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County Commissioners  
OF  
CLALLAM COUNTY

ORDINANCE NO. 565, 1995

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VOL 1090 PAGE 467

CLALLAM COUNTY, WASH.

BY \_\_\_\_\_

An ordinance creating Clallam County Lake Management District No. 1 to finance improvements to Lake Dawn.

BE IT ORDAINED BY THE BOARD OF CLALLAM COUNTY COMMISSIONERS:

CHAPTER 19.50

Lake Dawn Management District -No. 1

Sections:

- 19.50.010 Formation of Lake Management District
- 19.50.020 Improvements
- 19.50.030 Costs and Financing of the Project
- 19.50.040 Improvements Ordered
- 19.50.050 Authorization of Warrants, Notes or Bonds
- 19.50.060 Effective Date
- 19.50.070 Severability

C.C.C. 19.50.010 Formation of Lake Management District. The Board of County Commissioners hereby establishes, pursuant to Ch. 36.61 RCW, Lake Dawn Management District No. 1. Said District shall include the territory described on the attached Attachment A. A graphic representation of the boundaries is attached hereto as Attachment B. The duration of the proposed District shall be ten years or the term of any lake management district bonds that are issued.

C.C.C. 19.50.020 Improvements. The County shall construct within the District the improvements proposed in Resolution No. 162, 1994, to wit: 1) Reconstructing the dam's

downstream embankments, abutments and foundation; 2) Emergency spillway construction; 3) Repair or replacement of the dam's outlet works; 4) Development of an operations and maintenance manual and updating of the emergency action plan; 5) Correction of several minor maintenance deficiencies such as tree and brush removal, repair of animal burrows, install metal grating on drop inlet, riprap around spillway pipe, and repair hole created by fallen trees. Said plan and improvements are collectively called "the Project" herein.

C.C.C. 19.50.030 Costs and Financing of the Project. The cost of the Project set forth in Section 2 hereof is estimated to be \$110,000.00. Said Project shall be financed through the collection of special assessments in the estimated amount of \$110,000.00. The final amount of said costs and expenses of undertaking said Project will be determined after the Project has been completed. The property owners' share of the costs and expenses shall be assessed against each lot, tract, or parcel of property within the boundary of the District. (The estimated special assessments will be approximately \$3,056.00 for those parcels with a zone factor of 1 and approximately \$1,528.00 for those parcels with a zone factor of .5. Zone factors are shown on Attachment C attached hereto.

The final amount of the assessment against each lot, tract, or parcel of property within the District shall be dependent upon the final total costs and expenses incurred in accomplishing the Project, but the total special assessments shall not exceed 150% unless said resolution is amended pursuant to RCW 36.61.170, and any special assessment on any lot, tract, or parcel of property shall not exceed 110% of the estimated special assessment amounts set forth above, except as provided in RCW 36.61.115.

Such special assessments may be paid, at the option of the owner, in full without interest or penalty within 30 days of the date of publication of the first notice of confirmation of the special assessment roll, or in equal, annual installments, together with

interest on the diminishing principal at a rate which is one-half of one percent higher than the net effective interest rate on bonds which may be sold to pay the costs of improvements within the District per annum plus a penalty of 10% on the principal amount and accrued interest of any delinquent installment. Such installments shall be deemed delinquent if unpaid 21 days after their due date. The special assessments shall be paid in 10 annual installments but the last installment shall be due at least two years before the maximum term of the bonds issued to pay for the improvements or maintenance.

The amount of final assessment, together with interest and provisions for penalty, shall, upon confirmation of the assessment roll by the Board, become a lien upon each lot, tract, or parcel of property within the District from the time said assessment roll is placed within the hands of the County Treasurer for collection, except as otherwise provided in RCW 36.61.230.

C.C.C. 19.50.040 Improvements Ordered. The County Road Engineer is hereby authorized and directed to contract with the necessary parties for the design and construction of the Project. When the Project has been completed and all costs and expenses are known or can be predicted with reasonable accuracy, said Engineer is further authorized and directed to prepare and file with the Clerk of the County a final assessment roll setting forth that portion of the total costs and expenses of the Project to be assessed against each lot, tract or parcel of property within the District.

C.C.C. 19.50.050 Authorization of Warrants, Notes or Bonds. Pending the issuance of lake management district bonds, the County may, for the purpose of meeting any and all costs and expenses of constructing the Project for which funds are not otherwise available, as the same are installed prior to the sale of the bonds, issue interim financing warrants against

any Lake Dawn Management District fund created by the Board of County Commissioners, or issue lake management district bond anticipation notes pursuant to RCW Ch. 39.50, bearing interest at such rate or rates and with such terms as may hereafter be established by the Board by resolution. Such warrants or notes shall be issued in an aggregate principal amount not in excess of the cost and expense of the Improvements, and shall be redeemed and retired from the proceeds of the sale of lake management district bonds or prepayment of assessments.

Following confirmation of the assessment roll by the Board and expiration of the 30 day period for payment of assessments without penalty or interest, the Board may authorize the issuance of said Lake Management District bonds sufficient in amount to redeem and retire all the then outstanding warrants drawn against any Lake Management District funds created by the Board of County Commissioners or any outstanding bond anticipate notes, together with the interest due on such interim warrants or notes to the date of delivery of the bonds, and to pay all other unpaid costs and expenses of accomplishing the Project, including administrative, engineering, legal and operational costs, and including the cost of creating the District and of funding any guaranty fund created by the Board of County Commissioners, all as provided by RCW 36.61.020.

C.C.C. 19.50.060 Effective Date. This chapter shall take effect ten (10) days after adoption.

C.C.C. 19.50.070 Severability. If any section, subsection, paragraph, sentence, clause, or phrase of the chapter is for any reason held to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity or constitutionality of the remaining portions of this chapter, it being hereby expressly declared that this chapter and

each section, subsection, paragraph, sentence, clause, and phrase thereof would have been adopted irrespective of the fact that any one (1) or more other sections, subsections, paragraph, sentences, clauses, or phrases be declared invalid or unconstitutional.

DATED THIS 4th DAY OF April, 1995

BOARD OF CLALLAM COUNTY COMMISSIONERS

NOT PRESENT  
Dorothy Duncan

Dave Cameron  
Dave Cameron

Phillip Kitchel  
Phillip Kitchel



ATTEST:

Karen Flores  
Clerk of the Board

cc: minutes  
file  
Roads

720952

All of Lake Dawn Mountain Park as recorded in Volume 4 of Plats, page 45 records of Clallam County, Washington; all of First Addition to Lake Dawn Mountain Park as recorded in Volume 5 of Plats, page 71 records of Clallam County, Washington; all of Second Addition Lake Dawn Mountain Park as recorded in Volume 7 of Plats, page 1 records of Clallam County, Washington and that portion of Homestead Entry Survey 231 lying in the Northeast quarter of the Northeast quarter of Section 3, Township 29 North, Range 6 West, W.M., except parcels number 062903110130 and 062903110140 (Olympic National Park property), situated in Clallam County, State of Washington.

The property described as that portion of Homestead Entry Survey 231 lying in the Northeast quarter of the Northeast quarter of Section 3, Township 29 North, Range 6 West, W.M., is more particularly described as follows:

Parcel A:

That portion of Tract B of Homestead Entry Survey No. 231 within Section 3, Township 29 North, Range 6 West, W.M., Clallam County, Washington, described as follows: Beginning at the Southwest corner of Lot 35, Lake Dawn Mountain Park, as recorded in Volume 4 of Plats, page 45; thence South 10 degrees 23' 00" East 70.0 feet to the true point of beginning; thence continuing South 10 degrees 23' 00" East 38.1 feet; thence South 87 degrees 48' 05" West 207.6 feet to a point South 3 degrees 48' 00" West 50 feet from the Southwest corner of said Lot 35; thence North 77 degrees 14' 45" East 205.7 feet to the true point of beginning.

Parcel B:

That portion of Homestead Entry Survey No. 231, within Section 3, Township 29 North, Range 6 West, W.M., Clallam County, Washington, described as follows: Beginning at the Southwest corner of Lot 35 of Lake Dawn Mountain Park, as recorded in Volume 4 of Plats, page 45; thence South 2 degrees West a distance of 50 feet; thence Easterly in a straight line to a point which bears South 12 degrees 11' East 70 feet from the Southeast corner of said Lot 35 of Lake Dawn Mountain Park; thence North 12 degrees 11' West a distance of 70 feet to the Southeast corner of said Lot 35, thence Southwesterly along the Southerly line of said Lot 35 of Lake Dawn Mountain Park to the point of beginning.

The west half of the following described property: That portion of the west half of the southeast quarter of Government Lot 1, Section 3, Township 29 North, Range 6 West, W.M., Clallam County, Washington, described as follows: Beginning at corner number 13 of Homestead Entry Survey No. 231; thence north 89 degrees 21' East 90.96 feet to the point of beginning; thence continuing north 89 degrees 21' East 140 feet; thence south 0 degrees 56' West 186.01 feet; thence south 89 degrees 21' West 140 feet; thence north 0 degrees 56' East 186.01 feet to the point of beginning. Together with an easement for ingress and egress across the south 30 feet of the following described property: That portion of the West half of the southeast quarter of Government Lot 1, Section 3, Township 29 North, Range 6 West, W.M., Clallam County, Washington, described as follows: Beginning at corner number 13 of Homestead Survey No. 231; thence north 89 degrees 21' east a distance of 90.96 feet; thence south 0 degrees 56' west 186.01 feet; thence south 89 degrees 21' west to a point that is south 12 degrees 11' east from corner no. 13, which point is also on the east line of private road known as Little River Road; thence north 12 degrees 11' east 186.01 feet more or less to said corner no. 13, and the point of beginning. Situate in Clallam County, State of Washington.

That portion of the West Half of the Southeast Quarter of Government Lot 1, Section 3, Township 29 North, Range 6 West, W.M., Clallam County, Washington, described as follows: Beginning at corner number 13 of Homestead Entry Survey No. 231; thence North 89 degrees 21' East 90.96 feet to the point of beginning; thence continuing north 89 degrees 21' East 140 feet; thence South 0 degrees 56' West 186.01 feet; thence South 89 degrees 21' West 140 feet; thence North 0 degrees 56' East 186.01 feet to the point of beginning. EXCEPT the West 70 feet thereof. Situate in Clallam County, State of Washington.

That portion of the West Half of the Southeast Quarter of Government Lot 1, Section 3, Township 29 North, Range 6 West, W.M., Clallam County, Washington, described as follows: Beginning at corner number 13 of Homestead Entry Survey No. 231; thence North 89 degrees 21' East 230.96 feet to the true point of beginning, which point is the Northeast corner of a tract of land conveyed to Leonard S. Patricelli, a single man, by instrument recorded under Auditor's File No. 365948; thence continuing North 89 degrees 21' East 70 feet, more or less to the Westerly line of the tract of land conveyed to the United States of America by instrument dated March 28, 1936, recorded April 15, 1936, under Auditor's File No. 166987; thence South 0 degrees 56' West along said line a distance of 186.01 feet; thence South 89 degrees 21' West 70 feet, more or less, to the East line of said Patricelli Tract; thence North 0 degrees 56' East long the East line of said Patricelli Tract 186.01 feet, more or less, to the true point of beginning. Situate in Clallam County, State of Washington.

That portion of the West Half of the Southeast Quarter of Government Lot 1, Section 3, Township 29 North, Range 6 West, W.M., Clallam County, Washington, described as follows: Beginning at corner no. 13 of Homestead Entry Survey No. 231; thence North 89 degrees 21' East 300.96 feet, more or less, to the Westerly line of that tract of land conveyed to the United States of America by instrument dated March 28, 1936, recorded April 15, 1936, under Auditor's File No. 166987; thence South 0 degrees 56' West along the Westerly line of said United States of America tract 186.01 feet to the true point of beginning of this description; thence South 89 degrees 21' West 80 feet; thence South 0 degrees 56' West 100 feet, more or less, to the Northerly line of Mt. Angeles Road; thence Easterly along the Northerly line of said Mt. Angeles Road 80 feet, more or less, to the West line of said United States of America tract; thence North 0 degrees 56' East along the West line of said United States of America tract 100 feet more or less, to the true point of beginning. Situate in Clallam County, State of Washington.

That portion of the West Half of the Southeast Quarter of Government Lot 1, Section 3, Township 29 North, Range 6 West, W.M., Clallam County, Washington, described as follows: Beginning at corner number 13 of Homestead Entry Survey No. 231; thence North 89 degrees 21' East 300.96 feet, more or less, to the Westerly line of the tract of land conveyed to the United States of America by instrument dated March 28, 1936, recorded April 15, 1936, under Auditor's File No. 166987; thence South 0 degrees 56' West along said line a distance of 186.01 feet; thence South 89 degrees 21' West 80 feet to the true point of beginning; thence South 0 degrees 56' West 100 feet; more or less, to the Northerly line of Mt. Angeles Road; thence Westerly along the Northerly line of said road 110 feet, more or less, to the East line of a private road known as Little River Road; thence North 42 degrees 00' West along the Easterly line of said Little River Road 108 feet; thence North 12 degrees 11' West along the East line of said road to a point that is South 89 degrees 21' West of the point of beginning; thence North 89 degrees 21' East to the true point of beginning. Situate in Clallam County, State of Washington.

That portion of Tract B of Homestead Entry Survey No. 231, Section 3, Township 29 North, Range 6 West, W.M., described as follows: Beginning at a point that is South 3 degrees 48' West 50.00 feet from the Southwest corner of Lot 35, Lake Dawn Mountain Park; thence North 87 degrees 48' 05" East 207.6 feet, more or less, to the Westerly right of way line of County Road No. 3050; thence South 10 degrees 23' East along said westerly line 110.6 feet; thence continuing along said Westerly line south 40 degrees 12' East 108.0 feet to a point on the north line of that tract obtained by the United States of America by judgment on Declaration of Taking, recorded November 9, 1949, under Auditor's File No. 249649; thence Westerly along the North line of said United States of America tract to the northwest corner thereof; thence South along the west line of said United States of America tract to the northeast corner of that tract conveyed to E. B. Webster by deed recorded September 16, 1936, under Auditor's File No. 170571; thence westerly and southwesterly along the northerly line of said Webster Tract to the northwest corner thereof and the northeast corner of that tract conveyed to Klahhane Club, a corporation, by deed recorded January 5, 1950, under Auditor's File No. 250870; thence westerly along the north line of said Klahhane Club Tract to the northwest corner thereof, said northwest corner being a point on the East line of that tract conveyed to the United States of America by deed recorded September 12, 1969, under Auditor's File No. 392200; thence North along the east line of said United States of America Tract to the shoreline of Lake Dawn; thence northerly along said shoreline to the point of beginning. Situate in Clallam County, State of Washington.

That portion of Tract B of Homestead Entry Survey No. 231, Section 3, Township 29 North, Range 6 West, W.M., described as follows: Beginning at a point that is south 3 degrees 48' West 50.00 feet from the southwest corner of Lot 35, Lake Dawn Mountain Park; thence North 87 degrees 48' 05" east 207.6 feet, more or less, to the westerly right of way line of County Road No. 3050; thence south 10 degrees 23' East along said westerly line 110.6 feet; thence continuing along said westerly line south 40 degrees 12' east 108.0 feet to a point on the north line of that tract obtained by the United States of America by judgment on Declaration of Taking, recorded November 9, 1949, under Auditor's File No. 249649; thence westerly along the north line of said United States of America Tract to the northwest corner thereof; thence south along the west line of said United States of America Tract to the northeast corner of that tract conveyed to E. B. Webster by deed recorded September 16, 1936, under Auditor's File No. 170571; thence westerly and southwesterly along the northerly line of said Webster Tract to the northwest corner thereof and the northeast corner of that tract conveyed to Klahhane Club, a corporation, by deed recorded January 5, 1950, under Auditor's File No. 250870; thence westerly along the north line of said Klahhane Club Tract to the northwest corner thereof, said northwest corner being a point on the east line of that tract conveyed to the United States of America by deed recorded September 12, 1969, under Auditor's File No. 392200; thence North along the east line of said United States of America Tract to the shoreline of Lake Dawn; thence northerly along said shoreline to the point of beginning. Situate in Clallam County, State of Washington.

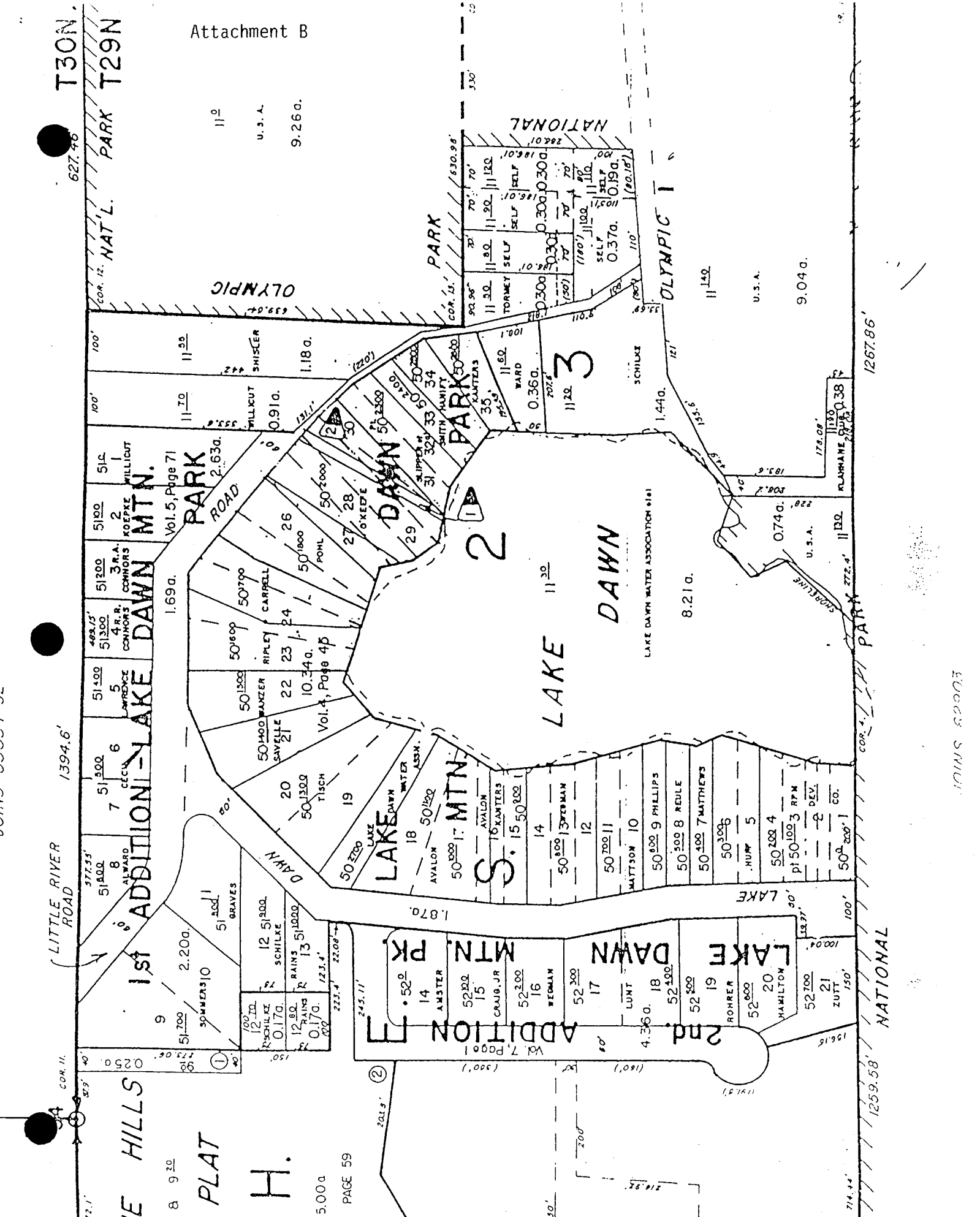
That portion of the West half of the Southeast quarter of Government Lot 1, Section 3, Township 29 North, Range 6 West W.M., Clallam County, Washington, described as follows: Beginning at corner No. 13 of Homestead Entry Survey No. 231; thence North 89 degrees 21' East a distance of 90.96 feet; thence South 0 degrees 56' West 186.01 feet; thence South 89 degrees 21' West to a point that is South 12 degrees 11' East from corner No. 13, which point is also on the East line of private road known as Little River Road; thence North 12 degrees 11' West 186.01 feet more or less to said corner No. 13 and point of beginning, Situate in County of Clallam, State of Washington.



That portion of Government Lot 1 of Section 3, Township 29 North, Range 6 West, W.M., Clallam County, Washington, described as follows: Beginning at corner No. 13 of Homestead Entry Survey No. 231, in said Section 3, thence North 1 degree 11' East, a distance of 639.54 feet to corner no. 12; thence south 89 degrees 9' West, a distance of 100 feet; thence south 1 degree 11' West, a distance of 425 feet more or less to the county road; thence along the line of said county road to the point of beginning.

Beginning at the northeast corner of Section 3, Township 29 North, Range 6 West, W.M.; thence West along the North line of said SEction 3, 727.66 feet to the true point of beginning; running thence South 1 degree 11' West 442 feet, more or less, to the Northerly margin of county road; thence Northwesterly along said Northerly margin 131 feet, more or less, to the Easterly boundary of First Addition to Lake Dawn Mountain Park, as per plat recorded in Volume 5 of Plats, Page 71; thence northerly along said easterly boundary of plat 353.6 feet, more or less to said north line of Section 3; thence East along said North line 100 feet, more or less, to the true point of beginning.

That portion of Homestead Entry Survey No. 231 described as follows: Beginning at Corner No. 16 of said Homestead Entry Survey No. 231, and being in the Northeast quarter of the Northeast quarter of Section 3, Township 29 North, Range 6 West of the Willamette Meridian; thence North 89 degrees 27' East 362.4 feet to the true point of beginning; thence South 89 degrees 27' West 40 feet; thence north 0 degrees 01' East 208.2 feet to the southerly line of an existing roadway; thence northeasterly along the southerly line of said roadway 50 feet more or less to a point which bears North 0 degrees 01' East 228.6 feet from the true point of beginning; thence south 0 degrees 01' West 228.6 feet to the true point of beginning.



Attachment B

T30N.  
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PARK T29N

COR. 12. NAT'L. PARK T29N

COR. 11. NAT'L. PARK T29N

COR. 11. NAT'L. PARK T29N

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THE HILLS PLAT H.

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LAKE DAWN MANAGEMENT DISTRICT #1  
PARCELS WITH ZONE FACTOR OF 1

1. Lot 1 and South half of Lot 2 Lake Dawn Mountain Park
2. North half of Lot 2 and Lot 3 Lake Dawn Mountain Park
3. Lots 5 and 6 Lake Dawn Mountain Park
4. Lot 7, Lake Dawn Mountain Park
5. Lots 8 and 9, Lake Dawn Mountain Park
6. Lot 10, Lake Dawn Mountain Park
7. Lots 12, 13, and 14, Lake Dawn Mountain Park
8. Lot 15 and South half of Lot 16, Lake Dawn Mountain Park
9. North half of Lot 17, and Lots 17 and 18, Lake Dawn Mountain Park
10. Lots 19 and 20, Lake Dawn Mountain Park
11. Lot 21, Lake Dawn Mountain Park
12. Lot 22, Lake Dawn Mountain Park
13. Lot 23 and part of Lot 24, Lake Dawn Mountain Park
14. Part of Lot 24 and Part of Lot 25, Lake Dawn Mountain Park
15. Part of Lot 25 and Lot 26, Lake Dawn Mountain Park
16. Part of Lot 27 and 28, Lake Dawn Mountain Park
17. Part of Lots 27-30, Lake Dawn Mountain Park
18. Part of Lots 28-30 and Lots 31 and 32, Lake Dawn Mountain Park
19. Lot 33, Lake Dawn Mountain Park
20. Lot 34, Lake Dawn Mountain Park
21. Lot 35, Lake Dawn Mountain Park
22. Parcel A: That portion of Tract B of Homestead Entry Survey No. 231 within Section 3, Township 29 North, Range 6 West, W.M., Clallam County, Washington, described as follows: Beginning at the Southeast corner of Lot 35, Lake Dawn Mountain Park, as recorded in Volume 4 of Plats, page 45; thence South 10

degrees 23' 00" East 70.0 feet to the true point of beginning; thence continuing South 10 degrees 23' 00" East 38.1 feet; thence South 87 degrees 48' 05" West 207.6 feet to a point South 3 degrees 48' 00" West 50 feet from the Southwest corner of said Lot 35; thence North 77 degrees 14' 45" East 205.7 feet to the true point of beginning.

Parcel B: That portion of Homestead Entry Survey No. 231, within Section 3, Township 29 North, Range 6 West, W.M., Clallam County, Washington, described as follows: Beginning at the Southwest corner of Lot 35 of Lake Dawn Mountain Park, as recorded in Volume 4 of Plats, page 45; thence South 2 degrees West a distance of 50 feet; thence Easterly in a straight line to a point which bears South 12 degrees 11' East 70 feet from the Southeast corner of said Lot 35 of Lake Dawn Mountain Park; thence North 12 degrees 11' West a distance of 70 feet to the Southeast corner of said Lot 35, thence Southwesterly along the Southerly line of said Lot 35 of Lake Dawn Mountain Park to the point of beginning.

23. That portion of Tract B of Homestead Entry Survey No. 231, Section 3, Township 29 North, Range 6 West, W.M., described as follows: Beginning at a point that is South 3 degrees 48' West 50.00 feet from the Southwest corner of Lot 35, Lake Dawn Mountain Park; thence North 87 degrees 48' 05" East 207.6 feet, more or less, to the Westerly right of way line of County Road No. 3050; thence South 10 degrees 23' East along said westerly line 110.6 feet; thence continuing along said Westerly line south 40 degrees 12' East 108.0 feet to a point on the north line of that tract obtained by the United States of America by judgment on Declaration of Taking, recorded November 9, 1949, under Auditor's File No. 249649; thence Westerly along the North line of said United States of America tract to the northwest corner thereof; thence South along the west line of said United States of America tract to the northeast corner of that tract conveyed to E. B. Webster by deed recorded September 16, 1936, under Auditor's File No. 170571; thence westerly and southwesterly along the northerly line of said Webster Tract to the northwest corner thereof and the northeast corner of that tract conveyed to Klahhane Club, a corporation, by deed recorded January 5, 1950, under Auditor's File No. 250870; thence westerly along the north line of said Klahhane Club Tract to the northwest corner thereof, said northwest corner being a point on the East line of that tract conveyed to the United States of America by deed recorded September 12, 1969, under Auditor's File No. 392200; thence North along the east line of said United States of America Tract to the shoreline of Lake Dawn; thence northerly along said shoreline to the point of beginning. Situate in Clallam County, State of Washington.

LAKE DAWN MANAGEMENT DISTRICT NO. 1  
PARCELS WITH ZONE FACTOR OF .5

24. Lot 1, First Addition to Lake Dawn Mountain Park
25. Lot 2, First Addition to Lake Dawn Mountain Park
26. Lots 3 and 4, First Addition to Lake Dawn Mountain Park
27. Lot 5, First Addition to Lake Dawn Mountain Park
28. Lots 6 and 7, First Addition to Lake Dawn Mountain Park
29. Lot 8, First Addition to Lake Dawn Mountain Park
30. Lots 9 and 10, First Addition to Lake Dawn Mountain Park
31. Lot 11, First Addition to Lake Dawn Mountain Park
32. Lot 12, First Addition to Lake Dawn Mountain Park
33. Lot 13, First Addition to Lake Dawn Mountain Park
34. Lot 14, Second Addition to Lake Dawn Mountain Park
35. Lot 15, Second Addition to Lake Dawn Mountain Park
36. Lot 16, Second Addition to Lake Dawn Mountain Park
37. Lot 17, Second Addition to Lake Dawn Mountain Park
38. Lot 18, Second Addition to Lake Dawn Mountain Park
39. Lot 19, Second Addition to Lake Dawn Mountain Park
40. Lot 21, Second Addition to Lake Dawn Mountain Park
41. The west half of the following described property: That portion of the west half of the southeast quarter of Government Lot 1, Section 3, Township 29 North, Range 6 West, W.M., Clallam County, Washington, described as follows: Beginning at corner number 13 of Homestead Entry Survey No. 231; thence north 89 degrees 21' East 90.96 feet to the point of beginning; thence continuing north 89 degrees 21' East 140 feet; thence south 0 degrees 56' West 186.01 feet; thence south 89 degrees 21' West 140 feet; thence north 0 degrees 56' East 186.01 feet to the point of beginning. Together with an easement for ingress and egress across the south 30 feet of the following described property: That portion of the West half of the southeast quarter of Government Lot 1, Section 3, Township 29 North, Range 6 West, W.M., Clallam County, Washington, described as follows: Beginning at corner number 13 of Homestead Survey No. 231; thence north 89 degrees 21' east a distance of 90.96 feet; thence south 0 degrees 56' west 186.01 feet; thence south 89 degrees 21' west to a point that is south 12 degrees 11' east from corner no. 13, which point is also on the

east line of private road known as Little River Road; thence north 12 degrees 11' east 186.01 feet more or less to said corner no. 13, and the point of beginning. Situate in Clallam County, State of Washington.

42. That portion of the West Half of the Southeast Quarter of Government Lot 1, Section 3, Township 29 North, Range 6 West, W.M., Clallam County, Washington, described as follows: Beginning at corner number 13 of Homestead Entry Survey No. 231; thence North 89 degrees 21' East 90.96 feet to the point of beginning; thence continuing north 89 degrees 21' East 140 feet; thence South 0 degrees 56' West 186.01 feet; thence South 89 degrees 21' West 140 feet; thence North 0 degrees 56' East 186.01 feet to the point of beginning. EXCEPT the West 70 feet thereof. Situate in Clallam County, State of Washington.

43. That portion of the West Half of the Southeast Quarter of Government Lot 1, Section 3, Township 29 North, Range 6 West, W.M., Clallam County, Washington, described as follows: Beginning at corner number 13 of Homestead Entry Survey No. 231; thence North 89 degrees 21' East 230.96 feet to the true point of beginning, which point is the Northeast corner of a tract of land conveyed to Leonard S. Patricelli, a single man, by instrument recorded under Auditor's File No. 365948; thence continuing North 89 degrees 21' East 70 feet, more or less to the Westerly line of the tract of land conveyed to the United States of America by instrument dated March 28, 1936, recorded April 15, 1936, under Auditor's File No. 166987; thence South 0 degrees 56' West along said line a distance of 186.01 feet; thence South 89 degrees 21' West 70 feet, more or less, to the East line of said Patricelli Tract; thence North 0 degrees 56' East long the East line of said Patricelli Tract 186.01 feet, more or less, to the true point of beginning. Situate in Clallam County, State of Washington.

44. That portion of the West Half of the Southeast Quarter of Government Lot 1, Section 3, Township 29 North, Range 6 West, W.M., Clallam County, Washington, described as follows: Beginning at corner no. 13 of Homestead Entry Survey No. 231; thence North 89 degrees 21' East 300.96 feet, more or less, to the Westerly line of that tract of land conveyed to the United States of America by instrument dated March 28, 1936, recorded April 15, 1936, under Auditor's File No. 166987; thence South 0 degrees 56' West along the Westerly line of said United States of America tract 186.01 feet to the true point of beginning of this description; thence South 89 degrees 21' West 80 feet; thence South 0 degrees 56' West 100 feet, more or less, to the Northerly line of Mt. Angeles Road; thence Easterly along the Northerly line of said Mt. Angeles Road 80 feet, more or less, to the West line of said United States of America tract; thence North 0 degrees 56' East along the West line of said United States of America tract 100 feet more or less, to the true point of beginning. Situate in Clallam County, State of Washington.

45. That portion of the West Half of the Southeast Quarter of Government Lot 1, Section 3, Township 29 North, Range 6 West, W.M., Clallam County, Washington, described as follows: Beginning at corner number 13 of Homestead Entry Survey No. 231; thence North 89 degrees 21' East 300.96 feet, more or less, to the Westerly line of the tract of land conveyed to the United States of America by instrument dated March 28, 1936, recorded April 15, 1936, under Auditor's File No. 166987; thence South 0 degrees 56' West along said line a distance of 186.01 feet; thence South 89 degrees 21' West 80 feet to the true point of beginning; thence South 0 degrees 56' West 100 feet; more or less, to the Northerly line of Mt. Angeles Road; thence Westerly along the Northerly line of said road 110 feet, more or less, to the East line of a private road known as Little River Road; thence North 42 degrees 00' West along the Easterly line of said Little River Road 108 feet; thence North 12 degrees 11' West along the East line of said road to a point that is South 89 degrees 21' West of the point of beginning; thence North 89 degrees 21' East to the true point of beginning. Situate in Clallam County, State of Washington.

46. That portion of Tract B of Homestead Entry Survey No. 231, Section 3, Township 29 North, Range 6 West, W.M., described as follows: Beginning at a point that is south 3 degrees 48' West 50.00 feet from the southwest corner of Lot 35, Lake Dawn Mountain Park; thence North 87 degrees 48' 05" east 207.6 feet, more

or less, to the westerly right of way line of County Road No. 3050; thence south 10 degrees 23' East along said westerly line 110.6 feet; thence continuing along said westerly line south 40 degrees 12' east 108.0 feet to a point on the north line of that tract obtained by the United States of America by judgment on Declaration of Taking, recorded November 9, 1949, under Auditor's File No. 249649; thence westerly along the north line of said United States of America Tract to the northwest corner thereof; thence south along the west line of said United States of America Tract to the northeast corner of that tract conveyed to E. B. Webster by deed recorded September 16, 1936, under Auditor's File No. 170571; thence westerly and southwesterly along the northerly line of said Webster Tract to the northwest corner thereof and the northeast corner of that tract conveyed to Klahhane Club, a corporation, by deed recorded January 5, 1950, under Auditor's File No. 250870; thence westerly along the north line of said Klahhane Club Tract to the northwest corner thereof, said northwest corner being a point on the east line of that tract conveyed to the United States of America by deed recorded September 12, 1969, under Auditor's File No. 392200; thence North along the east line of said United States of America Tract to the shoreline of Lake Dawn; thence northerly along said shoreline to the point of beginning. Situate in Clallam County, State of Washington.

47. That portion of the West half of the Southeast quarter of Government Lot 1, Section 3, Township 29 North, Range 6 West W.M., Clallam County, Washington, described as follows: Beginning at corner No. 13 of Homestead Entry Survey No. 231; thence North 89 degrees 21' East a distance of 90.96 feet; thence South 0 degrees 56' West 186.01 feet; thence South 89 degrees 21' West to a point that is South 12 degrees 11' East from corner No. 13, which point is also on the East line of private road known as Little River Road; thence North 12 degrees 11' West 186.01 feet more or less to said corner No. 13 and point of beginning, Situate in County of Clallam, State of Washington.

48. That portion of Government Lot 1 of Section 3, Township 29 North, Range 6 West, W.M., Clallam County, Washington, described as follows: Beginning at corner No. 13 of Homestead Entry Survey No. 231, in said Section 3, thence North 1 degree 11' East, a distance of 639.54 feet to corner no. 12; thence south 89 degrees 9' West, a distance of 100 feet; thence south 1 degree 11' West, a distance of 425 feet more or less to the county road; thence along the line of said county road to the point of beginning.

49. Beginning at the northeast corner of Section 3, Township 29 North, Range 6 West, W.M.; thence West along the North line of said SEction 3, 727.66 feet to the true point of beginning; running thence South 1 degree 11' West 442 feet, more or less, to the Northerly margin of county road; thence Northwesterly along said Northerly margin 131 feet, more or less, to the Easterly boundary of First Addition to Lake Dawn Mountain Park, as per plat recorded in Volume 5 of Plats, Page 71; thence northerly along said esterly boundary of plat 353.6 feet, more or less to said north line of Section 3; thence East along said North line 100 feet, more or less, to the true point of beginning.

50. That portion of Homestead Entry Survey No. 231 described as follows: Beginning at Corner No. 16 of said Homestead Entry Survey No. 231, and being in the Northeast quarter of the Northeast quarter of Section 3, Township 29 North, Range 6 West of the Willamette Meridian; thence North 89 degrees 27' East 362.4 feet to the true point of beginning; thence South 89 degrees 27' West 40 feet; thence north 0 degrees 01' East 208.2 feet to the southerly line of an existing roadway; thence northeasterly along the southerly line of said roadway 50 feet more or less to a point which bears North 0 degrees 01' East 228.6 feet from the true point of beginning; thence south 0 degrees 01' West 228.6 feet to the true point of beginning.

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