



Vancouver Office

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LEGAL DESCRIPTION FOR SOUTHEAST BYBEE ROAD VACATION

October 8, 2024

A parcel of land lying in the Southeast quarter of the Southwest quarter of Section 32, Township 2 North, Range 3 East of the Willamette Meridian, City of Camas, Clark County Washington, described as follows:

COMMENCING at the Southeast corner of the Southwest quarter of said Section 32;

THENCE North 88° 42' 51" West along the South line of said Southwest quarter of said Section 32, a distance of 552.58 feet;

THENCE leaving said South line, North 01° 17' 09" East, a distance of 37.00 feet to the intersection of the North right of way line of Northwest 38th Avenue and the Easterly right of way line of Southeast Bybee Road and the TRUE POINT OF BEGINNING;

THENCE along the Easterly right-of-way line of Southeast Bybee Road the following courses:

THENCE along a non-tangent radius 201.50 foot radius curve to the right (the long chord of which bears North 69° 49' 54" West, 41.38 feet) through a central angle of 11° 47' 08", an arc distance of 41.45 feet to a 120.00 radius curve to the right;

THENCE along said 120.00 foot radius curve to the right (the long chord of which bears North 39° 14' 17" West, 100.29 feet) through a central angle of 49° 24' 05", an arc distance of 103.47 feet;

THENCE North 14° 32' 14" West 25.74 feet to a 370.00 foot radius curve to the right;

THENCE along said 370.00 foot radius curve to the right (the long chord of which bears North 05° 59' 38" West, 109.94 feet) through a central angle of 17° 05' 13", an arc distance of 110.34 feet;

THENCE North 02° 32' 59" East 337.85 feet to a 230.00 foot radius curve to the left;

THENCE along said 230.00 foot radius curve to the left (the long chord of which bears North 01° 40' 10" West, 33.84 feet) through a central angle of 08° 26' 19", an arc distance of 33.87 feet;

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THENCE leaving said Easterly right of way line North $58^{\circ} 19' 53''$ West 86.18 feet to a point on the Westerly right of way line of Southeast Bybee Road and a non-tangent 170.00 foot radius curve to the right;

THENCE along the Westerly right-of-way line of Southeast Bybee Road the following courses:

THENCE along said 170.00 foot radius curve to the right (the long chord of which bears South $10^{\circ} 40' 10''$ East 77.75 feet) through a central angle of $26^{\circ} 26' 19''$, an arc distance of 78.44 feet;

THENCE South $02^{\circ} 32' 59''$ West 337.85 to a 430.00 foot radius curve to the left;

THENCE along said 430.00 foot radius curve to the left (the long chord of which bears South $05^{\circ} 59' 38''$ East 127.76 feet) through a central angle of $17^{\circ} 05' 13''$, an arc distance of 128.24 feet;

THENCE South $14^{\circ} 32' 14''$ East 25.74 to a 180.00 foot radius curve to the left;

THENCE along said 180.00 foot radius curve to the left (the long chord of which bears South $28^{\circ} 02' 08''$ East 84.03 feet) through a central angle of $26^{\circ} 59' 48''$, an arc distance of 84.81 feet to a point on the North right-of-way of Northwest 38th Avenue, said point being 37.00 feet North of the centerline of Northwest 38th Avenue when measured at right angles to said centerline;

THENCE South $88^{\circ} 42' 51''$ East leaving said Westerly right-of way line of Southeast Bybee Road and along said North right-of-way of Northwest 38th Avenue 120.89 feet to the TRUE POINT OF BEGINNING.

EXCEPT any portion lying within Northwest 38th Avenue.

Containing 0.88 Acres or 38,562 Square Feet, more or less.



10-9-2024