BK 311 P265

LAKERIDGE

A PORTION OF GOVERNMENT LOTS 1 AND 2
IN THE NE 1/4 OF SECTION 3, T.1N., R.3E., W.M.,
CITY OF CAMAS, COUNTY OF CLARK, STATE OF WASHINGTON

JUNE 24, 2004

LDC JOB NO. 2-1467

SHEET 1 OF 2

LEGAL DESCRIPTION:

A PORTION OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN, CITY OF CAMAS, CLARK COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE 2-1/4" IRON PIPE MARKING THE NORTH 1/4 CORNER OF SECTION 3, THENCE S 01°29'13" E ALONG THE EAST LINE OF SAID SECTION 3, S01°12'36"W, 2648.77 FEET TO THE NORTHEAST 1/4 OF SAID SECTION 3; THENCE S89°32'22"W, 350.31 FEET; THENCE N00°27'38"W, 133.41 FEET; THENCE S89°32'22"W, 242.34 FEET; THENCE N00°27'38"W, 344.40 FEET; THENCE S89°47'47"E, 44.03 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 120.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHWEST, THROUGH A CENTRAL ANGLE OF 43°31'34", (CHORD BEARS S68°34'00"E, 87.55 FEET) A DISTANCE OF 100.24 FEET TO A POINT OF TANGENCY; THENCE S00°38'13"E, 108.46 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 175.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST, THROUGH A CENTRAL ANGLE OF 13°37'44" (CHORD BEARS S47°59'05"E, 40.77 FEET) A DISTANCE OF 40.86 FEET TO A POINT OF NON-TANGENCY; THENCE N00°00'00"E, 31.06 FEET; THENCE N89°32'34"E, 1139.79 FEET TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 3; THENCE ALONG SAID LINE, N89°32'22"E, 350.31 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF N.W. LAKE ROAD, A 60.00-FOOT WIDE PUBLIC ROADWAY; THENCE ALONG SAID LINE, S45°11'30"E, 391.83 FEET TO AN ANGLE POINT; THENCE S47°11'30"E, 88.52 FEET TO THE WESTERLY LINE OF THE CITY OF CAMAS TRACT OF LAND AS DESCRIBED IN DEED, RECORDED IN AUDITOR'S FILE NUMBER 8912280123, SAID RECORDS; THENCE ALONG THE WESTERLY LINE OF SAID CITY OF CAMAS TRACT OF LAND, S00°13'57"W, 2246.94 FEET TO AN ANGLE POINT; THENCE S00°13'57"W, 330.00 FEET TO AN ANGLE POINT; THENCE S, 89°48'03" E, 165.00 FEET TO THE WESTERLY LINE OF THE CITY OF CAMAS TRACT OF LAND AS DESCRIBED IN DEED, RECORDED IN AUDITOR'S FILE NUMBER 8912280123, SAID RECORDS; THENCE ALONG THE WESTERLY LINE OF SAID CITY OF CAMAS TRACT OF LAND S00°13'57"W, 183.48 FEET TO AN ANGLE POINT; THENCE N73°26'50"E, 103.38 FEET TO THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 3; THENCE ALONG SAID LINE, S00°13'57"W, 209.00 FEET TO THE SOUTHEAST CORNER OF THE FRACTIONAL NORTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 3; THENCE ALONG THE SOUTH LINE OF SAID NORTH 1/2, S89°47'36"W, 2619.40 FEET TO THE EAST LINE OF SUMMIT OAKS ESTATES PHASE III-A, A PLAT OF RECORD IN BOOK 301, PAGE 83, CLARK COUNTY PLAT RECORDS; THENCE ALONG THE EAST LINE OF SAID SUMMIT OAKS ESTATES PHASE III-A, N00°12'36"E, 1319.15 FEET TO A POINT OF NON-TANGENT CURVATURE; THENCE ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHEAST, THROUGH A CENTRAL ANGLE OF 31°57'49" (CHORD BEARS N58°51'40"E, 13.80 FEET) A DISTANCE OF 14.06 FEET TO A POINT OF NON-TANGENCY; THENCE CONTINUING ALONG THE EAST LINE OF SAID SUMMIT OAKS ESTATES PHASE III-A, N00°12'36"E, 56.47 FEET TO A POINT OF NON-TANGENT CURVATURE; THENCE ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHEAST, THROUGH A CENTRAL ANGLE OF 06°52'23" (CHORD BEARS N62°31'46"E, 23.07 FEET) A DISTANCE OF 23.58 FEET TO A POINT OF TANGENCY; THENCE CONTINUING ALONG THE EAST LINE OF SAID SUMMIT OAKS ESTATES PHASE III-A, N00°06'23"E, 1103.22 FEET TO AN ANGLE POINT; THENCE N89°50'24"E, 100.00 FEET TO AN ANGLE POINT; THENCE N00°50'21"E, 70.26 FEET TO AN ANGLE POINT; THENCE N89°52'39"W, 124.83 FEET TO THE WEST LINE OF SAID NORTHEAST 1/4 OF SAID SECTION 3; THENCE ALONG SAID LINE N00°12'36"E, 979.24 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 53.854 ACRES

AREA DATA:

LAND AREA : 53.854 ACRES
DEVELOPED LAND : 28.358 ACRES
LOT AREA : 18.785 ACRES
INFRASTRUCTURE AREA : 1.025 ACRES
TRACT AREA : 24.813 ACRES
CRITICAL AREAS : 25.496 ACRES
TRAIL AREA : 0.148 ACRES

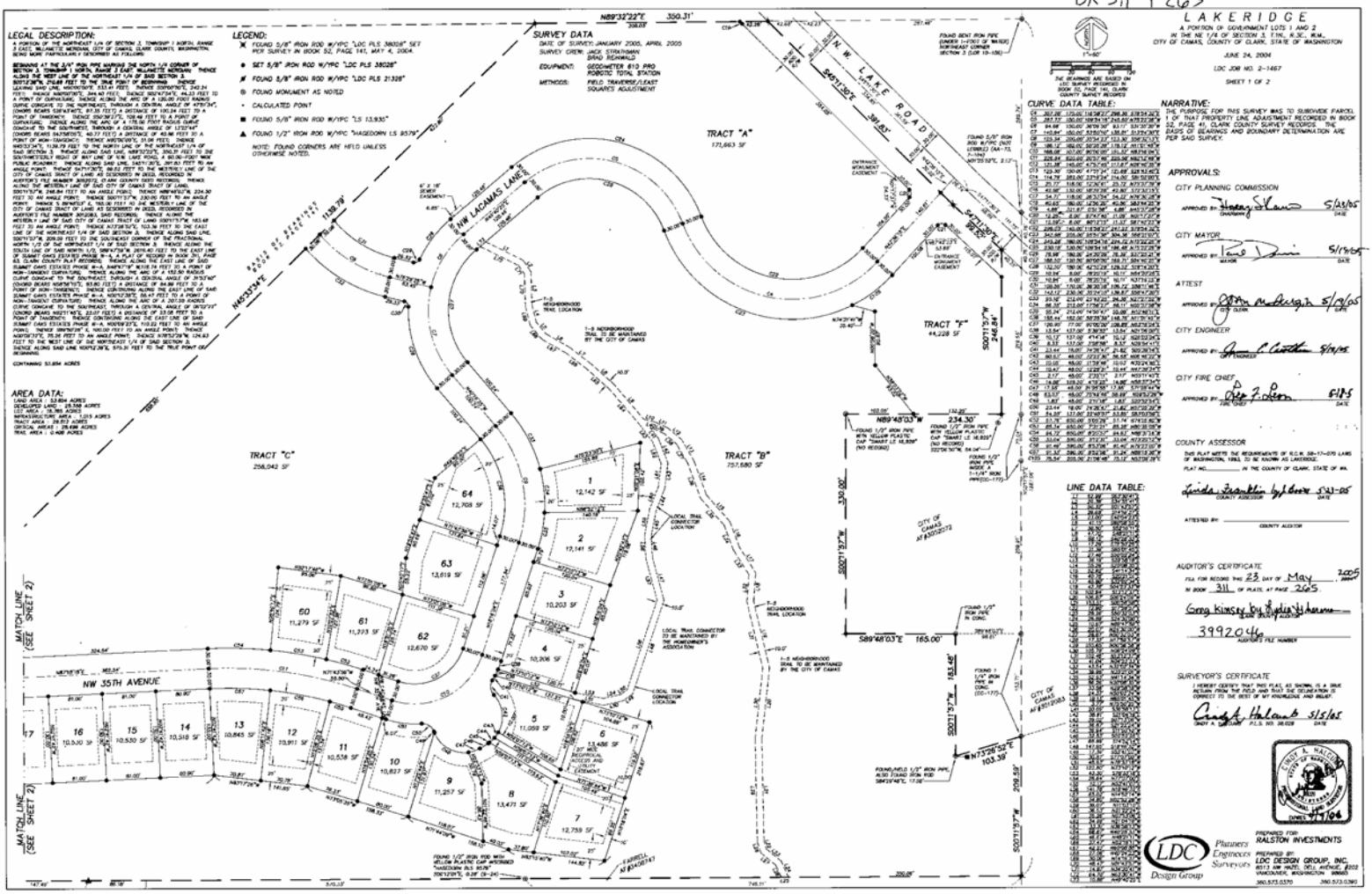
LEGEND:

- FOUND 5/8" IRON ROD W/YPC "LDC PLS 38028" SET PER SURVEY IN BOOK 52, PAGE 141, MAY 4, 2004
- SET 5/8" IRON ROD W/YPC "LDC PLS 38028"
- FOUND 5/8" IRON ROD W/YPC "LDC PLS 21328"
- FOUND MONUMENT AS NOTED
- CALCULATED POINT
- FOUND 5/8" IRON ROD W/YPC "LS 13,935"
- FOUND 1/2" IRON ROD W/YPC "HAGEDORN LS 9579"

NOTE: FOUND CORNERS ARE HELD UNLESS OTHERWISE NOTED.

SURVEY DATA

DATE OF SURVEY: JANUARY 2005, APRIL 2005
SURVEY CREW: JACK STRATSMAN
BRAD REINWALD
EQUIPMENT: GEODIMETER 610 PRO
ROBOTIC TOTAL STATION
METHODS: FIELD TRAVERSE/LEAST SQUARES ADJUSTMENT



CURVE DATA TABLE:

C1	357.09'	175.00'	116°56'27"
C2	287.37'	150.00'	109°74'18"
C3	94.68'	150.00'	36°19'30"
C4	143.84'	150.00'	53°50'00"
C5	123.34'	200.00'	35°34'27"
C6	186.12'	150.00'	50°20'26"
C7	165.08'	107.00'	88°36'00"
C8	225.84'	550.00'	23°31'46"
C9	121.38'	145.00'	47°57'44"
C10	123.30'	120.00'	47°27'34"
C11	114.79'	383.00'	17°13'54"
C12	21.77'	118.00'	12°30'41"
C13	43.96'	130.00'	18°22'36"
C14	54.71'	118.00'	26°33'54"
C15	40.63'	38.00'	61°26'30"
C16	4.88'	321.87'	0°51'38"
C17	12.85'	8.00'	92°07'13"
C18	12.85'	8.00'	92°07'13"
C19	226.03'	146.00'	110°38'27"
C20	342.88'	205.00'	95°51'36"
C21	34.68'	38.00'	52°18'00"
C22	230.18'	130.00'	101°34'18"
C23	78.98'	190.00'	23°50'00"
C24	185.55'	130.00'	81°50'00"
C25	132.50'	190.00'	42°32'29"
C26	10.94'	8.00'	78°35'13"
C27	10.94'	8.00'	78°35'13"
C28	120.66'	170.00'	40°39'33"
C29	142.13'	230.00'	35°24'13"
C30	23.56'	212.00'	6°22'00"
C31	86.56'	212.00'	23°38'27"
C32	50.24'	212.00'	14°30'41"
C33	155.44'	152.00'	58°35'36"
C34	120.00'	77.00'	90°00'00"
C35	13.54'	137.00'	5°39'55"
C36	70.13'	137.00'	41°14'14"
C37	8.33'	137.00'	3°28'56"
C38	23.44'	15.00'	74°29'31"
C39	90.63'	48.00'	107°12'30"
C40	23.00'	48.00'	27°34'46"
C41	15.42'	48.00'	18°23'31"
C42	2.17'	48.00'	2°35'11"
C43	14.06'	103.00'	7°49'23"
C44	17.55'	48.00'	20°56'55"
C45	63.53'	48.00'	75°14'16"
C46	3.87'	48.00'	4°37'34"
C47	23.44'	15.00'	89°52'00"
C48	24.72'	100.00'	14°10'11"
C49	33.04'	300.00'	6°18'56"
C50	51.40'	300.00'	9°48'37"
C51	51.32'	300.00'	9°47'56"
C52	75.54'	300.00'	14°42'18"

LINE DATA TABLE:

L1	12.00'	N00°27'38"W
L2	12.00'	N00°27'38"W
L3	12.00'	N00°27'38"W
L4	12.00'	N00°27'38"W
L5	12.00'	N00°27'38"W