

ORDINANCE NO. 2659

AN ORDINANCE providing for the vacation of NW 5th Place
in the Glenwood Heights Addition.

WHEREAS, on April 18, 2012, the owners of real property adjacent to the NW 5th Place right-of-way in the Glenwood Heights Addition submitted a request to vacate NW 5th Place right-of-way located north of the northernmost right-of-way line of NW 5th Avenue, and

WHEREAS, on July 16, 2012, the City Council adopted a Resolution setting a public hearing on August 20, 2012, at 7:00 p.m., in the Council Chambers in the City Hall of Camas, Washington, as the time and place for a public hearing on said vacation request, and

WHEREAS, pursuant to said Resolution, the City Clerk caused notices to be posted and mailed in accordance with the requirements of law, and

WHEREAS, at the time and place set for said hearing, the Council considered the testimony of all persons commenting on said vacation, and

WHEREAS, the Council finds that NW 5th Place is not currently being utilized for public road or sidewalk purposes, and that said right-of-way is more suitable for private use, NOW, THEREFORE,

THE COUNCIL OF THE CITY OF CAMAS DO ORDAIN AS FOLLOWS:

Section I

NW 5th Place in the Glenwood Heights Addition located north of the northernmost right-of-way line of NW 5th Avenue as described and depicted in Exhibit "A" attached hereto and by this reference incorporated herein be and the same is hereby vacated.

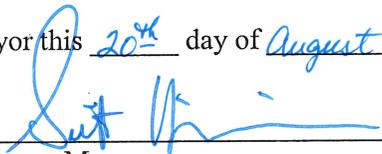
Section II

Said vacation is contingent upon the abutting landowner paying the cost of publication of this ordinance and Clark County recording fees.

Section III

This ordinance shall take force and be in effect five (5) days from and after its publication according to law.

PASSED by the Council and APPROVED by the Mayor this 20th day of August, 2012.

SIGNED: 
Mayor

ATTEST: 
Clerk

APPROVED as to form:

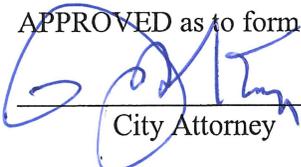

City Attorney

EXHIBIT "A"

Page 1 of 2

RIGHT-OF-WAY VACATION – NW 5TH PLACE

That portion of public right-of-way tract lying north of the northernmost right-of-way line of NW 5th Avenue designated as NW 5th Place on GLENWOOD HEIGHTS ADDITION To the City of Camas, Washington, according the plat thereof, recorded in Book "D" of Plats, page 103, records of Clark County, Washington, said tract being located in the East Half of the East Half of the Southwest Quarter of Section 10, Township 1 North, Range 3 East, Willamette Meridian.

Said public right-of-way tract containing 29,600 square feet, more or less.

Reserving unto the City of Camas an easement for the purpose of accessing, maintaining, and replacing a public sewer main in, over, and across the easterly 35 feet of said public right-of-way vacation area, as described herein. Said easement containing 7,500 square feet, more or less; and

FURTHER reserving an easement for utilities for the benefit of Lot 3, Block 2 (Tax Parcel ID No. 084455-050), Lot 4, Block 2 (Tax Parcel ID No. 986030-277), Lot 5, Block 2 (Tax Parcel ID No. 986030-043), Lot 1, Block 3 (Tax Parcel ID No. 986029-607), Lot 2, Block 3 (Tax Parcel ID No. 986030-276), Lot 3, Block 3 (Tax Parcel ID No. 986030-275), Lot 4, Block 3 (Tax Parcel ID No. 986030-274), and Lot 5, Block 3 (Tax Parcel ID No. 986030-273) of said Glenwood Heights Addition in, over and across the easterly 35 feet of said public right-of-way vacation area, as described herein. Said easement containing 7,500 square feet, more or less; and

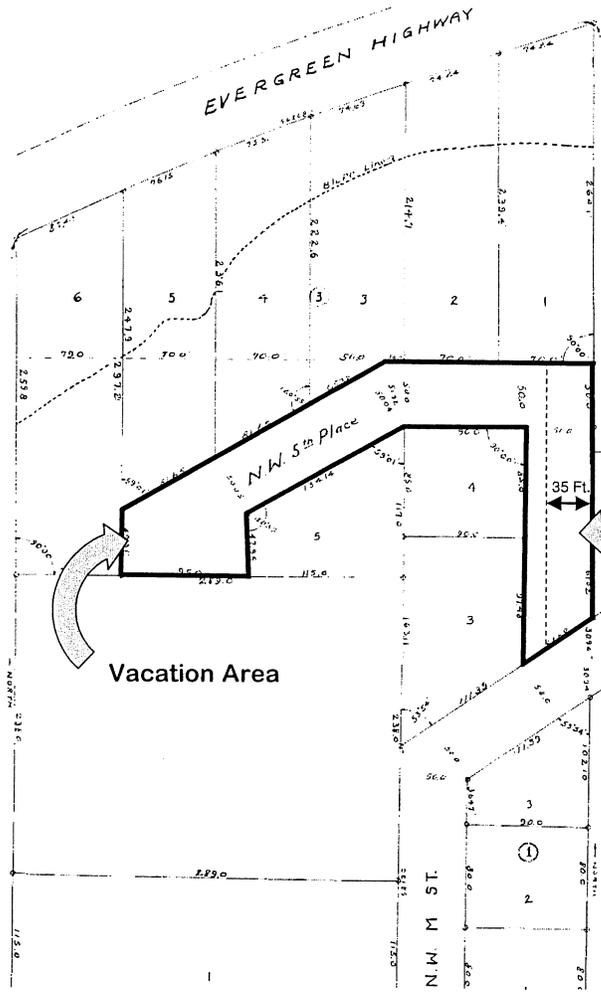
FURTHER reserving an easement for ingress and egress for the benefit of Lot 3, Block 2 (Tax Parcel ID No. 084455-050), Lot 4, Block 2 (Tax Parcel ID No. 986030-277), Lot 1, Block 3 (Tax Parcel ID No. 986029-607), and Lot 2, Block 3 (Tax Parcel ID No. 986030-276) of said Glenwood Heights Addition in, over and across the easterly 25 feet of said public right-of-way vacation area, as described herein. Said easement containing 5,350 square feet, more or less.

EXHIBIT "A"

Page 2 of 2

GLENWOOD HEIGHTS ADDITION

To the City of Camas, Washington
Being a replat of a portion of Lot 5 of
Glenwood Homestead Lots.
Scale = 1" = 40'



Fred W. Palmer, et ux.
Bk. 18 + Pg. 429

35 Ft. Wide
Ingress, Egress,
Utilities and Public
Sewer Easement

Crown Zellerbach Corp.
Bk. 2 + Pg. 420

3

4873198 EAS

RecFee - \$65.00 Pages: 4 - CHICAGO TITLE INSURANCE CO
Clark County, WA 07/18/2012 11:14



1653

copy -
original in
w/ deeds

RETURN ADDRESS
City of Camas
616 NE Fourth Avenue
Camas WA 98607

Real Estate Excise Tax
Ch. 11 Rev. Laws 1951
EXEMPT
Affd. # 0 Date 7-18-72
For details of tax paid see
Affd. # 0
Doug Lasher
Clark County Treasurer
By: [Signature] Deputy

PUBLIC ACCESS EASEMENT

Grantor(s): Richard C. Marshall and Cassandra R. Marshall,
husband & wife; and Gary E. Houts and Bobbi J. Houts,
husband & wife
Grantee(s): City of Camas
Legal Description (abbreviated): Adjusted Lot 2, Block 2, Glenwood Heights Addition
(Book Volume D, Page 103)
Assessor's Tax Parcel ID No.: 986029-793

Richard C. Marshall and Cassandra R. Marshall, husband and wife; and Gary E. Houts and Bobbi J. Houts, husband and wife (hereinafter "Grantor") are the owners of the above referenced property. Grantor hereby grants to the City of Camas, a municipal corporation of the State of Washington (hereinafter "Grantee", "City" or "City of Camas"), a non-exclusive 20' wide easement for the purpose of public access. The location of said easement is more particularly described as follows:

The southerly 20 feet of the parcel described in the attached Exhibit "D"

The easement granted herein is for the purpose of ingress, egress, and construction, maintenance and repairs to a public pathway. The Grantee, and authorized agents of the Grantee, shall have the right to go upon said real property to construct, install, maintain and make any and all repair or changes necessary for public access.

This easement shall run with the land and be binding upon and inure to the benefit of the parties, their heirs, successors and assigns. The City reserves the right, but is not obligated, to build a public pathway within said easement.

[Signature]
Richard C. Marshall

[Signature]
Cassandra R. Marshall

[Signature]
Gary E. Houts

[Signature]
Bobbi J. Houts

STATE OF WASHINGTON)
) ss.
COUNTY OF CLARK)

On this 16 day of July ²⁰~~20~~, 2012, before me personally appeared Richard C. Marshall, who acknowledged as owner authorized to execute this instrument as such for the property referenced herein, , and who executed the within and foregoing instrument, and acknowledged said execution to be his free and voluntary act and deed, for uses and purposes herein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Shelly A. Farra

Notary Public in and for the State of WA

My commission expires 11/29/14

STATE OF WASHINGTON)
) ss.
COUNTY OF CLARK)

On this 14 day of July, 2012, before me personally appeared Cassandra R. Marshall, who acknowledged as owner authorized to execute this instrument as such for the property referenced herein, , and who executed the within and foregoing instrument, and acknowledged said execution to be her free and voluntary act and deed, for uses and purposes herein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Shelly A. Farra

Notary Public in and for the State of WA

My commission expires 11/29/14

STATE OF WASHINGTON)
) ss.
COUNTY OF CLARK)

On this 16 day of July, 2012, before me personally appeared Gary E. Houts, who acknowledged as owner authorized to execute this instrument as such for the property referenced herein, , and who executed the within and foregoing instrument, and acknowledged said execution to be his free and voluntary act and deed, for uses and purposes herein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Shelly A. Farra

Notary Public in and for the State of WA

My commission expires 11/29/14

STATE OF WASHINGTON)
) ss.
COUNTY OF CLARK)

On this 17 day of July, 2012, before me personally appeared Bobbi J. Houts, who acknowledged as owner authorized to execute this instrument as such for the property referenced herein, , and who executed the within and foregoing instrument, and acknowledged said execution to be her free and voluntary act and deed, for uses and purposes herein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Shelly A. Farra

Notary Public in and for the State of WA

My commission expires 11/29/14

4909443 ORD

RecFee - \$76.00 Pages: 5 - CITY OF CAMAS
Clark County, WA 11/06/2012 04:41



1682 copy -
original doc
in deed
file -

RETURN ADDRESS

City of Camas
P.O. Box 1055
Camas, WA 98607

Please print neatly or type information

Document Title(s)

Ordinance No. 2659

Reference Number(s) of related documents:

Additional Reference #'s on page _____

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

City of Camas
Additional grantors on page _____

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

Additional grantees on page _____

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

East half of East Half of SW 1/4 of Sec 10, T1N, R3E, WM
Additional legal is on page 34

Assessor's Property Tax Parcel/Account Number

084455-050 986030-277 986030-043
Additional parcel #'s on page 34

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



MEMORANDUM

TO: Clark County Records

FROM: James E. Carothers, P.E.

DATE: November 6, 2012

**RE: Instructions for the Dividing/Portioning of Vacated Right-of-Way for
Camas Vacation Ordinance #2659**

The City of Camas has worked closely with the property owners of the Glenwood Heights Addition to assure that, upon recording of said vacation ordinance, adequate access remains for all lots and appropriate easements are recorded. It is important that the property from this right-of-way vacation be portioned correctly to coincide with said access requirements and recorded easements.

Please allocate this vacated right-of-way to the adjacent properties as determined in the survey by KPF Surveying in Book 62, Page 90 of Clark County Records.

Please direct all related questions to me at jcarothers@cityofcamas.us or 360-817-7230. Thank you.

A handwritten signature in cursive script, appearing to read "James E. Carothers".

James E. Carothers, P.E.
City Engineer

EXHIBIT A

Order No.: 622-44978

For APN/Parcel ID(s): 986029-793

Adjusted Lot 2, Block 2, "Glenwood Heights Addition"

A tract of land located in a portion of the Southwest Quarter of the Southwest Quarter of Section 10, Township 1 North, Range 3 East, Willamette Meridian, City of Camas, Clark County, Washington, more particularly described as follows:

Beginning at the Southwest corner of said Lot 2, Block 2, "Glenwood Heights Addition", according to the plat thereof, recorded in Volume D of plats, at Page 103, Records of Clark County, Washington;

Thence North 89° 09' 27" East along the South line of said Lot 2, for a distance of 147.92 feet to a point, said point being the true point of beginning;

Thence continuing North 89° 09' 27" East for a distance of 141.08 feet to the West right-of-way line of NW Mitchell Street;

Thence North 00° 50' 33" West, along said right-of-way line, for a distance of 105.03 feet;

Thence leaving said right-of-way line, North 41° 42' 45" West, for a distance of 90.69 feet;

Thence South 48° 17' 15" West, for a distance of 108.10 feet;

Thence South 00° 50' 33" East, for a distance of 102.87 feet, to the true point of beginning.

4902032 D

RecFee - \$76.00 Pages: 5 - CITY OF CAMAS
Clark County, WA 10/17/2012 10:13



1656

copy
the original
is in the
deeds file

Return Address:

Roger D. Knapp
430 NE Everett Street
Camas, WA 98607

Real Estate Excise Tax
Ch. 11 Rev. Laws 1951

Affid. # 1084271 Date 10/17/12
EXEMPT
For details of tax paid see

Affid. # _____

Doug Lasher
Clark County Treasurer

By [Signature] Deputy

DEED OF DEDICATION

Dedicators: Gary E. Houts and Bobbi J. Houts, husband and wife, and Richard C. Marshall and Cassandra R. Marshall, husband and wife

Dedicatee: City of Camas

Legal descriptions (abbrev.): Glenwood Heights ADDN ADJ LOT 6 BLK 2 3

Tax Parcel ID No.: 986029794

THE DEDICATORS, GARY E. HOUTS and BOBBI J. HOUTS, husband and wife, and RICHARD C. MARSHALL and CASSANDRA R. MARSHALL, husband and wife, for valuable consideration, convey, warrant and dedicate to the CITY OF CAMAS, a municipal corporation of the State of Washington, the Dedicatee, the following described real property situate in the County of Clark, State of Washington:

County of Clark, State of Washington

SEE EXHIBIT "A", ATTACHED HERETO AND BY THIS REFERENCE INCORPORATED HEREIN.

This dedication is made for purposes of public recreation and natural open space protection, and includes all uses incidental thereto.

The CITY OF CAMAS, by accepting this dedication, obligates itself to use the aforescribed real property for the purposes stated above.

DATED this 21 day of September, 2012.

[Signature: Gary E. Houts]
Gary E. Houts

[Signature: Bobbi J. Houts]
Bobbi J. Houts

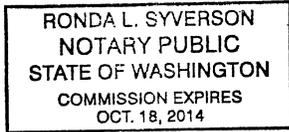
[Signature: Richard C. Marshall]
Richard C. Marshall

[Signature: Cassandra R. Marshall]
Cassandra R. Marshall

STATE OF WASHINGTON)
) ss.
COUNTY OF CLARK)

On this day personally appeared before me GARY E. HOUTS and BOBBI J. HOUTS, husband and wife, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 21 day of September 2012.

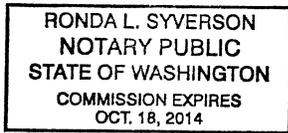


Ronda L. Syverson
Notary Public in and for the State of
Washington, residing at Clark County.
My commission expires: 10/18/2014.

STATE OF WASHINGTON)
) ss.
COUNTY OF CLARK)

On this day personally appeared before me RICHARD C. MARSHALL and CASSANDRA R. MARSHALL, husband and wife, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 21 day of September 2012.



Ronda L. Syverson
Notary Public in and for the State of
Washington, residing at Clark County.
My commission expires: 10/18/2014.



KPF Surveying Inc.
1514 N.E. 267th Ave.
Camas, WA 98607
360-834-0174



September 10, 2012

EXHIBIT "A"

A tract of land located in a portion of the Southwest quarter of the Southwest quarter of Section 10, Township 1 North, Range 3 East, Willamette Meridian, City of Camas, Clark County, Washington, more particularly described as follows:

Beginning at the Southwest corner of adjusted Lot 6, Block 3 of "Glenwood Heights Addition", according to that certain Deed recorded under Auditors File No. 4805584, records of Clark County, Washington, said point being the TRUE POINT OF BEGINNING;

Thence along the West line of said adjusted Lot 6, North $00^{\circ}50'33''$ West for a distance of 476.14 feet to the Southerly Right-of-Way line of NW 6th Avenue;

Thence along the arc of a 2935.00 foot radius, non-tangent curve to the left, for an arc distance of 111.42 feet, through a central angle of $02^{\circ}10'30''$, the radius of which bears North $13^{\circ}38'29''$ West, the long chord of which bears North $75^{\circ}16'16''$ East for a chord distance of 111.41 feet;

Thence South $15^{\circ}48'59''$ East, for a distance of 80.00 feet;

Thence along the arc of a 3015.00 foot radius, non-tangent curve to the right, for an arc distance of 51.46 feet, through a central angle of $00^{\circ}58'41''$, the radius of which bears North $15^{\circ}48'59''$ West, the long chord of which bears South $74^{\circ}40'22''$ West for a chord distance of 51.46 feet;

Thence South 00°50'33" East, for a distance of 174.73 feet;

Thence North 89°09'27" East, for a distance of 94.94 feet to the West line of adjusted Lot 5, according to that certain Deed recorded under Auditors File No. 4814701, records of Clark County, Washington;

Thence South 00°50'33" East, for a distance of 15.00 feet;

Thence South 49°17'12" East, for a distance of 74.47 feet to the Northern most point of adjusted Lot 2, Block 2, "Glenwood Heights Addition" according to that certain Deed recorded under Auditors File No. 4805584, records of Clark County, Washington;

Thence South 48°17'15" West, along the Northwesterly line of said Lot 2, Block 2, for a distance of 108.10 feet;

Thence South 00°50'33" East, along the westerly line of said Lot 2, Block 2, for a distance of 102.87 feet to the Southeast corner of said adjusted Lot 6;

Thence South 89°09'27" West along the South line of said adjusted Lot 6, for a distance of 147.92 feet to the TRUE POINT OF BEGINNING.

Containing 1.47 acres, more or less.

Together with and subject to easements, reservations, covenants and restrictions apparent or of record.

REAL ESTATE EXCISE TAX AFFIDAVIT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

This form is your receipt
when stamped by cashier.

PLEASE TYPE OR PRINT

THIS AFFIDAVIT WILL NOT BE ACCEPTED UNLESS ALL AREAS ON ALL PAGES ARE FULLY COMPLETED

(See back of last page for instructions)

Check box if partial sale of property

If multiple owners, list percentage of ownership next to name.

1 SELLER GRANTOR	Name <u>Gary E. Houts & Bobbi J. Houts, husband & wife, and Richard C. Marshall & Cassandra R. Marshall, husband & wife.</u>	2 BUYER GRANTEE	Name <u>City of Camas, a municipal corporation of the State of Washington</u>
	Mailing Address <u>521 NE 17th Avenue</u>		Mailing Address <u>616 NE 4th Avenue</u>
	City/State/Zip <u>Camas, WA 98607</u>		City/State/Zip <u>Camas, WA 98607</u>
	Phone No. (including area code) _____		Phone No. (including area code) <u>(360) 834-6864</u>
3 Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers – check box if personal property	
Name _____		List assessed value(s)	
Mailing Address _____		_____	
City/State/Zip _____		_____	
Phone No. (including area code) _____		_____	

4 Street address of property: _____

This property is located in Camas

Check box if any of the listed parcels are being segregated from another parcel, are part of a boundary line adjustment or parcels being merged.

Legal description of property (if more space is needed, you may attach a separate sheet to each page of the affidavit)

SEE EXHIBIT "A" ATTACHED

5 Select Land Use Code(s):
91 - Undeveloped land (land only)
enter any additional codes: _____
(See back of last page for instructions)

	YES	NO
Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

6

Is this property designated as forest land per chapter 84.33 RCW?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is this property receiving special valuation as historical property per chapter 84.26 RCW?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If any answers are yes, complete as instructed below.

(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE)
NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information.

This land does does not qualify for continuance.

DEPUTY ASSESSOR _____ DATE _____

(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)
NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale.

(3) OWNER(S) SIGNATURE

PRINT NAME

7 List all personal property (tangible and intangible) included in selling price.

If claiming an exemption, list WAC number and reason for exemption:
WAC No. (Section/Subsection) 458-61A205(4)
Reason for exemption
Transfer to a Governmental entity for public use in connection with development of real property

Type of Document Deed of Dedication

Date of Document 9/21/2012

Gross Selling Price \$	_____
*Personal Property (deduct) \$	_____
Exemption Claimed (deduct) \$	_____
Taxable Selling Price \$	0.00
Excise Tax : State \$	0.00
<u>0.0050</u> Local \$	0.00
*Delinquent Interest: State \$	_____
Local \$	_____
*Delinquent Penalty \$	_____
Subtotal \$	0.00
*State Technology Fee \$	5.00
*Affidavit Processing Fee \$	5.00
Total Due \$	10.00

A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX
*SEE INSTRUCTIONS

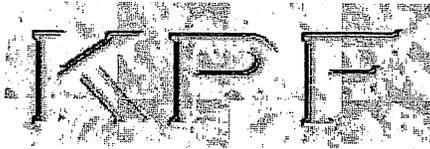
8 I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.

Signature of Grantor or Grantor's Agent <u>Richard C Marshall</u>	Signature of Grantee or Grantee's Agent <u>Lloyd Halverson</u>
Name (print) <u>Richard C Marshall</u>	Name (print) <u>Lloyd Halverson</u>
Date & city of signing: <u>9/21/12 Camas, WA</u>	Date & city of signing: <u>9/27/12 City of Camas, WA</u>

Perjury: Perjury is a class C felony which is punishable by imprisonment in the state correctional institution for a maximum term of not more than five years, or by a fine in an amount fixed by the court of not more than five thousand dollars (\$5,000.00), or by both imprisonment and fine (RCW 9A.20.020 (1C)).

REV 84 0001ae (11/30/11) THIS SPACE - TREASURER'S USE ONLY COUNTY TREASURER

10.00
10/18/12 JC
City of Camas
684271



KPF Surveying Inc.
1514 N.E. 267th Ave.
Camas, WA 98607
360-834-0174



September 10, 2012

EXHIBIT "A"

A tract of land located in a portion of the Southwest quarter of the Southwest quarter of Section 10, Township 1 North, Range 3 East, Willamette Meridian, City of Camas, Clark County, Washington, more particularly described as follows:

Beginning at the Southwest corner of adjusted Lot 6, Block 3 of "Glenwood Heights Addition", according to that certain Deed recorded under Auditors File No. 4805584, records of Clark County, Washington, said point being the TRUE POINT OF BEGINNING;

Thence along the West line of said adjusted Lot 6, North $00^{\circ}50'33''$ West for a distance of 476.14 feet to the Southerly Right-of-Way line of NW 6th Avenue;

Thence along the arc of a 2935.00 foot radius, non-tangent curve to the left, for an arc distance of 111.42 feet, through a central angle of $02^{\circ}10'30''$, the radius of which bears North $13^{\circ}38'29''$ West, the long chord of which bears North $75^{\circ}16'16''$ East for a chord distance of 111.41 feet;

Thence South $15^{\circ}48'59''$ East, for a distance of 80.00 feet;

Thence along the arc of a 3015.00 foot radius, non-tangent curve to the right, for an arc distance of 51.46 feet, through a central angle of $00^{\circ}58'41''$, the radius of which bears North $15^{\circ}48'59''$ West, the long chord of which bears South $74^{\circ}40'22''$ West for a chord distance of 51.46 feet;

Thence South 00°50'33" East, for a distance of 174.73 feet;

Thence North 89°09'27" East, for a distance of 94.94 feet to the West line of adjusted Lot 5, according to that certain Deed recorded under Auditors File No. 4814701, records of Clark County, Washington;

Thence South 00°50'33" East, for a distance of 15.00 feet;

Thence South 49°17'12" East, for a distance of 74.47 feet to the Northern most point of adjusted Lot 2, Block 2, "Glenwood Heights Addition" according to that certain Deed recorded under Auditors File No. 4805584, records of Clark County, Washington;

Thence South 48°17'15" West, along the Northwesterly line of said Lot 2, Block 2, for a distance of 108.10 feet;

Thence South 00°50'33" East, along the westerly line of said Lot 2, Block 2, for a distance of 102.87 feet to the Southeast corner of said adjusted Lot 6;

Thence South 89°09'27" West along the South line of said adjusted Lot 6, for a distance of 147.92 feet to the TRUE POINT OF BEGINNING.

Containing 1.47 acres, more or less.

Together with and subject to easements, reservations, covenants and restrictions apparent or of record.

EXHIBIT "B"

JOB NO. 11-009

SEPTEMBER 10, 2012

NOT TO SCALE

