

#1180
 Day
 Deputy

MARK: 1976

Office of Clerk
U. S. District Court

UNITED STATES DISTRICT COURT
WESTERN DISTRICT OF WASHINGTON

UNITED STATES OF AMERICA,

Plaintiff,

Y.

26.10 ACRES OF LAND, MORE OR LESS,
SITUATE IN SKAMANIA COUNTY, STATE
OF WASHINGTON, AND ALBERT WAHLMAN,
ET UX, AND OTHER UNKNOWN OWNERS,

Defendants.

CZ6 - 80T

LIS PENDENS

TRACT 2916

Original Filed
MAR 30 1976

NOTICE IS HEREBY GIVEN:

That the above-entitled action is pending in the above-entitled Court.

2. That the plaintiff in such action is the United States of America; that the names of the defendants in such action, and of each and every owner, encumbrancer, or other person or party interested in the land described in Schedule "B" attached hereto, or any part thereof, so far as can be ascertained from the public records, are set forth in said Schedule "B".

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STAN PITKIN
UNITED STATES ATTORNEY
P.O. BOX 1327
SEATTLE, WASHINGTON 98111
(206) 442-7970

3. That the object of such action is set forth in
Schedule "A" attached hereto.

DATED this 25 day of March, 1975

STAN PITKIN
United States Attorney

William H. Rubidge
WILLIAM H. RUBIDGE
Assistant U.S. Attorney

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STAN PITKIN
UNITED STATES ATTORNEY
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SCHEDULE "A"

AUTHORITY FOR TAKING:

The authority for the taking of the land is under and in accordance with the Act of Congress approved February 26, 1931 (46 Stat. 1421, 40 U.S.C. 258a), and acts supplementary thereto and amendatory thereof, and under the further authority of the Acts of Congress approved April 24, 1889 (25 Stat. 94, 33 U.S.C. 591), and March 1, 1917 (39 Stat. 948, 33 U.S.C. 701), which authorize the acquisition of land for flood control projects; the Act of Congress approved August 30, 1935 (49 Stat. 1028), which act authorizes the construction of the Bonneville Lock and Dam; the Act of Congress approved August 20, 1937 (50 Stat. 731), which act authorized completion, maintenance and operation of the project and the Act of Congress approved December 26, 1975 (Public Law 94-180), which act appropriated funds for such purposes.

PUBLIC USES:

The public uses for which said land is taken are as follows: The said land is necessary to provide for the construction of a river improvement for the purposes of flood control, navigation and for other uses incident thereto. The said land has been selected by us for acquisition by the United States for use in connection with the construction and maintenance of the Second Powerhouse which must be provided at the Bonneville Dam, and for such other uses as may be authorized by Congress or by Executive Order.

SCHEDULE "B"

Description:

Tract 2916

A tract of land situated in Sections 14 and 15, Township 2 North, Range 7 East of the Willamette Meridian, Skamania County, Washington, being more particularly described as follows:

Beginning at the middle point in the Southerly line of Lot 1 of Normandy Tracts according to the official plat thereof on file and of record in the office of the Auditor of Skamania County, Washington, said point of beginning being marked by a county penalty monument at the intersection of the Northerly line of the Evergreen Highway (State Highway No. 14) right-of-way with the section line between said Sections 14 and 15; thence North along the said section line 840.00 feet; thence South $78^{\circ}12'00''$ West 50.00 feet; thence North $78^{\circ}30'00''$ West 159.00 feet; thence West 563.00 feet; thence South $35^{\circ}15'00''$ East 1,145.00 feet to the Southwest corner of Lot 2 of said Normandy Tracts, said corner being at the intersection with the North right-of-way line of said Evergreen Highway (State Highway No. 14); thence North $54^{\circ}45'00''$ East along said right-of-way to the point of beginning.

Also including the following:

Beginning at the intersection of the section line between said Sections 14 and 15 with the Northerly right-of-way of said Evergreen Highway (State Highway No. 14); thence North $54^{\circ}45'00''$ East 50.00 feet; thence North $35^{\circ}15'00''$ West to the section line between said Sections 14 and 15; thence South along said section line to the point of beginning.

Also including the following:

Commencing at the intersection of section line between said Sections 14 and 15 with the North line of the said Evergreen Highway (State Highway No. 14); thence North $54^{\circ}45'00''$ East 50.00 feet to the point of beginning; thence North $35^{\circ}15'00''$ West 70.75 feet to the said section line; thence North along said section line 772.25 feet; thence North $78^{\circ}12'00''$ East 13.56 feet; thence East 139.62 feet; thence South $0^{\circ}15'00''$ East 722.43 feet; thence South $54^{\circ}45'00''$ West 187.50 feet to the point of beginning.

Excepting therefrom the following:

That portion of the above described tracts of land lying Southeast of a line 400.00 feet distant from and parallel to the Northerly right-of-way line of said Evergreen Highway (State Highway No. 14).

Also including the following:

Beginning at the Northwest corner of Lot 9 of Normandy Tracts according to the official plat thereof on file and of record in the office of the Auditor of Skamania County, Washington; thence North $35^{\circ}15'00''$ West 350.20 feet; thence North $54^{\circ}45'00''$ East 20.00 feet;

SCHEDULE "B"

Tract 2916 (Cont'd)

thence North $35^{\circ}15'00''$ West 767.00 feet to the East line of a tract of land conveyed to Frieda Birkeland by deed dated 21 June 1929, and recorded 19 April 1934, at Page 494 of Book X of Deeds, Records of Skamania County, Washington; thence North to the South line of a tract of land conveyed to Wauna Lake Club, a corporation, by deed dated 24 November 1922, and recorded 16 February 1931, at Page 580 of Book W of Deeds, Records of Skamania County, Washington; thence East to intersection with a line running North $35^{\circ}15'00''$ West from the Southwest corner of Lot 2 of Normandy Tracts aforesaid; thence South $35^{\circ}15'00''$ East 927.20 feet, more or less, to the Northwest corner of the said Lot 2; thence South $54^{\circ}45'00''$ West 700.00 feet to the point of beginning.

Also including the following:

Lots 7, 8 and 9 of said Normandy Tracts according to the official plat thereof on file and of record in the office of the Auditor of Skamania County, Washington.

Excepting therefrom the following:

That portion of the said Lot 7 described as follows: Beginning at the Southeast corner of said Lot 7; thence South $54^{\circ}45'00''$ West along the South line thereof 62.00 feet; thence North $35^{\circ}15'00''$ West parallel with the East line of said Lot 100.00 feet; thence North $54^{\circ}45'00''$ East parallel with the South line thereof 62.00 feet to the East line of said lot; thence South $35^{\circ}15'00''$ East along said East line 100.00 feet to the point of beginning.

The tract of land herein described contains 26.10 acres, more or less.

Estimated compensation deposited in the registry of the court for the above described property: \$33,700.00

Estate Taken: The fee simple title to Tract 2916, subject, however, to existing easements for public roads and highways, public utilities, railroads and pipelines, and the right, title and interest of Wauna Lake Club, a Washington Corporation, and other unknown parties of interest, in and to an access road easement, if any.

Name and Address of Purported Owners: Albert Wahlman and
Marie Wahlman, Husband & Wife
1611 Irving Street
Astoria, Oregon 97138

SCHEDULE "B"

Tract 2916 (cont'd)

Tine Electric
2139 S.E. Bellmont
Portland, Oregon 97214

Gorin Brothers
115 Parklane
Brisbane, California

Pete Wilson Development Corporation
d/b/a Pete Wilson Realty
Registered agent and president: Orville M. Wilson
2411 S.E. 42nd Street
Portland, Oregon 97206

Walter V. Richardson and Mabel Morse Richardson
2845 S.W. Upper Drive
Portland, Oregon 98201