

**RESOLUTION NO. 29-2020**

**A RESOLUTION OF CITY OF MADRAS CORRECTING A SCRIVENER'S ERROR CONTAINED IN THE LEGAL DESCRIPTION OF THE MADRAS HOUSING URBAN RENEWAL DISTRICT.**

**WHEREAS**, on November 12, 2019, City of Madras ("City") adopted Ordinance No. 935 (the "Ordinance"), which Ordinance adopted certain findings pursuant to ORS 457.095 and adopted and approved the Madras Housing Urban Renewal District Plan (the "Plan"); and

**WHEREAS**, Section 6 of the Ordinance provides that the Ordinance may be corrected by order of the Madras City Council (the "Council") to cure editorial and/or clerical errors; and

**WHEREAS**, the Plan was attached as "Exhibit A" to the Ordinance; and

**WHEREAS**, the legal description of the HURD boundary is attached to the Plan as "Appendix A"; and

**WHEREAS**, subject to and in accordance with the Plan, the Urban Renewal Agency of the City of Madras ("Agency") is proposing to undertake certain urban renewal activities in the Madras Housing Urban Renewal District (the "HURD"); and

**WHEREAS**, in February 2020, City became aware that the legal description of HURD boundary contained in the Plan omitted certain properties identified on the Plan map and Report Accompanying the Madras Housing Urban Renewal District Plan (the "Report"); and

**WHEREAS**, in adopting the Plan, the Council intended that the Plan include all areas depicted in the Plan map; and

**WHEREAS**, to correct the scrivener's error, City staff recommends that the Council order that the HURD legal description be corrected to include the area described in the attached Exhibit A and depicted in the attached Exhibit B (the "Omitted Property"); and

**WHEREAS**, correction of the error does not modify (a) the urban renewal area as identified on the map and/or in the Report, (b) any projects identified in the Plan, and/or (c) any financial assumptions contained in the Report; and

**WHEREAS**, the correction does not increase the maximum amount of indebtedness that can be issued or incurred under the Plan; and

**WHEREAS**, correcting the scrivener's error does not constitute a substantial amendment as defined in the Plan; and

**WHEREAS**, the Council desires to correct the scrivener's error in the HURD legal description to ensure consistency with the Plan map and the Council's intent in adopting the Plan.

**NOW, THEREFORE**, the City of Madras resolves as follows:

1. Findings; Purpose. The above-stated findings contained in this Resolution No. 29-2020 (this "Resolution") are hereby adopted. The purpose of this Resolution is to correct the scrivener's error contained in the legal description of the HURD boundary. Notwithstanding

anything contained in this Resolution to the contrary, the correction described herein is not (and will not be construed as) a substantial amendment to the Plan as defined under the Plan and/or ORS Chapter 457.

2. Correction. The Council hereby orders that the HURD legal description be corrected to include the Omitted Property. The Council hereby approves (a) the corrected legal description of the HURD boundary (which includes the Omitted Property) attached hereto as Exhibit C (the "Corrected Legal Description"), and (b) the HURD boundary map attached hereto as Exhibit D (the "Corrected Map"). As of the effective date of the Ordinance, (y) the Corrected Legal Description amends, restates, and replaces "Appendix A" to the Plan in its entirety, and (z) the Corrected Map amends, restates, and replaces the HURD map identified as Figure 1 (Page 8) in the Plan.

3. City Administrator. The city administrator will deliver (or cause to be delivered) a copy of this Resolution to Agency. Agency will thereafter take such action necessary to cause a copy of the Corrected Legal Description to be recorded in the Jefferson County Official Records.

4. Miscellaneous. The provisions of the Plan that are not amended or modified by this Resolution remain unchanged and in full force and effect. For purposes of this Resolution, the singular includes the plural and the plural includes the singular; the word "or" is not exclusive and the words "include," "includes," and "including" are not limiting. Any reference to a particular law, statute, rule, regulation, code, or ordinance includes the law, statute, rule, regulation, code, or ordinance as now in force and hereafter amended. The provisions of this Resolution are severable. If any section, subsection, sentence, clause, and/or portion of this Resolution is for any reason held invalid, unenforceable, and/or unconstitutional, such invalid, unenforceable, and/or unconstitutional section, subsection, sentence, clause, and/or portion will (a) yield to a construction permitting enforcement to the maximum extent permitted by applicable law, and (b) not affect the validity, enforceability, and/or constitutionality of the remaining portion of this resolution. This Resolution may be corrected by order of the council to cure editorial and/or clerical errors. This Resolution will be in full force and effect from and after its approval and adoption.

**ADOPTED** by the City Council of the City of Madras and signed by the Mayor this 9<sup>th</sup> day of June, 2020.

Ayes: 6  
Nays: 0  
Abstentions: 0  
Absent: 0  
Vacancies: 0

  
Richard Ladeby, Mayor

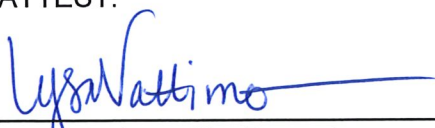
ATTEST:  
  
Lysa Vattimo, City Recorder

Exhibit A  
Legal Description – Omitted Property  
[attached]

EXHIBIT A

**Clarify the road right of way described as City View Street right of way in Section 1, Township 11 South, Range 13 East:**

City View Street between the East line of said Section 1 and NE Kinkade Road as depicted in Partition Plat 2018-05, records of the Jefferson County Clerk's Office, being 70.00 feet.

**The following road right of ways in Section 11, Township 11 South, Range 13 East:**

Culver Highway between the South line of Section 11 and the Easterly right-of-way line of SW 3<sup>rd</sup> Street as it crosses SW "D" Street.

SW 3<sup>rd</sup> Street between the Southern right-of-way line of SW "D" Street and the Southern right-of-way line of West "B" Street.

**The following property located in Section 12, Township 11 South, Range 13 East:**

TRACT 46

(2018-4606, Jefferson County Official Records)

The Northeast quarter of the Southwest quarter of the Northeast quarter, Section 12, Township 11 South, Range 13 East of the Willamette Meridian, Jefferson County, Oregon.

**EXCEPTING THEREFROM** a parcel of land lying in the Southeast quarter of the Northeast of Section 12, Township 11 South, Range 12 East of the Willamette Meridian, Jefferson County, Oregon, being more particularly described as follows:

Commencing at the Northwest corner of the Northeast quarter of the Southeast quarter of the Northeast quarter of Section 12, Township 11 South, Range 13 East of the Willamette Meridian. Jefferson County, Oregon; thence South along the West line of said Northeast quarter of the Southeast quarter of the Northeast quarter a distance of 30 feet to a point on the South line of a roadway, said point being the **TRUE POINT OF BEGINNING**; thence continuing South a distance of 345 feet; thence South 89° 18' East a distance of 230 feet; thence North parallel to said West line of the Northeast quarter of the Southeast quarter of the Northeast quarter distance of 170 feet; thence Northwesterly to a point on the South line of said roadway, said point lying South 89° 18' East a distance of 70 feet from the true point beginning; thence North 89° 18' West a distance of 70 feet to the **TRUE POINT OF BEGINNING**.

**Clarify the road right of way described as City View Street right of way Section 6, Township 11 South, Range 14 East:**

City View Street between the South line of said Section 6 and the West line of said Section 6, as depicted in Partition Plat 2010-08 being 70.00 feet

**The following property located in Section 7, Township 11 South, Range 14 East:**

TRACT 65

(TL111407BB00200)

Tract G, Plat of Yarrow, Phase 1, recorded document no. 2007-2992.

**Removal of the following tracts inadvertently included by description that were not depicted on the HURD map incorporated in Ordinance 935:**

TRACT 11

TRACT 23

TRACT 31

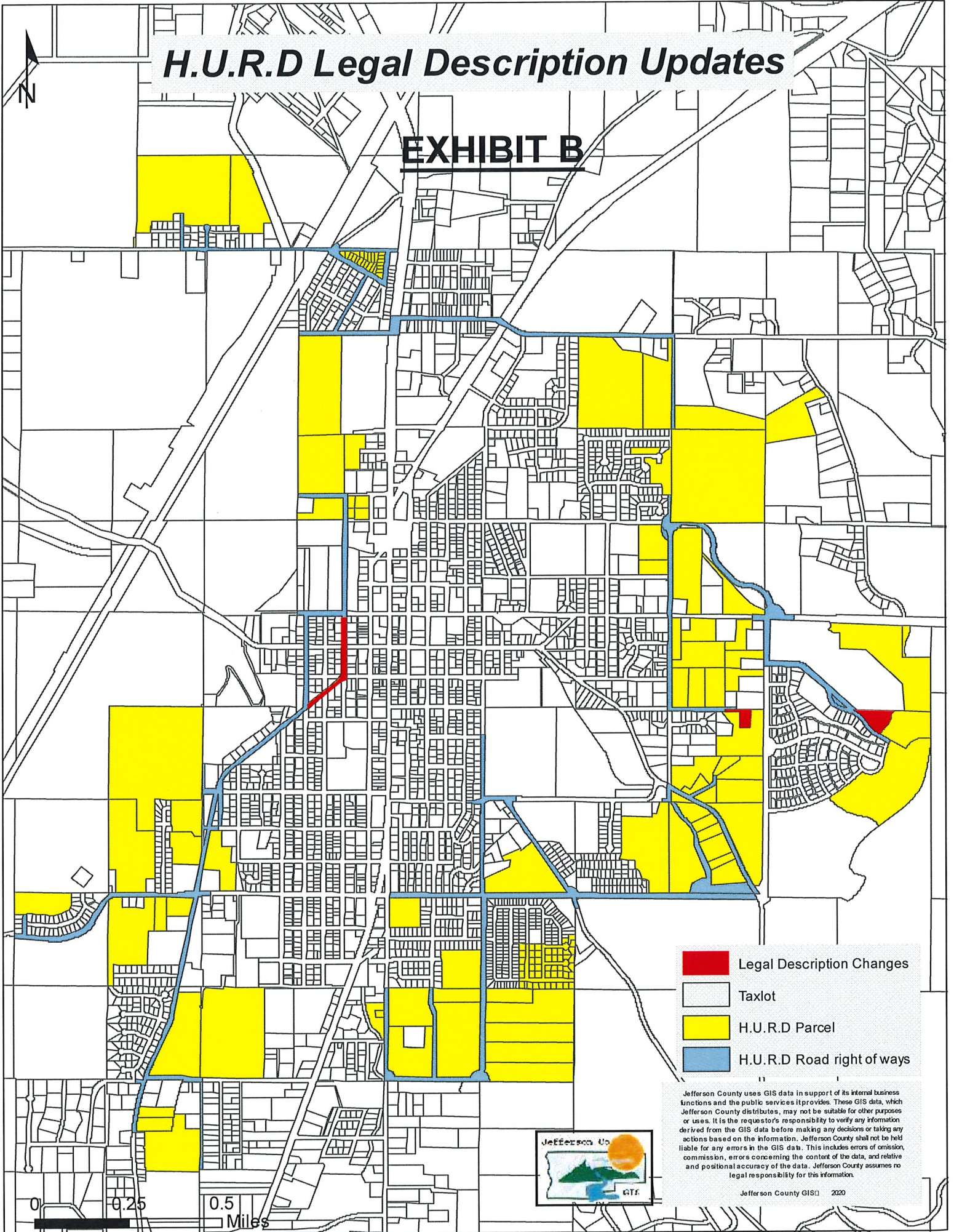
Exhibit B  
Depiction – Omitted Property

[attached]



# H.U.R.D Legal Description Updates

## EXHIBIT B



-  Legal Description Changes
-  Taxlot
-  H.U.R.D Parcel
-  H.U.R.D Road right of ways

Jefferson County uses GIS data in support of its internal business functions and the public services it provides. These GIS data, which Jefferson County distributes, may not be suitable for other purposes or uses. It is the requestor's responsibility to verify any information derived from the GIS data before making any decisions or taking any actions based on the information. Jefferson County shall not be held liable for any errors in the GIS data. This includes errors of omission, commission, errors concerning the content of the data, and relative and positional accuracy of the data. Jefferson County assumes no legal responsibility for this information.



Exhibit C  
Corrected Legal Description

[attached]



EXHIBIT C

Tracts of land and road right-of-ways located in the City of Madras, Jefferson County, Oregon more particularly described as follows:

**In Township 10 South, Range 13 East:**

**SECTION 35:**

TRACT 1

(Pump Station Site)

**BEGINNING** at the South quarter corner of said Section 35; thence North along the North-South centerline of said Section 35, for a distance of 160 feet; Thence West at right angles to said North-South centerline for a distance of 40 feet; thence South parallel with said North-South centerline for a distance of 160 feet to the South line of said Section 35; thence Easterly 40 feet to the **POINT OF BEGINNING**.

**EXCEPT** any portion in NW Birch Lane.

(2014-1081, Jefferson County Official Records)

TRACT 2

**BEGINNING** at the INITIAL POINT of Fairway Estates Phase 1; thence along the West line of Fairway Estates Phase 1 North  $0^{\circ}12'17''$  East for 165.09 feet to a  $5/8''$  rebar; thence continuing along the West line of Fairway Estates Phase 1 North  $0^{\circ}11'51''$  East 936.22 feet to a  $5/8''$  rebar; thence along the North line of Fairway Estates Phase 1 North  $89^{\circ}58'24''$  East for 1327.74 feet to a  $5/8''$  rebar; thence North  $89^{\circ}56'$  East for 205.10 feet to a  $5/8''$  rebar on the West line of the North Unit Main Canal; thence along the West line of the North Unit Main Canal South  $34^{\circ}15'$  East for 35.90 feet to a  $5/8''$  rebar at the beginning point of a curve to the Right having a radius of 1362.46 feet and a central angle of  $13^{\circ}20'$ ; thence Right along said curve for an arc length of 317.06 feet, said curve having a chord bearing of South  $27^{\circ}35'$  East for 316.34 feet to a  $5/8''$  rebar; thence South  $69^{\circ}05'$  West for 15.00 feet to a  $5/8''$  rebar; thence South  $20^{\circ}55'$  East for 679.64 feet to a  $5/8''$  rebar; thence South  $89^{\circ}56'$  West for 134.74 feet to a  $5/8''$  rebar; Thence South  $0^{\circ}$  East for 149.59 feet to a  $5/8''$  rebar; thence South  $89^{\circ}57'38''$  West for 159.16 feet to a  $5/8''$  rebar; thence North  $89^{\circ}59'31''$  West for 193.11 feet to a  $5/8''$  rebar; thence South  $89^{\circ}55'57''$  West for 325.00 feet to a  $5/8''$  rebar on the East line of Lot 3, Fairway Estates Phase 1; Thence North  $0^{\circ}11'02''$  East for 104.17 feet to a  $5/8''$  rebar at the Northeast corner of Lot 4, Fairway Estates Phase 1; thence South  $89^{\circ}53'39''$  West for 88.51 feet to a  $5/8''$  rebar on the East Line of Eagle Court at the beginning point of a curve to the Left having a radius of 50.00 feet and a central angle of  $105^{\circ}55'14''$ , thence Left along said curve for an arc length of 92.43 feet, said curve having a chord bearing of South  $89^{\circ}54'04''$  West for 79.82 feet to a  $5/8''$  rebar at the Northeast corner of Lot 5, Fairway Estates Phase 1; thence South  $89^{\circ}55'46''$  West for 85.64 feet to a  $5/8''$  Rebar at the Northwest corner thereof; thence along the West line of said Lot 5 South  $0^{\circ}12'16''$  West for 89.97 feet to a  $5/8''$  rebar at the Southeast corner thereof; thence along the West line of Lot 6, Fairway Estates Phase 1, South  $0^{\circ}7'38''$  West for 14.22 feet to a  $5/8''$  rebar; thence South  $89^{\circ}47'34''$  West for 122.15 feet to a  $5/8''$  rebar; thence North  $0^{\circ}10'50''$  East for 90.02 feet to a  $5/8''$  rebar; thence North  $82^{\circ}36'46''$  West for 93.20 feet to a  $5/8''$  rebar on the East line of Golf Course Drive; thence along the East line of Golf Course Drive North  $0^{\circ}11'55''$  East for 167.92 feet to a  $5/8''$  rebar; thence South  $89^{\circ}55'14''$  West for 49.93 feet to a  $5/8''$  rebar on the West

line of Golf Course Drive; thence South 89°59'14" West for 82.51 feet to a 5/8" rebar; thence South 40°56'38" West for 26.70 feet to a 5/8" rebar; thence South 0°16'09" West for 84.91 feet to a 5/8" rebar; thence South 89°58'55" West for 291.97 feet to a 5/8" rebar; thence South 0°15'37" West for 70.23 feet to a 5/8" rebar on the North line of Birdie Lane; thence along Birdie Lane South 89°56' West for 20.00 feet to a 5/8" rebar; thence continuing along Birdie Lane South 0°11'09" West for 95.00 feet to a 5/8" rebar; thence South 89°56' West for 189.31 feet to the **TRUE POINT OF BEGINNING**;

**EXCEPTING THEREFROM** the following described property:

Land and road right of ways located in the Southeast quarter of Section 35, Township 10 South, Range 13 East, W.M., Jefferson County, Oregon, being described as follows:

**BEGINNING** at a 5/8" rebar at the Northwest corner of Lot 5, Plat of Fairway Estates Phase 1; thence South 89°55'46" West for 78.58 feet; thence North 82°36'46" West for 137.14 feet; thence South 0°11'55" West for 20.16 feet; thence South 82°36'46" East for 93.20 feet; thence South 0°10'50" West for 90.20 feet to a rebar; thence North 89°47'34" East for 122.15 feet; thence North 0°11'38" East for 104.19 feet to the **TRUE POINT OF BEGINNING**;

**ALSO EXCEPTING THEREFROM** the following described property:

A tract of land located in the Southeast quarter of Section 35, Township 10 South, Range 13 East, W.M., Jefferson County, Oregon, being described as follows:

**BEGINNING** at a rebar at the Northeast corner of Lot 4, Plat of Fairway Estates Phase 1; thence North 89°55'57" East for 335.66 feet; thence South 0°11'02" West for 104.18 feet; thence North 89°59'31" West for 10.66 feet; thence South 89°55'57" West for 325.00 feet; thence North 0°11'02" East for 104.17 feet to the **TRUE POINT OF BEGINNING**;

**Also in said Section 35 the following road right-of-ways:**

Golf Course Drive from the North right of way line of NW Birch Lane North to the terminus of Golf Course Drive as platted in Fairway Estates Phase 1;

Eagle Court from the North right of way line of NW Birch Lane to the terminus as platted in Fairway Estates Phase 1.

The right-of-way of NW Birch Lane between the West right-of-way line of Golf Course Drive the East line of said Section 35.

**The following road right of ways in SECTION 36:**

NW Birch Lane between the West line of Section 36 and the West right of way line of Highway 26.

NW Depot Street from the North right of way line NW Birch Lane Northeasterly for 100 feet.

**Township 11 South, Range 13 East:**

**SECTION 1**

**TRACT 3**

(2004-2500 Tract B, Jefferson County Official Records)

Commencing at the Southeast corner of said Section 1; thence Westerly along the South line of said Section 1, 590 feet to a point which intersects with the Southerly extension of the Easterly boundary line of that tract conveyed to Nelson B. Cox and Mercedes C. Cox by Deed recorded February 21, 1958 in Jefferson County Deed Book 29, Page 439; thence North 0°20' East 526.5 feet to the Northeasterly corner of said Cox tract as described by said Deed in Vol. 29, page 439; thence continuing along the extension of said line North 0°20' East to the Western boundary line of North Unit Irrigation Lateral M-58-1; thence Southeasterly along said Westerly boundary of North Unit Irrigation Lateral M-58-1 to the Eastern boundary of said Section 1; thence South along the Eastern boundary line of said Section to the South line of Section 1. Subject to right of way of Ashwood Road.

And that portion of land described as follows:

**BEGINNING** at the Northeast corner of said Cox tract as described in Deed Volume 29, Page 439; thence North 42°28'35" West along the North line of said Cox tract a distance of 441.42 feet to the Northwest corner of said Cox tract; thence North 0°04'57" East 62.33 feet to the Westerly boundary line of the North unit Irrigation Lateral M-58-1; thence Southeasterly along said Westerly boundary line a distance of 443 feet more or less to a point being on the Northerly extension of the East line of said Cox tract; thence South 0°20' West along said Northerly extension line a distance of 62 feet more or less to the Northeast corner of said Cox tract and the **POINT OF BEGINNING**;

**TRACT 4**

(2007-3723, Jefferson County Official Records)

Parcel 2 of Partition Plat 1998-01 **TOGETHER WITH** the following described:

**BEGINNING** at the Northwest corner of said Parcel 2; thence North 0°04'57" East on the Northerly projection of the West line of said Parcel 2 a distance of 207.23 feet to a point 80.00 feet South of the North line of the said South half of the Southeast quarter; thence South 89°34'34" East parallel with and 80.00 feet Southerly of said North line a distance of 415.62 feet; thence South 0°04'57" West a distance of 386.33 feet to the Northwest corner of that land conveyed to Nelson B. Cox and Mercedes C. Cox by Deed Book 29, Page 439, recorded February 21, 1958 in Jefferson County Deed Records; thence South 0°24'41" West along the West line of said Deed Book 29 a distance of 57.81 feet to the Northeast corner of said Parcel 2; thence North 55°41'59" West along the North line of said Parcel 2 a distance of 97.72 feet; thence North 61°02'44" West along the North line of said Parcel 2 a distance of 381.95 feet to the **POINT OF BEGINNING**.

**TRACT 5**

(2012-1498, Jefferson County Official Records)

Parcel 1 of Partition Plat 2001-07 **EXCEPTING THEREFROM** the North 30 feet.

Parcel 2 of Partition Plat 2001-07

TRACT 6

(2010-4401, Jefferson County Official Records)

Parcel 1: The Northeast quarter of the Southeast quarter of said Section 1

Parcel II: Parcel 2 of Partition Plat 2002-07

TRACT 7

(2012-2783, Jefferson County Official Records)

Commencing at a 3/4" pipe monumenting the Northeast corner of Lot 82, MORNING CREST ESTATES PHASE 3, from which a 3 1/4" aluminum cap monumenting the East quarter corner of Section 1, Township 11 South, Range 13 East of the Willamette Meridian, Jefferson County, Oregon bears North 82°44'14" East 1925.60 feet, said 3/4" pipe being the initial point of MORNING CREST ESTATES PHASES 5 and 6 and the **TRUE POINT OF BEGINNING**; thence along the boundary of MORNING CREST ESTATES PHASE 3 as follows: South 100.00 feet; thence South 7°49'26" East 56.52 feet; thence South 91.00 feet; thence East 66.00 feet; thence South 62.00 feet; thence West 60.00 feet; thence South 62.20 feet; thence West 60.00 feet; thence South 100 feet; thence South 17°38'10" West 58.76 feet; thence South 119.11 feet to the boundary of "PARCEL I" as depicted in Oman's 1991 "Plat of Property Line Adjustment" (Jefferson County Microfilm No. 920526) and to the North line of Lot 12, "SAGE HILL ADDITION"; thence leaving said Phase 3 boundary and along said "PARCEL I" boundary as follows: South 89°46'55" East along said North line 54.25 feet to the East line of said Lot 12; thence South 00°04'28" West along said East line 24.68 feet; thence South 89°56'09" East 589.91 feet to the East line of the Northwest quarter of the Southeast quarter of said Section 1; Thence North 0°05'45" East along said East line 672.86 feet; thence leaving said "PARCEL I" boundary West 521.14 feet; thence South 89°02'43" West 60.01 feet to the **TRUE POINT OF BEGINNING**;

EXCEPTING THEREFROM Lots 226, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 255, 256, 257, 258, 259, 260 and 261 of MORNING CREST ESTATES, PHASE 5 recorded on March 26, 2009 in Jefferson County, Oregon as Instrument Number 2009-1025.

TRACT 8

(892013, Microfilm/Jefferson County Deed Records)

The Southwest quarter of the Northeast quarter of said Section 1.

**EXCEPT** the following described parcel of land:

**BEGINNING** at the Northwest corner of the Southwest quarter of the Northeast quarter of said Section 1; thence South 89°22'00" East along the North line of said Southwest quarter of the Northeast quarter a distance of 465.58 feet; thence leaving said North line South 38°24'03" East 269.03 feet; thence South 84°26'33" East 255.33 feet; thence South 71°45'08" East to a point that is 60 feet Westerly when measure at right angles to the East line of said Southwest quarter of the Northeast quarter; thence North 0°05'40" East, being 60 feet Westerly and parallel with the East line of the Southwest quarter of

the Northeast quarter, to the centerline of Loucks Road and the North line of said Southwest quarter of the Northeast quarter; thence North 89°22'00" West along said North line to the **POINT OF BEGINNING**.

**Also in said SECTION 1 the following road right-of-ways:**

The unnamed road right of way being the West 30 feet of the Southeast quarter of the Northeast quarter of said Section 1 as shown on Partition Plat 2002-07.

NE Loucks Road from the East right of way line of the aforementioned unnamed road, Westerly to the East right of way line of US97 (also known as the The Dalles-California Highway).

That portion of US97 (also known as the The Dalles-California Highway) between the North and South right of way lines of NE Loucks Road and NE Jefferson St.

NE Jefferson Street between the West right of way line of US97 (also known as the The Dalles-California Highway) and the East right of way line of Highway 26.

Highway 26 between the North right of way line of NE Jefferson Street and the South right of way line of NW Lee St.

NW Birch Lane between the West line of said Section 1 and the West right of way line of Highway 26.

NE Kinkade Road from the South line of Section 1 Northerly to the Southeast 1/16<sup>th</sup> corner of Said Section 1.

NE Kinkade Road as dedicated in the plat of Oak Terrace Estates.

NE Oak Street from the Southeast 1/16<sup>th</sup> corner of said Section 1 Westerly for 125 feet.

City View Street between the East line of said Section 1 and NE Kinkade Road as depicted in Partition Plat 2018-05, records of the Jefferson County Clerk's Office, being 70.00 feet wide.

East "B" Street between the East line of said Section 1 and a point that is 175 feet West of the Southeast corner of said Section 1.

**SECTION 2:**

TRACT 9

Lots 1 through 24, Sky Ridge Subdivision;

TRACT 10

Parcel 1, Partition Plat 2004-16;

TRACT 12

(2005-741 Parcel II, Jefferson County Official Records)

**BEGINNING** at a point which is South 115.5 feet and West 359 feet from the East one-quarter corner of said Section 2; thence South 0°04' West 212 feet; thence West 79 feet to a point; thence South 0°04' West 298.87 feet to a point; thence West 222 feet more or less to an iron rod; thence North 504 feet more or less to an iron rod; thence South 89°56' East 301 feet more or less to the **POINT OF BEGINNING**.



TRACT 13

(2005-741 Parcel III, Jefferson County Official Records)

Commencing at the Southeast corner of the Northeast quarter of the Southeast quarter of Section 2; running thence North 0°04' East 368.9 feet; thence North 89°56' West 660.0 feet to the **TRUE POINT OF BEGINNING**; thence North 89°56' West 660.0 feet; thence North 0°04' East 841.4 feet; thence South 89°56' East 660.0 feet; Thence South 0°04' West 841.4 feet to the **TRUE POINT OF BEGINNING**;

TRACT 14

(2008-1705, Jefferson County Official Records)

**BEGINNING** at point, a 1/2" pipe set at the Southeast 1/16 corner of Section 2; thence along the East 1/16 Section line, North 0°04'00" East 105.00 feet to a #4x24 inch plastic-capped steel rod; thence along a line parallel with the South 1/16 Section line, North 89°51'40" East 225.00 feet to a #5x30 inch plastic-capped steel rod; thence along a line parallel with the East 1/16 Section line, North 0°04'00" East 263.62 feet to a point, from which a #5x30 inch plastic-capped steel rod set as a Witness Corner along the South line of a dedicated easement bears South 0°04'00" West 50.00 feet; thence North 89°50'22" East 419.39 feet to a point from which a #5x30 inch plastic-capped steel rod set as a Witness Corner along said South easement line and the West line of Third Street bears South 0°08'41" East 50.00 feet; Thence along the West line of Third Street, South 0°08'41" East 368.77 feet to a #5x30 inch plastic-capped steel rod set along the intersection with the South 1/16 Section line; thence along the South 1/16 Section line South 89°51'40" West 645.75 feet to the **POINT OF BEGINNING**;

**EXCEPTING THEREFROM** the North 50 feet as dedicated by instrument recorded June 5, 1985, as Instrument #154582, Jefferson County, Oregon;

TRACT 15

(2013-2794 Parcel I, Jefferson County Official Records)

**BEGINNING** at the Northwest corner of Tract B, Block 2, WATTS ADDITION, Jefferson County, Oregon; thence South 0°04' West along the Westerly boundary line of said Tract B and Tract A, a distance of 321.06 feet; thence North 89°56' West a distance of 100 feet; thence North 0°04' East 321.06 feet to a point in the Westerly extension of the North line of said Tract B; Thence South 89°58'21" East 100 feet to the **POINT OF BEGINNING**;

**LESS AND EXCEPT** the following describe parcel; **BEGINNING** at the Northwest corner of Tract B, Block 2, WATTS ADDITION, Jefferson County, Oregon; thence South 0°04' West along the Westerly boundary of said Tract B to the Southwest corner thereof; thence North 89°56' West a distance of 100 feet; thence North 0°04' East 170.0 feet to a point in the Westerly extension of the North line of Tract B; thence South 89°58'21" East 100 feet to the **POINT OF BEGINNING**;

TRACT 16

(2013-2794 Parcel II, Jefferson County Official Records)

**BEGINNING** at the Northwest corner of Tract B, Block 2, WATT ADDITION, Jefferson County, Oregon; thence South 0°04' West along the Westerly boundary of said Tract B to the Southwest corner thereof; thence North 89°56' West a distance of 100 feet; thence North 0°04' East 170.0 feet to a point in the Westerly extension of the North line of Tract B; thence South 89°58'21" East 100 feet to the POINT OF **BEGINNING**;

TRACT 17

(2013-2794 Parcel III, Jefferson County Official Records)

Tract B, Block 2, WATTS ADDITION, Jefferson County, Oregon;

TRACT 18

(2013-2794 Parcel IV, Jefferson County Official Records)

Tract A, Block 2, WATTS ADDITION, Jefferson County, Oregon;

**Also in said SECTION 2 the following road right-of-ways:**

NW Birch Lane between the East right-of-way line the Burlington Northern Santa Fe Railroad and the East line of said Section 2.

NW Cleveland Avenue between NW Fourth Street and NW Birch Lane.

NW Second Street between NW Cleveland Avenue and NW Lee Street.

NW 4<sup>th</sup> Street between the South right of way line of NW Birch Lane and the South right of way line of NW Cleveland Avenue.

NW Lee Avenue between its Westerly terminus and the West right-of-way line of Highway 26;

Highway 26 between the North right of way line of NE Jefferson Street and the South right of way line of NW Lee Street.

NW 3<sup>rd</sup> Street between the South line of said Section 2 and the North right of way line of NW Poplar Street.

NW Poplar Street from the West right of way line of NW 3<sup>rd</sup> Street and the Westerly terminus of said NW Poplar Street on the West line of the Northeast quarter of the Southeast quarter of said Section 2.

West "B" Street between the East right of way line of NW 3<sup>rd</sup> Street and the West line of the Southeast quarter of the Southeast quarter of said Section 2.

**SECTION 11**

TRACT 19

The Southeast quarter of the Northwest quarter of Section 11.

TOGETHER WITH the following described parcel of land:

**BEGINNING** at the Northeast corner of the West half of the Northeast quarter of the Southwest quarter of Section 11, also being the Northwest corner of the Plat of Phase 1 of Park Place Subdivision; thence

along the East line of the West half of the Northeast quarter of the Southwest quarter of Section 11 and the West line of the Plat of Phase 1 of Park Place Subdivision South 0°05'11" West for 445.19 feet; thence South 90° West for 260 feet; thence North 0°05'11" East for 446.06 feet to the North line of the West half of the Northeast quarter of the Southwest quarter of Section 11; thence along the North line of the West half of the Northeast quarter of the Southwest quarter of Section 11 South 89°48'28" East 260.00 feet to the **POINT OF BEGINNING**;

TRACT 20

(2016-156, Jefferson County Official Records)

The West half of the Northeast quarter of the Southwest quarter of Section 11;

**EXCEPTING THEREFROM** the following described property:

Commencing at the Southwest corner of the West half of the Northeast quarter of the Southwest quarter, said corner is also referred to as the Southwest one-sixteenth corner of Section 11; thence South 89°49'10" East along the East-West centerline of the Southwest quarter of said Section 11 a distance of 660.63 feet by new measurement (660.75 feet deed record) to the Southeast corner of that parcel of land described in Deed from Ira R. Richards and Joyce B. Richards to Kenneth C. Bierman and Connie L. Bierman, recorded February 10, 1970, in Book 44 Page 693 of Deed Records and is the **TRUE POINT OF BEGINNING** of this description; thence North 0°04'30" East 200.00 feet; thence North 89°55'30" West a distance of 110.00 feet; thence South 0°04'30" West a distance of 199.80 feet to the above-mentioned East-West centerline of the Southwest quarter; thence South 89°49'10" East a distance of 110.00 feet to the **TRUE POINT OF BEGINNING**;

**AND EXCEPTING THEREFROM** the following:

**BEGINNING** at the Southwest corner of the above-mentioned Northeast quarter of the Southwest quarter; thence North 0°05'00" East along the West line of said Northeast quarter of the Southwest quarter a distance of 320.00 feet; thence South 89°49'10" East parallel with the South line of said Northeast quarter of the Southwest quarter of a distance of 100.00 feet; thence South 0°05'00" West parallel with the West line of said Northeast quarter of the Southwest quarter a distance of 320.00 feet to the South line of said Northeast quarter of the Southwest quarter; thence North 89°49'10" West a distance of 100.00 feet to the **POINT OF BEGINNING**;

**AND EXCEPTING THEREFROM** the following:

The Southeast quarter of the Northwest quarter of Section 11;

**AND EXCEPTING THEREFROM** the following:

**BEGINNING** at the Northeast corner of the West half of the Northeast quarter of the Southwest quarter of Section 11, also being the Northwest corner of the Plat of Phase 1 of Park Place Subdivision; thence along the East line of the West half of the Northeast quarter of the Southwest quarter of Section 11 and the West line of the Plat of Phase 1 of Park Place Subdivision South 0°05'11" West for 445.19 feet; thence South 90° West for 260 feet; thence North 0°05'11" East for 446.06 feet to the North line of the West half of the Northeast quarter of the Southwest quarter of Section 11; thence along the North line

of the West half of the Northeast quarter of the Southwest quarter of Section 11 South 89°48'28" East 260.00 feet to the **POINT OF BEGINNING**;

**AND FURTHER EXCEPTING THEREFROM** the following described tract of land:

A portion of land located in the West half of the Northeast quarter of the Southwest quarter of Section 11, being the West 16.00 feet of the following described parcel of land:

Commencing at the Southwest corner of the West half of the Northeast quarter of the Southwest quarter, said corner is also referred to as the Southwest one-sixteenth corner of Section 11; thence South 89°49'10" East along the East-West centerline of the Southwest quarter of said Section 11 a distance of 660.63 feet by new measurement (660.75 feet deed record) to the Southeast corner of that parcel of land described in Deed from Ira R. Richards and Joyce B. Richards to Kenneth C. Bierman and Connie L. Bierman, recorded February 10, 1970, in Book 44 Page 693 of Deed Records and is the **TRUE POINT OF BEGINNING** of this description; thence North 0°04'30" East 200.00 feet; thence North 89°55'30" West a distance of 126.00 feet; thence South 0°04'30" West a distance of 199.77 feet to the above-mentioned East-West centerline of the Southwest quarter; thence South 89°49'10" West a distance of 126.00 feet to the **TRUE POINT OF BEGINNING**;

TRACT 21

(2005-2355, Jefferson County Official Records)

Tract B and C, Park Place Subdivision, Phase I, Jefferson County, Oregon, recorded February 12, 2011 as Instrument #200110521, Jefferson County Records.

TRACT 22

(2017-4624 Tract A, Jefferson County Official Records)

Parcel 1 of Partition Plat No. 1991-13

**LESS AND EXCEPT** that portion conveyed to the City of Madras by Deed recorded October 1, 1997 as Instrument No. 974052.

TRACT 24

(2012-2055, Jefferson County Official Records)

All of the Southwest quarter of the Southwest quarter of Section 11 lying North of the present County Road, excluding Belmont Lane as shown by Deed recorded November 23, 1970, in Volume 46, Page 9, and June 27, 1973 in Volume 50, Page 724, in Jefferson County Records.

**EXCEPTING** therefrom Sunnyside Estates Phase 1, filed November 18, 1997 as Instrument No. 974834, Jefferson County, Oregon.

TRACT 25

(2010-867, Jefferson County Official Records)

The Southeast quarter of the Southwest quarter lying South of Belmont Lane and West of the Culver Highway.

**EXCPET** that portion described in Deed to Brent Elton Woodward et al recorded February 25, 2005 as Instrument No. 2005-0928, Jefferson County Records.

**ALSO EXCEPT** that portion described in Deed to Pacific Northwest Bell Telephone CO., recorded November 30, 1989 as Instrument No. 892714, Jefferson County Deed Records.

**ALSO EXCEPT** that portion described in Deed to Jack T. Miller et al, recorded March 16, 1972 in Book 46, Page 215, Jefferson County Deed Records.

**ALSO EXCEPT** that portion described in Deed to Robert A. Kunders et ux, recorded June 19, 1972 in Book 50, Page 770, Jefferson County Deed Records.

**ALSO EXCEPT** that portion described in Deed to Deschutes Valley Water District, recorded February 12, 1985 as Instrument No. 153543, Jefferson County Deed Records.

**ALSO EXCEPT** that portion described in Deed to James C. Beezley et ux, recorded December 15, 1969 in Book 44, Page 543, Jefferson County Deed Records.

**ALSO EXCEPT** all land contained in the official Plat of Milbur Acres, Jefferson County, Oregon.

TRACT 26

(2007-4409 Parcel I, Jefferson County Official Records)

A tract of land located in the Southeast quarter of the Southwest quarter of Section 11, more particularly described as follows:

**BEGINNING** at a point, a #4 steel rod set along the West line of the Culver Highway at the intersection with the South 1/16 Section line, from which the Southeast 1/16 corner of Section 11 bears South 89°41'10" East 107.49 feet; thence along said West line South 11°06'07" West 326.88 feet to a #5 plastic-capped steel rod; thence along a line parallel with the South 1/16 section line, North 89°49'10" West 330.00 feet to a #5 plastic-capped steel rod; thence North 0°09'23" East 320.96 feet to a point along the South 1/16 Section line; thence along the South 1/16 line, South 89°49'10" East 392.07 feet to the **POINT OF BEGINNING**;

**EXCPETING THEREFROM** Belmont Lane.

TRACT 27

(2007-4409 Parcel II, Jefferson County Official Records)

A tract of land located in the Southeast quarter of the Southwest quarter of Section 11, more particularly described as follows:

**BEGINNING** at a point along the South 1/16 line of Section 11, from which the Southeast 1/16 corner thereof bears South 89°49'10" East 499.56 feet; thence South 0°09'23" West 532.34 feet to a #5 plastic-capped steel rod; thence North 89°51'12" West 161.47 feet to a #5 plastic-capped steel rod; thence



North 0°09'23" East 532.34 feet to a point along the South 1/16 Section line; thence along said South 1/16 line South 89°49'10" East 161.47 feet to the **POINT OF BEGINNING**.

**EXCEPTING THEREFROM** Belmont Lane.

**Also in said SECTION 11 the following road right-of-ways:**

West "B" Street between the East right of way line of NW 3<sup>rd</sup> Street and the West line of the Northeast quarter of the Northeast quarter of said Section 11.

SW First Street between West "B" Street and Culver Highway.

Culver Highway between the South line of Section 11 and the Easterly right-of-way line of SW 3<sup>rd</sup> Street as it crosses SW "D" Street.

SW 3<sup>rd</sup> Street between the Southern right-of-way line of SW "D" Street and the Southern right-of-way line of West "B" Street.

SW Roosevelt Street between Culver Highway and SW "H" Street.

SW "H" Street between the East right of way line of SW Roosevelt Street and SW Jackson Street.

SW Jackson Street between Culver Highway and the Northerly terminus of said SW Jackson Street.

SW "G" Street between Culver Highway and SW Jackson Street.

SW "J" Street between the East right of way line SW Willies Drive and the East right of way line of Culver Highway.

SW Belmont Lane between the West right of way line of Culver Highway and the West line of said Section 11.

SW Sunset Street as platted in Sunnyside Estates, Phase 1.

## **SECTION 12**

TRACT 28

(2019-2476, Jefferson County Official Records)

Lot 2, Sunrise Estates Subdivision, Phase II, Recorded May 25, 1993 as Instrument #931476.

**EXCEPTING THEREFROM** that portion of said Lot 2, Sunrise Estates Subdivision, Phase III, recorded January 6, 1997 as Instrument #970050

TRACT 29

(Tax Card 111312CC00300, matches with Tenneson Survey from 1992)

**BEGINNING** at the Northwest corner of the Southwest quarter of the Southwest quarter of said Section 12; thence East along the North line of said Southwest quarter of the Southwest quarter for 466.69 feet; thence South parallel with the West line of said Southwest quarter of the Southwest quarter for 466.69 feet; thence West parallel with the South line of said Southwest quarter of the Southwest quarter for

466.69 feet to said West line; thence North along said West line for 466.69 feet to the **POINT OF BEGINNING**.

**EXCEPT** any portion lying with the right of way of Adams Drive and J Street

**EXCEPT** any portion described in Document no. 2014-1797, Jefferson County Official Records.

TRACT 30

(2019-1771, Jefferson County Official Records)

Parcel 3 of Partition Plat 2004-09, recorded June 4, 2004 as Instrument No. 2004-2540.

**EXCEPTING THEREFROM** that portion described in Deed of Dedication recorded April 7, 2006 as Instrument No. 2006-2073.

**ALSO EXCEPTING THEREFROM** that portion contained in STRAWBERRY HEIGHTS SUBDIVISION, Phase 3, recorded August 9, 2006 as Instrument No. 2006-4889.

TRACT 32

(2005-1617 PARCEL II, Jefferson County Official Records)

**BEGINNING** at the Northwest corner of the Northeast quarter of the Southwest quarter of Section 12; thence East 15 rods to a point; thence Southeasterly direction in straight line to a point 30.00 feet West of the Southeast corner of said Northeast quarter of the Southwest quarter of said Section; thence West 1290.00 feet; thence North 1320.00 feet to the **POINT OF BEGINNING, SAVE AND EXCEPT** that certain tract or parcel of land described by metes and bounds as follows, to-wit; All of that certain tract or parcel of land situated in the Northeast quarter of the Southwest quarter of Section 12, **BEGINNING** at the Northwest corner of said Northeast quarter of the Southwest quarter of said Section 12; thence South on the quarter section line 15 rods to a point; thence running East at right angles therewith 26 rods 13 feet; thence Northwesterly to appoint 15 rods 5 feet East to the **POINT OF BEGINNING**; thence West on the quarter section line to the **PLACE OF BEGINNING**;

**AND** that portion of the Northeast quarter of the Southwest quarter of Section 12 lying within County Road 72, known as McTaggart Road, which lies West of that part of the West line of the relocated County Road described as follows: Commencing at the Northwest corner of said Northeast quarter of the Southwest quarter; thence South 89°49' East along the North line of the Southwest quarter of said Section 12 a distance of 317.87 feet to the Westerly right of way line of the said relocated County Road; thence South 34°56' East 502.57 feet to the **TRUE POINT OF BEGINNING**; thence continuing South 34°56' East to a point where the South line of said Northeast quarter of the Southwest quarter intersection the West line of said relocated County Road.

**EXCEPTING THEREFROM** all that portion conveyed in Book 55, Page 969, Deed Records of Jefferson County, Oregon.

**ALSO EXCEPTING THEREFROM** all that portion conveyed by Bargain and Sale Deed in Document No. 2008-1067, Official Records of Jefferson County, Oregon.

**ALSO EXCEPTING THEREFROM** all that portion conveyed in Document No. 2002-2871, Official Records of Jefferson County, Oregon.

**ALSO EXCEPTING THEREFROM** all that portion conveyed by Statutory Warranty Deed in Document No. 2018-1200, Official Records of Jefferson County, Oregon.

**ALSO EXCEPTING THEREFROM** all that portion as described in Memorandum of Sale of Real Property recorded July 2, 1978 in Book 60, page 774, Deed Records of Jefferson County, Oregon.

**ALSO EXCEPTING THEREFROM** all that portion conveyed by Quitclaim Deed recorded March 14, 1980 as Instrument No. 136341, Deed records of Jefferson County, Oregon.

**ALSO EXCEPTING THEREFROM** all that portion as described in Bargain and Sale Deed recorded November 30, 1993 as Instrument No. 933938, Deed Records of Jefferson County, Oregon.

**ALSO EXCEPTING THEREFROM** all that portion conveyed by Declaration of Dedication and Acceptance recorded September 1, 1994 as Instrument No. 943624, Deed Records of Jefferson County, Oregon.

**ALSO EXCEPTING THEREFROM** all that portion conveyed by Declaration of Dedication and Acceptance recorded March 21, 2001 as Instrument No. 20011078, Jefferson County, Oregon.

TRACT 33

(2017-1082 Parcel I, Jefferson County Official Records)

The Northwest quarter of the Southeast quarter of said Section 12.

**EXCEPTING THEREFROM** the South 40.00 feet of said Northwest quarter of the Southeast quarter.

**ALSO EXCEPTING THEREFROM** that portion lying North and West of the following described line: Commencing at the Northwest corner of said Northwest quarter of the Southeast quarter a distance 724.91 feet to the **TRUE POINT OF BEGINNING** of this description, said bearing is called for in Parcel II of Deed Instrument No. 942434; thence East 648 feet; thence North 528.81 feet to a point which is 200.06 feet South of the North line of said Northwest quarter of the Southeast quarter, said Instrument No. 942434 calls for the "East-West centerline of Section 12"; thence South 89°49' East 435.47 feet; thence North 40.06 feet; thence East 68 feet; thence Northeasterly in a straight line 166 feet more or less to a point on the North line of said Northwest quarter, said point is the end of this description and bears South 89°49' East 1195.47 feet per said Instrument No. 942434 from the Northwest corner of said Northwest quarter of the Southeast quarter.

**ALSO EXCEPTING THEREFROM** commencing at the center one quarter of said Section 12; thence South 0°04'20" East, 724.91 feet to the **TRUE POINT OF BEGINNING**; thence South 0°04'20" East 595.09 feet; thence South 34°56'00" East 60.93 feet along the Easterly line of McTaggart Road; thence North 65°04'00" East 35.28 feet; thence along a 195.25 foot radius curve to the left 62.01 feet (delta = 18°11'50"); thence South 89°45'00" East 922.39 feet; thence North 224.00 feet; thence North 70°04'41" West 94.59 feet; thence North 22°13'29" West 89.82 feet; thence North 48°03'13" West 90.02 feet; thence North 99.34 feet; thence West 98.35 feet; thence North 77°45'41" West 124.74 feet; thence North 12°16'55" East 75.92 feet; thence West for 647.08 feet to the **TRUE POINT OF BEGINNING**;

TRACT 34

(2017-1082 Parcel II, Jefferson County Official Records)

That portion of the Northeast quarter of the Southeast quarter of said Section 12 lying Westerly of the following described line:

Commencing at the Northwest corner of said Northeast quarter of the Southeast quarter; thence South  $89^{\circ}49'27''$  East along the North line of said Northeast quarter of the Southeast quarter a distance of 9.81 feet to the **TRUE POINT OF BEGINNING**; thence South  $46^{\circ}12'47''$  East leaving said North line a distance of 73.29 feet to a  $5/8''$  diameter rebar with yellow plastic cap marked "DEJARNATT LS2208"; thence South  $18^{\circ}40'28''$  East 50.92 feet to a  $5/8''$  diameter rebar with yellow plastic cap marked "DEJARNATT LS2208"; Thence south  $36^{\circ}26'31''$  East, 165.36 feet to a  $5/8''$  diameter rebar with yellow plastic cap marked "DEJARNATT LS2208"; thence South  $51^{\circ}18'10''$  East, 77.57 feet to a  $5/8''$  diameter rebar with yellow plastic cap marked "DEJARNATT LS2208"; thence South  $39^{\circ}32'40''$  East, 107.35 feet to a  $5/8''$  diameter rebar with yellow plastic cap marked "DEJARNATT LS2208"; thence South  $26^{\circ}30'48''$  East, 101.64 feet to a  $5/8''$  diameter rebar with yellow plastic cap marked "DEJARNATT LS2208"; thence South  $1^{\circ}28'59''$  West, 146.34 feet to a  $5/8''$  diameter rebar with yellow plastic cap marked "DEJARNATT LS2208"; thence South  $25^{\circ}01'53''$  East, 414.10 feet to a  $5/8''$  diameter rebar with yellow plastic cap marked "DEJARNATT LS2208"; thence South  $2^{\circ}58'46''$  East, 88.69 feet to a  $5/8''$  diameter rebar with yellow plastic cap marked "DEJARNATT LS2208"; thence North  $89^{\circ}54'40''$  West, 57.61 feet to a  $5/8''$  diameter rebar with yellow plastic cap marked "DEJARNATT LS2208"; thence South  $66^{\circ}59'06''$  West, 111.46 feet to a  $5/8''$  diameter rebar with yellow plastic cap marked "DEJARNATT LS2208"; thence South  $40^{\circ}49'59''$  West, 27.14 feet to a  $5/8''$  diameter rebar with yellow plastic cap marked "DEJARNATT LS2208"; thence continuing South  $40^{\circ}49'59''$  West, 25.71 feet to a  $5/8''$  diameter rebar with yellow plastic cap marked "DEJARNATT LS2208"; Thence South  $14^{\circ}41'55''$  West, 137.50 feet to a point 40.00 feet north of the South line of said Northeast quarter of the Southeast quarter; thence North  $89^{\circ}49'33''$  West parallel with said South line a distance of 298.12 feet to the West line of the Northeast quarter of the Southeast quarter of said Section 12 and the **END OF THIS DESCRIPTION**.

TRACT 35

(2006-789, Jefferson County Official Records)

That portion of the Northeast quarter of the Southeast quarter of said Section 12 more particularly described as follows:

**BEGINNING** at a point 783.43 feet South and 374.2 feet West of the Northeast corner of the Southeast quarter of said Section 12; thence South  $25^{\circ}01'$  East 139.0 feet; thence South  $28^{\circ}10'$  East 254.0 feet; thence South  $87^{\circ}04'$  West 513.5 feet; thence North  $2^{\circ}56'$  West 215.5 feet; thence North  $64^{\circ}59'$  East 385.0 feet to the **POINT OF BEGINNING**;

TRACT 36

(2011-3582, Jefferson County Official Records)

A tract of land in the Northeast quarter of the Southeast quarter of said Section 12 more particularly described as follows:

Commencing at the intersection of the Westerly right-of-way line of County Road No. 90, also known as Grizzly Road, and the North line of the Southeast quarter of said Section 12, said point being North 89°49' West a distance of 970.00 feet from the Northeast corner of the Southeast quarter of said Section 12; thence along the Westerly right of way line of said County road by courses and distances as follows: South 64°49' East 220.14 feet; thence on the arc of 379.26 foot radius curve right 243.55 feet (the long chord of which bears South 43°25' East 238.97 feet); thence South 25°01' East 447.68 feet to the **TRUE POINT OF BEGINNING** of this description; thence continuing South 25°01' West 114.00 feet; thence South 64°59' West 385.00 feet; Thence North 25°01' West 114.00 feet; thence North 64°59' East 385.00 feet to the **TRUE POINT OF BEGINNING**.

#### TRACT 37

(2006-4705, Jefferson County Official Records)

A tract of land in the Northeast quarter of the Southeast quarter of said Section 12 more particularly described as follows:

Commencing at the intersection of the Western right of way line of County Road No. 90, also known as the Grizzly Road and the North line of the Southeast quarter of said Section 12, said point being North 89°49' West a distance of 970.00 feet from the Northeast corner of the Southeast quarter of said Section 12; thence along the Westerly right of way line of said County Road by courses and distances as follows: South 61°49' East 220.14 feet; thence on the arc of a 379.26 foot radius curve right 243.55 feet (the long chord of which bears South 43°25' East 238.97 feet); thence South 25°01' East 147.68 feet to the **TRUE POINT OF BEGINNING**; thence continuing South 25°01' East along the Westerly right of way line of said County Road 300.00 feet; thence South 64°59' West 385.00 feet; thence North 25°01' West 300.00 feet; thence North 64°59' East 385.00 feet to the **TRUE POINT OF BEGINNING**;

#### TRACT 38

(2014-2207, Jefferson County Official Records)

##### Parcel I

Commencing at the center of said Section 12; thence South 89°49' East along the East-West centerline of said Section 12 a distance of 1658.14 feet more or less to the Westerly right of way of Grizzly Road; thence South 61°49' East 220.14 feet; thence on the arc of a 379.26 foot radius curve right (the long chord of which bears South 43°25' East 238.97 feet) 86.31 feet to the **TRUE POINT OF BEGINNING**; thence continuing along said arc of said radius curve 157.24 feet to a point; thence South 64°57'37" West 348.90 feet to a point; thence Northward along the centerline of Willow Creek to a point that bears South 64°57'37" West from the true point of beginning; thence North 64°57'37" East 386.50 feet more or less to the **TRUE POINT OF BEGINNING**;

##### Parcel II

Also commencing at the center of said Section 12; thence South 89°49' East along the East-West centerline of said Section 12 a distance of 1658.14 feet more or less to the Westerly right of way of Grizzly Road; thence South 61°49' East 220.14 feet; thence on the arc of a 379.26 foot radius curve right (the long chord of which bears South 43°25' East 238.97 feet) 243.55 feet to the **TRUE POINT OF BEGINNING**; thence South 25°01' East 147.68 feet to a point; thence South 64°59' West 385 feet to a



point; thence Northward along the centerline of Willow Creek to a point that bears South 64°57'37" West from the true point of beginning; thence North 64°57'37" East 348.90 feet more or less to the **TRUE POINT OF BEGINNING**;

TRACT 39

(2006-7042, Jefferson County Official Records)

Commencing at the center of said Section 12; thence South 89°49'00" East along the East-West centerline of said Section 12 a distance of 1418.40 feet more or less to the centerline of Willow Creek, the **TRUE POINT OF BEGINNING**; thence continuing South 89°49'00" East 265.33 feet to the West line of Grizzly Road; thence South 61°49'05" East, along said West line 219.31 feet to a point; thence along a 379.51 foot radius curve right, 86.31 feet, long chord bears South 36°46'42" East 86.12 feet; thence South 64°57'37" West 386.50 feet to the centerline of Willow Creek; thence Northwesterly along said centerline to the **TRUE POINT OF BEGINNING**;

TRACT 40

(2011-3229, Jefferson County Official Records)

A portion of the Northeast quarter of the Southeast quarter of said Section 12 more particularly described as follows:

**BEGINNING** at the East quarter corner of Section 12; thence South along the East Section line of said Section 12 to the East right of way line Grizzly Road; thence Northwesterly along the East right of way line of said road to the North line of the Northeast quarter of the Southeast quarter of said Section 12, thence East to the **POINT OF BEGINNING**;

**LESS AND EXCEPT** that portion of the above property dedicated for road and utility purposes, recorded July 26, 2000 as Instrument no. 2002959, Jefferson County Records.

**ALSO LESS AND EXCEPT** that portion conveyed to Jefferson County by Deed recorded November 22, 2005 as Instrument No. 2005-6816, Jefferson County Records.

TRACT 41

(Tax Card for 111312AD00500, no record on file with assessor, most likely received due to tax/foreclosure long time ago)

All that portion of the Southeast quarter of the Northeast quarter of said Section 12 lying Southwesterly of Grizzly Road.

TRACT 42

(2007-5212, Jefferson County Official Records)

The following parcels located in the Southeast quarter of the Northeast quarter of said Section 12:

Parcel I

Parcel 1 of Partition Plat 2002-04

Parcel II

**BEGINNING** at the Southeast corner of the Northeast quarter of said Section 12; thence North along the East line of the Northeast quarter 328.775 feet to a point; thence West along a direct line parallel with the South line of said Northeast quarter 662.20 feet to a point; thence South on a direct line parallel with the East line of said Northeast quarter 328.775 feet to the South line of said Northeast quarter; thence East along said South line 662.20 feet to the **POINT OF BEGINNING**;

Parcel III

A parcel of land located in the Southwest quarter of the Southeast quarter of the Northeast quarter of said Section 12 lying Northerly and Easterly of Grizzly Road, more particularly described as follows:

Commencing at the East quarter corner of said Section 12; thence North 89°49' West 663.96 feet to the Southwest corner of the Southwest quarter of the Southeast quarter of the Northeast quarter of said Section 12 being the **TRUE POINT OF BEGINNING**; thence North 89°49' West 177.50 feet along the South line of the Southwest quarter of the Southeast quarter of the Northeast quarter of said Section 12; thence North 61°49'05" West 170 feet along the Easterly right of way of Grizzly Road; thence North 62°42'30" East 368.88 feet to the Easterly line of the Southeast quarter of the Southeast quarter of the Northeast quarter of said Section 12; thence South 0°06'28" West 250.00 feet along the Easterly line of the Southwest quarter of the Southeast quarter of the Northeast quarter of Section 12 to the **TRUE POINT OF BEGINNING**;

TRACT 43

(TL111312AD00606)

Parcel 2 of Partition Plat 2002-04

TRACT 44

(2017-3901, Jefferson County Official Records)

Parcel I

**BEGINNING** at the Southwest corner of a tract of land conveyed to Gerald E. Fifield and Lois J. Fifield, husband and wife, described in Jefferson County deed Book 52, Page 155, said point lying South 135 feet and East 30 feet from the Northwest corner of the Southwest quarter of the Southeast quarter of the Northeast quarter of said Section 12; thence East along the Easterly projection of the South line of the Fifield tract, 489.92 feet; thence South 32°57'00" West 406.58 feet; thence North 59°49'00" West 97.10 feet; thence South 42°44'30" West 82.9 feet more or less to the Northeasterly line of Grizzly Road; thence North 61°49'05" West along the Northeasterly line of Grizzly Road, 146.16 feet more or less to the Easterly line of Kinkade Road; Thence North along the East line of Kinkade Road to the **POINT OF BEGINNING**.

**TOGETHER WITH** Parcel 3 of Partition Plat 2002-04 as filed in the Jefferson County Clerk's Office as Document 2002-1494.

**EXCEPTION THEREFROM** that Portion of said Parcel 3 described as follows:

**BEGINNING** at the most Southerly corner of said Parcel 3, monumented with a 5/8" diameter rebar with a yellow plastic cap marked "DEJARNATT LS 2208"; thence North 61°21'36" West along the South line of said Parcel 3 a distance of 138.46 feet to a 5/8" diameter rebar with a yellow plastic cap marked "DEJARNATT LS 2208"; thence North 43°24'09" East along the West line of said parcel 3 a distance of 77.67 feet to a 5/8" diameter rebar with a yellow plastic cap marked "DEJARNATT LS 2208"; thence South 59°09'21" East along said West line a distance of 97.10 feet to a 5/8" diameter rebar with a yellow plastic cap marked "DEJARNATT LS 2208";thence North 33°36'39" East along said West line a distance of 266.58 feet to a 5/8" diameter rebar with a yellow plastic cap marked "DEJARNATT LS 2208";thence South 41°49'16" East leaving said West line a distance of 196.46 feet to a point on the East line of said Parcel 3, said point is monumented with a 5/8" diameter rebar with a yellow plastic cap marked "DEJARNATT LS 2208"; thence South 63°09'56" West along said East line a distance of 392.23 feet to the **POINT OF BEGINNING**;

TRACT 45

(TL600 – Part of Parcel 3, Partition Plat 2002-04)

The following described portion of Parcel 3, Partition Plat 2004-04:

**BEGINNING** at the most Southerly corner of said Parcel 3, monumented with a 5/8" diameter rebar with a yellow plastic cap marked "DEJARNATT LS 2208"; thence North 61°21'36" West along the South line of said Parcel 3 a distance of 138.46 feet to a 5/8" diameter rebar with a yellow plastic cap marked "DEJARNATT LS 2208"; thence North 43°24'09" East along the West line of said parcel 3 a distance of 77.67 feet to a 5/8" diameter rebar with a yellow plastic cap marked "DEJARNATT LS 2208"; thence South 59°09'21" East along said West line a distance of 97.10 feet to a 5/8" diameter rebar with a yellow plastic cap marked "DEJARNATT LS 2208";thence North 33°36'39" East along said West line a distance of 266.58 feet to a 5/8" diameter rebar with a yellow plastic cap marked "DEJARNATT LS 2208";thence South 41°49'16" East leaving said West line a distance of 196.46 feet to a point on the East line of said Parcel 3, said point is monumented with a 5/8" diameter rebar with a yellow plastic cap marked "DEJARNATT LS 2208"; thence South 63°09'56" West along said East line a distance of 392.23 feet to the **POINT OF BEGINNING**;

TRACT 46

(2018-4606, Jefferson County Official Records)

The Northeast quarter of the Southwest quarter of the Northeast quarter, Section 12, Township 11 South, Range 13 East of the Willamette Meridian, Jefferson County, Oregon.

**EXCEPTING THEREFROM** a parcel of land lying in the Southeast quarter of the Northeast of Section 12, Township 11 South, Range 12 East of the Willamette Meridian, Jefferson County, Oregon, being more particularly described as follows:

Commencing at the Northwest corner of the Northeast quarter of the Southeast quarter of the Northeast quarter of Section 12, Township 11 South, Range 13 East of the Willamette Meridian. Jefferson County, Oregon; thence South along the West line of said Northeast quarter of the Southeast quarter of the Northeast quarter a distance of 30 feet to a point on the South line of a roadway, said point being the **TRUE POINT OF BEGINNING**; thence continuing South a distance of 345 feet; thence

South 89° 18' East a distance of 230 feet; thence North parallel to said West line of the Northeast quarter of the Southeast quarter of the Northeast quarter distance of 170 feet; thence Northwesterly to a point on the South line of said roadway, said point lying South 89° 18' East a distance of 70 feet from the true point beginning; thence North 89° 18' West a distance of 70 feet to the **TRUE POINT OF BEGINNING**.

TRACT 47

(970274, Microfilm/Jefferson County Deed Records)

Parcel I

Land located in the Northeast quarter of the Northeast quarter of said Section 12, more particularly described as follows:

Commencing at the Northeast corner of said Section 12; thence South 0°32' West along the East line of said Section 12 a distance of 30.00 feet to the South line of Ashwood County Road; thence North 89°13'30" West along said County Road right of way 175.00 feet to the **TRUE POINT OF BEGINNING**; thence South 0°32' West parallel with the East line of said Section 12 a distance of 150.00 feet; thence North 89°13'30" West parallel with the North line of said Section 12 a distance of 75.00 feet; thence South 0°32' West parallel with the East line of said Section 12 a distance of 300.0 feet; thence North 89°13'30" West parallel with the North line of Section 12 a distance of 300 feet; thence North 0°32' East parallel with the East line of said Section 12 a distance 120.00 feet; thence South 89°13'30" East parallel with the East line of said Section 12 a distance of 150.00 feet; thence North 0°32' East parallel with the East line of said Section 12 a distance of 330.00 feet to the South line of said Ashwood Road; thence South 89°13'30" East along said South line 225.00 feet to the **TRUE POINT OF BEGINNING**;

**EXCEPTING THEREFROM** the North 10 feet as conveyed to Jefferson County by Warranty Deed recorded September 28, 1994 as Instrument No. 943961

Parcel II:

A tract of land located in the Northeast quarter of the Northeast quarter of said Section 12 more particularly described as follows:

**BEGINNING** at the intersection of the East right of way of S.E. Kinkade Road and the South line of East Ashwood Road, said point being South 0°26'40" West 30.00 feet and South 89°13'30" East 30.00 feet from the Northwest corner of the Northeast quarter of the Northeast quarter of said Section 12; thence South 89°13'30" East along the South line of said East Ashwood Road 125.42 feet; thence South 0°26'40" West 596.38 feet; thence North 89°13'30" West for 125.42 feet to the East line of said S.E. Kinkade Road; thence North 0°26'40" East along said line 596.38 feet to the **POINT OF BEGINNING**;

Parcel III:

Parcel 2 of Partition Plat 1994-12

Parcel IV:

Parcel 3 of Partition Plat 1994-12.

TRACT 48

(962413, Microfilm/Jefferson County Deed Records)

The West 234.61 feet as measured along the North and South boundaries of the following described parcel of land:

**BEGINNING** at a point from which the Southwest corner of the Northeast quarter of the Northeast quarter of said Section 12 bears South 45°12'45" West 42.43 feet; thence North 0°02'49" East parallel to the West line of said Northeast quarter of the Northeast quarter a distance of 557.00 feet; thence South 89°39'14" East 750.32 feet to a rebar, 1/2" in diameter; thence South 0°03'33" West 555.94 feet to a point 30.00 feet, North 0°03'30" East from the South line of said Northeast quarter of the Northeast quarter; thence North 89°44'05" West parallel with the South line of said Northeast quarter of the Northeast quarter a distance of 750.19 feet to the **POINT OF BEGINNING**;

TRACT 49

(953337, Microfilm/Jefferson County Deed Records)

The West 469.22 feet as measured along the North and South boundaries of the following described parcel of land:

**BEGINNING** at a point from which the Southwest corner of the Northeast quarter of the Northeast quarter of said Section 12 bears South 45°12'45" West 42.43 feet; thence North 0°02'49" East parallel to the West line of said Northeast quarter of the Northeast quarter a distance of 557.00 feet; thence South 89°39'14" East 750.32 feet to a rebar, 1/2" in diameter; thence South 0°03'33" West 555.94 feet to a point 30.00 feet, North 0°03'30" East from the South line of said Northeast quarter of the Northeast quarter; thence North 89°44'05" West parallel with the South line of said Northeast quarter of the Northeast quarter a distance of 750.19 feet to the **POINT OF BEGINNING**;

**EXCPEITG THEREFROM** the West 234.61 feet as measured along the North and South boundaries of the above described parcel of land.

TRACT 50

(Book 34 Page 643, Jefferson County Deed Records)

**BEGINNING** at a point in the East boundary line of the Northeast quarter of the Northeast quarter of said Section 12, which said point is 730 feet South of the Northeast corner of said quarter Section; thence South along said East boundary line 590 feet; thence West at right angles 550 feet; thence North at right angles 590 feet; thence East at right angles 550 feet to the **POINT OF BEGINNING**;

**EXCEPT** the property described in Deed Book 42, Page 82, Jefferson County Deed Records as follows:

Starting at the Northeast corner of Section 12; thence South 0°32' West 751 feet along the East line of said Section 12 to the **TRUE POINT OF BEGINNING**; thence North 89°28' West 330 feet to a point; thence North 0°32' East 150 feet on a line parallel with the East line of said Section 12; thence South 89°28' East 330 feet to a point on the East line of said Section 12; thence South 0°32' West 150 feet along the East line of said Section 12 to the **TRUE POINT OF BEGINNING**;



**ALSO EXCEPTING** the property described in Deed Book 50, Page 779, Jefferson County Deed Records as follows:

Starting at the Northeast corner of Section 12; thence South 0°32' West 1066 feet along the East line of said Section 12 to the **TRUE POINT OF BEGINNING**; thence North 89°28' West 350.00 feet to a point; thence North 0°32' East 215.00 feet on a line parallel with the East line of said Section 12 to a point; thence South 89°28' East 350.00 feet to a point on the East line of said Section 12; thence South 0°32' West 215.00 feet along the East line of said Section 12 to the **TRUE POINT OF BEGINNING**;

**ALSO EXCEPTING** the property described in Deed Book 57, Page 464, Jefferson County Deed Records as follows:

Starting at the Northeast corner of Section 12; thence South 0°32' West 1066 feet along the East line of said Section 12 to the **TRUE POINT OF BEGINNING**; thence continuing South along said East line 254 feet, more or less to the Southeast corner of the Northeast quarter of the Northeast quarter of said Section 12; thence West along the South line of said Northeast quarter of the Northeast quarter of Section 12, 550 feet; thence North 0°32' East 254 feet, more or less, to a point which bears North 89°28'00" West from the true point of beginning; thence South 89°28' East, 550 feet more or less to the **TRUE POINT OF BEGINNING**;

TRACT 51

(Book 41 Page 518, Jefferson County Official Records)

**BEGINNING** at a point which is 480 feet South of the Northeast corner of the Northeast quarter of the Northeast quarter of Section 12; hence South a distance of 250 feet; thence West at right angles a distance of 550 feet; thence North at right angles a distance of 250 feet; thence East a distance of 550 feet to the **POINT OF BEGINNING**;

**EXCEPT** the property described in Deed Book 42, Page 82, Jefferson County Deed Records as follows:

Starting at the Northeast corner of Section 12; thence South 0°32' West 751 feet along the East line of said Section 12 to the **TRUE POINT OF BEGINNING**; thence North 89°28' West 330 feet to a point; thence North 0°32' East 150 feet on a line parallel with the East line of said Section 12; thence South 89°28' East 330 feet to a point on the East line of said Section 12; thence South 0°32' West 150 feet along the East line of said Section 12 to the **TRUE POINT OF BEGINNING**;

Also in said **SECTION 12** the following road right-of-ways:

East "B" Street between the East line of said Section 12 and a point that is 175 feet West of the Northeast corner of said Section 12;

SE Kinkade Road between East "B" Street and SE "E" Street.

SE "E" Street from the West right of way of SE Kinkade Road and the Easterly terminus of said SE "E" Street.

The following portion of SE Kinkade Road:

From the South right of way line of SE Grizzly road South for 125 feet more or less an angle point to the West, thence West for 110 feet more or less to the terminus of said SE Kinkade Road.

SE Grizzly Road between the West right of way line of SE Kinkade Road and SE "J" Street.

Unnamed Public Road as dedicated in Partition Plat 2004-02.

SE "J" Street between SE Grizzly Road and SW 5<sup>th</sup> Street.

SE McTaggart Road from the South right of way line of SE "J" Street Southerly for 150 feet.

SE McTaggart Road between SE "J" Street and SE Buff Street.

SE Buff Street between the East right of way line of SE Duke Street and the West right of way line of SE 10<sup>th</sup> Street.

SE Buff Street between the West right of way line of SE 10<sup>th</sup> Street and a point that is 170 feet East of the centerline-centerline intersection of said SE Buff Street and SE McTaggart Road.

SE 10<sup>th</sup> Street between the South line of said Section 12 and the North right of way line of SE "F" Street.

The following portion of the Northeast quarter of the Southeast quarter of Section 12:

Commencing at the Northwest corner of the Northeast quarter of the Southeast quarter of said Section 12; thence South 89°49'27" East along the North line of said Northeast quarter of the Southeast quarter a distance of 9.81 feet to the **TRUE POINT OF BEGINNING**; thence South 46°12'47" East leaving said North line a distance of 73.29 feet to a 5/8" diameter rebar with yellow plastic cap marked "DEJARNATT LS2208"; thence South 18°40'28" East, 50.92 feet to a 5/8" diameter rebar with yellow plastic cap marked "DEJARNATT LS2208"; thence South 36°26'31" East, 165.36 feet to a 5/8" diameter rebar with yellow plastic cap marked "DEJARNATT LS2208"; thence South 51°18'10" East 77.57 feet to a 5/8" diameter rebar with yellow plastic cap marked "DEJARNATT LS2208"; thence South 39°32'40" East, 107.35 feet to a 5/8" diameter rebar with yellow plastic cap marked "DEJARNATT LS2208"; thence South 26°30'48" East, 101.64 feet to a 5/8" diameter rebar with yellow plastic cap marked "DEJARNATT LS2208"; Thence South 1°28'59" West, 146.34 feet to a 5/8" diameter rebar with yellow plastic cap marked "DEJARNATT LS2208"; thence South 25°01'53" East 414.10 feet to a 5/8" diameter rebar with yellow plastic cap marked "DEJARNATT LS2208"; thence South 2°58'46" East, 88.69 feet to a 5/8" diameter rebar with yellow plastic cap marked "DEJARNATT LS2208"; thence North 89°54'40" West, 57.61 feet to a 5/8" diameter rebar with yellow plastic cap marked "DEJARNATT LS2208"; thence South 66°59'06" West, 111.46 feet to a 5/8" diameter rebar with yellow plastic cap marked "DEJARNATT LS2208"; thence South 40°49'59" West, 27.14 feet to a 5/8" diameter rebar with yellow plastic cap marked "DEJARNATT LS2208"; thence continuing South 40°49'59" West, 25.71 feet to a 5/8" diameter rebar with yellow plastic cap marked "DEJARNATT LS2208"; thence South 14°41'55" West, 137.50 feet to a point 40.00 feet North of the South line of said Northeast quarter of the Southeast quarter, said point being on the North right of way line of SE "J" Street; thence South 89°49'33" East along the said North right of way line 906.61 feet more or less to the West right of way line of SE Grizzly Road; thence North 25°55'53" West along said West right of way line 1265.15 feet more or less to the South line of the property described in Document No. 2006-789, Jefferson County Official Records; thence leaving said West right of way line South 87°04'07" West 513.50 feet more or less to the Southwest corner of said Document No. 2006-789; Thence Northerly and Westerly along the centerline of Willow Creek to the North line of said Northeast quarter of the Southeast quarter; thence West along said North line to the **TRUE POINT OF BEGINNING**;

### **SECTION 13**

#### TRACT 52

Lots 1, 2, 3, 4, 5, 6, 7, Tract A, and Tract B of the BILL HOFFMAN SUBDIVISION, filed as Document No. 2018-2472

Also in said **SECTION 13** the following road right-of-ways:

SW 10<sup>th</sup> Street between the North line of said Section 13 and the South line of the North half of the Northwest quarter of said Section 13.

South Adams Drive between the North line of said Section 13 and the South right of way line of SE Terrace Avenue.

### **SECTION 14**

#### TRACT 53

(Book 37 Page 598, includes fishing pond and fair grounds, Jefferson County Deed Records)

All that portion of the Northeast quarter of the Northwest quarter of Section 14 lying and being Easterly of SW Culver Highway (Old The Dalles-California Highway).

**EXCEPT** the North 75 feet thereof.

#### TRACT 54

(Book 37 Page 598, includes fishing pond and fair grounds, Jefferson County Deed Records)

The Northwest quarter of the Northeast quarter of Section 14.

**EXCEPT** the East 416 feet thereof.

#### TRACT 55

(2005-6925, Jefferson County Official Records)

Commencing at a point where the Easterly right of way line of Old Highway #97 intersects the Northerly boundary line of the Southeast quarter of the Northwest quarter of Section 14; thence along said right of way line on a 2835 foot radius curve to the left 400.00 feet (the long chord of which bears South 15°22' West 399.50 feet) to the **TRUE POINT OF BEGINNING** of this description; thence continuing along said curve 100.00 feet (the long chord of which bears South 10°19' West 99.99 feet); thence South 89°49' East 500.00 feet; thence on a 2835.00 foot radius curve to the right 100.00 feet (the long chord of which bears North 10°19' East 99.99 feet); thence North 89°49' West 500.00 feet to the **TRUE POINT OF BEGINNING**;

**TOGETHER WITH** the following described tract of land:

Commencing at the point where the Easterly right of way line of Old Highway #97 intersects the Northerly boundary line of the Southeast quarter of the Northwest quarter of Section 14; thence along said right of way line on a 2835.00 foot radius curve to the left 550.00 feet to the **TRUE POINT OF BEGINNING**, said point also being the Northwest corner of a tract of land described in Contract to Alan

Richard Miller recorded in Jefferson County Deed Book 53, Page 146; thence Northerly along the East line of the Culver Highway 50.00 feet to a point; thence South  $89^{\circ}48'10''$  East 500.00 feet; thence South on a direct line, 50.00 feet more or less, to the Northeast corner of the aforesaid land conveyed to Alan Richard Miller; thence North  $89^{\circ}48'10''$  West 500.00 feet to the **TRUE POINT OF BEGINNING**.

TRACT 56

(2018-880, Jefferson County Official Records)

Starting at a point where the Eastern right of way line of the old The Dalles-California Highway #97 intersects the North boundary of the Southeast quarter of the Northwest quarter of Section 14; thence in a Southerly direction along the East right of way line of said Highway, a distance of 550 feet to a point in said Easterly right of way line of said Highway which is the **TRUE POINT OF BEGINNING**; thence in a Southerly direction along said Easterly right of way line of said highway a distance of 200 feet; thence in an Easterly direction and parallel to the North boundary of the Southeast quarter of the Northwest quarter of Section 14, a distance of 500 feet; thence Northerly and parallel to the Eastern right of way line of said old highway U.S. #97, a distance of 200 feet; thence in a Westerly direction and parallel to the North boundary of the Southeast quarter of the Northwest quarter of Section 14 a distance of 500 feet the **TRUE POINT OF BEGINNING**;

TRACT 57

(2013-1545, Jefferson County Official Records)

A tract of land located in the Southeast quarter of the Northwest quarter of Section 14, more particularly described as follows:

Commencing at the point of intersection of the Easterly right of way line of the Dalles-California Highway, U.S. #97 (old route) with the North line of the Southeast quarter of the Northwest quarter of said Section 14; thence Southerly along the Easterly right of way line of said highway on the arc of a 2834.79 foot radius curve left 500.00 feet (the long chord of which bears South  $14^{\circ}23'02''$  West 499.34 feet); thence continuing along the East line of said highway on the arc of a 2834.79 foot radius curve left 50.00 feet (the chord of which bears South  $8^{\circ}49'32''$  West 50.00 feet); thence South  $89^{\circ}48'10''$  East 500.00 feet parallel with the North line of the Southeast quarter of the Northwest quarter of said Section 14 to the **TRUE POINT OF BEGINNING**; thence Southerly parallel with the Easterly right of way line of said highway on the arc of a 2834.79 foot radius curve left 200.00 feet (the chord of which bears South  $6^{\circ}17'58''$  West 199.95 feet); Thence North  $89^{\circ}48'10''$  West 380.00 feet parallel with the North line of the Southeast quarter of the Northwest quarter of said Section 14; thence Southerly parallel with and 120.00 feet Easterly from the Easterly line of said highway on the arc of a 2834.79 foot radius curve left 458.76 feet (the chord of which bears South  $0^{\circ}21'30''$  East 458.26 feet) to a point of tangency in said highway alignment; thence continuing South  $4^{\circ}59'40''$  East parallel with an 120.00 feet Easterly from the Easterly line of said highway a distance of 109.98 feet to a point from which the Center one-quarter Section Corner of said Section 14 bears South  $88^{\circ}39'47''$  East; thence South  $88^{\circ}39'47''$  East a distance of 767.73 feet to said Center one-quarter Section Corner, said Corner is monumented with a 2 inch diameter aluminum cap marked "JEFFERSON COUNTY SURVYEUR T11S R13E C 1/4 + S14 1995 LS2208"; thence North  $0^{\circ}11'20''$  East along the North-South centerline of said Section 14 a distance of 831.93 feet to the Northeast corner of that land conveyed to James H. Grant and Gladys C. Grant, recorded June 25,

1965 in Deed Volume 38, Page 646 of Deed Records; thence North 89°48'10" West 372.80 feet parallel with the North line of the Southeast quarter of the Northwest quarter of said Section 14; thence Southerly parallel with the Easterly right of way line of the above-mentioned Highway, U.S. #97 on the arc of a 2834.79 foot radius curve left 50.00 feet (the chord of which bears South 8°49'32" West 50.00 feet) to the **TRUE POINT OF BEGINNING**;

**EXCEPTING THEREFROM** that portion of land conveyed in a Memorandum of Sale to Ralph D. Hall and Velma E. Hall, husband and wife, dated June 21, 1979, recorded in Book 64, Page 664 of Jefferson County Deed Records.

TRACT 58

(111314AA00301)

Parcel 1 of Partition Plat 2007-16

TRACT 59

(111314AA00300)

Parcel 2 of Partition Plat 2007-16

Also in said **SECTION 14** the following road right-of-ways:

South Adams Drive between the North line of said Section 14 and the South right of way line of SE Terrace Avenue.

Culver Highway between the North line of said Section 14 and a point that is 2,150 feet South along said Culver Highway more or less, said point being on the South line of that property described in Document No. 2018-880, Jefferson County Official Records.

SW Fairgrounds Road between the East right of way line of SW Gateway Drive and the West right of way line of Culver Highway.

SW Fairground Road between the West right of way line of Culver Highway and a point that is 12 feet East more or less of the Center-North 1/16<sup>th</sup> corner of said Section 14, said point being on the Northerly extension of the West line of the property described in Book 36, Page 471, Jefferson County Deed Records.

The following parcel of land, more particularly described as follows:

Commencing at the Center-North 1/16<sup>th</sup> corner of said Section 14; thence South along the North-South centerline of said Section 14, 30 feet to the South right of way line SW Fairground Road and the **TRUE POINT OF BEGINNING**; thence continuing along said North-South centerline South for a distance of 1235 feet more or less to a point that is on the North line of the property described as Parcel II of Document No. 2006-4687, Jefferson County Official Records; thence East along said North line 40 feet more or less to the Southwest corner of Parcel 2, Partition Plat 1991-01; thence Northerly along West line of Partition Plat 1991-01 and the Northerly extension thereof 1235 feet more or less to said South right of way line; thence West along said South right of way line to the **TRUE POINT OF BEGINNING**;

The following Tracts of land located in Township 11 South, Range 14 East, Willamette Meridian, Jefferson County, Oregon:

## **SECTION 6**

TRACT 60

(2006-2950 Jefferson County Official Records)

Located in the Southwest quarter of the Northwest quarter and the Northwest quarter of the Southwest quarter of said Section 6 more particularly described as follows:

**BEGINNING** at a point on the Westerly right of line of a 40.00 foot dedicated road, which point is North 3243.77 feet and East 767.00 feet from the Southwest corner of said Section 6; thence South 60°25' West, 857.19 feet to the West line of said Section 6; thence along said West line South 0°26' West 372.48 feet; thence North 81°21' East 738.55 feet; thence North 19°35' West 468.00 feet; thence North 70°25' East 313.33 feet to the Westerly right of way line of said 40.00 foot road; thence along said Westerly right of way line on a 248.10 foot radius curve to the left 42.48 feet (the long chord of which bears North 39°41' West 42.43'); thence on a 1,262.80 foot radius curve to the right 140.19 feet (the long chord of which bears North 41°24' West 140.12 feet) to the **POINT OF BEGINNING**.

Also in said **SECTION 6** the following road right-of-ways:

East Ashwood Road from between the West line of said Section 6 and a point that is 425 feet East of the Southwest corner of said Section 6.

City View Street between the South line of said Section 6 and the West line of said Section 6, as depicted in Partition Plat 2010-08 being 70.00 feet.

## **SECTION 7**

TRACT 61

(2012-280, Jefferson County Official Records)

Commencing at the North one-quarter of said Section 7; thence along the North-South centerline of said Section 7 South 0°17'35" East a distance of 505.00 feet to an angle point on the boundary of Parcel 1 of Partition Plat no. 2004-15 (recorded as MF#2004-4735); thence along said boundary South 89°42'25" West a distance of 354.87 feet to the **TRUE POINT OF BEGINNING**; thence continuing along said boundary the following 2 courses: South 89°42'25" West a distance of 45.13 feet; North 0°17'35" West a distance of 434.13 feet to a point on the South right of way line of Ashwood Road as described in Warranty Deed recorded in Book 2005, Page 5605, Jefferson County Official Records; thence along said right of way line South 88°42'59" East a distance of 107.15 feet; thence leaving said right of way line 186.84 feet along a non-tangent curve to the right with a radius of 360.00 feet, the chord of which bears South 14°23'32" West for a distance 184.75 feet; thence 123.03 feet along the arc of a reverse curve to the left with a radius of 240.00 feet, the long chord of which bears South 14°23'32" West for 121.68 feet; thence South 0°17'35" East a distance of 18.24 feet; thence 117.68 feet along the arc of a tangent curve to the left with a radius of 455.00 feet, the chord of which bears South 7°42'08" East for a distance of 117.35 feet to the **POINT OF BEGINNING** and the terminus of this description.

TRACT 62

(2011-1346, Jefferson County Official Records)

A parcel of land located in a portion of the Northwest quarter of Section 7, more particularly described as follows:

**BEGINNING** at an angle point on the boundary of Parcel 1 of Partition Plat 2004-15 (recorded as MF#2004-4735), said beginning point also being a point on the North-South centerline of said Section 7 which bears South  $0^{\circ}17'35''$  East a distance of 505.00 feet from the North quarter corner of said Section 7; thence along the North-South section centerline and said boundary South  $0^{\circ}17'35''$  East a distance of 768.17 feet; thence leaving said North-South Section centerline and continuing along said boundary the following five (5) course and three (3) curves: North  $89^{\circ}50'18''$  West, a distance of 391.90 feet; North  $0^{\circ}40'47''$  West, a distance of 385.36 feet; North  $48^{\circ}34'23''$  West, a distance of 698.43 feet; North  $89^{\circ}38'54''$  West, a distance of 370.07 feet; North  $0^{\circ}21'41''$  East, a distance of 226.49 feet; 181.77 feet along a non-tangent curve to the right with a radius of 177.19 feet, the chord of which bears North  $73^{\circ}20'15''$  West a distance of 173.90 feet; 92.67 feet along a non-tangent curve to the left with a radius of 67.00 feet, the chord of which bears North  $17^{\circ}29'07''$  East a distance of 85.46 feet; 13.79 feet along a non-tangent curve to the right with a radius of 110.00 feet, the chord of which bears North  $18^{\circ}32'52''$  West a distance of 13.78 feet to a point on the South right of way line of Ashwood Road as described in Warranty Deed recorded as #2005-5605 of Jefferson County Official Records; Thence along said right of way line the following two (2) courses and one (1) curve: South  $89^{\circ}39'16''$  East, a distance of 84.37 feet; 16.03 feet along the arc of a tangent curve to the right with a radius of 979.00 feet, the chord of which bears South  $89^{\circ}11'07''$  East for a distance of 16.03 feet; South  $88^{\circ}42'59''$  East a distance of 1034.93 feet; thence leaving said right of way line 186.84 feet along a non-tangent curve to the right with a radius of 360.00 feet, the chord of which bears South  $14^{\circ}23'32''$  West a distance of 184.75 feet; thence 123.03 feet along the arc of a reverse curve to the left with a radius of 240.00 feet, the chord of which bears South  $14^{\circ}23'32''$  West for a distance of 121.68 feet; thence South  $0^{\circ}17'35''$  East a distance of 18.24 feet, thence 117.68 feet along the arc of a tangent curve to the left with a radius of 455.00 feet, the chord of which bears South  $7^{\circ}42'08''$  East for a distance of 117.35 feet to a point on the boundary of said Parcel 1 of Partition Plat No. 2004-15; thence along said boundary North  $89^{\circ}42'25''$  East a distance of 354.87 feet to the **POINT OF BEGINNING** and the terminus of this description.

**EXCEPT THE FOLLOWING:**

Commencing at the North one-quarter of said Section 7; thence along the North-South centerline of said Section 7 South  $0^{\circ}17'35''$  East a distance of 505.00 feet to an angle point on the boundary of Parcel 1 of Partition Plat no. 2004-15 (recorded as MF#2004-4735); thence along said boundary South  $89^{\circ}42'25''$  West a distance of 354.87 feet to the **TRUE POINT OF BEGINNING**; thence continuing along said boundary the following 2 courses: South  $89^{\circ}42'25''$  West a distance of 45.13 feet; North  $0^{\circ}17'35''$  West a distance of 434.13 feet to a point on the South right of way line of Ashwood Road as described in Warranty Deed recorded in Book 2005, Page 5605, Jefferson County Official Records; thence along said right of way line South  $88^{\circ}42'59''$  East a distance of 107.15 feet; thence leaving said right of way line 186.84 feet along a non-tangent curve to the right with a radius of 360.00 feet, the chord of which bears South  $14^{\circ}23'32''$  West for a distance 184.75 feet; thence 123.03 feet along the arc of a reverse curve to the left with a radius of 240.00 feet, the long chord of which bears South  $14^{\circ}23'32''$  West for 121.68 feet; thence South  $0^{\circ}17'35''$  East a distance of 18.24 feet; thence 117.68 feet along the arc of a tangent

curve to the left with a radius of 455.00 feet, the chord of which bears South 7°42'08" East for a distance of 117.35 feet to the **POINT OF BEGINNING** and the terminus of this description.

TRACT 63

(2016-2248, Jefferson County Official Records)

Tract L of YARROW, PHASE 2

TRACT 64

(TL1114070000305)

That portion of Parcel 3, Partition Plat 2006-08 lying Easterly of the Plat of Yarrow, Phase 1 and Northerly of the Plat of Yarrow, Phase 2.

**EXCEPT** any portion of said Parcel 3 lying Southerly of the Plat of Yarrow, Phase 2.

TRACT 65

(TL111407BB00200)

Tract G, Plat of Yarrow, Phase 1, recorded document no. 2007-2992.

Also in said **SECTION 7** the following road right-of-ways:

SE City View Drive between the South right of way line of East Ashwood Drive and the South right of way line of SE Kemper Way.

SE Kemper Way between the East right of way line of SE City View Drive and the West right of way line of SE Rock Cress Loop.

SE Rock Cress Loop between the South right of way line of SE Kemper Way and the Northerly terminus of said SE Rock Cress Loop.

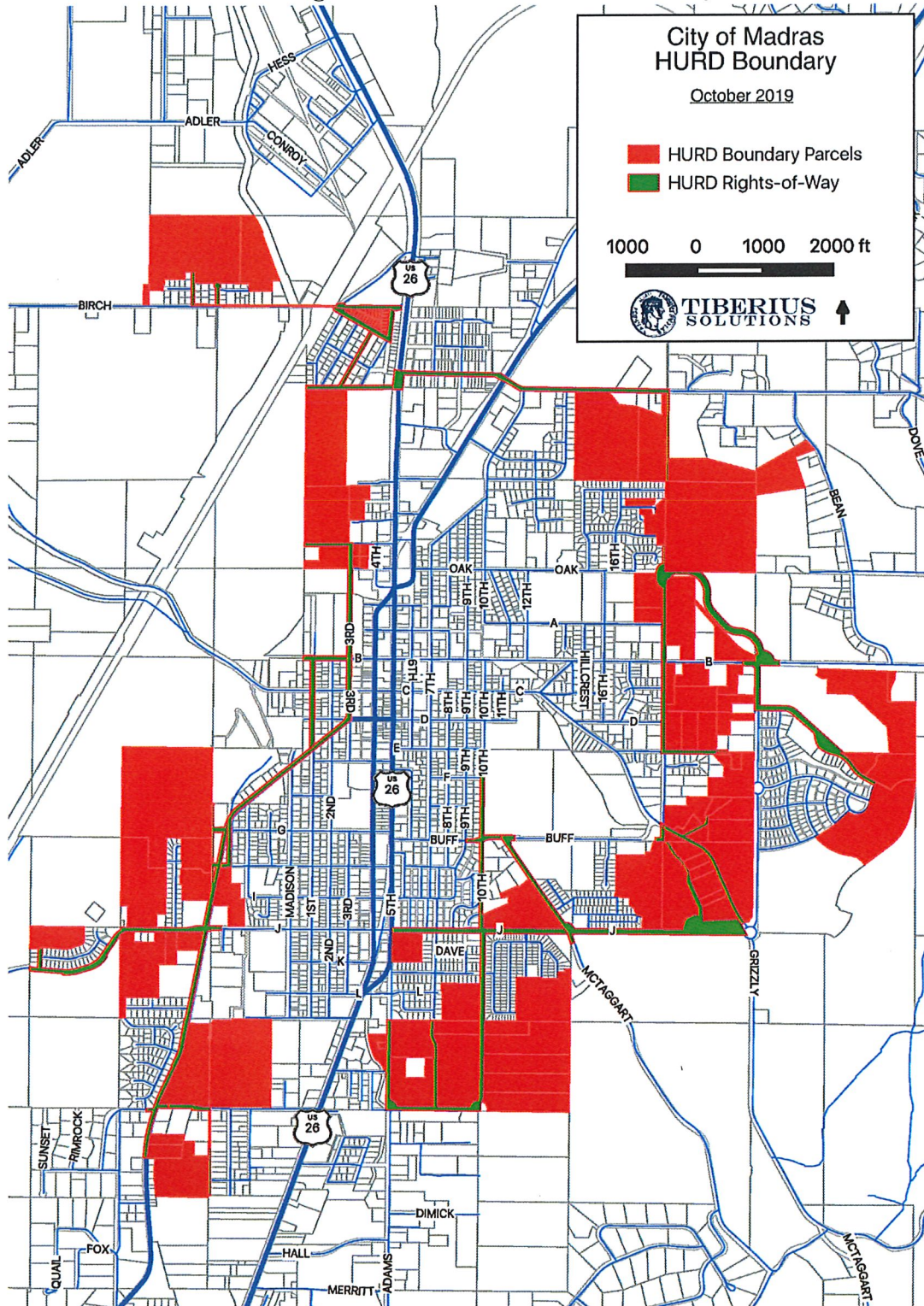
The above description contains 610 acres of land and 91.5 acres of right of way, more or less. Acreage based on Jefferson County Assessed acreage and GIS data.



Exhibit D  
Corrected HURD Map

[attached]

# Exhibit D – Madras Housing Urban Renewal District Boundary



Source: Tiberius Solutions LLC and City of Madras