





## HAGEDORN, INC.

Registered Land Surveyors • Oregon Washington California

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June 21, 1993

**LEGAL DESCRIPTION  
FOR  
DR. DON CLELAND**

**7 ACRE PARCEL (SHORT PLAT LOT 2):**

A portion of the South half of the Southwest quarter of Section 32, Township 2 North, Range 5 East, Willamette Meridian, Skamania County, Washington, described as follows:

BEGINNING at a concrete monument with Skamania County brass cap that marks the Southeast corner of Lot 1 of the "Washougal Riverside tracts" as surveyed in 1922; thence South  $18^{\circ} 24' 15''$  West, 140.31 feet to the Southwest corner of Section 32; thence South  $89^{\circ} 06' 40''$  East along the South line of Section 32 for a distance of 1162.25 feet; thence North  $00^{\circ} 53' 20''$  East at right angles to said South line 368.53 feet to a 1/2 inch iron rod set at an angle point in the South boundary line of the tract conveyed to "Clackamas Surgical Associates" as filed in Book 119, Page 6, Skamania County Auditor's Records, said point being shown in Book 3 of Surveys at page 41; thence South  $89^{\circ} 06' 40''$  East, 243.67 feet to a 1/2 inch iron rod in the centerline of "West Road", said point hereinafter called point "A"; thence North  $19^{\circ} 15' 00''$  East, 300.00 feet to a 1/2 inch iron rod; thence North  $33^{\circ} 30' 00''$  East, 120.00 feet to a 1/2 inch iron rod; thence North  $20^{\circ} 00' 00''$  West 485 feet, more or less, to the centerline of the Washougal River; thence following said centerline downstream (Southwesterly) 729 feet, more or less, to a point on the boundary line between "Hermens" and "Brown" as described in Deed Book 119, pages 4 and 5, Skamania County Auditor's Records; thence North  $85^{\circ} 50' 00''$  East along said common boundary line 339 feet, more or less, to a 5/8 inch iron rod at an angle point in said boundary line; thence South  $12^{\circ} 34' 00''$  East along said common boundary line 156.00 feet to the East line of the "Hiram Welch tract" as described in Deed Book "X" page 485 (1934) as shown in a 1993 recorded survey by "Hagedorn,

Inc.); thence Southwesterly along said East line 338 feet, more or less, to the TRUE POINT OF BEGINNING.

SUBJECT TO easements and restrictions of record.

SUBJECT TO the rights of the public in and to any portion of the above described tract that lies within the 60 foot right-of-way and a 50 foot radius cul-de-sac at the Northerly terminus thereof, said right-of-way being known as "West Road", (formerly "Evergreen Lane"), as shown on the "Clackamas Surgical Associates Short Plat" (1990).

SUBJECT TO a 30 foot easement for driveway and utilities, the North line of which is described as follows:

BEGINNING AT point "A", above described; thence North 25° 00' 00" West along the centerline of "West Road" 79.17 feet; thence along the arc of a 1000 foot radius curve to the right for an arc distance of 217.00 feet; thence North 12° 34' 00" West, 140.37 feet to the TRUE POINT OF BEGINNING of said North easement line at a point which bears South 12° 34' 00" East, 30.00 feet from a 5/8 inch iron rod at the center of a 50' radius cul-de-sac at the terminus of said "West Road"; thence North 53° 41' 36" East, 281.75 feet to a 1/2 inch iron rod at the terminus of said North line at a point on the East line of the above described tract that bears North 20° 00' 00" West, 210.00 feet from the Southeast corner thereof.

EXCEPT any portion lying within "West Road".

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