

WOODLAND SCHOOL DISTRICT NO. 404

RESOLUTION No. 2524

Authorization to execute a Warranty Deed for a Road Right-of-Way

WHEREAS, in order to dedicate sufficient right-of-way to obtain a minimum half width right-of-way of 40 feet along the entire frontage with Lewis River Road also known as State Route 503. It is necessary and advisable for Woodland School District No. 404 to execute and deliver a Warranty Deed to the State of Washington, Department of Transportation, regarding the following described real property situated in Clark County State of Washington:

For legal description and additional conditions,
see Exhibit "A" attached hereto and made a part hereof.

WHEREAS, after due consideration by the Board of Woodland School District No. 404, it appears to said Board that it will be in the best interests of both the District and State of Washington, Department of Transportation, that the District deed sufficient right-of-way to State of Washington, Department of Transportation;

NOW, THEREFORE, BE IT RESOLVED, by the Board of Woodland School District No. 404, that Michael Green acting Secretary through its Board, be and he/she is hereby authorized to execute and deliver said instrument to State of Washington, Department of Transportation.

ADOPTED at a regular/special meeting of the Board of Woodland School District No. 404,

This 13th day of April, 2009

Name: _____
Title: _____

Name: _____
Title: _____

Name: _____
Title: _____

Name: _____
Title: _____

Woodland School District No. 404
RESOLUTION No. 2524
Deeded Road Right-of-Way by Warranty Deed

Name: _____

Title: _____

Name: _____

Title: _____

ATTEST

Name: _____

Title: _____

Woodland School District No. 404
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Exhibit A

The Southeasterly 20 feet, parallel with and abutting the existing SR 503 (Lewis River Road) 40-foot Right-of-way in the City of Woodland, in the Southeast Quarter (SE ¼) of Section 7, Township 5 North, Range 1 East, Willamette Meridian, Cowlitz County, Washington described as follows:

The Southeasterly 20 feet of the Woodland School District tract as recorded in Deed Volume 1183 Page 0401 (Fee No. 940802180), abutting the existing SR 503 Northwesterly Right-of-way line (also 1998 City of Woodland City Limits Line) as shown in Cowlitz County Records of Surveys Volume 12 Page 163 (Fee No. 931117041) and more fully described as:

That portion of the Joseph Eaton Donation Land Claim in Section 7, Township 5 North, Range 1 East, Willamette Meridian, Cowlitz County, Washington, described as follows:

Beginning at a point on the west line of the Joseph Eaton Donation Land Claim, that is a railroad spike marking the southwest corner of that certain tract of land conveyed to James A. Petty et ux by deed recorded under Auditor's File No. 457148, records of Cowlitz County, Washington;

Thence North 00°01'33" East, along the West line of said Eaton Donation Land Claim, 1247.71 feet to the westerly prolongation of the south line of Lot 1 of "Cimerron" according to the plat thereof recorded in Volume 12 of plats at page 49, records of Cowlitz County, Washington;

Thence South 88°00'00" East, to and along the south line of said plat of "Cimerron", 556.95 feet to a 5/8 inch iron rod L.S. No. 10997 at the southwest corner of Lot 12 thereof and the TRUE POINT OF BEGINNING;

Thence South 00°04'11" West, 40.00 feet to a 5/8 inch iron rod L.S. No. 24356

Thence South 88°00'00" East, parallel to the south line of said plat of "Cimerron", 85.52 feet;

Thence South 00°04'38" West, 210.11 feet;
Thence North 89°53'32" East, 258.14 feet;

Thence along the arc of a 122.00 foot radius curve to the left, through a central angle of 13°44'48", for an arc distance of 29.27 feet;

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Thence North 76°08'44" East, 164.33 feet;

Thence along the arc of a 178.00 foot radius curve to the right, through a central angle of 29°28'29", for an arc distance of 91.57 feet;

Thence South 74°22'48" East, 48.12 feet to a 5/8 inch iron rod L.S. No. 24356;

Thence North 16°37'15" East, 129.00 feet to a 5/8 inch iron rod L.S. No. 24356 at the westerly prolongation of the northerly line of that certain tract of land conveyed to Paul Trice et ux. By deed recorded under Auditor's File No. 750658, records of Cowlitz County, Washington;

Thence South 72°55'02" East, to and along the northerly line of said Trice tract, 396.00 feet to the centerline of State Route 503;

Thence North 16°37'15" East, along said centerline, 296.26 feet;

Thence North 73°22'45" West, 7.30 feet from and parallel to the southerly line of that certain tract of land conveyed to Amy B. Blair by deed recorded under Auditors File No. 801120046, records of Cowlitz County, Washington, 153.50 feet to a 5/8 inch iron rod L.S. No. 24356;

Thence North 16°37'15" East, 3.50 feet from and parallel to the westerly line of said Blair tract, 92.30 feet to a 5/8 inch iron rod L.S. No. 24356 on the westerly prolongation of the northerly line of said Blair tract;

Thence South 73°22'45" East, to and along the northerly line of said Blair Tract, 153.50 feet to the centerline of State Route 503;

Thence North 16°37'15" East, along said centerline, 242.00 feet to the southeast corner of that certain tract of land conveyed to Carl Mattila by deed recorded under Auditor's File No. 357217, records of Cowlitz County, Washington;

Thence North 73°22'45" West, along the southerly line of said Mattila tract, 394.55 feet to a 5/8 inch iron rod L.S. No. 24356, on the east line of that certain tract of land conveyed to Darryl Brown by deed recorded under Auditor's File No. 910702072, records of Cowlitz, County, Washington;

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Thence South $16^{\circ}09'57''$ West, along the east line of said Brown tract, 369.60 feet to a 5/8 inch iron rod L.S. No. 24356 at the Southeast corner thereof;

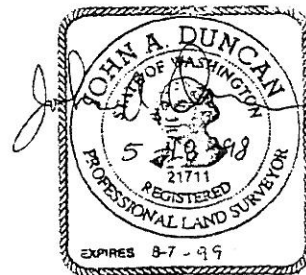
Thence North $89^{\circ}17'18''$ West, along the south line of said Brown tract, 666.23 feet to a 5/8 inch iron rod L.S. No. 24356 on the east line of said plat of "Cimerron";

Thence South $04^{\circ}52'33''$ West, along the east line of said plat of "Cimerron", 157.78 feet to a brass cap L.S. No. 10997 at the southeast corner thereof;

Thence North $88^{\circ}00'00''$ West, along the south line of said plat of "Cimerron", 104.00 feet to a 5/8 inch iron rod L.S. No. 10997 at the TRUE POINT OF BEGINNING;

containing 11.00 acres

The purpose of the above described conveyance is to add 20 feet of additional Right-of-way to SR503 making a total Right-of-way width of 60-feet.



Grantor's Initials