

5421637 CCR 07/12/2017 02:41
Total Pages: 40 Rec Fee: \$112.00
STEVE C MORASCH
Recorded in Clark County, WA

RETURN ADDRESS

STEVE C. MORASCH

LANDERHOLM

805 BROADWAY STREET, SUITE 1000

PO BOX 1086

VANCOUVER, WA 98666

Please print neatly or type information

Document Title(s)

COVENANT

Reference Number(s) of related documents:

N/A

Additional Reference #'s on page _____

Grantor(s) (Last name, First name and Middle Initial)

MCINTOSH RIDGE PRD LLC

Additional grantors on page _____

Grantee(s) (Last name, First name and Middle Initial)

CITY OF CAMAS

Additional grantees on page _____

Legal Description: (abbreviated form: i.e. lot, block, plat or section township, range,
quarter/quarter)

#2 LOT 2 SP2-307 1A and #6, #31, #32, #33, #34, #35, #38, and #39 LAFAYETTE DURGAN DLC

Additional legal is on page 5-36

Assessor's Property Tax Parcel/Account Number

127162-003, 127144-000, 127167-000, 127168-000, 127169-000, 127170-000, 127171-000, 127174-000, 127175-000

Additional parcel #'s on page _____

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

I am requesting an emergency nonstandard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording process may cover up or otherwise obscure some part of the text of the original document.

Signature of Requesting Party

COVENANT

This Covenant ("Covenant") is made this 10th day of July, 2017 by and between MCINTOSH RIDGE PRD LLC ("Owner") and the City of Camas ("City").

RECITALS

A. Owner is the owner of certain adjusted parcels of real property referred to in **Exhibit A** and defined herein as "T/L 2/2", "T/L 6", "T/L 31", "T/L 32", "T/L 33", "T/L 34", "T/L 35", "T/L 38", and "T/L 39" and which are located in Clark County, Washington and legally described in **Exhibit A**.

B. Of even date herewith, Owner has recorded a Declaration of Easement (referred to herein as the "48 Foot Easement") for ingress, egress and utilities benefitting and burdening the parcels described on **Exhibit A**, over the area described on **Exhibit B** (the "48 foot Easement Area").

C. This Covenant is being recorded to satisfy the requirement of paragraph 1(d) of the CR 2A settlement agreement with the City of Camas filed with the Superior Court for Clark County Washington on May 24, 2017 in Kate's Woods LLC v. City of Camas, Case No. 17-2-00175-2 that the terms of paragraph 1 of the CR 2A settlement agreement be memorialized in a recorded document.

NOW THEREFORE, the Owner and City hereby agree as follows:

1. **T/L 38 Permanent Access.** T/L 38 shall have the permanent and perpetual right of access over the 20 foot wide current access described on **Exhibit C** (the "20 Foot Access") for the purposes of providing public road access to a single estate dwelling to be constructed on T/L 38. If the City undertakes a capital improvement project to signalize the intersection of SE Brady Road and NW McIntosh Road, the Owner of T/L 38 will make reasonable accommodations in the design of the approach for the 20 Foot Access to the intersection provided that the access shall be preserved for residential use only for a single estate dwelling.

2. **Interim Access for TL 2/2, 31, 32, 33, 34, and 35.** TL 2/2, 31, 32, 33, 34, and 35 shall have the temporary and interim right of access over the 20 Foot Access subject to the following limitation on the number of dwellings that may take access to a public road over the 20 Foot Access: At no time may the 20 Foot Access serve more than four dwellings (including T/L 38 and the existing dwellings). Prior to a fifth building permit being permitted for any of the lots that have a temporary or permanent right access over the 20 Foot Access or concurrently with a final plat being recorded dividing any portion of lots T/L 2/2, 6, 31, 32, 33, 34, 35, 38, or 39, whichever occurs first, the 20 Foot Access will be closed at the location marked on the attached **Exhibit C** as "proposed location of future bollards" and the 48 Foot Easement shall thereafter provide the sole access for TL 2/2, 31, 32, 33, 34, and 35. Once that occurs, the 20 Foot Access shall no longer be used to access TL 2/2, 31, 32, 33, 34, and 35 (other than emergency access)

but shall continue to provide access for one future dwelling that shall be allowed to be constructed on T/L 38, as specified under Section 1, above.

3. Construction Vehicles. Construction vehicles shall not be allowed to access NW McIntosh via the 20 Foot Access.

4. Construction of the Road on the 48 Foot Easement. The applicant shall submit engineering plans for the new access road on the 48 Foot Easement, which shall meet City requirements for paving and stormwater, by July 1, 2017, and the City shall put the engineering plans at the front of the queue and use best efforts to expedite review and approval of those plans for summer construction.

5. Breach of Obligation. In the event any party to this Covenant (or such party's successor) fails to perform its obligations under this instrument, any other party (or such party's successor) shall be entitled to require such performance by suit for specific performance, or where appropriate, through injunctive relief. Such remedies shall be in addition to any other remedies afforded under Washington law.

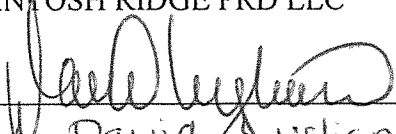
6. Attorney Fees. In the event of a suit, action, arbitration or other proceedings of any nature whatsoever, including, without limitation, any proceeding under the U.S. Bankruptcy Code, is instituted to interpret or enforce any provision of this Covenant of Easements, or with respect to any dispute relating to this Covenant, including, without limitation, any action which a Covenant of rights is sought or an action for rescission, the prevailing party shall be entitled to recover from the losing party its reasonable attorneys, paralegals, accountants, and other experts' fees and all other fees, costs and expenses actually incurred and reasonably necessary in connection therewith, as determined by the judge or arbitrator at trial or arbitration, as the case may be, or on any appeal or review, in addition to all other amounts provided by law.

7. Binding Effect. This Covenant is subject to all prior easements and other encumbrances of record. The rights, covenants and obligations contained in this instrument shall run with the land and bind, burden and benefit the City of Camas and the owners of T/L 2/2, T/L 6, T/L 31, T/L 32, T/L 33, T/L 34, T/L 35, T/L 38, and T/L 39 and their respective successors, assigns, lessees, invitees, agents and mortgagees (or beneficiaries under a deed of trust).

IN WITNESS WHEREOF, the Owner and City have executed this Covenant as of the first day above written.

MCINTOSH RIDGE PRD LLC

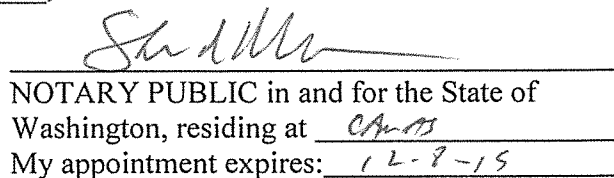
By:
Its:


David Gugliani
managing member

[Signature]

STATE OF WASHINGTON)
) ss.
County of Clark)

Dated: July 5, 2017.



STATE OF WASHINGTON)
) ss.
County of Clark)

Dated: July 10, 2017.

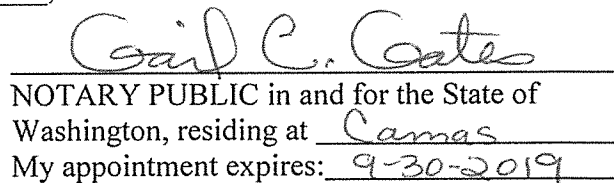


EXHIBIT A-1

(360) 695-1385
1111 Broadway
Vancouver, WA
98660

LEGAL DESCRIPTION FOR DAWSON'S RIDGE

TL 2/2

Tax Serial No. 127162-003

June 15, 2017

A parcel of property in the Lafayette Durgan Donation Land Claim located in the East half of Section 8, Township 1 North, Range 3 East of the Willamette Meridian in the City of Camas, Clark County, Washington, described as follows:

COMMENCING at the Northwest corner of said Lafayette Durgan Donation Land Claim;

THENCE South $01^{\circ} 27' 11''$ West along the West line of said Donation Land Claim a distance of 840.92 feet;

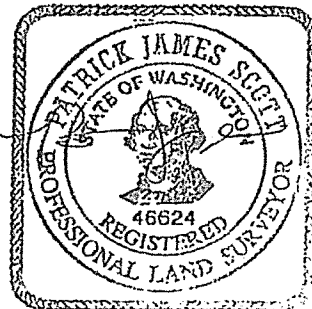
THENCE South $88^{\circ} 32' 49''$ East a distance of 473.63 feet to a point on a non-tangent 300.00 foot radius curve to left which the radius point bears North $87^{\circ} 53' 30''$ East, said point also being the TRUE POINT OF BEGINNING;

THENCE around said 300.00 foot radius curve to the left a distance of 100.44 feet (long chord South $11^{\circ} 41' 57''$ East 99.97 feet);

THENCE South $78^{\circ} 33' 25''$ West a distance of 178.73 feet;

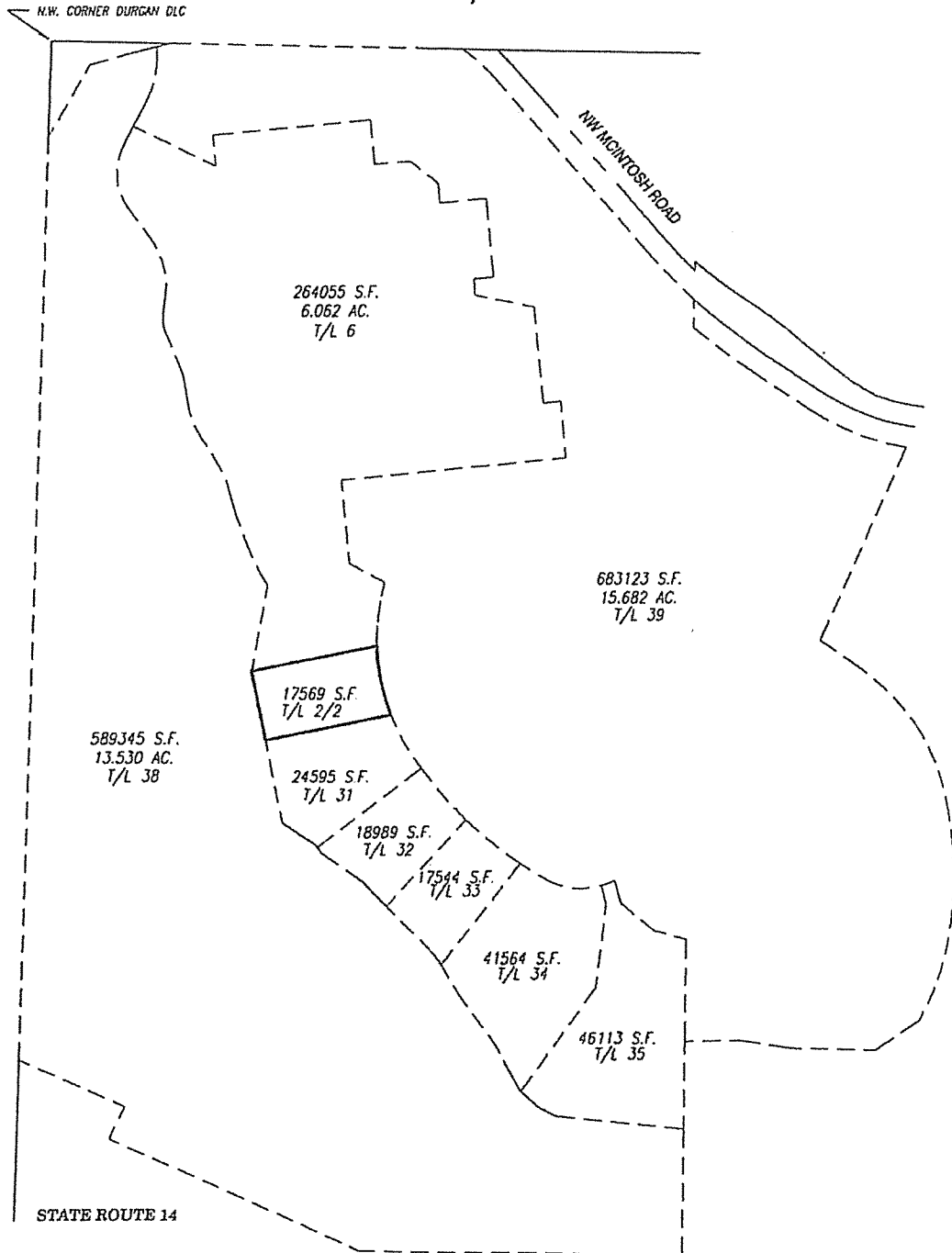
THENCE North $11^{\circ} 26' 34''$ West a distance of 99.99 feet to a point which bears South $78^{\circ} 33' 54''$ West from the TRUE POINT OF BEGINNING;

THENCE North $78^{\circ} 33' 54''$ East a distance of 178.28 feet to the TRUE POINT OF BEGINNING.



6-15-2017

SKETCH TO ACCOMPANY LEGAL DESCRIPTION FOR
T.L. 2/2





LAND SURVEYORS
ENGINEERS

EXHIBIT A-2

(360) 695-1385
1111 Broadway
Vancouver, WA
98660

LEGAL DESCRIPTION FOR DAWSON'S RIDGE

TL 6

Tax Serial No. 127144-000

June 15, 2017

A parcel of property in the Lafayette Durgan Donation Land Claim located in the East half of Section 8 and the West half of Section 9, Township 1 North, Range 3 East of the Willamette Meridian in the City of Camas, Clark County, Washington, described as follows:

COMMENCING at the Northwest corner of said Lafayette Durgan Donation Land Claim;

THENCE South $01^{\circ} 27' 11''$ West along the West line of said Donation Land Claim a distance of 840.92 feet;

THENCE South $88^{\circ} 32' 49''$ East a distance of 473.63 feet to a point on a non-tangent 300.00 foot radius curve to right from which the radius point bears North $87^{\circ} 53' 30''$ East, said point also being the TRUE POINT OF BEGINNING;

THENCE around 300.00 foot radius curve to the right a distance of 90.43 feet (long chord North $06^{\circ} 31' 38''$ East 90.09 feet);

THENCE North $61^{\circ} 17' 15''$ West a distance of 56.46 feet;

THENCE North $05^{\circ} 35' 39''$ West a distance of 118.55 feet;

THENCE North $84^{\circ} 24' 21''$ East a distance of 314.00 feet;

THENCE North $05^{\circ} 35' 39''$ West a distance of 80.00 feet;

THENCE South $84^{\circ} 24' 21''$ West a distance of 24.00 feet;

THENCE North $05^{\circ} 35' 39''$ West a distance of 135.98 feet;

THENCE North $78^{\circ} 14' 24''$ West a distance of 83.82 feet;

THENCE North 05° 35' 39" West a distance of 23.00 feet;

THENCE North 84° 24' 21" East a distance of 27.21 feet;

THENCE North 05° 21' 58" West a distance of 111.00 feet;

THENCE South 84° 19' 05" West a distance of 64.99 feet;

THENCE North 05° 19' 27" West a distance of 27.32 feet;

THENCE North 50° 30' 48" West a distance of 50.00 feet;

THENCE South 84° 29' 12" West a distance of 50.17 feet;

THENCE North 05° 30' 48" West a distance of 62.96 feet;

THENCE South 84° 29' 12" West a distance of 221.30 feet;

THENCE South 05° 30' 48" East a distance of 43.85 feet;

THENCE North 63° 41' 42" West a distance of 125.40 feet;

THENCE South 25° 54' 07" West a distance of 26.54 feet to 88.99 foot radius curve to the left;

THENCE along 88.99 foot radius curve to the left a distance of 94.95 feet;

THENCE South 35° 10' 34" East a distance of 53.40 feet to a 110.00 foot radius curve to the right;

THENCE along 110.00 foot radius curve to the right a distance of 78.18 feet;

THENCE South 05° 32' 49" West a distance of 32.11 feet to a 50.00 foot radius curve to the left;

THENCE along 50.00 foot radius curve to the left a distance of 23.95 feet;

THENCE South $21^{\circ} 54' 03''$ East a distance of 58.84 feet to a 72.00 foot radius curve to the right;

THENCE along 72.00 foot radius curve to the right a distance of 16.15 feet;

THENCE South $09^{\circ} 02' 59''$ East a distance of 29.67 feet to a 131.42 foot radius curve to the left;

THENCE along 131.42 foot radius curve to the left a distance of 53.01 feet;

THENCE South $32^{\circ} 09' 45''$ East a distance of 40.29 feet to a 149.14 foot radius curve to the right;

THENCE along 149.14 foot radius curve to the right a distance of 44.95 feet;

THENCE South $15^{\circ} 05' 10''$ East a distance of 33.23 feet;

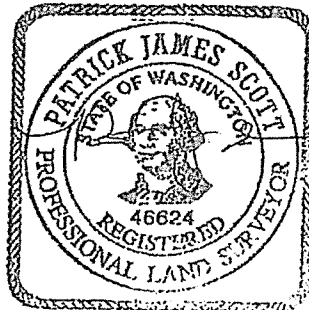
THENCE South $20^{\circ} 12' 35''$ East a distance of 51.68 feet;

THENCE South $24^{\circ} 57' 42''$ East a distance of 42.76 feet;

THENCE South $31^{\circ} 21' 00''$ East a distance of 17.34 feet;

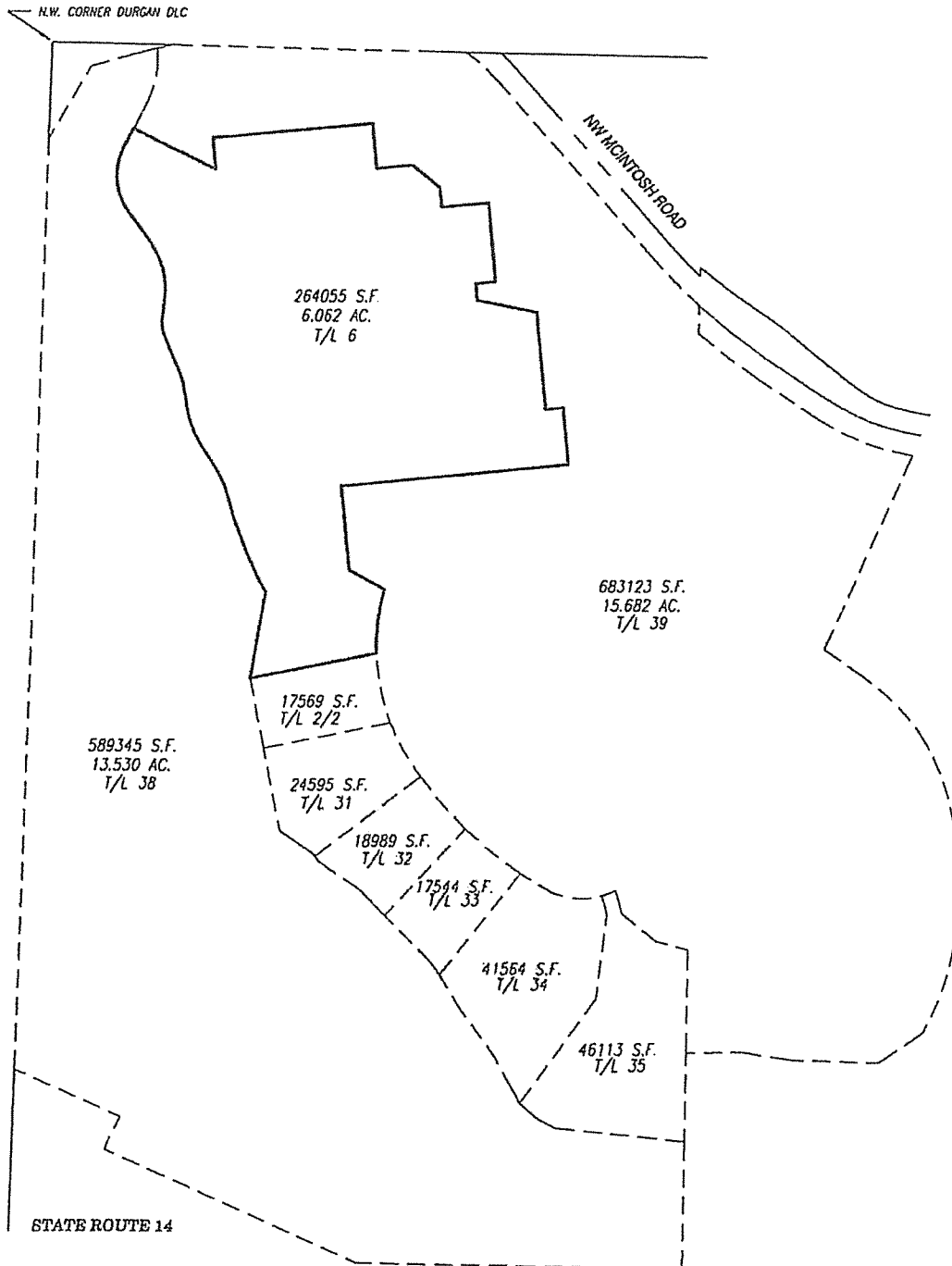
THENCE South $09^{\circ} 58' 10''$ West a distance of 122.71 feet to a point which bears South $78^{\circ} 33' 54''$ West from the TRUE POINT OF BEGINNING;

THENCE North $78^{\circ} 33' 54''$ East a distance of 178.28 feet to the TRUE POINT OF BEGINNING.



6-15-2017

SKETCH TO ACCOMPANY LEGAL DESCRIPTION FOR
T.L. 6





LAND SURVEYORS
ENGINEERS

EXHIBIT A-3

(360) 695-1385
1111 Broadway
Vancouver, WA
98660

LEGAL DESCRIPTION FOR DAWSON'S RIDGE

TL 31

Tax Serial No. 127167-000

June 15, 2017

A parcel of property in the Lafayette Durgan Donation Land Claim located in the East half of Section 8, Township 1 North, Range 3 East of the Willamette Meridian in the City of Camas, Clark County, Washington, described as follows:

COMMENCING at the Northwest corner of said Lafayette Durgan Donation Land Claim;

THENCE South $01^{\circ} 27' 11''$ West along the West line of said Donation Land Claim a distance of 840.92 feet;

THENCE South $88^{\circ} 32' 49''$ East a distance of 473.63 feet to a point on a non-tangent 300.00 foot radius curve to left from which the radius point bears North $87^{\circ} 53' 30''$ East;

THENCE around said 300.00 foot radius curve to the left a distance of 100.44 feet (long chord South $11^{\circ} 41' 57''$ East 99.97 feet) to the TRUE POINT OF BEGINNING;

THENCE continuing around said 300.00 radius curve to the left a distance of 87.18 feet (long chord South $29^{\circ} 36' 43''$ East 86.88 feet);

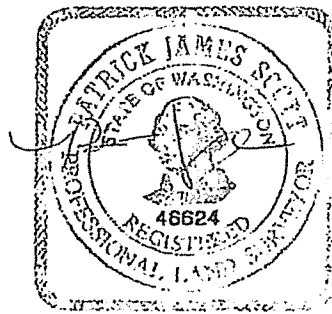
THENCE South $52^{\circ} 41' 52''$ West a distance of 182.60 feet;

THENCE North $38^{\circ} 12' 06''$ West a distance of 5.00 feet;

THENCE North $56^{\circ} 12' 25''$ West a distance of 55.76 feet;

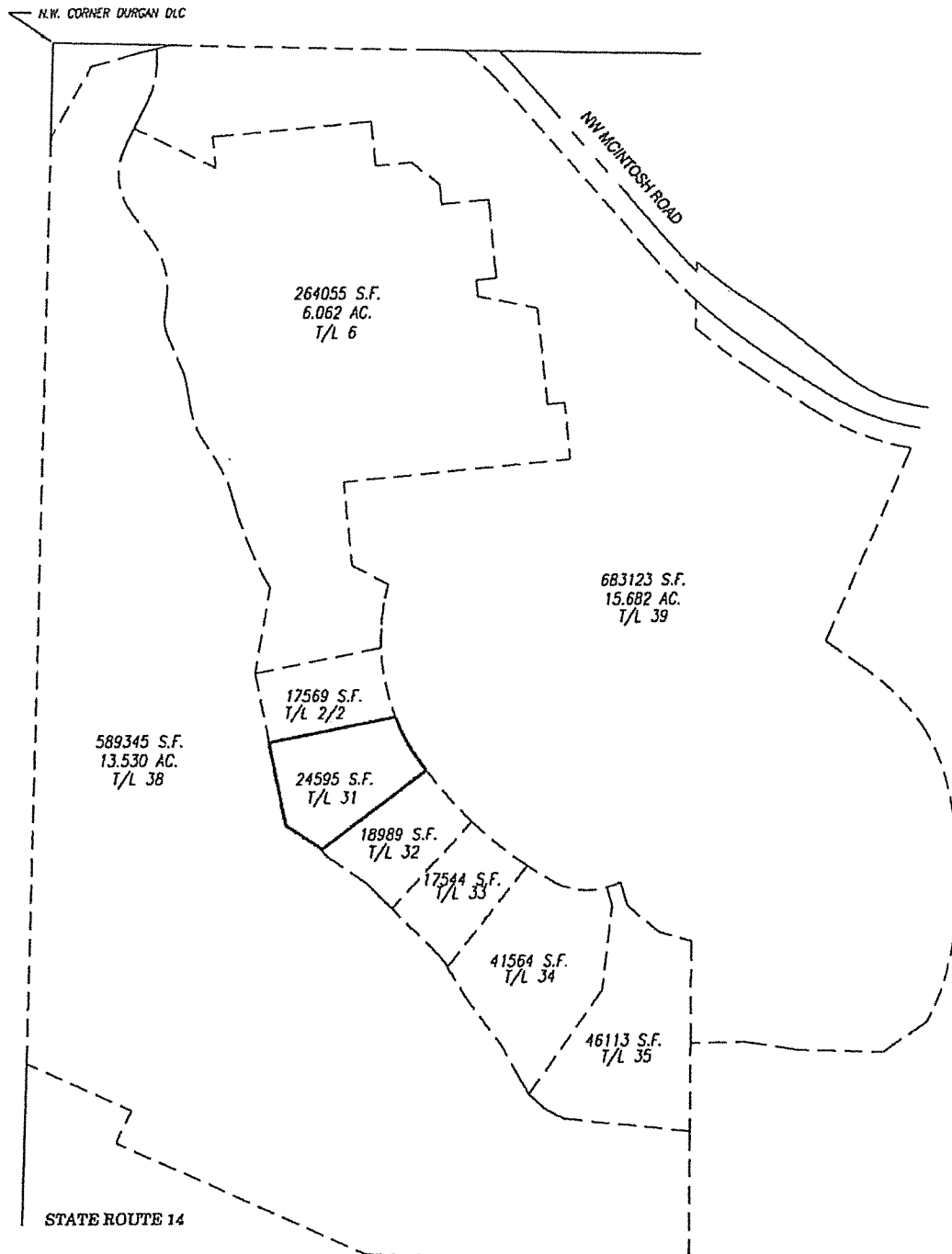
THENCE North $11^{\circ} 26' 16''$ West a distance of 118.13 feet to a point which bears
South $78^{\circ} 33' 25''$ West from the TRUE POINT OF BEGINNING;

THENCE North $78^{\circ} 33' 25''$ East a distance of 178.73 feet to the TRUE POINT OF
BEGINNING.



6-15-2017

SKETCH TO ACCOMPANY LEGAL DESCRIPTION FOR
T.L. 31





LAND SURVEYORS
ENGINEERS

EXHIBIT A-4

(360) 695-1385
1111 Broadway
Vancouver, WA
98660

LEGAL DESCRIPTION FOR DAWSON'S RIDGE

TL 32

Tax Serial No. 127168-000

June 15, 2017

A parcel of property in the Lafayette Durgan Donation Land Claim located in the East half of Section 8, Township 1 North, Range 3 East of the Willamette Meridian in the City of Camas, Clark County, Washington, described as follows:

COMMENCING at the Northwest corner of said Lafayette Durgan Donation Land Claim;

THENCE South $01^{\circ} 27' 11''$ West along the West line of said Donation Land Claim a distance of 840.92 feet;

THENCE South $88^{\circ} 32' 49''$ East a distance of 473.63 feet to a point on a non-tangent 300.00 foot radius curve to left from which the radius point bears North $87^{\circ} 53' 30''$ East;

THENCE around said 300.00 foot radius curve to the left a distance of 187.62 feet (long chord South $20^{\circ} 01' 22''$ East 184.58 feet) to a non-tangent 550.00 foot radius curve to the left from which the radius point bears North $54^{\circ} 21' 08''$ East, said point also being the TRUE POINT OF BEGINNING;

THENCE continuing around said 550.00 radius curve to the left a distance of 95.96 feet (long chord South $40^{\circ} 38' 49''$ East 95.83 feet);

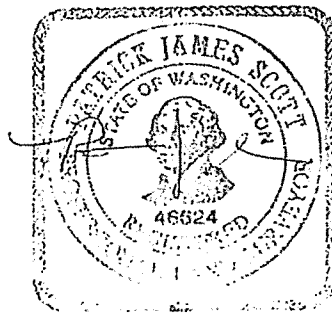
THENCE South $42^{\circ} 16' 07''$ West a distance of 163.50 feet;

THENCE North $44^{\circ} 11' 59''$ West a distance of 49.21 feet;

THENCE North $55^{\circ} 22' 13''$ West a distance of 68.75 feet;

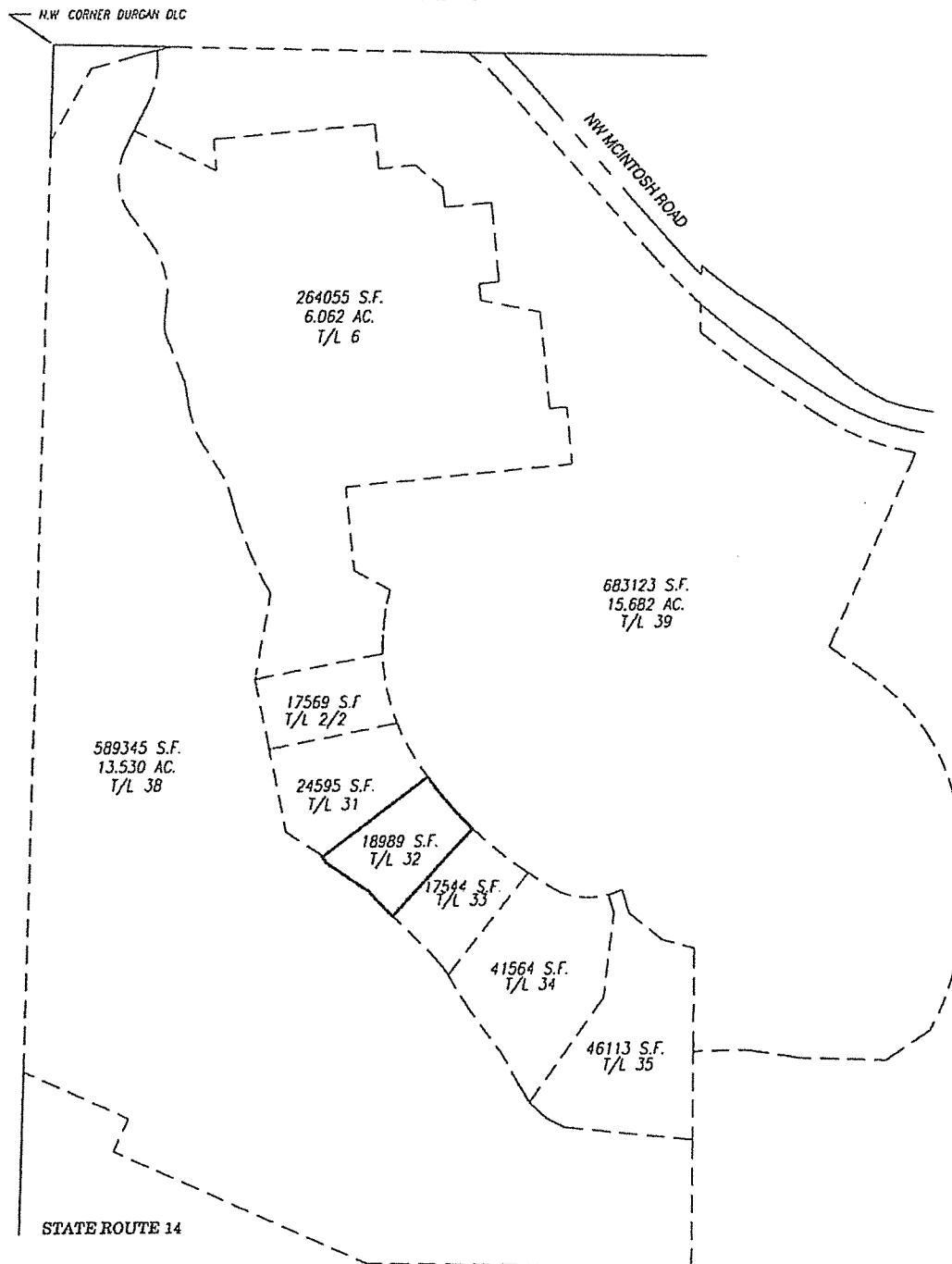
THENCE North $38^{\circ} 05' 36''$ West a distance of 11.06 feet to a point which bears
South $52^{\circ} 41' 52''$ West from the TRUE POINT OF BEGINNING;

THENCE North $52^{\circ} 41' 52''$ East a distance of 182.60 feet to the TRUE POINT OF
BEGINNING.



6-15-2017

SKETCH TO ACCOMPANY LEGAL DESCRIPTION FOR
T.L. 32





LAND SURVEYORS
ENGINEERS

EXHIBIT A-5

(360) 695-1385
1111 Broadway
Vancouver, WA
98660

LEGAL DESCRIPTION FOR DAWSON'S RIDGE

TL 33

Tax Serial No. 127169-000

June 15, 2017

A parcel of property in the Lafayette Durgan Donation Land Claim located in the East half of Section 8, Township 1 North, Range 3 East of the Willamette Meridian in the City of Camas, Clark County, Washington, described as follows:

COMMENCING at the Northwest corner of said Lafayette Durgan Donation Land Claim;

THENCE South $01^{\circ} 27' 11''$ West along the West line of said Donation Land Claim a distance of 840.92 feet;

THENCE South $88^{\circ} 32' 49''$ East a distance of 473.63 feet to a point on a non-tangent 300.00 foot radius curve to left from which the radius point bears North $87^{\circ} 53' 30''$ East;

THENCE around said 300.00 foot radius curve to the left a distance of 187.62 feet (long chord South $20^{\circ} 01' 22''$ East 184.58 feet) to a non-tangent 550.00 foot radius curve to the left from which the radius point bears North $54^{\circ} 21' 08''$ East;

THENCE around said 550.00 radius curve to the left a distance of 95.96 feet (long chord South $40^{\circ} 38' 49''$ East 95.83 feet) said point also being the TRUE POINT OF BEGINNING;

THENCE continuing around said 550.00 radius curve to the left a distance of 98.25 feet;

THENCE South $37^{\circ} 44' 25''$ West a distance of 178.87 feet;

THENCE North $31^{\circ} 16' 29''$ West a distance of 8.26 feet;

THENCE North $39^{\circ} 52' 32''$ West a distance of 21.48 feet;

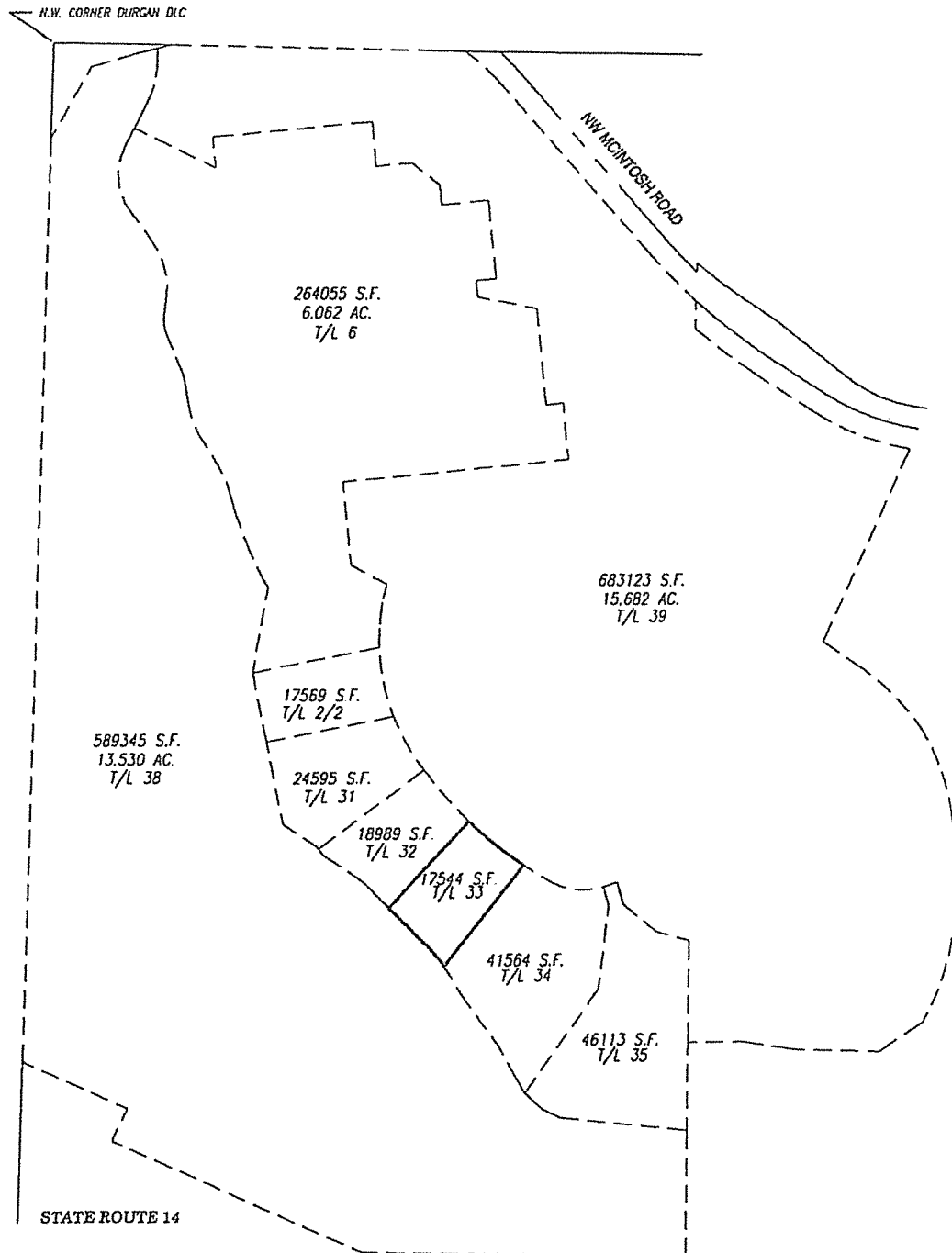
THENCE North 44° 43' 56" West a distance of 83.02 feet to a point which bears
South 42° 16' 07" West from the TRUE POINT OF BEGINNING;

THENCE North 42° 16' 07" East a distance of 163.50 feet to the TRUE POINT OF
BEGINNING.



6-15-2017

SKETCH TO ACCOMPANY LEGAL DESCRIPTION FOR
T.L. 33





LAND SURVEYORS
ENGINEERS

EXHIBIT A-6

(360) 695-1385
1111 Broadway
Vancouver, WA
98660

LEGAL DESCRIPTION FOR DAWSON'S RIDGE

TL 34

Tax Serial No. 127170-000

June 15, 2017

A parcel of property in the Lafayette Durgan Donation Land Claim located in the East half of Section 8, Township 1 North, Range 3 East of the Willamette Meridian in the City of Camas, Clark County, Washington, described as follows:

COMMENCING at the Northwest corner of said Lafayette Durgan Donation Land Claim;

THENCE South $01^{\circ} 27' 11''$ West along the West line of said Donation Land Claim a distance of 840.92 feet;

THENCE South $88^{\circ} 32' 49''$ East a distance of 473.63 feet to a point on a non-tangent 300.00 foot radius curve to the left from which the radius point bears North $87^{\circ} 53' 30''$ East;

THENCE around said 300.00 foot radius curve to the left a distance of 187.62 feet (long chord South $20^{\circ} 01' 22''$ East 184.58 feet) to a point on a non-tangent 550.00 foot radius curve to the left from which the radius point bears North $54^{\circ} 21' 08''$ East;

THENCE around said 550.00 foot radius curve to the left a distance of 194.21 feet (long chord South $45^{\circ} 45' 53''$ East 193.20 feet) said point also being the TRUE POINT OF BEGINNING;

THENCE continuing around said 550.00 foot radius curve to the left a distance of 45.71 feet to a point on a 100.00 foot radius curve to the left from which the radius point bears North $54^{\circ} 21' 08''$ East;

THENCE around said 100.00 foot radius curve to the left a distance of 74.60 feet (long chord South $84^{\circ} 23' 22''$ East 72.89 feet);

THENCE South $15^{\circ} 55' 17''$ East a distance of 25.90 feet;

THENCE South $06^{\circ} 34' 57''$ West a distance of 119.07 feet;

THENCE South 35° 03' 21" West a distance of 178.02 feet;

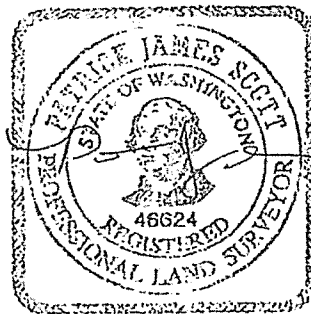
THENCE North 29° 55' 41" West a distance of 33.61 feet;

THENCE North 28° 07' 11" West a distance of 44.14 feet;

THENCE North 36° 01' 10" West a distance of 78.48 feet;

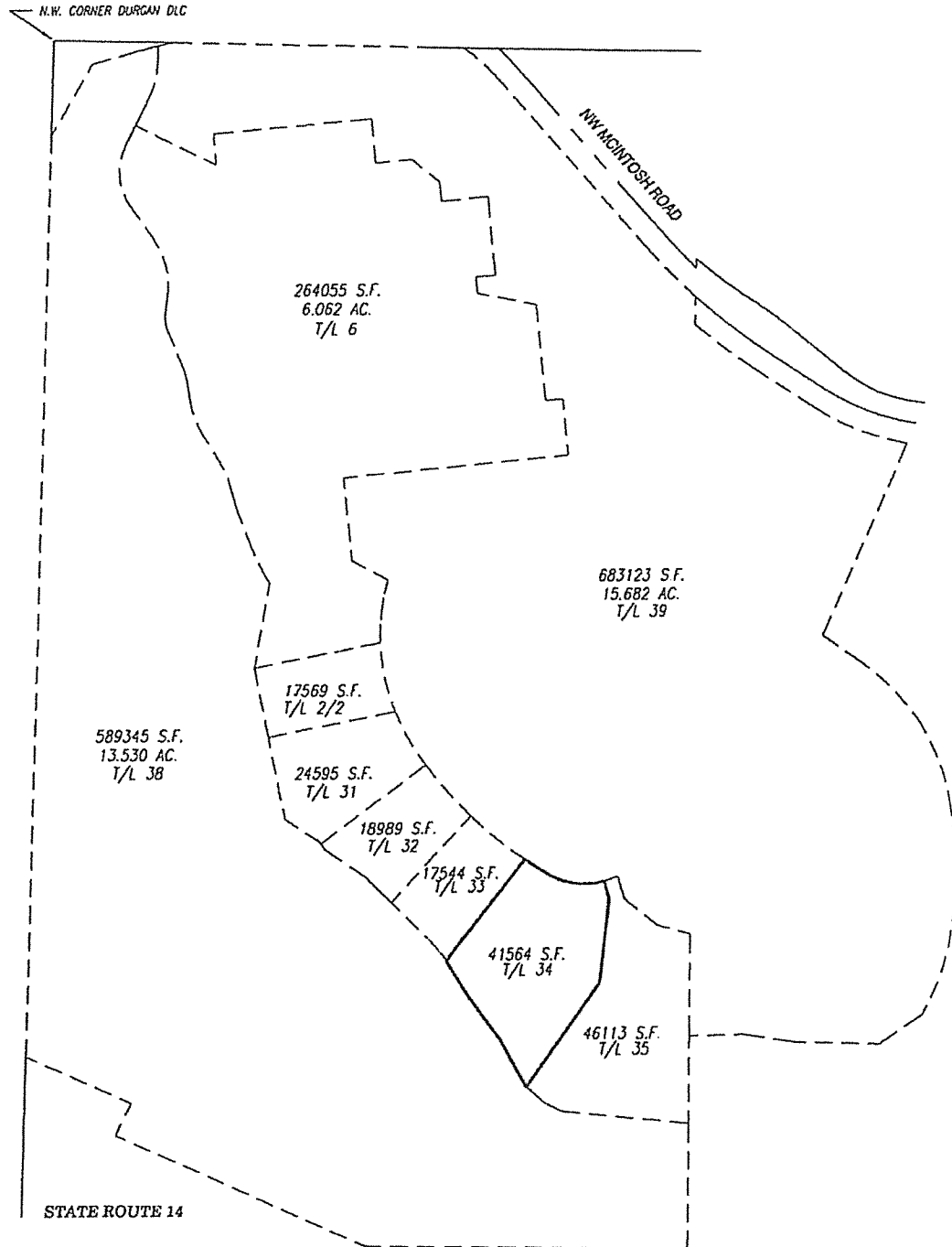
THENCE North 31° 03' 28" West a distance of 54.98 feet to a point which bears
South 37° 44' 25" West from the TRUE POINT OF BEGINNING;

THENCE North 37° 44' 25" East a distance of 178.87 feet to the TRUE POINT OF
BEGINNING.



6-15-2017

SKETCH TO ACCOMPANY LEGAL DESCRIPTION FOR
T.L. 34





LAND SURVEYORS
ENGINEERS

EXHIBIT A-7

(360) 695-1385
1111 Broadway
Vancouver, WA
98660

LEGAL DESCRIPTION FOR DAWSON'S RIDGE

TL 35

Tax Serial No. 127171-000

June 15, 2017

A parcel of property in the Lafayette Durgan Donation Land Claim located in the East half of Section 8, Township 1 North, Range 3 East of the Willamette Meridian in the City of Camas, Clark County, Washington, described as follows:

COMMENCING at the Northwest corner of said Lafayette Durgan Donation Land Claim;

THENCE South $01^{\circ} 27' 11''$ West along the West line of said Donation Land Claim a distance of 840.92 feet;

THENCE South $88^{\circ} 32' 49''$ East a distance of 473.63 feet to a point on a non-tangent 300.00 foot radius curve to left from which the radius point bears North $87^{\circ} 53' 30''$ East;

THENCE around said 300.00 foot radius curve to the left a distance of 187.62 feet (long chord South $20^{\circ} 01' 22''$ East 184.58 feet) to a point on a non-tangent 550.00 foot radius curve to the left from which the radius point bears North $54^{\circ} 21' 08''$ East;

THENCE around said 550.00 foot radius curve to the left a distance of 239.92 feet (long chord South $48^{\circ} 08' 43''$ East 238.02 feet) to a point on a 100.00 foot radius curve to the left from which the radius point bears North $26^{\circ} 58' 58''$ East;

THENCE around said 100.00 foot radius curve to the left a distance of 74.60 feet (long chord South $84^{\circ} 23' 22''$ East 72.89 feet) to the TRUE POINT OF BEGINNING;

THENCE continuing around said 100' radius curve to the left a distance of 20.10 feet (long chord North $68^{\circ} 28' 45''$ East 20.07 feet);

THENCE South $15^{\circ} 55' 17''$ East a distance of 33.69 feet;

THENCE South $50^{\circ} 41' 23''$ East a distance of 60.41 feet;

THENCE South 74° 52' 54" East a distance of 46.01 feet;

THENCE South 00° 28' 31" West a distance of 267.17 feet;

THENCE North 83° 57' 09" West a distance of 178.14 feet;

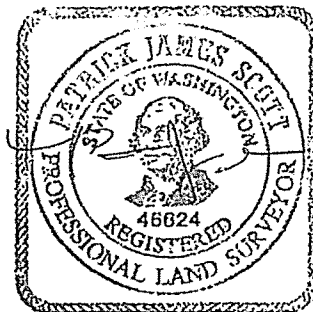
THENCE North 62° 45' 58" West a distance of 27.65 feet;

THENCE North 47° 13' 13" West a distance of 32.59 feet;

THENCE North 35° 03' 21" East a distance of 178.02 feet;

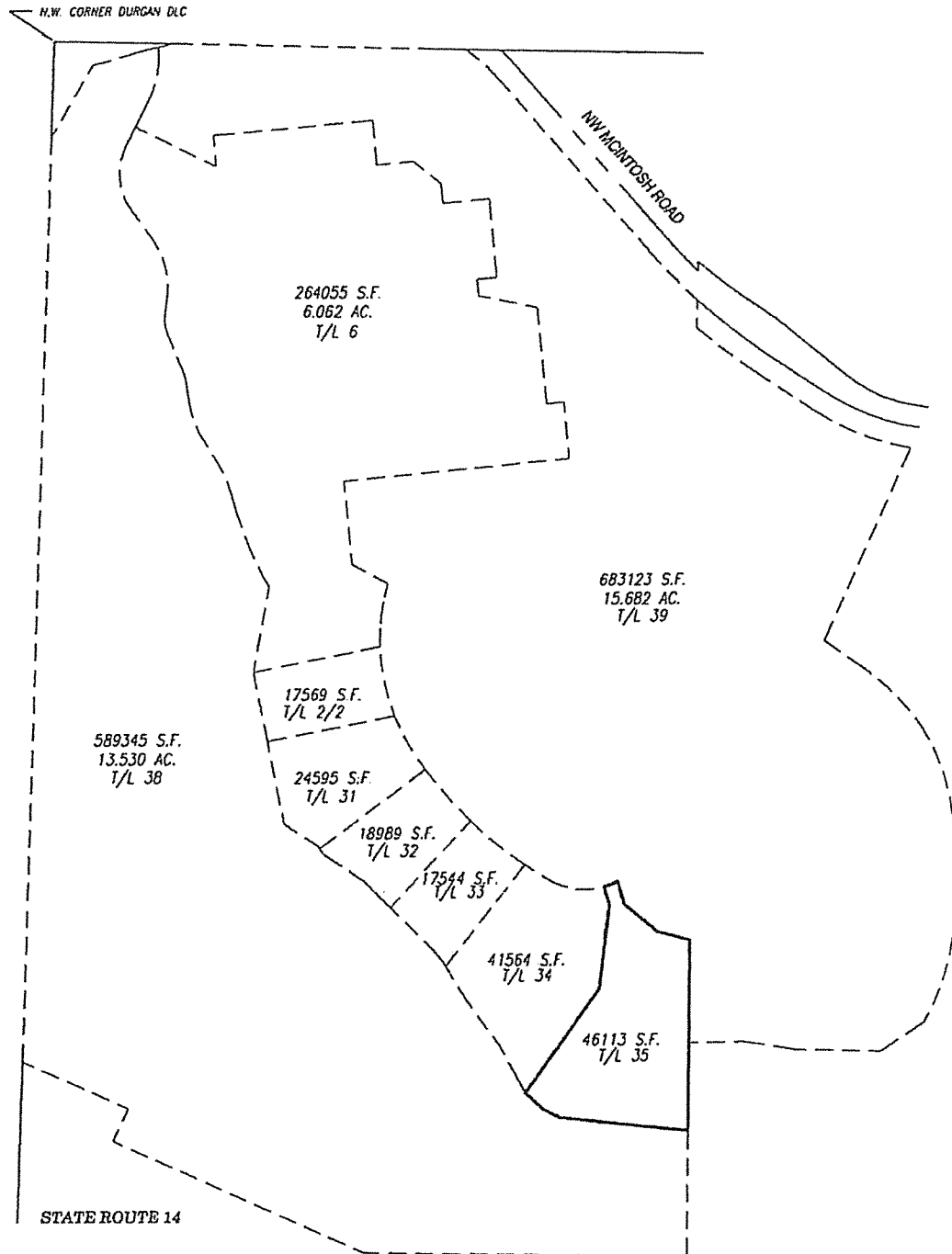
THENCE North 06° 34' 57" East a distance of 119.06 feet to a point which bears
South 15° 55' 17" East from the TRUE POINT OF BEGINNING;

THENCE North 15° 55' 17" West a distance of 25.90 feet to the TRUE POINT OF
BEGINNING.



6-15-2017

SKETCH TO ACCOMPANY LEGAL DESCRIPTION FOR
T.L. 35





LAND SURVEYORS
ENGINEERS

EXHIBIT A-8

(360) 695-1385
1111 Broadway
Vancouver, WA
98660

LEGAL DESCRIPTION FOR DAWSON'S RIDGE

TL 38

Tax Serial No. 127174-000

June 15, 2017

A parcel of property in the Lafayette Durgan Donation Land Claim located in the East half of Section 8 and the West half of Section 9, Township 1 North, Range 3 East of the Willamette Meridian in the City of Camas, Clark County, Washington, described as follows:

COMMENCING at the Northwest corner of said Lafayette Durgan Donation Land Claim;

THENCE South $01^{\circ} 27' 11''$ West along the West line of said Donation Land Claim a distance of 133.94 feet to the TRUE POINT OF BEGINNING;

THENCE continuing South $01^{\circ} 27' 11''$ West along the West line of said Donation Land Claim a distance of 1300.46 feet to the Northerly right-of-way line of State Route 14 as shown on sheet 5 of Washington State Highway Plans, "SR14 Fisher Road to Camas," dated November 16, 1954;

THENCE South $65^{\circ} 19' 49''$ East, along said Northerly right-of-way line, a distance of 158.29 feet to an angle point therein;

THENCE South $24^{\circ} 40' 11''$ West, continuing along said Northerly right-of-way line, a distance of 50.00 feet to an angle point therein;

THENCE South $65^{\circ} 19' 49''$ East, continuing along said Northerly right-of-way line, a distance of 379.97 feet to the South line of that parcel conveyed to Sara Inskeep-Meling by deed recorded under Auditor's File No. 3054067, records of said county;

THENCE South $88^{\circ} 49' 47''$ East, along said South line, a distance of 357.05 feet to the Southwest corner of that parcel conveyed to Brandon Dawson and Tammy R. Dawson by deed recorded under Auditor's File No. 4642630 D;

THENCE continuing South $88^{\circ} 49' 47''$ East, along said South line, a distance of 91.70 feet to a point on the West line of said Section 9;

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kij

THENCE North 00° 28' 31" East along West line of said Section 9 a distance of 178.71 feet;

THENCE North 83° 57' 09" West a distance of 178.14 feet;

THENCE North 62° 45' 58" West a distance of 27.65 feet;

THENCE North 47° 13' 13" West a distance of 32.59 feet;

THENCE North 29° 55' 41" West a distance of 33.61 feet;

THENCE North 28° 07' 11" West a distance of 44.14 feet;

THENCE North 36° 01' 10" West a distance of 78.48 feet;

THENCE North 31° 03' 28" West a distance of 54.98 feet;

THENCE North 31° 16' 29" West a distance of 8.26 feet;

THENCE North 39° 52' 32" West a distance of 21.48 feet;

THENCE North 44° 43' 56" West a distance of 83.02 feet;

THENCE North 44° 11' 59" West a distance of 49.21 feet;

THENCE North 55° 22' 13" West a distance of 68.75 feet;

THENCE North 38° 05' 36" West a distance of 11.06 feet;

THENCE North 38° 12' 06" West a distance of 5.00 feet;

THENCE North 56° 12' 25" West a distance of 55.76 feet;

THENCE North 11° 26' 16" West a distance of 118.13 feet;

THENCE North 11° 26' 34" West a distance of 99.99 feet;

THENCE North 09° 58' 10" East a distance of 122.71 feet;

THENCE North 31° 21' 00" West a distance of 17.34 feet;

THENCE North 24° 57' 42" West a distance of 42.76 feet;

THENCE North 20° 12' 35" West a distance of 51.68 feet;

THENCE North 15° 05' 10" West a distance of 33.23 feet to a 149.14 foot radius curve to the left;

THENCE along 149.14 foot radius curve to the left a distance of 44.95 feet;

THENCE North 32° 09' 45" West a distance of 40.29 feet to a 131.42 foot radius curve to the right;

THENCE along 131.42 foot radius curve to the right a distance of 53.01 feet;

THENCE North 09° 02' 59" West a distance of 29.67 feet to a 72.00 foot radius curve to the left;

THENCE along 72.00 foot radius curve to the left a distance of 16.15 feet;

THENCE North 21° 54' 03" West a distance of 58.84 feet to a 50.00 foot radius curve to the right;

THENCE along 50.00 foot radius curve to the right a distance of 23.95 feet;

THENCE North 05° 32' 49" East a distance of 32.11 feet to a 110.00 foot radius curve to the left;

THENCE along 110.00 foot radius curve to the left a distance of 78.18 feet;

THENCE North 35° 10' 34" West a distance of 53.40 feet to a 88.99 foot radius curve to the right;

THENCE along 88.99 foot radius curve to the right a distance of 94.95 feet;

THENCE North 25° 54' 07" East a distance of 70.25 feet to a 131.00 foot radius curve to the left;

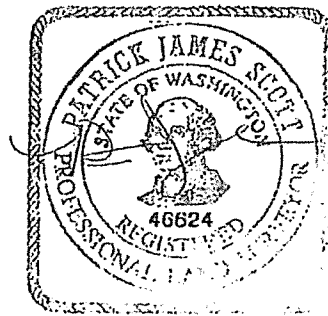
THENCE along 131.00 foot radius curve to the left a distance of 62.03 feet;

THENCE North 01° 11' 11" West a distance of 14.98 feet to a point on a non-tangent 880.00 radius curve to the left from which the radius point bears South 14° 07' 31" East;

THENCE along 880.00 foot radius curve to the left a distance of 29.22 feet
(long chord South 74° 55' 25" West 29.22 feet);

THENCE South 73° 58' 21" West a distance of 63.84 feet;

THENCE South 29° 05' 01" West a distance of 115.08 feet to the TRUE POINT OF BEGINNING;



6-15-2017

SKETCH TO ACCOMPANY LEGAL DESCRIPTION FOR
T.L. 38

N.W. CORNER DURGAN DLC

NW MONTOSH ROAD

264055 S.F.
6.062 AC.
T/L 6

683123 S.F.
15.682 AC.
T/L 39

17569 S.F.
T/L 2/2

589345 S.F.
13.530 AC.
T/L 38

24595 S.F.
T/L 31

18989 S.F.
T/L 32

17544 S.F.
T/L 33

41564 S.F.
T/L 34

46113 S.F.
T/L 35

STATE ROUTE 14

OLSON LAND SURVEYORS
ENGINEERS
ENGINEERING INC. 222 E. EVERGREEN BLVD., VANCOUVER, WA 98140
1-206-835-1100
1-800-725-9125



LAND SURVEYORS
ENGINEERS

EXHIBIT A-9

(360) 695-1385
1111 Broadway
Vancouver, WA
98660

LEGAL DESCRIPTION FOR DAWSON'S RIDGE

TL 39

Tax Serial No. 127175-000

June 15, 2017

A parcel of property in the Lafayette Durgan Donation Land Claim located in the East half of Section 8 and the West half of Section 9, Township 1 North, Range 3 East of the Willamette Meridian in the City of Camas, Clark County, Washington, described as follows:

COMMENCING at the Northwest corner of said Lafayette Durgan Donation Land Claim;

THENCE South $01^{\circ} 27' 11''$ West along the West line of said Donation Land Claim a distance of 840.92 feet;

THENCE South $88^{\circ} 32' 49''$ East a distance of 473.63 feet to a point on a non-tangent 300.00 foot radius curve to right from which the radius point bears North $87^{\circ} 53' 30''$ East, said point also being the TRUE POINT OF BEGINNING;

THENCE along said 300.00 foot radius curve to the right a distance of 90.43 feet (long chord North $06^{\circ} 31' 38''$ East 90.09 feet)

THENCE North $61^{\circ} 17' 15''$ West a distance of 56.46 feet;

THENCE North $05^{\circ} 35' 39''$ West a distance of 118.55 feet;

THENCE North $84^{\circ} 24' 21''$ East a distance of 314.00 feet;

THENCE North $05^{\circ} 35' 39''$ West a distance of 80.00 feet;

THENCE South $84^{\circ} 24' 21''$ West a distance of 24.00 feet;

THENCE North $05^{\circ} 35' 39''$ West a distance of 135.98 feet;

THENCE North $78^{\circ} 14' 24''$ West a distance of 83.82 feet;

THENCE North 05° 35' 39" West a distance of 23.00 feet;

THENCE North 84° 24' 21" East a distance of 27.21 feet;

THENCE North 05° 21' 58" West a distance of 111.00 feet;

THENCE South 84° 19' 05" West a distance of 64.99 feet;

THENCE North 05° 19' 27" West a distance of 27.32 feet;

THENCE North 50° 30' 48" West a distance of 50.00 feet;

THENCE South 84° 29' 12" West a distance of 50.17 feet;

THENCE North 05° 30' 48" West a distance of 62.96 feet;

THENCE South 84° 29' 12" West a distance of 221.30 feet;

THENCE South 05° 30' 48" East a distance of 43.85 feet;

THENCE North 63° 41' 42" West a distance of 125.40 feet;

THENCE North 25° 54' 07" East a distance of 41.71 feet to a 131.00 foot radius curve to the left;

THENCE around 131.00 foot radius curve to the left a distance of 62.03 feet (long chord North 12° 22' 39" East 61.45 feet);

THENCE North 01° 11' 11" West a distance of 14.98 feet to a point on a non tangent 880.00 foot radius curve to the right from which the radius point bears South 14° 07' 31" East;

THENCE around said 880.00 foot radius curve to the right a distance of 20.56 feet (long chord North 76° 32' 39" East 20.56 feet) to a point on the North line of said Durgan Donation Land Claim;

THENCE continuing South $88^{\circ} 49' 37''$ East along the North line of said Donation Land Claim a distance of 405.89 feet to a point on the centerline of McIntosh road, said point also being on a non-tangent 250.00 foot radius curve to the right from which the radius point bears South $35^{\circ} 10' 28''$ West;

THENCE along centerline said McIntosh Road and 250.00 foot radius curve to the right a distance of 60.29 feet (long chord South $47^{\circ} 55' 02''$ East 60.14 feet);

THENCE continuing along said centerline South $41^{\circ} 00' 31''$ East a distance of 326.12 feet to a 800.00 foot radius curve to the left;

THENCE along 800.00 foot radius curve to the left a distance of 93.31 feet to a point on the West line of said Section 9;

THENCE South $00^{\circ} 28' 31''$ West along West line of said Section 9 a distance of 39.70 feet to a point on the Southerly right-of-way of McIntosh road, said point also being on a non-tangent 830.00 foot radius curve to the left from which the radius point bears South $14^{\circ} 07' 31''$ East;

THENCE along Southerly right-of-way of McIntosh road and 830.00 foot radius curve to the left a distance of 104.65 feet (long chord South $53^{\circ} 07' 55''$ East 104.58 feet);

THENCE continuing along said Southerly right of way of McIntosh road South $56^{\circ} 44' 38''$ East a distance of 98.61 feet to 355.00 foot radius curve to the left;

THENCE along 355.00 foot radius curve to the left a distance of 145.65 feet to a point on the West line of Dawson Parcel as described in document recorded under Auditors File Number 5322012 D, Clark County Records;

THENCE along said West line Dawson Parcel the following courses;

THENCE South $23^{\circ} 46' 47''$ West a distance of 297.85 feet;

THENCE South 54° 46' 32" East a distance of 67.21 feet to a 326.00 foot radius curve to the right;

THENCE along 326.00 foot radius curve to the right a distance of 115.73 feet (long chord South 44° 36' 23" East 115.12 feet) to a non-tangent 365.00 foot radius curve to the right from which the radius point bears South 55° 33' 47" West;

THENCE along 365.00 foot radius curve to the right a distance of 132.24 feet (long chord South 21° 38' 32" East 131.52 feet) to a non-tangent 409.60 radius curve to the right from which the radius point bears South 77° 07' 21" West;

THENCE along 409.60 foot radius curve to the left a distance of 303.27 feet (long chord South 08° 20' 00" East 296.39 feet);

THENCE South 55° 45' 58" West a distance of 73.66 feet;

THENCE North 88° 24' 22" West a distance of 119.88 feet;

THENCE North 81° 21' 57" West a distance of 74.12 feet;

THENCE South 89° 19' 34" West a distance of 76.23 feet to a point on the West line of said Section 9;

THENCE leaving the West line of said Dawson parcel, North 00° 28' 31" East along West line of said Section 9 a distance of 143.59 feet;

THENCE North 74° 52' 54" West a distance of 46.01 feet;

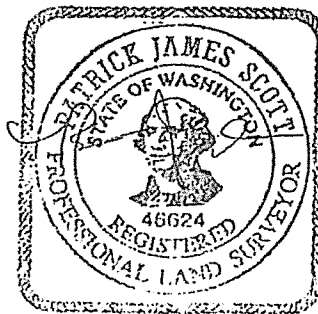
THENCE North 50° 41' 23" West a distance of 60.41 feet;

THENCE North 15° 55' 17" West a distance of 33.69 feet to a non-tangent 100.00 foot radius curve to the right from which the radius point bears North 27° 16' 47" West;

THENCE around 100.00 foot radius curve to the right a distance of 94.70 feet
(long chord South 89° 51' 05" West 91.21 feet) to a non-tangent 550.00 foot radius curve to
the right from which the radius point bears North 29° 21' 33" East;

THENCE around 550.00 foot radius curve to the right a distance of 194.21 feet
(long chord North 48° 08' 43" West 238.02 feet) to a non-tangent 300.00 foot radius curve to
the right from which the radius point bears North 52° 03' 35" East;

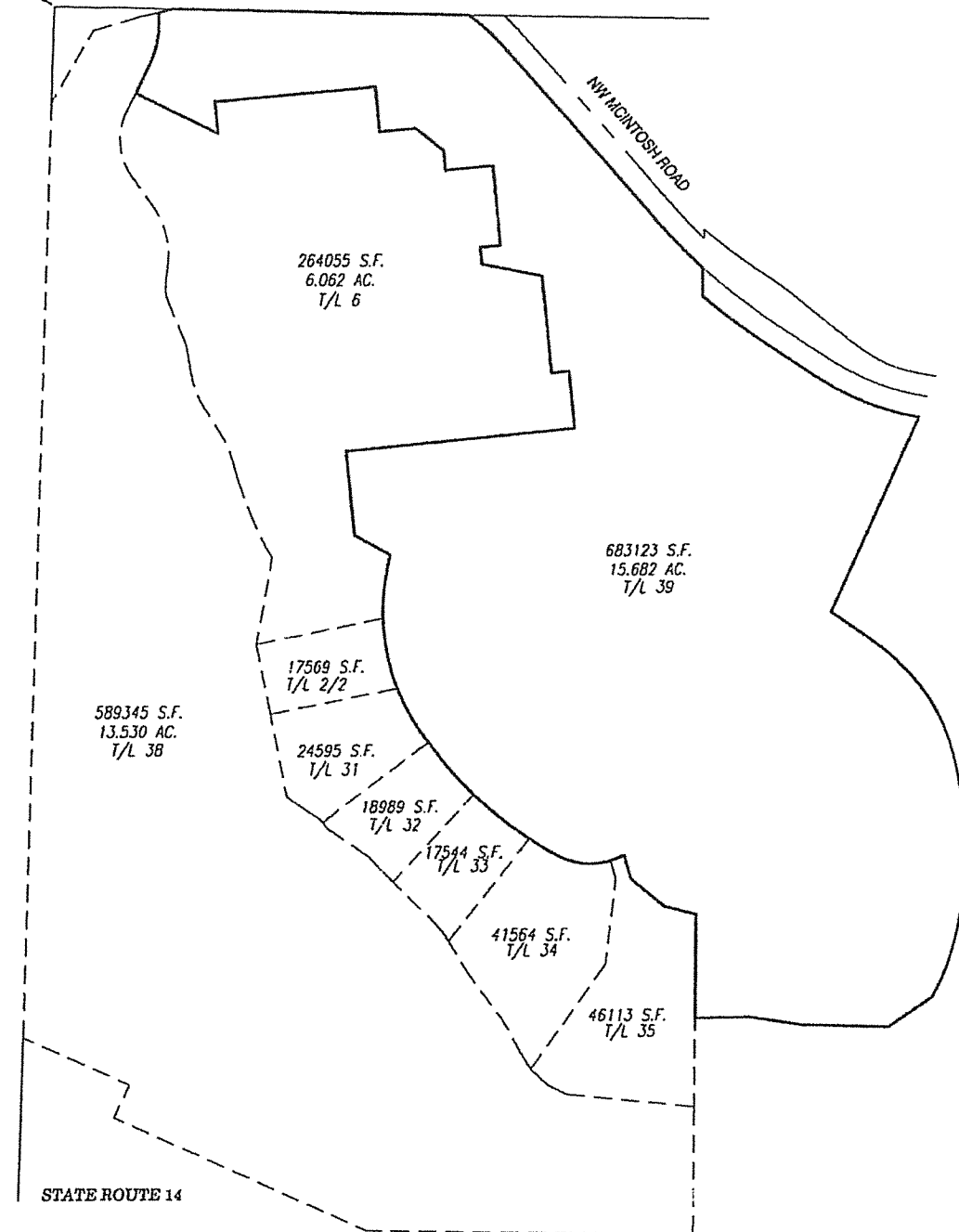
THENCE around 300.00 foot radius curve to the right a distance of 184.62 feet
(long chord North 20° 01' 22" West 184.54 feet) to the TRUE POINT OF BEGINNING.



6-15-2017

SKETCH TO ACCOMPANY LEGAL DESCRIPTION FOR
T.L. 39

N.W. CORNER DUGAN DLC





LAND SURVEYORS
ENGINEERS

EXHIBIT B

(360) 695-1385
222 E. Evergreen Blvd.
Vancouver, WA
98660

LEGAL DESCRIPTION FOR DAWSON'S RIDGE
48 FOOT ACCESS EASEMENT

May 18, 2017

A parcel of property located in the Lafayette Durgan Donation Land Claim in the Southwest quarter of Section 9, and the East half of Section 8, Township 1 North, Range 3 East of the Willamette Meridian, City of Camas, Clark County, Washington, said parcel being 48.00 feet in width and lying 24.00 feet on each side of the following described centerline:

COMMENCING at the Northwest corner of the Lafayette Durgan Donation Land Claim;

THENCE South $01^{\circ} 27' 11''$ West, along the West line said Donation Land Claim, a distance of 835.49 feet;

THENCE South $88^{\circ} 32' 49''$ East 497.36 feet to a 276.00 foot radius curve to the left from which the radius point bears North $88^{\circ} 42' 17''$ East and the TRUE POINT OF BEGINNING;

THENCE along said 276.00 foot radius curve to the left, an arc distance of 176.49 feet to a 526.00 foot radius curve to the left from which the radius point bears North $54^{\circ} 27' 48''$ East;

THENCE along said 526.00 foot radius curve to the left, an arc distance of 225.16 feet to a 76.00 foot radius curve to the left;

THENCE along said 76.00 foot radius curve to the left, an arc distance of 116.99 feet;

THENCE North $31^{\circ} 44' 25''$ East 370.23 feet to a 66.00 foot radius curve to the right;

THENCE around said 66.00 foot radius curve to the right, an arc distance of 29.60 feet to a 124.00 foot radius curve to the left;

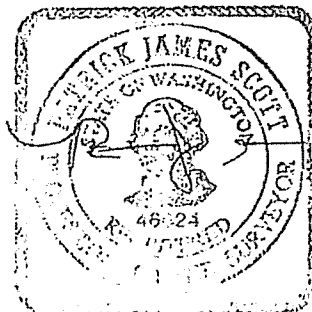
THENCE around said 124.00 foot radius curve to the left, an arc distance of 63.36 feet to a 163.00 foot radius curve to the left;

THENCE around said 163.00 foot radius curve to the left, an arc distance of 121.74 feet to a 100.00 foot radius curve to the right;

THENCE around said 100.00 foot radius curve to the right, an arc distance of 68.96 feet;

THENCE North 24° 52' 30" East 30.00 feet, more or less, to the Southerly right of way line of NW McIntosh Road and to the end of the above described centerline.

The sidelines of said parcel shall be lengthened or shortened to intersect one another and the Southerly right of way line of NW McIntosh Road.



5-18-2017

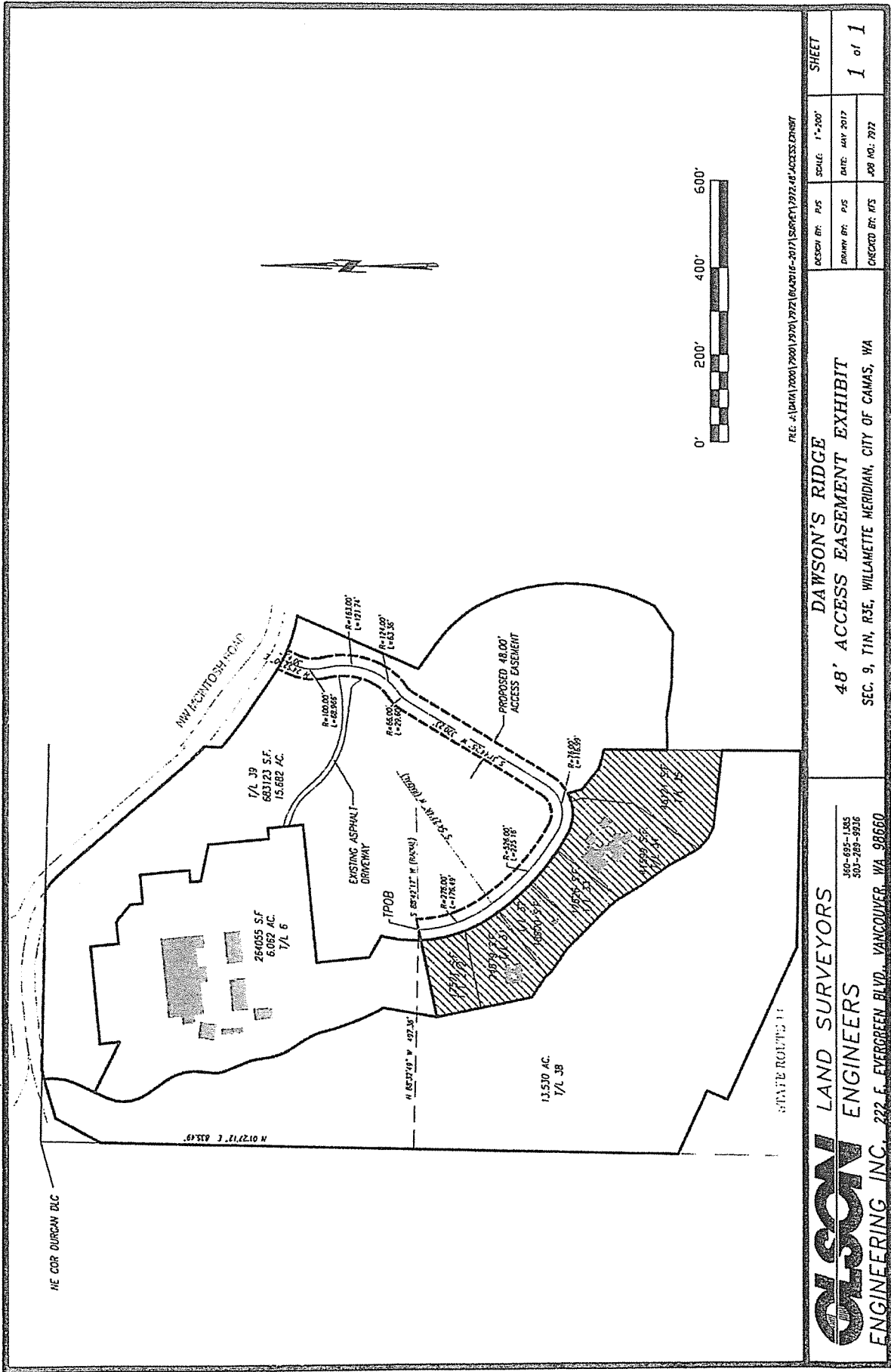


EXHIBIT "C"
20.00' ACCESS EASEMENT AND
PROPOSED BOLLARD LOCATION

