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AKS Job #7084

OFFICES IN: BEND, OR - KEIZER, OR - TUALATIN, OR - VANCOUVER, WA

EXHIBIT A

Legal Description City of Bend Annexation

All of Common 1, and a portion of Common 2, of the plat "Anderson Ranch P.U.D.", by Peter A. Manley filed on February 7, 2002 as County Survey Number 14827, Deschutes County Survey Records, and a portion of Anderson Ranch Road, located in the Southeast One-Quarter of Section 26, Township 17 South, Range 11 East, Willamette Meridian, Deschutes County, Oregon, and being more particularly described as follows:

Beginning at the southeast corner of Section 26, being marked by a 3 inch diameter "Deschutes County" brass cap, also being the southeast corner of Common 1, of the Plat "Anderson Ranch P.U.D."; thence along the south line of said Common 1, North $89^{\circ}54'52''$ West 1062.96 feet to the southwest corner of said Common 1; thence along the westerly line of Common 1, North $00^{\circ}11'47''$ East 558.08 feet; thence continuing along said westerly line, North $41^{\circ}39'55''$ West 167.26 feet to the southerly right-of-way line of Anderson Ranch Road and being a point of non-tangent curvature; thence northerly along said southerly right-of-way line (varying width from centerline) on an arc of a 47.00 foot radius curve to the left, (the radius point of which bears North $41^{\circ}43'15''$ West) an arc distance of 61.66 feet, through a central angle of $75^{\circ}09'59''$, (the chord of which bears North $10^{\circ}41'45''$ East 57.33 feet); thence continuing along said southerly right-of-way line (varying width from centerline) on an arc of a 13.00 foot radius curve to the right, an arc distance of 15.15 feet, through a central angle of $66^{\circ}47'15''$, (the chord of which bears North $6^{\circ}30'23''$ East 14.31 feet) to a point 16.00 feet from centerline; thence continuing along said southerly right-of-way line (16.00 feet from centerline) for the following courses; thence along an arc of a 184.00 foot radius curve to the right, an arc distance of 111.24 feet, through a central angle of $34^{\circ}38'23''$, (the chord of which bears North $57^{\circ}13'13''$ East 109.56 feet); thence North $74^{\circ}32'24''$ East 41.10 feet; thence along an arc of a 166.00 foot radius curve to the left, an arc distance of 37.60 feet, through a central angle of $12^{\circ}58'43''$, (the chord of which bears North $68^{\circ}03'02''$ East 37.52 feet); thence North $61^{\circ}33'41''$ East 253.90 feet; thence along an arc of a 234.00 foot radius curve to the right, an arc distance of 63.78 feet, through a central angle of $15^{\circ}36'56''$, (the chord of which bears North $69^{\circ}22'09''$ East 63.58 feet); thence leaving said southerly right-of-way line perpendicular and at right angles to said southerly right-of-way line North $12^{\circ}49'23''$ West 32.00 feet to the northerly right-of-way line of Anderson Ranch Road and being a point of non-tangent curvature; thence easterly along said northerly right-of-way line (16.00 feet from centerline) on an arc of a 266.00 foot radius curve to the right, (the radius point of which bears South $12^{\circ}49'23''$ East) and arc distance of 72.38 feet, through a central angle of $15^{\circ}35'23''$, (the chord of which bears North $84^{\circ}58'19''$ East 72.15 feet); thence continuing along said northerly right-of-way line South $87^{\circ}14'00''$ East 106.42 feet to the southeast corner of the land described in Bargain and Sale Deed For Property Line Adjustment, recorded June 23, 2015 as Instrument Number 2015-24819, Deschutes County Official Records, also being South $87^{\circ}14'00''$ East 55.05 feet from the southwest corner of Common 2, of the Plat "Anderson Ranch P.U.D."; thence along the east line of said Bargain and Sale Deed being parallel with and 55.00 feet easterly of, when measured to right angles to the west line of said Common 2, North $00^{\circ}17'38''$

East 298.93 feet to the north line of said Common 2, being on the City of Bend city limits line; thence continuing along said north line and city limits line, South 89°44'02" East 546.98 feet to the west right-of-way line of Skyline Ranch Road (25.00 feet from centerline), and being the east line of said Section 26; thence along said west right-of-way line, east section line, and continuing along said city limits line, South 00°23'18" West 1311.58 to the said Point of Beginning.

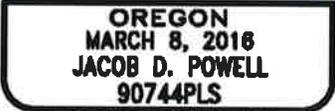
The above described tract of land contains 28.02 acres, more or less.

Bearings for this description are based on the Central Oregon Coordinate System per County Survey Number 20012, by Jacob D. Powell, filed on September 26, 2019, Deschutes County Survey Records.

12/06/2019



Jacob D. Powell

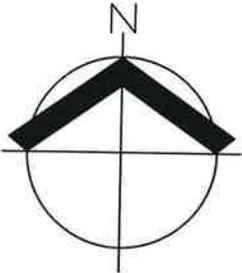


RENEWS: 12/31/20

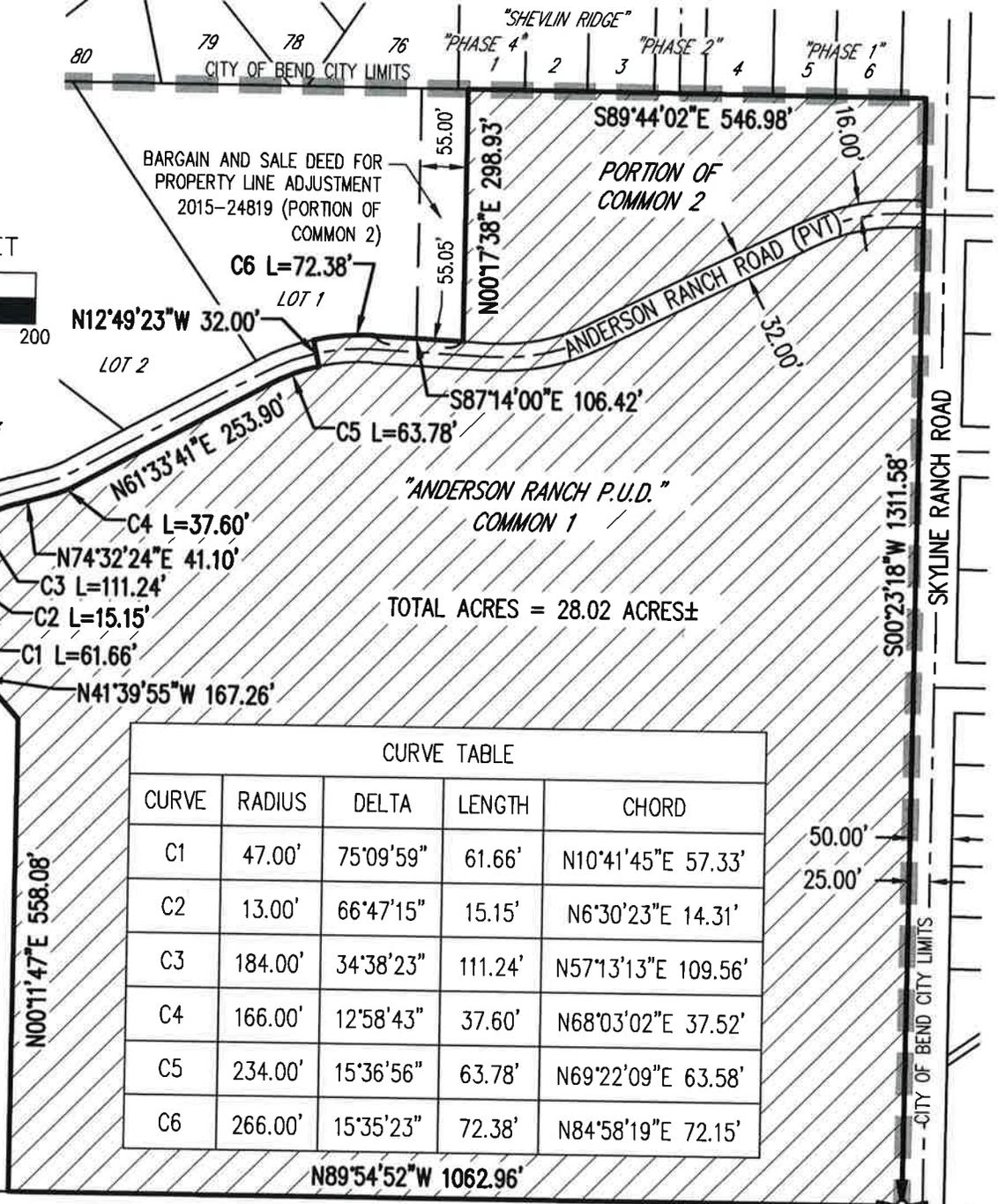
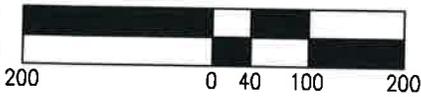
EXHIBIT B

MAP OF LEGAL DESCRIPTION

ALL OF COMMON 1, AND A PORTION OF COMMON 2, PLAT OF "ANDERSON RANCH P.U.D." AND A PORTION OF ANDERSON RANCH ROAD, LOCATED IN THE SE 1/4 OF SEC. 26, T17S, R11E, W.M., DESCHUTES COUNTY, OREGON



SCALE: 1" = 200 FEET



TOTAL ACRES = 28.02 ACRES±

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	47.00'	75°09'59"	61.66'	N10°41'45"E 57.33'
C2	13.00'	66°47'15"	15.15'	N6°30'23"E 14.31'
C3	184.00'	34°38'23"	111.24'	N57°13'13"E 109.56'
C4	166.00'	12°58'43"	37.60'	N68°03'02"E 37.52'
C5	234.00'	15°36'56"	63.78'	N69°22'09"E 63.58'
C6	266.00'	15°35'23"	72.38'	N84°58'19"E 72.15'

PREPARED FOR
PAHLISCH HOMES
210 SW WILSON AVE. SUITE 100
BEND, OR 97702

12/06/2019

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Jacob D. Powell

OREGON
MARCH 8, 2016
JACOB D. POWELL
90744PLS
RENEWS: 12/31/20

POINT OF BEGINNING
SOUTHEAST CORNER SECTION 26

ANNEXATION		EXHIBIT B
AKS ENGINEERING & FORESTRY, LLC 2777 NW LOLO DR, STE 150 BEND, OR 97703 541.317.8429 WWW.AKS-ENG.COM		DRWN: JDP CHKD: MSK AKS JOB: 7084



THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

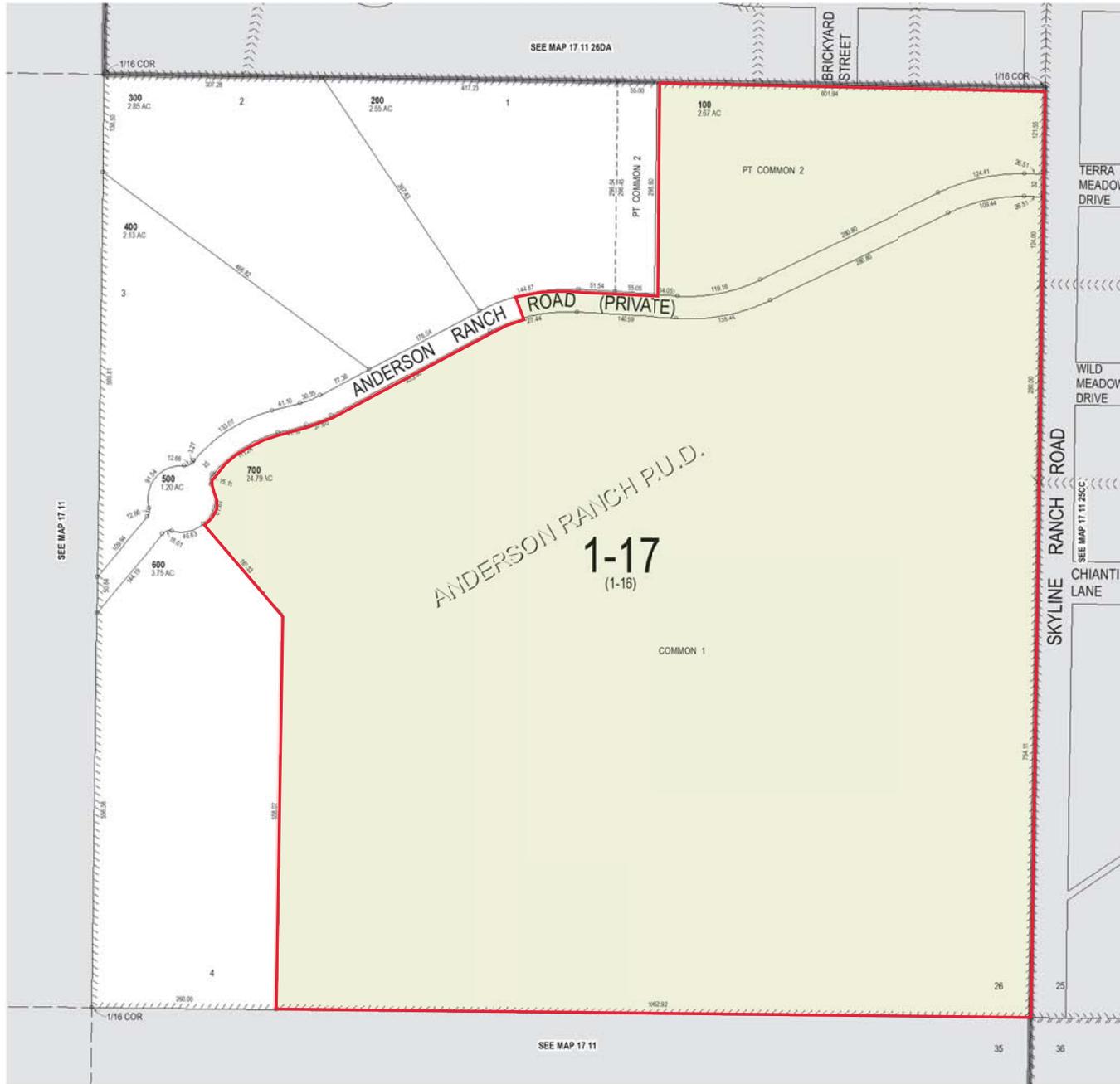
7/28/2015

S.E. 1/4 S.E. 1/4 SEC. 26 T. 17S. R. 11E. W.M.
DESCHUTES COUNTY

1" = 100'

EXHIBIT C

17 11 26DD



AKS JOB: 7084

17 11 26DD