15' 44" E a distance of 341.47 feet, thence S 45° 57' 40" E a distance of 530.53 feet, thence S 44° 39' 13" W a distance of 89.40 feet to the True Point of Beginning.

33992

Return to:

Alan Heierman
7821 S.W. Canal Blvd.
Redmond, Or. 97756

STATE OF OREGON

County of Deschutes

I hereby certify that the within instrument of writing was received for Record the 9 day of June A.D. 1978 at 1:06 o'clock P M. and recorded in Book 275 on Page 583 Records of Deeds

ROSEMARY PATTERSON

County Clerk

By Gayle Asbury Deputy