



# CITY OF LA PINE, OREGON

## REGULAR CITY COUNCIL MEETING VIA ZOOM

Wednesday, July 22, 2020 at 5:30 PM

La Pine City Hall: 16345 Sixth Street, La Pine, Oregon 97739 via Zoom

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*This meeting is accessible online via Zoom. See [www.lapineoregon.gov](http://www.lapineoregon.gov) for more details. The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired or for other accommodations for persons with disabilities should be made at least 48 hours before the meeting to City Hall at (541-536-1432). For deaf, hearing impaired, or speech disabled dial 541-536-1432 for TTY.*

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## AGENDA

### 1. CALL TO ORDER

### 2. ESTABLISH A QUORUM

### 3. ADDED AGENDA ITEMS

*Any matters added to the Agenda at this time will be discussed during the "Other Matters" portion of this Agenda or such time selected by the City Council*

### 4. CONSENT AGENDA

*Information concerning the matters listed within the Consent Agenda has been distributed to each member of the City Council for reading and study, is considered to be routine, and will be enacted or approved by one motion of the City Council without separate discussion. If separate discussion is desired concerning a particular matter listed within the Consent Agenda, that matter may be removed from the Consent Agenda and placed on the regular agenda by request of any member of the City Council.*

#### *a. City Council Meeting Minutes*

*i. 6.17.2020 Special Meeting Minutes*

*ii. 6.24.2020 Regular City Council Meeting Minutes*

*iii. 6.24.2020 Joint Meeting with DCBOCC Minutes*

#### *b. TRT Payment to Visitor Center*

### 5. SLED ADVISORY BOARD CHANGE OF APPOINTMENT- ACTION ITEM

### 6. LA PINE PARK AND RECREATION DISTRICT- FINLEY BUTTE PARK WATER MEMORANDUM OF UNDERSTANDING- ACTION ITEM

### 7. CENTRAL OREGON INTERGOVERNMENTAL COUNCIL MEMORANDUM OF UNDERSTANDING TO PROVIDE LEGAL SERVICES- ACTION ITEM

### 8. TRANSPORTATION SDC PRESENTATION

**9. COVID-19 UPDATE PRESENTATION**

**10. PUBLIC EVENT PERMITS- DISCUSSION**

**11. OTHER MATTERS**

*Only Items that were previously added above in the Added Agenda Items will be discussed.*

**12. PUBLIC COMMENTS**

*Three (3) minutes per person; when asked to the podium, please state your name and whether you live within La Pine city limits.*

**13. STAFF COMMENTS**

**14. MAYOR & COUNCIL COMMENTS**

**15. ADJOURNMENT**

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**Pursuant to ORS 192.640:** This notice includes a list of the principal subjects anticipated to be considered or discussed at the above-referenced meeting. This notice does not limit the ability of the City Council to consider or discuss additional subjects. This meeting is subject to cancellation without notice. The regular meeting is open to the public and interested citizens are invited to attend.

**CITY OF LA PINE, OREGON**  
**SPECIAL CITY COUNCIL MEETING**

Wednesday, June 17, 2020 at 10:00 AM  
La Pine City Hall: 16345 Sixth Street, La Pine, Oregon 97739

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**MINUTES**

**1. CALL TO ORDER**

Mayor Richer opens the meeting at 10:01 am.

**2. ESTABLISH A QUORUM**

PRESENT

Mayor Daniel Richer

Council President Don Greiner

Councilor Connie Briese

Councilor Mike Shields

Student Councilor Max Miller

**3. PLEDGE OF ALLEGIANCE**

**4. ORDINANCE NO. 2020-06- AN ORDINANCE OF CITY OF LA PINE AMENDING ORDINANCE NO. 2007-3, WHICH ORDINANCE GRANTED LA PINE DISPOSAL & RECYCLING, INC. AN EXCLUSIVE FRANCHISE AND RIGHT TO PROVIDE SOLID WASTE MANAGEMENT SERVICES IN CITY OF LA PINE, AND CONSENTING TO LA PINE DISPOSAL & RECYCLING, INC.'S ASSIGNMENT, AND ALLIED WASTE TRANSFER SERVICES OF OREGON, LLC'S ASSUMPTION, OF ALL LA PINE DISPOSAL & RECYCLING, INC.'S RIGHTS INTERESTS, AND OBLIGATIONS ARISING OUT OF OR UNDER THE FRANCHISE GRANTED UNDER ORDINANCE NO 2007-3; AND DECLARING AN EMERGENCY- ACTION ITEM**

Bethel presented a staff report outlining the transaction: Wilderness will be transferring rights to the franchise agreement; the insurance portion of the Franchise Agreement has been updated; the City will impose a 7% franchise fee; The fees will be delayed until July 2021; Republic will not raise any rates in the city until 2021. The emergency declaration portion of the Ordinance means that it will be in effect immediately following vote.

Council President Greiner wanted to ensure that the family has consented to the agreement. Terry O'Sullivan, who represents both family & Wilderness indicated that the family consented to the new Ordinance.

Motion made by Council President Greiner, Seconded by Councilor Scott

Voting Yea: Council President Greiner, Councilor Briese, Councilor Scott, Councilor Shields

**5. PUBLIC COMMENTS**

*Three (3) minutes per person; when asked to the podium, please state your name and whether you live within La Pine city limits.*

**6. STAFF COMMENTS**

Bethel discusses meetings for next week.

**7. MAYOR & COUNCIL COMMENTS**

**8. ADJOURNMENT**

Meeting is closed at 10:11 a.m.

**CITY OF LA PINE, OREGON**  
**REGULAR CITY COUNCIL MEETING**

Wednesday, June 24, 2020 at 5:00 PM  
La Pine Senior Center: 16450 Victory Way, La Pine, OR 97739

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**MINUTES**

**1. CALL TO ORDER**

PRESENT

Mayor Daniel Richer  
Council President Don Greiner  
Councilor Connie Briese (via Telephone)  
Councilor Colleen Scott  
Councilor Mike Shields (arrived at opening of Public Hearing)

ABSENT

Student Councilor Max Miller

STAFF PRESENT

City Manager Melissa Bethel  
Public Works Manager Jacob Obrist  
Planner Tammy Wisco  
City Recorder Robin Neace

**2. ESTABLISH A QUORUM**

**3. PLEDGE OF ALLEGIANCE**

**4. ADDED AGENDA ITEMS**

*Any matters added to the Agenda at this time will be discussed during the "Other Matters" portion of this Agenda or such time selected by the City Council*

**5. CONSENT AGENDA**

*Information concerning the matters listed within the Consent Agenda has been distributed to each member of the City Council for reading and study, is considered to be routine, and will be enacted or approved by one motion of the City Council without separate discussion. If separate discussion is desired concerning a particular matter listed within the Consent Agenda, that matter may be removed from the Consent Agenda and placed on the regular agenda by request of any member of the City Council.*

a. City Council Minutes

1. 6.20.2020 Regular City Council Meeting Minutes

Motion made by Council President Greiner, Seconded by Councilor Scott  
Voting Yea: Councilor Briese, Council President Greiner, Councilor Scott

**6. PLANNING FILES: 03ZC-19 & 03CA-19 CONCERNING CHANGE IN ZONING FROM PUBLIC FACILITY TO COMMERCIAL MIXED USE- PUBLIC HEARING & ORDINANCE ADOPTION**

a. Open Public Hearing

Councilor Shields arrives at meeting.

b. Staff Report

Wisco delivers the staff report via PowerPoint presentation:

The lot in question is at the northwest corner of Huntington & Memorial. Existing comp plan designates the zone as Public Facilities, the requested change is to Commercial Mixed Use. DLCD Noticed 35 days in advance of this hearing. Wisco noted that notice was mailed to property owners within 250' and Crescent Creek HOA. The Public Hearing for the Planning Commission was held on 5/28/2020. The Fair Housing Council submitted a public comment. The Planning Commission voted unanimously to recommend approval.

Wisco noted that the traffic study found that there would be an unacceptable impact on traffic at the Huntington/Memorial Lane intersection, and as such, the developer has created a mitigation plan to put a roundabout there at \$2.2 million- applicant to pay pro-rate share of improvement (about \$163,000) to be paid at the time of building permit. Council had questions about the necessity of a roundabout.

c. Applicant Testimony

Greg Blackmore from Blackmore Planning and Development Services, Joe Bessman from Transight Consulting were present to answer any questions. Council did not have any questions.

d. Public Testimony

e. Council Deliberations

f. Close Hearing

g. Ordinance No. 2020-07- An Ordinance of the City of La Pine Amending the Zoning Map and Comprehensive Plan Map to Change the Public Facilities Designation to Commercial Mixed-Use For A Certain Property Pursuant to Land Use Approvals 03CA-19 and 03ZC-19- Action Item

Motion made by Council President Greiner, Seconded by Councilor Scott

Voting Yea: Mayor Richer, Council President Greiner, Councilor Briese, Councilor Scott, Councilor Shields

## **7. GAS TAX BALLOT MEASURE- DISCUSSION**

Bethel noted that council had previously asked the gas tax to be postponed and taken off the ballot for this year when the COVID-19 outbreak started. Bethel wanted to check in with council about whether it should be put back on the ballot.

Councilor Briese suggested that the council continue to wait.

Councilor Scott noted that a lot of the impact of the tax would be on non-citizens, just people passing through town. She also questioned whether it was smart to hold the referendum on a presidential election year, or to wait until it was the only issue.

Councilor Shields noted that Councilors Scott and Briese both made good points, but that he was leaning toward waiting.

Council President Greiner noted that this year will be a higher election turnout, which would mean the council would have to convince more voters to vote for the tax increase. If they wait, there will be fewer people they have to convince of passing the tax.

Mayor Richer was worried about whether staff would be able to dedicate the time to getting the issue ready. Bethel agreed staff time was short, but that staff was capable of getting it together.

Council finally agreed to wait until next election for the gas tax.

#### **8. OTHER MATTERS**

*Only Items that were previously added above in the Added Agenda Items will be discussed.*

#### **9. PUBLIC COMMENTS**

*Three (3) minutes per person; when asked to the podium, please state your name and whether you live within La Pine city limits.*

No public comments.

#### **10. STAFF COMMENTS**

No staff comments.

#### **11. MAYOR & COUNCIL COMMENTS**

Councilor Scott thanked staff for cleaning up Wickiup Junction.

#### **12. ADJOURNMENT**

Meeting is adjourned at 5:33 p.m.

**CITY OF LA PINE, OREGON**  
**CITY OF LA PINE & BOARD OF COUNTY COMMISSIONERS**  
**JOINT MEETING**

Wednesday, June 24, 2020 at 6:00 PM  
La Pine Senior Center: 16450 Victory Way, La Pine, OR 97739

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**MINUTES**

**1. CALL TO ORDER**

Meeting called to order at 6:07 p.m.

**2. ESTABLISH A QUORUM**

PRESENT

Mayor Daniel Richer  
Council President Don Greiner  
Councilor Connie Brieese  
Councilor Colleen Scott  
Councilor Mike Shields

ABSENT

Student Councilor Max Miller

COUNTY COMMISSION MEMBERS PRESENT

Commissioner Patti Adair  
Commissioner Anthony DeBone  
Commissioner Phil Henderson

STAFF PRESENT

City Manager Melissa Bethel  
City Public Works Manager Jacob Obrist  
City Planner Tammy Wisco  
City Recorder Robin Neace  
County Administrator Tom Anderson  
County Deputy Director of Public Health Nahad Sadr-Azodi  
County Health Services Director George Conway, MD, MPH  
County Community Development Director Nick Lelack  
County Property Management Manager Kristie Bollinger

**3. PLEDGE OF ALLEGIANCE**

**4. ADDED AGENDA ITEMS**

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**5. GREATER LA PINE COMMUNITY WILDFIRE PROTECTION PLAN**



Oregon Department of Forestry Stewardship Forester Boone Zimmerlee gave a presentation discussing the general Wildfire Protection Plan and outlining the effort between communities to create the plan. Zimmerlee noted that the plan was a goal, not a binding document. The plan was ready for signatures, but both the Council and Commissioners agreed to sign after further review.

## **6. NEWBERRY NEIGHBORHOOD MASTER PLAN (TGM GRANT) APPLICATION**

Powerpoint presentation by Lelak, Bollinger, and Bethel. Lelak gave a general history of the property, including that the County acquired the property in 2001. Portions have been sold for development, including Crescent Creek Neighborhood. There are approximately 368 remaining acres. The County and City has collaborated on an area planning effort that will inform the future design and use of those remaining acres.

In that vein, the City and County are working together to apply for a Transportation Growth Management Grant (TGM). The purpose of the program is to help local jurisdictions plan for streets and land uses to lead to more livable, sustainable, and economically vital communities. The grant is from DLCDC and ODOT, and requires a 12% match.

The application deadline for grant submittal is July 31, 2020, and the recommendation is \$250,000. Grant award announcements will come in September 2020. The Grant must be used within two years.

## **7. LA PINE REQUEST FOR LAND GRANT TO UTILIZE SEWER LIFT STATION**

County Administrator Anderson said that all were in agreement that the land should be used by the City for the lift station. The City and County landed on a tentative location that was unlikely to be developed. Anderson noted that the City and County had a breakdown of communication about moving forward with the land grant. Anderson was not aware that the engineering had already been completed on the project. Anderson noted that permanent easements and land donations are functionally the same thing.

Commissioner Adair noted that she wanted to get the matter settled.

Obrist noted that the original request was not for a permanent easement, but for a conveyance of land. Obrist also noted that the footprint of the lift station would be minimal, and would be chain link fence not barbed wire.

Councilor Scott noted that this lift station was integral to the neighborhood and wanted a firm date as to when the Commissioners would make a decision on the matter. Commissioner DeBone indicated they would make it a priority.

The Commissioners noted that they had not heard of this request before today. They promised to consider the issue quickly, so that the City could move forward with their project.

## **8. COVID-19 UPDATE**

PowerPoint presentation by George A. Conway, MD, MPH. Dr. Conway gave a presentation on the current state of the COVID-19 outbreak in Deschutes County. Dr. Conway emphasized the importance of everyone wearing a mask.

Jamie Donahue with the La Pine Senior Center questioned the use of masks while her volunteers were cooking meals. Dr. Conway advised that if anyone is too frail to be affected by wearing a mask, they should not be working.

**9. WICKIUP JUNCTION REFINEMENT PLAN UPDATE**

Bethel states that council is up to date on the issue and that tomorrow night is an online presentation. There is a set of recommendations. The plan is pretty stabilized at this point in time. Staff emphasized it was important everyone contribute their opinion to the open house.

**10. OTHER MATTERS**

**11. PUBLIC COMMENTS**

*Three (3) minutes per person; when asked to the podium, please state your name and whether you live within La Pine city limits.*

No public comments.

**12. STAFF COMMENTS**

**13. MAYOR & COUNCIL COMMENTS**

Commissioner DeBone informed council and the public that there was a spot on the Planning Commission open for a member of the public from the south county.

**14. ADJOURNMENT**

Meeting adjourned at 7:35 p.m.



PO Box 616  
51429 Huntington Road  
La Pine OR 97739  
541-536-9771  
director@lapine.org  
www.lapine.org

July 1, 2020

City of La Pine  
TRT Report for FY 2019/2020

Greetings Mayor, Councilors, and City Manager:

**BOARD  
OF  
DIRECTORS  
2020  
\*\*\*\*\***

**Jeremy Johnson  
President**

**Rex Lesueur  
Vice - President**

**Aron Schofield  
Treasurer**

**Mary Thorson  
Secretary**

**Gina Turner**

**Tiffany Zeiler**

**Alexander Nelson**

**Danielle Baughman**

**Executive  
Director  
Ann Gawith**

**Executive  
Assistant  
Teri Myers**

I do not suppose much more can be said about what we as a community, and the country as a society, have been experiencing these past few months. Dealing with the virus and subsequent shut-down was (and still is) unprecedented.

As an organization, the La Pine Chamber of Commerce stepped into the role of local clearing house for hundreds of messages coming from the Governor's office, State Health Authority and more. We facilitated and distributed an emergency grant to local small businesses most severely impacted by the shut-down. To adhere to the governor's mandate we reduced staffing for the month of April to 1 full-time person (myself), with sporadic assist from part-time personnel; the office and Visitor Center was closed to the public until May 18. In the month of May we brought back 2 part-time staff. One side note ... as a 501(c)6 organization, we were unable to apply for any of the government emergency programs such as the PPP or EIDL.

It would appear the crisis is not abated. However, as a Visitor Center we have seen a marked increase in tourists. Primarily they seem to be campers staying in the local campgrounds and RV parks, and appear to be mostly coming from other Oregon cities. The few from out of state seem to be folks that are also looking at our area for relocation. We have also noted a large increase in the number of brochures being taken from our displays on the exterior of the Visitor Center in the evenings and weekends.

We made the hard decision to postpone the publishing of the 2020 Visitor Guide until 2021. The businesses we surveyed were so concerned about when they may or may not be able to open and what the tourism season was going to be, they were not willing to commit to any sort of advertising. There is still some concern about the sustainability for the rest of this year, but most seem optimistic about next year being somewhat normal.

We did have the opportunity, using grant funds from Travel Oregon, to create a tri-fold fold-out map/brochure that will take the place of the Visitor Guide until it is ready to distribute in March of 2021. (see attached)

We appreciate the support of the council to continue with the current funding for the Visitor Center. On the up-side, the numbers for tourism seem to be holding strong. (Note: Sunriver says 95%) We have anecdotal accounts of strong overnight stays in local motels and RV parks. Hopefully this activity will keep our much needed tax dollars flowing, not to mention the trickle-down aspects of tourism economics in our community.

We will continue to move forward engaging with marketing avenues such as the Crater Lake Country website (we are the Northern Gateway to Crater Lake); and other such opportunities. It will be a different tourist season in many respects but we are up for it!

**La Pine Chamber of Commerce Visitor Center**  
**Summary of Profit Loss Financial Report**  
**4th Quarter \* April - June 2020**

**INCOME**

TRT from City of La Pine	\$16,500.00
Resale Items Total *	-\$92.07
* Reflects sales, vendor payments & merchandise bought	
Visitor Guide 2019	\$600.00
Visitor Guide 2020	\$11,450.00
<b><u>TOTAL INCOME</u></b>	<u>\$28,457.93</u>
Hold-over	-\$12,157.40
<b>TOTAL</b>	<u>\$16,300.53</u>

**EXPENSES PAID**

	<b><u>Total Paid</u></b>	<b><u>TRT Funds used</u></b>	<b><u>% paid by TRT</u></b>
Advertising - General	\$1,500.00	\$1,500.00	100.00%
Gateway Partner, Crater Lake Country			
Grants - none	\$0.00	\$0.00	100.00%
Payroll Taxes & Expenses	\$6,026.94	\$3,624.48	60.00%
Salaries - Executive Director	\$8,176.14	\$4,905.55	60.00%
Salaries - Administrative Assist.	\$3,292.28	\$1,877.44	60.00%
Salaries - Part-time Staff	\$1,055.13	\$607.77	60.00%
Visitor Guide 2019- Sales Commission	\$3,000.00	\$0.00	0.00%
Visitor Guide 2020 - Mailing	\$15.50	\$0.00	0.00%
Rent - be advised that the March rent was suspended by the landlord	\$1,505.38	\$1,350.00	65.00%
* Includes all utilities & garbage, phone, internet, maintenance, snowplowing, etc.			
Insurance - Genl. Liability/WC/Auto	\$996.02	\$624.83	60.00%
Accounting Fees	\$1,800.00	\$1,080.00	60.00%
Credit Card Processing	\$222.86	\$99.50	45.00%
Seminars/Workshops	\$0.00	\$0.00	100.00%
Rural Tourism Conference (Postponed to October)			
Volunteer Appreciation	\$0.00	\$0.00	60.00%
Office Equip. & Supplies	\$510.53	\$190.88	40.00%
Printer Lease	\$627.75	\$376.65	60.00%
Copies	\$105.73	\$63.43	60.00%
<b><u>EXPENSE TOTALS</u></b>	<u>\$28,834.26</u>	<u>\$16,300.53</u>	Avg. 55%

## **Addendum and Extension to Memorandum of Understanding**

### **Water Agreement Finley Butte Park**

This Memorandum of Understanding Amendment and Extension (“Agreement”) is entered into on \_\_\_\_, 2020, by and between the City of La Pine (“City”), a municipal corporation of the State of Oregon and the La Pine Park and Recreation District (“District”), a political subdivision and special district of the State of Oregon organized under ORS Chapter 266.

#### **Recitals**

1. This Agreement expressly adopts the recitals from the original Memorandum of Understanding, attached here as “**Exhibit A**”.
2. The City and the District desire to amend and extend their Memorandum of Understanding in regard to the Water Agreement for Finley Butte Park.

**The City and District agree**, each in consideration of the other, to the following:

1. This Agreement is intended to set forth the general terms under which the parties will proceed. This Agreement is intended to bind the parties to act in accordance with the Agreement.
2. The City will make one annual contribution of 2,000,000 gallons each July for the following fiscal year.
3. The District has agreed to pay any charges for water above the 2,000,000-gallon annual contribution.
4. The monthly utility charges will be based on a 2” meter. The rate is charged subject to the most current City rate resolution and will be adjusted accordingly if the Council adopts new rates for utility customers.
5. The District is required to irrigate only between the hours of 8:00 pm and 8:00 am. Hours of irrigation for the contributed gallons may be modified, through written notification, by the City. It is incumbent upon the District to report to the City if any issues arise.
6. The District will use the best management practices that support water conservation and protect water quality. The irrigation system must be maintained to assure all irrigations systems are working properly and only during the hours of operation set forth in this Agreement.
7. The City has authority in the event of an emergency to temporary suspend water for irrigation purposes at Finley Butte Park. The City is the sole determiner of what is and is not an emergency under this Agreement.
8. The City will be recognized for the significant contribution to Finley Butte Park and maintenance of greenspaces.
9. The initial term of this Agreement will be \_\_\_\_ months beginning July 1, 2020 and ending on \_\_\_\_\_, 2020 unless terminated earlier by mutual consent of both parties. Either party may terminate this Agreement with 180 days’ written notice to the other party.
10. This Agreement supersedes and replaces any previous Agreement’s between the City and the District.
11. If any provision of this Agreement or its application to persons or circumstances shall to any extent be held invalid or unenforceable, the remainder of this Agreement, or the application of that provision to persons or circumstances other than those as to which it is invalid or unenforceable, shall not be affected, and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

12. This Agreement shall be governed by the laws of Oregon in all respects, without regard to conflicts of law, and the venue for any dispute arising from this Agreement shall be Deschutes County, Oregon. This Agreement shall be binding upon the City, District, their heirs, legal representatives, successors, and assigns.

**City of La Pine:**

By: \_\_\_\_\_

Date: \_\_\_\_\_

Title: \_\_\_\_\_

**La Pine Park & Recreation District:**

By: \_\_\_\_\_

Date: \_\_\_\_\_

Title: \_\_\_\_\_

## **MEMORANDUM OF UNDERSTANDING**

City of La Pine, a political subdivision of the State of Oregon (La Pine) and the Central Oregon Intergovernmental Council, an Oregon entity organized under ORS Chapter 190 (“COIC”), enter into this Memorandum of Understanding (MOU) as follows:

### **PURPOSE:**

This MOU is intended to document the intention of La Pine to engage COIC to provide legal services as requested, on a continuing, as-needed basis.

### **RECITALS**

**WHEREAS**, parties to this MOU are both government entities providing services to their constituencies; and

**WHEREAS**, La Pine, from time to time, has need of legal services; and

**WHEREAS**, La Pine wishes to obtain legal services at a reduced rate and speedier turn-around; and

**WHEREAS**, COIC employs personnel who are trained, licensed, and available to provide such services; and

**WHEREAS**, La Pine therefore wishes to engage COIC for these same legal services.

**NOW THEREFORE**, the Parties agree as follows:

1. Recitals – The above recitals are incorporated herein by reference.
2. Request – If confronted with a need for legal services, La Pine may request assistance from COIC, both having executed this MOU.
3. Roles – The Parties agree to the following respective roles:

COIC agrees to:

- Provide professional, legal services as sought by La Pine on an “as-needed” basis;
- Provide access to COIC counsel, who are duly licensed by the Oregon Bar and in good standing with same;
- Advise of potential conflicts as they are identified;
- Charge at the rate of \$145/hour;
- Bill in increments of .1;
- Invoice monthly; and,
- Not raise the hourly rate without 60-days’ notice, in writing, to La Pine.

La Pine agrees to:

- Cooperate with COIC legal staff to achieve the best possible result; and,
- Issue payment within 30 business days as invoiced.

4. Assignment – Neither Party may assign this MOU, in whole or in part, without the prior written consent of all Parties.

5. Counterparts – This MOU may be executed in one or more counterparts, including electronically transmitted counterparts, which when taken together shall constitute one in the same instrument. Facsimiles and electronic transmittals of the signed document shall be binding as though they were an original of such signed document.

6. Binding Effect – The terms of this MOU shall be binding upon and inure to the benefit of each of the parties and each of their respective administrators, agents, representatives, successors and assigns.

7. Agency and Partnership – None of the Parties are, by virtue of this MOU, a partner or joint venturer with any other party, nor shall any party have any obligation with respect to the other party's debts or liabilities of whatever kind or nature.

8. Indemnification – To the extent permitted by Article XI, Section 10, of the Oregon Constitution and the Oregon Tort Claims Act, ORS 30.260 through 30.300, each party shall defend, save, hold harmless and indemnify the other and their officers, employees and agents from and against all claims, suits, actions, losses, damages, liabilities costs and expenses of any nature resulting from or arising out of, or relating to the activities of that party or its officers, employees, contractors, or agents under this MOU.

9. Non-Discrimination – Each party agrees that no person shall, on the grounds of race, color, creed, national origin, sex, marital status, age or sexual orientation, suffer discrimination in the performance of this MOU when employed by either party. Each party agrees to comply with Title VI of the Civil Rights Act of 1964 as amended, Section V of the Rehabilitation Act of 1973 as amended, and all applicable requirements of federal and state civil rights and rehabilitation statutes, rules and regulations. Additionally, each party shall comply with the Americans with Disabilities Act of 1990 as amended, ORS 659.425, and all regulations and administrative rules established pursuant to those laws.

10. Attorney Fees – In the event an action, lawsuit, or proceeding, including appeal therefrom is brought for failure to fulfill or comply with any of the terms of this MOU, each party shall be responsible for its own attorney fees, expenses, costs, and disbursements for said action, lawsuit, proceeding, or appeal.

11. No Waiver of Claims – The failure by any party to enforce any provision of this MOU shall not constitute a waiver by that party of that provision or of any other



provision of this MOU.

12. Severability – Should any provision or provisions of this MOU be construed by a court of competent jurisdiction to be void, invalid or unenforceable, such construction shall affect only the provision or provisions so construed, and shall not affect, impair or invalidate any of the other provisions of this MOU which shall remain in full force and effect.

13. Headings – The headings of this MOU are for convenience only and shall not be used to construe or interpret any provisions of this MOU.

14. Applicable Law – This MOU shall be governed by and interpreted in accordance with the laws of the State of Oregon.

15. Entire Agreement

15.1. This MOU constitutes the entire agreement between the Parties concerning the subject matter hereof, and supersedes any and all prior or contemporaneous agreements or understandings between the parties, if any, whether written or oral, concerning the subject matter of this MOU which are not fully expressed herein.

15.2 This MOU may not be modified or amended except by a writing signed by all Parties.

16. Duration: This MOU is at-will and may be modified by mutual consent of authorized officials from COIC and La Pine. This MOU shall become effective upon signing by the authorized officials from the COIC and La Pine and will remain in effect for one year as defined by the signature dates. During this time the MOU can be terminated by any one of the Parties or by mutual consent.

**Signed By:**

Central Oregon Intergovernmental Council  
334 NE Hawthorne Ave  
Bend, OR 97701

**Name:** Tammy Baney  
**Title:** Executive Director

\_\_\_\_\_  
(Signature)

Date: \_\_\_\_\_

City of La Pine  
PO Box 2460  
La Pine, OR 97739

**Name:** Daniel Richer  
**Title:** City of La Pine, Mayor

\_\_\_\_\_  
(Signature)

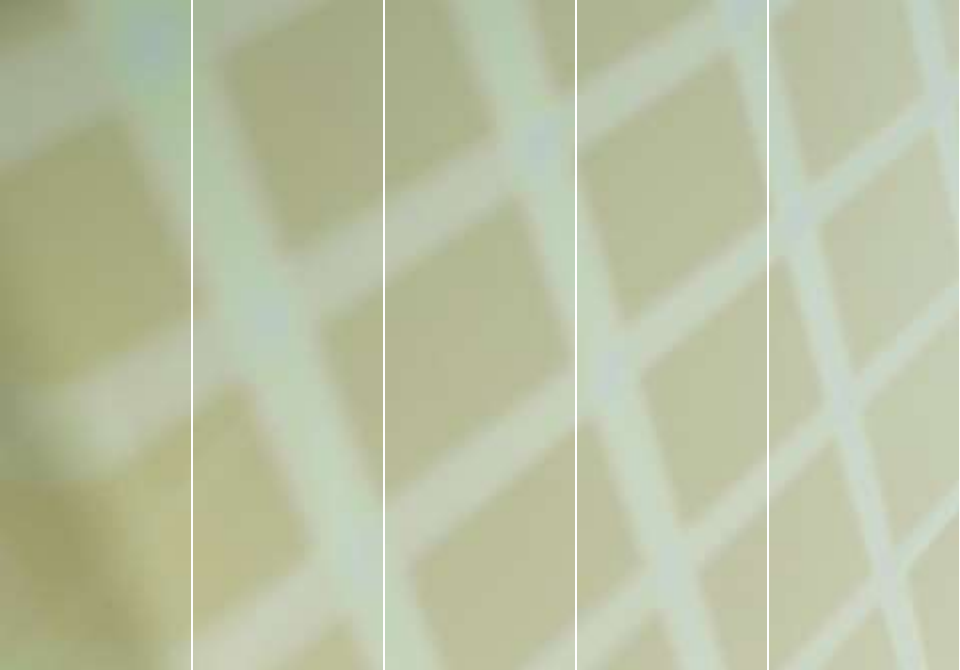
Date: \_\_\_\_\_

City of La Pine  
PO Box 2460  
La Pine, OR 97739

**Name:** Melissa Bethel  
**Title:** City of La Pine, City Manager

\_\_\_\_\_  
(Signature)

Date: \_\_\_\_\_

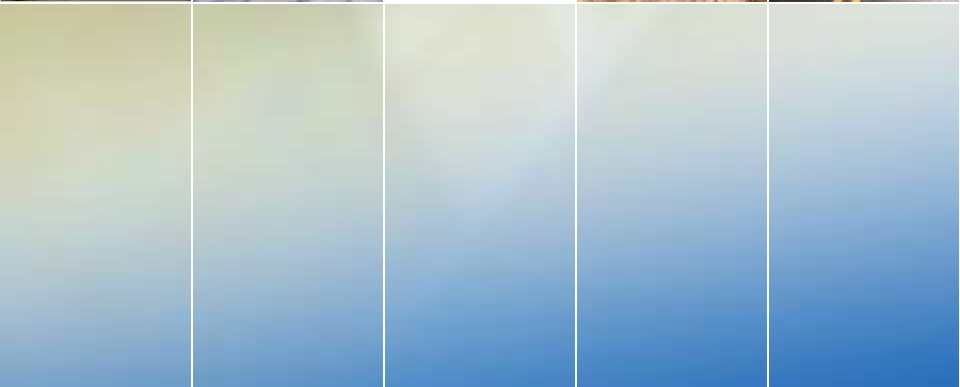


# City of La Pine

## City Council Presentation

### Transportation SDCs

July 22, 2020



# Today's Agenda



- What is a System Development Charge?
- Proposed transportation SDC methodology
- Transportation SDC Components, Construction, and Recommendations
- Neighboring communities' SDCs (single family)
- Next Steps
- Committee Questions

# What is a System Development Charge?



SDCs are one-time fees on new development, and they are paid at the time of development. SDCs are intended to recover a fair share of the cost of existing and planned facilities that provide capacity to serve future growth.

ORS 223.299 defines two types of SDC:

- ✓ A reimbursement fee that is designed to recover “costs associated with capital improvements already constructed, or under construction when the fee is established, for which the local government determines that capacity exists”.
- ✓ An improvement fee that is designed to recover “costs associated with capital improvements to be constructed”.

# What is a System Development Charge?



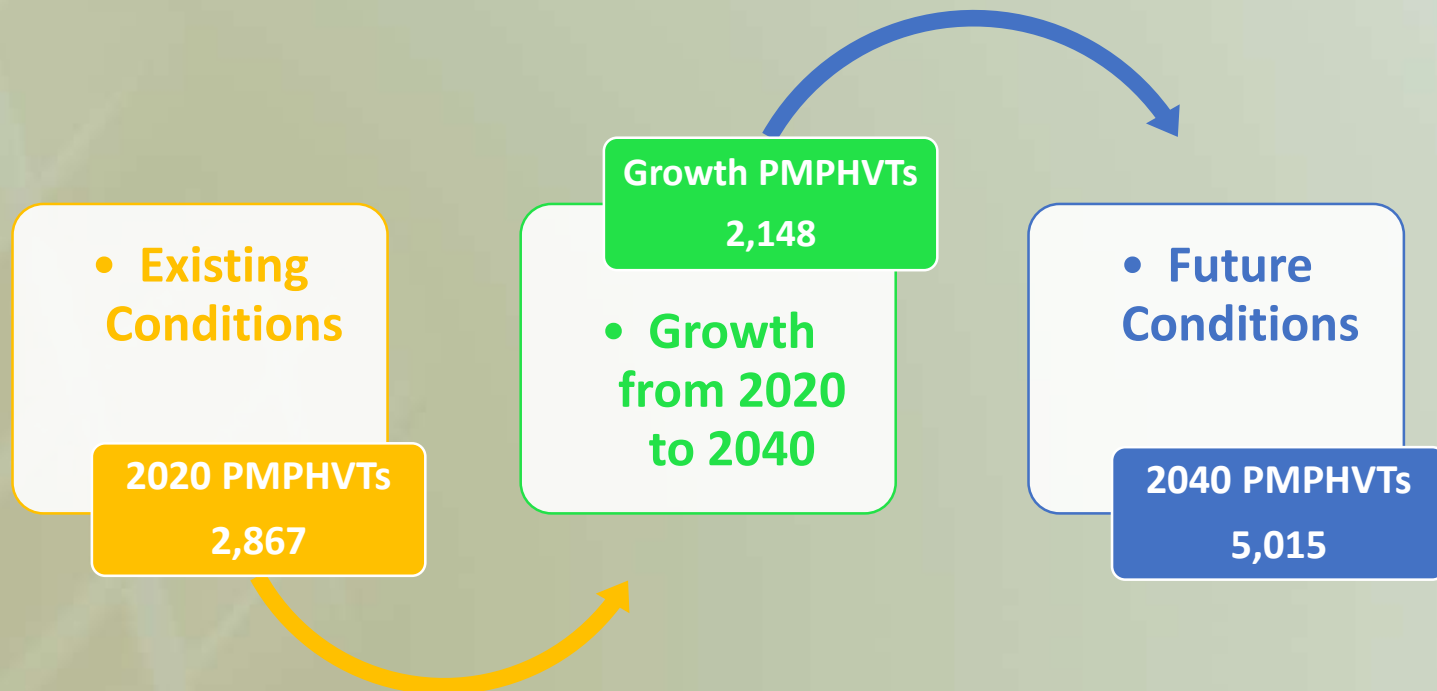
- ✓ SDCs are not charged to rate payers or taxpayers
- ✓ SDCs do have an impact on infrastructure development and the composition of our future tax base
- ✓ The Council's policy on SDC pricing must strike a balance between the philosophy of “growth pays for growth” and the goal of attracting smart growth and living wage jobs

# Proposed Transportation SDC Methodology



Basic unit of demand = PM Peak Hour Vehicle Trip (PMPHVT)

- ✓ One PMPHVT represents the 60-minute time period of highest vehicle trip generation during the weekday afternoon period between 4 p.m. and 6 p.m.



# Proposed Transportation SDC Methodology



New customers are charged the transportation SDC as follows:

- ✓ The number of PMPHVTs that a property will generate is a function of the increase in scope and scale of activities that will occur on that property.
- ✓ By “scope of activities,” we mean land use. For example, a new single-family residence will generate trip-ends differently from a new retail store of the same size.
- ✓ By “scale of activities,” we mean some measure of quantity. For residential land uses, the number of dwelling units is an appropriate measure of scale. For many commercial and industrial land uses, building floor area is the best measure. For example, a 20,000-square-foot store is likely to generate twice the number of trip-ends as a 10,000-square-foot store of the same type.



# Proposed Transportation SDC Methodology



New customers are charged the transportation SDC base on the land use designation for their proposed new development

- ✓ Each land use will have a unique trip generation coefficient (expressed in primary trip ends)
- ✓ The source of the trip generation coefficient for each identified land use is from the 10<sup>th</sup> Edition of the ITE Trip Generation Manual.



# Transportation SDC Calculations

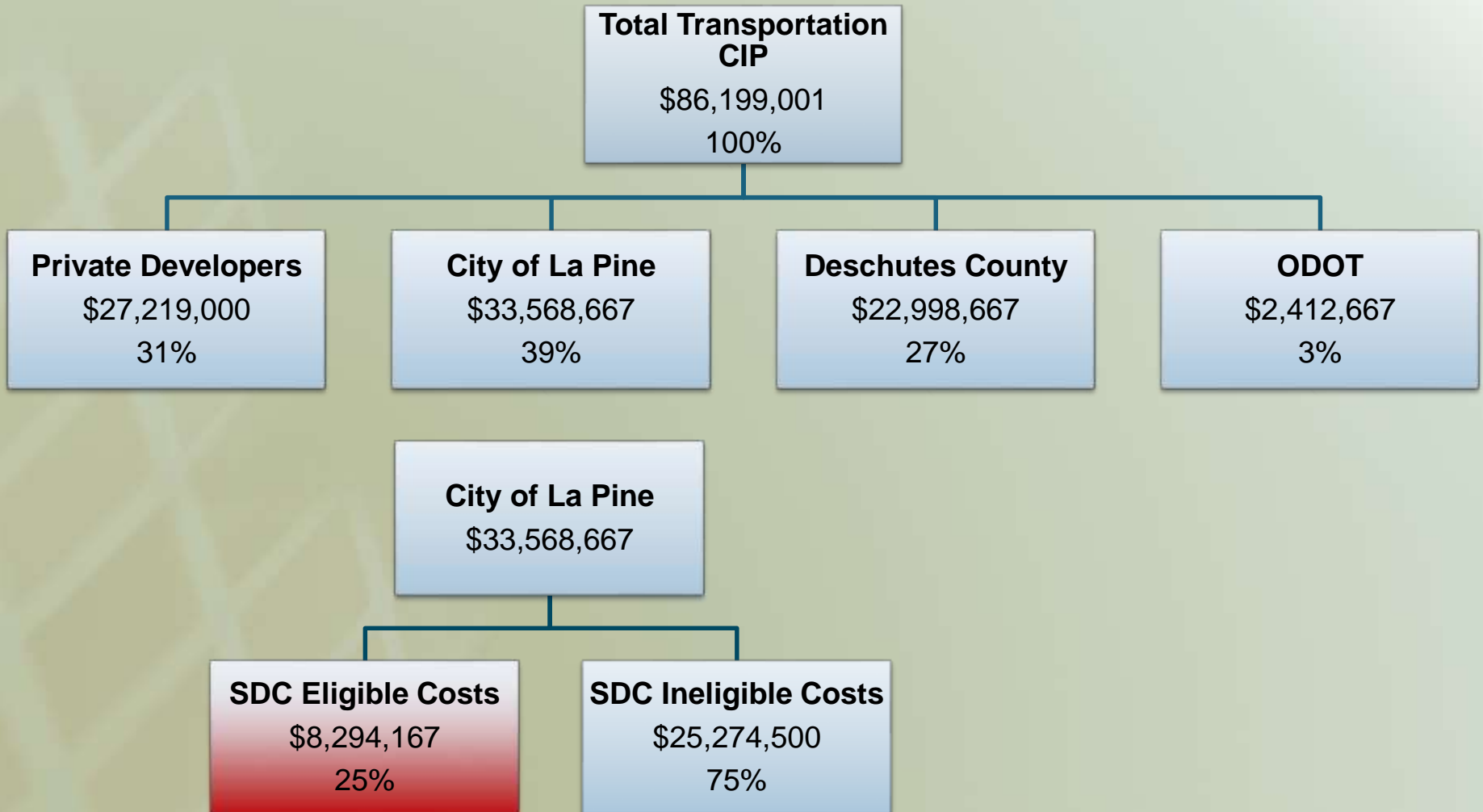


## Calculating a reimbursement fee:

Transportation Utility Plant-in-Service (original cost): <sup>1</sup>	
Land, Easements & Right of Way	\$ -
Land improvements	-
Street improvements and Construction	6,617,873
Tools and Equipment	eliminated
Construction Work-in-Progress	-
Total Utility Plant-in-Service	\$ 6,617,873
Accumulated depreciation <sup>1</sup>	
Land, Easements & Right of Way	-
Land improvements	-
Street improvements and Construction	4,711,000
Tools and Equipment	eliminated
Construction Work-in-Progress	-
Total accumulated depreciation	4,711,000
Book value of transportation utility plant-in-service @ June 30, 2018	\$ 1,906,873
Estimated existing and future pm peak hour vehicle trips:	5,015
Transportation reimbursement fee per PM peak hour vehicle trip	\$380

<sup>1</sup> Source: La Pine Accounting Summary Report - Capitalized Assets as of June 30, 2019

# Transportation SDCs - Continued



# Transportation SDCs - Continued



## Calculating the improvement fee:

Total Estimated Cost (Includes ROW)	Funding Agencies Cost Responsibilities				SDC Eligibility of City Share of Costs		
	Private	City	County	ODOT	City Allocated Total Cost	SDC Eligible Costs	SDC Ineligible Costs
\$ 86,199,001	\$ 27,219,000	\$ 33,568,667	\$ 22,998,667	\$ 2,412,667	\$ 33,568,667	\$ 8,294,167	\$ 25,274,500
	31.58%	38.94%	26.68%	2.80%		24.71%	75.29%
Total improvement fee eligible costs for future system improvements						8,294,167	
less: transportation SDC fund balance as of June 30, 2019						-	
Adjusted improvement fee eligible costs for future system improvements						8,294,167	
Estimated PMPHVTs added over 20 years						2,148	
Transportation improvement fee per PMPHVT						<u>\$ 3,861</u>	

# Transportation SDCs - Continued



## ■ Recommended schedule of transportation SDCs (residential):

ITE Code	Land Use	Primary Trip Ends	Improve.	Reimb.	Compliance	Total SDC	Basis for Calculating a Customer's SDC
<b>Residential (Land Uses 200-299)</b>							
210	Single family detached housing	0.99	3,822	376	210	4,409	Dwelling unit
220	Apartment	0.56	2,162	213	119	2,494	Dwelling unit
221	Low-Rise Apartment	0.44	1,699	167	93	1,959	Dwelling unit
222	High-Rise Apartment	0.36	1,390	137	76	1,603	Dwelling unit
225	Off-Campus student apartment	0.25	965	95	53	1,113	Dwelling unit
231	Mid-Rise residential w/1st-floor commercial	0.36	1,390	137	76	1,603	Dwelling unit
232	High-Rise Residential w/1st-floor commercial	0.21	811	80	45	935	Dwelling unit
240	Mobile home park	0.46	1,776	175	98	2,049	Dwelling unit
251	Senior Adult Housing - Detached	0.30	1,158	114	64	1,336	Dwelling unit
252	Senior Adult Housing - Attached	0.26	1,004	99	55	1,158	Dwelling unit
253	Congregate Care Facility	0.18	695	68	38	802	Dwelling unit
254	Assisted living	0.26	1,004	99	55	1,158	Bed
255	Continuing Care Retirement Community	0.16	618	61	34	713	Unit
260	Recreational Homes	0.28	1,081	106	59	1,247	Dwelling unit
265	Timeshare	0.63	2,432	240	134	2,806	Dwelling unit
270	Residential Planned Unit Development	0.69	2,664	262	146	3,073	Dwelling unit

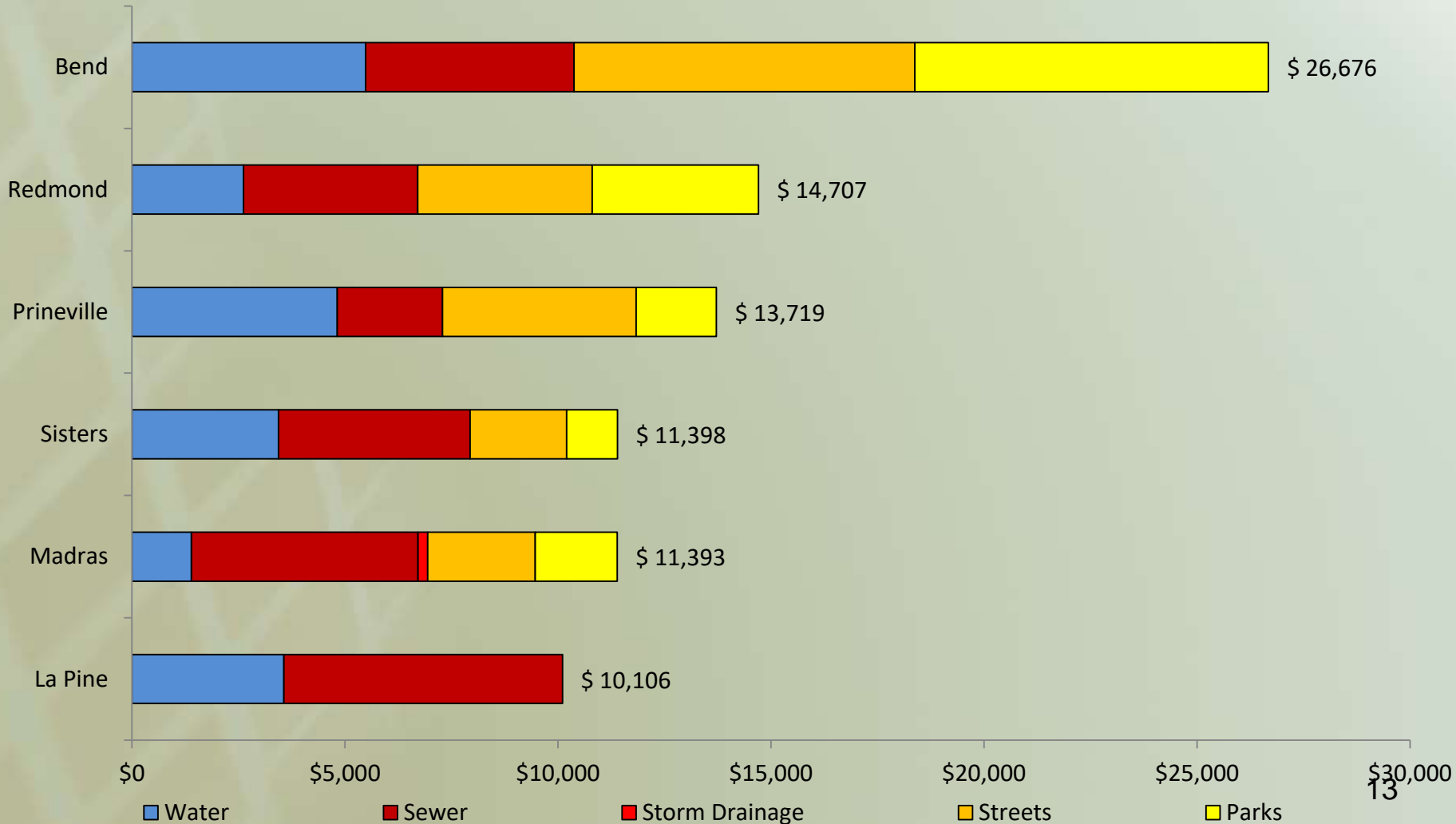
# Transportation SDC Single Family – Draft Proposed



# SDCs in Neighboring Communities Total



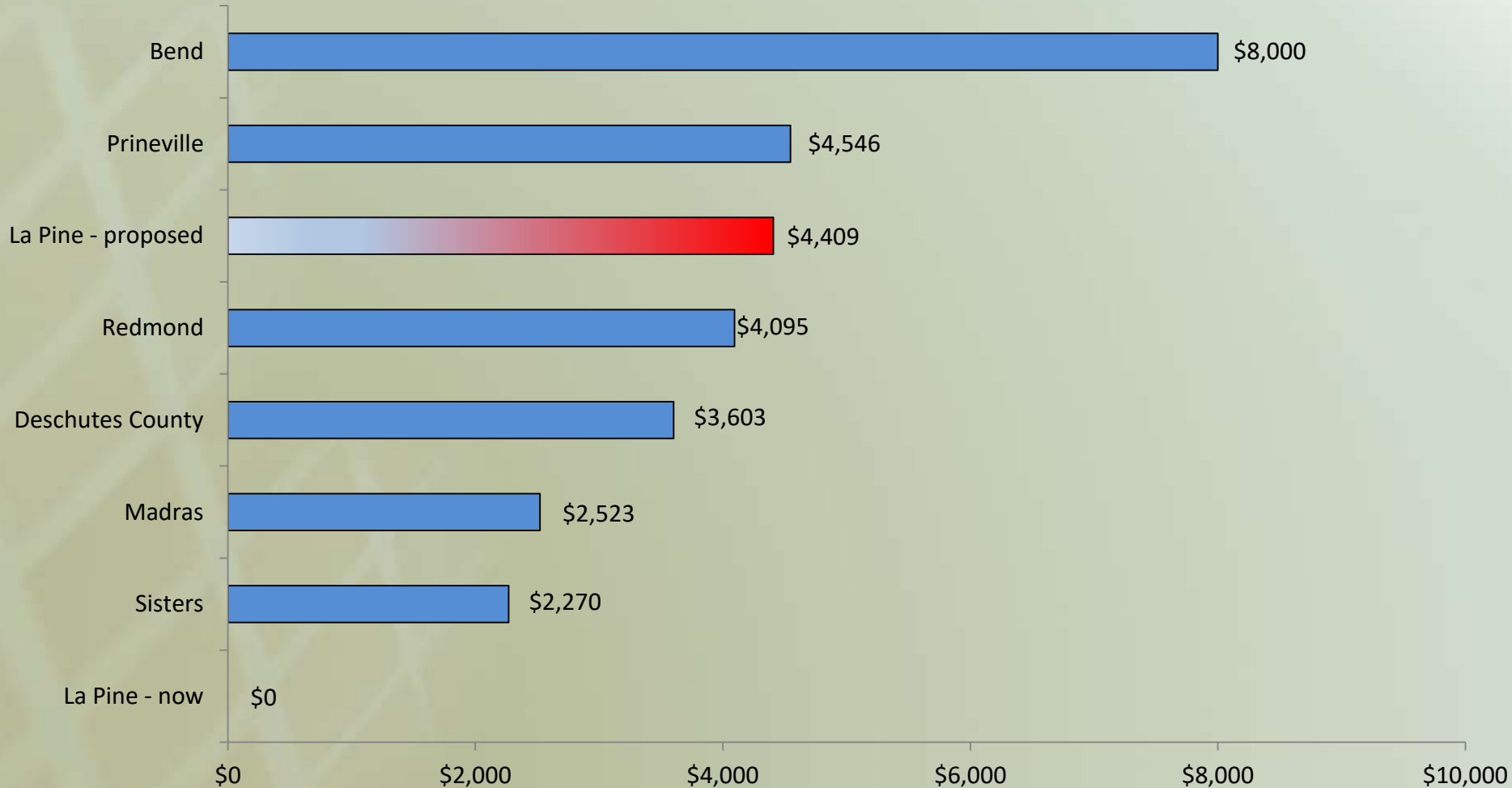
Neighboring Communities' System Development Charges - July, 2020



# SDCs in Neighboring Communities Total



Neighboring Communities' System Development Charges - Transportation SFR July, 2020





# Next Steps



- Elicit comments from stakeholders and incorporate them into the analysis
  - ✓ Public Works Committee members (June 16<sup>th</sup> presentation)
  - ✓ City Council member (July 22<sup>nd</sup> presentation)
  - ✓ COBA
  - ✓ Others
- City Council first reading of proposed transportation SDC update resolution tentatively set for August 26<sup>th</sup>

# Questions





**CITY OF LA PINE TYPE I ADMINISTRATIVE DECISION**

The City of La Pine has **approved** the following land use application:

**FILE NUMBER:** 04-FPR20

**APPLICANT:** Sagebrush Development LLC  
PO Box 2520  
La Pine, OR 97739

**OWNER:** Sagebrush Development LLC  
PO Box 2520  
La Pine, OR 97739

**LOCATION:** The property is located at 51800 Huntington Road. It is identified as Tax Lot 200 on the Deschutes County Tax Assessor’s Map 22101100.



**REQUEST:** Type I Final Plat application for Reserve in the Pines Phase I, a 51-lot housing subdivision.

**STAFF REVIWER:** Alexa Repko, Assistant Planner: 541-536-1462  
Melissa Bethel, City Manager: 541-280-8787

**APPLICATION ACCEPTANCE DATE:** This application was received on May 22, 2020 and deemed complete on July 22, 2020 when all required infrastructure and inspections were approved.

**APPLICABLE CRITERIA:**

**15.406.020 Final Plat for a Subdivision**

**B. Requirements of survey and plat of subdivision.**

1. The survey for the plat of a subdivision shall be of such accuracy and with reference to such guidelines as required by ORS Ch. 92.
2. The survey and plat shall be made by a registered professional land surveyor.
3. The plat shall be of such scale that all survey and mathematical information, and all other details may be clearly and legibly shown thereon.
4. The locations and descriptions of all monuments shall be recorded upon all plats and the proper courses and distances of all boundary lines shown.

**FINDING:** The submitted final plat has been reviewed by the City Engineer to confirm that it meets the requirements listed above.

**C. Monumentation requirements.** Monumentation of all subdivisions and plats therefore shall be in compliance with the provisions of ORS Chapters. 92.060 and 92.065.

**FINDING:** The submitted final plat has been reviewed by the City Engineer to confirm that it meets this requirement.

**D. Information required on final plat.** In addition to that required by the tentative plan approval or otherwise required by law, the following information shall be shown on the final plat.

1. All survey reference information.
2. Tract and lot boundary lines, and street right-of-way and centerlines, with dimensions, bearings or deflection angles. Tract boundaries and street bearings shall be to the nearest second; distances to the nearest 0.01 feet. No ditto marks are permitted.
3. Width of streets being dedicated. Curve data based on centerlines for streets on curvature; the radius, central angle, arc length, chord length and chord bearing shall be shown.
4. Easements denoted by fine dotted lines, clearly identified and, if already of record, their recorded reference.
5. Lot numbers beginning with the number "1" and numbered consecutively and without omission, in sequential order with phasing if applicable.
6. The initial point shall be marked with an aluminum pipe or galvanized iron pipe not less than two inches inside diameter 30 inches long before flaring with a 2½ inch minimum diameter aluminum or galvanized cap as appropriately securely attached marked with steel ties with the following information for that subdivision: initial point, subdivision name, year and land surveyor registration number.

**FINDING:** The submitted final plat has been reviewed by the City Engineer to confirm that it meets the requirements listed above.

**E. Certificates required on final plat.** The following certificates are required on the final plat.

1. Certificate signed and acknowledged by all parties having record title interest in the land, consenting to the preparation and recording of the plat.
2. Certificate signed and acknowledged as above dedicating all land intended for public use.
3. Certificate with the seal of and signed by the land surveyor responsible for the survey and the final plat preparation.
4. Certificate for the County Surveyor.
5. Certificate for the County Tax Collector.
6. Certificate for the County Assessor.
7. Certificates for the City Public Works Manager and City Planning Official or other duly designated City representative.
8. Other certificates required by state law or by the City.
9. Certificate for approval or execution by the City Council.

**FINDING:** Applicant will correct signature page to reflect Mayor signature block and delete County Commissioner's signature block.

**F. Supplemental information with final plat.** The following data, in addition to any other data required as a part of the tentative plan approval, shall be submitted with the final plat.

1. A preliminary title report issued by a title insurance company in the name of the owner of the land, showing all parties whose consent is necessary, and evidence of a clear and marketable title.
2. A copy of any deed restrictions or protective covenants applicable to the subdivision or planned unit development.
3. A copy of any dedication requiring separate documents such as for parks, playgrounds and the like.
4. A copy of any homeowner's association agreements proposed or required for the development.
5. For any and all improvements such as streets, sewer, water, utilities and the like that are required or proposed as a part of the tentative plan approval, the following shall be required to be submitted with the final plat, and such shall be prepared by a licensed surveyor or engineer.
  - a. Cross-sections of proposed streets, widths of roadways, types of surfacing, curb locations and specifications, width and location of sidewalks, other pedestrian ways and/or bikeways.

- b. Plans and profiles of proposed sanitary sewers, location of manholes and proposed drainage facilities.
- c. Plans and profiles of proposed water distribution systems showing pipe sizes, location of valves and fire hydrants as applicable.
- d. Specifications for the construction of all proposed utilities.
- e. Proof of guaranteed access to the primary serving public street or highway.
- f. Digital data of construction plans and as-built specifications for all improvements in a format approved by the City Engineer, Public Works Manager or other duly designated City representatives, such being necessary for electronic record keeping.

**FINDINGS:** A preliminary title report and a copy of deed restrictions have been provided. In the declaration, the water easements shall be noted as being granted to the City of La Pine.

**I. Final plat approval requirements.** No final plat for a proposed subdivision shall be approved unless it is found to comply with the following minimum standards.

- 1. The final plat is found to be in strict compliance with the tentative plan approval and all conditions set forth thereby.
- 2. Streets and roads for public use are dedicated without any reservations or restrictions.
- 3. Streets and roads held for private use are clearly indicated.
- 4. The plat contains a donation to the public of all common improvements and public uses proposed or required as a condition of approval of the tentative plan.
- 5. All proposed or required improvements have either been completed and approved by the City or that a development agreement establishing timeframes and any required bond, contract or other assurance therefore has been provided for and approved by the City Planning Official or other duly designated City representative.

**FINDING:** The submitted final plat has been reviewed by the City Engineer to confirm that it meets the requirements listed above.

**J. Recording of final plat.** Approval of the final plat shall be null and void if the plat is not recorded within 45 days after the date of approval of the City Planning Official.

- 1. After obtaining all required approvals and signatures, the subdivider shall file the plat and an exact copy thereof in the County Clerk's office.
- 2. No plat shall be recorded unless all ad valorem taxes and special assessments, fees or other charges required by law to be placed upon the tax rolls which have become a lien or which will become a lien during the calendar year on the subdivision have been paid.
- 3. Copies of the recorded plat shall be provided to the City Recorder, City Planning Official, and County Surveyor at the developer's expense. The format and number of copies required shall be as specified on the application form. The County Surveyor may request an additional number of copies required at time of final plat review if deemed appropriate.

**FINDING:** Once the mylars are submitted and all City signatures have been received, the applicant will be notified that the mylars are signed and ready to be picked up. As soon as the final plat is recorded with the Deschutes County Clerk, the applicant must submit an exact digital copy of the recorded plat to the City.

**THIS DECISION BECOMES FINAL UPON APPROVAL OF CITY COUNCIL**

Written by: 

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Alexa Repko, Assistant Planner

Date Mailed: July 23, 2020

# RESERVE IN THE PINES, PHASE R-1

A SUBDIVISION OF A PORTION OF PARCEL 1, PARTITION PLAT NO. 2007-30  
LOCATED IN THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 22 SOUTH, RANGE 10 EAST, W.M.,  
CITY OF LA PINE, DESCHUTES COUNTY, OREGON  
CITY OF LA PINE LAND USE PLANNING FILE NUMBER 01QP/02SUB-19  
MAY 26, 2020

## SURVEYOR'S CERTIFICATE

I, BENJAMIN J. HRON, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, BEING DULY SWORN, DEPOSE AND SAY THAT THIS SURVEY WAS PERFORMED BY ME, OR UNDER MY SUPERVISION IN COMPLIANCE WITH OREGON REVISED STATUTES CHAPTERS 92, 93 AND 209 IN MAY OF 2020 AT THE REQUEST OF SAGEBRUSH DEVELOPMENT, LLC AND THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH LEGAL MONUMENTS THE LAND REPRESENTED ON THIS PLAT OF "RESERVE IN THE PINES, PHASE R-1", LOCATED IN THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 22 SOUTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, CITY OF LA PINE, DESCHUTES COUNTY, OREGON, AND THAT A 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "HWA" EXISTS AT THE "INITIAL POINT", BEING THE SOUTHEAST CORNER OF PARCEL 1, PARTITION PLAT NO. 2007-30, AND THE PROPERTY BEING PLATTED IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT SAID "INITIAL POINT"; THENCE ALONG THE SOUTH LINE OF PARCEL 1, IDENTICAL WITH THE NORTHERLY RIGHT-OF-WAY LINE OF MEMORIAL LANE, THE FOLLOWING ONE COURSE AND ONE CURVE:

NORTH 65°31'54" WEST A DISTANCE OF 193.93 FEET;

377.20 FEET ALONG THE ARC OF A CURVE, WITH A RADIUS OF 1280.00', DELTA ANGLE OF 16°53'04", THE CHORD OF WHICH BEARS NORTH 73°58'27" WEST A DISTANCE OF 375.84 FEET;

THENCE LEAVING SAID SOUTH LINE, NORTH 19°20'55" EAST A DISTANCE OF 77.47 FEET; THENCE 72.91 FEET ALONG THE ARC OF A CURVE, WITH A RADIUS OF 363.00 FEET, DELTA ANGLE OF 11°30'27", THE CHORD OF WHICH BEARS NORTH 13°35'42" EAST A DISTANCE OF 72.78 FEET; THENCE NORTH 07°50'28" EAST A DISTANCE OF 531.46 FEET; THENCE NORTH 89°02'34" WEST A DISTANCE OF 111.71 FEET TO THE WEST LINE OF PARCEL 1, IDENTICAL WITH THE EASTERLY RIGHT-OF-WAY LINE OF HUNTINGTON ROAD; THENCE ALONG SAID WEST LINE, NORTH 19°22'05" EAST A DISTANCE OF 21.08 FEET TO THE NORTH LINE OF PARCEL 1; THENCE ALONG SAID NORTH LINE, SOUTH 89°02'34" EAST A DISTANCE OF 135.03 FEET TO THE INTERSECTION OF SAID NORTH LINE WITH THE SOUTH RIGHT-OF-WAY LINE OF CALDWELL DRIVE; THENCE ALONG SAID NORTH LINE, IDENTICAL WITH SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING ONE CURVE AND ONE COURSE:

210.01 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 730.00', DELTA ANGLE OF 16°28'59", THE CHORD OF WHICH BEARS SOUTH 80°48'04" EAST A DISTANCE OF 209.28 FEET;

SOUTH 89°02'34" EAST A DISTANCE OF 564.47 FEET TO THE EAST LINE OF PARCEL 1, IDENTICAL WITH THE WEST RIGHT OF WAY LINE OF CRESCENT CREEK DRIVE;

THENCE ALONG SAID EAST LINE, IDENTICAL WITH THE WEST RIGHT OF WAY LINE OF CRESCENT CREEK DRIVE THE FOLLOWING TWO CURVES AND TWO COURSES:

13.30 FEET ALONG THE ARC OF A CURVE, CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 440.00 FEET, DELTA ANGLE OF 1°43'53", THE CHORD OF WHICH BEARS SOUTH 12°55'01" WEST A DISTANCE OF 13.30 FEET;

SOUTH 12°03'05" WEST A DISTANCE OF 219.82 FEET;

420.33 FEET ALONG THE ARC OF A CURVE, WITH A RADIUS OF 1010.00 FEET, DELTA ANGLE OF 23°50'40", THE CHORD OF WHICH BEARS SOUTH 23°58'25" WEST A DISTANCE OF 417.30 FEET;

SOUTH 35°53'45" WEST A DISTANCE OF 273.77 FEET TO THE POINT OF BEGINNING, THE TERMINUS OF THIS DESCRIPTION.

CONTAINS 12.74 ACRES, MORE OR LESS, OF WHICH 3.20 ACRES ARE DEDICATED AS PUBLIC RIGHT-OF-WAY PER THIS PLAT.

## DECLARATION

SAGEBRUSH DEVELOPMENT, LLC AN OREGON LIMITED LIABILITY COMPANY, OWNER OF THE LANDS SHOWN ON THIS SUBDIVISION PLAT AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREUNTO ATTACHED, HAS CAUSED SAID LAND TO BE SURVEYED AND PLATTED AS SHOWN ON SUCH PLAT AND DECLARE THIS PLAT TO BE PREPARED AND PROPERLY SUBDIVIDED IN ACCORDANCE WITH O.R.S. CHAPTER 92, AS LOCATED IN THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 22 SOUTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, CITY OF LA PINE, DESCHUTES COUNTY, OREGON.

AND MID OREGON FEDERAL CREDIT UNION AS BENEFICIARY UNDER DEED OF TRUST, RECORDED FEBRUARY 8, 2019 AS INSTRUMENT NO. 2019-04190, DESCHUTES COUNTY OFFICIAL RECORDS, CONSENTS TO THIS SUBDIVISION;

AND HEREBY DEDICATES TO THE PUBLIC FOREVER FOR ROAD AND UTILITY PURPOSES, THE 64.00 FOOT RIGHT OF WAY OF FORDHAM DRIVE, PINE CREEK DRIVE, MOUNTAIN PINE STREET AND BISHOP PINE STREET ALONG WITH AN ADDITIONAL 9.00 FEET OF HUNTINGTON DRIVE AS DETAILED ON SHEET 4 OF THIS PLAT;

AND FURTHER GRANTS TO THE PUBLIC FOREVER THE PUBLIC UTILITY EASEMENTS (PUE) WITHIN LOTS 1-41 AND TRACT A, TRACT B, TRACT C AND TRACT E AS DETAILED ON SHEET 5 OF THIS PLAT; UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT AS MAY BE NECESSARY OR DESIRABLE IN SERVING THE LOTS IDENTIFIED HEREON, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE THE REMOVAL OF ANY OBSTRUCTIONS INCLUDING TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER CONSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT WRITTEN APPROVAL OF THE UTILITY COMPANIES IN THE PUE;

AND FURTHER GRANTS THE WATER EASEMENTS WITHIN LOTS 1-51 AS DETAILED ON SHEET 5 THIS PLAT.

(SEE SHEET 2 FOR DECLARATION SIGNATURES)

## EASEMENT NOTE:

THE LANDS INCLUDED IN THIS SUBDIVISION MAY BE SUBJECT TO EXCEPTIONS AND OR SUBJECT TO ITEMS CONTAINED IN U.S. PATENT NUMBER 36-2001-0006, RECORDED AS INSTRUMENT NO. 2001-03483, DESCHUTES COUNTY OFFICIAL RECORDS. THESE POSSIBLE ENCUMBRANCES DO NOT INCLUDED LEGAL DESCRIPTIONS WITHIN SAID U.S. PATENT. SUBJECT TO ITEM 1 HAS BEEN POSITIONED AT A PRACTICAL LOCATION PER THE PLAT OF NEWBERRY NEIGHBORHOOD AND PARTITION PLAT NO. 2007-30. THIS PRACTICAL LOCATION HAS BEEN ACCEPTED THIS SURVEY AND REPORTED ON SHEET 5, HOLDING THE LOCATION PER PARTITION PLAT NO. 2007-30.

## SURVEYOR'S NARRATIVE

WE WERE RETAINED BY SAGEBRUSH DEVELOPMENT, LLC TO SUBDIVIDE A PORTION OF PARCEL 1, PARTITION PLAT NO. 2007-30, RECORDED MAY 7, 2007 IN CABINET 3 AT PAGE 438 AND AS INSTRUMENT NO. 2007-26178; FILED MAY 9, 2007 AS CS17316.

THE SUBJECT PROPERTY IS FURTHER DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE.

THIS SURVEY WAS A RETRACEMENT OF PARCEL 1, PARTITION PLAT NO. 2007-30. IN MOST INSTANCES THE RECOVERED MONUMENTS AGREE WITH THE COURSES AND CURVES AS REPORTED PER PARTITION PLAT NO. 2007-30 AND WERE THEREFORE HELD UNLESS NOTED.

### SOUTH LINE:

THE SOUTH LINE, IDENTICAL WITH THE NORTH RIGHT-OF-WAY LINE OF MEMORIAL LANE WAS ESTABLISHED BY HOLDING THE RECORD COURSES PER PARTITION PLAT NO. 2007-30, BETWEEN THE SOUTHWEST CORNER OF PARCEL 1 AND THE SOUTHEAST CORNER OF THE CRESCENT CREEK DRIVE RIGHT- OF- WAY. BOTH OF THESE POSITION WERE MONUMENTED AND HELD FIXED. THE RESULTING COURSES AGREE WITH ADDITION MONUMENTS RECOVERED AS REPORTED HEREON.

### WEST LINE (PARCEL 1)

THE WEST LINE OF PARCEL 1 WAS ESTABLISHED ON A LINE BETWEEN THE MONUMENTS RECOVERED AT THE SOUTHWEST AND NORTHWEST CORNERS OF SAID PARCEL 1. THIS ALIGNMENT AGREES WITH THE 2" IRON PIPE SET PER (R1) ALONG WITH LINE.

### NORTH LINE (WESTERLY COURSE)

THE WESTERLY COURSE OF THE NORTH LINE WAS ESTABLISHED ON ALINE BETWEEN THE MONUMENTS RECOVERED AT THE NORTHWEST CORNER OF PARCEL 1 AND THE NORTHEAST CORNER OF PARCEL 2. THIS ALIGNMENT AGREES WITH THE NUMEROUS OTHER MONUMENTED POSITIONS ALONG THIS LINE AS REPORTED HEREON.

### NORTH LINE (SOUTHERLY RIGHT-OF-WAY, CALDWELL DRIVE)

THIS PORTION OF THE NORTH LINE WAS ESTABLISHED BY OFFSETTING THE ABOVE DESCRIBED "WESTERLY COURSE" 30.00 FEET SOUTHERLY TO COMPUTE THE TANGENT. THE CURVED SEGMENT WAS ESTABLISHED FROM THE MONUMENTED POINT OF CURVATURE, ON THE CENTERLINE, HOLDING THE RECORD RADIUS OF 730.00 FEET.

### EAST LINE

THE EAST LINE, IDENTICAL WITH THE WESTERLY RIGHT-OF-WAY OF CRESCENT CREEK DRIVE WAS ESTABLISHED BASED ON THE MONUMENTED EAST RIGHT-OF-WAY AND THEN OFFSET 90.00 FEET WESTERLY.

THE BASIS OF BEARINGS FOR THIS SURVEY IS BETWEEN THE MONUMENTED CENTER QUARTER SECTION CORNER AND CENTER-SOUTH ONE-SIXTEENTH CORNER OF SECTION 11 BEING NORTH 00°20'32" EAST PER PARTITION PLAT NO. 2007-30.

## PLAT INDEX

SHEET 1: DECLARATION, SURVEYOR'S CERTIFICATE AND NARRATIVE

SHEET 2: DECLARATION SIGNATURES, APPROVALS

SHEET 3: PLAT BOUNDARY

SHEET 4: PLAT SUBDIVISION

SHEET 5: EASEMENT DETAILS

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

**PRELIMINARY**

OREGON  
SEPTEMBER 17, 2018  
BENJAMIN J. HRON  
92723

EXPIRES: 6/30/2021

# HWA

CIVIL ENGINEERING | SURVEYING | PLANNING  
62930 O.B. RILEY ROAD, STE. 100, BEND, OR 97703  
PH: (541)389-9351 | FAX: (541)388-5416  
WEB: WWW.HWA-INC.ORG

SHEET 1 OF 5



# RESERVE IN THE PINES, PHASE R-1

A SUBDIVISION OF A PORTION OF PARCEL 1, PARTITION PLAT NO. 2007-30  
LOCATED IN THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 22 SOUTH, RANGE 10 EAST, W.M.,  
CITY OF LA PINE, DESCHUTES COUNTY, OREGON  
CITY OF LA PINE LAND USE PLANNING FILE NUMBER 01QP/02SUB-19  
MAY 26, 2020

## DECLARATION SIGNATURES

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
NAME: VICTOR R. RUSSELL  
TITLE: MEMBER  
OWNER: SAGEBRUSH DEVELOPMENT, LLC  
AN OREGON LIMITED LIABILITY COMPANY

## ACKNOWLEDGMENT

STATE OF OREGON }  
COUNTY OF \_\_\_\_\_ } S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_,  
BY \_\_\_\_\_, \_\_\_\_\_, OREGON BUILDERS DEVELOPERS, LLC, AN OREGON LIMITED  
LIABILITY COMPANY.

\_\_\_\_\_  
(NOTARY'S WRITTEN NAME)

\_\_\_\_\_  
(NOTARY'S PRINTED NAME) NOTARY PUBLIC - OREGON

COMMISSION NO. \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_  
BENEFICIARY: OREGON FEDERAL CREDIT UNION

## ACKNOWLEDGMENT

STATE OF OREGON }  
COUNTY OF \_\_\_\_\_ } S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_,  
BY \_\_\_\_\_  
OREGON FEDERAL CREDIT UNION

\_\_\_\_\_  
(NOTARY'S WRITTEN NAME)

\_\_\_\_\_  
(NOTARY'S PRINTED NAME) NOTARY PUBLIC - OREGON

COMMISSION NO. \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_

## APPROVALS

THE PLAT OF "RESERVES IN THE PINES, PHASE 1", AS LOCATED IN THE CITY OF LA PINE, DESCHUTES COUNTY,  
OREGON, HAS BEEN EXAMINED AND APPROVED BY:

\_\_\_\_\_  
DESCHUTES COUNTY SURVEYOR DATE \_\_\_\_\_

\_\_\_\_\_  
CITY OF LA PINE PUBLIC WORKS DIRECTOR DATE \_\_\_\_\_

\_\_\_\_\_  
CITY OF LA PINE PLANNING DIRECTOR DATE \_\_\_\_\_

\_\_\_\_\_  
BOARD OF DESCHUTES COUNTY COMMISSIONERS DATE \_\_\_\_\_

SIGNATURE BY THE CITY OF LA PINE PLANNING DIRECTOR AND ENGINEER CONSTITUTES ACCEPTANCE BY THE CITY  
OF LA PINE OF ANY DEDICATION MADE HEREIN TO THE PUBLIC.

## WATER RIGHTS STATEMENT

THERE ARE NO WATER RIGHTS WITHIN THE BOUNDARIES OF THIS PLAT.

\_\_\_\_\_  
STATE WATERMASTER DATE \_\_\_\_\_

## ASSESSOR'S CERTIFICATE

I HEREBY CERTIFY THAT ALL AD VALOREM TAXES AND SPECIAL ASSESSMENTS, FEES AND OTHER CHARGES  
REQUIRED BY LAW TO BE PLACED ON THE 2019-2020 TAX ROLL WHICH BECAME A LIEN ON THIS PLAT OR WILL  
BECOME A LIEN DURING THIS TAX YEAR HAVE BEEN PAID TO ME:

\_\_\_\_\_  
DESCHUTES COUNTY ASSESSOR DATE \_\_\_\_\_

I HEREBY CERTIFY THAT ALL TAXES APPURTENANT TO THIS PLAT ARE PAID AS OF THIS DATE:

\_\_\_\_\_  
DESCHUTES COUNTY TAX COLLECTOR DATE \_\_\_\_\_

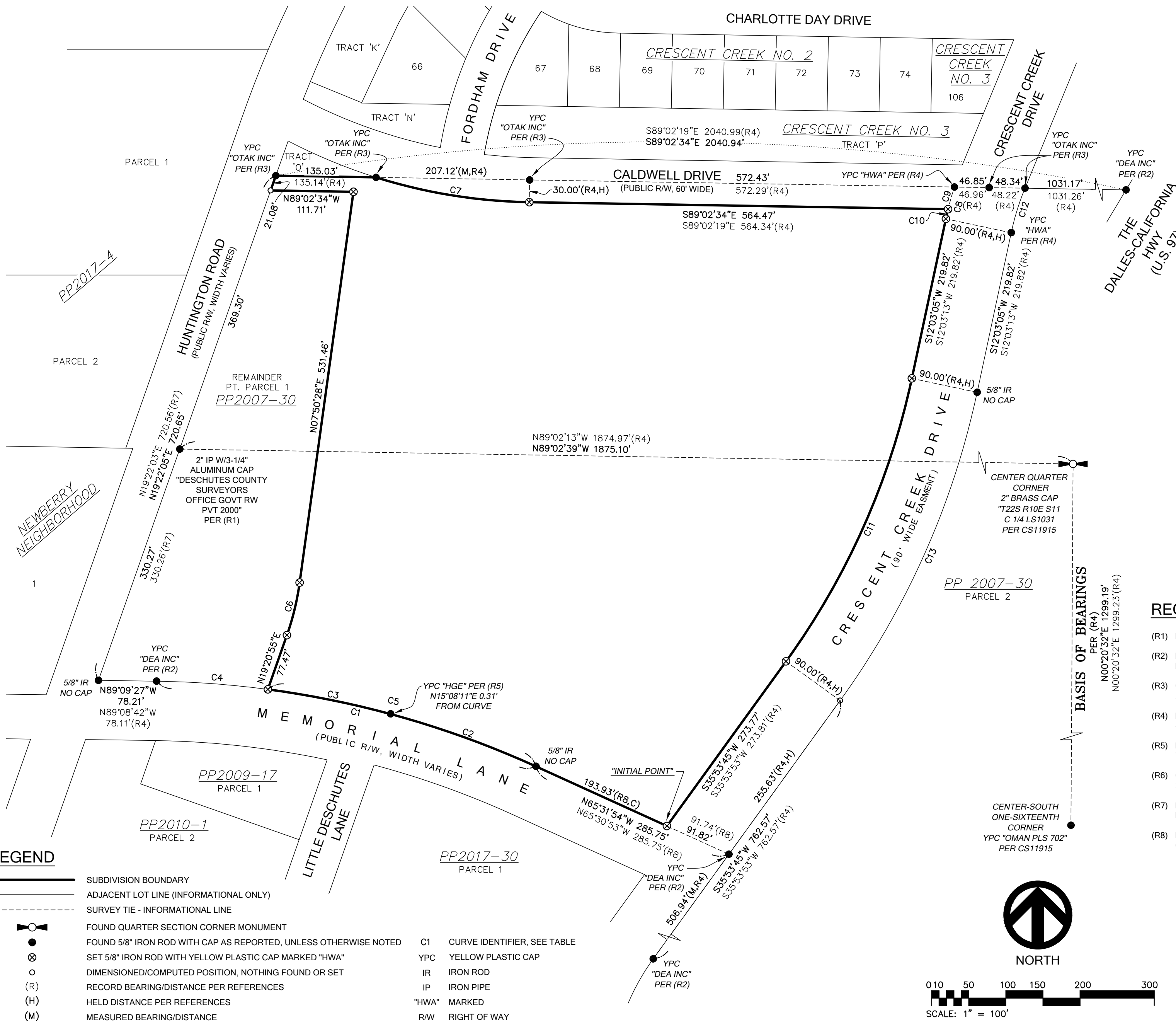
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

PRELIMINARY  
OREGON  
SEPTEMBER 17, 2018  
BENJAMIN J. HRON  
92723  
EXPIRES: 6/30/2021

**HWA**  
CIVIL ENGINEERING | SURVEYING | PLANNING  
62930 O.B. RILEY ROAD, STE. 100, BEND, OR 97703  
PH: (541)389-9351 | FAX: (541)388-5416  
WEB: WWW.HWA-INC.ORG

# RESERVE IN THE PINES, PHASE R-1

A SUBDIVISION OF A PORTION OF PARCEL 1, PARTITION PLAT NO. 2007-30  
 LOCATED IN THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 22 SOUTH, RANGE 10 EAST, W.M.,  
 CITY OF LA PINE, DESCHUTES COUNTY, OREGON  
 CITY OF LA PINE LAND USE PLANNING FILE NUMBER 01QP/02SUB-19  
 MAY 26, 2020



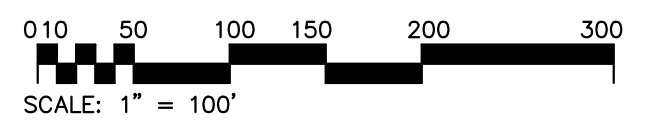
CURVE TABLE				
NO.	LENGTH	RADIUS	DELTA	CHORD
C1	527.81'	1280.00'	23°37'33"	N77°20'41"W 524.07'
C1(R4)	527.81'	1280.00'	23°37'33"	N77°19'56"W 524.07'
C2	208.47'	1280.00'	9°19'54"	N70°11'52"W 208.24'
C2(R8)	208.33'	1280.00'	9°19'31"	N70°10'38"W 208.10'
C3	168.73'	1280.00'	7°33'10"	N78°38'24"W 168.61'
C4	150.60'	1280.00'	6°44'29"	N85°47'13"W 150.52'
C5	377.20'	1280.00'	16°53'04"	N73°58'27"W 375.84'
C6	72.91'	363.00'	11°30'27"	N13°35'42"E 72.78'
C7	210.01'	730.00'	16°28'59"	S80°48'04"E 209.28'
C7(R4)	210.01'	730.00'	16°28'59"	S80°47'50"E 209.28'
C8	44.34'	440.00'	5°46'25"	S14°56'17"W 44.32'
C8(2)	44.35'	440.00'	5°46'31"	S14°56'29"W 44.33'
C9	31.04'	440.00'	4°02'32"	S15°48'14"W 31.04'
C9(R4)	31.04'	440.00'	4°02'32"	S15°47'59"W 31.03'
C10	13.30'	440.00'	1°43'53"	S12°55'01"W 13.30'
C10(R4)	13.25'	440.00'	1°43'30"	S12°54'58"W 13.25'
C11	420.33'	1010.00'	23°50'40"	S23°58'25"W 417.30'
C11(R4)	420.33'	1010.00'	23°50'40"	S23°58'33"W 417.30'
C12	62.92'	350.00'	10°17'59"	S17°12'04"W 62.83'
C12(R4)	62.86'	350.00'	10°17'27"	S17°11'57"W 62.78'
C13	457.78'	1100.00'	23°50'40"	S23°58'25"W 454.48'
C13(R4)	457.78'	1100.00'	23°50'40"	S23°58'33"W 454.48'

## RECORD REFERENCES

- (R1) PLAT OF SURVEY: BY W.C. KAUFFMAN; FILED OCTOBER 16, 2001 AS CS14655.
- (R2) NEWBERRY NEIGHBORHOOD: BY JERRY C. POWELL; RECORDED OCTOBER 15, 2003 IN CABINET G AT PAGE 72 AND AS INSTRUMENT NO. 2003-071273; FILED OCTOBER 17, 2003 AS CS15679.
- (R3) CRESCENT CREEK NO. 3: BY GARY E. PAUL; RECORDED APRIL 20, 2006 IN CABINET G AT PAGE 1105 AND AS INSTRUMENT NO. 2006-027042; FILED APRIL 20, 2006 AS CS16866.
- (R4) PARTITION PLAT NO. 2007-30: BY PETER A. MANLEY; RECORDED MAY 7, 2007 IN CABINET 3 AT PAGE 438 AND AS INSTRUMENT NO. 2007-26178; FILED MAY 9, 2007 AS CS17316.
- (R5) PARTITION PLAT NO. 2009-17: BY RUSS S. DODGE; RECORDED APRIL 14, 2009 IN CABINET 3 AT PAGE 711 AND AS INSTRUMENT NO. 2009-15237; FILED MAY 16, 2009 AS CS17970.
- (R6) CONTROL, RECOVERY AND RETRACEMENT MAP: BY TIMOTHY JOHN HUTCHISON; FILED OCTOBER 30, 2013 AS CS18610.
- (R7) PARTITION PLAT NO. 2017-4: BY JOHN A. McCOY; RECORDED FEBRUARY 10, 2017 IN CABINET 4 AT PAGE 389 AND AS INSTRUMENT NO. 2017-05475; FILED FEBRUARY 10, 2017 AS CS19296.
- (R8) PARTITION PLAT NO. 2017-30: BY JOHN TAYLOR HAGLUND; RECORDED DECEMBER 15, 2017 IN CABINET 4 AT PAGE 445 AND AS INSTRUMENT NO. 2017-50023; FILED DECEMBER 18, 2017 AS CS19537.

## LEGEND

- SUBDIVISION BOUNDARY
- ADJACENT LOT LINE (INFORMATIONAL ONLY)
- - - SURVEY TIE - INFORMATIONAL LINE
- FOUND QUARTER SECTION CORNER MONUMENT
- FOUND 5/8" IRON ROD WITH CAP AS REPORTED, UNLESS OTHERWISE NOTED
- ⊙ SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "HWA"
- DIMENSIONED/COMPUTED POSITION, NOTHING FOUND OR SET
- (R) RECORD BEARING/DISTANCE PER REFERENCES
- (H) HELD DISTANCE PER REFERENCES
- (M) MEASURED BEARING/DISTANCE
- C1 CURVE IDENTIFIER, SEE TABLE
- YPC YELLOW PLASTIC CAP
- IR IRON ROD
- IP IRON PIPE
- "HWA" MARKED
- R/W RIGHT OF WAY



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

PRELIMINARY

OREGON  
SEPTEMBER 17, 2018  
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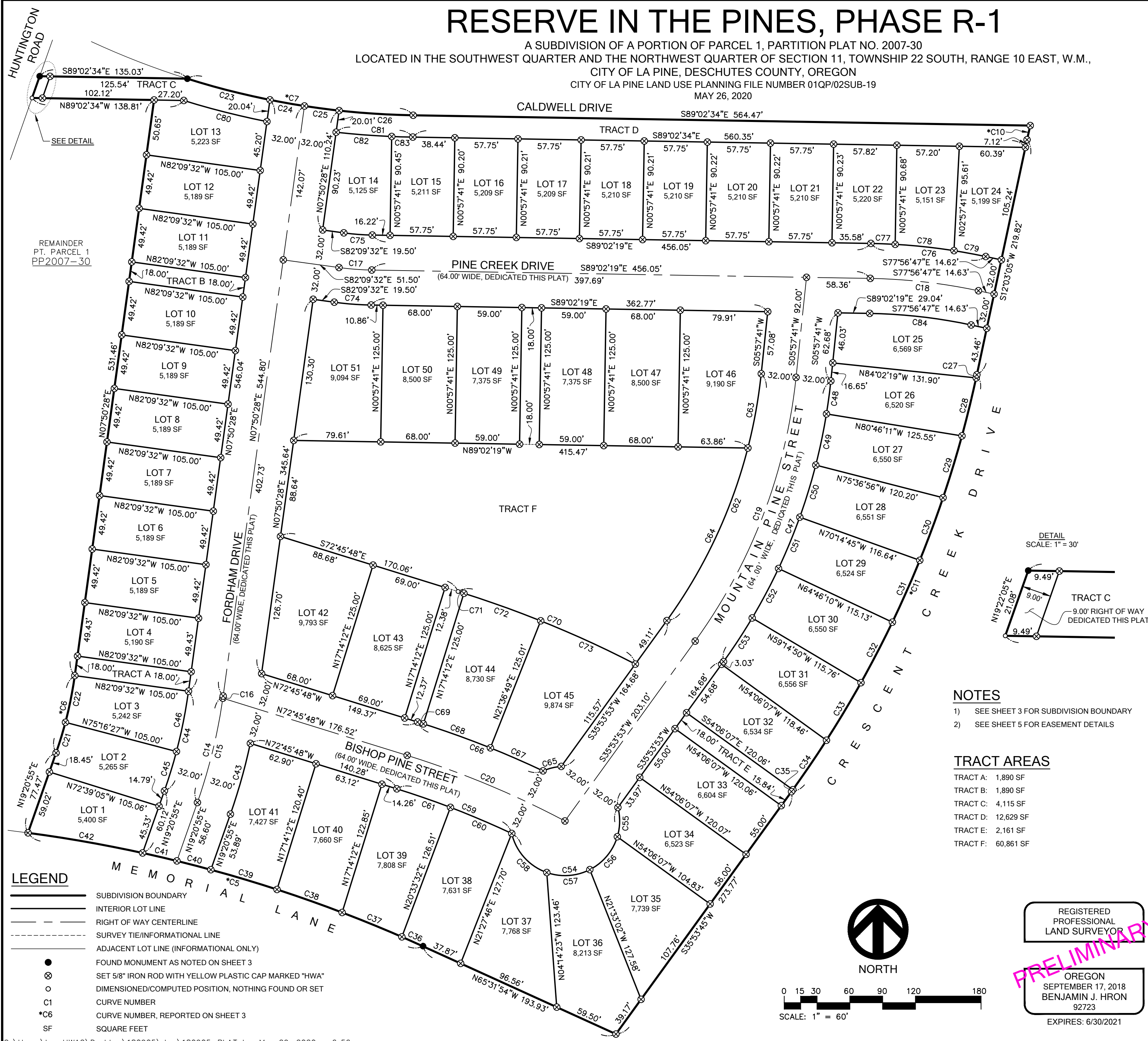
HWA

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# RESERVE IN THE PINES, PHASE R-1

A SUBDIVISION OF A PORTION OF PARCEL 1, PARTITION PLAT NO. 2007-30  
 LOCATED IN THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 22 SOUTH, RANGE 10 EAST, W.M.,  
 CITY OF LA PINE, DESCHUTES COUNTY, OREGON  
 CITY OF LA PINE LAND USE PLANNING FILE NUMBER 01QP/02SUB-19  
 MAY 26, 2020

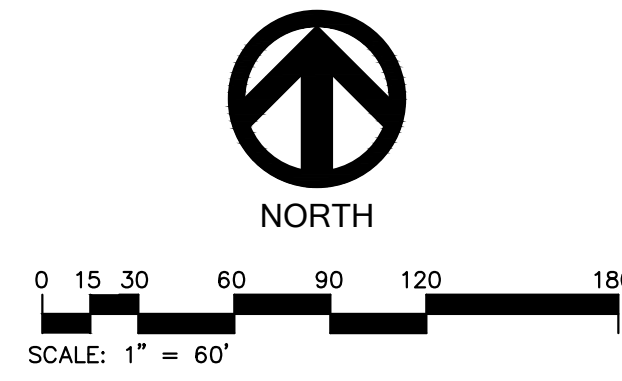


CURVE TABLE				
NO.	LENGTH	RADIUS	DELTA	CHORD
C14	100.42'	500.00'	11°30'27"	N13°35'42"E 100.25'
C15	98.37'	500.00'	11°16'19"	N13°42'45"E 98.21'
C16	2.05'	500.00'	0°14'07"	N07°57'32"E 2.05'
C17	30.02'	250.00'	6°52'47"	S85°35'55"E 30.00'
C18	99.70'	515.00'	11°05'32"	S83°29'33"E 99.55'
C19	261.25'	500.00'	29°56'12"	S20°55'47"W 258.29'
C20	156.49'	841.00'	10°39'41"	N67°25'58"W 156.26'
C21	29.29'	363.00'	4°37'22"	N17°02'14"E 29.28'
C22	43.62'	363.00'	6°53'04"	N11°17'01"E 43.59'
C23	78.08'	730.00'	6°07'41"	S75°37'25"E 78.04'
C24	32.03'	730.00'	2°30'49"	S79°56'40"E 32.02'
C25	32.00'	730.00'	2°30'43"	S82°27'26"E 32.00'
C26	67.90'	730.00'	5°19'46"	S86°22'41"E 67.88'
C27	2.92'	1010.00'	0°09'57"	S12°08'03"W 2.92'
C28	54.65'	1010.00'	3°06'02"	N13°46'02"E 54.65'
C29	59.14'	1010.00'	3°21'18"	S16°59'42"W 59.13'
C30	61.05'	1010.00'	3°27'47"	S20°24'15"W 61.04'
C31	61.93'	1010.00'	3°30'48"	S23°53'32"W 61.92'
C32	62.39'	1010.00'	3°32'21"	S27°25'07"W 62.38'
C33	61.37'	1010.00'	3°28'53"	S30°55'44"W 61.36'
C34	54.71'	1010.00'	3°06'12"	S34°13'16"W 54.70'
C35	2.16'	1010.00'	0°07'22"	S35°50'04"W 2.16'
C36	21.12'	1280.00'	0°56'43"	N66°00'16"W 21.12'
C37	59.03'	1280.00'	2°38'33"	N67°47'54"W 59.03'
C38	63.17'	1280.00'	2°49'40"	N70°32'00"W 63.16'
C39	63.12'	1280.00'	2°49'31"	N73°21'35"W 63.11'
C40	32.12'	1280.00'	1°26'15"	N75°29'29"W 32.11'
C41	32.19'	1280.00'	1°26'28"	N76°55'50"W 32.19'
C42	106.45'	1280.00'	4°45'55"	N80°02'01"W 106.42'
C43	67.27'	532.00'	7°14'42"	N15°43'34"E 67.23'
C44	93.99'	468.00'	11°30'27"	N13°35'42"E 93.84'
C45	37.76'	468.00'	4°37'22"	N17°02'14"E 37.75'
C46	56.23'	468.00'	6°53'04"	N11°17'01"E 56.20'
C47	277.97'	532.00'	29°56'12"	S20°55'47"W 274.82'
C48	30.35'	532.00'	3°16'08"	S07°35'45"W 30.35'
C49	47.86'	532.00'	5°09'15"	S11°48'27"W 47.84'
C50	49.86'	532.00'	5°22'10"	S17°04'09"W 49.84'
C51	50.85'	532.00'	5°28'36"	S22°29'32"W 50.83'
C52	51.27'	532.00'	5°31'19"	S27°59'30"W 51.25'
C53	47.78'	532.00'	5°08'43"	S33°19'32"W 47.76'
C54	158.03'	50.00'	181°05'41"	S76°14'14"W 100.00'
C55	27.12'	50.00'	31°04'26"	S01°13'37"W 26.79'
C56	40.29'	50.00'	46°10'13"	S39°50'56"W 39.21'
C57	40.58'	50.00'	46°30'14"	S86°11'09"W 39.48'
C58	50.04'	50.00'	57°20'48"	N41°53'20"W 47.98'
C59	112.85'	809.00'	7°59'33"	N68°46'02"W 112.78'
C60	60.94'	809.00'	4°18'58"	N66°55'44"W 60.93'
C61	51.91'	809.00'	3°40'35"	N70°55'31"W 51.90'
C62	244.53'	468.00'	29°56'12"	S20°55'47"W 241.75'
C63	69.10'	468.00'	8°27'34"	S10°11'28"W 69.03'
C64	175.43'	468.00'	21°28'38"	S25°09'34"W 174.40'
C65	17.20'	50.00'	19°42'47"	S76°14'59"W 17.12'
C66	123.30'	873.00'	8°05'32"	N68°43'02"W 123.19'
C67	52.61'	873.00'	3°27'09"	N66°23'51"W 52.60'
C68	65.06'	873.00'	4°16'13"	N70°15'32"W 65.05'
C69	5.63'	873.00'	0°22'09"	N72°34'43"W 5.63'
C70	175.45'	998.00'	10°04'21"	S67°43'38"E 175.22'
C71	5.63'	998.00'	0°19'23"	S72°36'07"E 5.63'
C72	74.61'	998.00'	4°17'01"	S70°18'17"E 74.60'
C73	95.21'	998.00'	5°27'57"	S65°25'08"E 95.17'
C74	33.86'	282.00'	6°52'47"	S85°35'55"E 33.84'
C75	26.18'	218.00'	6°52'47"	S85°35'55"E 26.16'
C76	105.90'	547.00'	11°05'32"	S83°29'33"E 105.73'
C77	22.25'	547.00'	2°19'48"	S87°52'25"E 22.24'
C78	54.11'	547.00'	5°40'03"	S83°52'29"E 54.08'
C79	29.54'	547.00'	3°05'41"	S79°29'37"E 29.54'
C80	78.51'	750.00'	5°59'53"	N75°46'53"W 78.48'
C81	70.30'	750.00'	5°22'15"	S86°21'26"E 70.28'
C82	50.99'	750.00'	3°53'43"	S85°37'10"E 50.98'
C83	19.31'	750.00'	1°28'32"	S88°18'18"E 19.31'
C84	93.51'	483.00'	11°05'32"	S83°29'33"E 93.36'

**NOTES**  
 1) SEE SHEET 3 FOR SUBDIVISION BOUNDARY  
 2) SEE SHEET 5 FOR EASEMENT DETAILS

**TRACT AREAS**  
 TRACT A: 1,890 SF  
 TRACT B: 1,890 SF  
 TRACT C: 4,115 SF  
 TRACT D: 12,629 SF  
 TRACT E: 2,161 SF  
 TRACT F: 60,861 SF

- LEGEND**
- SUBDIVISION BOUNDARY
  - INTERIOR LOT LINE
  - RIGHT OF WAY CENTERLINE
  - SURVEY TIE/INFORMATIONAL LINE
  - ADJACENT LOT LINE (INFORMATIONAL ONLY)
  - FOUND MONUMENT AS NOTED ON SHEET 3
  - ⊗ SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "HWA"
  - DIMENSIONED/COMPUTED POSITION, NOTHING FOUND OR SET
  - C1 CURVE NUMBER
  - \*C6 CURVE NUMBER, REPORTED ON SHEET 3
  - SF SQUARE FEET



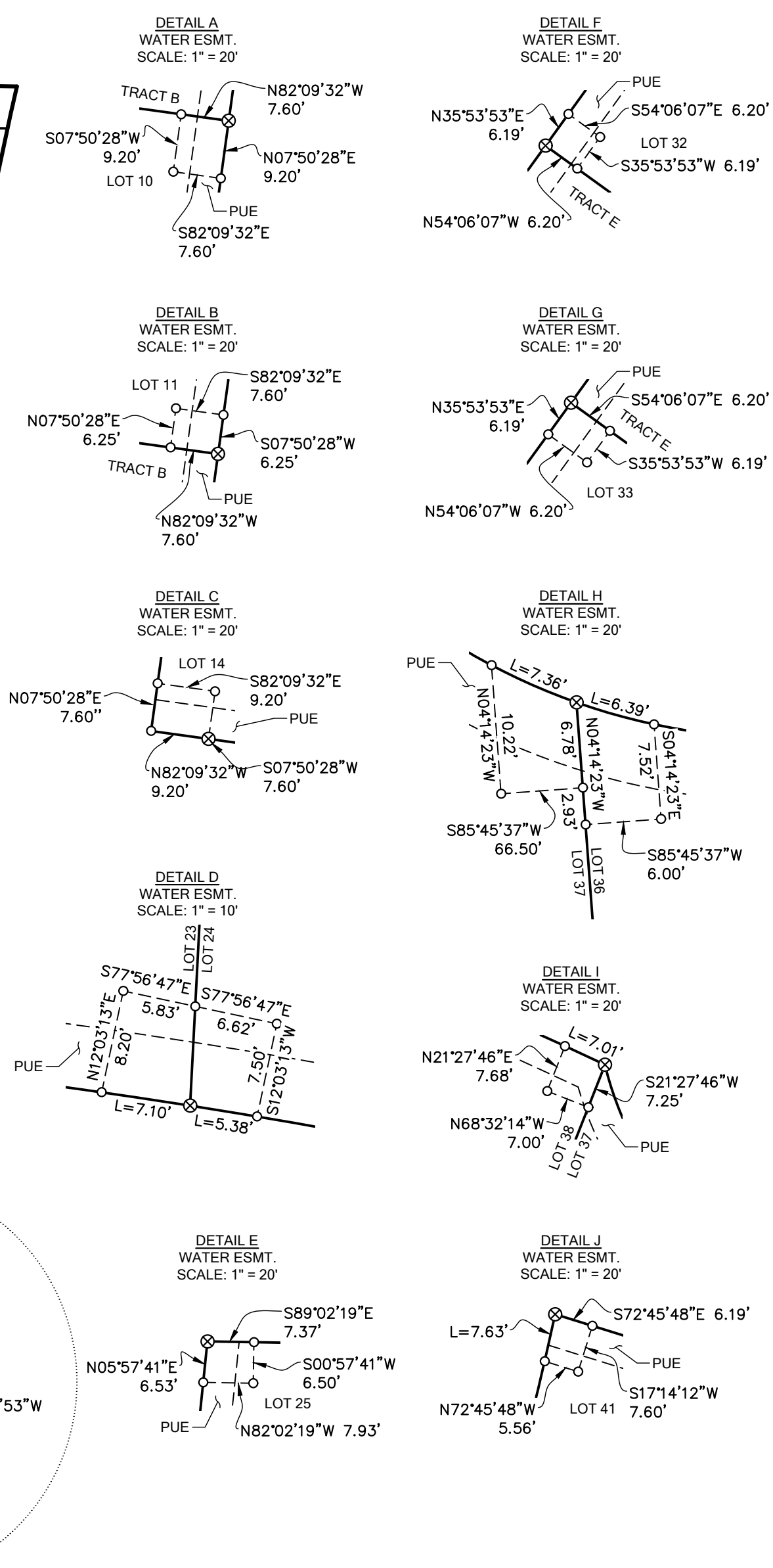
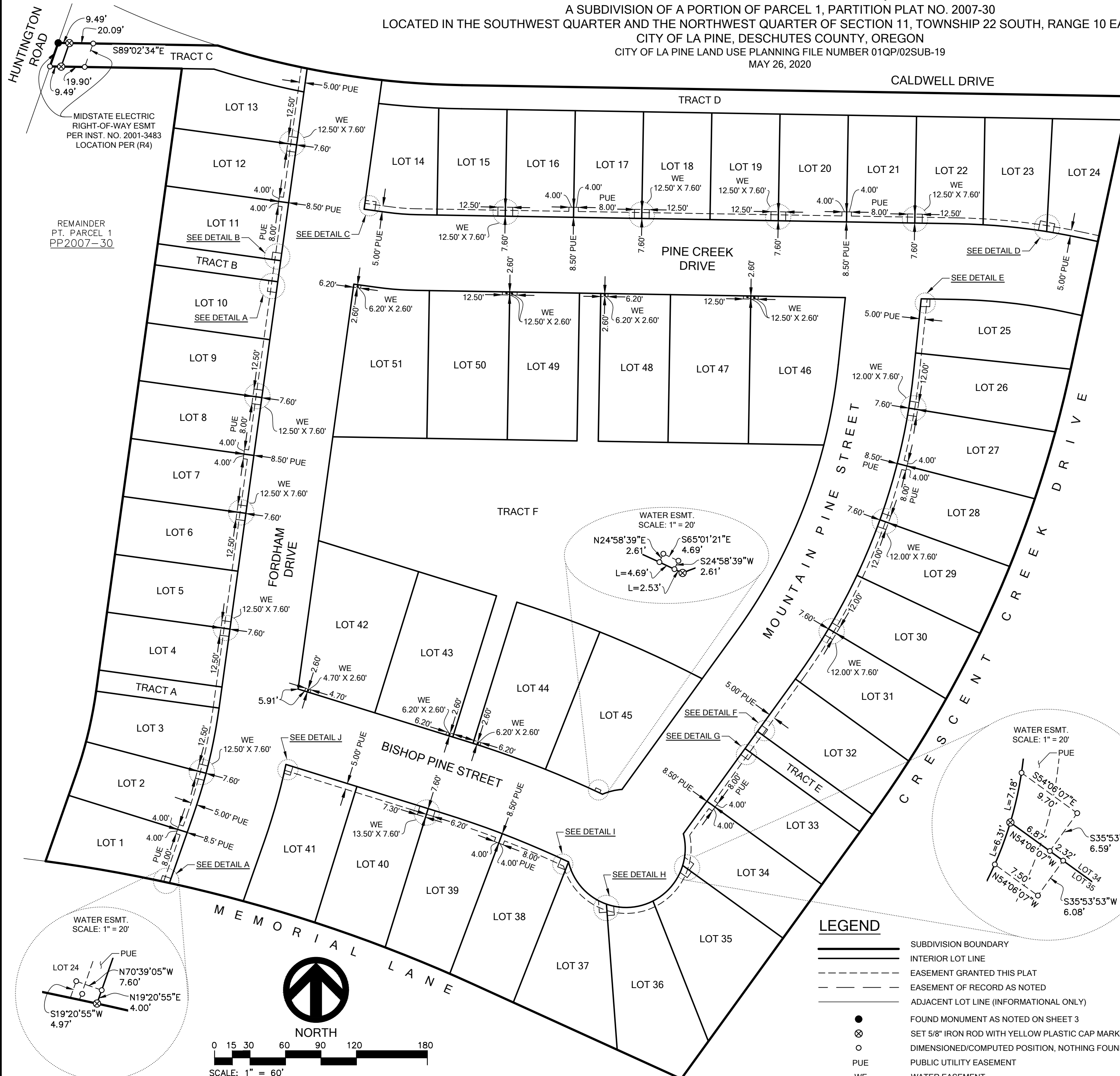
REGISTERED PROFESSIONAL LAND SURVEYOR  
 OREGON  
 SEPTEMBER 17, 2018  
 BENJAMIN J. HRON  
 92723  
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# RESERVE IN THE PINES, PHASE R-1

A SUBDIVISION OF A PORTION OF PARCEL 1, PARTITION PLAT NO. 2007-30  
 LOCATED IN THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 22 SOUTH, RANGE 10 EAST, W.M.,  
 CITY OF LA PINE, DESCHUTES COUNTY, OREGON  
 CITY OF LA PINE LAND USE PLANNING FILE NUMBER 01QP/02SUB-19  
 MAY 26, 2020



- LEGEND**
- SUBDIVISION BOUNDARY
  - INTERIOR LOT LINE
  - - - EASEMENT GRANTED THIS PLAT
  - - - EASEMENT OF RECORD AS NOTED
  - - - ADJACENT LOT LINE (INFORMATIONAL ONLY)
  - FOUND MONUMENT AS NOTED ON SHEET 3
  - ⊗ SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "HWA" DIMENSIONED/COMPUTED POSITION, NOTHING FOUND OR SET
  - PUE PUBLIC UTILITY EASEMENT
  - WE WATER EASEMENT

REGISTERED PROFESSIONAL LAND SURVEYOR  
 OREGON  
 SEPTEMBER 17, 2018  
 BENJAMIN J. HRON  
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