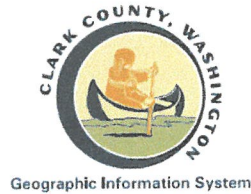


# **GIS PACKET**

# DEVELOPER'S PACKET

## Produced By:

Clark County Geographic Information System (GIS)



## For:

Jordan Ramis PC

## Subject Property Account Number(s):

175762000

~~175770000~~

175764000

175763000

175765000

PDF # 301180

Printed: March 17, 2023

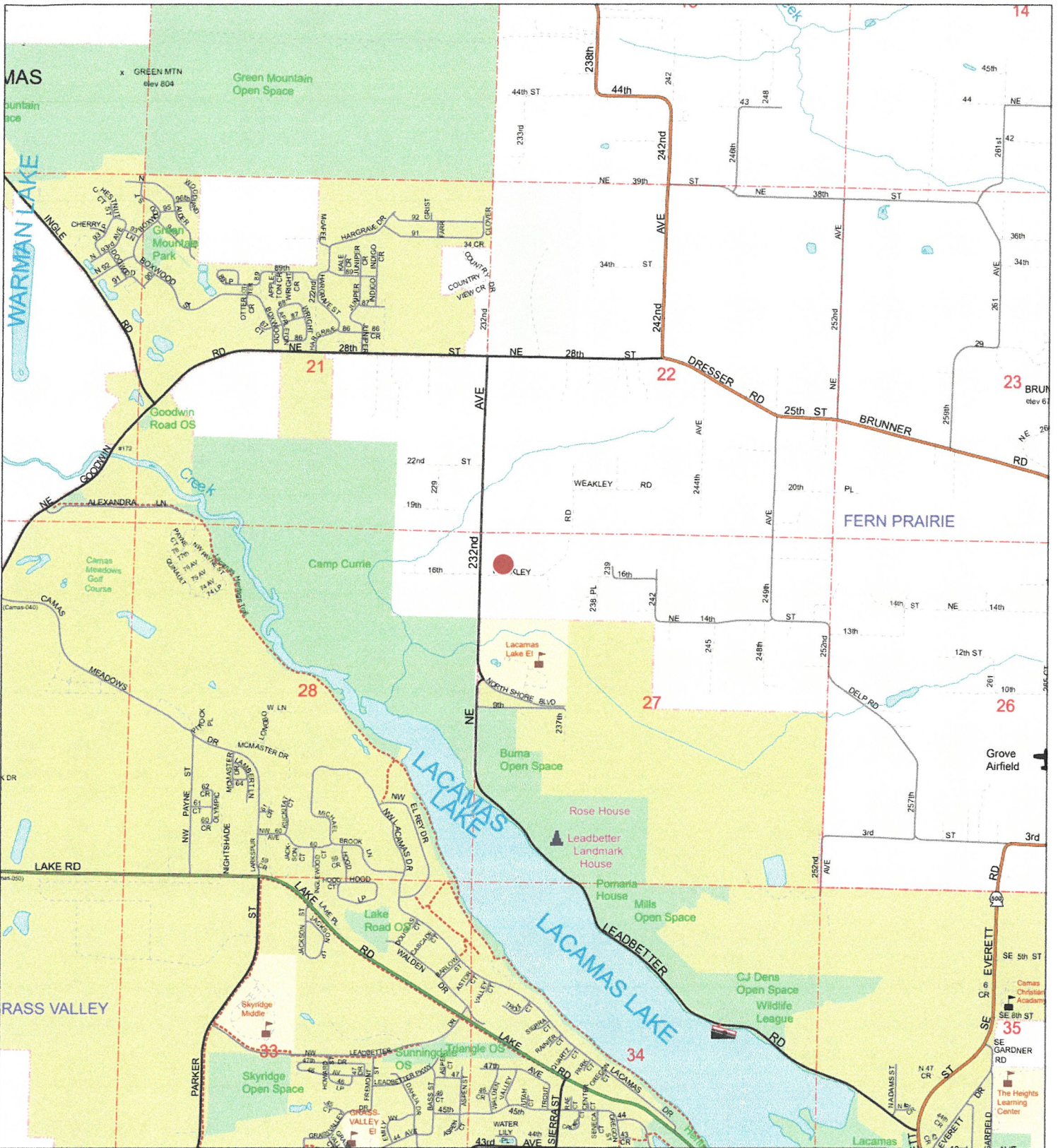
Expires: March 16, 2024

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### General Location

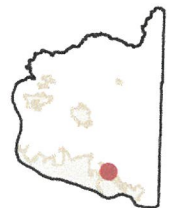
Account: 175762000, 175770000, 175764000, 175763000, 175765000  
 Owner: KREITER BETTY JANE ETAL  
 Address: 23404 NE WEAKLY RD  
 C/S/Z: CAMAS, WA 98607

Printed on: March 17, 2023



Geographic Information System  
 0 1,000 2,000 Feet

● Location of Subject Property(s)



Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.



# Property Information Fact Sheet

## Mailing Information:

Account No.: 175762000, 175770000, 175764000, 175763000, 175765000  
Owner: KREITER BETTY JANE ETAL  
Address: 23404 NE WEAKLY RD  
C/S/Z: CAMAS, WA 98607

**Assessed Parcel Size:** 19.8 Ac  
**Property Type:** Multiple Property Types

---

## PARCEL LOCATION FINDINGS:

**Quarter Section(s):** NW 1/4,S27,T2N,R3E  
**Municipal Jurisdiction:** Clark County  
**Urban Growth Area:** Camas  
**Zoning:** R1-10  
**Zoning Overlay:** Urban Holding - 10 (UH-10)  
**Comprehensive Plan Designation:** UL  
**Columbia River Gorge NSA:** No Mapping Indicators  
**Late-Comer Area:** No Mapping Indicators  
**Trans. Impact Fee Area:** Rural  
**Park Impact Fee District:** No Mapping Indicators

**Neighborhood Association:** No Mapping Indicators  
**School District:** Camas  
**Elementary School:** Lacamas Lake  
**Junior High School:** Liberty  
**Senior High School:** Camas  
**Fire District:** East County Fire and Rescue  
**Sewer District:** Rural/Resource  
**Water District:** Camas  
**Wildfire Danger Area:** No Mapping Indicators

---

## ENVIRONMENTAL CONSTRAINTS:

**Soil Type(s):** HcB, 1.1% of parcel  
HcD, 8.8%  
LeB, 89.4%  
MeA, 0.7%

**Hydric Soils:** Non-Hydric, 100.0% of parcel  
**Flood Zone Designation:** Outside Flood Area  
**CARA:** Category 2 Recharge Areas  
**Forest Moratorium Area:** No Mapping Indicators  
**Liquefaction Susceptibility:** Very Low  
**NEHRP:** C  
**Slope:** 0 - 5 percent, 78.4% of parcel  
10 - 15 percent, 6.3%  
15 - 25 percent, 1.7%  
5 - 10 percent, 13.6%

**Landslide Hazards:** Slopes > 15%  
**Slope Stability:** Severe Erosion Hazard Area

### Cultural Resources:

**Archeological Predictive:** High, 86.9% of parcel  
Moderate, 0.1%  
Moderate-High, 13.1%  
**Archeological Site Buffers:** Mapping Indicators Found  
**Historic Sites:** No Mapping Indicators







## 2021 Aerial Photography

Account: 175762000, 175770000, 175764000, 175763000, 175765000  
 Owner: KREITER BETTY JANE ETAL  
 Address: 23404 NE WEAKLY RD  
 C/S/Z: CAMAS, WA 98607

Printed on: March 17, 2023

23116	23115	23114
23121	23122	23123
23128	23127	23126
23133	23134	23135



Geographic Information System

0 200 400 Feet

 Subject Property(s)

Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.





## 2021 Aerial Photography with Elevation Contours

Account: 175762000, 175770000, 175764000, 175763000, 175765000  
 Owner: KREITER BETTY JANE ETAL  
 Address: 23404 NE WEAKLY RD  
 C/S/Z: CAMAS, WA 98607

Printed on: March 17, 2023

CLARK COUNTY, WASHINGTON

Geographic Information System

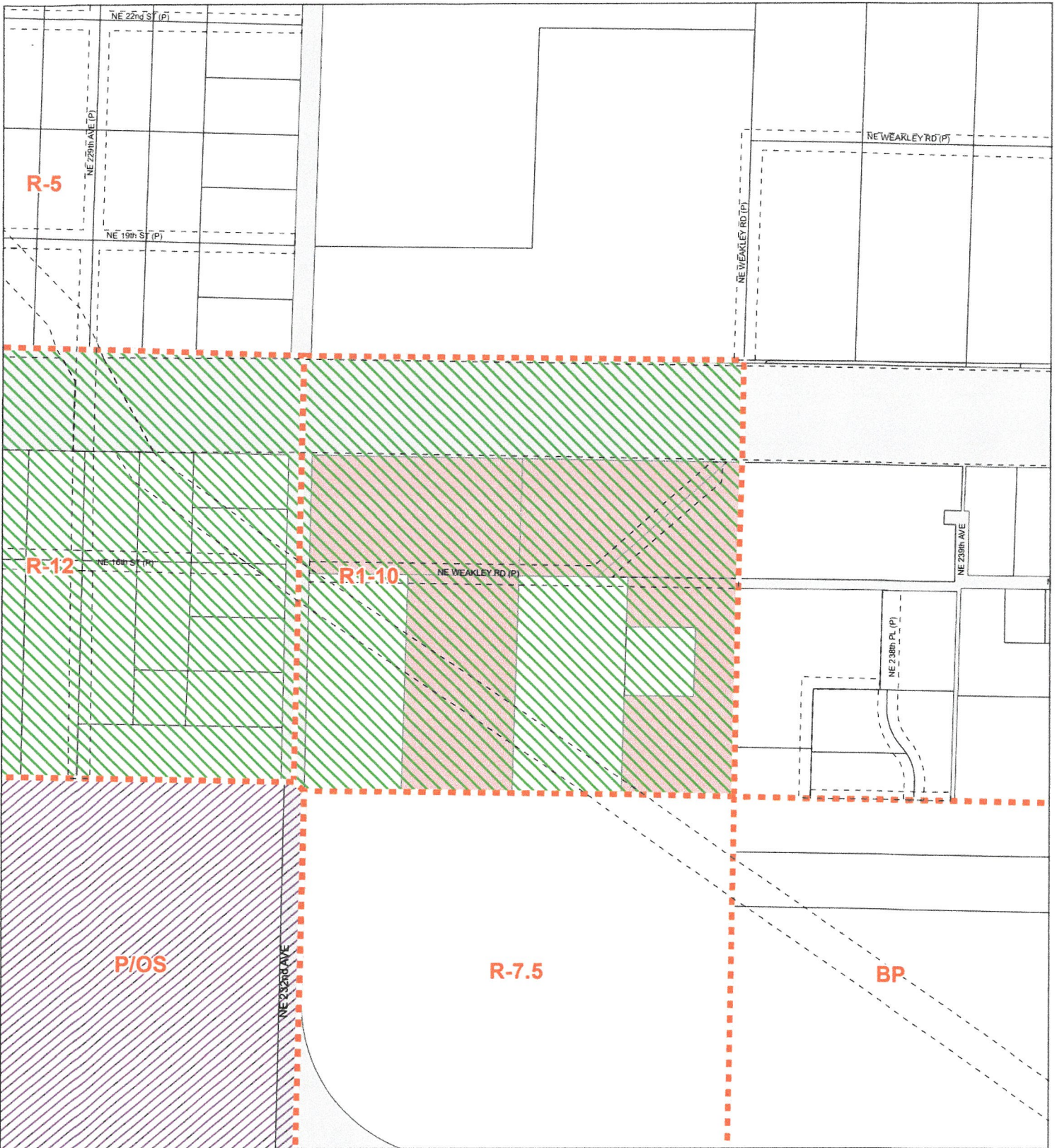
0 100 200 Feet

- 2' Elevation Contours
- Subject Property(s)

23116	23115	23114
23121	23122	23123
23128	23127	23126
23133	23134	23135

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### Zoning Designations

Account: 175762000, 175770000, 175764000, 175763000, 175765000  
 Owner: KREITER BETTY JANE ETAL  
 Address: 23404 NE WEAKLY RD  
 C/S/Z: CAMAS, WA 98607

Printed on: March 17, 2023

Geographic Information System

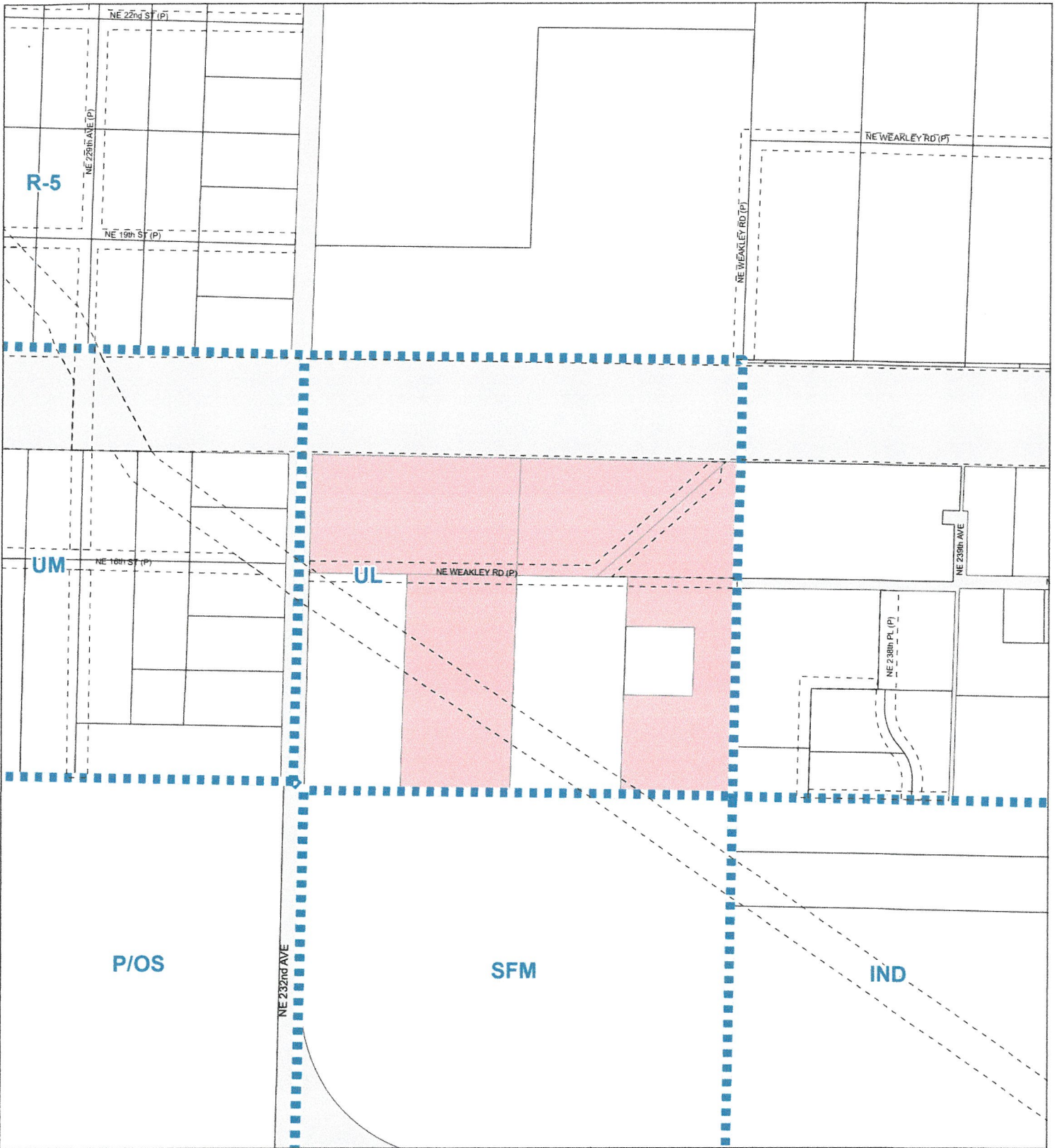
0 200 400 Feet

- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- Zoning Boundary
- Urban Holding - 10 (UH-10)
- Urban Holding - 20 (UH-20)
- Urban Holding - 40 (UH-40)
- Surface Mining Overlay District

23116	23115	23114
23121	23122	23123
23128	23127	23126
23133	23134	23135

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CLARK COUNTY, WASHINGTON  
Geographic Information System

0 200 400 Feet

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### Comprehensive Plan Designations

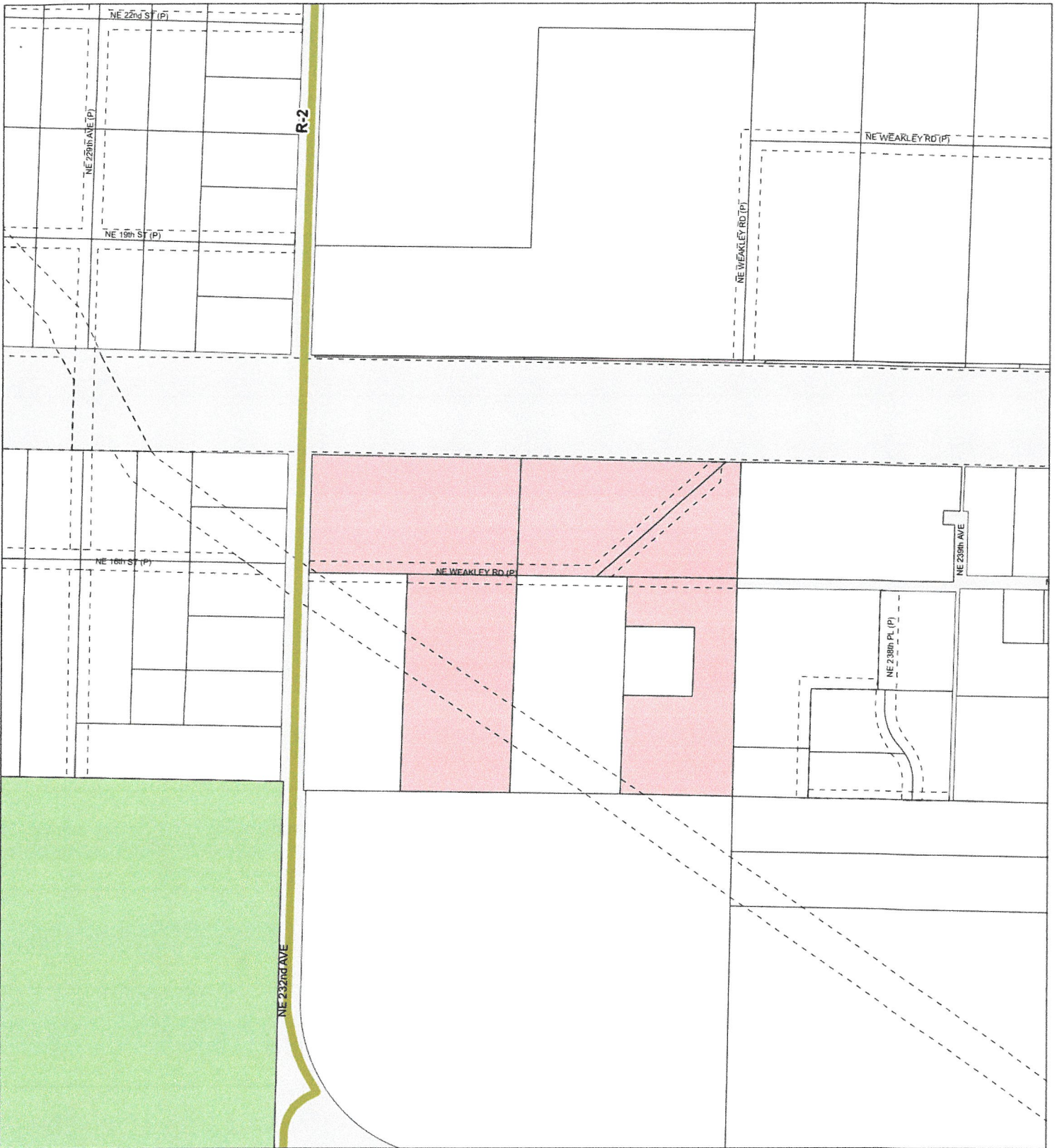
Account: 175762000, 175770000, 175764000, 175763000, 175765000  
 Owner: KREITER BETTY JANE ETAL  
 Address: 23404 NE WEAKLY RD  
 C/S/Z: CAMAS, WA 98607

- Subject Property(s)
- Industrial Reserve
- Public Road
- Railroad Industrial Reserve
- Transportation or Major Utility Easement
- Mining
- Comprehensive Plan Boundary
- Rural Center Mixed Use
- Urban Reserve
- Columbia River Gorge Scenic Area

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23116	23115	23114
23121	23122	23123
23128	23127	23126
23133	23134	23135





### Arterials, C-Tran Bus Routes, Parks & Trails

Account: 175762000, 175770000, 175764000, 175763000, 175765000  
 Owner: KREITER BETTY JANE ETAL  
 Address: 23404 NE WEAKLY RD  
 C/SIZ: CAMAS, WA 98607

Printed on: March 17, 2023

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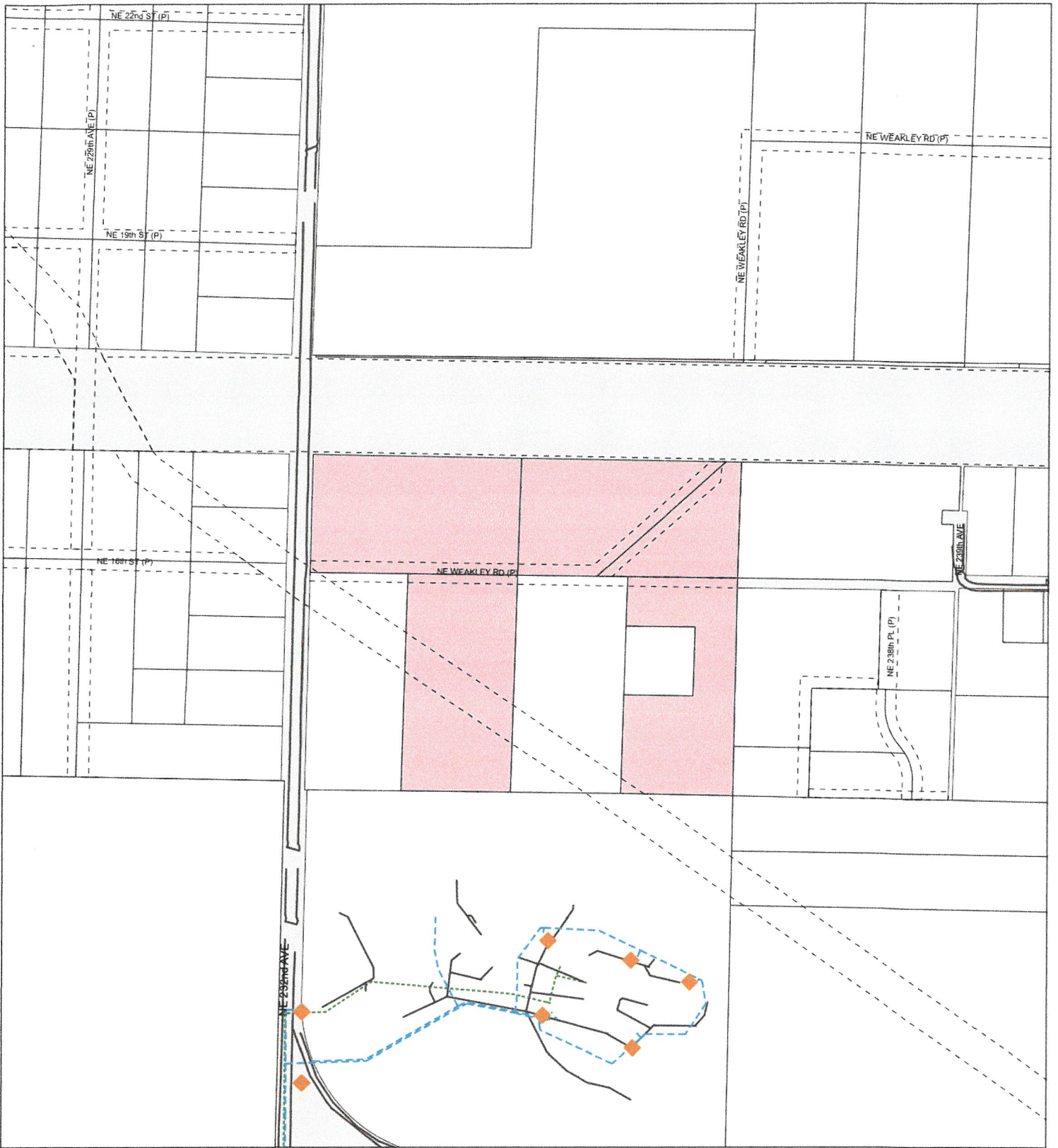
CLARK COUNTY, WASHINGTON

Geographic Information System

0 200 400 Feet

- Subject Property(s)
- C-Tran Route
- Rural Minor Collector
- Public Road
- Principal Arterial
- State Route
- Transportation or Major Utility Easement
- Minor Arterial
- Other
- Parks
- Collector
- Proposed Arterial
- Trail
- Rural Major Collector
- Scenic Highway

Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.



### Water, Sewer, and Storm Systems

Account: 175762000, 175770000, 175764000, 175763000, 175765000  
 Owner: KREITER BETTY JANE ETAL  
 Address: 23404 NE WEAKLY RD  
 C/S/Z: CAMAS, WA 98607

- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- 1-Year Wellhead ZOC
- 5-Year Wellhead ZOC
- 10-Year Wellhead ZOC
- Water Lines
- Sewer Lines
- Storm Water Lines
- Hydrants

Printed on: March 17, 2023

23116	23115	23114
23121	23122	23123
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23133	23134	23135

Geographic Information System

0 200 400 Feet

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### Water Systems

Account: 175762000, 175770000, 175764000, 175763000, 175765000  
 Owner: KREITER BETTY JANE ETAL  
 Address: 23404 NE WEAKLY RD  
 C/S/Z: CAMAS, WA 98607

Printed on: March 17, 2023

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CLARK COUNTY, WASHINGTON

Geographic Information System

0 200 400 Feet

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- Subject Parcel
- Public Road
- Water District Boundary
- Unknown Size Water Line
- 10-20" Water Line
- > 20" Water Line
- < 10" Water Line
- No Flow Data Hydrant
- 0 - 499 GPM at 20 PSI
- 500 - 999 GPM at 20 PSI
- > 1000 - 1749 GPM at 20 PSI
- > 1750 GPM at 20 PSI
- Hydrant > 500' from parcel(s)



# Hydrant Fire Flow Details

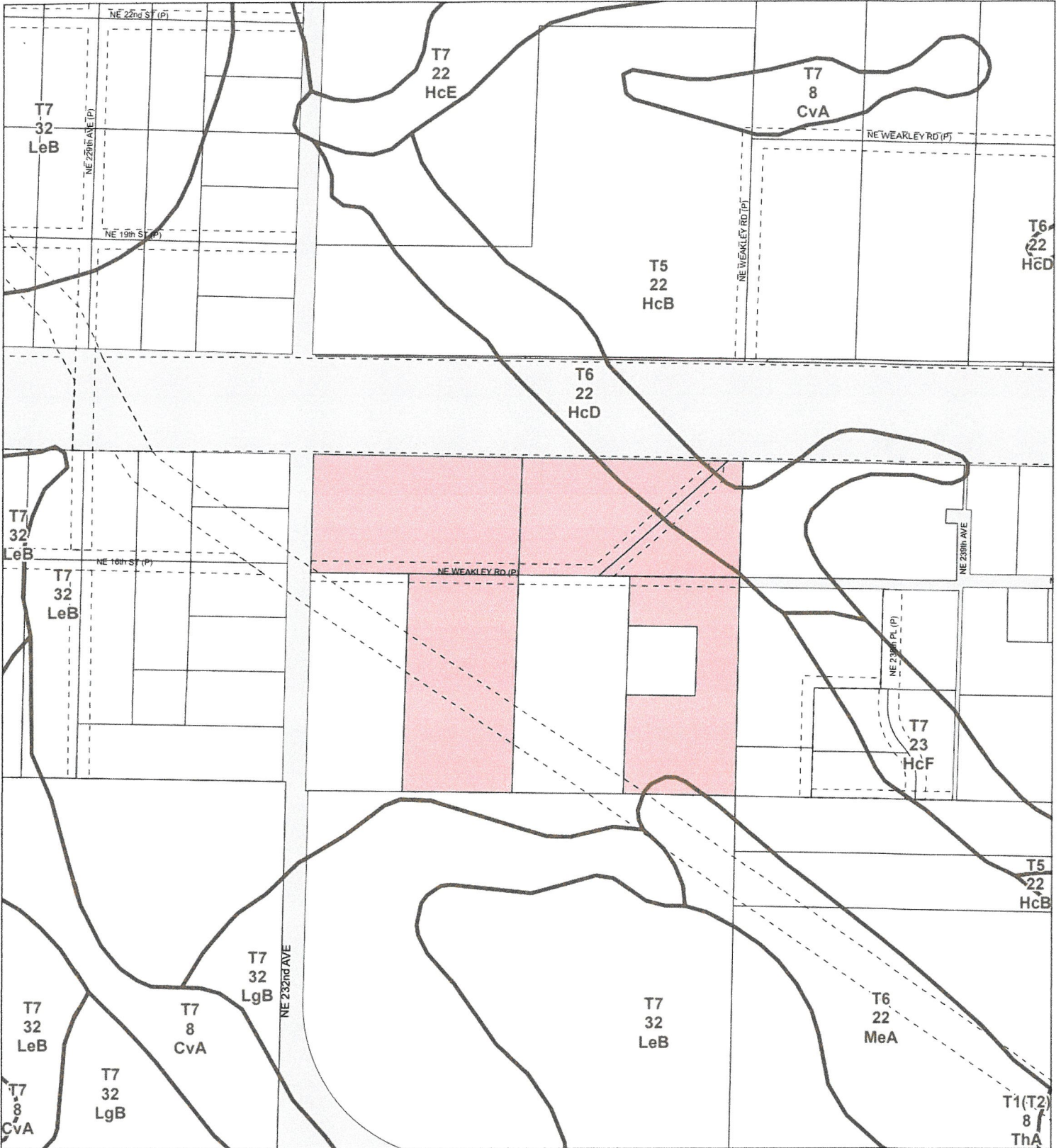
Account No.: 175762000, 175770000, 175764000, 175763000, 175765000  
Owner: KREITER BETTY JANE ETAL  
Address: 23404 NE WEAKLY RD  
C/S/Z: CAMAS, WA 98607

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<b>Water District(s)</b>	<b>Hydrant Data Update</b>	<b>Project Site Provider</b>
Camas	April 18, 2022	Service Provider

## HYDRANT INFORMATION:

<b>Hydrant ID</b>	<b>Hydrant Owner</b>	<b>Main Diameter</b>	<b>Flow at 20 PSI</b>	<b>Test Date</b>	<b>Distance to site</b>
02021-180	Private	0.0"	No Data		464 ft



### Soil Types

Account: 175762000, 175770000, 175764000, 175763000, 175765000  
 Owner: KREITER BETTY JANE ETAL  
 Address: 23404 NE WEAKLY RD  
 C/S/Z: CAMAS, WA 98607

- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- Soil Type Boundary

Printed on: March 17, 2023

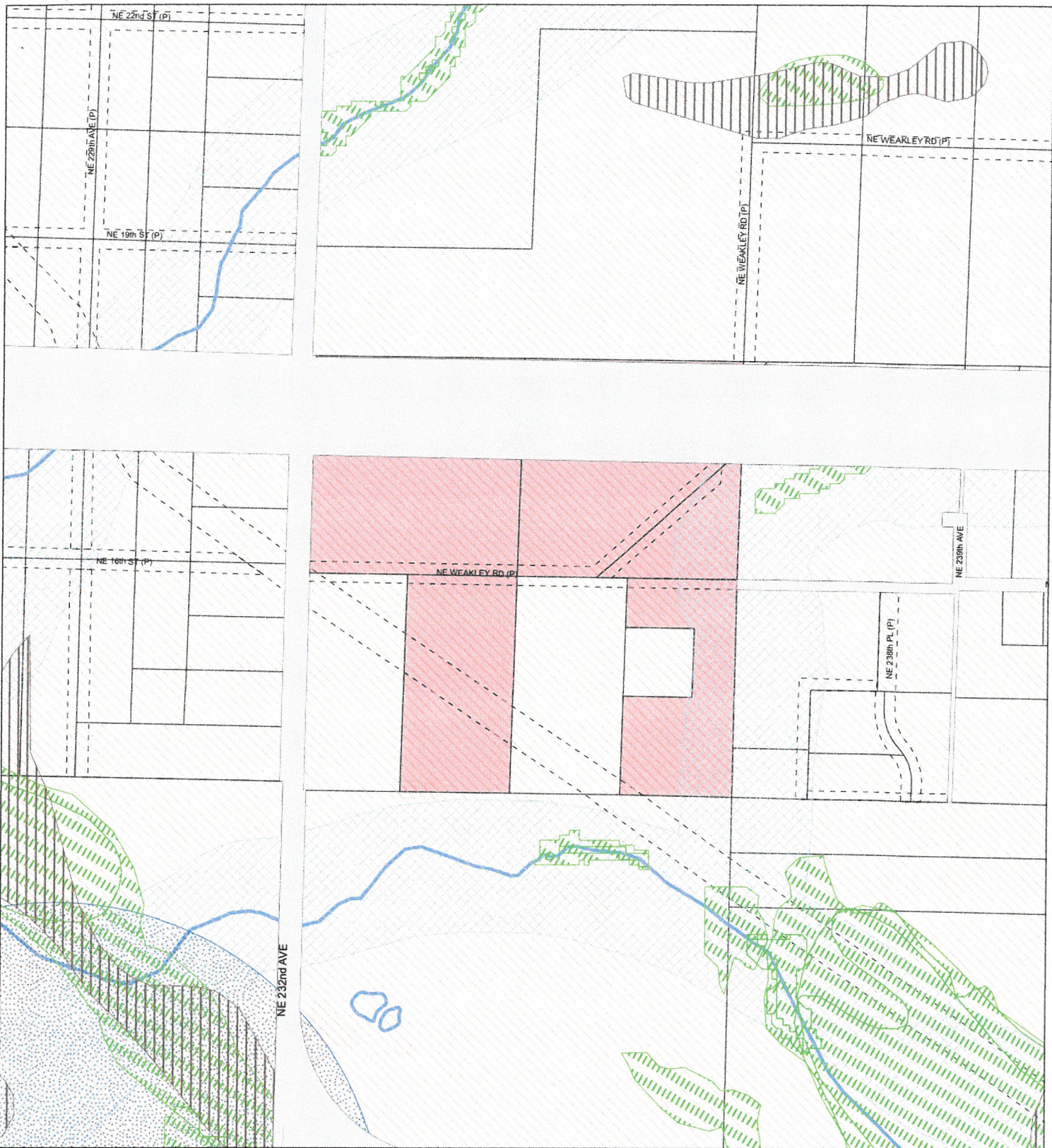
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Geographic Information System

0 200 400 Feet

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### Environmental Constraints I

Account: 175762000, 175770000, 175764000, 175763000, 175765000  
 Owner: KREITER BETTY JANE ETAL  
 Address: 23404 NE WEAKLY RD  
 C/S/Z: CAMAS, WA 98607

Printed on: March 17, 2023

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CLARK COUNTY, WASHINGTON

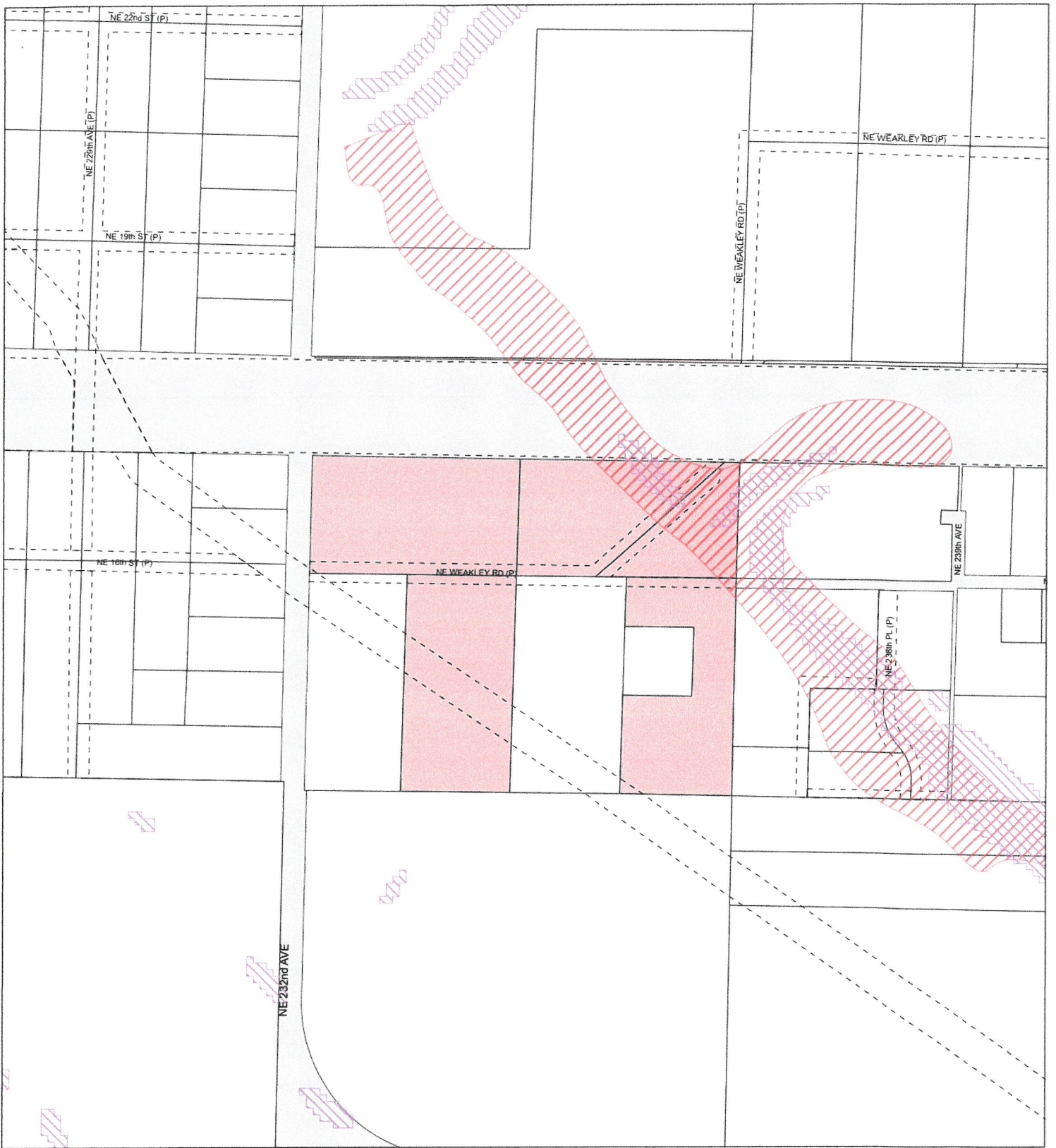
Geographic Information System

0 200 400 Feet

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- Subject Property(s)
- Riparian Habitat or Species Area
- Public Road
- Non-Riparian Habitat or Species Area
- Transportation or Major Utility Easement
- 100 year Floodplains
- Hydric Soils
- Floodway
- Wetland Inventory
- Shorelines
- CARA Category 1
- Stream





### Environmental Constraints II

Account: 175762000, 175770000, 175764000, 175763000, 175765000  
 Owner: KREITER BETTY JANE ETAL  
 Address: 23404 NE WEAKLY RD  
 C/S/Z: CAMAS, WA 98607

Printed on: March 17, 2023

- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- Slopes > 15%
- Potentially Unstable Slope
- Historic or Active Landslide
- Severe Erosion Hazard Area
- Forest Moratorium Area
- CCHR Historic Site
- NRHP Historic Site
- WSHR Historic Site
- WSHR Historic Barn
- INV Historic Site

23116	23115	23114
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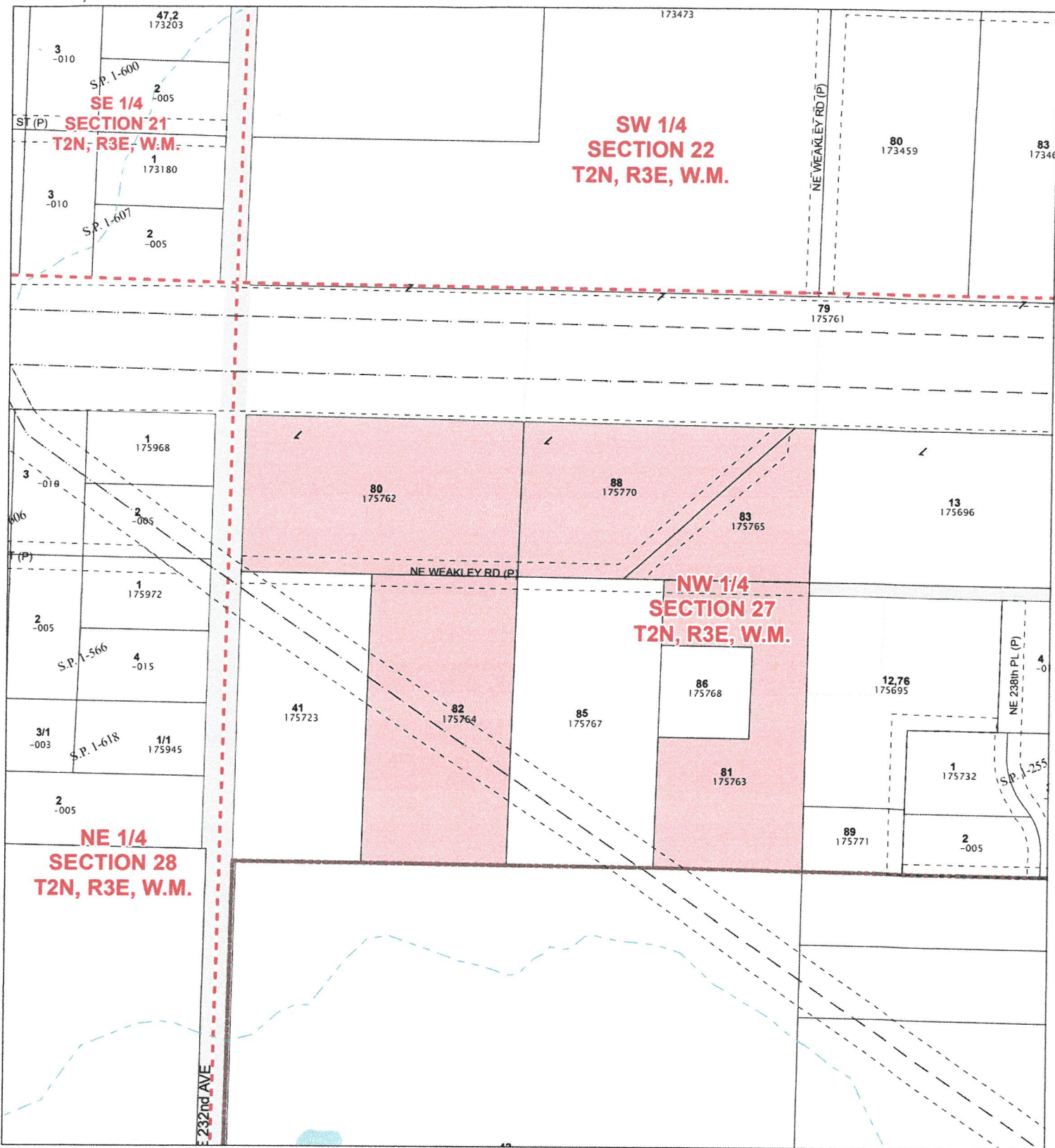
CLARK COUNTY, WASHINGTON  
 Geographic Information System

0 200 400 Feet

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### Quarter Section Parcels

Account: 175762000, 175770000, 175764000, 175763000, 175765000  
 Owner: KREITER BETTY JANE ETAL  
 Address: 23404 NE WEAKLY RD  
 C/S/Z: CAMAS, WA 98607

Printed on: March 17, 2023

Geographic Information System

0 150 300 Feet

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- Subdivision Lines
- Subject Property(s)
- Donation Land Claim
- Road Right of Way - Actual Road May not Exist
- Section Quarters
- Transportation or Major Utility Easement
- City Boundaries

23116	23115	23114
23121	23122	23123
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23133	23134	23135

# **LEGAL DESCRIPTIONS**



**LEGAL DESCRIPTIONS**  
**Weakly Road, Camas, WA - 10% Annex**  
**Application**

**APN 175762000**

The following described real property situated in the County of Clark State of Washington, to-wit:

The Northwest quarter of the Northwest quarter of the Northwest quarter of Section 27, Township 2 North, Range 3 East of the Willamette Meridian, Clark County Washington.

EXCEPT that portion taken by the United States of America for the Bonneville Power Line which was conveyed by deed recorded under Auditor's File No. E 1358.

TOGETHER WITH AND SUBJECT TO a 60.00 foot road easement for ingress, egress, and public utilities over, under and across the following property, being 30.00 feet in width on both sides of the following described line:

BEGINNING at the Northwest corner of the Southwest quarter of the Northwest quarter of the Northwest quarter of Section 27, Township 2 North, Range 3 East of the Willamette Meridian, Clark County Washington; thence East along the North line of the South half of said Northwest quarter of the Northwest quarter of Section 27, 1290 feet, more or less, to a point 30.00 feet West of the East line of said Northwest quarter of the Northwest quarter as measured at right angles to said East line; thence North along a line 30.00 feet West of and parallel to said East line to the North line of said Northwest quarter of the Northwest quarter of Section 27 and the end of said 60.00 foot easement.

EXCEPT any portion of said easement lying within the County Road.

ALSO TOGETHER WITH AND SUBJECT TO a 60.00 foot road easement for ingress, egress and public utilities over, under and across the following property, being 30.00 feet in width on both sides of the following described line:

BEGINNING at a point on the South line of the Southwest quarter of the Southeast quarter of the Southwest quarter of Section 22, Township 2 North Range 3 East of the Willamette Meridian, said point, being 30.00 feet East of the West line of said Southwest quarter of the Southeast quarter of the Southwest quarter of Section 22, as measured at right angles to said West line; thence North parallel to said West line to the North line of the South half of the Southeast quarter of the Southwest quarter of Section 22, thence East along the North line of said South half of the Southeast quarter of the Southwest quarter of Section 27, 1320 feet, more or less, to the East line of said Southeast quarter of the Southwest quarter of Section 22, and the end of said 60.00 foot easement.

## APN 175770000

That portion of the Northeast quarter of the Northwest quarter of the Northwest quarter of Section 27, Township 2 North, Range 3 East of the Willamette Meridian in Clark County, Washington, lying Westerly of the center line of the following described road easement.

EXCEPT that portion taken by the United States of America for the Bonneville Power line which was conveyed by deed recorded under Auditor's File No. E 1358.

### ROAD EASEMENT

A 60-foot easement for ingress, egress and public utilities, over, under and across a strip of land being 30.00 feet in width on both sides of the following described centerline:

BEGINNING at the Northwest corner of the Southwest quarter of the Northwest quarter of the Northwest quarter of Section 27, Township 2 North, Range 3 East of the Willamette Meridian in Clark County, Washington; thence South  $89^{\circ}12'14''$  East along the North line of the South half of said Northwest quarter of the Northwest quarter of Section 27, a distance of 1055.50 feet.

EXCEPT any portion thereof lying in County Roads.

ALSO, an easement for ingress, egress and public utilities over, under, and across a strip of land being 30.00 feet in width on both sides of the following described centerline for the first 551.14 feet and then continuing at 20 feet in width on both sides of the following described centerline:

BEGINNING at a point on the North line of the South half of the Northwest quarter of the Northwest quarter of Section 27, Township 2 North, Range 3 East of the Willamette Meridian in Clark County, Washington, said point being South  $89^{\circ}12'14''$  East 912.43 feet from the Northwest corner of said South half of the Northwest quarter of the Northwest quarter of Section 27; thence North  $47^{\circ}14'05''$  East 551.14 feet, more or less, to a point 20 feet North  $88^{\circ}31'41''$  West of the East line of said Northwest quarter of the Northwest quarter of Section 27, as measured at right angles to said East line, said easement being 60.00 feet wide to this point; thence North  $01^{\circ}28'19''$  East parallel with the East line of said Northwest quarter of the Northwest quarter of Section 27, a distance of 280.69 feet, more or less, to the North line of said Northwest quarter of the Northwest quarter of Section 27, said easement being 40.00 feet wide.

ALSO TOGETHER WITH AND SUBJECT TO a 60,00-foot mad easement for ingress, egress and public utilities over, under and across the following property, being 30.00 feet in width on both sides of the following described line:



BEGINNING at a point on the South line of the Southwest quarter of the Southeast quarter of the Southwest quarter of Section 22, Township 2 North, Range 3 East of the Willamette Meridian, said point being 30.00 feet East of the West line of said Southwest quarter of the Southeast quarter of the Southwest quarter of Section 22 as measured at right angles to said West line; thence North, parallel to said West line to the North line of the South half of said Southeast quarter of the Southwest quarter of Section 22; thence East along the North line of said South half of the Southeast quarter of the Southwest quarter of Section 22, 1320 feet, more or less, to the East line of said Southeast, quarter of the Southwest quarter of Section 22 and the end of said 60.00 foot easement., northeast quarter of the Northwest quarter of Section 27, Township 2 North, Range 3 East of the Willamette Meridian, described as follows:

BEGINNING at the Northeast corner of the Northwest quarter of the Willamette Meridian, and running thence South 75 feet; thence North 45° East 100 feet, more or less to the North boundary of said Section 27; thence West 75 feet to the point of beginning.

EXCEPT THEREFROM that portion taken by the United States of America for the Bonneville Power Line which is a strip of land 300 feet wide, but,

INCLUDING any rights acquired by Grantors by and under that certain easements deed from the United States of America, Department of Interior, acting by and through the Bonneville Power Administrator, to Charles B. Mays and Maude W. Mays, husband and wife, dated September 14, 1940.

## APN 175764000

The East half of the Southwest quarter of the Northwest quarter of the Northwest quarter of Section 27, Township 2 North, Range 3 East of the Willamette Meridian, in Clark County, Washington.

TOGETHER WITH an easement described as follows:

That portion of the Northeast quarter of the Northwest quarter of Section 27, Township 2 North, Range 3 East of the Willamette Meridian, described as follows:

BEGINNING at the Northeast corner of the Northwest quarter of the Northwest quarter of Section 27, Township 2 North, Range 3 East of the Willamette Meridian, and running thence South 75 feet; thence North 45° East 100 feet, more or less, to the North boundary of said Section 27; thence West 75 feet to the point of beginning.

EXCEPT THEREFROM that portion taken by the United States of America for the Bonneville Power line which is a strip of land 300 feet wide, but Including any rights acquired by Grantors by and under that certain Easement Deed from the United States of America, Department of Interior, acting by and through the Bonneville Power Administrator, to Charles B. Mays and Maude W. Mays, husband and wife, dated September 14, 1940.

TOGETHER WITH a 60.00 foot road easement for ingress, egress and public utilities, over, under and across the following property being 30.00 feet in width on both sides of the following described line:

BEGINNING at the Northwest corner of the Southwest quarter of the Northwest quarter of the Northwest quarter of Section 27, Township 2 North, Range 3 East of the Willamette Meridian, in Clark County; thence East along the North line of the South half of said Northwest quarter of the Northwest quarter of Section 27, 1290 feet, more or less, to a point 30.00 feet West of the East line of said Northwest quarter of the Northwest quarter as measured at right angles to said East line; thence North along a line 30.00 feet West of and parallel to said East line to the North line of said Northwest quarter of the Northwest quarter of Section 27 and the end of said 60.00 foot easement.

EXCEPT any portion of said easement lying within the County Road.

AND TOGETHER WITH a 60.00 foot road easement for ingress, egress and public utilities, over, under and across the following property, being 30.00 feet in width on both sides of the following described line:

BEGINNING at a point on the South line of the Southwest quarter of the Southeast quarter of the Southwest quarter of Section 22, Township 2 North, Range 3 East of the Willamette Meridian, said point being 30.00 feet East of the



West line of said Southwest quarter of the Southeast quarter of the Southwest quarter of Section 22 as measured at right angles to said West line; thence North parallel to said West line to the North line of the South half of said Southwest quarter of the Southwest quarter of Section 22; thence East along the North line of said South half of the Southeast quarter of the Southwest quarter of Section 22, 1320 feet, more or less, to the East line of said Southeast quarter of the Southwest quarter of Section 22 and the end of said 60.00 foot easement.

## APN 175763000 and APN 175765000

### PARCEL I

The East half of the Southeast quarter of the Northwest quarter of the Northwest quarter and the Northeast quarter of the Northwest quarter of the Northwest quarter of Section 27, Township 2 North, Range 3 East of the Willamette Meridian, Clark County, Washington.

EXCEPT that portion of the Northeast quarter of the Northwest quarter of the Northwest quarter of said Section 27 lying Westerly of the center line of the following described road easement in Parcel II.

ALSO EXCEPT that portion taken by the United States of America for the Bonneville power line which was conveyed by Deed recorded under Auditor's File No. E 1358.

ALSO EXCEPT that portion of the East half of the Southeast quarter of the Northwest quarter of the Northwest quarter of Section 27, Township 2 North, Range 3 East of the Willamette Meridian, in Clark County, Washington, described as follows:

BEGINNING at the Northwest corner of the East half of the Southeast quarter of the Northwest quarter of the Northwest quarter of Section 27; thence South along the West line of said subdivision, 150 feet to the true point of beginning; thence continuing South along the West line of said subdivision 208.7 feet; thence East, parallel with the North line of the Southeast quarter of the Northwest quarter of the Northwest quarter of said Section 27, 208.7 feet; thence North, parallel with the West line of the East half of the Southeast quarter of the Northwest quarter of the Northwest quarter of said Section 27, 208.7 feet; thence West, parallel with the North line of the Southeast quarter of the Northwest quarter of the Northwest quarter of said Section 27, 208.7 feet to the true point of beginning.

### PARCEL II

A 60.00 foot easement for ingress, egress and public utilities, over, under and across a strip of land being 30.00 feet in width on both sides of the following described centerline:

Continued . .



BEGINNING at the Northwest corner of the Southwest quarter of the Northwest quarter of the Northwest quarter of section 27, Township 2 North, Range 3 East of the Willamette Meridian, Clark County, Washington; thence South 89°12'14" East along the North line of the South half of said Northwest quarter of the Northwest quarter of Section 27, a distance of 1055.50 feet.

EXCEPT any portion lying thereof lying in NE 232nd Avenue.

ALSO an. easement for ingress, egress and public utilities over, under and across a strip of land being 30.00 feet in width on both sides of the following described centerline for the first 551.14 feet and then continuing at 20 feet in width on both sides of the following described centerline:

BEGINNING at a point on the North line of the South half of the Northwest quarter of the Northwest quarter of Section 27, Township 2 North, Range 3 East of the Willamette Meridian, Clark County, Washington, said point being South 89°12'14" East 912.43 feet from the Northwest corner of said South half of the Northwest quarter of the Northwest quarter of Section 27; thence North 47°14'05" East 551.14 feet, more or less, to a point 20 feet North 88°31'41" West of the East line of said Northwest quarter of the Northwest quarter of Section 27, as measured at right angles to said East line, said easement being 60.00 feet wide to this point; thence North 01°20'19" East parallel with the East line of said Northwest quarter of the Northwest quarter of Section 27, a distance of 280.69 feet, more or less, to the North line of said Northwest quarter of the Northwest quarter of Section 27, said easement being 40.00 feet wide.

ALSO a 60.00 foot road easement for ingress, egress and public utilities over, under and across the following property, being 30.00 feet in width on both sides of the following described line:

BEGINNING at a point on the South line of the Southeast quarter of the Southeast quarter of the Southwest quarter of Section 22, Township 2 North, Range 3 East of the Willamette Meridian, Clark County, Washington, said point being 30.00 feet East of the West line of said Southwest quarter of the Southeast quarter of the Southwest quarter of Section 22 measured at right angles to said West line; thence North parallel to said West line to the North line of the South half of said Southeast quarter of the Southwest quarter of Section 22; thence East along the North line of said South half of the Southeast quarter of the Southwest quarter of Section 22, 1320 feet, more or less to the East line of said Southeast quarter of the Southwest quarter of Section 22 and the end of said 60.00 foot easement.

#### PARCEL I

The East half of the Southeast quarter of the Northwest quarter of the Northwest quarter and the Northeast quarter of the Northwest quarter of the Northwest quarter of Section 27, Township 2 North, Range 3 East of the Willamette Meridian, Clark County, Washington.

EXCEPT that portion of the Northeast quarter of the Northwest quarter of the Northwest quarter of said Section 27 lying Westerly of the center line of the following described road easement in Parcel II.

line of said Northwest quarter of the Northwest quarter of Section 27, said easement being 40.00 feet wide.

ALSO a 60.00 foot road easement for ingress, egress and public utilities over, under and across the following property, being 30.00 feet in width on both sides of the following described line:

BEGINNING at a point on the South line of the Southeast quarter of the Southeast quarter of the Southwest quarter of Section 22, Township 2 North, Range 3 East of the Willamette Meridian, Clark County, Washington, said point being 30.00 feet East of the West line of said Southwest quarter of the Southeast quarter of the Southwest quarter of Section 22 measured at right angles to said West line; thence North parallel to said West line to the North line of the South half of said Southeast quarter of the Southwest quarter of Section 22; thence East along the North line of said South half of the Southeast quarter of the Southwest quarter of Section 22, 1320 feet, more or less to the East line of said Southeast quarter of the Southwest quarter of Section 22 and the end of said 60.00 foot easement.

Continued

ALSO an easement for ingress, egress and public utilities over, under and across that portion of the Northeast quarter of the Northwest quarter of Section 27, Township 2 North, Range 3 East of the Willamette Meridian, Clark County, Washington, described as follows:

BEGINNING at the Northeast corner of the Northwest quarter of the Northwest quarter of Section 27, Township 2 North, Range 3 East of Willamette Meridian, Clark County, Washington, and running thence South 75 feet; thence North 45° East, 100 feet, more or less, to the North boundary line of said Section 27; thence West 75 feet to the Point of Beginning.

EXCEPT THEREFROM that portion taken by the United States of America for the Bonneville Power line which is a strip of land 300 feet wide, but

INCLUDING any rights acquired by Grantors by and under that certain Easement Deed from the United States of America, Department of Interior, acting by and through the Bonneville Power Administrator, to Charles B. Mays and Maude W. Mays, husband and wife, dated September 14, 1940.



ALSO EXCEPT that portion taken by the United States of America for the Bonneville power line which was conveyed by Deed recorded under Auditor's File No. E 1358.

ALSO EXCEPT that portion of the East half of the Southeast quarter of the Northwest quarter of the Northwest quarter of Section 27, Township 2 North, Range 3 East of the Willamette Meridian, in Clark County, Washington, described as follows:

BEGINNING at the Northwest corner of the East half of the Southeast quarter of the Northwest quarter of the Northwest quarter of Section 27; thence South along the West line of said subdivision, 150 feet to the true point of beginning; thence continuing South along the West line of said subdivision 208.7 feet; thence East, parallel with the North line of the Southeast quarter of the Northwest quarter of the Northwest quarter of said Section 27, 208.7 feet; thence North, parallel with the West line of the East half of the Southeast quarter of the Northwest quarter of the Northwest quarter of said Section 27, 208.7 feet; thence West, parallel with the North line of the Southeast quarter of the Northwest quarter of the Northwest quarter of said Section 27, 208.7 feet to the true point of beginning.

#### PARCEL II

A 60.00 foot easement for ingress, egress and public utilities, over, under and across a strip of land being 30.00 feet in width on both sides of the following described centerline:

Continued

BEGINNING at the Northwest corner of the Southwest quarter of the Northwest quarter of the Northwest quarter of section 27, Township 2 North, Range 3 East of the Willamette Meridian, Clark County, Washington; thence South  $89^{\circ}12'14''$  East along the North line of the South half of said Northwest quarter of the Northwest quarter of Section 27, a distance of 1055.50 feet.

EXCEPT any portion lying thereof lying in NE 232nd Avenue.

ALSO an. easement for ingress, egress and public utilities over, under and across a strip of land being 30.00 feet in width on both sides of the following described centerline for the first 551.14 feet and then continuing at 20 feet in width on both sides of the following described centerline:

BEGINNING at a point on the North line of the South half of the Northwest quarter of the Northwest quarter of Section 27, Township 2 North, Range 3 East of the Willamette Meridian, Clark County, Washington, said point being South  $89^{\circ}12'14''$  East 912.43 feet from the Northwest corner of said South half of the Northwest quarter of the Northwest quarter of Section 27; thence North  $47^{\circ}14'05''$  East 551.14 feet, more or less, to a point 20 feet North  $88^{\circ}31'41''$  West of the East line of said Northwest quarter of the Northwest quarter of Section 27, as measured at right angles to said East line, said easement being 60.00 feet wide to this point; thence North  $01^{\circ}20'19''$  East parallel with the East line of said Northwest quarter of the Northwest quarter of Section 27, a distance of 280.69 feet, more or less, to the North

line of said Northwest quarter of the Northwest quarter of Section 27, said easement being 40.00 feet wide.

ALSO a 60.00 foot road easement for ingress, egress and public utilities over, under and across the following property, being 30.00 feet in width on both sides of the following described line:

BEGINNING at a point on the South line of the Southeast quarter of the Southeast quarter of the Southwest quarter of Section 22, Township 2 North, Range 3 East of the Willamette Meridian, Clark County, Washington, said point being 30.00 feet East of the West line of said Southwest quarter of the Southeast quarter of the Southwest quarter of Section 22 measured at right angles to said West line; thence North parallel to said West line to the North line of the South half of said Southeast quarter of the Southwest quarter of Section 22; thence East along the North line of said South half of the Southeast quarter of the Southwest quarter of Section 22, 1320 feet, more or less to the East line of said Southeast quarter of the Southwest quarter of Section 22 and the end of said 60.00 foot easement.

Continued

ALSO an easement for ingress, egress and public utilities over, under and across that portion of the Northeast quarter of the Northwest quarter of Section 27, Township 2 North, Range 3 East of the Willamette Meridian, Clark County, Washington, described as follows:

BEGINNING at the Northeast corner of the Northwest quarter of the Northwest quarter of Section 27, Township 2 North, Range 3 East of Willamette Meridian, Clark County, Washington, and running thence South 75 feet; thence North 45° East, 100 feet, more or less, to the North boundary line of said Section 27; thence West 75 feet to the Point of Beginning.

EXCEPT THEREFROM that portion taken by the United States of America for the Bonneville Power line which is a strip of land 300 feet wide, but

INCLUDING any rights acquired by Grantors by and under that certain Easement Deed from the United States of America, Department of Interior, acting by and through the Bonneville Power Administrator, to Charles B. Mays and Maude W. Mays, husband and wife, dated September 14, 1940.