

# RECORDING COVER SHEET

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING (ORS 205.234). ANY ERRORS IN THIS COVER SHEET DO NOT AFFECT THE TRANSACTIONS CONTAINED WITHIN THE DOCUMENT.

## County Filing Index - Deeds

**Recording Authority - Redmond Code Section 1.500 Requires Recording of documents with the Deschutes County Clerk (Ordinance Number 2001-13)**

**A. Title of Document:** Sidewalk Improvement Agreement

**Property located at:**

A PARCEL OF LAND LOCATED IN THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER (NE1/4, NW1/4) OF SECTION 17, TOWNSHIP 15 SOUTH, RANGE 13 EAST OF THE WILLAMETTE MERIDIAN IN THE CITY OF REDMOND, DESCHUTES COUNTY, OREGON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, A 5/8" IRON ROD WITH A PLASTIC CAP MARKED "LS2527" LOCATED ON THE SOUTHERLY RIGHT-OF-WAY LINE FOR ANTLER AVENUE FROM WHICH THE NORTHEAST CORNER OF THE NE1/4 OF THE NW1/4 OF SECTION 17, T15S, R13E, W.M. BEARS N88°28'27"E - 940.99 FEET; THENCE, FROM SAID INITIAL POINT, S00°13'27"W - 470.00 FEET; THENCE N89°59'48"E - 878.33 FEET TO THE CENTERLINE OF CENTRAL OREGON IRRIGATION DISTRICT'S LATERAL "C"; THENCE S22°34'05"W - 186.98 FEET ALONG SAID LATERAL "C" CENTERLINE; THENCE S19°38'31"W - 171.15 FEET ALONG SAID LATERAL "C" CENTERLINE; THENCE N70°58'45"W - 114.50 FEET; THENCE S85°49'13"W - 54.40 FEET; THENCE S89°58'57"W - 274.74 FEET; THENCE S89°50'30"W - 60.00 FEET; THENCE S89°58'57"W - 111.02 FEET; THENCE S00°19'40"W - 9.14 FEET; THENCE S89°58'57"W - 491.94 FEET; THENCE N00°13'27"E - 100.00 FEET; THENCE N00°31'11"W - 60.00 FEET; THENCE FOLLOWING THE ARC OF A NON-TANGENT 230.00 FEET RADIUS CURVE TO THE LEFT A DISTANCE OF 32.60 FEET (THE LONG CHORD OF WHICH BEARS N08°33'13"W - 32.57 FEET); THENCE FOLLOWING THE ARC OF A 170.00 FEET RADIUS CURVE TO THE RIGHT A DISTANCE OF 38.09 FEET (THE LONG CHORD OF WHICH BEARS N06°11'42"W - 38.01 FEET); THENCE N89°59'48"E - 330.00 FEET; THENCE N00°13'27"E - 550.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE FOR ANTLER AVENUE; THENCE N89°59'48"E - 30.00 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

**PARCEL CONTAINS 7.9502 ACRES SUBJECT TO ALL EASEMENTS, RESTRICTIONS, OR RIGHT-OF-WAY OF RECORD PERTAINING TO THE ABOVE DESCRIBED LANDS.**

**B. Names of First Parties: One Property Owners, as listed:  
Anthem Equities, LLC**

**Names of Second Parties: City of Redmond, Oregon**

C. Name and address of person authorized to receive the instrument after recording:

**City Recorder's Office  
PO Box 726  
Redmond OR 97756-0100**

DESCHUTES COUNTY OFFICIAL RECORDS  
NANCY BLANKENSHIP, COUNTY CLERK

**2003-87283**

**\$56.00**

RcrdgCvr.doc

202317012003008728300000053 12/24/2

12/24/2003 09:45:00 AM

D-MR Cnt=1 Str=4 TRACY  
\$30.00 \$11.00 \$10.00 \$5.00

**SIDEWALK IMPROVEMENT AGREEMENT**

**THIS AGREEMENT** is for sidewalk improvements in the Village Pointe (formerly Cascade Glenn) subdivision, Phase I, and is by and between the **CITY OF REDMOND**, a Municipal corporation of the State of Oregon, hereinafter referred to as "**City**", and **Anthem Equities, LLC**, an Oregon Limited Liability Company, the owner of said subdivision, hereinafter referred to as "**Owner**".

**WITNESSETH:**

**WHEREAS**, Anthem Equities, LLC, is the owner / developer of Village Pointe, Phase I, a subdivision which is more particularly described in Exhibit 'A' which is attached hereto and incorporated herein by reference as if fully set forth; and

**WHEREAS**, the Owner of Village Pointe, Phase I, desires to sell lots in the subdivision; and

**WHEREAS**, the Owner has agreed to construct the sidewalk improvements after recording the final plat in accordance with the terms and conditions of this Agreement; and

**WHEREAS**, Owner has agreed to guarantee to the City that the sidewalk improvements required by the City during the subdivision review shall be constructed;

**NOW, THEREFORE, IN CONSIDERATION OF THE FOREGOING, THE PARTIES HERETO AGREE AS FOLLOWS:**

**SECTION ONE - FINAL PLAT/RELEASE OF PRIOR AGREEMENT**

City agrees to sign off on the final plat for the Village Pointe subdivision, Phase I, which is more particularly described in Exhibit 'A', attached hereto and incorporated herein by reference.

**SECTION TWO - CONSTRUCTION OF IMPROVEMENTS**

Owner agrees to construct the sidewalks in accordance with the CITY standards as required for the Village Pointe subdivision, Phase I, within one (1) year of the date of this Agreement (November 30, 2004) unless otherwise agreed to by the City Engineer. The Owner shall pay a cash deposit or submit a bond to the City of Redmond in the amount of \$52,697.55 (see Exhibit 'B') for all remaining sidewalk improvements.

**SECTION THREE - SCHEDULE OF WORK**

Owner agrees to complete the sidewalks improvements on or before November 30, 2004. Owner agrees to allow inspection of the improvements by City representatives at all reasonable times, and to keep the City informed on the progress of the improvements.

**SECTION FOUR - COSTS**

OWNER hereby agrees that if the improvements described in EXHIBIT 'B' are not completed by November 30, 2004, and as requested by the City, that Owner shall pay to the City sufficient sums to complete construction of the improvements. The costs are estimated to be \$52,697.55. Owner acknowledges and understands that the City may have a higher cost for completing the improvements because of the requirements of the Public Contracting Law which the City will be required to follow.

**SECTION FIVE - RELEASE**

After acceptance of the improvements by THE CITY OF REDMOND, the City agrees to record a release of this Agreement with the Deschutes County Clerk if and when a written request is submitted by the Owner.

**SECTION SIX - LOCAL IMPROVEMENT DISTRICT**

If the improvements required of either the contractor or Owner are not completed, the City reserves the right

to form a Local Improvement District (LID) to complete the improvements required under the subdivision plat and to lien all the affected properties in accordance with ORS Chapter 223 and relevant provisions of the Redmond City Code. Owner agrees not to remonstrate against the formation of this District.

#### SECTION SEVEN - BREACH

If there is any breach of the terms or conditions of this Agreement, the CITY OF REDMOND reserves the right to seek any remedy allowed by law including injunctive relief against Owner for the sale of any other lots. The City may also refuse to issue any building permits until completion of the sidewalk improvements in the event this contract is breached.

#### SECTION EIGHT - ATTORNEYS FEES

In the event suit or action is instituted to enforce any of the terms of this Agreement, the prevailing party shall be entitled to recover from the other party such sum as the court may adjudge reasonable as attorney's fees at trial or on appeal of such suit or action, in addition to all other sums provided by law.

#### SECTION NINE - SUCCESSOR INTERESTS

This Agreement shall be binding upon and inure to the benefit of the parties, their successors and assigns.

DATED this 21 day of November, 2003.

OWNER/DEVELOPER:

  
J. T. Roth, Jr., Managing Member

STATE OF OREGON )

) ss.

County of Deschutes )



Personally appeared before me this 21<sup>st</sup> day of November, 2003, the above-named J. T. Roth, Jr., and acknowledged the foregoing instrument to be his voluntary act and deed on behalf of the owners.

  
Notary Public for Oregon

My Commission Expires: 8/30/04

THE CITY OF REDMOND

By   
Chuck McGraw, Senior Planner

STATE OF OREGON )

) ss.

County of Deschutes )

Personally appeared before me this 4<sup>th</sup> day of December, 2003, the above-named Chuck McGraw, and acknowledged the foregoing instrument to be his voluntary act and deed on behalf of the City of Redmond.



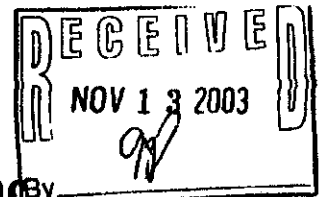
Wendy Akins  
Notary Public for Oregon

My Commission Expires: July 28, 2006

Improvement security received by:

Wayne C. Sorensen, Planning Division  
(please print name, city department)

**AFTER RECORDING RETURN TO:**  
**CITY OF REDMOND**  
**Recorders Office**  
**PO BOX 726**  
**REDMOND, OR 97756**



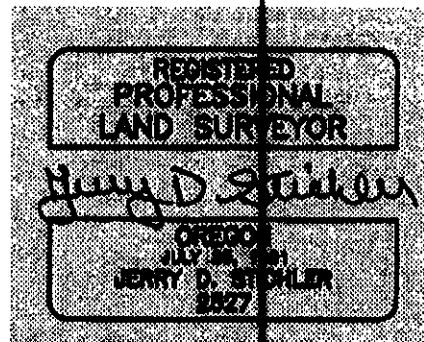
**Anderson Engineering & Surveying, Inc.**  
Professional Engineers & Land Surveyors

**LEGAL DESCRIPTION  
VILLAGE POINT, PHASE 1  
EXHIBIT "A"**

A PARCEL OF LAND LOCATED IN THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER (NE1/4, NW1/4) OF SECTION 17, TOWNSHIP 15 SOUTH, RANGE 13 EAST OF THE WILLAMETTE MERIDIAN IN THE CITY OF REDMOND, DESCHUTES COUNTY, OREGON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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PARCEL CONTAINS 7.9502 ACRES SUBJECT TO ALL EASEMENTS, RESTRICTIONS, OR RIGHT-OF-WAY OF RECORD PERTAINING TO THE ABOVE DESCRIBED LANDS.



RENEWAL 6/30/04

HC64 Box 24 - P.O. Box 28  
Lakeview, Oregon 97630  
(541) 947-4407  
FAX 947-2321

852 SW 15th Street - P.O. Box 419  
Redmond, Oregon 97756  
(541) 923-4307  
FAX 923-4308



**CITY OF REDMOND**  
Engineering Department

875 SE Sisters Avenue  
PO Box 726  
Redmond, OR 97756-0100

(541)504-2000  
Fax: (541) 548-0253  
info@redmond.or.us  
www.redmond.or.us

**MEMO**

TO: **WAYNE SORENSEN**, Associate Planners  
Community Development Dept.  
Planning Division

FROM: David Pilling, Development Lead *DP*  
City of Redmond Engineering Dept.

DATE: November 13, 2003

Subject: **Village Pointe (formerly Cascade Glenn) Subdivision Phase 1, SUB02-17/MA03-15**  
Sidewalk Construction Cost Estimate

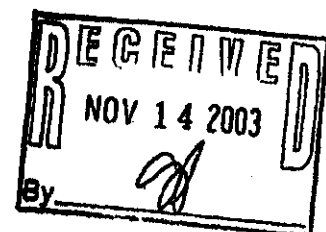
**EXHIBIT 'B'**

The cost estimate for the remaining sidewalk improvements in Phase 1 for bonding purposes is as follows:

ITEM	QUANTITY	UNIT COST	TOTAL
1) Sidewalk/Driveway - 5 ft. wide concrete	16,545 SF	\$2.50/SF	\$38,862.50
2) Inspection	LS	3%	\$1,165.88
3) Subgrade prep, Construction Staking & Mobilization	LS	10%	\$3,886.25
	Sub-Total		\$43,914.63
	Redmond Code Section 8.2245 +20%		\$8,782.93
	<b>TOTAL</b>		<b>\$52,697.55</b>

If there are any questions, please call at (541) 504-2013.

cc: Chris Doty, P.E., Asst. City Engineer



## PLAT NO.

[illegible]

ATTEST: JACOB IM. NOTY, JR., MEMBER

STATE OF OREGON  
COUNTY OF Deschutes ss  
On this 16th day of February, 2004, before me personally appeared \_\_\_\_\_, duly sworn, who he is a member of \_\_\_\_\_ and he acknowledged to me that he is a member of \_\_\_\_\_ LIMITED LIABILITY COMPANY, and he acknowledged and acknowledged said instrument to be the voluntary act and deed of the company.

James R. Buckhart  
 PRINTED NAME: James R. Buckhart  
 MOTIVARY PUBLIC - OREGON  
 COMMISSION NO.: 354081  
 AIR COMMISSION EXPIRES: February 28, 2006  
 STANISLAU, ID 20

STATE OF OREGON )  
COUNTY OF Deschutes ) ss  
ON this 16th day of January, 2004, BEFORE ME PERSONALLY  
appeared DAVID L. HARRIS, who is known to me to be the  
owner of the foregoing instrument, and acknowledged to me  
that he executed the foregoing instrument and acknowledged said instrument to be the  
his own act and deed of the company.

PRINTED NAME Tam R. Burkhead  
 COUNTY PUBLIC Tam R. Burkhead  
 COUNTY PUBLIC Tam R. Burkhead  
 COMMISSION NO. 354081  
 MY COMMISSION EXPIRES Jan. 28  
 7-11-2006

BASE BEARING DETERMINED FROM A PORTION OF THE NORTHERLY BOUNDARY OF THE ORIGINAL  
PARCEL AS RECORDED ON LLA 02-10 (CS15290) BY ME FILED 3/03/01.

## WATER RIGHTS STATEMENT

VILLAGE POINT, PHASE I HAS AN ADJACENT 7.10 ACRES OF WATER RIGHT LISTED IN CERTIFICATE NUMBER 79058. LEGAL OWNERSHIP OF THE WATER RIGHTS WERE QUIT CLAIMED TO THE STATE OF CALIFORNIA BY THE VENDOR AND THE PURCHASER. HOWEVER, THESE WATER RIGHTS REMAIN APPARENTLY TO THIS LAND UNIT. COMPLETION OF A WATER RIGHT TRANSFER TO REMOVE THE 7.10 ACRES FROM THE DESCRIBED PARCEL A TRANSFER HAD BEEN INITIATED AND ONCE THE TRANSFER IS COMPLETED, THERE WILL BE NO WATER RIGHTS WITHIN THE BOUNDARIES OF VILLAGE POINT, PHASE I.

STATE OF OREGON  
COUNTY OF DESSA  
ON the 21<sup>st</sup> day of JANUARY, 2004, BEFORE ME PERSONALLY APPEARED  
ANDREW J. GUSTAFSSON, WHO BEING DULY SWORN, STATED THAT HE/SHE IS  
A Single Person of Lawson Bank WHO IS AUTHORIZED TO EXECUTE  
THE FOREGOING INSTRUMENT AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE VOLUNTARY AND  
FREE USE OF THE BANK.

NOTARY PUBLIC  
PRINTED NAME: AC APPELSAATS  
NOTARY PUBLIC - OREGON  
JULIA, RN, NO. 373997  
MY COMMISSION EXPIRES: DECEMBER 25, 2007

### **SURVEYOR'S CERTIFICATE**

[illegible]

POST MONUMENTATION AFFIDAVIT

11/5/04

**REGISTERED  
PROFESSIONAL  
LAND SURVEYOR**

*Jeff D. Satchen*

**OFFICIAL  
STATE OF ARIZONA  
JERRY A. BROWER  
2007**

RENEWAL 6/10/04

11/5/64  
HARRY D. STICKLEY  
JAMES D. STICKLEY  
DATE

MONUMENTATION OF INTERIOR CORNERS COMPLETED 06/01/2004 AS PER ATTACHED  
OF MONUMENTIZATION RECORDED 06/01/2004 IN VOLUME 2004 AT PAGE 200 SE  
*W. L. Lane*  
DECUENCO COUNTY SHERIFF 06/14/2004  
DATE

1. JERRY D. STICKLER, OREGON REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2527, HEREBY CERTIFY THIS MAP TO BE AN EXACT COPY OF SHEET 1 OF VILLAGE POINT, PHASE 1.

HARRY D. STICKNEY  
 DEPT. OF STRONG  
 2/18/64  
 UNIT

SHEET 1 ~ OWNERS DECLARATION, ACKNOWLEDGMENTS, BASIS OF BEARINGS,  
WATER RIGHTS STATEMENT, SURVEYORS CERTIFICATE, POST MONUMENTATION  
AFFIDAVIT, APPROVALS, NARRATIVE

SHEET 2 ~ LOTS 1-18

SHEET 3 ~ LOTS 19-35

## APPROVALS

THIS PLANT, MILLER POINT PLANT 1, LOCATED AS  
DESCRIBED IN THE ATTACHED SURVEYOR'S  
CERTIFICATE HAS BEEN EXAMINED AND APPROVED BY  
A MEMBER COMPANY THAT ALL NOTES ARE MADE TO THE SATIS-  
FACTION OF THE MEMBER COMPANY.

I HEREBY CERTIFY THAT ALL OF VALUABLE GOODS, SPECIAL ASSESSMENTS, FEES, AND OTHER CHARGES REQUIRED BY LAW TO BE PLACED ON THE 2002-2004 TAX ROLL WHICH BECAME A LIEN ON THIS SUBMISSION DURING THIS YEAR FOR THE YEAR 2001 WILL BE RETURNED TO THE TAX COLLECTOR FOR COLLECTION HERE WITHIN TWO MONTHS.

Signed \_\_\_\_\_  
DATE 1-21-04

1-21-2014

Mary M. Lee  
 PUBLIC WORKS DIRECTOR, CITY OF REDMOND  
 8/13/04  
 DATE

COMMITTEE DEVELOPMENT DIRECTOR, CITY OF REDMOND

**NARRATIVE**

[illegible]

DESCHUTES COUNTY SURVEYOR  
JULY 20, 2004 BY *[Signature]*

PREPARED FOR: ANTHEM EQUITIES, LLC 12650 SW 72ND AVE., SUITE 200 TIGARD, OREGON 97223	
PREPARED BY: ANDERSON ENGINEERING & SURVEYING 642 SW 10TH STREET, P.O. BOX 419 MEDFORD, OREGON 97504 (541) 924-4307 (541) 924-4304 FAX SHEET 1 OF 3 DRAWN BY: 16, 2004	
DATE: 10/1/04	JOB NO: 000/006
2004: 10/1/04	2004: 000/006

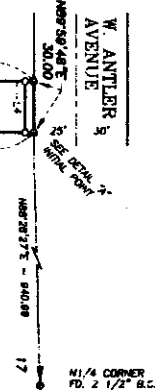
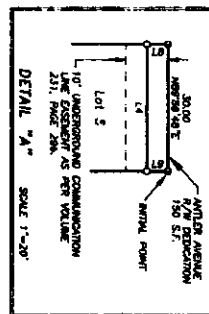
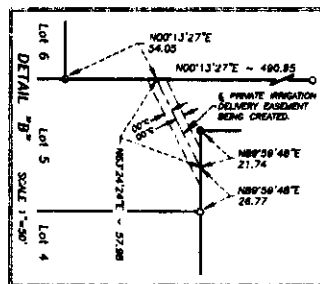
G-193

**CURVE TABLE**

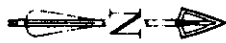
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**LINE TABLE**

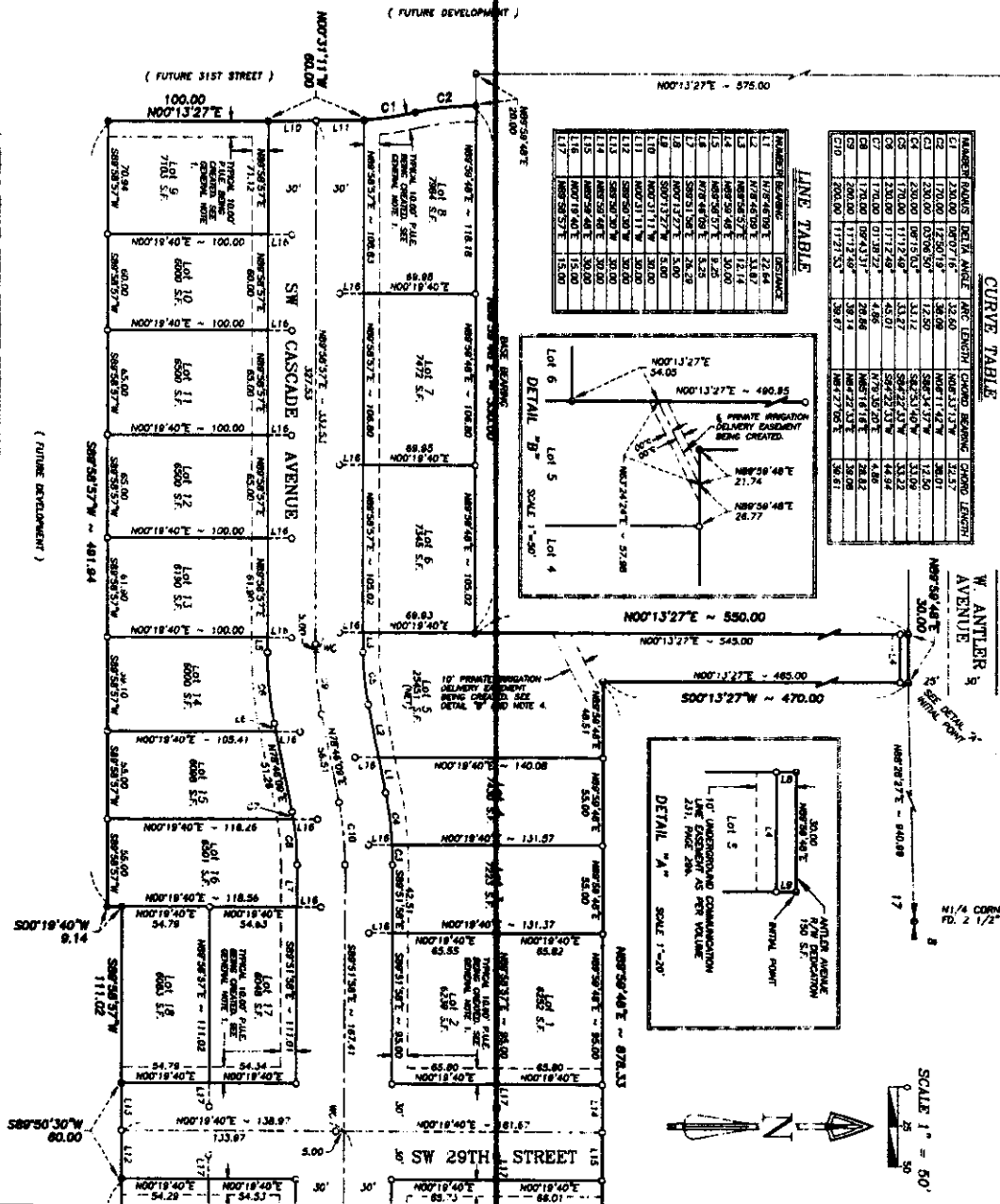
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L2	N18°46'00"E	11.87
L3	N88°58'57"E	12.14
L4	N88°58'48"E	9.25
L5	N88°58'57"E	9.25
L6	N78°48'00"E	5.25
L7	S88°31'08"E	26.28
L8	N07°12'27"E	5.00
L9	S00°33'27"E	5.00
L10	N07°31'11"E	30.00
L11	N07°31'11"E	30.00
L12	S88°58'30"E	30.00
L13	S88°58'30"E	30.00
L14	N88°58'48"E	30.00
L15	N88°58'48"E	30.00
L16	N07°18'40"E	15.00
L17	N88°58'57"E	15.00



SCALE 1" = 6'



- LEGEND**
- FOUND MONUMENT AS NOTED.
  - FOUND 3/8" RIM AND WITH YELLOW PLASTIC CAP MARKED "12527" AC PERIOD 1/14 TO 1/16 (651589) ON THE FIELD 3/30/67.
  - SET 3/8" RIM AND WITH YELLOW PLASTIC CAP MARKED "12527".
  - SET 3/8" RIM AND WITH YELLOW PLASTIC CAP MARKED "12527" AS WITH POST MONUMENTATION AIRPORT - SEE SHEET 1.
  - SET 3/8" RIM AND WITH YELLOW PLASTIC CAP MARKED "12527" AS A WITNESS CORNER FOR POST MONUMENTATION AIRPORT MONUMENT SET 15/02 FEET FROM THE TRAIL LOT CORNER ON THE PREMONUMENT ON THE LOT LINE.
- DIRECTION LINE.
- EASEMENT LINE.
- LT LINE DESCRIPTION - REFER TO TABLE FOR DATA.
- RT CLONE DESCRIPTION - REFER TO TABLE FOR DATA.
- NOTE: MISSING NOTES OTHERWISE, RECORD DATA AS PER SECTION ABOVE.
- MEASURED DATA THIS SURVEY:
- WITNESS CORNER SET DUE TO JUDICIAL CORRECTION MONUMENT PLACED 5.00" WITNESS CORNER SET ALONG THE MONUMENT LINE.
- PUBLIC UTILITY EASEMENT BEING CREATED.
- CENTERLINE MONUMENT PROVISION 15/07/67.
- B.C. BRASS CAP.

[illegible]

1. JERRY D. STICKNEY, ONE-GUN RESTORED PROFESSIONAL LAND  
 SURVEYOR NO. 2527, HEREBY CERTIFY THIS MAP/ATL TO BE AN EXACT  
 COPY OF SHEET 2 OF WALLACE PLAT/NE, PAGES 1.

\_\_\_\_\_  
 JERRY D. STICKNEY  
 DATE 2/18/04

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*James D. Stidley* 1/15/04

DEEDBOOK  
PAGE 26, 1000  
JAMES D. STIDLEY  
2007

RENEWAL 6/30/04

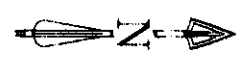
PREPARED FOR: <b>ANTHEA EQUITIES, LLC</b> 12600 SW 72ND AVE, SUITE 200 FT. LAUD., OHIOCON 87223	
PREPARED BY: <b>ANDERSON ENGINEERING &amp; SURVEYING</b> 662 SW 16TH STREET, P.O. BOX 418 DEERFIELD, OH 44015 (641) 542-4307 (341) RES 4408 FAX JANUARY 15, 2004 SHEET 2 OF 3	
DRAWN BY: <b>AP</b>	DATE: <b>01/05/04</b>
PROJECT: <b>Wagner Tr. No. 1</b>	ACRES: <b>0.009146</b>



6-194

VILLAGE POINTE, PHASE 1  
A 7.95 ACRE SUBDIVISION LOCATED IN THE NE 1/4 OF THE NW 1/4 OF  
SECTION 17, T15S, R13E, W.M. CITY OF REDMOND, DESCHUTES COUNTY, OREGON  
CITY OF REDMOND PLANNING FILE: SUB 08-17

SCALE 1" = 50'

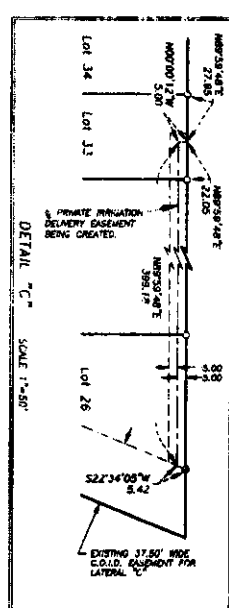


LINE TABLE

LINE NO.	BEARING	DISTANCE
1	N 0° 0' 0" E	15.00
2	N 0° 0' 0" E	15.00
3	N 0° 0' 0" E	15.00
4	N 0° 0' 0" E	15.00
5	N 0° 0' 0" E	15.00
6	N 0° 0' 0" E	15.00
7	N 0° 0' 0" E	15.00
8	N 0° 0' 0" E	15.00
9	N 0° 0' 0" E	15.00
10	N 0° 0' 0" E	15.00
11	N 0° 0' 0" E	15.00
12	N 0° 0' 0" E	15.00
13	N 0° 0' 0" E	15.00
14	N 0° 0' 0" E	15.00
15	N 0° 0' 0" E	15.00
16	N 0° 0' 0" E	15.00
17	N 0° 0' 0" E	15.00
18	N 0° 0' 0" E	15.00
19	N 0° 0' 0" E	15.00
20	N 0° 0' 0" E	15.00
21	N 0° 0' 0" E	15.00
22	N 0° 0' 0" E	15.00
23	N 0° 0' 0" E	15.00
24	N 0° 0' 0" E	15.00
25	N 0° 0' 0" E	15.00
26	N 0° 0' 0" E	15.00
27	N 0° 0' 0" E	15.00
28	N 0° 0' 0" E	15.00

CURVE TABLE

LINE NO.	BEARING	DISTANCE	CHORD BEARING	CHORD LENGTH
1	N 0° 0' 0" E	15.00	N 0° 0' 0" E	15.00
2	N 0° 0' 0" E	15.00	N 0° 0' 0" E	15.00
3	N 0° 0' 0" E	15.00	N 0° 0' 0" E	15.00
4	N 0° 0' 0" E	15.00	N 0° 0' 0" E	15.00
5	N 0° 0' 0" E	15.00	N 0° 0' 0" E	15.00
6	N 0° 0' 0" E	15.00	N 0° 0' 0" E	15.00
7	N 0° 0' 0" E	15.00	N 0° 0' 0" E	15.00
8	N 0° 0' 0" E	15.00	N 0° 0' 0" E	15.00
9	N 0° 0' 0" E	15.00	N 0° 0' 0" E	15.00
10	N 0° 0' 0" E	15.00	N 0° 0' 0" E	15.00
11	N 0° 0' 0" E	15.00	N 0° 0' 0" E	15.00
12	N 0° 0' 0" E	15.00	N 0° 0' 0" E	15.00
13	N 0° 0' 0" E	15.00	N 0° 0' 0" E	15.00
14	N 0° 0' 0" E	15.00	N 0° 0' 0" E	15.00
15	N 0° 0' 0" E	15.00	N 0° 0' 0" E	15.00
16	N 0° 0' 0" E	15.00	N 0° 0' 0" E	15.00
17	N 0° 0' 0" E	15.00	N 0° 0' 0" E	15.00
18	N 0° 0' 0" E	15.00	N 0° 0' 0" E	15.00
19	N 0° 0' 0" E	15.00	N 0° 0' 0" E	15.00
20	N 0° 0' 0" E	15.00	N 0° 0' 0" E	15.00
21	N 0° 0' 0" E	15.00	N 0° 0' 0" E	15.00
22	N 0° 0' 0" E	15.00	N 0° 0' 0" E	15.00
23	N 0° 0' 0" E	15.00	N 0° 0' 0" E	15.00
24	N 0° 0' 0" E	15.00	N 0° 0' 0" E	15.00
25	N 0° 0' 0" E	15.00	N 0° 0' 0" E	15.00
26	N 0° 0' 0" E	15.00	N 0° 0' 0" E	15.00
27	N 0° 0' 0" E	15.00	N 0° 0' 0" E	15.00
28	N 0° 0' 0" E	15.00	N 0° 0' 0" E	15.00



GENERAL NOTES

1. PLANS: UTILITY EASEMENTS BEING CREATED BY THE PLAT ARE 10.00 FEET WIDE AND ARE LOCATED ALONG THE ENTIRE LENGTH OF ALL LOT LINES THAT FRONT PUBLIC STREETS OR 20TH STREET, SW 29TH STREET, SW 31ST STREET, AND SW 33RD STREET.
2. A NON-UTILITY, NON-IRIGATION EASEMENT TO AN IRIGATION HEADQUARTERS AS PER PLAT, SW 1/4, SECTION 15, T15S, R13E, W.M. CITY OF REDMOND, DESCHUTES COUNTY, OREGON, IS SHOWN ON THESE PLANS. THE EASEMENT IS 10.00 FEET WIDE AND IS LOCATED ON THE EAST LINE OF SW 31ST STREET, SW 33RD STREET, AND SW 35TH STREET.
3. A NON-UTILITY, NON-IRIGATION EASEMENT TO AN IRIGATION HEADQUARTERS AS PER PLAT, SW 1/4, SECTION 15, T15S, R13E, W.M. CITY OF REDMOND, DESCHUTES COUNTY, OREGON, IS SHOWN ON THESE PLANS. THE EASEMENT IS 10.00 FEET WIDE AND IS LOCATED ON THE EAST LINE OF SW 31ST STREET, SW 33RD STREET, AND SW 35TH STREET.
4. THE CENTRAL IRIGATION DISTRICT EASEMENT IS A NON-UTILITY, NON-IRIGATION EASEMENT TO AN IRIGATION HEADQUARTERS AS PER PLAT, SW 1/4, SECTION 15, T15S, R13E, W.M. CITY OF REDMOND, DESCHUTES COUNTY, OREGON, IS SHOWN ON THESE PLANS. THE EASEMENT IS 10.00 FEET WIDE AND IS LOCATED ON THE EAST LINE OF SW 31ST STREET, SW 33RD STREET, AND SW 35TH STREET.

LEGEND

- FOUND MONUMENT AS NOTED.
- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "5.0227" AS PER LIA 02-10 (S15280) BY ME FILED 5/15/03.
- SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "5.0227" AS PER SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "5.0227" AS PER POST MONUMENTATION REPORT - SEE SHEET 1.
- SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "5.0227" AS PER SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "5.0227" AS PER WITNESS CORNER SET FOR POST MONUMENTATION ATTACHED SET 15.00 FEET FROM THE TRUE LOT CORNER ON THE PROLONGATION OF THE LOT LINE.
- DIMENSION LINE.
- EASEMENT LINE.
- 1. LINE DESCRIPTION - REFER TO PLAT FOR DATA.
- 2. CURVE DESCRIPTION - REFER TO PLAT FOR DATA.
- 3. UNLESS NOTED OTHERWISE, RECORD DATA AS PER S151297 SURVEY.
- NOTE: MONUMENT DATA THIS SURVEY.
- MC WITNESS CORNER SET DUE TO JUDICIAL CORRECTIONS, MONUMENT PLACED 5.00' FROM TRUE CORNER ALONG THE ADJACENT LINE.
- PLU PLANK UTILITY EASEMENT BEING LOCATED.
- CLD CENTRAL IRIGATION DISTRICT.
- BL BRASS CAP.

DESCHUTES COUNTY SURVEYOR  
FILED 02-10-03 BY [Signature]

1. APPROX. STATED OREGON REGISTERED PROFESSIONAL LAND SURVEYOR AND PLAT DATED 11/15/04. THIS PLAT IS TO BE IN EXACT COPY OF SHEET 3 OF VILLAGE POINTE, PHASE 1.

Blair D. Stuckey  
DATE 2/16/04

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
Blair D. Stuckey  
1/15/04

PREPARED FOR:  
ARTIST EQUIPMENT, LLC  
ATTORNEYS AT LAW, SUITE 200  
TILLAMOOK, OREGON 97141

PREPARED BY: ENGINEERING & SURVEYING  
FIRM 5711 STREET, P.O. BOX 419  
REDMOND, OREGON 97756  
(503) 862-4507 (503) 862-4508 FAX  
WWW.ESSURVEYING.COM  
SHEET 3 OF 3