

EXHIBIT "A"

ROAD VACATION LEGAL DESCRIPTION OF A PORTION OF NW OREGON STREET

Dated March 16, 2026

A strip of land being a portion of NW O Street, now known as NW Oregon Street, being a 40-foot road fronting on a portion of Lot 11 and a portion of Lot 6, Bennett's Addition, recorded in Book D, Page 97, located in the Southwest quarter of Section 10, Township 1 North, Range 3 East of the Willamette Meridian, City of Camas, County of Clark, State of Washington, being more particularly described as follows:

Commencing at the Northeast corner of Lot 11, Bennett's Addition; thence North $87^{\circ}27'46''$ West, along the North line of said Lot 11, a distance of 99.12 feet, more or less, to a point on the East Right-of-Way of NW Oregon Street; thence South $14^{\circ}38'43''$ West, along the East right-of-way of said NW Oregon Street, a distance of 29.08 feet, and the **Point of Beginning** of this description; thence continuing Southerly along the East right-of-way of said NW Oregon St. the following three courses;

- 1) thence South $14^{\circ}38'43''$ West, 130.57 feet to the beginning of a tangent curve concaved Southwest, having a radius of 80.00 feet;
- 2) thence Southerly along said curve, an arc length of 51.61 feet, a central angle of $36^{\circ}57'38''$, a chord which bears South $03^{\circ}49'58''$ East, a chord length of 50.72 feet;
- 3) thence South $22^{\circ}18'47''$ East, 14.11 feet to a point on the Northerly right-of-way of NW 6th Place, also being (Evergreen Highway);

Thence South $69^{\circ}09'10''$ West, along the Northerly right-of-way of NW 6th Place, a distance of 40.01 feet to a point on the West right-of-way of NW Oregon Street;

thence Northerly along the West right-of-way of said NW Oregon Street, the following three courses;

1) thence North $22^{\circ}18'47''$ West, 13.09 feet to the beginning of a tangent curve concaved southwest, having a radius of 120.00 feet;

2) thence Northerly along said curve, an arc length of 77.41 feet, a central angle of $36^{\circ}57'38''$, a chord which bears North $03^{\circ}49'58''$ West, a chord length of 76.07 feet;

3) thence North $14^{\circ}38'43''$ East, 122.57 feet to the Southeast corner of that certain tract of land convey in Deed of Trust, recorded April 27, 2021, Auditor's File No. 5900962D, Clark County records;

thence South $86^{\circ}39'19''$ East, 40.79 feet, back to the **Point of Beginning**.

Containing 8,192 square feet, more or less.

Reserving thereto: an ingress and egress easement for the benefit of Lots 10 and 11, Bennetts Addition, more particularly described on attached Exhibit "B", which is made a part of this document.

EXHIBIT "B"

RESERVATION OF INGRESS AND EGRESS EASEMENT

A portion of a strip of land, being 15 foot in width centered on an existing asphalt driveway, and lying within a portion of NW O Street, now known as NW Oregon Street, being a 40-foot road fronting on a portion of Lot 11 and a portion of Lot 6, Bennett's Addition, recorded in Book D, Page 97, located in the Southwest quarter of Section 10, Township 1 North, Range 3 East of the Willamette Meridian, City of Camas, County of Clark, State of Washington, being 7.50 on each side of the following described centerline, more particularly described as follows:

Commencing at the Northeast corner of Lot 11, Bennett's Addition; thence South $02^{\circ}21'58''$ West, along the east line of said Lot 11, a distance of 176.87 feet, more or less, to a point on the north right-of-way of NW 6th Place; thence South $78^{\circ}01'50''$ West, along the north right-of-way of NW 6th Place, a distance of 16.68 feet to the beginning of a curve concaved southerly, having a radius of 336.50 feet; thence southwesterly along said curve, an arc length of 48.47 feet, a central angle of $8^{\circ}15'08''$, a chord which bears South $73^{\circ}54'17''$ West, a chord length of 48.42 feet, to the intersection with the center of an existing asphalt driveway, and the **Point of Beginning** of the following described centerline;

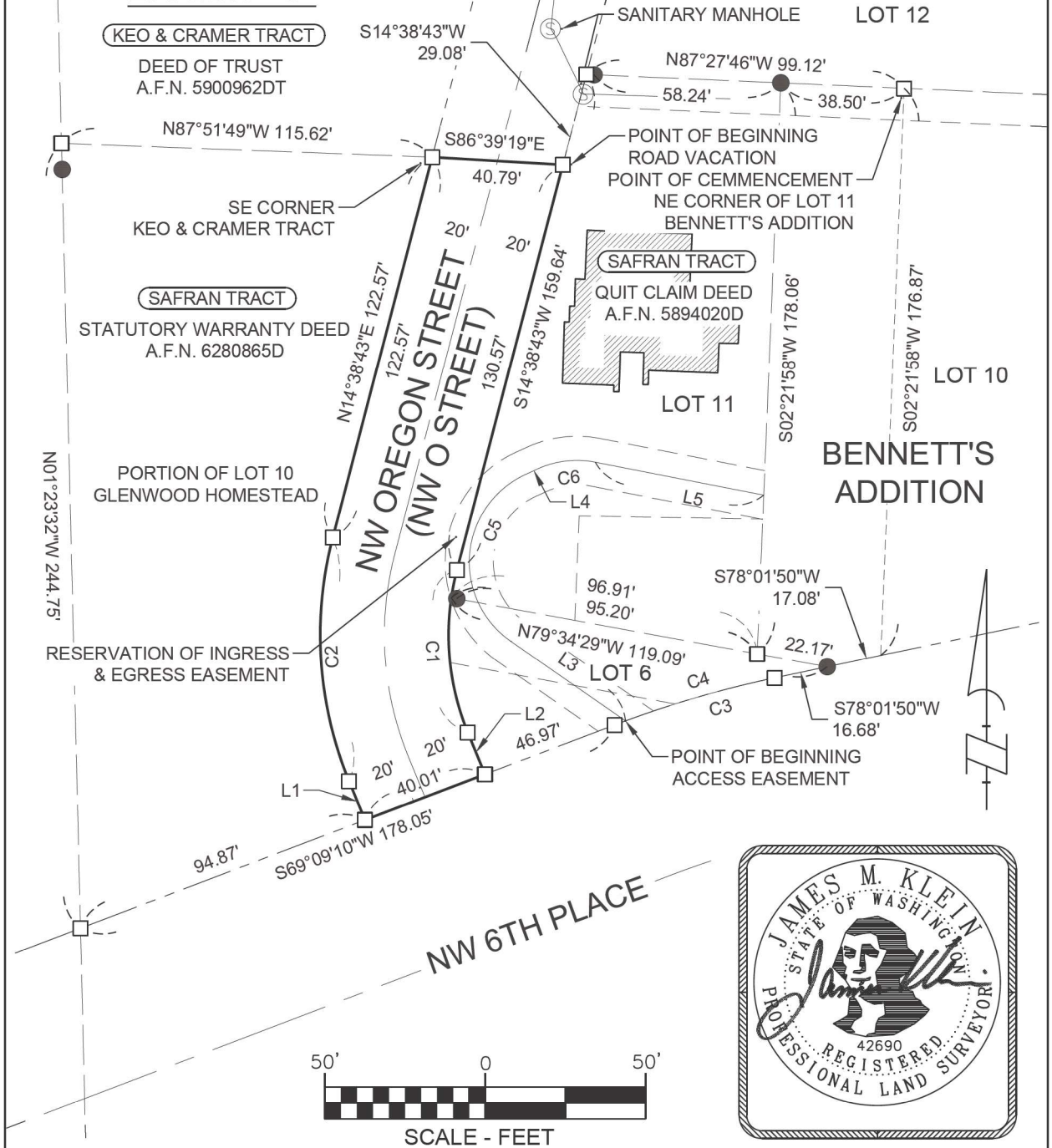
Thence following the centerline of the existing asphalt driveway, the following five (5) course;

- 1) thence North $55^{\circ}12'45''$ West, 43.58 feet to the beginning of a tangent curve concaved northeast, having a radius of 30.00 feet;
- 2) thence northerly and northeasterly along said curve, an arc length of 63.18 feet, a central angle of $120^{\circ}40'24''$, a chord which bears North $05^{\circ}07'27''$ East, a chord length of 52.14 feet;
- 3) thence North $65^{\circ}27'39''$ East, 3.91 feet to the beginning of a tangent curve concaved southeast, having a radius of 30.00 feet;

- 4) thence northeasterly and easterly along said curve, an arc length of 18.60 feet, a central angle of $35^{\circ}30'52''$, a chord which bears North $83^{\circ}13'05''$ East, a chord length of 18.30 feet;
- 5) thence South $79^{\circ}01'28''$ East, 53.47 feet to a Point on the east line of that certain Tract of land described in Quit Claim Deed, record under Auditor's File No. 5894020 D, and **Point of Terminus** of said centerline.

Excepting therefrom: that portion lying outside of the right-of-way of NW Oregon Street, as described in Exhibit "A".

EXHIBIT "C"



BASIS OF BEARINGS
WASHINGTON STATE PLANE
COORDINATES SYSTEM,
NAD83(2011) EPOCH 2010.00,
NORTH ZONE, GRID NORTH,
GROUND DISTANCE

RIGHT OF WAY VACATION
LOCATED THE NE 1/4 OF THE SW 1/4 OF
SECTION 10, T. 1N., R. 3E., W.M. CITY OF CAMAS, CLARK COUNTY, WA



Klein & Associates, Inc.
ENGINEERING • SURVEYING • PLANNING
1411 13th Street • Hood River, OR 97031
TEL: 541-386-3322 • FAX: 541-386-2515

PROJECT: 260204
FILE No: 260204
FILE PATH:
LAYOUT: KA8.5X11
SURVEYED: KA
DESIGN: JK
DRAFT: GD
APPROVE: JK
DATE: 3-10-26
SHEET: 1 OF 1 SHEETS



EXHIBIT "C"

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	N22°18'47"W	13.09'
L2	S22°18'47"E	14.11'
L3	N55°12'45"W	43.58'
L4	N65°27'39"E	3.91'
L5	S79°01'28"E	53.47'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	51.61'	80.00'	36°57'38"	S3°49'58"E	50.72'
C2	77.41'	120.00'	36°57'38"	N3°49'58"W	76.07'
C3	52.14'	336.50'	8°52'40"	S73°35'30"W	52.09'
C4	48.47'	336.50'	8°15'08"	S73°54'17"W	48.42'
C5	63.18'	30.00'	120°40'24"	N5°07'27"E	52.14'
C6	18.60'	30.00'	35°30'52"	N83°13'05"E	18.30'



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SHEET 2 OF 2 SHEETS